RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE
County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR November 1, 2022

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 (c)
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	11
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	0
TOTAL CERTIFICATES	

P.O. Box 1356 • Edinburg, Texas 78540 • (956) 318-2600 • Fax (956) 318-2699

AI 88132

	PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	SYLVIA ELIAS	3-4164
2.	ROSA JULIA ROMERO	3-4942
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: NOVEMBER 1, 2022	

PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

RECEIVED
By: _____
OCT 06 2022
Hidalgo County
Planning Dept.

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 (3) 4

Application No: 3-4164

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

10-18-22

	Temporary Service	Final Service
Approved by Environmental Health:		54385
	Authorized Signature	Authorized Signature
Inspection/Permit No:		FINAL
Date Approved:	/ /	10/26/22

Upon the application of:

Name: Sylvia Elias

Address: 8322 Cardinal Delta
Mission, Texas
78574

Phone: 956-437-2483

Water Supplier: AGUA SUD

Utility Provider: [ ]M.V.E.C. [X] AEP

Account/ESI No.: 100327894-

[X] Temporary Pole [ ] Permanent Service

(SE)

regarding the land described as: Cardinal Delta Lot 1,

on November 1, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 2-17-2004);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by _____);

NU an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Javier Cerda);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by _____);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by _____);

Planning Department Authorized Signature

Richard F Cortez — **Hidalgo County Judge** — 11/1/22 **Date**

APPROVED BY COMMISSIONERS COURT ON: 11/1/22

ATTEST: _____ **Hidalgo County Clerk** — 11/2/22 **Date**

KE

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-41164

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Sylvia Elias

Address: 8322 Cardinal Delta Street
Mission, Texas 78574

Phone: 956-437-2483

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Cardinal Delta #1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
✓ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

✓ Sylvia Elias
Requesting Party (Signature)

10-6-22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
✓ Other (describe) Copy of Permit

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10-6-22
Date

County Official

Doc-3144437

Edwards Abstract and Title Co. GF# 929058.RG

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: July 30, 2020

Grantor: GUADALUPE TREVINO, III, and wife, MARILINDA ARRIAGA

Grantor's Mailing Address (including county): 2732 Beech Avenue
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: SYLVIA ELIAS

Grantee's Mailing Address (including county): 4625 Ridgelawn Drive
Dallas, Texas 75214
Dallas County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of GUADALUPE TREVINO, III, in the principal amount of FORTY THOUSAND AND NO/100THS DOLLARS ($40,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot 1, CARDINAL DELTA SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 44, Page 106-108, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 44, PAGES 106-108, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated August 30, 1948, recorded in Volume 645, Page 437, dated January 3, 1949, recorded in Volume 646, Page 605, dated November 5, 1957, recorded in Volume 910, Page 100, Deed Records and dated November 25, 1991, recorded in Volume 3176, Page 399, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Doc-3144437

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 31st of August, 2020, by GUADALUPE TREVINO, III and wife, MARILINDA ARRIAGA.

ROQUE GUERRERO
Notary Public
STATE OF TEXAS
Notary ID# 1168401-0
My Comm. Exp. 08-04-2023

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
SYLVIA ELIAS
4625 Ridgelawn Drive
Dallas, Texas 75214

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 929058;RG:ma

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office
1304 South 25th Street
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Ph: 956-318-2840
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

3/9/2022 8:38:21 AM

Permit No.: Permit 3-4164
Receipt No.: 022610
C1618-00-000-0001-00

ELIAS SYLVIA
8322 CARDINAL DELTA STREET
MISSION, TX 78574
(956) 437-2483
(956) 252-8300

[1] Contractor: SELF
[2] Water System: Agua S.U.D.
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 300Sq.Ft.
[5] Legal Description: CARDINAL DELTA LOT 1
[6] Location: IOWA AND 7 MILE
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: $13000
[10] Flood Zone: Zone C

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 6E', Side ', Corner 20'
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-4164
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $30.00
Change Due: $0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

3-9-22
Date

[NOTICE]

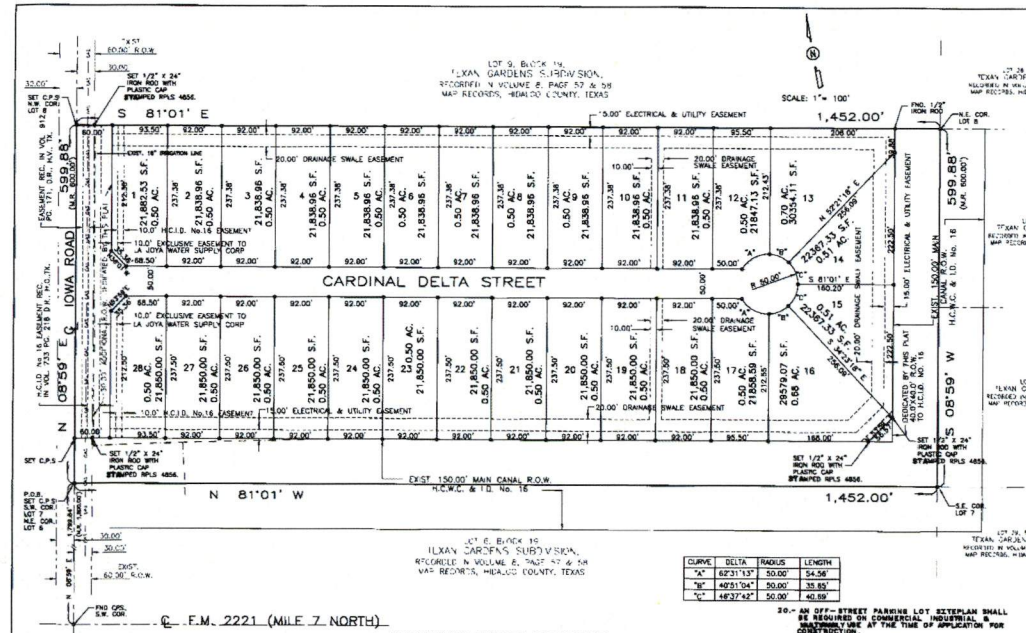
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

3-9-22
Date

SUBDIVISION PLAT OF
CARDINAL DELTA SUBDIVISION

A 19.996 ACRE (MAP RECORD: 20.00 ACRES) TRACT OF LAND BEING ALL OF LOTS 7 AND 8, BLOCK 19, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3176, PAGE 399, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



CURVE	DELTA	RADIUS	LENGTH
"A"	62°31'13"	50.00'	54.56'
"B"	40°51'04"	50.00'	35.65'
"C"	46°37'42"	50.00'	40.69'

20.- AN OFF-STREET PARKING LOT SITEPLAN SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD =PLAIN
COMMUNITY-PANEL NUMBER 480334 0290 D
EFFECTIVE DATE: JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOODPLAIN, COMMUNITY PANEL No.480334 0290 D (JUNE 6, 2000) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY SHOWS NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE IN THE 100-YEAR FLOODPLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITH ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

3.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4.- LEGEND ● = DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

5.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION, EXCEPT AS SHOWN HEREON.

6.- MINIMUM BUILDING SETBACK LINES:
FRONT ..... 25.00'
BACK ..... 35.00'
SIDE ..... 6.00'
SIDE ABUTTING RIGHT OF WAY IOWA RD. ..... 15.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER.

7.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

8.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,723.73 CUBIC FEET (0.028 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No.3.

9.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1= 230.00, CUT MADE ON CONCRETE BASE TO HIGH POWER TRANSMISSION LINE POLE LOCATED 48.00' SOUTH OF N.W.C. OF SAID SURVEY ON WEST R.O.W.

11.- DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

12.- EACH LOT HAS A 15' WIDE PUBLIC UTILITY AND 20' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT. THE REAR OF THE LOT IS DEFINED AS THAT PORTION FARTHEST FROM PROP. STREET OR EXIST. STREET.

13.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 16 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.

14.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (H.C.I.D. NO. 16 DISTRICT)

15.- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

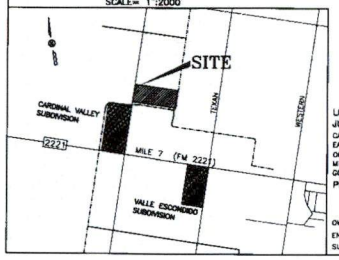
16.- LOTS 1, 2, 27 & 28 ARE FOR COMMERCIAL OR RESIDENTIAL PURPOSES.

17.- LOTS 3 TO 26 ARE FOR RESIDENTIAL PURPOSES.

18.- 6.0' BUFFER FENCE REQUIRED ALONG THE SOUTH AND EAST SIDE OF THIS SUBDIVISION.

19.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE.
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS. MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

LOCATION MAP
SCALE= 1":2000'



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

INDEX OF SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 2 & 3.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CARDINAL DELTA SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY, ON THE NORTH SIDE OF MILE 7 NORTH ROAD (FM 2221) AND ON THE EAST SIDE OF IOWA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PALMVIEW ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PALMVIEW (POPULATION 563). CARDINAL DELTA SUBDIVISION LIES APPROXIMATELY SEVEN MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021 AND LIES IN PCT. NO. 3

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	CARDINAL ADMINISTRATION LLC. GENERAL PARTNER) FRANZ REINHOLD SCHAMBERGER	RT. 20 BOX 4150	MISSION, TX 78574	(956)585-0042	(956)585-8067
ENGINEER:	EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527

SHEET NO. 1 OF 3 SHEETS	FILENAME = P:\DWG\SUBD\HIDALGO CO\CARDINAL DELTA\CARDINAL-PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	MAY/15/03	SURVEY C.		
	DATE REVISED	D. CALDERON	CHECKED BY	APPROVED BY
	JUNE 19, 2003			

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, FRANZ REINHOLD SCHAMBERGER-PRESIDENT, CARDINAL DEVELOPMENT, LTD., OF THE 19.996 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARDINAL DELTA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET; THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

07-22-03
DATE

CARDINAL DEVELOPMENT, LTD.
BY: CARDINAL ADMINISTRATION LLC. (GENERAL PARTNER)
BY: FRANZ REINHOLD SCHAMBERGER, PRESIDENT
RT. 20 BOX 4150
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared FRANZ REINHOLD SCHAMBERGER proved to me through his Texas Department of Public Safety Driver Licenses to be the person whose name is subscribed to the foregoing instrument, who, being by the first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this 22nd day of July, 2003

SUSAN J. HEADLEY MY COMMISSION EXPIRES JUNE 26 2005

SUSAN J. HEADLEY NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY WATER FACILITIES AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES. TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE 8th DAY OF October, 2003.

ATTEST: SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

EULALIO RAMIREZ
P.E. No. 77062

FINAL APPROVAL Hidalgo County Health Dept. 02-05-04

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE CARDINAL DELTA SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 14, 2003.

ALFONSO QUINTANILLA R.P.L.S. No. 4856

5-14-03
DATE

APPROVED:

CITY ENGINEER

APPROVED:
SUBDIVISION'S DEPT
02-10-04

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the CARDINAL DELTA SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____, _____, and _____.

Hidalgo County Judge — Date 2/17/04

ATTEST: Hidalgo County Clerk — Date 2/17/04

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at _____ o'clock _____ M.on _____, _____, _____, and was recorded in Book _____, Sheet(s) _____ the Plat Records of Hidalgo County at _____ o'clock _____ M on _____, _____, _____

Hidalgo County Clerk

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 2-17-04 AT 2:58 AM/PM
AS A RECORDING NUMBER 2497849
BY: _____ DEPUTY

Recorded in Volume 44 Page 106 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

I, DAVID O. SALINAS P.E. HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARDINAL DELTA SUBDIVISION HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

DAVID O. SALINAS P.E. NO. 71873 LA JOYA WATER SUPPLY CORPORATION ENGINEER

1/28/04

PLANNING DEPARTMENT

County of Hidalgo

Rev. 05-18-20

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 3-4942
10/24/22

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Approved by Environmental Health:	Temporary Service	Final Service
			Authorized Signature
	Inspection/Permit No:		EXISTS
	Date Approved:	/ /	10/26/22

Name: ROSA JULIA ROMERO C.

Address: 5708 CHAPPO ST
MISSION TX
78574

Phone: (956) 435 3288

Water Supplier: AGUA SUD

Utility Provider: [ ]M.V.E.C. [✓] AEP

Account/ESI No.: 10032789491757645

[ ] Temporary Pole [✓] Permanent Service

regarding the land described as:
DOFFING CROSSING LOTE 6 ,

on November 1, 20 22, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 3/13/2022);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Sandra Cantu);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Sandra Cantu);

YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Sandra Cantu);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Sandra Cantu);

Sandra Cantu
Planning Department Authorized Signature

Richard F Cortez
Hidalgo County Judge

11/1/22
Date

APPROVED BY COMMISSIONERS COURT ON: 11/1/22 gs

ATTEST: Norma Sanchez Jr. 11/2/22
Hidalgo County Clerk KIE **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 34942
10/24/22

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: ROSA JULIA ROMERO C.

Address: 5708 CHARRO ST.
Mission TX 78574

Phone: (956) 435 3288

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

DOFFING CROSSING LOTE 6

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
__✓_ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

ROSA JULIA ROMERO C. 10/24/22
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓_ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
__✓_ Other (describe) copy of permit

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/26/22 Sandra Cantu
Date **County Official**

Doc-3380579

Charge to: VLTC
GF # 180313

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 14, 2022

Grantor: MARIA DE LA LUZ ARREDONDO and husband, PIERRE NEWKIRK, even though the property constitutes the sole and separate property of MARIA DE LA LUZ ARREDONDO and forms no part of their business or residential homestead

Grantor's Mailing Address (including county): 6304 N. Schuerbach Road
Mission, Texas 78574
Hidalgo County, Texas

Grantee: JAVIER CONTRERAS SALDAÑA and wife,
ROSA JULIA ROMERO CABELLO

Grantee's Mailing Address (including county): 6302 Mission Spring Lane
Mission, Texas 78574
Hidalgo County, Texas

Consideration: TEN AND 00/THS DOLLARS ($10.00) and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of FORTY THOUSAND AND 00/100THS DOLLARS ($40,000.00), and is executed by Grantee payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to ARTURO R. CANTU, Trustee.

