



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## **CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

### **COMMISSIONERS COURT AGENDA FOR June 23, 2023**

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	<u>8</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Sta. 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 17770

### 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: LIZ DELOS SANTOS

Address: LINARES VIEJO ESTATES  
LOT 5 MERCEDES,  
TX, 78570

Phone: 956-647-2638

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

Water Supplier: N/A

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Linares Viejo Estates lot 5

on June 27, 2023, 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; (Date approved 1.30.2006);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Segun);
- 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. Segun);
- 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 H. Segun);
- 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 H. Segun);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Segun);

Heather Segun  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

6/23/23  
Date

ATTEST: Anton Guajardo Jr.  
Hidalgo County Clerk

6/26/2023  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-7770

### 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: Liz Delos Santos

Address: LINARES VIEJO ESTATES  
LOTS MERCEDES, TX.

Phone: 956-647-2638

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

Linares Viejo Estates lot 5

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Liz Delos Santos  
Requesting Party (Signature)

06-14-2023  
Date

#### 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:

6/14/23  
Date

Destly Segura  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 1-7770  
Receipt No.: 030055  
L4468-00-000-0005-00

DE LOS SANTOS LIZ  
123900 OAK KNOLL  
EDCOUCH, TX 78538  
(956) 647-2638  
(956) 647-2638

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2500Sq.Ft.
- [5] Legal Description: LINARES VIEJO ESTATES LOT 5
- [6] Location: FM 491 & MILE 12 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$80000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side N.21', Corner'  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-7770  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: sonia.diaz  
Inspector: gilbert.pecina  
Receipt: sonia.diaz

Cashier *Sonia Diaz* Date 6/14/23

[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.

*Liz Santos*  
Signature of Owner of Applicant

06-14-2023  
Date

Capital Title  
GF# 23-738077-ED

**General Warranty Deed**

**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: May 25, 2023

Grantor: Janelle Herrera, single

Grantor's Mailing Address: 616 Enterprise St. Leipsic, OH 45850

Grantee: Liz De Los Santos

Grantee's Mailing Address: 23900 Oak Knoll, Monte Alto, TX 78538

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

**Lot 5, LINARES VIEJO ESTATES, an Addition to the City of Mercedes, Hidalgo County, Texas, according to the Map or Plat recorded in Volume 49, Page 145, Map Records of Hidalgo County, Texas.**

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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.

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

EXECUTED this 25th day of May, 2023.

Janelle Herrera  
Janelle Herrera

THE STATE OF OHIO §  
COUNTY OF LUTWAM §

Before me, a Notary Public, the foregoing instrument was acknowledged on 25th day of May, 2023 by Janelle Herrera who personally appeared before me, and who is known to me through DRIVER LICENSE to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



KIMBERLY A LAWSON  
Notary Public  
State of Ohio  
My Comm. Expires  
May 2, 2026

Kimberly A. Lawson  
NOTARY PUBLIC, STATE OF OHIO

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED IN THE LAW OFFICE OF  
Shaddock & Associates, P. C.  
2400 N. Dallas Parkway, Ste. 560  
Plano, Texas 75093

AI-91293

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
	APPLICANT	APPLICATION NO.	
1.	Erik Rivera	4-7338	
2.	Campos De Oro, L.P.	PUNTA DEL CIELO, LOTS 1-123	BLANKET COVER
3.	Ricardo Resendez	RICDEZ ESTATES SUBDIVISION, LOTS 1-5	BLANKET COVER
4.	T & O Ranch Investments, LLC	T & O RANCH NO. 5 SUBDIVISION, LOTS 1-7	BLANKET COVER
5.	Elijio Enriquez	BUSCH ESTATES, LOTS 1-2	BLANKET COVER
6.	Miguel Avitia	DOBLE RUEDA RANCH SUBDIVISION, LOT 1	BLANKET COVER
7.	Richard W. Ruppert	SANTA CRUZ RANCHES NO. 4, PHASE A, LOTS 1-140	BLANKET COVER
COMM. COURT: JUNE 27, 2023			



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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
-----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-7338

### 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: Erik Rivera

Address: 813 Angela Ave.  
Edinburg, Tx 78542

Phone: 956-821-9242

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service <u>M Ramirez</u> Authorized Signature
Inspection/Permit No:		<u>Existing Septics</u>
Date Approved:	<u>/ /</u>	<u>6/13/23</u>

Water Supplier: N.A.W.S

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000080014  
 Temporary Pole     Permanent Service

regarding the land described as:

MAKUP Lot 2

on JUNE 27, 20 23, 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 04-06-20);
- 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 Maria J. ...)
- 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 Maria ...)

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge    6/29/23  
Date

ATTEST: [Signature]  
Hidalgo County Clerk    6/29/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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
-----------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-7338

### 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: Erik Rivera

Address: 6644 E. mile 17 1/2 rd.  
Edinburg Tx. 78542

Phone: 281-210-6858

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

Malibu lot 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

06/14/23  
C

Erik Rivera  
Requesting Party (Signature)

6/14/2023  
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Plat 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:

06-15-2023  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

5/9/2023 11:49:33 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-7338  
Receipt No.: 029475  
M0617-00-000-0002-00

RIVERA ERIK  
813 ANGELA AVE  
EDINBURG, TX 78542  
(956) 821-9242  
(210) 210-6858

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 40', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-7338  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 2304Sq.Ft.
- [5] Legal Description: MALIBU LOT 2
- [6] Location: 17 1/2 and tower rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: danny.sanchez  
Receipt: maria.cerda

  
Cashier

05/09/23  
Date

[NOTICE]

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Signature of Owner or Applicant

