



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR January 23, 2024

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>10</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	<b><u>10</u></b>

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	GILBERTO & DIANA HERNANDEZ	1-8246
2.	MAGDALENO C. PUENTE & MA. ESTHER RAMOS	1-7525
	COMM. COURT: JANUARY 23, 2024	



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 1-8240

### 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: Gilberto + Diana Hernandez

Address: 17534

Escondido N

Elsa TX, 78543

Phone: 956-451-3894

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
_____	_____	<u>55132</u>
Date Approved:	_____ / _____ / _____	<u>01/09/24</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: CAMPANA PH 3 LOT 1 BK 2

on JANUARY 23, 2024, 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

yo A plat has been prepared; (Date approved 0-25-2007);

yo A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

yo water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

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;

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 [Signature]);

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

[Signature] (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

1/23/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

1/24/24  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

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

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: 1-8246

### 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: Gilberto & Diana Hernandez

Address: 17539 escobedo n  
Elsa, Texas 78543

Phone: 956-451-3894

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

CAMPANA PH3 Lot 1 BIK 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

Requesting Party (Signature)

12-28-23

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:

12-28-23

Date

County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-8246

Receipt No.: 031783

C0740-03-002-0001-00

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

*Gilberto Diana Hernandez*  
~~AFFORDABLE DREAM HOMES LLC~~

8614 CHULA VISTA DR  
EDCOUCH, TX 78538  
(956) 975-0917  
(956) 975-0917

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3521Sq.Ft.
- [5] Legal Description: CAMPANA PH 3 LOT 1 BLK 2
- [6] Location: FM 88 & ML 15 1/2
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 25', Side 10', Side ', Corner 15'  
 Special Conditions: applicant must comply with all county setbacks and regulations  
 Description: Permit 1-8246  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 2128  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: sonia.diaz  
 Inspector: gilbert.mata  
 Receipt: sonia.diaz

\_\_\_\_\_  
Cashier *Sonia Diaz*

\_\_\_\_\_  
Date *10/5/23*

[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.

*[Signature]*  
\_\_\_\_\_  
Signature of Owner or Applicant

*10/5/23*  
\_\_\_\_\_  
Date

**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.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

**DATE:** September 19, 2023

**GRANTOR:** Affordable Dream Homes LLC

**GRANTOR'S MAILING ADDRESS:**

Affordable Dream Homes LLC  
8614 Chula Vista Dr.  
Edcouch, Texas 78538

**GRANTEE:** Gilberto Hernandez and Diana Saucedo Hernandez

**GRANTEE'S MAILING ADDRESS:**

Gilberto Hernandez and Diana Saucedo Hernandez  
17539 Escondido Dr.  
Elsa, Texas 78543

**PROPERTY (legal description):**

All of Lot 1, Block 2, CAMPANA SUBDIVISION PHASE III, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 53, Page 108, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**CONSIDERATION:**

This conveyance is made for the following consideration, receipt and sufficiency of which is acknowledged:

First-lien Note: Grantee's execution of a promissory note in the amount of \$238,000.00, payable to the order of Grantor and Grantee's execution of a deed of trust to Maricela Garcia as trustee, both of which were executed this same date.

**RESERVATIONS FROM CONVEYANCE:** NONE

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made subject to the following exceptions:

Liens described or referenced above relating to the Consideration and liens specifically assumed herein;

Valid and enforceable easements and prescriptive rights of record or which are open and obvious;

Discrepancies, conflicts in interests, or shortages in area or boundary lines of record or which are open and obvious;

Valid and enforceable matters of record, including subdivision plats, easements, restrictions, restrictive covenants, reservations of interest, covenants, conditions, leases (including but not limited to oil, gas and mineral leases), reservations or conveyances of water interests, and any other instruments (other than a conveyance of a fee estate in the surface) affecting the property;

Valid and enforceable rights of adjoining owners in any common boundary walls and fences;

Standby fees, taxes, and assessments of any taxing authority for the current year and subsequent years;

Taxes and assessments for prior years of any taxing authority due to a change in land ownership or usage, payment of which Grantee assumes and agrees to pay;

Valid and enforceable utility easements created as part of a subdivision in which the Property is located;

All matters arising from the existence of any governmental district, including any water improvement or municipal utility district having jurisdiction over the Property;

Any encroachments or protrusions which are open and obvious;

All matters arising from the existence of any governmental district, including any water improvement or municipal utility district having jurisdiction over the Property;

Homestead or community property or survivorship rights, if any, of any spouse of Grantee;

Any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments or other entities, to:

- a. tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans;
- b. lands beyond the line of the harbor or bulkhead lines as established or changed by any government;
- c. filled-in lands or artificial islands;
- d. water rights, including riparian rights; or
- e. the area extending from the line of mean low tide to the line of vegetation or right of access to that area or easement along and across that area.

**CONVEYANCE:**

For the consideration stated above, the receipt and sufficiency of which is acknowledged, Grantor grants, sells and conveys the Property, together with all and singular any improvements,





# PLANNING DEPARTMENT

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Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-7525

### 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: Magdalena C. Puentes  
Ma Esther Acosta Ramos

Address: 1311 W. Gran Via  
Pharr, TX 78577

Phone: 956-293-4820

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	_____	<u>[Signature]</u>
Inspection/Permit No:	_____	Authorized Signature
Date Approved:	<u> / /</u>	<u>01/09/24</u>

Water Supplier: MHWS

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

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

regarding the land described as:

Ranchitos De Progreso Pt 1 Lot 35

on JANUARY 23, 2024, 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 12-14-2004);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuiter 1/23/24  
Hidalgo County Judge Date

ATTEST: [Signature] 1/24/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 DMS



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7045  
956-205-7049

Precinct 1 2 3 4  
1-7525

**Anthony Uresti**  
Assistant Director

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

### 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: Magdalena Contreras Puente/Ma. Esther Acosta R

Address: 311 W Gran Via  
Pharr TX 78577

Phone: 956-293-4820

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

Ranchitos De Progreso PH I Lot 35

#### 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)

1/5/24  
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:

1.9.2024  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

4/27/2023 12:51:47 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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 1-7525  
Receipt No.: 029276  
R0940-01-000-0035-00

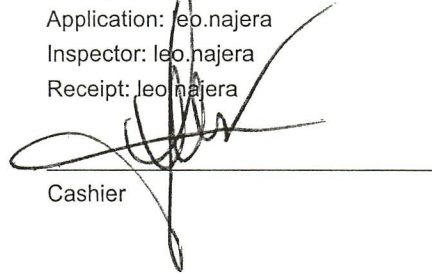
PUENTE MAGDALENO CONTRERAS & MARIA ESTER ACOSTA RAMOS  
1311 W GRAN VIA  
PHARR, TX 78577  
(956) 685-3973  
(956) 685-3973

[1] Contractor: self  
[2] Water System: Military WSC  
[3] Class of Work: 25 Residential, new, Single Family Dwelling  
[4] Size of Structure: 2233Sq.Ft.  
[5] Legal Description: RANCHITOS DE PROGRESSO PH 1 LOT 35  
[6] Location: fm 88 & hwy 281  
[7] Sewage: N/A  
[8] Construction Type: Wood  
[9] Est. Cost of Construction: \$95000  
[10] Flood Zone: Zone B

Community Panel Number: 4803340525B  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 20', Side 6', Side 6', Corner '  
Special Conditions: must comply with all county setbacks & regulations  
Description: Permit 1-7525  
Price: \$30.00

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

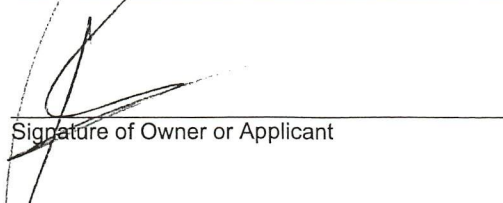
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$100.00  
Change Due: \$70.00  
Application: leo.najera  
Inspector: leo.najera  
Receipt: leo.najera

  
\_\_\_\_\_  
Cashier

4/27/23  
\_\_\_\_\_  
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

4/27/23  
\_\_\_\_\_  
Date

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

### ASSUMPTION WARRANTY DEED

Date: November 13, 2015

Grantor: Silvia Keren Fuentes De Leon

Grantor's Mailing Address (including county): 506 W. Eagle  
Pharr, Texas 78577  
Hidalgo County, Texas

Grantee: Magdalena Contreras Puente and Ma Esther Acosta Ramos

Grantee's Mailing Address (including county): 1311 W. Gran Via  
Pharr, Texas 78577  
Hidalgo County, Texas

Consideration: A cash consideration paid to Grantor by Grantee and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest on the note in the original principal sum of Fifty-Six Thousand Four Hundred Five Dollars and no cents (\$56,405.00) dated October 6, 2011, executed by Silvia Keren Fuentes De Leon and payable to the order of Durango Development, Inc., a Texas Corporation. The note is secured by a Deed of Trust dated October 6, 2011, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number 2250869. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantor named in that deed of trust and Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

**Lot 35, Ranchitos de Progreso Subdivision, Phase 1, Hidalgo County, Texas, as per Map or Plat recorded in Volume 46, Page 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which in here made for all purpose.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

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.