Property (including any improvements):

✓ All of Lot Six (6), DOFFING CROSSING, an Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 39, Pages 98-99, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. The following restrictive covenants of record dated February 27, 1929, recorded in Volume 300, Page 578, dated March 27, 1929, recorded in Volume 299, Page

473 and dated February 21, 1929, recorded in Volume 331, Page 282, all in the Deed Records and dated August 2, 2003, filed August 9, 2003 under Document Number 1109803, Official Records and Volume 39, Pages 98-99, Map Records of Hidalgo County, Texas.

2. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 6.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Doffing Crossing, recorded in Volume 39, Pages 98-99, Map Records of Hidalgo County, Texas.
4. Irrigation canals, laterals, telephone lines, easements as shown by instrument dated February 27, 1929, recorded in Volume 300, Page 578, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, J.C. Thompson and wife, Audrey Thompson as Lessors and J.C. Thompson d/b/a Thompson's Electric Service to Texaco TPC, Inc., as Lessee, dated December 1, 1990, recorded in Volume 3054, Page 349, Official Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Memorandum of Oil and Gas Lease executed by Harold Munal and wife, Donna J. Munal to Smith Production, Inc., dated October 19, 2004, filed December 29, 2004 under Document Number 1418014, Official Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated September 29, 1948, recorded in Volume 645, Page 421; dated February 28, 1949, recorded in Volume 654, Page 338 and dated March 11, 1963, recorded in Volume 1057, Page 547, Deed Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated August 2, 2002, filed August 9, 2002 under Document Number 1109803, Official Records of Hidalgo County, Texas.
9. All water rights and rights to water have been heretofore reserved by prior grantors as shown by instrument dated August 2, 2002, filed August 9, 2022 under Document Number 1109803, Official Records of Hidalgo County, Texas.
10. Visible and apparent easements on or across the property herein described.
11. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
12. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land.
13. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty. Property is sold AS IS except as to warranty of title.

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

MARIA DE LA LUZ ARREDONDO

PIERRE NEWKIRK

(Certificate of Acknowledgment)

State of Texas
County of Hidalgo

Before me, on this day appeared MARIA DE LA LUZ ARREDONDO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of September, 2022.

MARIA CELIA VEGA
Notary ID #4550612
My Commission Expires
July 29, 2025

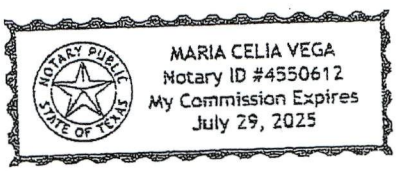
Notary Public, State of Texas

(Certificate of Acknowledgment)

State of Texas
County of Hidalgo

Before me, on this day appeared PIERRE NEWKIRK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of September, 2022.



Maria Celia Vega
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ARTURO R. CANTU
Attorney At Law
10113 North 10th Street, Suite H
McAllen, Texas 78504

PREPARED BY:

ARTURO R. CANTU
Attorney At Law
10113 North 10th Street, Suite H
McAllen, Texas 78504

Our File # 0822-4796

Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
2818 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

10/24/2022 9:13:14 AM

Permit No.: Permit 3-4942
Receipt No.: 026447
D6006-00-000-0006-00

CONTRERAS SALDANA JAVIER & ROSA JULIA ROMERO CABELLO
5708 CHARRO STREET
MISSION, TX 78574
(956) 435-3288
(956) 435-3288

[1] Contractor: SELF
[2] Water System: Agua S.U.D.
[3] Class of Work: 44 Mobile homes
[4] Size of Structure: 840Sq.Ft.
[5] Legal Description: DOFFING CROSSING LOT 6
[6] Location: DOFFING AND 6 1/2
[7] Sewage: N/A
[8] Construction Type: Metal
[9] Est. Cost of Construction: $4500
[10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS
Description: Permit 3-4942
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $30.00
Change Due: $0.00
Application: javier.cerda
Inspector: javier.cerda
Receipt: javier.cerda

Cashier

10-25-22
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Rosa Julia Romero C. 10/25/22
Signature of Owner or Applicant Date

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION — DATE

THIS SUBDIVISION PLAT OF DOFFING CROSSING SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF January, 2001 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

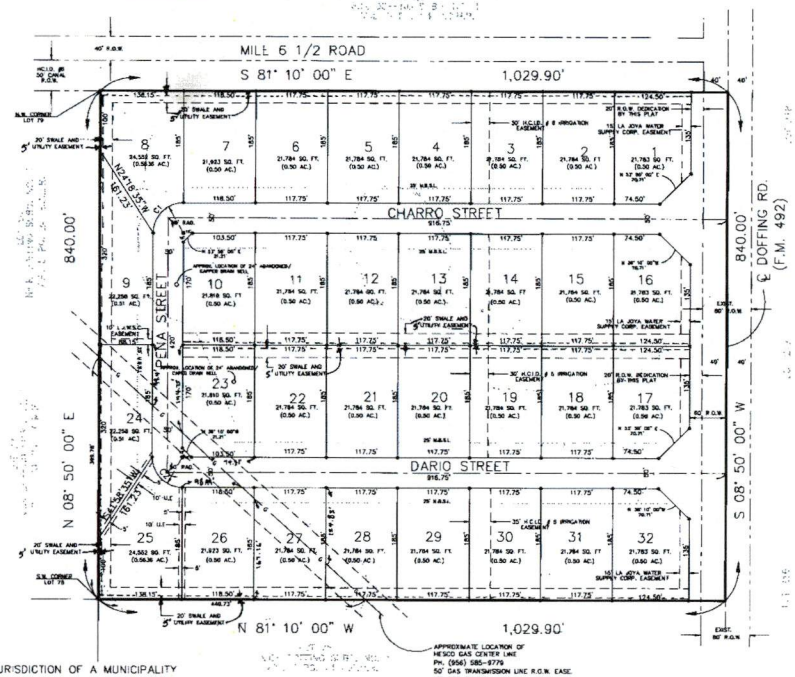
STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	78.54	50.00	90°00'00"	70.71
C2	78.54	50.00	90°00'00"	70.71



APPROVED:
Hidalgo County DRAINAGE DIST.

SCALE 1" = 100'

SUBDIVISION PLAT OF
DOFFING CROSSING

A 19.86 ACRES OF LAND BEING ALL OF LOTS 78 79 NICK DOFFING SUBDIVISION NO. 1
VOLUME 5, PAGE 24, H.C.M.R.
HIDALGO COUNTY, TEXAS

PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: AUG. 21, 2001
OWNER: HAROLD MUNAL
800 N. McCOLL
McALLEN TEXAS 78501

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONES "X(AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0290 D REVISED JUNE 6, 2000
2. FINISHED FLOOR ELEVATION SHALL BE T/C +18" AS MEASURED FROM THE CENTER OF EACH LOT.
3. A TOTAL OF 58,501 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A TOTAL OF 1,766 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR EACH LOT.
4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT ..... 25 FEET

REAR ..... 20 FEET OR GREATER FOR EASEMENT
COMMON SIDE ..... 6 FEET OR GREATER FOR EASEMENT
SIDE CORNER ..... 10 FEET OR GREATER FOR EASEMENT
SIDE CORNER AT DOFFING ROAD 25'

6. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
7. BENCH MARK: TOP OF 1/2" IRON ROD WITH PLASTIC CAP STAMPED M. & H. AT THE WEST R.O.W. LINE OF (EXISTING) DOFFING ROAD AND SOUTH LINE OF LOT 78 AT ELEV. 203.40 (U.S.G.S.)
8. THERE ARE NO ACTIVE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION AT TIME OF SURVEY.
9. NO SIDEWALK IS REQUIRED ON THIS PLAT.
10. 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS.
11. NO FILL OR PERMANENT STRUCTURE SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES. LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SWALES.
12. EACH LOT SHALL INSTALL A SEPTIC TANK AND DRAIN FIELD SYSTEM THAT IS IN CONFORMANCE TO THE HIDALGO COUNTY HEALTH CODE.
13. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES, IF APPLICABLE, WILL BE MADE AVAILABLE TO THE SUBDIVISION.
14. NO ACCESS TO DOFFING ROAD SHALL BE PERMITTED FOR LOTS 1, 16, 17, AND 32. NO DRIVEWAY PERMITTED INTO OR OUT OF ANY LOTS FROM OR ONTO 6 1/2 MILE ROAD.
15. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING UNIT SHALL BE LOCATED PER LOT. NO OTHER USE BESIDES A SINGLE FAMILY RESIDENCE.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, HAROLD MUNAL AS OWNER OF THE 19.86 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DOFFING CROSSING SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
(B) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
(C) THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(D) THE NATURAL GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

HAROLD MUNAL
800 N. McCOLL ROAD
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, HAROLD MUNAL PERSONALLY APPEARED AND PROVE, THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE 31st DAY OF January, 2001 A.D.

ANGELICA RODRIGUEZ NOTARY PUBLIC STATE OF TEXAS COMM. EXP. 09-21-2004

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 12-21-04

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE DOFFING CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON THIS THE _____ DAY _____, 2001 A.D.

HIDALGO COUNTY JUDGE — DATE 3-1-01

ATTEST: HIDALGO COUNTY CLERK — DATE 8/18/01

COUNTY CLERK'S RECORDING CERTIFACTE

I, J.D. SALINAS, III, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____ A./P. M. ON THE _____ DAY OF _____, 2001 A.D. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ A./P. M. ON THE _____ DAY OF _____, 2001 A.D.

Recorded in Volume 39 Page 91 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

J.D. SALINAS, III
HIDALGO COUNTY CLERK
STATE OF TEXAS
COUNTY OF HIDALGO

KAMBIZ S. KHADEMI 57767 REGISTERED PROFESSIONAL ENGINEER

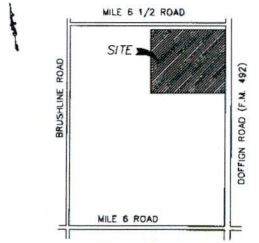
I, KAMBIZ S. KHADEMI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

10-10-01
KAMBIZ S. KHADEMI, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 57767

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

DOFFING CROSSING SUBDIVISION IS LOCATED IN NORTHWESTERN HIDALGO COUNTY ON THE WEST SIDE OF DOFFING ROAD, (FM 492) 50' SOUTH OF MILE 6 1/2 ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF PLANNING OF MISSION (25,000), DOFFING CROSSING SUBDIVISION LIES APPROXIMATELY FIVE MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ), UNDER LOCAL GOVERMENT CODE § 42.021, BUT IS WITHIN THE CITY'S FIVE MILE ETJ UNDER LOCAL GOVERMENT CODE § 212.001. PRECINCT NO. 3

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	/FAX#
OWNER: HAROLD MUNAL	800 N. McCOLL	McALLEN, TX 78501	682-9281/682-6106	
ENGINEER: KHAMBIZ S. KHADEMI	410 E. DOVE AVENUE	McALLEN, TX 78504	630-2125/630-2219	
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX 78599	968-2422/969-2011	



LOCATION MAP
SCALE 1" = 800'

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(410 E. DOVE)
P.O. BOX 3422 McALLEN, TEXAS 78502
(956) 630 2125 FAX (956) 630-2219

METES AND BOUNDS

BEING A 19.86 ACRE TRACT OF LAND BEING ALL OF LOTS 78 AND 79 NICK DOFFING SUBDIVISION A PER MAP RECORDED IN VOLUME 5 PAGE 24 HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF LOT 79 AND THE NORTHWEST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED:

THENCE; S 81°10' 00" E, 1,029.90 FEET WITH THE NORTHLINE OF SAID LOT 79 TO A POINT ON THE CENTERLINE OF DOFFING ROAD FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE; S 08° 50' 00" W, 840.00 FEET WITH THE EAST LINE OF LOT 79 AND ALONG THE CENTERLINE OF DOFFING ROAD TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE; N 81° 10' 00" W, 1,029.90 FEET WITH THE SOUTHLINE OF LOT 78 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE; N 08° 50' 00" E, 840.00 FEET, WITH THE WEST LINE OF SAID LOT 78 AND LOT 79 TO THE POINT OF BEGINNING AND CONTAINING 19.86 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, RICARDO R. SALINAS, P.E., HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR DOFFING CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

RICARDO R. SALINAS, P.E. #24163 — 8/10/01
LA JOYA WATER SUPPLY CORPORATION ENGINEER

17. TO FURTHER REINFORCE NOTE #4, THERE SHALL NOT BE ANY STRUCTURE PLACED ON THE 50' GAS LINE EASEMENT CROSSING LOTS 23,24,26,27& 28. (PARA REFORSAR LA NOTA #4 NO ES PERMITIDO NINGUN TIPO DE STRUCTURA SOBRE EL DERECHO DE VILLA DE LA LINEA DE GAS QUE CRUSA LOS SOLARES 23,24,26,27, Y 28.)

STATE OF TEXAS DAVID OMAR SALINAS 71973 REGISTERED PROFESSIONAL ENGINEER

16. A DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTING OR PLACING ANY STRUCTURES ON LOTS. (SE REQUIERE UN PERMISO DE DESAROLLO ANTES DE PODER CONSTRUIR, O PONER CUALQUIER ESTRUCTURA EN LOS TERRENOS.)

REVISION NOTES

NO.	SHEET	REVISION NOTES	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

I, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4032
R. ROBLES AND ASSOCIATES
P.O. BOX 476
WESLACO, TEXAS 78599
(956) 968-2422 — DATE SURVEYED: 8-31-01

FINAL APPROVAL
Hidalgo County Health Dept.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 THIS THE 11 DAY OF October, 2001 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON H.C.I.D. NO.6 RIGHTS OF WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 6.