5-9-2023  
Date

XO:sm  
01-000Vol.6#4

## GIFT WARRANTY DEED

**Date:** November 27, 2001

**Grantor:** FRANCISCO RIVERA, as his sole and separate property

**Grantor's Mailing Address (including county):** 813 Angela Avenue  
Edinburg, Hidalgo County, Texas 78539

**Grantee:** ERIK RIVERA, a single man

**Grantee's Mailing Address (including county):** c/o 813 Angela Avenue  
Edinburg, Hidalgo County, Texas 78539

**Consideration:** ONE AND NO/100THS DOLLARS (\$1.00) and all the love and affection which Grantor holds for Grantee, herein;

**Property (including any improvements): TRACT 4:** A tract of land containing 0.646 of one acre, situated in the County of Hidalgo County, Texas, being a part or portion of a 4.898 acre tract out of the North 6.00 acres of the East 30.00 acres of Lot 1, Section 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, according to the plat thereof recorded in Volume 1, Page 21, Hidalgo County Map Records, which said 4.898 acres were conveyed to Francisco Rivera by virtue of a Warranty Deed recorded under Document Number 309649, Hidalgo County Official Records, said 0.646 of one acre also being more particularly described as follows: **BEGINNING** at a point on the North Line of Lot 1, Section 249 for the Northeast corner of this tract, said point bears N. 80 degrees, 55 minutes, 00 seconds, W. a distance of 670.00 feet from the Northeast corner of said Lot 1, Section 249; **THENCE**, S. 09 degrees, 05 minutes, 00 seconds, W., at a distance of 20.00 feet pass the existing South Right-of-Way Line of Mile 17½ North Road, at a distance 40.00 feet pass an iron rod set for the proposed South Right-of-Way Line of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), at a distance of 240.00 feet pass an iron rod found in line, and continuing a total distance of 264.00 feet to an iron rod set for the Southeast corner of this tract; **THENCE**, N. 80 degrees, 55 minutes, 00 seconds, W., along the South Line of said 4.898 acre tract, a distance of 106.67 feet to an iron rod set for the Southwest corner of this tract; **THENCE**, N. 09 degrees, 05 minutes, 00 seconds, E., at a distance of 224.00 feet pass an iron rod set for the proposed South Right-of-Way Line of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), at a distance of 244.00 feet pass the existing South Right-of-Way Line of Mile 17½ North Road, and continuing a total distance of 264.00 feet to the Northwest corner of this tract; **THENCE**, S. 80 degrees, 55 minutes, 00 seconds, E., along the North Line of Lot 1, Section 249 and the centerline of Mile 17½ North Road, a distance of 106.67 feet to the POINT OF BEGINNING and containing 0.646 of one acre, of which 0.098 of one acre lies in the 40.00 feet R.O.W. of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), leaving a net of 0.548 of one acre of land, more or less.

**TRACT NO. 5:** A tract of land containing 0.646 of one acre, situated in the County of Hidalgo, Texas, being a part or portion of a 4.898 acre tract out of the North 6.00 acres of the East 30.00 acres of Lot 1, Section 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, according to the plat thereof recorded in Volume 1, Page 21, Hidalgo County Map Records, which said 4.898 acres were conveyed to Francisco Rivera by virtue of a Warranty Deed recorded under Document Number 309649, Hidalgo County Official Records, said 0.646 one acre of one acre also being more particularly described as follows: **BEGINNING** at a point on the North Line of Lot 1, Section 249 for the Northeast corner of this tract, said point bears N. 80 degrees, 55 minutes, 00 seconds, W., a distance of 7776.67 feet from the Northeast corner of said Lot 1, Section 249; **THENCE**, S. 09 degrees, 05 minutes, 00 seconds, W., at a distance of 20.00 feet pass the existing South right-of-Way Line of Mile 17½ North Road, at a distance of 40.00 feet pass an iron rod set for the proposed South Right-of-Way Line of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), and containing a total distance of 264.00 feet to an iron rod set for the Southeast corner of this tract; **THENCE**, N. 80 degrees, 55 minutes, 00 seconds, W., along the South Line of said 4.898 acre tract, a distance of 106.67 feet to an iron rod set for the Southwest corner of this tract; **THENCE**, N. 09 degrees, 05 minutes, 00 seconds, E., at a distance of 224.00 feet pass an iron rod set for the proposed South Right-of-Way Line of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), at a distance of 244.00 feet pass the existing South right-of-Way Line of Mile 17½ North Road, and continuing a total distance of 264.00 feet to the Northwest corner of this tract; **THENCE**, S. 80 degrees, 55 minutes, 00 seconds, E., along the North Line of Lot 1, Section 249, and the centerline of Mile 17½ North Road, a distance of 106.67 feet to the POINT OF BEGINNING, and containing 0.646 of one acre, of which 0.098 of one acre lies in the 40.00 feet R.O.W. of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), leaving a net of 0.548 of one acre of land, more or less.

