



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR February 20, 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>8</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	<b><u>8</u></b>

AI- 94284

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Alex Rivera	4-7923
2.	J & D Tierra Ventures, L.L.C. NORTH VICTORIA ESTATES SUBDIVISION, LOTS 1-13	BLANKET COVER
3.	Tres Canteras, L.P. CANTERA HERMOSA PHASE 3, LOTS 1-144	BLANKET COVER
4.	Campos De Oro, L.P. LOS CORTIJOS SUBDIVISION, LOTS 1-181	BLANKET COVER
5.	1960 Investment Co., L.L.C. BRUSHLINE MEADOWS, LOTS 1-13	BLANKET COVER
6.	5L Development, L.T.D. LAS COMADRES NO. 11 SUBDIVISION, LOTS 1-68	BLANKET COVER
7.	Rodolfo Rodriguez 3-R RANCH SUBDIVISION, LOTS 1 & 2	BLANKET COVER
8.	CWL Limited by: THREE, L.L.C. LAS ENCINITAS SUBDIVISION PHASE III, LOTS 137-435	BLANKET COVER
COMM. COURT: FEBRUARY 20, 2024		



# 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

Precinct 1 2 3 **4**

**Anthony Uresti**  
Director of Planning

Application No: 4-7923

### 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: Alex Rivera

Address: 20527 Buck Fawn Dr.  
Edinburg, TX  
78542

Phone: (956) 252-6929

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved:	<u>EX150</u> <u>2 / 13 / 24</u>

Water Supplier: N/A

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000100349  
 Temporary Pole       Permanent Service

regarding the land described as:

Los Venados Subdivision Ph 5 Lot # 538

on February 20, 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 4/8/05)
- 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 2/20/24  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BMS

ATTEST: [Signature] 2/21/24  
Hidalgo County Clerk Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
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2401 N. Moorefield Rd.  
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956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-7923

### 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: Alex Riveron

Address: 20527 Buck Fawn Dr.  
Edinburg, Texas 78542

Phone: (956) 252-6929

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

Los Venados Subdivision Ph. 5 Lot 538

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

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

Alex Riveron  
Requesting Party (Signature)

2-12-24  
Date

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

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

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

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

2/14/24  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

11/3/2023 12:42:52 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 4-7923  
Receipt No.: 032235  
L6446-05-000-0538-00

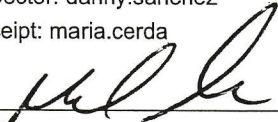
RIVERA ALEX  
1305 ZARATE DR  
SAN JAUN, TX 78589  
(956) 252-6929  
(956) 821-0141

- [1] Contractor: LIMAS VICTOR G
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4428Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 5 LOT 538
- [6] Location: north 281
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$380000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 300', Rear 15', Side 50', Side 50', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-7923  
Price: \$30.00

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

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

  
\_\_\_\_\_  
Cashier

11/3/23  
\_\_\_\_\_  
Date

10#702190

[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

11 3 23  
\_\_\_\_\_  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS**

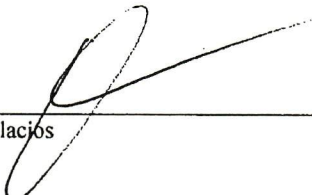
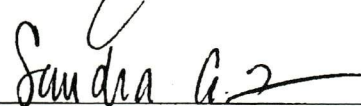
**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

Assumption Special Warranty Deed

1. Date: March 31, 2016
2. Grantor: Omar Palacios and Sandra A. Flores
3. Grantor's Mailing Address: 1801 Alazan, Edinburg, Hidalgo County, Texas 78542
4. Grantee: ALEX RIVERA
5. Grantee's Mailing Address: 801 E. Sioux Road, Lot 179, Pharr, Hidalgo County, Texas 78577
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 assumption by grantee of one certain promissory note of even date herewith, in the principal sum of SIXTY FOUR THOUSAND NINE HUNDRED AND NO/100THS (\$64,900.00) payable to the order of GARCO, LTD. the payment of which note is secured by a Deed of Trust of even date therewith of record under Document No.1731672, Official Records, Hidalgo County, Texas, and grantee promises to assume and to perform the covenants of said Deed of Trust.
7. Property: Lot 538, Los Venados Subdivision Phase V, Hidalgo County, Texas, as per map thereof record in Volume 47, pages 130-140, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.
8. Reservations from and 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. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral reservations and leases thereof, and easements (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines and Irrigation District No. 1 drainage ditch), all of the foregoing and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
  - B. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, relating to the property, or any part hereof.
  - C. Anything an on-the-ground A-1 survey would reveal.
  - D. The taxes for the year 2016 and subsequent years.

Re: Lot 538, Los Venados Subd Phase V rec in Volume 47, pages 130-140, Map Rec of Hid Cty County, Texas

- 9. Condition of the Property: This Property is sold in its "As Is" condition as set out in Exhibit "B" hereto attached and made a part hereof for all purposes.
- 10. Prior Liens: None
- 11. 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):
- 12. 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.
- 13. 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.**
- 14. Miscellaneous: When the context requires, singular nouns and pronouns include the plural.
- 15. Signature:

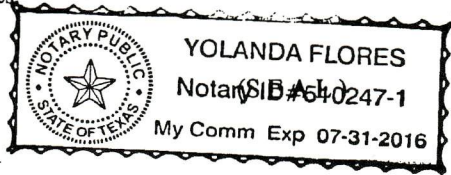
  
 \_\_\_\_\_  
 Omar Palacios  
  
 \_\_\_\_\_  
 Sandra A. Flores

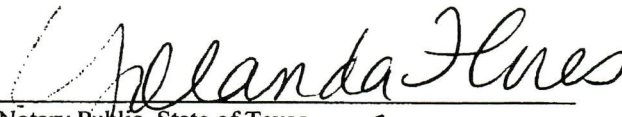
The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 31<sup>st</sup> day of March, 2016, by Omar Palacios and Sandra A. Flores.



  
 \_\_\_\_\_  
 Notary Public, State of Texas  
 My Commission Expires: 7-31-2016

After Recording Return To:

**GARCO, LTD.**  
 3910 W. Freddy Gonzalez Dr.  
 Edinburg, Texas 78539

Re: Lot 538, Los Venados Subd, Phase V, Hidalgo County, Texas, V 47, P130-140, Map Records of Hidalgo County, Texas.

## EXHIBIT A - LOS VENADOS PHASE V

- A. Restrictive Covenants of record dated July 11, 2003, filed July 11, 2003 under Document # 1220191; dated July 15, 2003, filed August 6, 2003 under Document # 1229132 and dated October 1, 2003, filed October 10, 2003 under Document # 1253996; dated July 11, 2003, filed April 23, 2004 under Document # 1326322; dated June 22, 2004, filed June 22, 2004 under Document # 1349517; dated November 17, 2004, filed November 17, 2004 under Document # 1405101 and dated April 26, 2011, filed April 28, 2011 under Document # 1464510 Official Records, Volume 47, Pages 130-140, Map Records of Hidalgo County Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that said covenant (1) is exempt under Chapter 42, Section 3607 of the United States Code or (2) relates to handicap but does not discriminate against handicapped persons.
- B. Annual maintenance charge and/or current assessments as set forth in instrument dated April 26, 2011, filed April 28, 2011 under Document # 1464510, Official Records, Hidalgo County, Texas. However, said lien is subordinated to any Mortgage Vendor's lien or Deed of Trust filed for record prior to the date of payment of such assessments and/or maintenance charges become due.
- C. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Los Venados Subdivision, Phase V, recorded in Volume 47, Pages 130-140, Map Records of Hidalgo County, Texas.
- D. Right of Way easement in favor of The State of Texas as shown by instrument recorded in Volume 783, Page 183, Deed Records of Hidalgo County, Texas.
- E. Easement in favor of Southwestern Bell Telephone Co as shown by instrument recorded in Volume 400, Page 632; Volume 785, Pages 568 and 569; and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.
- F. Right of Way easement in favor of Tennessee Gas Transmission Co as shown by instrument recorded in Volume 612, Page 534 and Volume 619, Page 164, Deed Records of Hidalgo County, Texas.
- G. Right of Way easement in favor of Humble Oil and Refining Company as shown by instrument recorded in Volume 1019, Pages 38, 39 and 40, Deed Records of Hidalgo County, Texas.
- H. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records of Hidalgo County, Texas.
- I. All oil, gas and other minerals have been heretofore reserved by prior grantors and/or predecessors in title as set forth in Deed dated July 20, 2004, filed August 4, 2004 under Document # 1366173, Official Records of Hidalgo County, Texas.
- J. Visible and apparent easements on or across the property herein described.