**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, NOR AS TO TAXES DUE ON THE PROPERTY.**

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

### ASSUMPTION WARRANTY DEED

Date: November 13, 2015

Grantor: Silvia Keren Fuentes De Leon

Grantor's Mailing Address (including county): 506 W. Eagle  
Pharr, Texas 78577  
Hidalgo County, Texas

Grantee: Magdalena Contreras Puente and Ma Esther Acosta Ramos

Grantee's Mailing Address (including county): 1311 W. Gran Via  
Pharr, Texas 78577  
Hidalgo County, Texas

Consideration: A cash consideration paid to Grantor by Grantee and Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest on the note in the original principal sum of Fifty-Six Thousand Four Hundred Five Dollars and no cents (\$56,405.00) dated October 6, 2011, executed by Silvia Karen Fuentes De Leon and payable to the order of Durango Development, Inc., a Texas Corporation. The note is secured by a Deed of Trust dated October 6, 2011, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number 2250869. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantor named in that deed of trust and Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

**Lot 35, Ranchitos de Progreso Subdivision, Phase 1, Hidalgo County, Texas, as per Map or Plat recorded in Volume 46, Page 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which in here made for all purpose.**

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages in area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

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.

**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, NOR AS TO TAXES DUE ON THE PROPERTY.**

By the acceptance of this Deed, Grantee is taking 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 physical 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 nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute.

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 shall become absolute.

X Silvia Fuentes  
Silvia Keren Fuentes De Leon

ACCEPTED:

The undersigned is executing this Assumption Warranty Deed of acknowledge acceptance of this conveyance and assumption of the obligations under the above-described Note and Deed of Trust.

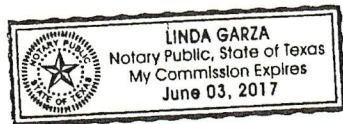
✓ [Signature]  
Magdaleno Contreras Puente

[Signature]  
Ma Esther Acosta Ramos

(Acknowledgment)

State of Texas  
County of Cameron

20 15 This instrument was acknowledged before me on the 13 day of November, by Silvia Keren Fuentes De Leon.



[Signature]  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Cameron

20 15 This instrument was acknowledged before me on the 13 day of November, by Magdaleno Contreras Puente and Ma Esther Acosta Ramos.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Magdaleno Contreras Puente  
Ma Esther Acosta Ramos  
1311 W. Gran Via  
Pharr, Texas 78577  
Hidalgo County, Texas

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS

	APPLICANT	APPLICATION NO.
1.	Aroldo Lozano Jr.	4-8102
2.	Jesus Garza	4-8120
3.	Olmedo's Investments, LLC            OLMEDO SUBDIVISION, LOTS 1-3	BLANKET COVER
4.	Las Dianas Land Development, LLC    EDUARDO'S SUBDIVISION NO. 24, LOTS 1-67	BLANKET COVER
5.	Los Vecindades RGV, L.P.                EL ENCANTADO SUBDIVISION, LOTS 1-323	BLANKET COVER
6.	TJ & CJ Land LTD                            URI ESTATES SUBDIVISION, LOTS 1-13	BLANKET COVER
7.	1960 Investment Company, LLC        WESTERN MEADOWS SUBDIVISION, LOTS 1-21	BLANKET COVER
8.	Krys Weyand                                 SANTA CRUZ RANCHES NO. 4, PHASE B SUBDIVISION LOTS 141-188	BLANKET COVER
COMM. COURT: JANUARY 23, 2024		



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 4-8102

### 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: Araldo Lozano JR

Address: 9709 viznaga Dr  
Edinburg Tx  
78542

Phone: 281-848-8843

Approved by Environmental Health:	Temporary Service <u>[Signature]</u> Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No:	<u>Permit 055F</u>	_____ Authorized Signature
Date Approved:	<u>1/10/24</u>	<u>1/1</u>

Water Supplier: North Alamo

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

Account/ESI No.: 10032789430216080  
 Temporary Pole [ ] Permanent Service

regarding the land described as: Lanchitos escondidos<sup>Ph.</sup> Lot # 67

on JAN 23, 2024, 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 4/16/15);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature      [Signature] Hidalgo County Judge      1/23/24 Date

ATTEST: [Signature] Hidalgo County Clerk      1/24/24 Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BMS



PLANNING DEPARTMENT
County of Hidalgo

Rev. 7-24-23

Main Office: 2818 S. Business Hwy 281, Edinburg, Texas 78539
Precinct No. 1 Substation: 1900 Joe Stephens Ave. Ste. A, Weslaco, TX 78596
Precinct No.3 Substation: 2401 N. Moorefield Rd., Mission, TX 78572

Anthony Uresti
Assistant Director

Precinct 1 2 3 4

Application No:

4-8102

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: Araldo A Lezama Jr

Address: 9209 vicnaga Dr
Edinburg Tx, 78542

Phone: 281-848-8843

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

Ranchitos escandidos ph1A Lot# 67

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)

1-10-24
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:

1/17/24
Date

County Official



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

1/10/2024 10:32:10 AM

Main Office      Precinct No. 1 Substation      Precinct No. 3 Substation  
2818 S Business Hwy 281    1900 Joe Stephens Ave. Ste. A    2401 N. Moorefield Rd.  
Edinburg, Texas 78539    Weslaco, Texas 78596      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 4-8102  
Receipt No.: 033052  
R0941-1A-000-0001-00

LOZANO AROLD A JR  
9209 VIZNAGA DR  
EDINBURG, TX 78542  
(956) 605-6947  
(956) 731-2585

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 43Sq.Ft.
- [5] Legal Description: RANCHITOS ESCONDIDOS PH 1-A LOT 67
- [6] Location: 2812 and cesar chavez
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 85', Rear 30', Side 15', Side 15', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-8102  
Price: \$30.00

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

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

*melissa.lopez* 1/10/24  
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.

*[Signature]*  
Signature of Owner or Applicant      1-10-24  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS  
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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**

Special Warranty Deed with Vendor's Lien

2643772

1. Date: August 8, 2015
2. Grantor: CWL, Limited, a Texas Limited Partnership
3. Grantor's Mailing Address: 506 E. Canton, Edinburg, Hidalgo County, Texas 78539
4. Grantee: AROLDO A. LOZANO, JR.
5. Grantee's Mailing Address: 2405 Ambassador St., Edinburg, Hidalgo County, Texas 78541
6. Consideration: Ten and No/100THS (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note of even date herewith, in the principal sum of Fifty Six Thousand Nine Hundred and No/100ths Dollars (\$56,900.00) payable to the order of Grantor and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Alan D. Monroe, Trustee.
7. Property: Lot Sixty-Seven (67), Ranchitos Escondidos Subdivision Phase 1-A, Hidalgo County, Texas, as per map or plat thereof recorded under Instrument No. 2603420, Map Records, Hidalgo County, Texas.
8. Reservations from Conveyance: Grantor reserves unto Grantor and Grantor's heirs, successors and/or assigns forever:
  - A. All water in and under and that may be produced from the Property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license, and all benefits from it.
  - B. All right, title and interests of the **minerals and mineral estate** owned by Grantor, including, but not limited to all executory rights, all oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including, but not limited to, uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals and ores, whether known or unknown, and irrespective of the depth at which same may be found, and further, **without limitation** by the foregoing enumeration, **all other minerals and ores** of every kind and character, whether similar or dissimilar, **including** all minerals which may be produced or recovered by wells, bores, shafts, tunnels, open pits, strip or surface mines, or by any other methods, **even through such production** may **damage or destroy the surface estate**, together with the rights of ingress and egress in, on, over and upon said Property for the purpose of exploring, producing, mining, saving, storing, treating and marketing said minerals.
  - C. All rights to underground high temperature waters and other underground substances providing heat sources such as may now or hereafter be suitable for use in producing geothermal energy.