SECRETARY — Date — PRESIDENT

FILED FOR RECORD IN: HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 3-Dec-02 AT 2:04 AM/PM
AS A RECORDING NUMBER 106776
BY: Bea Cruz

STATE OF TEXAS
COUNTY OF HIDALGO

SHEET 1 OF 3

AF 88132

	PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS	
	APPLICANT	APPLICATION NO.
1.	CARLOS RIVERA & GUADALUPE RIVERA	1-6568
2.		
	COMM. COURT: NOVEMBER 1, 2022	

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct (1) 2 3 4

Application No: 1-6568

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Carlos Rivera Guadalupe Rivera

Address: 9533 Mile 20 N Edcouch, Tx 78538

Phone: 832-766-3383

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Water Supplier: North Alamo Water Supply

Utility Provider: [ ]M.V.E.C. [ ] AEP

Account/ESI No.: N/A / 10032789440578 853

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: 956-272-6793 AYALA-BARAN ESTATES LOT 1e,

on November 1, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 8.22.1996);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by HS);

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by HS);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by HS);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by HS);

Planning Department Authorized Signature

Richard F Cortez — Hidalgo County Judge — 11/1/22 Date

APPROVED BY COMMISSIONERS COURT ON: 11/1/22

ATTEST: Laura Guajardo Jr. — Hidalgo County Clerk — 11/2/22 Date

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
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Edinburg, Texas 78539
956-318-2840
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2401 N. Moorefield Rd.
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 1-6568

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Guadalupe Rivera & Carlos Rivera

Address: 9533 Mile 20 N.
Edcouch, Tx. 78538

Phone: 832-766-3383 956-272-6793

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Ayala-Bazan Estates Lot 6e

STATUS OF PERSON OR ENTITY MAKING REQUEST:

_____ Subdivider
__✓__ Owner of lot in subdivision
_____ Resident of lot in a subdivision
_____ Entity that provides utility service

Guadalupe Rivera 9-15-22
Requesting Party (Signature) Date
Carlos Rivera

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

__✓__ Deed
_____ Executory Contract
_____ Lease
_____ Rent Receipt
_____ Affidavit
__✓__ Other (describe) permit

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/18/2022
Date

County Official

Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

9/15/2022 12:10:40 PM

Permit No.: Permit 1-6568
Receipt No.: 025926
A6852-00-000-0006-00

Main Office
2818 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

RIVERA CARLOS & GUADALUPE
9533 MILE 20 N
MONTE ALTO , TX 78538
(956) 272-6793
(832) 766-3383

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 05 Residential, Move In or relocated building
[4] Size of Structure: 1200Sq.Ft.
[5] Legal Description: AYALA-BAZAN ESTATES LOT 6
[6] Location: VALDEZ RD. & 1ST. ST.
[7] Sewage: North Alamo WSC
[8] Construction Type: Wood
[9] Est. Cost of Construction: $30000
[10] Flood Zone: Zone X

Community Panel Number: 4803340350C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 1-6568
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $40
Change Due: $10.00
Application: sonia.vazquez
Inspector: gilbert.pecina
Receipt: sonia.vazquez

Sonia J — 9/15/22
Cashier — Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Carlos Rivera — 9-15-22
Signature of Owner or Applicant — Date
Guadalupe Rivera

CHARGE: VLTC
GF#180137/MDL

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: September 12, 2022

Grantor: MERELDA GONZALEZ AND HUSBAND, JOSE MARIO GONZALEZ

Grantor's Mailing Address: 24593 FM 88
Monte Alto, Texas 78538

Grantee: CARLOS RIVERA AND WIFE, GUADALUPE RIVERA

Grantee's Mailing Address: 9533 Mile 20 N
Edcouch, Texas 78538

Consideration: TEN AND NO/100 DOLLARS ($10.00) and a note of even date executed by Grantee and payable to the order of Navy Army Community Credit Union in the principal amount of FORTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($46,800.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to KEVIN M. MARAIST, Trustee.

Property (including any improvements): All of Lot 6, AYALA-BAZAN ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 121, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated August 26, 1997, filed August 27, 1997 under Document Number 619506 and amendment filed July 2, 1998 under Document Number 690242, Official Records and Volume 31, Page 121, Map Records of Hidalgo County, Texas.
2. Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.
3. Minimum floor elevations, setback lines: 6 foot sides, 25 foot front and 15 foot rear, utility easement: 10 foot along the rear, drainage and swale easement, culvert requirement for driveway and restrictions as shown on the map of Ayala-Bazan Estates Subdivision, recorded in Volume 31, Page 121, Map Records of Hidalgo County, Texas and as referenced on survey prepared by Jose Mario Gonzalez, RPLS # 5571, dated August 20, 2022, Job # RIO 22-290.
4. Right of way easement in favor of Willacy County Water Control & Improvement District Number One as shown by instrument dated December 17, 1937, recorded in Volume 437, Page 610, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated October 10, 1973, by and between Milton D. Richardson, as Lessor, and Coastal States Gas Producing Co., as Lessee, recorded in Volume 348, Page 156, Oil and Gas Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated dated March 24, 1980, by and between Rio Farms, Inc., as Lessor, and Alliance Exploration Corp., as Lessee, recorded in Volume 391, Page 226, Oil and Gas Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deeds dated April 24, 1936, recorded in Volume 416, Page 258 and dated March 9, 1979, recorded in Volume 1615, Page 261, both in the Deed Records of Hidalgo County, Texas.
8. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs,

successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Navy Army Community Credit Union, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor' lien against the superior title to the Property are retained for the benefit of **Navy Army Community Credit Union** and are transferred to **Navy Army Community Credit Union** without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

MERELDA GONZALEZ

JOSE MARIO GONZALEZ

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on Sept. 12, 2022 by **MERELDA GONZALEZ.**

NOTARY PUBLIC, STATE OF TEXAS

MARILYN DELUNA
Notary Public
STATE OF TEXAS
Notary ID# 326054-4
My Comm. Exp. 01-27-2025

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on Sept. 12, 2022 by **JOSE MARIO GONZALEZ.**

NOTARY PUBLIC, STATE OF TEXAS

MARILYN DELUNA
Notary Public
STATE OF TEXAS
Notary ID# 326054-4
My Comm. Exp. 01-27-2025

AFTER RECORDING RETURN TO:
CARLOS RIVERA &
GUADALUPE RIVERA
9533 Mile 20 N
Edcouch, Texas 78538

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 180137

AI-88132

	PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT		APPLICATION NO.
1.	Andrea A. Rios		4-6448
2.	Antero Villanueva		4-6097
3.	Rodolfo R. Peña Sr.	A PEÑA SUBDIVISION, LOTS 1 & 2	BLANKET COVER
4.	Tres Mundos Investments LLC	SAN LUCIO SUBDIVISION NO. 5, LOTS 1-81	BLANKET COVER
5.	Rio Sendero Properties, LLC	WISCONSIN ESTATES, LOTS 1-15	BLANKET COVER
6.	BPP Finance Co. Inc. Sole General Partner of BPB Finance Services, LP RIO RICO RANCHETTES NO. 2, LOTS 1-79		BLANKET COVER
7.	La Reserva Phase I, LTD	LA RESERVA SUBDIVISION PHASE 1-C, LOTS 128-133	BLANKET COVER
8.	La Reserva Phase Phase I, LTD	LA RESERVA SUBDIVISION PHASE 1-D, LOTS 134-139	BLANKET COVER
	COMM. COURT: NOVEMBER 1, 2022		

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-6448

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Approved by Environmental Health:	Temporary Service	Final Service
		Authorized Signature	Authorized Signature
	Inspection/Permit No:	No Septics / waterconn	
	Date Approved:	10 / 12 / 22	/ /

Name: Andrea A. Rios

Address: 13607 Bennett Cirs. Edcouch TX

Water Supplier: NAWS

Utility Provider: [ ]M.V.E.C. [ ] AEP

Phone: (956) 566-0650

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Blue Jay lot 10,

on November 1, 20 22, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 5/28/96);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by);

Yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by);

Planning Department Authorized Signature

Hidalgo County Judge — **Date** 11/1/22

ATTEST: **Hidalgo County Clerk** — **Date** 11/2/22

APPROVED BY COMMISSIONERS COURT ON: 11/1/22

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-6448

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Andrea A. Rios

Address: 13607 Bennett Cir S.
Edcouch TX 78538

Phone: (956) 566-0650

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Blue Jay Lot 10

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- ____ Subdivider
- ✓ Owner of lot in subdivision
- ____ Resident of lot in a subdivision
- ____ Entity that provides utility service

Andrea Rios — Requesting Party (Signature)

10/12/22 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ____ Affidavit
- ✓ Other (describe) Copy of pmt.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/24/22 — **Date**

County Official

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

8/22/2022 2:05:38 PM

Permit No.: Permit 4-6448
Receipt No.: 025514
B3254-00-000-0010-00

Main Office
2818 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

RIOS ALONSO & ANDREA
EDINBURG, TX 78542
(956) 472-3927
(956) 472-3927

[1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1600Sq.Ft.
[5] Legal Description: BLUE JAY LOT 10
[6] Location: 107 AND SKINNER RD
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: $150000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 25', Side 7', Side 7', Corner '
Special Conditions: MUST COMPPLY WITH HCPD SETBACKS RULES AND REGULATIONS
Description: Permit 4-6448
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $30
Change Due: $0.00
Application: melissa.lopez
Inspector: peter.hernandez
Receipt: melissa.lopez

melissa lopez 08/22/2022
Cashier Date

ID# 556384

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

8/22/22
Date

Charge to: VLTC
GF# 138489-09

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: May 14, 2014

Grantor: Sam Benavidez and wife, Susanita Z. Benavidez

Grantor's Mailing Address: P. O. Box 958
Elsa, Texas 78543
Hidalgo County

Grantee: Alonzo Rios and wife, Andrea Rios

Grantee's Mailing Address: 13607 Bennett Circle
Edcouch, Texas 78538
Hidalgo County

CONSIDERATION: Ten and No/100ths ($10.00) Dollars and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of **SIXTEEN THOUSAND AND NO/100THS DOLLARS ($16,000.00)**, payable to the order of **SECURITY FIRST FEDERAL CREDIT UNION** as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to **ALEX MENDES, Trustee**. The vendor's lien herein retained shall serve as additional security for the payment of the above described note.

Property (including any improvements):

All of Lot 10, BLUE JAY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 31, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Standby fees, taxes and assessments by any taxing authority for the year 2014, and

Restrictive covenants dated June 3, 1996, filed June 4, 1996 under Document Number 528241, Official Records and Volume 31, Page 55, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No.1.

Minimum floor elevations, setback lines; 25 foot front; 20 foot rear; 7 foot side; 10 foot drainage detention area; 15 foot utility easement and restrictions as shown on the map of Blue Jay Subdivision, recorded in Volume 31, Page 55, Map Records of Hidalgo County, Texas and as shown on the survey prepared by Arturo A. Salinas, RPLS 4802, dated May 12, 2014, Job No. 14-45502.

Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Richard Leona De Van Cott and others, to McCollum Oil Company, dated March 9, 1943, recorded in Volume 49, Page 107, Oil and Gas Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated September 10, 1952, recorded in Volume 133, Page 3, Oil and Gas Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated July 16, 1996, filed July 16, 1996 under Document Number 537707, Official Records of Hidalgo County, Texas. Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will

SECURITY FIRST FEDERAL CREDIT UNION at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Grantor and are transferred to **SECURITY FIRST FEDERAL CREDIT UNION** without recourse on Grantor to secure the first-lien note.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (i) THE CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (iii) ALL WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE BY GRANTOR OR BY ANY DESCRIPTION OF THE PROPERTY; AND (iv) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

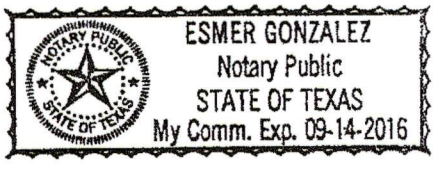
By: Sam Benavidez
Sam Benavidez

By: _____
Susanita Z. Benavidez

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 16 day of May, 2014, by Sam Benavidez and wife, Susanita Z. Benavidez.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Alonzo Rios and wife, Andrea Rios
13607 Bennett Circle
Edcouch, Texas 78538

PREPARED BY:
KITTLEMAN THOMAS, PLLC
P. O. BOX 1416
McALLEN, TX 78505
2225-4 kt/saw/fc GF 138489

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
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Precinct No.3 Substation
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-60097

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Antero Villarreal

Address: Evergreen Valley Estates Ph 3 Lot 123

Phone: 956-624-5195

Water Supplier: North Alamo

Utility Provider: [ ] ~~M.V.E.C.~~ [ ] ~~AEP~~

Account/ESI No.: ~~10032789473533662~~

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Evergreen Valley Estate Ph 3 (AEP 10032789473533662) Lot 123,

on November 1, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 3/16/07);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by);

Planning Department Authorized Signature

Richard F Cortez — Hidalgo County Judge — 11/1/22 Date

ATTEST: Laura Hinojosa Jr. — Hidalgo County Clerk — 11/2/22 Date

APPROVED BY COMMISSIONERS COURT ON: 11/1/22 gr8

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
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956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-60097

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Antero Villanueva

Address: P0 box 422

San Juan, TX 7858

Phone: 9566245195

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Evergreen Valley Estates ph 3 lot 123

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
X Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Requesting Party (Signature)

Date 10/26/2022

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

✓ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
✓ Other (describe) Warranty Deed copy of mt.

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/26/22
Date

County Official

Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

5/24/2022 4:04:30 PM

Permit No.: Permit 4-6097
Receipt No.: 024015
E8250-03-000-0123-00

VILLANUEVA ANTERO
PO BOX 422
SAN JUAN , TX 78589
(956) 624-5195
(956) 624-5195

[1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 2400Sq.Ft.
[5] Legal Description: EVERGREEN VALLEY ESTATES PH 3 LOT 123
[6] Location: mile 19 and skinner
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: $100000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 35', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-6097
Price: $30.00

Total Amount.....$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: $40
Change Due: $10.00
Application: maria.cerda
Inspector: danny.sanchez
Receipt: maria.cerda

Cashier

5/24/22
Date

#716493

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant

5-24-22
Date

Doc-3299793

WARRANTY DEED
With Vendor's Lien

GRANTOR: HECTOR M. HERNANDEZ JR., a single man
GRANTOR'S MAILING ADDRESS: 2002 RENEE LANE, Edinburg, Hidalgo
County, Texas 78539
GRANTEE: ANTERO VILLANUEVA
GRANTEE'S MAILING ADDRESS: EVERGREEN VALLEY ESTATE
ELSA, TEXAS
78543

CONVEYANCE: Subject to the Vendor's Lien that is retained by Grantor, Grantor has granted, sold, and conveyed unto Grantee the following identified and described property:

EVERGREEN VALLEY ESTATES PH 3
LOT 123
Hidalgo County, Texas

CONSIDERATION: This conveyance is based upon the consideration of Ten and no/100ths--($10.00) --Dollars and other sold and valuable consideration which has been paid unto the Grantor by the Grantee including a Promissory Note: Dated March 1, 2021 in the principal amount of One hundred Sixteen thousand seven hundred sixty seven and 71/100ths ($116,767.71). By signing this Deed. Grantor acknowledges receipt of the Grantee's payment.