Exhibit "B"

As a material part of the consideration, Grantor and Grantee agree that Grantee is accepting the Property:

1. **AS IS", "WHERE IS" AND "WITH ALL FAULTS",**
2. **SELLER IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, (except those set out in warranty of title) INCLUDING, BUT NOT LIMITED TO:**
  - A. **WARRANTIES OR REPRESENTATIONS OF TITLE (other than seller's warranty of title as expressed in this deed);**
  - B. **ZONING AND TAX CONSEQUENCES;**
  - C. **PHYSICAL OR ENVIRONMENTAL CONDITIONS;**
  - D. **AVAILABILITY OF ACCESS, INGRESS OR EGRESS;**
  - E. **OPERATING HISTORY OR PROJECTIONS;**
  - F. **VALUATION;**
  - G. **GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER;**
  - H. **THINGS RELATING TO OR AFFECTING THE PROPERTY, INCLUDING, WITHOUT LIMITATION:**
    - 1) **THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; AND**
    - 2) **THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY;**
3. **BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ON ANY REPRESENTATION OR WARRANTY OF SELLER OR ANY AGENT OF SELLER;**
4. **BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME;**
5. **BUYER ACKNOWLEDGES THAT THERE ARE NOT ANY ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY MADE BY SELLER, ANY AGENT OF SELLER OR ANY THIRD PARTY.**



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

05585

Precinct ① 2 3 4

**Anthony Uresti**  
Assistant Director

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: J+D Tierra Ventures, LLC

Address: 4451 S. Jackson Rd. Suite A  
Edinburg, TX 78539

Water Supplier: NAWSC.

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

Phone: 687-3343

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

regarding the land described as:

North Victoria Estates lots 1-13

on February 20, 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;
- 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 4/4/2023);

(verified by Jim Seim);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jim Seim);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

2/20/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BRS.

ATTEST: [Signature]  
Hidalgo County Clerk

2/21/24  
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

OSSF '15

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: J & D TIERRA VENTURES, L.L.C.

Address: 4451 S. JACKSON RD, SUITE A  
EDINBURG, TX 78539

Phone: 956-687-3343

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

NORTH VICTORIA ESTATES SUBDIVISION 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

[Signature]  
Requesting Party (Signature)

3-9-23  
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:

10/15/23  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

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

*Sleues*

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: DNA

### 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: Tres Canteros LP.

Address: 11410 N. Fm. 493  
Donna, Tx. 78537

Phone: 464-4431

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

Water Supplier: DAWSC

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

Account/ESI No.: DNA  
 Temporary Pole  Permanent Service

regarding the land described as: Cantera Hemoza Phase 3 lots 1-144

on February 20, 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;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- YES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12/12/23);

(verified by Flu Sesin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flu Sesin);

[Signature]  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge

2/20/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BMS.

ATTEST: [Signature]  
Hidalgo County Clerk

2/21/24  
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

*sewer*

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: Tres Canteras, L.P.

Address: 11410 N. 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.):

CANTERA HERMOSA PHASE 3 *lots 1-144*

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

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

*John Mays*  
Digitally signed by John Mays  
DN: CN = John Mays email =  
jmay@hidalgo-planning.com C = AD O =  
Hidalgo Development  
Date: 2023.11.21 16:45:02 -0800

11/16/23  
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:

*11/17/2024*  
Date

*John Selin*  
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

*Sever*

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: Campos De Oro, LP

Address: 11410 N fm. 493  
Donna, TX 78537

Phone: 404-4431

Water Supplier: MAWSC

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

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

regarding the land described as: Los Cortijos Subdivision lots 1-81

on February 20, 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;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 12/12/23);

(verified by Jensen);

(verified by Jensen);

(verified by Jensen);

(verified by Jensen);

[Signature]  
Planning Department Authorized Signature

[Signature] 2/20/24  
Hidalgo County Judge Date

ATTEST: [Signature] 2/21/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 [Signature]



# 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

*Severa*

Precinct 1 2 3 ④

Anthony Uresti  
Director of Planning

Application No:           *PLX*          

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

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

#### PARTY MAKING REQUEST:

Name: Campos De Oro, L.P.

Address: 11410 N. FM 493

Donna, TX 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.):

Los Cortijos Subdivision *lots - 1-101*

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

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

*John Mays*  
Digitally signed by: John Mays  
 DN: CN = John Mays, email = jmay@graystonedevelopment.com C = AD O = Graystone Development Date: 2024.01.22 13:46:06 -0600

Requesting Party (Signature)

1/22/24  
Date

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

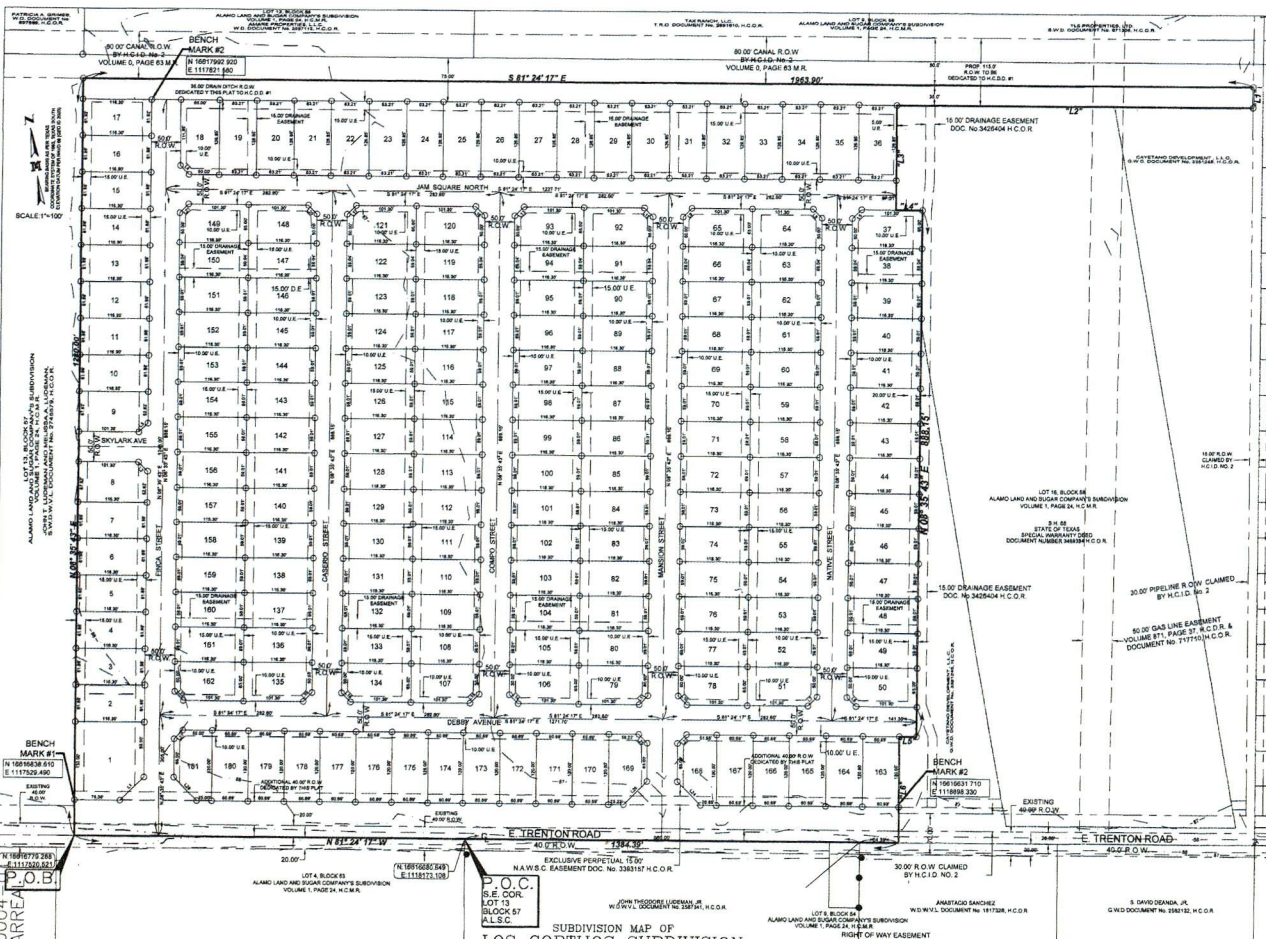
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) *Copy of subd. plat*