**TRACT NO. 6:** A tract of land containing 0.646 acre, situated in the County of Hidalgo, Texas, being a part or portion of a 4.898 acre tract out of the North 6.00 acres of the East 30.00 acres of Lot 1, Section 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, according to the plat thereof recorded in Volume 1, Page 21, Hidalgo County Map Records, which said 4.898 acres were conveyed to Francisco Rivera by virtue of a Warranty Deed recorded under Document Number 309649, Hidalgo County Official Records, said 0.646 of one acre also being more particularly described as follows; **BEGINNING** at a point on the North Line of Lot 1, Section 249 corner of this tract, said point bears N. 80 degrees, 55 minutes, 00 seconds, W., a distance of 883.34 feet from the Northeast corner of said Lot 1, Section 249; **THENCE**, S. 09 degrees, 05 minutes, 00 seconds, W., at a distance of 20.00 feet pass the existing South Right-of-Way Line of Mile 17½ North Road, at a distance of 40.00 feet pass an iron rod set for the proposed South right-of-Way Line of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), and continuing a total distance of 264.00 feet to an iron rod set for the Southeast corner of this tract; **THENCE**, N. 80 degrees, 55 minutes, 00 seconds, W., along the South Line of said 4.898 acre tract, a distance of 106.66 feet to an iron rod found for the Southwest corner of this tract; **THENCE**, N. 09 degrees, 05 minutes, 00 seconds, E., at a distance of 224.00 feet pass an iron rod set for the proposed South right-of-Way Line of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), at a distance of 244.00 feet pass the existing South Right-of-Way Line of Mile 17½ North Road, and continuing a total distance of 264.00 feet to the Northwest corner of this tract; **THENCE**, S. 80 degrees, 55 minutes, 00 seconds, E., along the North Line of Lot 1, Section 249 and the centerline of Mile 17½ North Road, a distance of 106.66 feet to the POINT OF BEGINNING, and containing 0.646 of one acre, of which 0.098 of one acre lies in the 40.00 feet R.O.W. of Mile 17½ North Road (as proposed by the Hidalgo County Thoroughfare Plan), leaving a net of 0.548 of one acre of land, more or less.


**Reservations from and Exceptions to Conveyance and Warranty:**

SUBJECT TO ANY easements, restrictions and reservations of record.

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 conveyance and warranty.

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

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

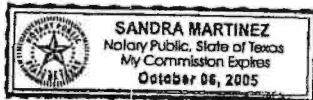
  
FRANCISCO RIVERA, as his sole and separate property

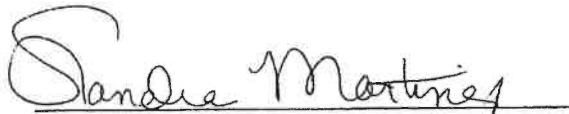
(Acknowledgment)

STATE OF TEXAS \*

COUNTY OF HIDALGO \*

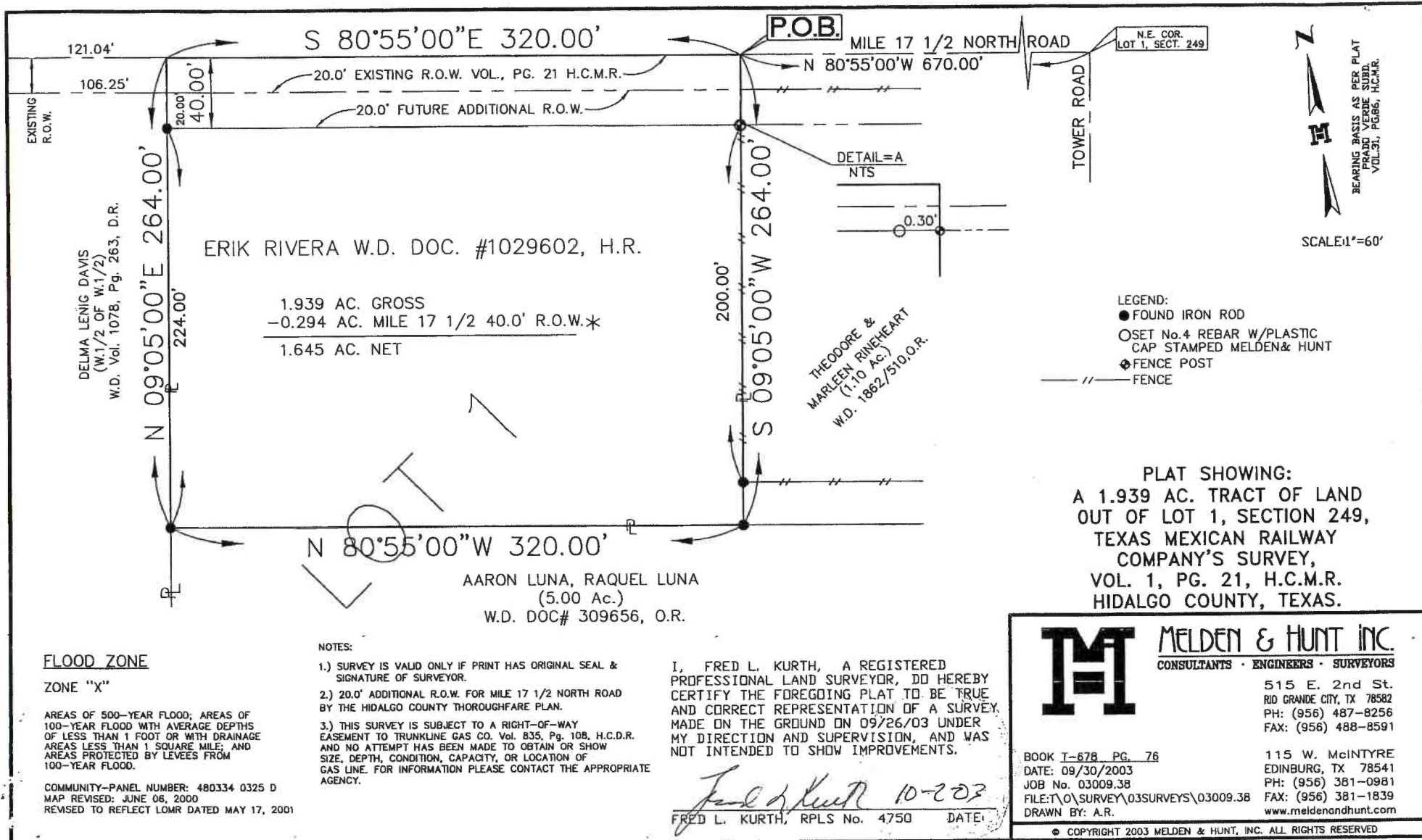
This instrument was acknowledged before me on the 20<sup>th</sup> day of Nov, 2001, by FRANCISCO RIVERA, as his sole and separate property.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO :  
XAVIER ORNELAS  
PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:  
PRESTIA & ORNELAS  
P.O. Box 876  
Edinburg, Texas 78540-0876



BEARING BASIS AS PER PLAT  
 PRADO VERDE SUBD.  
 VOL. 31, PG. 66, H.C.M.R.