- D. If the mineral estate and/or underground water estate, is subject to existing production or existing leases, this reservation includes the production, the leases, and all benefits from them. Grantor and Grantee agree that any lease of any of the oil, gas and other minerals herein retained shall expressly provide the lessee thereof shall pay and full and adequate compensation for all use by such lessee of the surface of the leased premises and for all damages caused by or resulting from the exploration for and production of such minerals. The provisions of the preceding sentence shall constitute covenants running with the minerals hereby retained, and shall be binding upon the heirs, successors and assigns of the parties hereto.
9. Exceptions to Conveyance and Warranty: This conveyance is made by Grantor and accepted by Grantee subject to the following, only to the extent that same exist and affect the Property, to-wit:
- a) Restrictive covenants recorded under Clerk's File No. 2629353, Official Records and Map Records, Hidalgo County, Texas.
  - b) All prior reservations of whatever nature, including, but not limited to prior reservations of oil, gas and other minerals in, on or under the land herein conveyed; all prior easements of record and visible easements; all prior leases of whatsoever nature; all rights of parties in possession; all prior liens; all covenants affecting any and all of said property; any discrepancies, conflicts or shortages in boundary lines, any encroachments or any overlapping of improvements; and all taxes for the current year and subsequent years.
  - c) Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
  - d) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
  - e) Easements or claims of easements that are not recorded in the public records.
  - f) Any encroachment, encumbrance, violations, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
  - g) Standby fees and taxes for the year 2015 and subsequent years.
  - h) All lots are restricted to commercial and/or residential use. No multi-family units are allowed on any of the lots in this subdivision.
  - i) Those items set out on Exhibit "B" attached hereto and made a part hereof for all purposes;
10. Condition of the Property: This Property is sold in its present physical "As Is" condition as set out in Exhibit "A" hereto attached and made a part hereof for all purposes.
11. Prior Liens: None.
12. Granting Clause: Grantor, for valuable consideration the receipt of which is hereby acknowledged, 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 (continue below):
13. Special Warranty of Title: 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, when the claim is by, through or under Grantor, but not otherwise.
14. Vendor's Lien: The vendor's lien against and superior title to the Property are retained until the note described above is fully paid according to its terms, at which time this deed will become absolute.
15. Non-examination of Title: **NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO THE TITLE TO THIS PROPERTY.**

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

17. Damages to the Surface Estate: By accepting this Deed, Grantee agrees that:

- A. The mineral estate may disturb, invade, trespass and/or use (by any other terminology) the surface estate as may be necessary for the development of the mineral estate.
- B. Grantee releases Grantor and Grantor's successor, heir and assigns [owners of the mineral estate] from any damages and/or claims of damages and/or compensation relating to such use, invasion, disturbance, and/or trespass (by any other terminology) by the mineral estate.
- C. Grantee will only seek damages and/or compensation from the Lessee of the mineral estate as to any such use, invasion and/or trespass and will defend and indemnify Grantor as to such damages and/or compensation.
- D. This provision applies to Grantee and Grantee's heirs, successors and/or assigns.

18. Signature:

CWL LIMITED  
By: THREE, L.L.C.

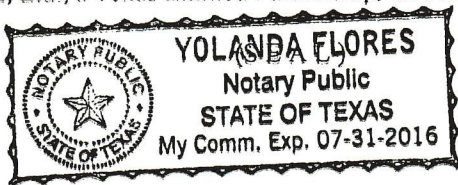
By: Forrest Runnels  
Forrest Runnels, Vice President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 30<sup>th</sup> day of Aug, 2015, by Forrest Runnels Vice Pres of Three, L.L.C., a Texas Limited Liability Company, on behalf of such LLC., as General Partner of CWL, Ltd., a Texas Limited Partnership, on behalf of said partnership.



Yolanda Flores  
Notary Public, State of Texas  
My Commission Expires: 7-31-2016

Exhibit "A"

Grantee is accepting the property "As is", "where is" and "With all faults" and without any representation and/or warranty by Seller of any kind or character, express or implied, with respect to the property, (except those set out in the warranty of title) including, but not limited to: Zoning and tax consequences; Physical or environmental conditions; availability of access, ingress or egress; operating history or projections; Governmental approvals, governmental law and/or regulations; Things relating to or affecting the property, including, without limitation: (1) the value, condition, merchantability, marketability, profitability, habitability, suitability or fitness for a particular use or purpose of the property; (2) the manner or quality of the construction or materials incorporated into any of the property; (3) the manner, quality, and/or state of repair or lack of repair of the property; and (4) the performance of the work by contractors and consultants. **Further, Buyer hereby releases Seller from any and all past, present or future claims or causes of action whatsoever arising out of or related to any environmental condition on the property, including, but not limited to asbestos, water damage, lead paint and/or mold, even if such claims or causes of action arise from or are attributed to strict liability or the sole or concurrent negligence of Buyer, its agents, or representatives.**

Exhibit "B"

- A. Reservation and/or conveyance of all executory rights relating to any and all oil, gas, and other minerals, including but not limited to uranium, coal, lignite, caliche and any and all fissionable and nonfissionable minerals, as set forth in instrument(s) dated October 31, 1977, recorded in Volume 1553, Page 703, Deed Records, Hidalgo County, Texas.
- B. Mineral and/or royalty grant and/or reservation (including but not limited to oil, gas, sulphur and all other hydrocarbon substances, whether liquid, gaseous or solid, all fissionable minerals and materials, including but not limited to uranium, thorium, vanadium, molybdenum, rhenium, and all coal, lignite and other minerals or ores, irrespective of depth) and grant and/or reservation of rights to underground high temperature waters and other underground substances providing heat sources suitable for use in producing geothermal energy, as set forth in instrument(s) dated November 8, 1977, recorded in Volume 1553, Page 748, Deed Records, and dated November 23, 1977, recorded in Volume 1554, Page 30, Deed Records, Hidalgo County, Texas.
- C. Mineral and/or royalty grant and/or reservation in instrument dated December 16, 1999, recorded in Clerk's File No. 831865, Official Records, Hidalgo County, Texas
- D. Oil, Gas, and Mineral Lease dated February 3, 1938 recorded in Volume 505, Page 405, Oil and Gas Records, Hidalgo County, Texas.
- E. Easement Deed dated February 20, 1943, recorded in Volume 505, Page 331, Deed Records, Hidalgo County, Texas. (BLANKET)
- F. Easement and/or other rights, if any, as set forth in untitled instrument dated July 20, 1955, recorded in Volume 836 Page 528, Deed Records, Hidalgo County, Texas.
- G. Memorandum of Right of Way Easement dated June 13, 2005, recorded under Clerk's File NO. 1487856, Official Records, Hidalgo County, Texas.
- H. Memorandum of Right of Way Easement dated June 13, 2005, recorded under Clerk's File No. 1487857, Official Records, Hidalgo County, Texas
- I. Easement and/or other rights, if any, as set forth in Special Warranty Deed dated October \_\_, 2013, recorded under Official Records, Hidalgo County, Texas.
- J. A 10.00 inch diesel/gasoline pipeline along the South boundary line - Nustar Logistics LP Gas Pipeline Co. (361-249-9417); a 30.00' gas easement to Magnolia Petroleum Pipeline Co., recorded in Volume 836, Page 528, Deed, Records, Hidalgo County, Texas, as shown the plat recorded under Instrument No. 2603420, Map records, Hidalgo County, Texas.