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

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

*2/13/2024*  
Date

*John Sevin*  
County Official



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	14007.61	0.337	62	6962.86	0.158	123	6862.86	0.158
2	7196.54	0.165	63	6962.86	0.158	124	6962.86	0.158
3	7196.54	0.165	64	7447.00	0.171	125	6962.86	0.158
4	7196.54	0.165	65	7447.00	0.171	126	6962.86	0.158
5	7196.54	0.165	66	6962.86	0.158	127	6962.86	0.158
6	7196.54	0.165	67	6962.86	0.158	128	6962.86	0.158
7	7196.54	0.165	68	6962.86	0.158	129	6962.86	0.158
8	7774.97	0.178	69	6962.86	0.158	130	6962.86	0.158
9	7774.97	0.178	70	6962.86	0.158	131	6962.86	0.158
10	7196.54	0.165	71	6962.86	0.158	132	6962.86	0.158
11	7196.54	0.165	72	6962.86	0.158	133	6962.86	0.158
12	7196.54	0.165	73	6962.86	0.158	134	7447.00	0.171
13	7196.54	0.165	74	6962.86	0.158	135	7447.00	0.171
14	7196.54	0.165	75	6962.86	0.158	136	6962.86	0.158
15	7196.54	0.165	76	6962.86	0.158	137	6962.86	0.158
16	7196.54	0.165	77	6962.86	0.158	138	6962.86	0.158
17	7201.59	0.165	78	7447.00	0.171	139	6962.86	0.158
18	8132.70	0.187	79	7447.00	0.171	140	6962.86	0.158
19	8017.70	0.184	80	6962.86	0.158	141	6962.86	0.158
20	8017.70	0.184	81	6962.86	0.158	142	6962.86	0.158
21	8017.70	0.184	82	6962.86	0.158	143	6962.86	0.158
22	8017.70	0.184	83	6962.86	0.158	144	6962.86	0.158
23	8017.70	0.184	84	6962.86	0.158	145	6962.86	0.158
24	8017.70	0.184	85	6962.86	0.158	146	6962.86	0.158
25	8017.70	0.184	86	6962.86	0.158	147	6962.86	0.158
26	8017.70	0.184	87	6962.86	0.158	148	7447.00	0.171
27	8017.70	0.184	88	6962.86	0.158	149	7447.00	0.171
28	8017.70	0.184	89	6962.86	0.158	150	6962.86	0.158
29	8017.70	0.184	90	6962.86	0.158	151	6962.86	0.158
30	8017.70	0.184	91	6962.86	0.158	152	6962.86	0.158
31	8017.70	0.184	92	7447.00	0.171	153	6962.86	0.158
32	8017.70	0.184	93	7447.00	0.171	154	6962.86	0.158
33	8017.70	0.184	94	6962.86	0.158	155	6962.86	0.158
34	8017.70	0.184	95	6962.86	0.158	156	6962.86	0.158
35	8017.70	0.184	96	6962.86	0.158	157	6962.86	0.158
36	8017.70	0.184	97	6962.86	0.158	158	6962.86	0.158
37	7447.00	0.171	98	6962.86	0.158	159	6962.86	0.158
38	6962.86	0.158	99	6962.86	0.158	160	6962.86	0.158
39	6962.86	0.158	100	6962.86	0.158	161	6962.86	0.158
40	6962.86	0.158	101	6962.86	0.158	162	7447.00	0.171
41	6962.86	0.158	102	6962.86	0.158	163	7328.27	0.167
42	6962.86	0.158	103	6962.86	0.158	164	7328.27	0.167
43	6962.86	0.158	104	6962.86	0.158	165	7328.27	0.167
44	6962.86	0.158	105	6962.86	0.158	166	7328.27	0.167
45	6962.86	0.158	106	7447.00	0.171	167	7328.27	0.167
46	6962.86	0.158	107	7447.00	0.171	168	7110.41	0.163
47	6962.86	0.158	108	6962.86	0.158	169	6914.03	0.159
48	6962.86	0.158	109	6962.86	0.158	170	7328.27	0.167
49	6962.86	0.158	110	6962.86	0.158	171	7328.27	0.167
50	7447.00	0.171	111	6962.86	0.158	172	7328.27	0.167
51	7447.00	0.171	112	6962.86	0.158	173	7328.27	0.167
52	6962.86	0.158	113	6962.86	0.158	174	7328.27	0.167
53	6962.86	0.158	114	6962.86	0.158	175	7328.27	0.167
54	6962.86	0.158	115	6962.86	0.158	176	7328.27	0.167
55	6962.86	0.158	116	6962.86	0.158	177	7328.27	0.167
56	6962.86	0.158	117	6962.86	0.158	178	7328.27	0.167
57	6962.86	0.158	118	6962.86	0.158	179	7328.27	0.167
58	6962.86	0.158	119	6962.86	0.158	180	7328.27	0.167
59	6962.86	0.158	120	7447.00	0.171	181	6875.50	0.156
60	6962.86	0.158	121	7447.00	0.171			
61	6962.86	0.158	122	6962.86	0.158			

**SUBDIVISION MAP OF LOS CORTIJOS SUBDIVISION**  
 BEING 41.667 ACRES  
 CONSISTING OF 19.394 ACRES OUT OF  
 THE EAST HALF OF LOT 13, BLOCK 57 &  
 22.273 ACRES OUT OF LOT 16, BLOCK 58  
 ALAMO LAND AND SUGAR COMPANY'S  
 SUBDIVISION  
 VOLUME 1, PAGE 24 H.C.M.R.  
 HIDALGO COUNTY, TEXAS

DRAWN BY: CESAR ALONSO DATE: 01-16-2022  
 SURVEYED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.

LOS CORTIJOS SUBDIVISION IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE  
 SOUTHWEST CORNER OF E. TRENTON ROAD, APPROXIMATELY 0.28 OF ONE MILE EAST OF ITS  
 INTERSECTION WITH TOWNE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF  
 BROWNSVILLE, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE  
 CITY OF BROWNSVILLE POPULATION 81,570. LOS CORTIJOS SUBDIVISION LIES APPROXIMATELY  
 2.4 MILES FROM THE CITY LIMITS AND IS WITHIN THE UNINCORPORATED EXTRAJURISDICTIONAL  
 JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS  
 WITHIN PRECEDENT # 4.