SCALE: 1" = 60'

- LEGEND:
- FOUND IRON ROD
  - SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
  - ◆ FENCE POST
  - FENCE

**PLAT SHOWING:**  
 A 1.939 AC. TRACT OF LAND  
 OUT OF LOT 1, SECTION 249,  
 TEXAS MEXICAN RAILWAY  
 COMPANY'S SURVEY,  
 VOL. 1, PG. 21, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.



**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS

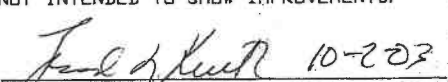
515 E. 2nd St.  
 RIO GRANDE CITY, TX 78582  
 PH: (956) 487-8256  
 FAX: (956) 488-8591

115 W. McINTYRE  
 EDINBURG, TX 78541  
 PH: (956) 381-0981  
 FAX: (956) 381-1839  
 www.meldenandhunt.com

BOOK T-678 PG. 76  
 DATE: 09/30/2003  
 JOB No. 03009.38  
 FILE: T:\0\SURVEY\03SURVEYS\03009.38  
 DRAWN BY: A.R.

© COPYRIGHT 2003 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

I, FRED L. KURTH, A REGISTERED  
 PROFESSIONAL LAND SURVEYOR, DO HEREBY  
 CERTIFY THE FOREGOING PLAT TO BE TRUE  
 AND CORRECT REPRESENTATION OF A SURVEY  
 MADE ON THE GROUND ON 09/26/03 UNDER  
 MY DIRECTION AND SUPERVISION, AND WAS  
 NOT INTENDED TO SHOW IMPROVEMENTS.

  
 FRED L. KURTH, RPLS No. 4750 DATE: 10-2-03

- NOTES:
- 1.) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
  - 2.) 20.0' ADDITIONAL R.O.W. FOR MILE 17 1/2 NORTH ROAD BY THE HIDALGO COUNTY THOROUGHFARE PLAN.
  - 3.) THIS SURVEY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO TRUNKLINE GAS CO. Vol. 835, Pg. 10B, H.C.D.R. AND NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF GAS LINE. FOR INFORMATION PLEASE CONTACT THE APPROPRIATE AGENCY.

**FLOOD\_ZONE**  
 ZONE "X"  
 AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0325 D  
 MAP REVISED: JUNE 06, 2000  
 REVISED TO REFLECT LOMR DATED MAY 17, 2001

T:\0\SURVEY\03SURVEYS\03009.38.dwg, 10/17/2003 2:22:29 PM, antonio

October 1, 2003

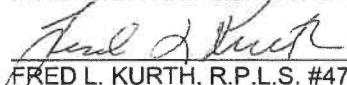
**METES AND BOUNDS DESCRIPTION  
1.939 ACRES OUT OF LOT 1, SECTION 249  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
HIDALGO COUNTY, TEXAS**

A tract of land containing 1.939 acres situated in the County of Hidalgo, Texas, being a part or portion of LOT 1, SECTION 249, TEXAS MEXICAN RAILWAY COMPANY SURVEY, according to the plat thereof recorded in Volume 1, Page 21, Hidalgo County Map Records, which said 1.939 acres is the same property conveyed to Erik Rivera (described as "Tracts 4, 5 and 6"), by virtue of a Warranty Deed recorded under Document #1029602 Hidalgo County Official Records, said 1.939 acres also being more particularly described as follows:

BEGINNING at a point on the North line of Lot 1, Section 249, Texas Mexican Railway Company Survey for the Northeast corner of this tract, said point bears N 80° 55' 00" W a distance of 670.00 feet from the Northeast corner of said Lot 1, Section 249;

1. THENCE, S 09° 05' 00" W at a distance of 20.00 feet pass the existing South right-of-way line of Mile 17 ½ North Road, at a distance of 40.00 feet pass an iron rod found for future South right-of-way line as proposed by the Hidalgo County Thoroughfare Plan, at a distance of 240.00 feet pass an iron rod found in line, continuing a total distance of 264.00 feet to an iron rod found for the Southeast corner of this tract;
2. THENCE, N 80° 55' 00" W a distance of 320.00 feet to an iron rod found for the Southwest corner of this tract;
3. THENCE, N 09° 05' 00" E at a distance of 224.00 feet pass an iron rod found for the future South right-of-way line of Mile 17 ½ North Road as proposed by the Hidalgo County Thoroughfare Plan, at a distance of 244.00 feet pass the existing South right-of-way line, continuing a total distance of 264.00 feet to a point on the North line of Lot 1, Section 249, for the Northwest corner of this tract;
4. THENCE, S 80° 55' 00" E along the North line of Lot 1, Section 249 and within the right-of-way of Mile 17 ½ North Road, a distance of 320.00 feet to the POINT OF BEGINNING, and containing 1.939 acres, of which 0.294 of one acre lies in the right-of-way of Mile 17 ½ North Road, leaving a net of 1.645 acres of land, more or less.

I, FRED L. KURTH, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 09/26/2003 UNDER MY DIRECTION AND SUPERVISION.