VENTOR'S LEIN: A Vendor' Lien is retained in favor of the payee of the Note against the above described property and improvements to the property. Grantor retains superior title to the property until the Note is paid in full according to its terms. The Note is secured by a Vendor's Lien retained in this Deed and by a Deed of Trust of even date from Grantee to above named trustee. The Vendor's Lien shall remain attached to the property and improvements until the Note and all interest on the Note is fully paid according to the terms of the Note. At the time this Deed shall become absolute and the Vendor's Lien shall be released.

Date: 3-18-2022
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office
By: Deputy Clerk

COUNTY COURT ★ COUNTY OF HIDALGO ★ TEXAS

RIGHTS: This conveyance is made unto Grantee to have and to hold above described property, together with all and singular, the rights and appurtenances thereto in any wise belongings unto the Grantee, his or her heirs or assigned forever.

WARRANTY: Grantor binds himself, his or her heirs, executors, and administrators to warrant and forever defend all and singular the above identified property to Grantee, his or her heirs, and assigns, against every person who may lawfully claim the same, or any part thereof. This Warranty excludes any and all reservations and exceptions to be conveyance.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interest, and royalty rights, water, water rights or riparian rights, maintenance charges together with any lien securing the maintenance charges , zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions an covenants, if any, applicable to an on forceable against the property described above and as shown by the records of the county clerk of Hidalgo County, Texas. Current year taxes have been prorated and their payment is assumed by Grantee.

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PERPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

COUNTY COURT ★ COUNTY OF HIDALGO TEXAS ★

Date: 3-18-2022

I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office

By: _____ Deputy Clerk

Doc-3299793

STATE OF TEXAS

* (ACKNOWLEDGMENT)

COUNTY OF HIDALGO *

This instrument was acknowledged before me by Hector M. Hernandez, Jr. on this 31 ST day of December, 2021.

Hector M. Hernandez Jr.

Antero Villanueva

AUDELIA AGUIRRE
Notary ID #130001120
My Commission Expires
October 22, 2022

10/22/2022

Notary Public in and for Hidalgo County, Texas – Commission expires

Audelia Aguirre

AFTER FILING PLEASE RETURN TO:
Antero Villanueva
P.O. Box 422
San Juan, Tx 78589

COUNTY COURT
COUNTY OF HIDALGO TEXAS

Date: 3-18-2022
I, Arturo Guajardo, Jr. County Clerk do hereby certify that this is a true and correct copy of the original document filed in my office
By: Deputy Clerk

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

OSSF's installed

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	**Temporary Service**	**Final Service**
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Rodolfo L. Rena, Sr.

Address: 1616 Citrus Drive
Edinburg, Tx. 78541

Phone: 289-1692

Water Supplier: SWSC

Utility Provider: [ ] M.V.E.C. [✓] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: A. Rena Lots 1 & 2,

on November 1, 20 22, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

YES A plat has been prepared;

YES A plat has been reviewed and approved by the Commissioners Court; (Date approved 9/27/22);

YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by FlorSosa);

NO YES IWR an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by AlRamirez);

YES NO AR individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by AlRamirez);

YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by FlorSosa);

Planning Department Authorized Signature	**Hidalgo County Judge**	**Date**
	Richard F Cortez	11/1/22

APPROVED BY COMMISSIONERS COURT ON: 11/1/22

ATTEST: Hidalgo County Clerk — Date 11/2/22

KL

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSF's installed

Precinct 1 2 3 (4)

Application No: N/A

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Rodolfo R. Peña, Sr.

Address: 16916 Citrus Drive

Edinburg, TX 78541

Phone: 956-289-6692

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

16916 Citrus Drive, Edinburg TX 78541 A. Peña lots 1-2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
X Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Rodolfo R. Peña
Requesting Party (Signature)
Authorized Representative

9/29/2022
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

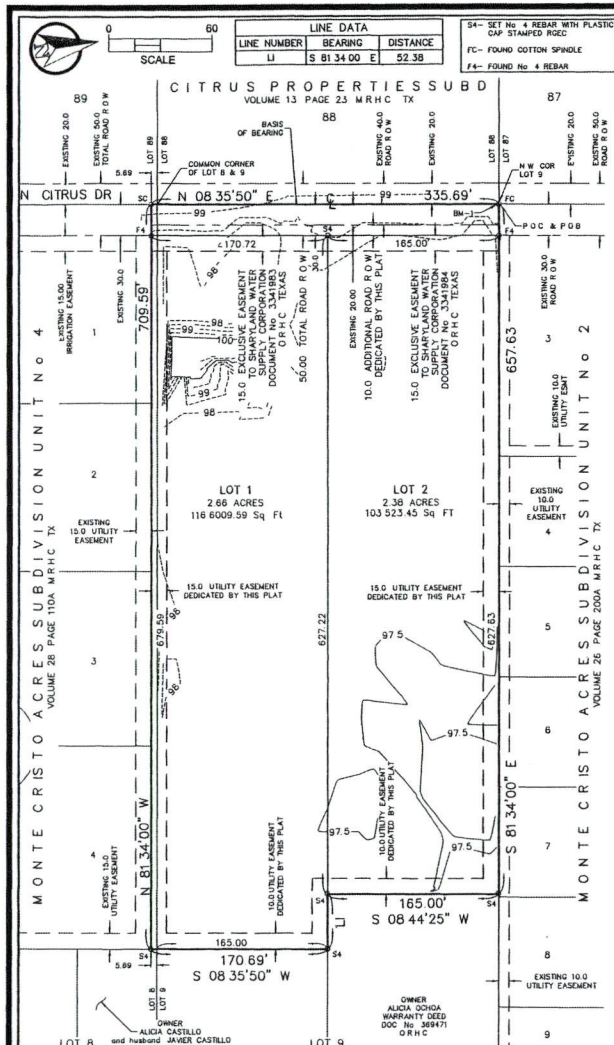
X Deed
____ Executory Contract
____ Lease
____ Rent Receipt
✓ Affidavit
____ Other (describe) Copy of Subd. plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/25/22
Date

County Official



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1 FLOOD ZONE STATEMENT
FLOOD ZONE DESIGNATION ZONE X
ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED JUNE 6 2000
THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NO 480334 0325 D MAP REVISED JUNE 6 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U S C SECTIONS 4001 THROUGH 4127)

2 SETBACKS
FRONT 30.00 FEET OR GREATER FOR EASEMENT ON IN LINE WITH EXISTING STRUCTURES
REAR 15.00 FEET OR GREATER FOR EASEMENT
SIDE 6.00 FEET OR GREATER FOR EASEMENT
GARAGE 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED GREATER SETBACK APPLIES

3 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED

4 NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1 AND LOT 2

5 MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 ABOVE THE CENTERLINE OF CITRUS DRIVE OR 18 ABOVE NATURAL GROUND WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION

6 BM No 1 A COTTON PICKER SPINDLE LOCATED AT THE NORTHEAST CORNER OF LOT 9 CITRUS PROPERTY SUBDIVISION
NAD 83 NAVD 88 ZONE-4205 TEXAS SOUTH
NORTH 16655099 71
EAST 1078630 48
ELEVATION 99 30

7 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT IS COMPRISED OF TWO LOTS THE TOTAL DEVELOPMENT 50-YEAR RUNOFF WILL BE APPROXIMATELY 5 29 CFS WHICH IS AN INCREASE OF 1 35 CFS WITH AN ALLOWABLE DISCHARGE OF 3 94 CFS THE REQUIRED STORAGE VOLUME IS 8 354 CUBIC FEET THIS DEVELOPMENT WILL NOT BE REQUIRED TO DETAIN ANY STORM WATER RUNOFF ON-SITE DRAINAGE RUNOFF IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE AS SHOWN ON SHEET 3

8 NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS SHEDS SHRUBS TREES AND OTHER PLANTINGS (EXCEPT LOW LESS TAN 18 INCHES MATURE HEIGHT GROUND COVER GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT

9 ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 00 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT

10 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS

A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A DESIGN SHALL BE SUBMITTED FOR RESIDENTIAL USE

B EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21 780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY

C OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY ALSO BE SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT HOT ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM

E APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT

12 A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS

A ANCHORING OF SEPTIC TANK(S)

B BACK FLOW VALVES

C SEPTIC TANK COVER SHALL BE ABLE TO SEAL

13 A DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR RESIDENTIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS

14 ANY ADDITION TO EXISTING RESIDENCE STRUCTURES OR NEW PROPOSED DWELLING ON LOTS MUST COMPLY WITH ALL SETBACK RESTRICTION RECORDED ON THIS PLAT

15 LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLING A FIRE HYDRANT WHEN SHARYLAND WATER SUPPLY CORPORATION IS ABLE TO PROVIDE FIRE FLOW TO THE SUBDIVISION

16 THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION

17 ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND / OR ROADSIDE DITCH AT A 0 25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5 COUNTY CONSTRUCTION SPECIFICATION 3 1 4

18 ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION

19 4.00 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH CITRUS DRIVE

20 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY AND COMMERCIAL AND INDUSTRIAL ZONES/USES

21 8.00 FOOT WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTI-FAMILY ZONES/USES

SHARYLANY WATER SUPPLY CORPORATION PRELIMINARY PLAT CONDITIONAL APPROVAL

I SHERILYN DAHLBERG HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE A PENA SUBDIVISION LOCATED ON THE EAST SIDE OF CITRUS DRIVE IN HIDALGO COUNTY TEXAS SUBJECT TO THE SUBDIVISION S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER S DESIGN ENGINEER ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION AND LOCAL STATE AND FEDERAL AGENCIES

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION
8-10-22
DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A PENA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ~~September~~ 20 22

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
09/30/2022
DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY

A PEÑA SUBDIVISION IS LOCATED WITHIN THE HIDALGO COUNTY PRECINT No 4 IN THE NORTHWEST SIDE OF HIDALGO COUNTY THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 142,210) A PENA SUBDIVISION LIES APPROXIMATELY 1 34 MILES FROM THE CITY LIMITS OF MCALLEN AND IS WITHIN THE CITY S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212 001

PRINCIPAL CONTACTS		
OWNER	ADDRESS	PHONE No
AIDA PENA SR	16916 CITRUS DRIVE	(956) 289-8435
ENGINEER RAMIRO GUTIERREZ	130 E PARK AVE	(956) 782-2557
SURVEYOR PABLO PENA JR	130 E PARK AVE	(956) 782-2557

INDEX OF SHEETS FOR A PEÑA SUBDIVISION

SHEET		SHEET		SHEET	
1	PLAT WITH LOTS DIMENSIONS & EASEMENTS METES AND BOUNDS DESCRIPTION SCALE BAR NORTH ARROW SUBDIVISION NAME WITH LEGAL DESCRIPTION PLAT NOTES LOCATION MAP ETJ OF M MUNICIPALITY DESCRIPTION PRECINCT LOCATION CITY APPROVAL CERTIFICATION COUNTY CLERK S RECORDING CERTIFICATION HIDALGO COUNTY JUDGE CERTIFICATION OF PLAT APPROVAL HIDALGO COUNTY R O W CERTIFICATION HEALTH DEPARTMENT CERTIFICATION H C D D No 1 CERTIFICATION H C I D No 15 CERTIFICATION ENGINEER AND SURVEYOR CERTIFICATION	2	WATER DISTRIBUTION AND SEPTIC (OSSF) SYSTEM MAP TYPICAL WATER SERVICE CONNECTION MAP OF TOPOGRAPHY MAP DRAINAGE LAYOUT	3	ENGINEERING REPORT (ENGLISH & SPANISH) INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER S CERTIFICATION (ENGLISH & SPANISH) OWNER S DEDICATION CERTIFICATION ATTESTATION MAP OF TOPOGRAPHY DRAINAGE REPORT ENGINEERING COST ESTIMATE WATER DETAILS

METES AND BOUNDS DESCRIPTION

A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9 CITRUS PROPERTIES SUBDIVISION HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 13 PAGE 23 MAP RECORDS OF HIDALGO COUNTY TEXAS SAID 5.27 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 9 CITRUS PROPERTIES SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE **POINT OF BEGINNING**

THENCE SOUTH 81 DEGREES 34 MINUTES 00 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 9 CITRUS PROPERTIES SUBDIVISION AT A DISTANCE OF 20.00 FEET PASS THE EXISTING EAST RIGHT OF WAY LINE OF CITRUS DRIVE CONTINUING FOR AT A DISTANCE OF 30.00 FEET PASS A No 4 REBAR FOUND AT A 10.00 FOOT ADDITIONAL EAST ROAD RIGHT OF WAY OF CITRUS DRIVE CONTINUING FOR A TOTAL DISTANCE OF 657.63 FEET TO A No 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND

THENCE SOUTH 08 DEGREES 44 MINUTES 25 SECONDS WEST A DISTANCE OF 165.00 FEET TO A No 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND

THENCE SOUTH 81 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 52.38 FEET TO A No 4 REBAR SET (WITH A YELLOW PLASTIC CAP STAMPED RGEC) FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND

THENCE SOUTH 08 DEGREES 35 MINUTES 50 SECONDS WEST AT A DISTANCE OF 165.00 FEET PASS THE COMMON LINE OF SAID LOT 9 AND LOT 10 CITRUS PROPERTIES SUBDIVISION CONTINUING FOR A TOTAL DISTANCE OF 170.69 FEET TO A No 7 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE SOUTH LINE OF SAID LOT 9 CITRUS PROPERTIES SUBDIVISION ALSO BEING THE NORTHEAST CORNER OF MONTE CRISTO ACRES SUBDIVISION UNIT No 4 (AS PER MAP RECORDED IN VOLUME 28 PAGE 110A MAP RECORDS OF HIDALGO COUNTY TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND

THENCE NORTH 81 DEGREES 34 MINUTES 00 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 9 CITRUS PROPERTIES SUBDIVISION AND THE NORTH LINE OF SAID MONTE CRISTO ACRES SUBDIVISION UNIT No 4 AT A DISTANCE OF 679.59 FEET PASS A No 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE 10.00 ADDITIONAL EAST RIGHT OF WAY LINE OF SAID CITRUS DRIVE CONTINUING AT A DISTANCE OF 689.59 FEET PASS A No 4 REBAR FOUND AT THE EXISTING EAST RIGHT OF WAY LINE OF SAID CITRUS DRIVE CONTINUING FOR A TOTAL DISTANCE OF 709.59 FEET TO A COTTON PICKER SPINDLE SET AT THE WEST LINE OF SAID LOT 8 CITRUS PROPERTIES SUBDIVISION ALSO BEING THE NORTHWEST CORNER OF SAID MONTE CRISTO ACRES SUBDIVISION UNIT No 4 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND

THENCE NORTH 08 DEGREES 35 MINUTES 50 SECONDS EAST WITH THE WEST LINE OF SAID LOT 8 CITRUS PROPERTIES SUBDIVISION AT A DISTANCE OF 5.69 FEET PASS THE COMMON CORNER OF SAID LOT 8 AND LOT 9 CITRUS PROPERTIES SUBDIVISION CONTINUING WITH THE WEST LINE OF SAID LOT 9 MONTE CRISTO ACRES SUBDIVISION UNIT No 4 FOR A TOTAL DISTANCE OF 335.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.27 ACRES OF LAND MORE OR LESS

THE STATE OF TEXAS–COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S 232 028(a)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A PEÑA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT
ON _____

HIDALGO COUNTY JUDGE — DATE 10/6/2022
HIDALGO COUNTY CLERK — DATE 10/12/2022

APPROVED BY COMMISSIONERS COURT ON 9-12-22 MM

THE STATE OF TEXAS–COUNTY OF HIDALGO CITY OF McALLEN APPROVAL CERTIFICATION

I THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED

MAYOR CITY OF MCALLEN

THE STATE OF TEXAS–COUNTY OF HIDALGO CITY OF McALLEN APPROVAL CERTIFICATION

I THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED

CHAIRMAN PLANNING COMMISSION

SANTA CRUZ IRRIGATION DISTRICT No 15 CERTIFICATION

THIS PLAN IS HEREBY APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT No 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES

PRESIDENT
SECRETARY
DATE 8/8/2022

THE STATE OF TEXAS–COUNTY OF HIDALGO DRAINAGE DISTRICT No 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT No 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLIES WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49 211 (c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS

For HIDALGO COUNTE DRAINAGE DISTRICT No ONE
RAUL SESIN P E C F M (GENERAL MANAGER)
8/25/22
DATE

THE STATE OF TEXAS–COUNTY OF HIDALGO OWNER S DEDICATION, CERTIFICATION AND ATTESTATION

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE A PEÑA SUBDIVISION TO THE CITY OF MCALLEN TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS WATER LINES SEWER LINES STORM SEWERS FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN

BY RODOLFO R PENA SR DATE 7/15/22
ADDRESS 16916 CITRUS DRIVE
EDINBURG TX 78541

BY MELISSA M PEÑA-MONTES DATE 7/15/22
ADDRESS 2320 ALLEN DRIVE
EDINBURG TX 78539

THE STATE OF TEXAS–COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATION

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DATE PERSONALLY APPREARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXCUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF July 20 22

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS

6-20-2024
JAVIER GUTIERREZ
Notary Public State of Texas
Comm Expires 06 20 2024
Notary ID 130627525

THE STATE OF TEXSAS–HIDALGO COUNTY ENGINEER CERTIFICATION

I THE UNDERSIGNED A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 WATER CODE THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS

WATER FACILITIES $650.00
SEWAGE FACILITIES $0.00 (EXISTING)

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED PROFESSIONAL ENGINEER

RAMIRO GUTIERREZ P E
REGISTERED PROFESSIONAL ENGINEER No 85948
R GUTIERREZ ENGINEERING CORP
130 E PARK
PHARR TEXAS 78577
P.E. 7/14/22

THE STATE OF TEXSAS–HIDALGO COUNTY SURVEYOR CERTIFICATION

I THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

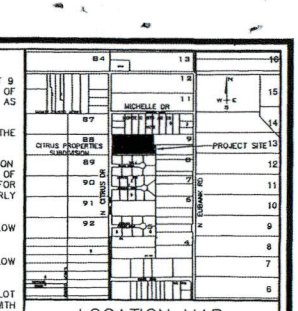
STATE OF TEXAS
PABLO SOTO JR
4041
REGISTERED LAND SURVEYOR

PABLO SOTO JR R P L S No 4541
R GUTIERREZ ENGINEERING CORPORATION
130 E PARK AVENUE
PHARR TEXAS 78577

THE COUNTY OF HIDALGO TEXAS

ON 10-13-2021 AT 8 20 AM/PM INSTRUMENT No 3398380 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR
HIDALGO COUNTY CLERK



LOCATION MAP

PREPARED BY R GUTIERREZ ENGINEERING CORP
130 E PARK AVE
PHARR TEXAS 78577

DATE PREPARED 03/08/2021
DATE SURVEYED 01/11/2021
SCALE 1 = 1000

SHEET 1 OF 3

SUBDIVISION PLAT OF A PEÑA SUBDIVISION

A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9 CITRUS PROPERTIES SUBDIVISION HIDALGO COUNTY TEXAS, AS PER MAP RECORDED IN VOLUME 13 PAGE 23 MAP RECORDS OF HIDALGO COUNTY TEXAS

R Gutierrez Engineering Corporation

Professional Engineers & Land Surveyors

130 E PARK AVENUE • PHARR TEXAS 78577
(TEL) 956 782 2557 • (FAX) 956 782 2558
Engineering Firm No 486 • Survey Firm No 101650 00

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSF's escrowed

Precinct 1 2 3 4

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	**Temporary Service**	**Final Service**
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Tres Nuncios, Inv., LLC.

Address: 902 Big Horn Dr. Edinburg, TX. 78539

Phone: 383-0726

Water Supplier: NAWSC

Utility Provider: [✓] M.V.E.C. [ ] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: San Lucio No.5 Lots 1-81,

on November 1, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9/27/22);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Yun Sesin);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by MRamirez);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by MRamirez);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Yun Sesin);

Planning Department Authorized Signature	**Hidalgo County Judge**	**Date**
	ATTEST:	
	Hidalgo County Clerk	**Date**

APPROVED BY COMMISSIONERS COURT ON: 11/1/22 gpd

11/1/22

11/2/22

KE

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSF's escrowed

Precinct 1 2 3 4

Application No: N/A

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Tres Mundos Investments, LLC

Address: 902 Big Horn Dr.

Edinburg, TX 78539

Phone: (956) 383-0726

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

San Lucio Subdivision No. 5: A 53.05 acre tract of land being all of Lot 73, and the west half of Lot 74, Hill-Halbert Subdivision, Hidalgo County, Texas 105 P 81

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- x Subdivider
- ____ Owner of lot in subdivision
- ____ Resident of lot in a subdivision
- ____ Entity that provides utility service

[signature] 9-9-22

Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

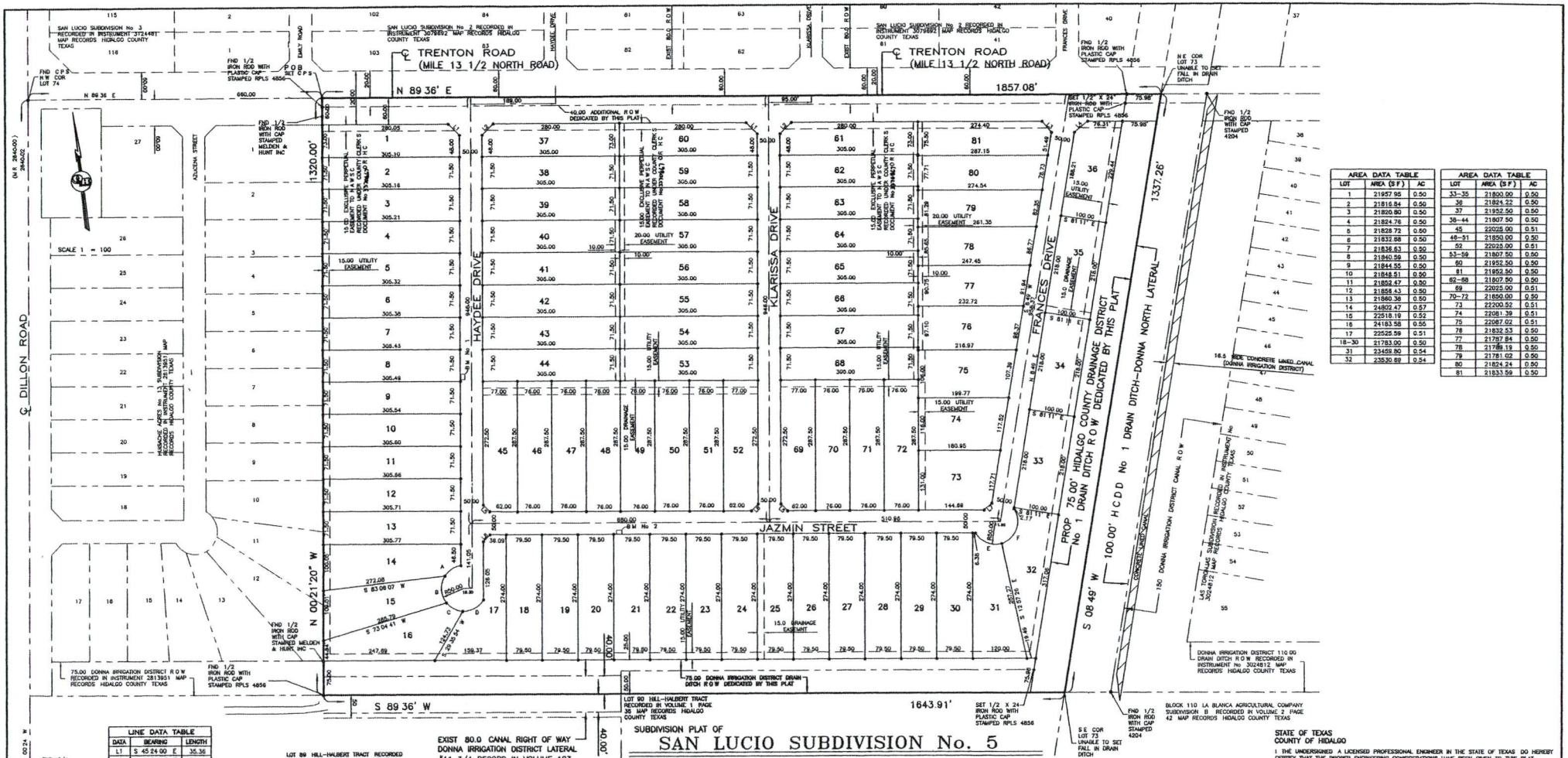
- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ____ Affidavit
- ✓ Other (describe) Copy of Subd. plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/25/22 [signature]

Date **County Official**



AREA DATA TABLE		
LOT	AREA (S F)	AC
1	21957.95	0.50
2	21816.84	0.50
3	21820.80	0.50
4	21824.76	0.50
5	21828.73	0.50
6	21832.68	0.50
7	21836.63	0.50
8	21840.59	0.50
9	21844.55	0.50
10	21848.51	0.50
11	21852.47	0.50
12	21858.43	0.50
13	21860.38	0.50
14	24802.47	0.57
15	22516.19	0.52
16	24183.58	0.55
17	22525.59	0.51
18-30	21783.00	0.50
31	23459.80	0.54
32	23530.89	0.54

AREA DATA TABLE		
LOT	AREA (S F)	AC
33-35	21800.00	0.50
36	21824.22	0.50
37	21952.50	0.50
38-44	21807.50	0.50
45	22025.00	0.51
46-51	21850.00	0.50
52	22025.00	0.51
53-59	21807.50	0.50
60	21952.50	0.50
61	21952.50	0.50
62-68	21807.50	0.50
69	22025.00	0.51
70-72	21850.00	0.50
73	22200.52	0.51
74	22081.39	0.51
75	22087.02	0.51
78	21832.53	0.50
77	21787.84	0.50
78	21789.19	0.50
79	21781.02	0.50
80	21824.24	0.50
81	21833.59	0.50

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45 24 00 E	35.36
L2	N 44 36 00 E	35.36
L3	S 40 47 30 E	32.40
L4	N 49 12 30 E	38.08
L5	N 45 24 00 W	21.21
L6	S 44 36 00 W	21.21
L7	N 49 12 30 E	22.85
L8	S 44 36 00 W	21.21

CURVE DATA CHART					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
A	48 53 43	50.00	43.54	42.18	S 56 57 11 W
B	71 48 13	50.00	62.66	58.64	S 03 53 48 E
C	47 36 08	50.00	41.53	40.35	S 63 35 57 E
D	83 00 00	50.00	54.98	52.55	N 61 06 00 E
E	76 43 12	50.00	66.95	62.06	S 68 45 36 E
F	107 08 47	50.00	93.47	80.44	N 19 19 24 E

SUBDIVISION PLAT OF
SAN LUCIO SUBDIVISION No. 5

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND THE WEST HALF OF LOT 74, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3263887, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION

STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA
4856
PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R P L S No 4856

APRIL 13 2021
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

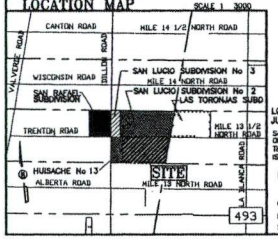
STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA
95534
LICENSED
PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P E 95534

8-16-22
DATE

LOCATION MAP

SCALE 1 3000



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

SAN LUCIO SUBDIVISION NO. 5 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF TRENTON ROAD AND APPROXIMATELY 680.00 FEET EAST OF DILLON ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17 420) (2015 CENSUS) SAN LUCIO SUBDIVISION NO 5 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42 021 IT LIES IN PCT 1

PRINCIPAL CONTACTS

	Name	Address	City & Zip	Phone	Fax
OWNER	TRES MUNDOS INVESTMENTS, LLC TILLMAN WELCH MANAGER	902 HIGHORN DRIVE	EDINBURG TX 78542	(956)386-0726	(956)380-4395
ENGINEER	ALFONSO QUINTANILLA	124 E STUBBS	EDINBURG TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR	ALFONSO QUINTANILLA	124 E STUBBS	EDINBURG TX 78539	(956) 381-6480	(956)381-0527

QUINTANILLA HEADLEY AND ASSOCIATES, INC

CONSULTING ENGINEERS
124 E STUBBS ST
EDINBURG TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

REVISION NOTES				
No	Sheet	REVISION	Date	Approved

DATE OF PREPARATION APRIL 13 2021

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR
HIDALGO COUNTY CLERK

ON 10-21-2022 AT 12 07 AM/PM
INSTRUMENT NUMBER 2290936
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY DEPUTY

SHEET NO 2
OF 5 SHEETS

FILENAME	F:\DATA\SUBD\DONNA\SAN LUCIO NO 5\PLAT		
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
04-13-2021	G DANN	M O	A Q
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
08-08-2021	G C	M O	A Q

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSF's Enclosed

Precinct (1) 2 3 4

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Approved by Environmental Health:	Temporary Service	Final Service
		Authorized Signature	Authorized Signature
	Inspection/Permit No:		
	Date Approved:	/ /	/ /

Name: Rio Sanderos Properties LLC.