MELDEN & HUNT, INC. CONSULTANTS ENGINEERING SURVEYORS  
 119 W. MONTYNE - EDINBURG, TX 78541  
 P.O. BOX 31-0861 - P.A. BOX 100-100  
 ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS ADDRESS CITY & ZIP PHONE FAX  
 OWNER: CAMPO DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP 11425 N. F.M. 493 EDINBURG, TX 78541 (936) 414-4411 (936) 414-1839  
 ENGINEER: MARIO A. BENAVIDES 115 W. MONTYNE EDINBURG, TX 78541 (936) 281-0821 (936) 281-1839  
 SURVEYOR: RUBEN JAMES DE JESUS, P.L.E. 115 W. MONTYNE EDINBURG, TX 78541 (936) 281-0821 (936) 281-1839

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THEIR SUCCESSORS, ASSIGNS AND TRANSFEREES HEREAFTER CALLED "GRANTOR" (WHETHER ONE OR MORE PERSONS ARE NAMED, IN CONSIDERATION OF A CASH OR OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND ACCEPTANCE OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND INSTALL AND WARRANTS FREE OF ENCUMBRANCES, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, MAINTAIN AND THEREAFTER USE, OPERATE, IMPROVE, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND ADJACENT LOTS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HERIN GRANTED SHALL NOT EXCEED 16' IN WIDTH AND INSTALLED IN THE CENTER LINE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HERIN GRANTED SHALL NOT EXCEED 16' IN WIDTH AND INSTALLED IN THE CENTER LINE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HERIN GRANTED SHALL NOT EXCEED 16' IN WIDTH AND INSTALLED IN THE CENTER LINE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HERIN GRANTED SHALL NOT EXCEED 16' IN WIDTH AND INSTALLED IN THE CENTER LINE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED.

IN THE EVENT THE EASEMENT HERIN GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THE WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAN FOR THE PURPOSES OF A LATERALY RELOCATING SAID WATER LINE AS NECESSARY TO CLEAR THE ROAD IMPROVEMENTS WHICH EASEMENT HERIN GRANTED SHALL NOT EXCEED 16' IN WIDTH AND INSTALLED IN THE CENTER LINE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LOTS AND THAT SAID LOTS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, INCLUDING THE FOLLOWING:

THE EASEMENT COVENYED HEREIN WAS OBTAINED OR APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 48 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE SAME ARE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS WHICH EASEMENT HERIN GRANTED SHALL NOT EXCEED 16' IN WIDTH AND INSTALLED IN THE CENTER LINE OF THE ABOVE-MENTIONED RIGHTS ARE GRANTED.

IN WITNESS WHEREOF, the Grantor has executed this instrument the 16th day of January 2022.

MARIO A. BENAVIDES  
 CAMPO DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP  
 1410 N. F.M. 493  
 DONNA, TEXAS 78537

ACKNOWLEDGMENT  
 THE STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN B. MAYS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSLY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th day of January 2022.

LYDIA FLORES  
 Notary Public, State of Texas  
 My Comm. Expires 12/31/2024

**Lot Area Table**

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	14007.61	0.337	62	6962.86	0.158	123	6862.86	0.158
2	7196.54	0.165	63	6962.86	0.158	124	6962.86	0.158
3	7196.54	0.165	64	7447.00	0.171	125	6962.86	0.158
4	7196.54	0.165	65	7447.00	0.171	126	6962.86	0.158
5	7196.54	0.165	66	6962.86	0.158	127	6962.86	0.158
6	7196.54	0.165	67	6962.86	0.158	128	6962.86	0.158
7	7196.54	0.165	68	6962.86	0.158	129	6962.86	0.158
8	7774.97	0.178	69	6962.86	0.158	130	6962.86	0.158
9	7774.97	0.178	70	6962.86	0.158	131	6962.86	0.158
10	7196.54	0.165	71	6962.86	0.158	132	6962.86	0.158
11	7196.54	0.165	72	6962.86	0.158	133	6962.86	0.158
12	7196.54	0.165	73	6962.86	0.158	134	7447.00	0.171
13	7196.54	0.165	74	6962.86	0.158	135	7447.00	0.171
14	7196.54	0.165	75	6962.86	0.158	136	6962.86	0.158
15	7196.54	0.165	76	6962.86	0.158	137	6962.86	0.158
16	7196.54	0.165	77	6962.86	0.158	138	6962.86	0.158
17	7201.59	0.165	78	7447.00	0.171	139	6962.86	0.158
18	8132.70	0.187	79	7447.00	0.171	140	6962.86	0.158
19	8017.70	0.184	80	6962.86	0.158	141	6962.86	0.158
20	8017.70	0.184	81	6962.86	0.158	142	6962.86	0.158
21	8017.70	0.184	82	6962.86	0.158	143	6962.86	0.158
22	8017.70	0.184	83	6962.86	0.158	144	6962.86	0.158
23	8017.70	0.184	84	6962.86	0.158	145	6962.86	0.158
24	8017.70	0.184	85	6962.86	0.158	146	6962.86	0.158
25	8017.70	0.184	86	6962.86	0.158	147	6962.86	0.158
26	8017.70	0.184	87	6962.86	0.158	148	7447.00	0.171
27	8017.70	0.184	88	6962.86	0.158	149	7447.00	0.171
28	8017.70	0.184	89	6962.86	0.158	150	6962.86	0.158
29	8017.70	0.184	90	6962.86	0.158	151	6962.86	0.158
30	8017.70	0.184	91	6962.86	0.158	152	6962.86	0.158
31	8017.70	0.184	92	7447.00	0.171	153	6962.86	0.158
32	8017.70	0.184	93	7447.00	0.171	154	6962.86	0.158
33	8017.70	0.184	94	6962.86	0.158	155	6962.86	0.158
34	8017.70	0.184	95	6962.86	0.158	156	6962.86	0.158
35	8017.70	0.184	96	6962.86	0.158	157	6962.86	0.158
36	8017.70	0.184	97	6962.86	0.158	158	6962.86	0.158
37	7447.00	0.171	98	6962.86	0.158	159	6962.86	0.158
38	6962.86	0.158	99	6962.86	0.158	160	6962.86	0.158
39	6962.86	0.158	100	6962.86	0.158	161	6962.86	0.158
40	6962.86	0.158	101	6962.86	0.158	162	7447.00	0.171
41	6962.86	0.158	102	6962.86	0.158	163	7328.27	0.167
42	6962.86	0.158	103	6962.86	0.158	164	7328.27	0.167
43	6962.86	0.158	104	6962.86	0.158	165	7328.27	0.167
44	6962.86	0.158	105	6962.86	0.158	166	7328.27	0.167
45	6962.86	0.158	106	7447.00	0.171	167	7328.27	0.167
46	6962.86	0.158	107	7447.00	0.171	168	7110.41	0.163
47	6962.86	0.158	108	6962.86	0.158	169	6914.03	0.159
48	6962.86	0.158	109	6962.86	0.158	170	7328.27	



# 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

OSF's

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: NA

### 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: Date Approved: _____	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: 960 Investment Co. LLC

Address: 36970 W. Mill 7 Road  
Mission, TX. 78574  
L

Phone: 432-1334

Water Supplier: Agua SUP.