 10-2-03  
FRED L. KURTH, R.P.L.S. #4750 DATE:





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

Application No: DHA

### 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: Campos De Oro, LP

Address: 11410 North FM 493  
Donna, Texas 78537

Phone: 404-4431

Approved by Environmental Health:	Temporary Service	Final Service
	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: DAWSC.

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: N/A  
 Temporary Pole     Permanent Service

regarding the land described as:

Ruta Del Cielo lots 1-123

on June 27, 2023, 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;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- No 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/2/2023);

(verified by John Seria);

(verified by M Ramirez);

(verified by M Ramirez);

(verified by John Seria);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter  
Hidalgo County Judge

6/23/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23

ATTEST: [Signature]  
Hidalgo County Clerk

6/26/23  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

*Seiler*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: \_\_\_\_\_

*W/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: Campos De Oro, L.P.

Address: 11410 North FM 493

Donna, Texas 78537

Phone: (956) 464-4431

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

Warranty Deed PUNTA DEL CIELO lots 1-123

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

*John Mays*  
Digitally signed by: John Mays  
DN: CN = John Mays email = jmayas@coyettino.com C =  
AD O = Coyettino Development  
Date: 2023.03.23 14:25:07 -0600

Requesting Party (Signature)

3/23/23  
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:

5/26/2023  
Date

John Sejin  
County Official





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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

OSSA'S

Precinct 1 2 3 (4)

T.J. Arredondo  
Director of Planning

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: Ricardo Resendez

Address: 704 E. Cano Street  
Edinburg, TX. 78539

Phone: 735-10627

Approved by Environmental Health:	Temporary Service	Final Service
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Ricdez Estates lots 1-5

on June 27, 2023, 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  
yes  
yes

A plat has been prepared;  
A plat has been reviewed and approved by the Commissioners Court;  
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 5/2/2023);

(verified by Juan 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 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 Juan Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

6/23/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23

ATTEST:

[Signature]  
Hidalgo County Clerk

6/26/23  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

OSSF'S

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: Ricardo Resendez

Address: 204 E Cano St

Edinburg, Tx 78539

Phone: 956-735-6627

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

Ricardo Estates

TEX-MEX SURVEY E660'-S330' LOT 8 SEC 250 5.0AC GR 4.68AC NET 10S 1-5

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Ricardo Resendez  
Requesting Party (Signature)

5/2/23  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subdiv. 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:

5/26/23  
Date

Alan Sesia  
County Official





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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  
escrowed  
Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

Application No: W/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
<u>W/A</u>	<u>W/A</u>	<u>W/A</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: TFO Ranch Investments LLC.

Address: 12015. Huibache Ave.  
Pharm, Tx. 78577.

Phone: 222-8135

Water Supplier: NAWSC.

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

Account/ESI No.: W/A  
 Temporary Pole  Permanent Service

regarding the land described as: TFO Ranch No.5 lots 1-7

on June 27, 2023, 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; (Date approved 5/2/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flw Sesin);
- 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 Flw 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 Flw Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

6/23/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23

ATTEST:

[Signature]  
Hidalgo County Clerk

6/20/23  
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

Precinct 1 2 3 4

**T.J. Arredondo, CFM**  
*Director of Planning*

Application No: DA

### 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:** T & O Ranch Investments LLC

**Address:** 1201 S. Huisache Ave.

Pharr, Texas 78577

**Phone:** 956-222-8135

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

T&O Ranch NO.5 lots 1-7

**STATUS OF PERSON OR ENTITY MAKING REQUEST:**

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

x [Signature] 3-23-23  
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:**

6/14/23  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

OSSF's installed

Precinct ① 2 3 4

T.J. Arredondo  
Director of Planning

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: Eligio Enriquez

Address: 208 W. Mills North  
Weslaco, Tx. 78599

Phone: 975-5607

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Mart Ramirez</u> Authorized Signature
Date Approved:	<u>/ /</u>	<u>Septics Installed</u> <u>6/15/23</u>

Water Supplier: NAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Busch Estates lots 1-2

on June 22, 2023, 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; (Date approved 5/30/23);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jun Selin);
- 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 M Ramirez);
- 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 Jun Selin);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jun Selin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

6/23/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23

ATTEST: [Signature]  
Hidalgo County Clerk Date 6/26/23



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

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: Elijo Enriquez

Address: 208 W. Mile 15 North

Weslaco, Tx. 78599

Phone: (956) 975 - 5607

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

Busch Estates lots 1-2

**STATUS OF PERSON OR ENTITY MAKING REQUEST:**

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

Elijo Enriquez  
Requesting Party (Signature)

5-12-23  
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:

6/14/23  
Date

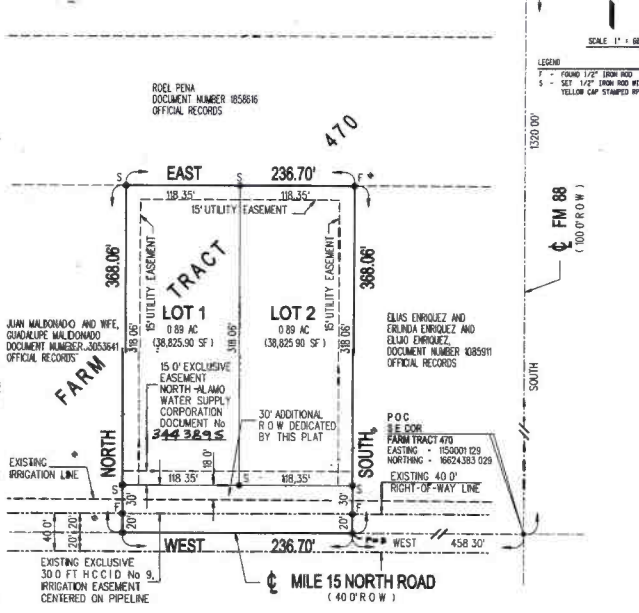
Jim Sevin  
County Official

GENERAL SUBDIVISION PLAT NOTES

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X"
2. SETBACKS: VETERINARY: 40 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET.
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 10' ABOVE THE CENTER LINE OF STREET ON 10' ABOVE NATURAL GRADE.
4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
5. NO STRUCTURE SHALL BE PERMITTED UPON ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, GARAGES, TREES AND OTHER PLANTINGS EXCEPT TALL, LESS THAN 10 FEET HIGH.
6. NO GAS, OIL, OR FLUORINE AND OTHER DISTRIBUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. ALL LOT CORNERS HAVE BEEN SET WITH 1/2" IRON ROD WITH YELLOW CAP STAMPED RPLS # 4541
8. 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 WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. 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.
10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 20M CUBIC FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
11. ON SITE SEWAGE FACILITIES (OSPF) NOTE: THIS SUBDIVISION SHALL USE ON SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSFP IN ALL LOTS.
A. OSFP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY
B. EACH LOT ON THIS PLAT COMPLIES WITH MINIMUM 21, 700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSFP 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 CHAIRMAN HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STRONG SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM
E. APPROVED "OSFP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT
F. THERE ARE NO WATER WELLS WITHIN 150 FT FROM THE BOUNDARIES ON THIS SUBDIVISION
12. ELIJO ENRIQUETA, THE OWNER & SUBDIVIDER OF BUSCH ESTATES, RETAINS A BLANNET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OSFP ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DESIGNATED 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 IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRAINAGE COLLECTOR REINFORCED CONCRETE PIPE OF NO LESS THAN 10 INCHES IN DIAMETER AND 24 INCH IN LENGTH.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE CLUMP AND OR ROADSIDE DITCH AT A 2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROX. 9 COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
15. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON A LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDER ON THIS PLAT
17. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED BY THE CITY OF ELSA AT BUILDING PERMIT STAGE.

10.0 LOT OWNERS OF LOT 1 AND 2 SHALL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING THE EXISTING FENCE TO THE NEW LOT LINE (R.O.W. LINE) AT THEIR OWN EXPENSE.

19.0 TREES WITHIN THE ROAD R.O.W. ALONG THE NORTH SIDE OF MILE 15 NORTH ROAD THAT WILL INTERFERE WITH WITH ROAD AND BUSINESS IMPROVEMENTS WILL BE REMOVED.



METES AND BOUNDS
A 2.00 ACRE TRACT OF LAND OUT OF FARM TRACT 476, THENCE WEST, WITH THE SOUTH LINE OF FARM TRACT 476, A DISTANCE OF 498.30 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THE POINT OF BEGINNING.
THENCE CONTAINING WEST, WITH THE SOUTH LINE OF SAID FARM TRACT 476, A DISTANCE OF 236.70 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND.
THENCE NORTH, AT 30.88 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF MILE 15 NORTH ROAD, AT 308.88 FEET IN ALL TO THE POINT OF BEGINNING.
THENCE EAST, A DISTANCE OF 236.70 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.
THENCE SOUTH, AT 308.88 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SAID MILE 15 NORTH ROAD, AT 308.88 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

LOCATION MAP
SCALE 1" = 300'
SITE
MILE 15 NORTH
5 MILE WEST
5 MILE NORTH

Table with 4 columns: NAME, ADDRESS, PHONE & FAX. Includes Principal Contacts for Owner, Engineer, and Surveyor.

PLAT OF BUSCH ESTATES

A 2.00 ACRE TRACT OF LAND OUT OF FARM TRACT 476, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 24-27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
PREPARED BY: PABLO SOTO JR. P.E. DATE: MAY 26, 2022

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNER OF PROPERTY HEREIN ON THE PLAT, THESE SUCCESSIONS, ASSIGNS, AND TRANSFERRES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED) IN 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, SURRENDER, RELEASE, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO FORCE, CONTRACT, INSTALL AND THEREAFTER USE, OPERATE, IMPROVE, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES WITH AND ACROSS LOTS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PORTION FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED THE SAID EASEMENT GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTED IS HEREBY AUTHORIZED TO DEDICATE THE COURSE OF THE EASEMENT HEREBY GRANTED EXCEPT THAT WHEN THE PIPELINE IS 15' INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STREET OF 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ARISES ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER HEREON OR RELIQUES THE PUBLIC ROAD SO AS TO REVERSE THE LOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE PUBLIC ROAD FOR THE PURPOSE OF LATERNALLY RELOCATED SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STREET OF 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.
THE CONSIDERATION RECEIVED HEREBY SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DUES AND OBLIGATIONS OF GRANTOR BY REASON OF THE INSTALLATION, IMPROVEMENTS, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE AGREES THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LOTS AND THAT SAID LOTS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:
THE EASEMENT GRANTED HEREBY WAS OBTAINED OR IMPROVED THROUGH FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 13 OF THE CIVIL PRICES ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED THEREON SO LONG AS THE GRANTEE OWNS IT, WHETHER IN LIEN OR.