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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**

**Anthony Uresti**  
Assistant Director

Application No: 4-8120

### 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: JESUS GUZMAN

Address: 1238 W AUSTIN AVE  
ALAMO, TEXAS  
78516

Phone: 956-570-4731

<b>Approved by Environmental Health:</b>	<b>Temporary Service</b>	<b>Final Service</b>
_____	_____	<u>[Signature]</u>
<b>Inspection/Permit No:</b>	<b>Authorized Signature</b>	<b>Authorized Signature</b>
_____	_____	<u>[Signature]</u>
<b>Date Approved:</b>	<u>1 / 1</u>	<u>1 / 17 / 24</u>

Water Supplier: NORTH ALAMO WATER SUPPLY

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

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

regarding the land described as:

NASSER FARAH LOT #2 CIBOLO DRIVE

on JANUARY 23, 2024, 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 4/21/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas 1/23/24  
Hidalgo County Judge Date

ATTEST: [Signature] 1/24/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BMS



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Precinct 1 2 3 4

Application No: 4-8120

### 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: JESUS GARZA

Address: 1238 W. AUSTIN AVE. ALAMO, TEXAS 78516

Phone: 956-570-4731

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

NASSEI FARAG LOT #2 Cibola Drive.

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

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

Jesus Garza  
Requesting Party (Signature)

1-17-24  
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:

1/17/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

1/17/2024 9:44:01 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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 4-8120  
Receipt No.: 033134  
N0237-00-000-0002-00

GARZA JESUS & TIRZAH SEPHORA GARZA  
1238 W AUSTIN AVE  
ALAMO, TX 78516  
(956) 570-4731  
(956) 570-4731

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 296Sq.Ft.
- [5] Legal Description: NASSER FARAG LOT 2
- [6] Location: MILE 22 1/2 N RD & CARMEN AVILA RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$48000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 35', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-8120  
Price: \$30.00  
**Total Amount.....\$30.00**  
Method of Payment: Check  
Check/M.O.#: 832  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

*Melissa Lopez* 1/17/24  
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.

*Jesus M. Garza*  
Signature of Owner or Applicant

1-17-24  
Date

San Jacinto Title Services-Brownsville  
GF No.: 232501500

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.

General Warranty Deed

Date: OCTOBER 30, 2023

Grantor: TINY PROPELLERS INVESTMENTS, LLC

Grantor's Mailing Address: 2216 PADRE ISLAND PMB 774  
SOUTH PADRE IS TX 78597  
CAMERON COUNTY

Grantee: JESUS GARZA and TIRZAH SEPHORA GARZA

Grantee's Mailing Address: 1238 W AUSTIN AVE  
ALAMO, TX 78516  
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Two (2), NASSER FARAG SUBDIVISION, Hidalgo County Texas, as per map or plat thereof recorded in Volume 50, Page 78, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 50, Page 78, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 50, Page 78, Map Records of Hidalgo County, Texas.
- d. Right of way easement granted to Rio Grande Valley Gas Co., recorded in Volume 510, Page 34, Deed Records, Hidalgo County, Texas
- e. Right of way easement granted to Rio Grande Valley Gas Co., recorded in Volume 619, Page 635, Deed Records, Hidalgo County, Texas
- f. Right of way easement granted to Carthage Hydrocol, Inc., recorded in Volume 656, Page 161, Deed Records, Hidalgo County, Texas. Assigned to Celanese Corporation of America by assignment recorded in Volume 931, Page 274, Deed Records, Hidalgo County, Texas Further assigned to Valero Transmission, L.P., a Limited Partnership, by Assignment and Bill of Sale dated December 13, 1994, filed January 10, 1995, under Document No. 429782, Official Records, Hidalgo County, Texas
- g. Right of way easement granted to Magnolia Petroleum Co., recorded in Volume 130,

Page 378, Oil and Gas Records, Hidalgo County, Texas.

- h. Right of way easement granted to Magnolia Petroleum Co., recorded in Volume 832, Page 441, Deed Records, Hidalgo County, Texas.
- i. Right of way easement granted to Magnolia Petroleum Co., recorded in Volume 843, Page 480, Deed Records, Hidalgo County, Texas.
- j. Right of way easement granted to Celariese Corporation, recorded in Volume 905, Page 104, Deed Records, Hidalgo County, Texas.
- k. Right of way easement granted to Central Power and Light Company, recorded in Volume 978, Page 433, Deed Records, Hidalgo County, Texas.
- l. Right of way easement granted to Western Natural Gas co., recorded in Volume 1036, Page 183, Deed Records, Hidalgo County, Texas.
- m. Right of way easement granted to Highland Resources, Inc., recorded in Volume 1557, Page 197, Deed Records, Hidalgo County, Texas. Assigned to Wainco Oil and Gas Company by Assignment of Right of Way Easements recorded in Volume 1750, Page 338, Deed Records, Hidalgo County, Texas
- n. Right of way easement granted to Duke Energy Field Services, LP, its successors and assigns, dated November 29, 2004 filed December 27, 2004 under Document No. 1416892, in the Official Records, Hidalgo County, Texas.
- o. Agreement dated November 14, 1983, filed January 18, 1984, by and between Gilbert L. Skloss and Virginia R. Skloss, and Atlantic Richfield Company, recorded in Volume 1929, Page 610, Deed Records, Hidalgo County, Texas.
- p. Damage Release dated October 19, 1991 from Gilbert Skloss to Southwest Oil & Land, Inc. filed December 30, 1991, recorded in Volume 3183, Page 362, Official Records, Hidalgo County, Texas.
- q. Subject to rights and claims to property by JSJH Investments, LTD., by virtue of Surface Deed dated May 1, 2002, filed August 23, 2002, under Document NO. 1114226, Official Records, Hidalgo County, Texas.
- r. Assignment and Conveyance of system, Easements and Components to Texas Gas Service Company as recorded under Document No. 1154883, filed January 6, 2003, Official Records, Hidalgo County, Texas.
- s. Right of way easement granted to Valero Logistics Operations, L.P., a Delaware limited partnership, its successors and assigns, dated February 28, 2005 filed June 24, 2005 under Document No. 1487859, in the Official Records, Hidalgo County, Texas.
- t. Subject to rights and claims to property by JSJH Investments, LTD., by virtue of Surface Deed dated May 1, 2002, filed August 23, 2002, under Document NO. 1114226, Official Records, Hidalgo County, Texas.
- u. Assignment and Conveyance of system, Easements and Components to Texas Gas Service Company as recorded under Document No. 1154883, filed January 6, 2003, Official Records, Hidalgo County, Texas.
- v. Right of way easement granted to Valero Logistics Operations, L.P., a Delaware limited partnership, its successors and assigns, dated February 28, 2005 filed June 24, 2005 under Document No. 1487859, in the Official Records, Hidalgo County, Texas.
- w. Oil, Gas and Mineral Lease dated March 27, 1934, recorded in Volume 2, Page 47, being Document No. 14302, Oil and Gas Records, Hidalgo County, Texas.

- x. Oil, Gas and Mineral Lease dated March 27, 1934, recorded in Volume 11, Page 109, being Document No. 8732, Oil and Gas Records, Hidalgo County, Texas. Unitized by instruments dated April 17, 1946, recorded in Volume 122, Page 293, dated July 1, 1946, recorded in Volume 70, Page 252, dated August 5, 1949, recorded in Volume 106, Page 14, dated December 15, 1950, recorded in Volume 112, Page 155, dated November 18, 1952, recorded in Volume 135, Page 117, and dated December 19, 1955, recorded in Volume 281, Page 101, Oil and Gas Records, Hidalgo County, Texas.
- y. Oil, Gas and Mineral Lease dated January 1, 1988, recorded in Volume 2951, Page 826, being Document No. 173 82, Official Records, Hidalgo County, Texas. Amended under Document No. 636092, filed November 12, 1997.
- z. Oil, Gas and Mineral Lease dated January 1, 1988, recorded in Volume 2951, Page 830, being Document No. 173813, Official Records, Hidalgo County, Texas. Amended under Document No. 636092, filed November 12, 1997.
- aa. Oil, Gas and Mineral Lease dated July 15, 1990, recorded in Volume 2951, Page 834, being Document No. 173814, Official Records, Hidalgo County, Texas.
- ab. Oil, Gas and Mineral Lease dated January 1, 1988, recorded in Volume 2951, Page 841, being Document No. 173815, Official Records, Hidalgo County, Texas. Amended under Document No. 636092, filed November 12, 1997.
- ac. Oil, Gas and Mineral Lease dated June 25, 1990, recorded in Volume 2960, Page 749, being Document No. 176634, Official Records, Hidalgo County, Texas. Amended by Document No. 636093, filed November 12, 1997.
- ad. Oil, Gas and Mineral Lease dated June 25, 1990, recorded in Volume 2960, Page 755, being Document No. 176636, Official Records, Hidalgo County, Texas. Amended by Document No. 636091, filed November 12, 1997.
- ae. Oil, Gas and Mineral Lease dated August 9, 1990, recorded in Volume 2965, Page 601, being Document No. 178103, Official Records, Hidalgo County, Texas.
- af. Notice of Oil, Gas and Mineral Lease dated April 11, 1991, recorded in Volume 3062, Page 729, being Document No. 207696, Official Records, Hidalgo County, Texas.
- ag. Memorandum of Oil and Gas Lease dated June 30, 1999, recorded under Document No. 790309, Official Records, Hidalgo County, Texas.
- ah. Memorandum of Oil and Gas Lease dated April 15, 2001, recorded under Document No. 962311, Official Records, Hidalgo County, Texas.
- ai. Memorandum of Oil and Gas Lease dated May 1, 2001, recorded under Document No. 996716, Official Records, Hidalgo County, Texas.
- aj. Oil, Gas and Mineral Lease dated August 20, 2004, filed on September 9, 2004, recorded under Document No. 1379480, Official Records, Hidalgo County, Texas.
- ak. Mineral reservations and/or conveyances as set forth in instrument recorded in Volume 444, Page 1, Volume 448, Page 36, Volume 525, Page 177, Volume 1241, Page 629, Deed Records and dated October 10, 2003 under Document No. 1259194, Official Records, Hidalgo County, Texas.
- al. All water rights reserved in Deed dated June 15, 2005, filed under Document No. 1486925, Official Records of Hidalgo County, Texas.
- am. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public