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Bushline Meadows lots 1-13

on February 20, 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 11-14-23);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jan Seain);
- 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 Jan Seain);
- 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 Jan Gonzalez);
- 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 Jan Gonzalez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jan Seain);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

2/20/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

2/21/24  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
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Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

Anthony Uresti  
Director of Planning

Application No: DA

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

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

#### PARTY MAKING REQUEST:

Name: 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.):

BRUSHLINE MEADOWS SUBDIVISION 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

S. Saalhu  
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:

11/13/24  
Date

Alan Sosa  
County Official

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

1600 INVESTMENT COMPANY, LLC AS OWNER OF THE 17.62 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BRUSHLINE MEADOWS SUBDIVISION, HEREBY SUBMITTING THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAN AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREON.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

*Eric Nordhausen*  
ERIC NORDHAUSEN - PRESIDENT  
1600 INVESTMENT COMPANY, LLC  
35870 N. MILE 7 ROAD  
MISSION, TEXAS 78574

02/12/2023  
DATE

# BRUSHLINE MEADOWS SUBDIVISION

A 17.62 ACRE TRACT OF LAND BEING ALL OF LOT 91, AND THE SOUTH 7.62 ACRES OUT OF LOT 92, THE NICK ROCK DOFFING NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP VOLUME 1, PAGE 53 MAP RECORDS, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES 1983 SOUTH FIPS 4205 FEET

GENERAL SUBDIVISION PLAN 2023

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 1' ABOVE THE TOP OF THE CENTER LINE OF BRUSHLINE ROAD AND MILE 7 ROAD WHEN MEASURED AT THE CENTER POINT OF ALL LOTS. ELEVATION CERTIFICATES MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE DISCRETION OF THE ENGINEER. THE ENGINEER SHALL VERIFY THE PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AND SHALL REQUIRE ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE POST CONSTRUCTION PERMIT APPLICATION.
- THIS SUBDIVISION IS IN THE "A" AREA AS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 44034 0290 D. MAP REVISION: JUNE 3, 2020. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 500-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE DEVELOPER OBTAINS FLOOD DAMAGE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
  - 45.00 FEET FROM BRUSHLINE RD & 50.00 FROM MILE 7 ROAD
  - REAR SETBACK: 15.00 FEET ON EASEMENT WHETHER IS GREATER
  - 8.00 FEET ON EASEMENT WHETHER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 THROUGH 13. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION THROUGH 11.
- GENERAL NOTE FOR COMMERCIAL DEVELOPMENT USE:  
LOTS 12 & 13 MUST BE FOR COMMERCIAL DEVELOPMENT USE.  
A BUFFER FENCE IS REQUIRED TO BE INSTALLED. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAN AND ON THE ATTACHED ENGINEERING NOTES:
  - BM-104 - ELEV. 2090.20 FT. OF A NAIL, AT THE S.E. CORNER OF THE PROPERTY AT THE EXISTING SOUTH ROW LINE OF MILE 7 ROAD (NAID 1988)
  - COORDINATE: X=11770154 Y=16589327
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 33,400 CUBIC FEET (3322 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE REGULATION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: PERMEABLE PAVEMENT SHALL BE USED FOR STORM SEWER SYSTEMS; WILL BE ACCOMPLISHED BY NATURAL PERCOLATION AND ON-SITE DRAINAGE DETENTION AREAS. SEE SHEET NO. 2 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD#11.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHRUBBERY TREES, AND OTHER PLANT LIFE (EXCEPT LAW, LESS THAN 18 INCHES MATURE HEIGHT GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BY A SUBDIVISION AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS INDICATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15.00 FEET AT THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAN, DEVELOPER AND PURCHASER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- LOSS SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTED MAY BE ALSO ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE DESIGNER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAIN FIELD SYSTEM.
- APPROVED "LOSS" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
- 1600 INVESTMENT COMPANY, LLC, THE SUBDIVIDER OF BRUSHLINE MEADOWS SUBDIVISION, RETAINS A REVERSE EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAN.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED 5.0 COUNTY SPECIFICATION SECTION 5.1.1.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAN IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDROLOGIC CALCULATIONS FOR THIS SUBDIVISION.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THEIR ACCESS EASEMENT WITH THIS RESPECTIVE SECTION.
- NO RECREATIONAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 10 FROM BRUSHLINE ROAD A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, AND 9&10 TO PROVIDE INGRESS AND EGRESS TO LOTS.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 AND 2 FROM MILE 7 ROAD (SH 107) A 42 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Eric Nordhausen*, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF MARCH 2023.

*Mariana Trevino*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 02/16/24  
MARIANA TREVINO  
Notary Public, State of Texas  
Expire 02-16-2024  
ID# 1226103

THIS PLAN IS HEREBY APPROVED BY HIDALGO COUNTY ENGINEERING DISTRICT NO. 1 ON 17th DAY OF October 2023. NO IMPROVEMENTS OF ANY KIND (INCLUDING, WITHOUT LIMITATION, TREE, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIGHWAY RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAN DOES NOT RELEASE ANY RIGHTS THAT THE HCD#8 MAY HAVE WHETHER SHOWN OR NOT.

*Roberto Salinas*  
BOARD MEMBER  
*Roberto Salinas*  
BOARD MEMBER

AGUA SPECIAL UTILITY DISTRICT CERTIFICATE

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE BRUSHLINE MEADOWS 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 QUALIFIED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT DESCRIBED IN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION AREA MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAN OF THE SUBDIVISION.

*Roberto Salinas, P.E.*  
AGUA SPECIAL UTILITY DISTRICT  
12-15-2023  
DATE

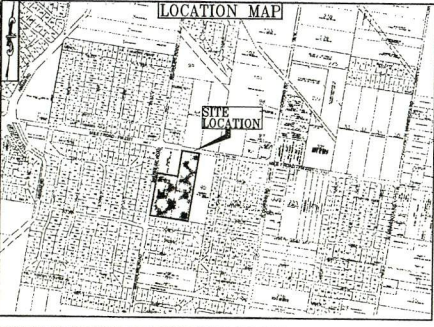
PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAN OF BRUSHLINE MEADOWS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY THIS COMMISSION.

DATE THIS 10 DAY OF January 20 24

*Anna Amelio*  
CITY SECRETARY  
1-9-24  
DATE

*Anna Amelio*  
CITY SECRETARY  
1-9-24  
DATE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.

BRUSHLINE MEADOWS SUBDIVISION IS LOCATED SOUTH EAST CORNER OF BRUSHLINE ROAD AND MILE 7 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, TEXAS. THE CITY OF MISSION IS THE SUCCESSOR OF THE CITY OF MISSION (POPULATION 65,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 5 MILE EXTRAJURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 212.011 PRECDNT. NO. 3.

INDEX TO SHEETS OF BRUSHLINE MEADOWS SUBDIVISION

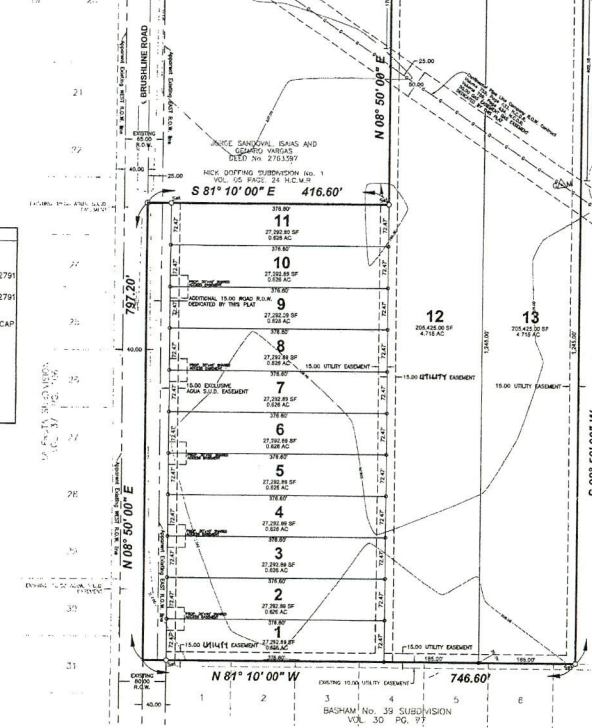
HEADING: NORTH LOCATION MAP AND ETC. PRINCIPAL CONTACTS: PLAN WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS. LEGAL DESCRIPTION (METS AND BOUNDS), SURVEYOR'S S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION, RECORDING CERTIFICATE, HIDALGO COUNTY AGUA SPECIAL UTILITY DISTRICT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO CITY ETJ OF MISSION, CITY DESIGNATION, THE PROJECT IS STRATEGIC, A.C.C.D. REASON FOR DESIGNATION, HIDALGO COUNTY APPROVED M&S AND S&S.

WATER DISTRIBUTION AND OSSF MAP: TYPICAL WATER SERVICE CONNECTION. REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S DECLARATION, CERTIFICATION, AND ATTESTATION. TYPICAL WATER SERVICE CONNECTION.