IN WITNESS WHEREOF, I, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 26th DAY OF MAY, 2022

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUSCH ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENGINEER DEPARTMENT ON 06/01/2023

STATE OF TEXAS CERTIFICATE OF HIDALGO COUNTY
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUSCH ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENGINEER DEPARTMENT ON 06/17/2023

DATE THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
DATE THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

INDEX OF SHEETS FOR BUSCH ESTATES
SHEET 1: LOCATION MAP AND BOUNDARIES, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLANNING, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF SECTION OF PLAT REVIEWED BY THE ENGINEER, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, RIGHT OF WAY CERTIFICATION, H.I.C.A. CERTIFICATION AND INTERFERING EASEMENTS.
SHEET 2: WATER IMPROVEMENTS AND SANITARY SEWER (OSFP) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH), LOCATION MAP AND BOUNDARIES, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF SECTION OF PLAT REVIEWED BY THE ENGINEER, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, RIGHT OF WAY CERTIFICATION, H.I.C.A. CERTIFICATION AND INTERFERING EASEMENTS.

GENERAL MANAGER: HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
INDEX OF SHEETS FOR BUSCH ESTATES
SHEET 1: LOCATION MAP AND BOUNDARIES, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLANNING, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF SECTION OF PLAT REVIEWED BY THE ENGINEER, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, RIGHT OF WAY CERTIFICATION, H.I.C.A. CERTIFICATION AND INTERFERING EASEMENTS.
SHEET 2: WATER IMPROVEMENTS AND SANITARY SEWER (OSFP) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH), LOCATION MAP AND BOUNDARIES, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF SECTION OF PLAT REVIEWED BY THE ENGINEER, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, FINANCIAL ASSISTANCE, COUNTY ENGINEER'S CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, RIGHT OF WAY CERTIFICATION, H.I.C.A. CERTIFICATION AND INTERFERING EASEMENTS.

THE STATE OF TEXAS COUNTY OF HIDALGO

1. ELIJO ENRIQUETA, OWNER OF THE 2.00 ACRE TRACT OF LAND SHOWN ON THIS PLAT AND RESIDING HEREIN AS INDICATED HEREBY SUBDIVIDES THE LAND AS DEPICTED ON THIS SUBDIVISION AND RELOCATED TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

- 1. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND THAT:
(1) THE WATER QUALITY AND CONNECTIONS TO THE LOT (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS
(2) SEWER CONNECTIONS TO THE LOT (S) OR SEPTIC TANK (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS
(3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT (S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
(4) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOT (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE AND COMPLETE.
Elio Enriqueta
Eliso Enriqueta
308.88 MILE 15 NORTH
WESLACO, TEXAS 75787

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Elio Enriqueta, known to me to be the person whose name and signature to the foregoing instrument, and being by me first duly sworn, declared that the statements herein are true and correct and acknowledged that they executed the same for the purposes and consideration on these expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF February, 2022

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

I, THE UNDERSIGNED, THE WORKER OF CITY OF ELSA HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVED IS REQUIRED

THIS SUBDIVISION PLAT OF BUSCH ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELSA, AND IS HEREBY APPROVED BY SAID COMMISSION DATED THIS 21st DAY OF March, 2023

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS ON THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211-1. 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 DESIGN. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCUMBRANCES OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.
DATED THIS 16TH DAY OF February 2023

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS AGRIN SHOWN.
DATED THIS THE 16TH DAY OF February 2023

FILED FOR RECORD IN HIDALGO COUNTY CLERK OF THE COUNTY CLERK OF HIDALGO COUNTY TEXAS

FILED FOR RECORD IN HIDALGO COUNTY CLERK OF THE COUNTY CLERK OF HIDALGO COUNTY TEXAS
PABLO SOTO JR. P.E.
1988 S. BROWNWOOD STREET, SUITE 100, WESLACO, TEXAS 75787



# PLANNING DEPARTMENT

Rev. 6-14-22

## County of Hidalgo

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Mission, TX 78572  
956-205-7045  
956-205-7049

*OSSF installed*

Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

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: Liquel Antia

Address: 10323 E. Sunrise Cr.  
Edinburg, Tx 78542

Phone: 781-8880

Approved by Environmental Health:	Temporary Service	Final Service
	<u>N/A</u> Authorized Signature	<u>N/A</u> Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: NPAWSC

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

Doble Puerta Ranch lot 1

on June 27, 2023, 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; (Date approved 5/30/23);
- yes A plat has been reviewed and approved by the Commissioners Court; 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 Fun Sen);
- 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 MR 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 MR Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fun Sen);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

6/23/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23

ATTEST: [Signature]  
Hidalgo County Clerk

6/26/23  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

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: Miguel Avita <sup>(B)</sup> Avitia

Address: 6323 E Sunrise Cir

Edinburg, Tx 78542

Phone: 956-702-8880

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

TOWNE EAST UT 1 LOT 13 <sup>(B)</sup> Duke Rueda March 1071

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Miguel A. Avitia  
Requesting Party (Signature)

11/11/2022  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subplat

.....  
This part to be filled out by receiving county official:

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

11/14/23  
Date

Jim Sesin  
County Official





# PLANNING DEPARTMENT

## County of Hidalgo

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  
eschewed.

Precinct 1 2 3 4

T.J. Arredondo  
Director of Planning

Application No: WA

### 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: Richard W. Ruppert

Address: P.O. Box 459  
Edinburg, Tx. 78540

Phone: 383-0868

<b>Approved by Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
	<u>N/A</u>	<u>N/A</u>
<b>Inspection/Permit No:</b>	<b>Authorized Signature</b>	<b>Authorized Signature</b>
<b>Date Approved:</b>	<u>/ /</u>	<u>/ /</u>

Water Supplier: WAWS

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

Account/ESI No.: WA  
 Temporary Pole  Permanent Service

regarding the land described as Santa Cruz Ranches No.4 Phase A lots 1-140

on June 27, 2023, 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; (Date approved 4/4/23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim Selin);
- 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 Jim Selin);
- 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 Jim Selin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