Address: P.O. Box 21604 Edinburg, Tx. 78539

Phone: 386-1507

Water Supplier: NMWSC.

Utility Provider: [✓] M.V.E.C. [ ] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Wisconsin Estates Lots 1-5,

on November 1, 20 22, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 8-18-22);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by H.V. Sosa);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H.V. Sosa);

Planning Department Authorized Signature	**Hidalgo County Judge**	**Date**
	Richard F Cortez	11/1/22

APPROVED BY COMMISSIONERS COURT ON: 11/1/22 gvs

ATTEST: Arturo Guajardo Jr. 11/2/22

Hidalgo County Clerk KB **Date**

PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSF's escrowed

Precinct 1 2 3 4

Application No: DH

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Rio Sendero Properties, LLC

Address: P.O. Box 2604

Edinburg, Texas 78539

Phone: (956) 386-1507

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):
Wisconsin Estates: A 10.00 acre tract of land out of Block 60, Hill-Halbert Tract
Hidalgo County, Texas 10.5 +15

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- ✓ Subdivider
- _____ Owner of lot in subdivision
- _____ Resident of lot in a subdivision
- _____ Entity that provides utility service

Requesting Party (Signature) — Date: 8-3-22

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

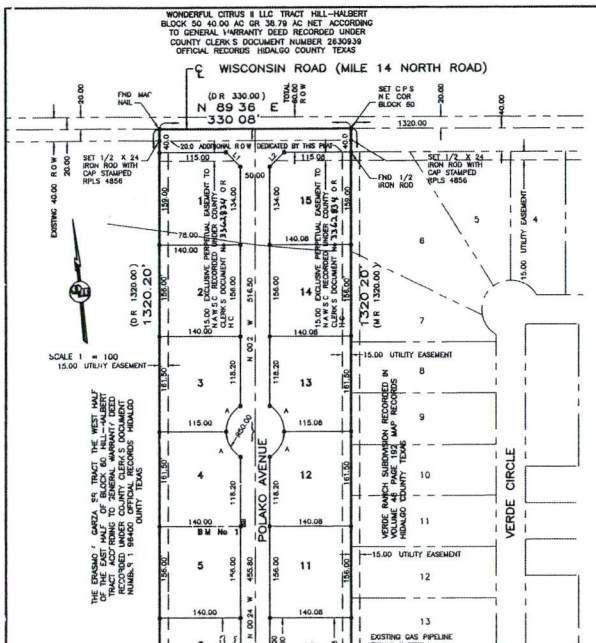
- ✓ Deed
- _____ Executory Contract
- _____ Lease
- _____ Rent Receipt
- ✓ Affidavit
- ✓ Other (describe) Copy of Subd. plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/25/22
Date

County Official



REVISION NOTES

No	Sheet	REVISION	Date	Approved

PLAT NOTES AND RESTRICTIONS

1 – FLOOD ZONE DESIGNATION ZONE C
AREAS OF MINIMAL FLOODING (NO SHADING)
COMMUNITY–PANEL NUMBER 480334 0425 C
EFFECTIVE DATE NOVEMBER 16 1982

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U S C SECTIONS 4001 THROUGH 4127)

2 – LEGEND ● – DENOTES 1/2 x24 IRON ROD SET WITH PLASTIC CAP STAMPED R P L S 4856 UNLESS OTHERWISE NOTED

3 – GENERAL NOTE FOR SINGLE FAMILY RESIDENCES
NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 2 THROUGH 14 (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT LOTS 2 THROUGH 14 ARE FOR RESIDENTIAL USE LOTS 1 & 15 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE

4 – MINIMUM FINISH FLOOR NOTE
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 ABOVE TOP OF CURB STREET OR 18 ABOVE NATURAL GROUND WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION

5 – MINIMUM BUILDING SETBACK LINES

FRONT	25.00
FRONT (WISCONSIN ROAD)	40.00
FRONT CUL–DE–SAC	15.00
FRONT GARAGE	18.00
REAR	15.00
SIDE	6.00
CORNER SIDE	10.00

OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

6 – DRAINAGE
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 31,725.21 CUBIC –FEET 0.73 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS
SEE DRAINAGE REPORT ON SHEET No 3

7 – NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT
EASEMENTS SHALL BE KEPT CLEAR OF FENCES BUILDINGS SHEDS SHRUBS TREES AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT GROUND COVER GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT

8 – BENCHMARK NOTE
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS
B M No 1 ELEV = 76.50 TOP OF INLET LOCATED NEAR THE SOUTHEAST CORNER OF LOT 4 OF THIS SUBDIVISION N A V D 88 DATUM
B M No 2 ELEV = 76.60 TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 8 OF THIS SUBDIVISION N A V D 88 DATUM

9 – EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER SEWER ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION

10 – ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT

11 – THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12 – RIO SENDERO PROPERTIES LLC
VICTOR DANIEC MANAGER THE OWNER & SUBDIVIDER OF WISCONSIN ESTATES
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No 3 OF THIS PLAT

13 – ON–SITE SEWAGE FACILITIES (OSSF) NOTE
THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS
A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE
B EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21 780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY
C OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT THE EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM
E APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT

14 – ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5 COUNTY CONSTRUCTION SPECIFICATIONS 3 1 4

15 – AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 15 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT

16 – LOTS 1 AND 15 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO WISCONSIN ROAD UNLESS UTILIZED FOR COMMERCIAL USE IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 15 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT

17 – THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

AREA DATA TABLE

LOT	AREA (S F)	AC
1	21947.50	0.50
2	21840.00	0.50
3–4	21842.27	0.50
5	21840.00	0.50
6	23517.64	0.54
7	21978.42	0.50
8	21932.72	0.50
9	21993.81	0.50
10	23511.57	0.54
11	21852.04	0.50
12–13	21854.74	0.50
14	21852.04	0.50
15	21959.78	0.50

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45 24 E	35.36
L2	S 44 36 E	35.36

CURVE DATA

CURVE	Δ	RADIUS	ARCH LENGTH	CHORD LENGTH
"A"	90 00.00	50.00	52.36	50.00
"B"	70 00.00	50.00	61.09	57.36
"C"	45 00.00	50.00	39.27	38.27

LOCATION MAP
SCALE 1 3000
CANTON ROAD
MILE 14 1/2 NORTH ROAD
SITE
VALVERDE ROAD
BILLY ROAD
WISCONSIN ROAD
SAN LUCIO SUBDIVISION No 3
MILE 14 NORTH ROAD
SAN LUCIO SUBDIVISION No 2 LAS TORONJAS SUBD
TRENTON ROAD
MILE 13 1/2 NORTH ROAD
SAN RAFAEL
HUISACHE No 13
ALBERTA ROAD
MILE NORTH ROAD
S. BALLARD ROAD
493

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

WISCONSIN ESTATES IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF WISCONSIN ROAD APPROXIMATELY 2640 FEET WEST OF DILLON ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17 429) (2015 CENSUS) WISCONSIN ESTATES LIES APPROXIMATELY 2 5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY S THREE–MILE EXTRA–TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42 021 IT LIES IN PCT 1

PRINCIPAL CONTACTS

Name		Address	City & Zip	Phone	Fax
OWNER	RIO SENDERO PROPERTIES LLC VICTOR DANIEC MANAGER	P O BOX 2804	EDINBURG TX 78540	(956) 292–0718	
ENGINEER	MARIO GONZALEZ	124 E STUBBS	EDINBURG TX 78539	(956) 381–6480	(956)381–0527
SURVEYOR	ALFONSO QUINTANILLA	124 E STUBBS	EDINBURG TX 78539	(956) 381–6480	(956)381–0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC
CONSULTING ENGINEERS
124 E STUBBS ST
EDINBURG TEXAS 78539
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00
LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSOQHGM–ENG COM

SUBDIVISION PLAT OF
WISCONSIN ESTATES

A 10.00 ACRE TRACT OF LAND BEING THE EAST 10.00 ACRES OF BLOCK 60, HILL–HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3233683, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND BEING THE EAST 10.00 ACRES OF BLOCK 60 HILL–HALBERT TRACT HIDALGO COUNTY TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1 PAGE 35 MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK S DOCUMENT NUMBER 3233683 OFFICIAL RECORDS HIDALGO COUNTY TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER BLOCK 60 AND THE NORTHEAST CORNER OF THIS TRACT

THENCE S 00 24 W ALONG THE EAST LINE OF BLOCK 60 PASSING A 1/2 IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD PASSING A 1/2 IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1 280.20 FEET FOR THE TOE OF A DRAIN DITCH A TOTAL DISTANCE OF 1 320.20 FEET (MAP RECORD 1 320.00 FEET) TO A 1/2 IRON ROD FOUND FOR THE SOUTHEAST CORNER OF BLOCK 60 AND THE SOUTHEAST CORNER OF THIS TRACT

THENCE S 89 36 W ALONG THE SOUTH LINE OF BLOCK 60 A DISTANCE OF 330.08 FEET (DEED RECORD 330.00 FEET) TO A 1/2 IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE ERASMO R GARZA SR TRACT (THE WEST HALF OF THE EAST HALF OF BLOCK 60 HILL–HALBERT TRACT ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK S DOCUMENT NUMBER 1196400 OFFICIAL RECORDS HIDALGO COUNTY TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT

THENCE N 00 24 W ALONG THE EAST LINE OF THE ERASMO R GARZA SR PASSING A 1/2 IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 80.00 FEET FOR THE TOE OF A DRAIN DITCH PASSING A 1/2 IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1 300.20 FEET FOR THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD A TOTAL DISTANCE OF 1 320.20 FEET (DEED RECORD 1 320.00 FEET) TO A MAG NAIL FOUND ON THE NORTH LINE OF BLOCK 60 AND IN THE CENTERLINE OF WISCONSIN ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT

THENCE N 89 36 E ALONG THE NORTH LINE OF BLOCK 60 AND THE CENTERLINE OF WISCONSIN ROAD A DISTANCE OF 330.08 FEET (DEED RECORD 330.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS

BEARINGS ARE IN ACCORDANCE WITH VERDE RANCH SUBDIVISION RECORDED IN VOLUME 48 PAGE 192 MAP RECORDS HIDALGO COUNTY TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R P L S No 4856

MARCH 30 2021
DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the property shown on the plat (her successors assigns and transferees (hereinafter called Grantor whether one or more persons are named) as consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation (hereinafter called Grantee) the receipt and sufficiency of which is hereby acknowledged does hereby grant bargain sell transfer and convey to said Grantee its successors and assigns an exclusive perpetual easement with the right to erect construct install and thereafter use operate inspect repair maintain replace and remove water distribution lines and appurtenances over and across lands shown on the plat together with the right of ingress and egress over Grantor s adjacent lands of the purpose for which the above mentioned rights are granted The easement hereby granted shall not exceed 15 in width and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed the easement herein granted shall be limited to a strip of land 15 in width the center line thereof being the pipeline as installed

In the event the easement hereby granted abuts on a public road and the City County or State hereafter widens or relocates the public road so as to require the relocation of the water line as installed Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear said road improvements which easement hereby granted shall be limited to a strip of land 15 in width the center line thereof being the pipeline as relocated

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation maintenance repair replacement and relocation of the structures referred to herein Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee its successors and assigns The Grantor covenants that it is the owner of the above–described lands and that said lands are free and clear of all encumbrances and liens except the following

The easement conveyed herein was obtained or improved through Federal financial assistance This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it whichever is longer

IN WITNESS WHEREOF the said Grantor has executed this instrument this 18th day of AUGUST 20 22.

8/18/22
DATE

RIO SENDERO PROPERTIES LLC
VICTOR DANIEC MANAGER
P O BOX 2804
EDINBURG TEXAS 78540

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WISCONSIN ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON SEPTEMBER 12TH 20 22.