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DESIGNER MAP OF HYDROLOGY AND HYDROLOGIC CALCULATIONS AND ENGINEER'S CERTIFICATION, REVISION NOTES & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ERIC NORDHAUSEN - PRESIDENT 1600 INVESTMENT COMPANY, LLC	26970 W. MILE 7 ROAD	MISSION, TEXAS 78574	(956) 432-1330
ENGINEER: GUILLEMO A. ARRIETA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78533	(956) 784-0218
SURVEYOR: HOMERO J. SUÑEZ R.P., S.	2900 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5472



HIDALGO COUNTY ENGINEERING DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 44.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THE SUBDIVISION'S ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY ENGINEERING DISTRICT NO. 1  
RAUL SEAN, P.E. CITY ENGINEER  
GENERAL ENGINEER  
DATE 01/23/24

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.022(6) I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE BRUSHLINE MEADOWS SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 10th DAY OF January 2023.

*Roberto Salinas*  
HIDALGO COUNTY JUDGE  
DATE 1/25/2024

*Anna Amelio*  
HIDALGO COUNTY CLERK  
DATE 1/25/2024

11-14-23 AM  
REV. 9:22:11

DATE THIS 17th DAY OF March 20 23

*Roberto Salinas*  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 7374 STATE OF TEXAS

DATE THIS 27th DAY OF October 2023

*Guillemo A. Arrieta*  
REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS  
DATE 10/27/2023

DATE THIS 10th DAY OF January 20 24

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS INSTRUMENT NUMBER 7516703 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE 01/23/24

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 212.011(6) I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE BRUSHLINE MEADOWS SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 10th DAY OF January 2023.

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DATE 01/23/24

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 212.011(6) I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE BRUSHLINE MEADOWS SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 10th DAY OF January 2023.

DATE THIS 17th DAY OF March 20 23

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS INSTRUMENT NUMBER 7516703 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE 01/23/24

STATE OF TEXAS COUNTY OF HIDALGO

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# 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

OSSAS

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: NA

### 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
Name: _____	Authorized Signature	Authorized Signature
Inspection/Permit No: _____	_____	_____
Date Approved: _____	/ /	/ /

Name: 5L Development, LTD

Address: P.O. Box 6031  
Weslaco, Tx. 78573

Water Supplier: Agua Sud

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

Phone: 361-0444

Account/ESI No.: \_\_\_\_\_  
 Temporary Pole  Permanent Service

regarding the land described as: Las Comadres NO. 11 Subdivision lots 1-608

on February 20, 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 12/12/23);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by An Serrin);  
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; (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 An Serrin);

[Signature] Planning Department Authorized Signature Richard F. Carter Hidalgo County Judge 2/20/24 Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BJS

ATTEST: [Signature] Hidalgo County Clerk 2/21/24 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: SL Development, LTD

Address: P.O. Box 631  
Mission TX 78573

Phone: (956) 607-0444

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

Las Comadres No. 11 Subdivision (Lots 1-68)

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] 10-7-23  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

2/13/24  
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:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rodolfo Rodriguez</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Name: Rodolfo Rodriguez

Address: 8303 Melc. Gray Rd.  
Weslaco, Tx 78599

Phone: 373-2333

Water Supplier: NAWSC

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

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

regarding the land described as:

3-R Ranch Subdivision, lots 1 & 2

on February 20, 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 10/31/23);

(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  
Date 2/20/24

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 2/21/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BMS

# PLANNING DEPARTMENT

## County of Hidalgo



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956-318-2844

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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: WPA

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

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

**PARTY MAKING REQUEST:**

**Name:** Rodolfo Rodriguez

**Address:** 8303 Mel C. Grey Rd., Weslaco TX 78599

**Phone:** (956) 373-2333

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

WEST TRACT E651.20'-W688.70'-S138'-N690' FT 289 A/K/A TRACT 12 2.06AC 3-12 Ranch. 105 1+2

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

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

Rodolfo Rodriguez  
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:**

2/14/23  
Date

Jen Sejin  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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2818 S. Business Hwy  
281  
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956-318-2840

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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:

Name: CWL Limited by Three, LLC  
Andrea Parker Forrest  
Bunnels, Vice President

Address: PO Box 118  
Edinburg, TX 78539

Phone: 383-7032

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

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: Los Encinitos Subdivision Phase III lots 237-435

on February 29, 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 1/23/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by for Sen);
- 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 for Sen);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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 Jensen);

[Signature]  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge    Date 2/20/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 2/20/24 BMS

ATTEST: [Signature]  
Hidalgo County Clerk    Date 2/21/24



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: DA

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

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

**PARTY MAKING REQUEST:**

**Name:** CWL Limited By: THREE, LLC  
It's General Partner By: Forrest Runnels, Vice President

**Address:** PO Box 118  
Edinburg, TX 78539

**Phone:** (956) 383-7032

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

Las Encinitas Phase III: A 12104 acre tract of land out of Lots "R" and "Q", Block 2, Santa Cruz Ranch Subdivision, Hidalgo County, Texas. lots 237-435

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

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

Forrest Runnels  
Requesting Party (Signature)

12-25-2023  
Date

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

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

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

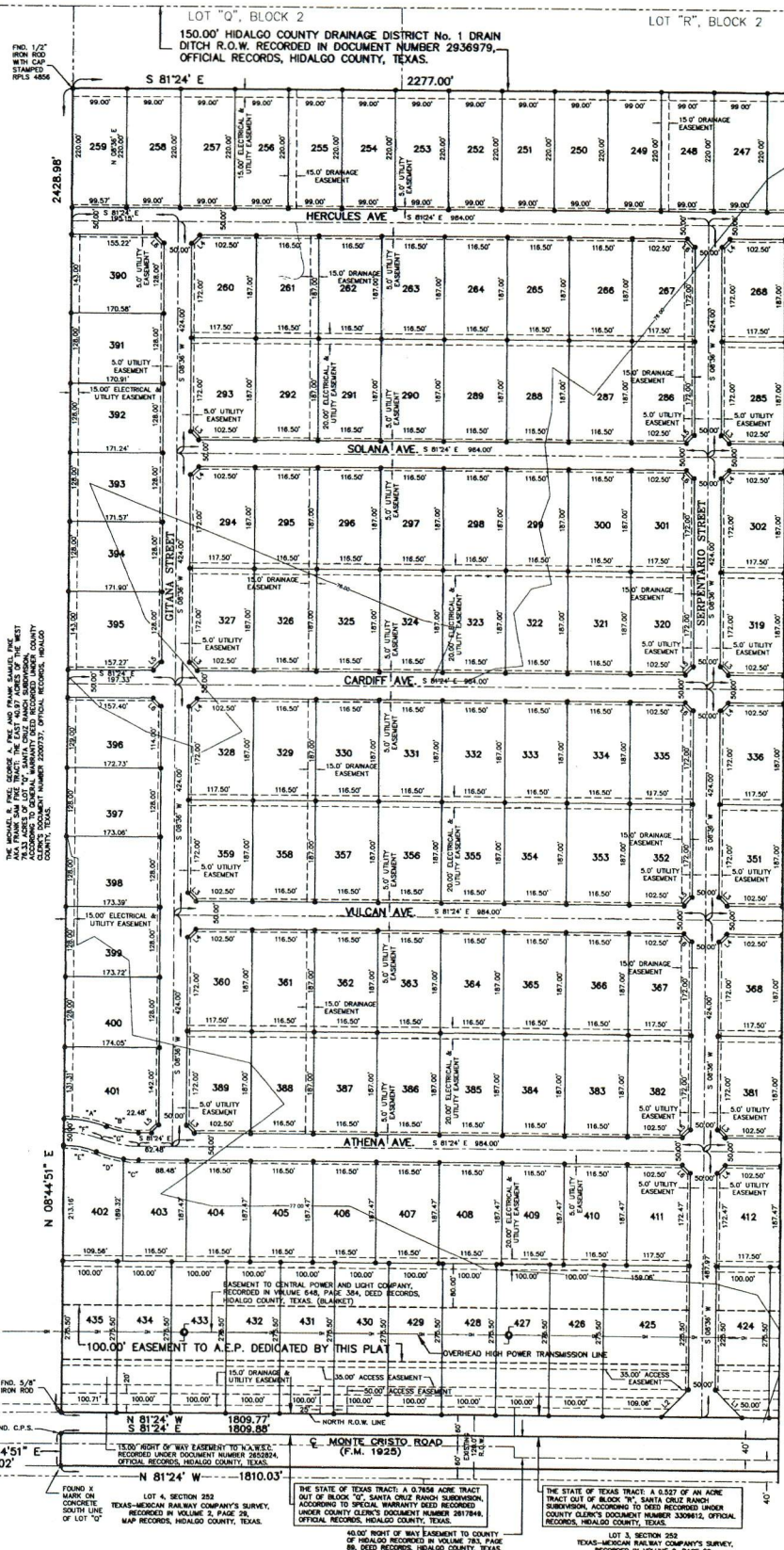
**Location of land verified and completed request accepted by Hidalgo County for processing on:**