Records.

- an. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- ao. Building, Zoning, Platting and/or Regulatory Laws and or Ordinances of any Municipal and/or other Governmental Authority.

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.

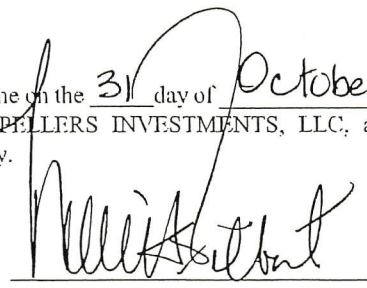
TINY PROPELLERS INVESTMENTS, LLC

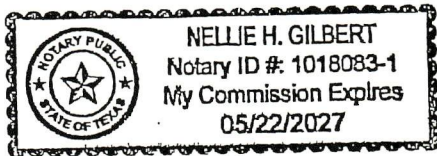
BY:   
 LAUREN FREY, MEMBER

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                   §  
 COUNTY OF CAMERON   §

This instrument was acknowledged before me on the 31 day of October, 2023, by LAUREN FREY, MEMBER of TINY PROPELLERS INVESTMENTS, LLC, a Texas limited liability company on behalf of said company.





NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
 SLUSHER & ASSOCIATES, PLLC  
 4900 N. 10<sup>TH</sup>, STE. E-2  
 McALLEN, TEXAS 78504  
 GF#232507500

AFTER RECORDING, RETURN TO:  
 JESUS GARZA and TIRZAJI SEPHORA GARZA  
 1238 W AUSTIN AVE  
 ALAMO, TX 78516



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSA'S.

Precinct 1 2(3) 4

**Anthony Uresti**  
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:

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

Name: Olmedo's Investments LLC

Address: 2411 El Encino Dr.  
Mission, Tx. 78573

Water Supplier: Agua Sud.

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

Phone: 361-0981

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

regarding the land described as: Olmedo Subdivision lots 1-3

on JANUARY 23, 2024, 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; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 10/31/2023)

(verified by Jim Seain);

(verified by Jim Seain);

(verified by Jim Seain);

(verified by Jim Seain);

Anthony Uresti  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

1/23/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BMS

ATTEST: Antonio Hernandez Jr.  
Hidalgo County Clerk

1/24/24  
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: Olmedo's Invesments LLC

Address: 2411 El Encino Dr.

Mission Tx 78573

Phone: c/o 956-381-0981

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

See Attached Warranty Deed Olmedo Submision 10B 1-3

#### 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)

08/24/2023  
Date

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

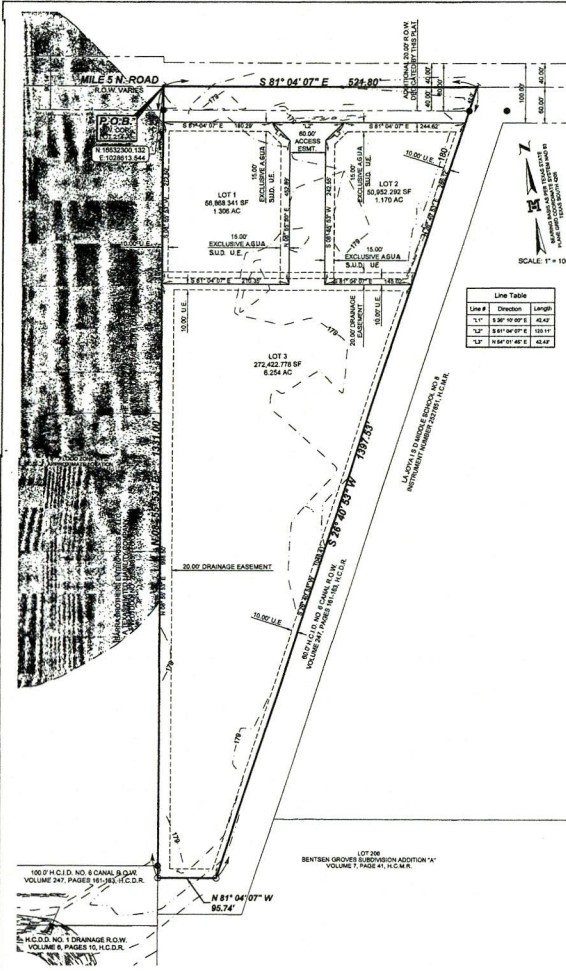
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subd. plat

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

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

1/11/2024  
Date

[Signature]  
County Official



### SUBDIVISION MAP OF **OLMEDO SUBDIVISION**

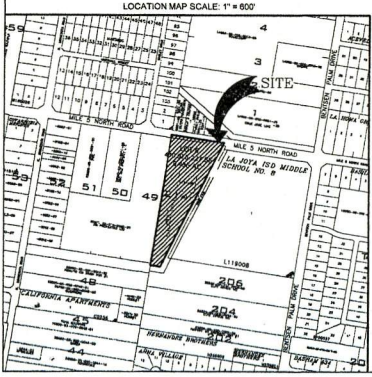
A SUBDIVISION OF 9.435 ACRES BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A" VOLUME 7, PAGE 41, H.C.M.R. HIDALGO COUNTY, TEXAS

**GENERAL NOTES:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X". 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. PLAN COMMUNITY PANEL NO. 48034 030 D EFFECTIVE DATE: JUNE 8, 2000, REVISED TO REFLECT LOMA DATED MAY 31, 2005. THE PORTION OF SITE THAT WAS WITHIN ZONE "A" HAS BEEN FILED TO MEET FEMA LOMA PERMIT REFERENCED AS CASE NO. 2006-1988 A.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS: SHALL COMPLY WITH MINIMUM SETBACKS AS PER HIDALGO COUNTY
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 37,744 C.F. (8,866 AC-F.T.) OF STORM RUNOFF WILL BE DETAINED WITH A REGIONAL RETENTION POND WITH DRAINAGE EASEMENTS
- NO BUILDING ALLOWED OVER ANY EASEMENT
- 5 FOOT MINIMUM SIDEWALK REQUIRED BY THE CITY OF MISSION ALONG MILE S.N. ROAD, (FM # 878)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF 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 OPERATING AND MAINTENANCE OF THE EASEMENT
- 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
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOLDO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2178 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- CESS SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 BEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT
- OLMEDO INVESTMENTS LLC, THE OWNER & SUBDIVIDER OF OLMEDO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLANNED ENGINEER HAS DETERMINED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
- ACCESS EASEMENTS IS FOR THE BENEFIT OF LOTS 1, 2, AND 3
- LOTS 1 AND 2 SHALL NOT HAVE ACCESS TO MILE S.N. ROAD, (FM #878)
- TxDOT PERMIT TO BE REQUIRED.
- SEPTIC SYSTEM TO BE INSTALLED AT PERMIT PHASE
- DETENTION AREAS WILL BE MAINTAINED BY THE RESPECTIVE LOT OWNER
- WATER SERVICE TO BE PROVIDED BY AGUA S.U.D.