6/23/23  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 6/23/23

ATTEST: [Signature]  
Hidalgo County Clerk

6/26/23  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

Main Office  
1304 South 25<sup>th</sup> 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: PH

### 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: RICHARD W. RUPPERT

Address: P.O. BOX 959

EDINBURG, TX 78540

Phone: 956-383-0868

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

SANTA CRUZ RANCHES PHASE A SUBDIVISION

204

lots 1-140

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]  
Requesting Party (Signature)

3 March 2023  
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:

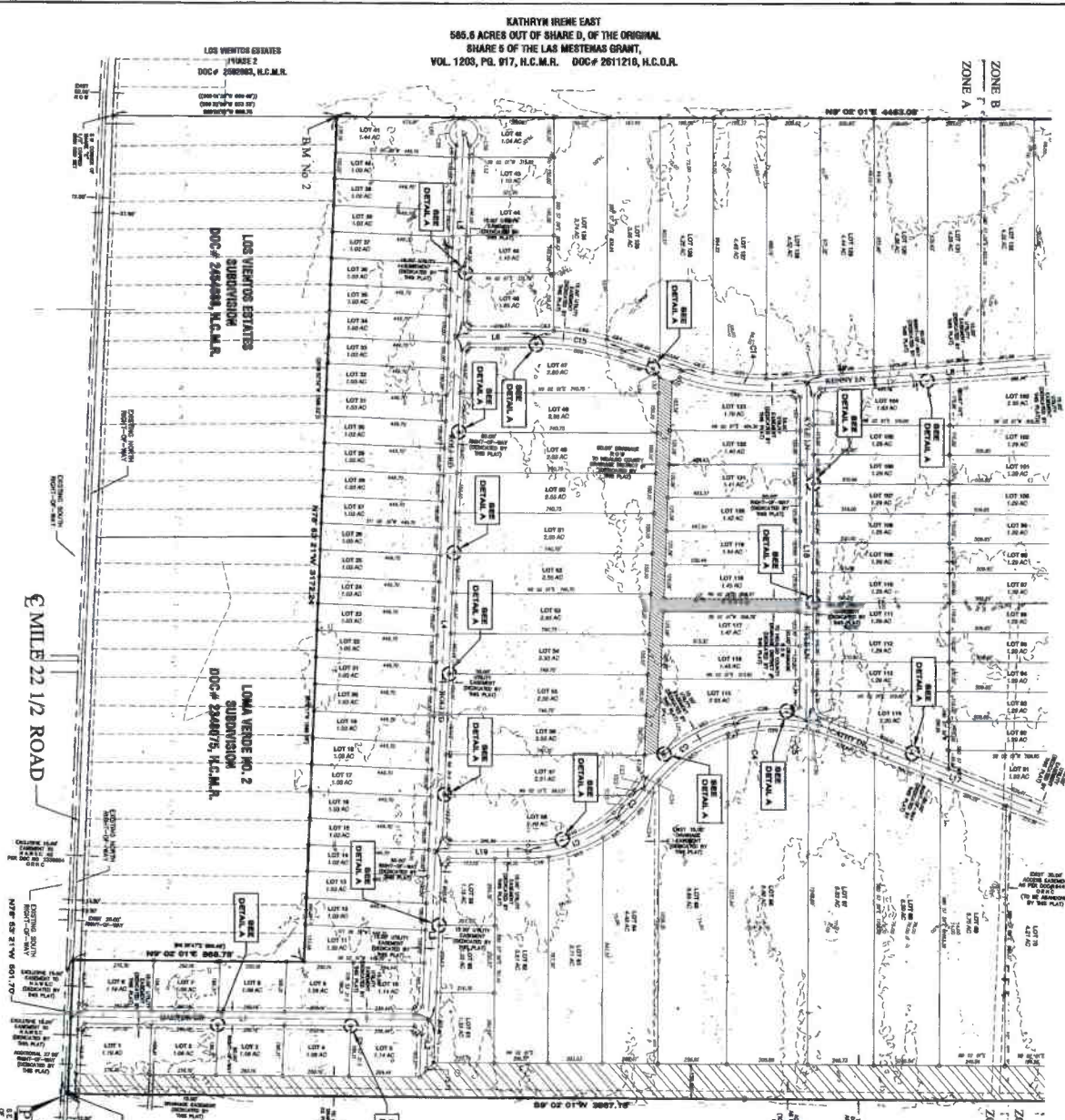
Location of land verified and completed request accepted by Hidalgo County for processing on:

6-14-23  
Date

[Signature]  
County Official

# SANTA CRUZ RANCHES NO. 4 SUBDIVISION PHASE 4

BEING A 32712 ACRES TRACT OF LAND OUT OF SHARE 1, SHARE 2 AND SHARE 3, SHARE 4, SHARE 5, AND SHARE 6 OF SHARE "C" OF PHASE 5, THE LAS MESTIZAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OF PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS. AND BEING 1253 ACRES OUT OF SHARE 1253 ACRES TRACT OF LAND BEING TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**LEGEND**

- A - 1/2" CORNER
- B - 1/4" CORNER
- C - 1/8" CORNER
- D - 1/16" CORNER
- E - 1/32" CORNER
- F - 1/64" CORNER
- G - 1/128" CORNER
- H - 1/256" CORNER
- I - 1/512" CORNER
- J - 1/1024" CORNER
- K - 1/2048" CORNER
- L - 1/4096" CORNER
- M - 1/8192" CORNER
- N - 1/16384" CORNER
- O - 1/32768" CORNER
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- GV - 1/57089912208337777811288889564447822228911114455557272736363618181809090450225112538666715360" CORNER
- GW - 1/114179824416675555625777811288889564447822228911114455557272736363618181809090450225112538666715