2/13/24  
Date

Alan Sepia  
County Official



SCALE 1" = 100'



LOT	AREA (S.F.)	AREA (AC)
237-238	21780.00	0.500
239	21842.29	0.501
240	21860.00	0.501
241-246	21785.50	0.500
247-248	21860.00	0.501
249-275	21785.50	0.500
276-277	21860.00	0.501
278-284	21785.50	0.500
285-288	21860.00	0.501
289-292	21785.50	0.500
293-294	21860.00	0.501
295-300	21785.50	0.500
301-302	21860.00	0.501
303-309	21785.50	0.500
310-311	21860.00	0.501
312-318	21785.50	0.500
319-320	21860.00	0.501
321-326	21785.50	0.500
327-328	21860.00	0.501
329-334	21785.50	0.500
335-338	21860.00	0.501
339-343	21785.50	0.500
344	21860.00	0.501
345-350	21785.50	0.500
351-352	21860.00	0.501
353-358	21785.50	0.500
359-360	21860.00	0.501
361-368	21785.50	0.500
369-370	21860.00	0.501
371-376	21785.50	0.500
377-383	21860.00	0.501
384	21860.00	0.501
385	21860.00	0.501
386	21860.00	0.501
387	21860.00	0.501
388	21860.00	0.501
389	21860.00	0.501
390	21860.00	0.501
391	21860.00	0.501
392	21860.00	0.501
393	21860.00	0.501
394	21860.00	0.501
395	21860.00	0.501
396	21860.00	0.501
397	21860.00	0.501
398	21860.00	0.501
399	21860.00	0.501
400	21860.00	0.501
401	21860.00	0.501
402	21860.00	0.501
403	21860.00	0.501
404	21860.00	0.501
405	21860.00	0.501
406	21860.00	0.501
407	21860.00	0.501
408	21860.00	0.501
409	21860.00	0.501
410	21860.00	0.501
411	21860.00	0.501
412	21860.00	0.501
413	21860.00	0.501
414	21860.00	0.501
415	21860.00	0.501
416	21860.00	0.501
417	21860.00	0.501
418	21860.00	0.501
419	21860.00	0.501
420	21860.00	0.501
421	21860.00	0.501
422	21860.00	0.501
423	21860.00	0.501
424	21860.00	0.501
425	21860.00	0.501
426	21860.00	0.501
427	21860.00	0.501
428	21860.00	0.501
429	21860.00	0.501
430	21860.00	0.501
431	21860.00	0.501
432	21860.00	0.501
433	21860.00	0.501
434	21860.00	0.501
435	21860.00	0.501

CURVE	DELTA	RADIUS	LENGTH	CHORD
1"	2173.43°	213.99'	79.29'	78.81'
2"	2174.45°	163.99'	60.81'	60.49'
3"	2175.47°	113.99'	42.41'	42.09'
4"	2176.49°	63.99'	24.01'	23.69'
5"	2177.51°	13.99'	5.61'	5.29'

DATA	WIDTH	LENGTH
L1	5.30' x 24.4'	70.71'
L2	5.30' x 30.0'	70.71'
L3	5.30' x 24.4'	21.21'
L4	5.30' x 24.4'	21.21'
L5	5.30' x 30.0'	21.21'
L6	5.30' x 24.4'	21.21'

**ABBREVIATIONS:**  
 M.R. = MAP RECORD  
 R.O.W. = RIGHT OF WAY  
 O.W. = OVERHEAD POWER LINE  
 D.E. = DEED RECORD  
 P.M. = FOUND  
 M.S.L. = MEAN SEA LEVEL  
 U.L. = UNDERGROUND LINE  
 R.C.P. = REINFORCED CONCRETE PIPE  
 P.V.C. = POLY VINYL CHLORIDE  
 S. = SOUTH  
 N. = NORTH  
 E. = EAST  
 O.W. = OTHER  
 H.V.E.C. = HIGHLAND VALLEY ELECTRIC COOPERATIVE  
 S.E.C. = SAFETY END TREATMENT  
 M.A.E. = UNDERGROUND ELECTRICAL RAY  
 A.P. = AMERICAN ELECTRIC POWER  
 P.M. = POINT OF BEGINNING  
 B.M. = BENCH MARK  
 R.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR  
 M.A.E. = UNDERGROUND ELECTRICAL RAY  
 O.W. = OVERHEAD POWER LINE  
 C.P.S. = CENTER POINT OF SURFACE  
 S.E.C. = SAFETY END TREATMENT  
 M.A.E. = UNDERGROUND ELECTRICAL RAY  
 A.P. = AMERICAN ELECTRIC POWER  
 P.M. = POINT OF BEGINNING  
 B.M. = BENCH MARK  
 R.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR

**LAS ENCINITAS SUBDIVISION PHASE III**  
 A 121.04 ACRE TRACT OF LAND OUT OF LOTS "Q" AND "R", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, the undersigned, a registered professional land surveyor in the state of Texas, do hereby certify that this plat is true and correct, and was made and prepared from an actual survey of the property done on the ground lines by supervision.

ALVARO QUINTANILLA  
 R.P.L.S. No. 4854  
 DECEMBER 15, 2021  
 DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, the undersigned, a licensed professional engineer in the state of Texas, do hereby certify that the proper engineering considerations have been given to this plat.

MARCO A. GONZALEZ  
 130016  
 1-3-24  
 DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 124 C. STUBBS ST.  
 EDINBURGH, TEXAS 78839  
 REGISTRATION NUMBER F-1013  
 SURVEYING REGISTRATION NUMBER 10041-00

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

ON: 2/11/2021 AT 10:09 AM (P)  
 INSTRUMENT NUMBER 3518200  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY

196 LOTS DATE OF PREPARATION: JAN. 12, 2022

FILENAME: Z:\DATA\SURV\HIDALGO\LAS ENCINITAS SUBDIVISION PH III\PLAT  
 DATE PREPARED: [Signature] PREPARED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]  
 1-13-2021 LG  
 SHEET NO. 3 OF 6 SHEETS