**Line Table**

Line #	Description	Length
1	1" 1/2" 10' 00" E	42.47'
2	1" 1/2" 84° 00' 00" E	103.11'
3	1" 1/2" 85° 00' 00" E	42.47'



- LEGEND**
- FOUND NO. 4 REBAR
  - NO. 4 REBAR WITH PLASTIC CAP STAMPED MILE S.N. ROAD SET #
  - P.O.B. POINT OF BEGINNING
  - H.C.D. HIDALGO COUNTY DRAINAGE DISTRICT
  - H.C.I.D. HIDALGO COUNTY IRRIGATION DISTRICT
  - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.M.R. HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. HIDALGO COUNTY DEED RECORDS
  - N.W. COR. NORTH WEST CORNER
  - W.O.R. WEST OF RIGHT-OF-WAY CORNER
  - WARRANTY DEED
  - DOC. NO. DOCUMENT NUMBER
  - DEPT. EASEMENT
  - UTL. EASEMENT
  - A.S.U.D. AGUA S.U.D. UTILITY EASEMENT
  - ACR. ACRES
  - SP. SQUARE FEET
  - CENTER LINE
  - BENCHMARK

DRAWN BY: DLJ DATE: 03-28-2023  
 SURVEYED, CHECKED, J.L.G. DATE: 07-27-2023  
 FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MONTYNE • BEIRING, TX 78841  
 PH: (360) 381-0261 • FAX: (360) 381-1839  
 ESTABLISHED 1947 • www.meldenandhunt.com

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.  
 OLMEDO SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE S ROAD, APPROXIMATELY 532 FEET WEST OF ITS INTERSECTION WITH BENTSEN PALM DRIVE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. OLMEDO SUBDIVISION FALLS WITHIN THE CITY'S 1/4-SECTION EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 211.011 AND LIES IN THE RURAL SECTION OF THE PRECINCT 3.

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARCIA OLMEDO	2411 EL ENCINO DR	MISSION, TX 78702		
ENGINEER: MARIO A. REYNA, P.E.	115 W. MONTYNE	BEIRING, TX 78841	(360) 381-0261	(360) 381-1839
SURVEYOR: JUREN J. DE JESUS, P.E., S.P.S.	115 W. MONTYNE	BEIRING, TX 78841	(360) 381-0261	(360) 381-1839

**METES AND BOUNDS DESCRIPTION**  
 A TRACT OF LAND CONTAINING 9.435 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY MAP RECORDS, MARCH 2005. SAID 4.35-ACRE TRACT WAS CONVEYED TO OLMEDO INVESTMENTS LLC, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 268977 AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 272026. HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.35 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THERE IS 81° 04' 07" E ALONG THE NORTH LINE OF SAID LOT 214-A AND WITHIN THE RIGHT-OF-WAY OF MILE S.N. ROAD, A DISTANCE OF 52.80 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 214-A, FOR THE NORTHEAST CORNER OF THIS TRACT.
2. THERE IS 82° 40' 43" W ALONG THE EAST LINE OF SAID LOT 214-A AND THE WEST RIGHT-OF-WAY LINE OF A 60-60-FOOT CANAL RIGHT-OF-WAY CONVEYED TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 4 CANAL, RECORDED IN VOLUME 247, PAGES 181-183, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 42.50 FEET PAST A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE S.N. ROAD, CONTINUING A TOTAL DISTANCE OF 1,397.53 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 214-A, FOR THE SOUTHWEST CORNER OF THIS TRACT.
3. THERE IS 81° 04' 07" W ALONG THE SOUTH LINE OF SAID LOT 214-A, A DISTANCE OF 95.74 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 214-A, FOR THE SOUTHWEST CORNER OF THIS TRACT.
4. THERE IS 80° 55' 57" E ALONG THE WEST LINE OF SAID LOT 214-A AT A DISTANCE OF 1,291.00 FEET PAST A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE S.N. ROAD, CONTINUING A TOTAL DISTANCE OF 1,391.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.435 ACRES OF LAND, MORE OR LESS.

APPROVED BY IRRIGATION DISTRICT NO. 6:  
 THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS 15 DAY OF May, 2023. NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS SHALL BE PLACED UPON RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE HEREIN SHOW OR NOT.

ATTEST:  
 BOARD OF DIRECTORS: [Signature] DATE: 5/18/23  
 BOARD OF DIRECTORS: [Signature] DATE: 5/6/23

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)  
 I, THE UNDER SIGNED, CERTIFY THAT THIS PLAT OF OLMEDO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 31 DAY OF Oct, 2023.

ATTEST: [Signature] DATE: 10/31/23  
 HIDALGO COUNTY CLERK

PLANNING & ZONING COMMISSION APPROVAL AND RECOMMENDATION  
 CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THEREIN APPROVAL IS REQUIRED.

[Signature]  
 CHAIRMAN AND PLANNING COMMISSION

CITY OF MISSION CERTIFICATE OF APPROVAL  
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON 1/24, 2023.

[Signature] DATE: 9/20/23  
 MAYOR, CITY OF MISSION

[Signature] DATE: 9/20/23  
 SECRETARY OF CITY OF MISSION

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 TEXAS WATER CODE § 4841.01. 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 THESE DETERMINATIONS.

[Signature] DATE: 12-20-23  
 MAUL E. BECKER, P.E. C71747  
 GENERAL MANAGER

I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR OLMEDO SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT 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 AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

[Signature] DATE: 8-8-2023  
 ROBERTO SALINAS, P.E.  
 GENERAL MANAGER  
 AGUA SPECIAL UTILITY DISTRICT

INDEX TO SHEET OF: OLMEDO SUBDIVISION

- SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION METERS AND BOUNDS, SURVEYORS CERTIFICATION, PLAT NOTES AND RESTRICTION OWNERS DESIGNATION, CERTIFICATION, ATTESTATION, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, ANNUAL DRAINAGE DISTRICT, H.C.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.
- SHEET 2: ENGINEERS REPORT, INCLUDING DESCRIPTION OF WATER AND SEPTIC TANK, ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DETAILS.
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.
- SHEET 4: CONSTRUCTION DETAILS.



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

ON 12-22-23 AT 2:00 PM  
 INSTRUMENT NUMBER 350212  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: [Signature] DEPUTY

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION  
 WE, OLMEDO INVESTMENTS LLC, a Texas Limited Liability Company, AS OWNER OF THE 9.435-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE FOREGOING "OLMEDO SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS SPECIFIED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.028 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 BEPTIC 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 LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

[Signature] DATE: 9/9/23  
 Marcia Olmedo, Owner  
 2411 El Encino Dr.  
 Mission, Texas 78702

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Marcia Olmedo WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

OVER UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF October, 2023.

[Signature]  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES 01-05-2029



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROFESSIONAL CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[Signature] DATE: 8-6-23  
 MARIO A. REYNA, P.E. # 117360  
 DATE PREPARED: 4-20-2022  
 ENGINEERING JOB NO. 18218.00



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PRESENTED PLAT AND DESCRIPTION OF OLMEDO SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 02-28-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

[Signature] DATE: 8-2-2023  
 RUBEN JAMES DE JESUS, P.L.S. # 6813  
 SURV. SURVEYED: 01-15-2020  
 SURV. JOB NO. 18218.08







# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

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: *Las Diana's Land Development LLC*

Address: *2121 E. Griffin Parkway suite 2*  
*Mission TX 78574*

Phone: *(956) 240-3246*

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

*Eduardos No. 4 lots 1-17*

#### 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)

*10-*  
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:

*11/1/24*  
Date

*[Signature]*  
County Official

# SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No. 24

A 16.92-ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES), MORE OR LESS, OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2213222, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCES TO WHICH ARE MADE FOR ALL PURPOSES), LOCATED ON THE EAST SIDE OF INSPIRATION ROAD APPROXIMATELY 1,980 FEET NORTH OF MILE 6 ROAD

## METES AND BOUNDS

A 16.92-ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES), MORE OR LESS, OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2213222, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCES TO WHICH ARE MADE FOR ALL PURPOSES), LOCATED ON THE EAST SIDE OF INSPIRATION ROAD APPROXIMATELY 1,980 FEET NORTH OF MILE 6 ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT BEING AT A COTTON PICKER SPINDLE SET ON THE APPARENT EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID INSPIRATION ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 46-1 AND OF SAID 16.92-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 16.92-ACRE TRACT OF LAND HEREIN DESCRIBED.