ENVIRONMENTAL HEALTH DIVISION MANAGER

09/12/2022
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I VICTOR DANIEC MANAGER OF RIO SENDERO PROPERTIES LLC AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WISCONSIN ESTATES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET PARK AND EASEMENTS SHOWN HEREON

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232 032 AND THAT
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MP MUM STATE STANDARDS
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AND
(D) GAS CONNECTIONS IF AVAILABLE PROVIDED TO THE THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS
I ATTEST THAT THE MATTERS ARSERTED IN THIS PLAT ARE TRUE AND COMPLETE

8-18-22
DATE

RIO SENDERO PROPERTIES LLC
VICTOR DANIEC MANAGER
P O BOX 2804
EDINBURG TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME the undersigned notary public on the day personally appeared VICTOR DANIEC MANAGER OF RIO SENDERO PROPERTIES LLC proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument who being by me first duly sworn declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration therein expressed

Given under my hand and seal of office this 18th day of August 20 22

BLANCA E MARTINEZ Notary Public State of Texas Comm Expires 01–28–2025 Notary ID 130627444

BLANCA E MARTINEZ– NOTARY PUBLIC

CITY OF DONNA TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212 009(c) AND § 212 0115(b)

WE THE UNDERSIGNED CERTIFY that the plat of the WISCONSIN ESTATES was received and approved by the city Council of the City of Donna on Aug 17 2022

Ricardo J Morales 8-17 2022
Mayor of the City of DONNA Date

ATTEST Norma Yanez 8-17-2022
Secretary of the City of DONNA Date

APPROVAL OF THE PLANNING COMMISSION OF THE CITY
THIS PLAT WISCONSIN ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA TEXAS AND I HEREBY APPROVED BY SUCH

DATED THIS 1st DAY OF August 2022

COMMISSION

ATTEST Chanel A SECRETARY

BY Raul Tovar CHAI IAN PLANNING COMMISSION

CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232 028(a)

WE THE UNDERSIGNED CERTIFY that the plat of the WISCONSIN STATES was received and approved by the Hidalgo County Commissi n Court on

ATTEST Arturo Guajardo Jr 19/8/2022 Hidalgo County Clerk By D date Richard Cortez 19/8/2022 Hidalgo County Judge date

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 18th DAY OF June 2022

SECRETARY PRESIDENT

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49 211(C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS

HIDALGO COUNTY DRAINAGE DISTRICT # 1

RAUL SESIN P E C F M GENERAL MANAGER

10/05/2022
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

MARCO A GONZALEZ 120018 LICENSED PROFESSIONAL ENGINEER

MARCO A GONZALEZ
P E 120018

6-17 22
DATE

INDEX OF SHEETS

SHEET 1 – HEADING INDEX LOCATION MAP AND ETJ PRINCIPAL CONTACTS MAP LOT STREETS AND EASEMENT LAYOUT DESCRIPTION (METES AND BOUNDS) ENGINEER S & SURVEYOR S CERTIFICATION NOTES AND RESTRICTIONS OWNER S DEDICATION CERTIFICATION PLAT ATTESTATION COUNTY CLERK S RECORDING CERTIFICATION CITY OF DONNA MAYOR CERTIFICATION CITY OF DONNA PLANNING DEPT CERTIFICATION HCDD NO 1 CERTIFICATION NORTH ALAMO WSC STATEMENT HEALTH DEPARTMENT CERTIFICATION DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE S CERTIFICATION REVISION NOTES

SHEET 2 – ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT REVISION NOTES

SHEET 3 – DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEERING CERTIFICATION CONSTRUCTION DETAILS REVISION NOTES

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO JR HIDALGO COUNTY CLERK

ON 10-7 2022 AT 4 27 AM/PM
INSTRUMENT NUMBER 3387288
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY Deputy

DATE OF PREPARATION MARCH 30 2021

SHEET NO 1 OF 3 SHEETS

FILENAME	F:\DATA\SUBD\DONNA\WISCONSIN ESTATES\PLAT		
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
3–30–31	M G	A G	
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

OSSFs escrowed

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct ① 2 3 4

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: BPP Finance Co. Inc., Sole General Partner of BPP Financial Services, LP.

Address: P.O. BOX 1000 Mission, TX. 78573

Phone: 432-932-

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Water Supplier: MHWSC.

Utility Provider: [ ]M.V.E.C. [✓] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Rio Rico Ranchettes No. 2 lots 1-79,

on November 1, 20 22 the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9/6/22);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by FlorSosa);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by alRamirez);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by alRamirez);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by FlorSosa);

Planning Department Authorized Signature

Hidalgo County Judge — Date: 11/1/22

APPROVED BY COMMISSIONERS COURT ON: 11/1/22

ATTEST: Hidalgo County Clerk — Date: 11/2/22

PLANNING DEPARTMENT

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Rev. 06-03-15

OSSF's Canvied

Precinct 1 2 3 4

Application No: N/A

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: BPP Finance Co, Inc, Sole General Partner of BPB Financial Services, LP

Address: PO Box 1000

Mission, Texas 78573

Phone: (956) 432-1932

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Rio Rico Ranchettes No. 2: a 80.03 acre tract of land being all of Lots 3 and 6, Block 38, Capisallo District Subdivision, Hidalgo County, Texas Lots 1-79

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- x Subdivider
- ____ Owner of lot in subdivision
- ____ Resident of lot in a subdivision
- ____ Entity that provides utility service

Paula Bridges — Requesting Party (Signature)

7/20/22 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

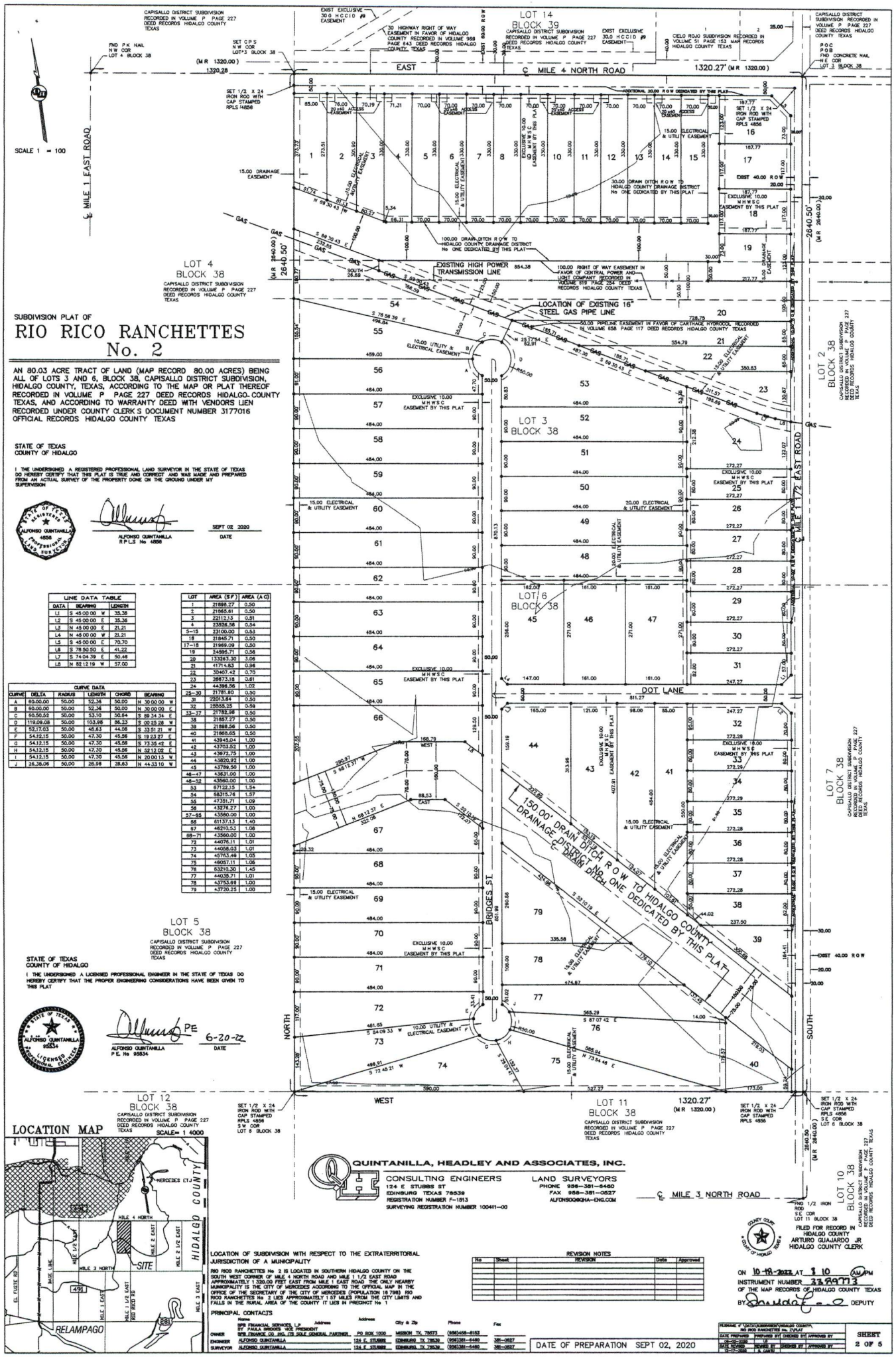
- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ✓ Affidavit
- ✓ Other (describe) Copy of Subd Plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/25/22 — **Date**

County Official



SUBDIVISION PLAT OF

RIO RICO RANCHETTES No. 2

AN 80.03 ACRE TRACT OF LAND (MAP RECORD 80.00 ACRES) BEING ALL OF LOTS 3 AND 6, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME P PAGE 227 DEED RECORDS HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3177016 OFFICIAL RECORDS HIDALGO COUNTY TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION

ALFONSO QUINTANILLA 4856 REGISTERED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R P L S No 4856

SEPT 02 2020
DATE

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45 00 00 W	35.36
L2	S 45 00 00 E	35.36
L3	N 45 00 00 E	21.21
L4	N 45 00 00 W	21.21
L5	S 45 00 00 E	70.70
L6	S 78 50 50 E	41.22
L7	S 74 04 39 E	50.48
L8	N 82 12 19 W	57.00

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
A	60.00.00	50.00	52.36	50.00	N 30 00 00 W
B	60.00.00	50.00	52.36	50.00	N 30 00 00 E
C	90.50.52	50.00	53.10	50.64	S 89 34 34 E
D	119.09.08	50.00	103.98	86.23	S 00 25 28 W
E	52.17.03	50.00	45.53	44.08	S 33 51 21 W
F	54.12.15	50.00	47.30	45.56	S 19 23 27 E
G	54.12.15	50.00	47.30	45.56	S 73 35 42 E
H	54.12.15	50.00	47.30	45.56	N 52 12 02 E
I	54.12.15	50.00	47.30	45.56	N 20 00 13 W
J	26.38.06	50.00	26.98	26.63	N 44 33 10 W

LOT	AREA (S F)	AREA (A C)
1	21886.27	0.50
2	21965.61	0.50
3	22112.13	0.51
4	23526.58	0.54
5-15	23100.00	0.53
16	21845.71	0.50
17-18	21989.09	0.50
19	24595.71	0.56
20	133263.30	3.06
21	41714.83	0.96
22	30407.42	0.70
23	28673.18	0.61
24	44396.56	1.02
25-30	21781.80	0.50
31	22013.84	0.50
32	25855.25	0.59
33-37	21782.98	0.50
38	21857.27	0.50
39	21898.56	0.50
40	21965.85	0.50
41	43945.04	1.00
42	43703.52	1.00
43	43672.75	1.00
44	43839.92	1.00
45	43789.50	1.00
46-47	43631.00	1.00
48-52	43560.00	1.00
53	67123.15	1.54
54	68315.76	1.57
55	47351.71	1.09
56	43276.27	1.00
57-65	43560.00	1.00
66	61137.13	1.40
67	46210.53	1.06
68-71	43560.00	1.00
72	44076.11	1.01
73	44058.03	1.01
74	45763.49	1.05
75	46057.11	1.06
76	63210.30	1.45
77	44035.71	1.01
78	43753.69	1.00
79	43720.25	1.00

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

ALFONSO QUINTANILLA 95534 LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No 95534

6-20-22
DATE

LOCATION MAP
SCALE= 1 4000

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

RIO RICO RANCHETTES No 2 IS LOCATED IN SOUTHERN HIDALGO COUNTY ON THE SOUTH WEST CORNER OF MILE 4 NORTH ROAD AND MILE 1 1/2 EAST ROAD APPROXIMATELY 1 320.00 FEET EAST FROM MILE 1 EAST ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDES (POPULATION 15 788) RIO RICO RANCHETTES No 2 LIES APPROXIMATELY 1 57 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY IT LIES IN PRECINCT No 1

PRINCIPAL CONTACTS

	Name	Address	City & Zip	Phone	Fax
OWNER	BPB FINANCIAL SERVICES, L.P. BY PAULA BRIDGES VICE PRESIDENT				
	BPB FINANCE CO. INC. ITS SOLE GENERAL PARTNER	PO BOX 1300	MISSION TX, 78573	(956)458-8153	
ENGINEER	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG TX 78539	(956)381-6480	381-0627
SURVEYOR	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0627

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E STUBBS ST
EDINBURG TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0627
ALFONSOQ@QHA-ENG.COM

REVISION NOTES				
No	Sheet	REVISION	Date	Approved

DATE OF PREPARATION SEPT 02, 2020

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR
HIDALGO COUNTY CLERK

ON 10-19-2022 AT 3 10 AM/PM
INSTRUMENT NUMBER 3299773
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY DEPUTY

FILENAME P:\DATA\SUBDIVISIONS\HIDALGO COUNTY\RIO RICO RANCHETTES No. 2\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
09-02-2020	JD		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
10-17-2022	A. CANTU		

SHEET 2 OF 5

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSF's Installed

Precinct 1 2 3 4

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	**Temporary Service**	**Final Service**
	_____ Authorized Signature	_____ Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	/ /	/ /

Name: La Reserva Phase I-C LTD.

Address: 5711 N. 10th St. McAllen, Tx. 78504

Phone: 682-4128

Water Supplier: NMWSC

Utility Provider: [✓]M.V.E.C. [ ] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: La Reserva Phase I-C lots 128-133,

on November 1, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9-27-22);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by JLuSoria);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by JLuSoria);

Planning Department Authorized Signature	**Hidalgo County Judge**	**Date**
	Richard F Cortez	11/1/22
APPROVED BY COMMISSIONERS COURT ON: 11/1/22	**ATTEST:** Rolando Garza Jr.	11/2/22
	Hidalgo County Clerk KB	**Date**

OSSF's installed.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: N/A

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: La Reserva Phase I, Ltd.