MATCHLINE A

MATCHLINE A

LOT	AREA (SQ. FT.)	AREA (AC.)
237-258	21780.00	0.500
259	21842.28	0.501
260	21860.00	0.501
261-266	21785.50	0.500
267-268	21860.00	0.501
269-275	21785.50	0.500
276-277	21860.00	0.501
278-284	21785.50	0.500
285-286	21860.00	0.501
287-292	21785.50	0.500
293-294	21860.00	0.501
295-300	21785.50	0.500
301-302	21860.00	0.501
303-308	21785.50	0.500
310-311	21860.00	0.501
312-318	21785.50	0.500
319-320	21860.00	0.501
321-328	21785.50	0.500
327-328	21860.00	0.501
329-334	21785.50	0.500
335-336	21860.00	0.501
337-343	21785.50	0.500
344	21860.00	0.501
345-350	21785.50	0.500
351-352	21860.00	0.501
353-354	21785.50	0.500
359-360	21860.00	0.501
361-368	21785.50	0.500
367-368	21860.00	0.501
369-380	21785.50	0.500
381-382	21860.00	0.501
383-388	21785.50	0.500
389	21860.00	0.501
390	24284.83	0.557
391	21855.78	0.502
392	21789.73	0.500
393	21940.11	0.503
394	21882.28	0.505
395	24485.70	0.562
396	22148.26	0.508
397	22130.53	0.508
398	22172.70	0.508
399	22214.87	0.510
400	22227.04	0.511
401	22415.58	0.513
402	22153.04	0.508
403	21827.78	0.502
404-410	21840.28	0.501
411-412	21815.57	0.503
413-418	21840.28	0.501
419-423	27550.00	0.632
424	26300.00	0.604
425	27550.00	0.632
426-434	27550.00	0.632
435	27647.68	0.635

CURVE	DELTA	RADIUS	LENGTH	CHORD
1 <sup>st</sup>	213.43°	213.99'	78.29'	78.87'
2 <sup>nd</sup>	214.45°	183.92'	60.81'	60.46'
3 <sup>rd</sup>	07°31'27"	213.89'	28.10'	28.08'
4 <sup>th</sup>	128°32'18"	51.20'	51.20'	51.20'
5 <sup>th</sup>	218°08'	183.99'	60.88'	60.53'
6 <sup>th</sup>	213.43°	188.99'	70.07'	69.87'
7 <sup>th</sup>	214.45°	188.99'	70.07'	69.68'

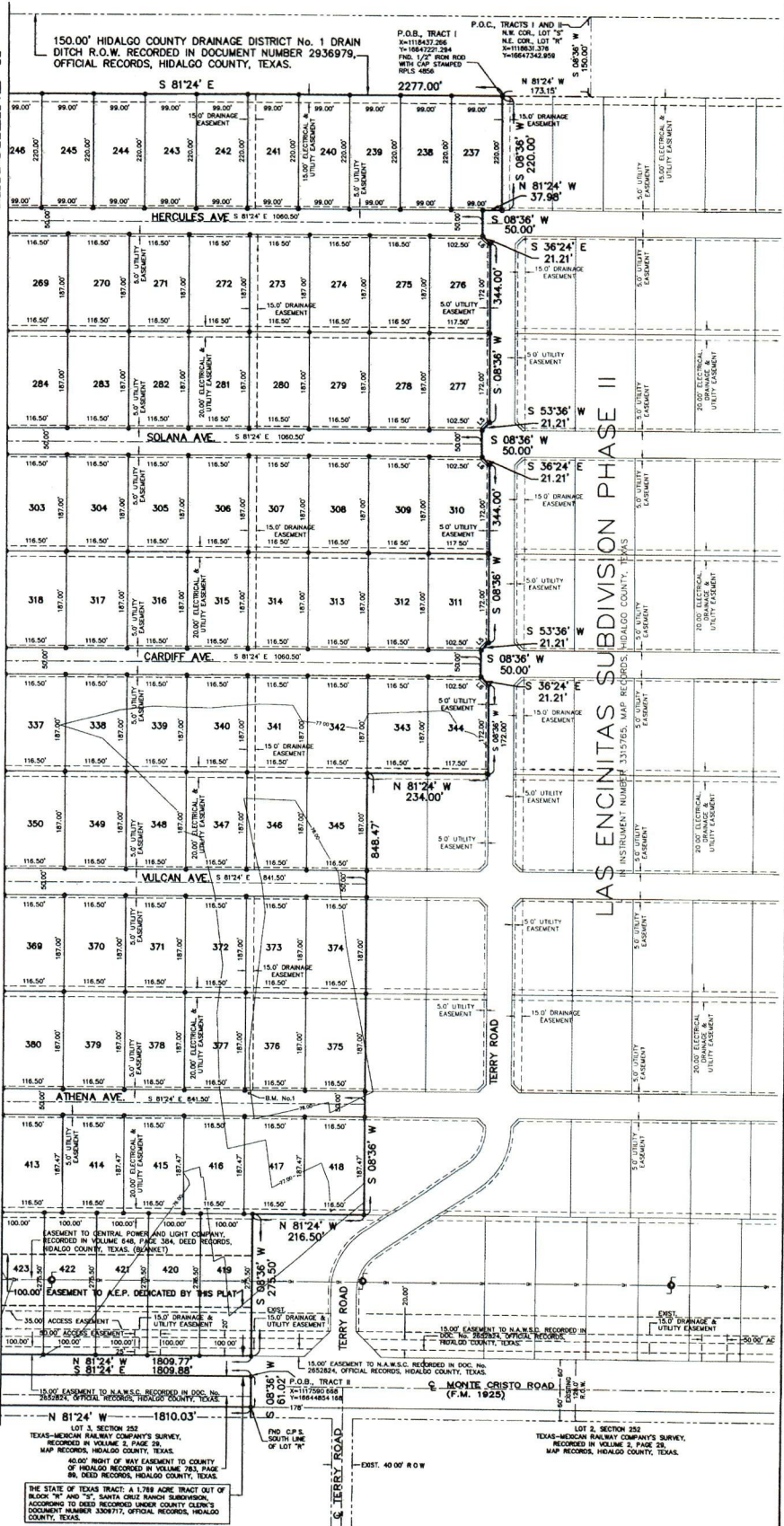
DATA	BEARING	LENGTH
L1	N 36°24' W	70.77'
L2	S 53°36' W	70.77'
L3	N 36°24' W	21.21'
L4	N 53°36' E	21.21'
L5	S 53°36' W	21.21'
L6	S 36°24' E	21.21'

**ABBREVIATIONS**  
 M.R. = MAP RECORD  
 R.O.W. = RIGHT OF WAY  
 O.L. = OVERHEAD POWER LINE  
 Q.L. = QUANTITY RECORD  
 P.D. = POINT  
 H.B.L. = HORIZONTAL BENCH MARK  
 U.L. = UNDERGROUND LINE  
 R.C.P. = REINFORCED CONCRETE PIPE  
 P.V.C. = POLY VINYL CHLORIDE  
 E. = NORTH  
 S. = SOUTH  
 C. = CORNER  
 O.C. = CORNER  
 M.V.E. = MOUNTAIN VALLEY ELECTRIC COOPERATIVE  
 S.E.T. = SHEET END TRIANGULATION  
 A.E.P. = AMERICAN ELECTRIC POWER  
 F.O.B. = POINT OF BEGINNING  
 B.M. = BENCH MARK  
 R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR  
 U.S.E.A. = UNDERGROUND ELECTRICAL BOX  
 \* = DIMENSION 1/2" HIGH 800 W/ CAP STAMPED 1/16" 4884 INT.  
 @ = DIMENSION 1/2" HIGH 800 W/ CAP STAMPED 1/16" 4884 FORM.

**LAS ENCINITAS SUBDIVISION PHASE III**  
 A 121.04 ACRE TRACT OF LAND OUT OF LOTS "Q" AND "R", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

ALFONSO QUINTANILLA  
 R.P.L.S. No. 4808  
 DATE: DECEMBER 15, 2021



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

MARCO A. GONZALEZ  
 130016  
 P.E. No. 120018  
 DATE: 1-3-24

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS LAND SURVEYORS  
 154 E. STUBBS ST., PHOENIX 958-381-8480  
 DALLAS, TEXAS 75248 FAX 958-381-0527  
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-INC.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

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

ON: 2021/12/15 AT 12:09 AM  
 INSTRUMENT NUMBER: 351882  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY

199 LOTS DATE OF PREPARATION: JAN. 12, 2022

FILED IN	DATE	REVISION	REVISION	REVISION	REVISION
1-12-2022	LG	OKED BY	APPROVED BY		
12-11-2023	LG	APPROVED BY	APPROVED BY		