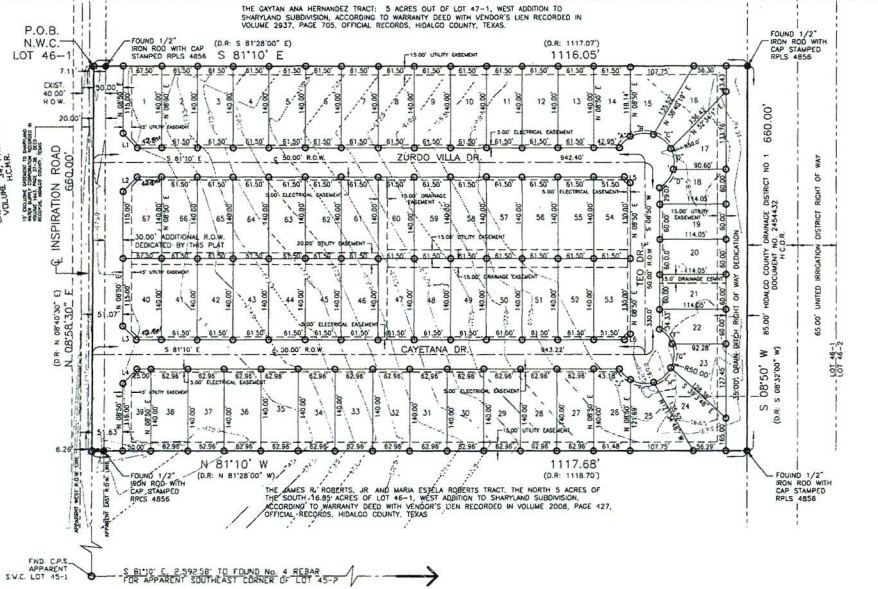
THENCE S 81°10'00" E, WITH THE APPARENT SOUTH LOT LINE OF THE GAYTANA ANA HERNANDEZ TRACT, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED RPLS 4856 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY OF SAID INSPIRATION ROAD, THENCE ANOTHER 30.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD VIA THIS PLAT, CONTAINING FOR A TOTAL DISTANCE OF 1116.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED RPLS 4856 SET, BEARING N 81°10'00" W A DISTANCE OF 150.00 FEET FROM THE APPARENT NORTHEAST CORNER OF SAID LOT 46-1, FOR THE APPARENT NORTHEAST CORNER OF SAID 16.92-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE S 08°20'00" W, WITH THE APPARENT EXISTING WEST LINE OF A UNITED IRRIGATION DISTRICT 105-TH DISTRICT CANAL, RIGHT OF WAY AND THE EAST LOT LINE OF SAID 16.92-ACRE TRACT, A DISTANCE OF 640.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED RPLS 4856 FOR THE APPARENT SOUTHEAST CORNER OF SAID 16.92-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE N 81°10'00" W, WITH THE APPARENT NORTH LOT LINE OF A TRACT OF LAND VESTED IN JAMES R. ROBERTS, JR. AND MARIA ESTELITA ROBERTS (WARRANTY DEED WITH VENDOR'S LIEK, VOLUME 1006, PAGE 427, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 16.92-ACRE TRACT, A DISTANCE OF 1116.00 FEET PAST A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 2791 ON THE SAID INSPIRATION ROAD PROPOSED EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 30.00 FEET PAST A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 4856 ON THE SAID INSPIRATION ROAD EXISTING EAST RIGHT OF WAY, CONTINUING FOR A TOTAL DISTANCE OF 1116.68 FEET TO A POINT ON SAID INSPIRATION ROAD EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 16.92-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE N 08°20'00" E, WITH THE SAID INSPIRATION ROAD EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 46-1 AND OF SAID 16.92-ACRE TRACT, A DISTANCE OF 640.00 FEET TO THE SAID INSPIRATION ROAD EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID 16.92-ACRE TRACT OF LAND HEREIN DESCRIBED, BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 16.92 ACRES OF LAND, OF WHICH 0.003 OF AN ACRE LIES IN LOT 46-1, BEING THE POINT OF BEGINNING, CONTAINING 0.940 OF AN ACRE IN PROPOSED ROAD RIGHT-OF-WAY, FOR A NET 16.182 ACRES, MORE OR LESS.

SCALE: 1"=100'



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
"1"	283°29'	50.00'	28.17'	23.86'
"2"	47°14'	50.00'	41.14'	39.88'
"3"	44°43'	50.00'	39.34'	38.35'
"4"	42°44'	50.00'	36.72'	35.90'
"5"	45°40'30"	50.00'	39.84'	38.61'
"6"	39°21'20"	50.00'	34.31'	33.87'
"7"	42°24'00"	50.00'	42.23'	40.99'
"8"	43°21'00"	50.00'	39.30'	38.35'
"9"	47°14'	50.00'	41.14'	39.88'
"10"	30°07'	50.00'	26.18'	25.88'

LOT NO.	AREA (S.F.)	(AC)
1-40	67	0.210
2-13	0.810	0.188
14	0.413	0.193
15	0.817	0.188
16	0.815	0.188
17	0.815	0.188
18	0.816	0.188
19-21	0.842	0.192
22	0.847	0.194
23	0.847	0.194
24	0.846	0.209
25	0.821	0.197
26	0.812	0.187
27-38	0.814	0.202
39	0.887	0.154
41-52	0.810	0.198
53-54	0.860	0.197
55-58	0.815	0.188
<b>TOTAL</b>	<b>1,116.68</b>	<b>0.210</b>



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE EAST SIDE OF INSPIRATION ROAD AND APPROXIMATELY 1,850 FEET NORTH OF MILE 6 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,594). THIS SUBDIVISION LIES WITHIN THE CITY OF MISSION 9-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

DATA	BEARING	LENGTH
1	S 30°22'58" E	35.31'
2	S 53°37'02" W	35.38'
3	S 30°22'58" E	35.31'
4	N 53°37'02" E	35.39'
5	N 30°22'58" W	35.38'
6	N 30°22'58" E	35.31'

- LEGEND**
- SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791
  - IRON ROD FOUND
  - COTTON PICKER SPINDLE FOUND
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - N.W.C. NORTHWEST CORNER
  - S.W.C. SOUTHWEST CORNER
  - S.E.C. SOUTHEAST CORNER

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

DANA IZAGUIRRE, OWNER OF THE 16.92 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 24, HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND LAKEWAYS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- AS GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

DANA IZAGUIRRE - DEVELOPER  
L&S DANA'S LAND DEVELOPMENT  
2121 E. GRIFFIN PARKWAY  
MISSION, TEXAS 78252

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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. 49.121(1). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE, OR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO HAVE THESE DETERMINATIONS.

DEVELOPER AND HIS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED TITULAE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE DOMAINS.

GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LUNA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE EDUARDO'S SUBDIVISION No. 24 SUBDIVISION LOCATED AT CITY OF MISSION, TEXAS, 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 STATE AND FEDERAL AGENCIES.

DEVELOPER AND HIS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED TITULAE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE DOMAINS.

GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: FLOOD ZONE (UNSHADDED AREAS) DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PHASE COMPONENT-FLOOD NUMBER 48034-02933.0, MAY BE REVERSED JUNE 8, 2008.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DWELLING SHALL BE LOCATED ON SAID LOT APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMON-USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 - 8.
  - MINIMUM FINISH FLOOR: MINIMUM FINISH FLOOR ELEVATION SHALL BE 179.00 OR BE ABOVE CENTERLINE OF STREET, OR 182.00 ABOVE GRADE, WHICHEVER IS GREATER. ELEVATION CERTIFY FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE. THE APPLICATION FOR CONSTRUCTION VERIFY AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - LEGEND: ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED
  - LOTS 1, 39, 40 & 67 SHALL HAVE NO ACCESS TO INSPIRATION ROAD
  - MINIMUM BUILDING SETBACK LINES: FRONT: 20.00', SIDE: 10.00', REAR: 10.00'
  - SEWER CORNER: 6.00'
  - 100'/70' OR GREATER, WHICHEVER IS GREATER THAN 5.0' FEET.
  - OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
  - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 54,538 CUBIC FEET (1.25 ACRE FEET) OF STORM WATER RUNOFF IMMEDIATE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 3.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EXISTING EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROWING MATURE TREES, OR OTHER PLANTINGS, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. 1 ELEV. 174.88 AT THE NORTHWEST CORNER N.A.V. 88 BATH  
B.M. 2 ELEV. 176.25 AT THE SOUTHWEST CORNER N.A.V. 88 BATH
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALONG WITH OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - NO UTILITY COMPANY, PUBLIC ENTITY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY EXISTING OR PROPOSED UTILITY OR STRUCTURE WITHOUT WRITTEN APPROVAL OF THE DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARIES IS SUBJECT TO IMMEDIATE REMOVAL BY THE DISTRICT AT THE DISTRICT'S EXPENSE.
  - NO UTILITY COMPANY, PUBLIC ENTITY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL.
  - AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METERS. A SEWER PAT INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 1/4" WATER.
- ALL PUBLIC UTILITIES EASEMENTS DEPICTED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION MAPS. BY SIGNING THIS PLAT, DEVELOPERS AND ENGINEERS CERTIFY THAT ALL OTHER OCCUPANCY EASEMENTS SHOWN COUNTY WITH THE STATE REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FRESHWATER GROUND FROM THE REAR OF THE LOT TO THE CURB AND/or ROADSIDE DITCH AT A 20% SLOPE TO ACCORD WITH DRAINAGE.
- 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.
- NO CURB CUT ACCESS OR LOT FRONTAGE PERMITTED ALONG INSPIRATION ROAD.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared DANA IZAGUIRRE, known to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by this day sworn, deposed that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of February, 2013.

DAVID BOWEN  
NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE EDUARDO'S SUBDIVISION No. 24 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUGUST 16TH, 2010.

HOMO LUIS GUTIERREZ  
R.P.L.S. NO. 2791

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF EDUARDO'S SUBDIVISION No. 24 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 10th DAY OF FEBRUARY, 2013.

CHAIRMAN: [Signature]

UNITED IRRIGATION DISTRICT

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

GIUSEPPE A. CRACCA  
REGISTERED PROFESSIONAL ENGINEER NO. 62477  
7413 N. LOMA MISSION, TEXAS 78254

STATE OF TEXAS COUNTY OF HIDALGO

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

GIUSEPPE A. CRACCA  
REGISTERED PROFESSIONAL ENGINEER NO. 62477  
7413 N. LOMA MISSION, TEXAS 78254

CITY SECRETARY: [Signature]

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(b) WE, THE HIDALGO COUNTY COMMISSIONERS COURT ON FEBRUARY 21, 2013, APPROVED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON FEBRUARY 21, 2013.

ATTEST: [Signature]  
Hidalgo County Clerk

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(b) WE, THE HIDALGO COUNTY COMMISSIONERS COURT ON FEBRUARY 21, 2013, APPROVED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON FEBRUARY 21, 2013.

ATTEST: [Signature]  
Hidalgo County Clerk

FILED FOR RECORD IN HIDALGO COUNTY ARTURO CUAJALIM, JR. HIDALGO COUNTY CLERK

ON 11-29-23 AT 11:27 AM  
INSTRUMENT NUMBER 3502951  
OFFICE OF THE HIDALGO COUNTY CLERK



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554 MISSION TEXAS, 78754 FAX (956) 584-0049

NO.	SHEET	REVISION	DATE	APPROVED
1	1			

PRINCIPAL CONTACTS:

NAME	ADDRESS	City & Zip	Phone	Fax
OWNER: DANA IZAGUIRRE	7413 N. LOMA MISSION, TEXAS 78254	MISSION, TEXAS 78254	(956)240-1248	(956)584-0554
ENGINEER: GIUSEPPE A. CRACCA	7413 N. LOMA MISSION, TEXAS 78254	MISSION, TEXAS 78254	(956)584-0554	(956)584-0554
SURVEYOR: HOMO LUIS GUTIERREZ	2600 SAN DIEGO ST MISSION, TEXAS 78254	MISSION, TEXAS 78254	(956)349-0988	





# 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

*Sewer*

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: NA

### 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: Los Vecindades RGV, L.P.

Address: 11410 North F.M. 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.):

Deed El Encantado Subdivision Lots 1-323

#### 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 M. Moore*  
Digitally signed by: 9007e2a7-4796-464e-a25c-  
c50a83282c28  
DN: cn = 9007e2a7-4796-464e-a25c-  
c50a83282c28  
Date: 2023.08.15 09:09:26 -0500  
Requesting Party (Signature)

8/15/23  
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:

1/11/2024  
Date

John Selvin  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF's

Precinct ① 2 3 4

**Anthony Uresti**  
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:

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

Name: TJ + CS Land LTD.

Address: 5901 Colores Street  
Houston, TX 77057

Phone: 832-372-5324

Water Supplier: NAWSC

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

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

regarding the land described as: Old Estated Lots 1-13

on JANUARY 23, 2024, 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 10/31/2023)  
(verified by Jim Sebin);  
(verified by Jim Sebin);

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 Jim Sebin);

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 Jim Sebin);  
(verified by Jim Sebin);

yes

electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

[Signature]  
Planning Department Authorized Signature

Rickard F. Carter  
Hidalgo County Judge  
Date 1/23/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BAS

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 1/24/24



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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*

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: *WHA*

### 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: TJ & CJ LAND LTD

Address: 5901 Dolores St.

HOUSTON, TEXAS 77057

Phone: 832-372-5324

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

*URI Estates Lots 1-13*

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

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

*Chris J. Frisby, Vice President of CEF Land, Inc.,  
The Sole General Partner of TJ & CJ Land, Ltd.*

*Chris Frisby*

Requesting Party (Signature)

*10-11-23*

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:

*1/11/2024*  
Date

*John Stein*  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

QSSF'S

Precinct 1 2(3) 4

**Anthony Uresti**  
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:

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

Name: 1960 Investments Co. LLC

Address: 36970 W. Nike Road  
Mission, TX. 78574

Water Supplier: Arqua SUP

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

Phone: 432-1334

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

regarding the land described as:

Western Meadows lots 1-21

on JANUARY 23, 2024, 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 10/31/2023);
- 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 Jen Serrin);
- 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 Jen Serrin);
- 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 Jen Serrin);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jen Serrin);

[Signature] Planning Department Authorized Signature      Rielma F ENTER Hidalgo County Judge      1/23/24 Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BMS

ATTEST: [Signature] Hidalgo County Clerk      1/24/24 Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23

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

*055f's.*

Precinct 1 2 3 4

**Anthony Uresti**  
Assistant Director

Application No: UJA

### 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: 1960 INVESTMENT COMPANY LLC

Address: 36970 W. Mile 7 Road,

Mission Texas 78574

Phone: 956-432-1336

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

WESTERN MEADOWS SUBDIVISION *lots 1-21*

#### 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)

11/07/23  
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:

1/11/2024  
Date

*[Signature]*  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF'S

Precinct 1 2 3 4

**Anthony Uresti**  
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: Krys Weyand

Address: P.O. Box 959  
Edinburg, TX. 78540

Phone: 383-0868

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
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:

Santa Cruz Ranches No. 4 Phase B lots 141-198.

on JANUARY 23, 20 24, 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;
- 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;
- 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;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/26/23);

(verified by Florsheim);

(verified by Florsheim);

(verified by Florsheim);

(verified by Florsheim);

Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/23/24 BMS

ATTEST:

Anton Braynard Jr.  
Hidalgo County Clerk

Date

1/23/24

1/24/24

DO



# 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

OSSF's

Precinct 1 2 3 (4)

T.J. Arredondo, CFM  
Director of Planning

Application No: WHA

### 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: KRYS WEYAND

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 B SUBDIVISION

lots 141-188

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

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

Krys Weyand  
Requesting Party (Signature)

9/6/23  
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:

1/11/2024  
Date

Jen Serin  
County Official