Address: 5711 N. 10th St.
McAllen, Tx 78504

Phone: 9566824128

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

La Reserva-Phase I-C Tracts of land out of Lots 3,6,11 and 14, Block73, Engelman Re-subdivision of the Missouri-Texas Land and Irrigation company's, as per plat recordin Volume 6, Page 28 of the map record Hidalgo County Texas (M.R.H.C.T.) Lots 128-133

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- ✓ Subdivider
- ____ Owner of lot in subdivision
- ____ Resident of lot in a subdivision
- ____ Entity that provides utility service

Requesting Party (Signature) — Date: 9/29/22

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ✓ Affidavit
- ✓ Other (describe) Copy of Subd. plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/25/22 — **Date**

County Official

PAGE INDEX	
1	NOTES
2	PLAT
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4	DRAINAGE
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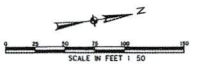
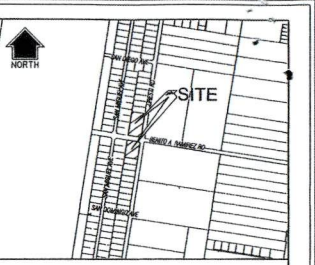
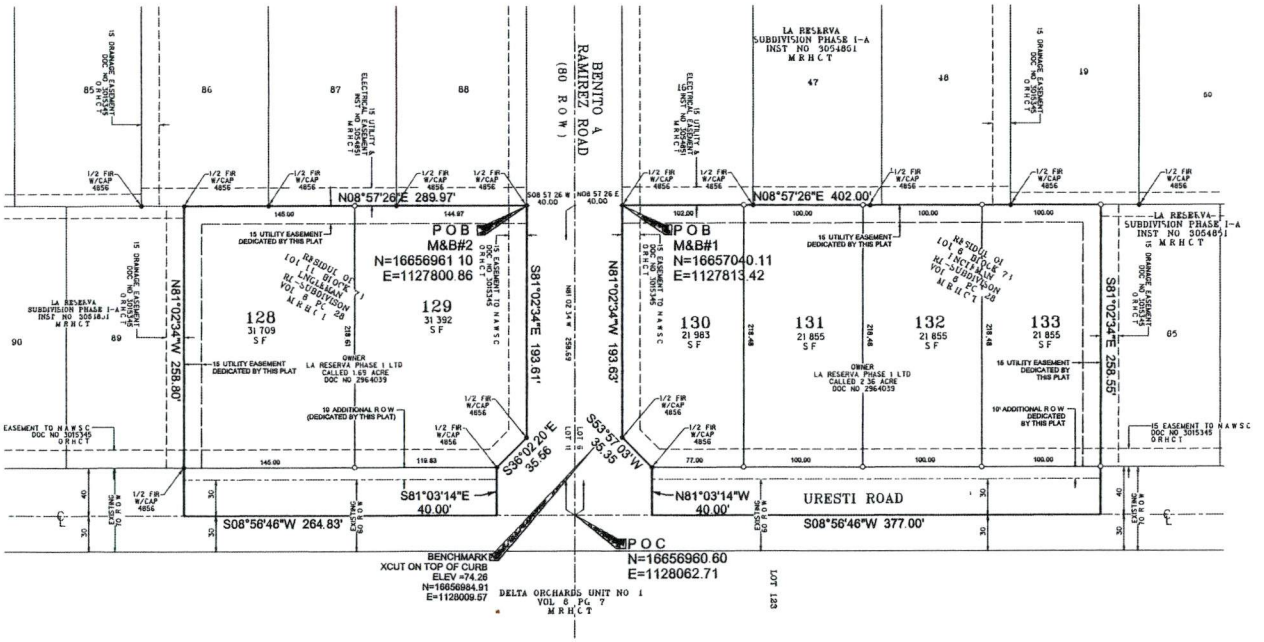
LEGEND

1/2 FIR	1/2 INCH FOUND IRON ROD
O	1/2 INCH SET IRON ROD WITH CAP STAMPED HALFF
M R H C T	MAP RECORDS HIDALGO COUNTY TEXAS
D R H C T	DEED RECORDS HIDALGO COUNTY TEXAS
VOL	VOLUME
PG	PAGE
S F	SQUARE FEET
R O W	RIGHT OF WAY
(C M)	CONTROL MONUMENT
P O B	POINT OF BEGINNING
P O C	POINT OF COMMENCING
T B M	TEMPORARY BENCHMARK





VICINITY MAP 1"=1000'



AREA TABLE		
LOT	S F	AC
128	31 709	0.73
129	31 392	0.72
130	21 983	0.50
131	21 855	0.50
132	21 855	0.50
133	21 855	0.50

STATE OF TEXAS
COUNTY OF HIDALGO

I RAUL GARCIA JR A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

RAUL GARCIA JR
LICENSED PROFESSIONAL ENGINEER
P E REGISTRATION NO 94855

STATE OF TEXAS
RAUL GARCIA JR
94855
LICENSED
PROFESSIONAL ENGINEER
9/15/22

STATE OF TEXAS
COUNTY OF HIDALGO

I JUAN M CASTILLO A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

JUAN M CASTILLO
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO 6146

STATE OF TEXAS
REGISTERED
JUAN M CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR
9-15-22

FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO JR HIDALGO COUNTY CLERK

ON 10-13 2022 AT 8 26 AM
INSTRUMENT NUMBER 3389775
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY DEPUTY

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

LA RESERVA SUBDIVISION PHASE I C IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER AND NORTHWEST CORNER OF THE INTERSECTION OF BENITO A RAMIREZ ROAD AND URESTI ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING To THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,670) LA RESERVA SUBDIVISION PHASE I C LIES APPROXIMATELY 3 00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ET J) UNDER LOCAL GOVERNMENT CODE § 42 021 IT LIES IN PRECINCT NO 4

PRINCIPAL CONTACTS				
OWNER LA RESERVA PHASE I LTD				
WILLIAM A SCHWARZ	5711 N 10TH STREET	McALLEN TX	78504	(956) 682 4128
ENGINEER HALFF ASSOCIATES INC	5000 W MILITARY STE 100	M ALLEN TX	78503	(956) 994 0286
SURVEYOR HALFF ASSOCIATES INC	5000 W MILITARY STE 100	M ALLEN TX	78503	(956) 994 0286

LA RESERVA SUBDIVISION PHASE I-C

OUT OF LOTS 6 AND 11, BLOCK 73
ENGELMAN RESUBDIVISION
OF THE MISSOURI-TEXAS AND IRRIGATION
COMPANY'S SUBDIVISION
IN LAS MESTEÑAS GRANT

HIDALGO COUNTY TEXAS
DATE OF PREPARATION 9/14/2022

HALFF
5000 WEST MILITARY SUITE 100
McALLEN TX 78503
(956) 994 0286
TBPELS SURVEYING FIRM NO 10194444

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
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Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
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Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

OSSFs installed

Precinct 1 2 3 (4)

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	**Temporary Service**	**Final Service**
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: La Reserva Phase I, LTD.

Address: 5711 N. 10th St. McAllen, TX. 78504

Phone: 682-4128

Water Supplier: NAWSC

Utility Provider: [ ]M.V.E.C. [ ] AEP

Account/ESI No.: N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: La Reserva Phase I-D Lots 134-139,

on November 1, 2022, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9-27-22);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Hin Sosa);

No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by M Ramirez);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Hin Sosa);

Planning Department Authorized Signature

APPROVED BY COMMISSIONERS COURT ON: 11/1/22

Richard F Cortez
Hidalgo County Judge

11/1/22
Date

ATTEST: Antonia Gonzalez Jr. 11/2/22
Hidalgo County Clerk Kil

Date

OSSFs installed.

PLANNING DEPARTMENT

County of Hidalgo

Rev. 6-14-22

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
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956-318-2844

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 (4)

Application No: N/A

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
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PARTY MAKING REQUEST:

Name: La Reserva Phase I, Ltd

Address: 5711 N. 10th St.
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Phone: 9566824128

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

La Reserva-Phase I-D Tracts of land out of Lots 3,6,11 and 14, Block73, Engelman Re-subdivision of the Missouri-Texas Land and Irrigation company's, as per plat recordin Volume 6, Page 28 of the map record Hidalgo County Texas (M.R.H.C.T.) lots 134-139

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- ✓ Subdivider
- ____ Owner of lot in subdivision
- ____ Resident of lot in a subdivision
- ____ Entity that provides utility service

Requesting Party (Signature)

9/29/22
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ✓ Affidavit
- Other (describe) Copy of Subd. Plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/25/22
Date

County Official

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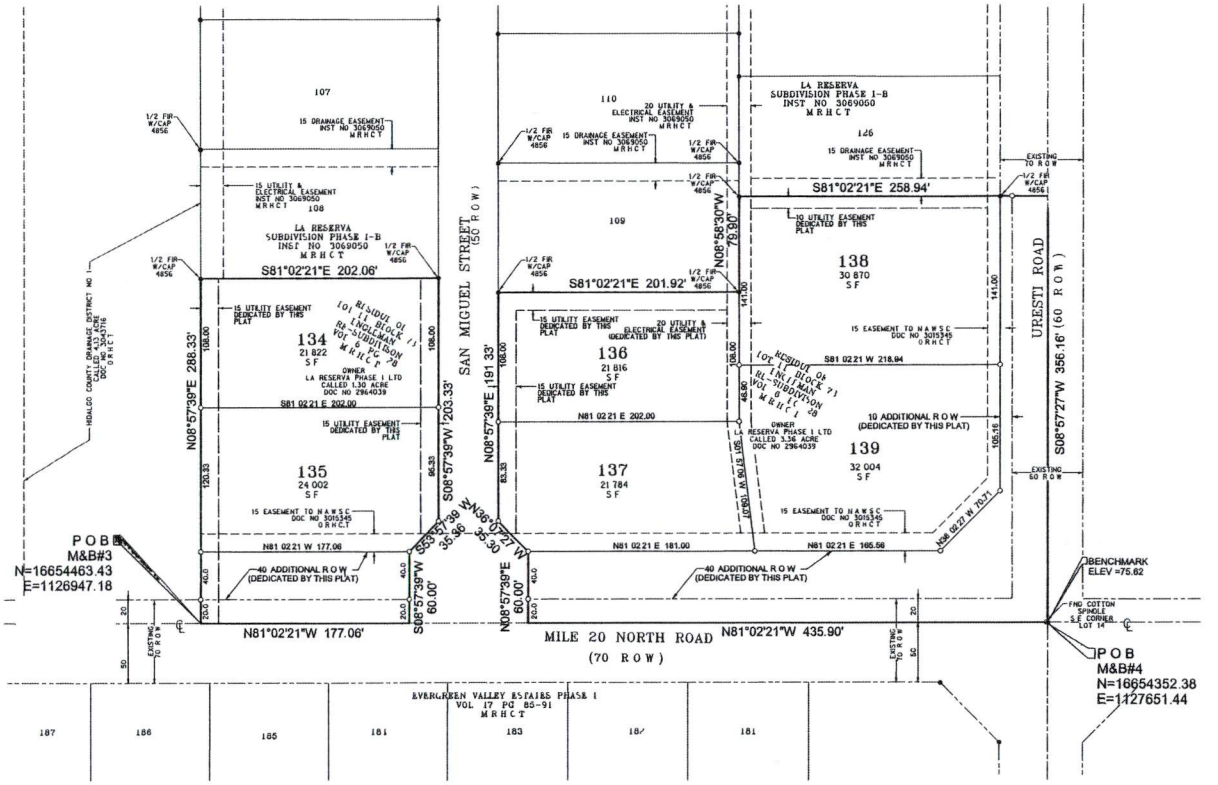

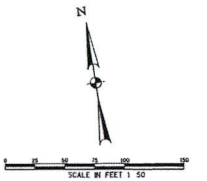

LEGEND

1/2 FIR	1/2 INCH FOUND IRON ROD
O	1/2 INCH SET IRON ROD WITH CAP STAMPED HALFF
M R H C T	MAP RECORDS HIDALGO COUNTY TEXAS
D R H C T	DEED RECORDS HIDALGO COUNTY TEXAS
VOL	VOLUME
PG	PAGE
S F	SQUARE FEET
R O W	RIGHT OF WAY
(C M)	CONTROL MONUMENT
P O B	POINT OF BEGINNING
P O C	POINT OF COMMENCING
T B M	TEMPORARY BENCHMARK

AREA TABLE		
LOT	S F	AC
134	21 822	0.50
135	24,002	0.55
136	21,816	0.50
137	21,784	0.50
138	30,870	0.71
139	32,004	0.73

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

LA RESERVA SUBDIVISION PHASE I C IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING To THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,870) LA RESERVA SUBDIVISION PHASE II LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42 021 IT LIES IN PRECINCT NO 4

STATE OF TEXAS
COUNTY OF HIDALGO

I RAUL GARCIA JR A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

RAUL GARCIA JR
LICENSED PROFESSIONAL ENGINEER
P E REGISTRATION NO 94855

STATE OF TEXAS
RAUL GARCIA JR
94855
LICENSED
PROFESSIONAL ENGINEER
9/15/22

STATE OF TEXAS
COUNTY OF HIDALGO

I JUAN M CASTILLO A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

JUAN M CASTILLO
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO 6146

STATE OF TEXAS
REGISTERED
JUAN M CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

FILE FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR
HIDALGO COUNTY CLERK

ON 10-17-2022 AT 9:36 O'CLOCK AM
INSTRUMENT NUMBER 3379370
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY Yesenia Garza Jr DEPUTY

LA RESERVA SUBDIVISION PHASE I-D

OUT OF LOT LOT 14, BLOCK 73
ENGELMAN RESUBDIVISION
OF THE MISSOURI-TEXAS AND IRRIGATION
COMPANY'S SUBDVISION
IN LAS MESTEÑAS GRANT

HIDALGO COUNTY TEXAS
DATE OF PREPARATION 9/14/2022

PRINCIPAL CONTACTS
OWNER LA RESERVA PHASE I LTD — WILLIAM A SCHWARZ — 6711 N 10TH STREET — M ALLEN TX 78504 — (956) 682 4128
ENGINEER HALFF ASSOCIATES INC — 6500 W MILITARY STE 100 — McALLEN TX 78505 — (956) 664 0286
SURVEYOR HALFF ASSOCIATES INC — 6500 W MILITARY STE 100 — M ALLEN TX 78503 — (956) 664 0286

HALFF
5000 WEST MILITARY SUITE 100
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