



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR April 16, 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>7</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
TOTAL CERTIFICATES	<u>8</u>



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: 4-6564

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Remundo Guzman

Address: 5200 E. Richardson Rd
Edinburg TX.
78542

Phone: 956 239 -8068

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>LIGHT ONLY</u>	
	<u>4/9/24</u>	<u>/ /</u>

Water Supplier: North Alamo Water

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

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

who is the person requesting utility service to subdivided land ("land") described as follows:

TEX-MEX Survey E 147.54' Lot 11 Sec 267 EX 0500c for 1MPS 5.21ac GR
5.01 Acres a portion of Lot 11, Section 267, Texas-Mexican Railway Survey.
507AC NET

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on APRIL 16, 2024, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Richard F. Carter 4/16/24
Hidalgo County Judge Date

ATTEST:

Antonio Guajardo Jr. 4/18/24
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 BAS.



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
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-60564

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Raymundo Guzman

Known to me [or proved to me in the oath of _____ or through
Tx DL (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

5200 E. Richardson Rd Edinburg, Tx 78542."
Tex Mex Survey E147.91 Lot 11 SEC 267 EXC 0.5 FOR IMPS 5.21 AC
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] GR 5.07 AC Net.

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

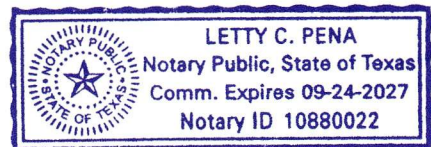
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 4/9, 2024, to certify which, witnesses my hand and seal of office.

Letty C. Pena
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Letty C. Pena



Chapter 232, Texas Local Government Code

9/23/2022 8:06:54 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-6564
Receipt No.: 026068
T2100-00-267-0011-20

GUZMAN RAYMUNDO
5200 E RICHARDSON RD
EDINBURG, TX 78542
(956) 239-8068
(956) 239-8068

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1707Sq.Ft.
- [5] Legal Description: TEX-MEX SURVEY E147.54' LOT 11 SEC 267 EXC 0.50AC FOR IMPS 5.21AC GR 5.07AC NET
- [6] Location: ALAMO RD & RICHARDSON
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$120000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 50', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS
Description: Permit 4-6564
Price: \$30.00

Total Amount.....\$30.00

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

Melissa Lopez 09/23/2022
Cashier Date

ID# 578925

[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

9-23-22
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.

GIFT DEED

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

This Gift deed, made between:

VICTOR GUZMAN, GRANTOR
4801 E. RICHARDSON RD.
EDINBURG TEXAS 78542
AND

RAYMUNDO GUZMAN, GRANTEE
4801 E. RICHARDSON RD.
EDINBURG TEXAS 78542

WITNESS: That the Grantor(s), in consideration of the love and affection which Victor Guzman, Grantor bears unto Raymundo Guzman, Grantee and also for the better maintenance, support, protection and livelihood of Grantee. the receipt and sufficiency of which are acknowledged, has Gifted to Grantee(s), all of Grantor's right, title, and interest in and to the real property in HIDALGO COUNTY, TEXAS, fully described as:

Legal description:

Lot 11, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas map reference: Volume1, page 20, maps Records, Hidalgo County, Texas, and said 5.01 acres of land being part or portion of that tract of land deeded to Victor Guzman, recorded in Document Number 1566060, Deed Record, Hidalgo County, Texas, and said 5.01

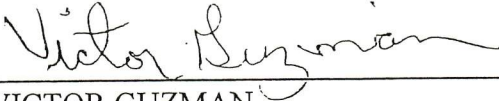
Neighborhood: Tex-Mex Survey

and all improvements located on it, together with all of Grantor's right, title, and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever,

Grantee, by their acceptance of this gift deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2019 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

EXECUTED as of January 22, 2020.


VICTOR GUZMAN
SIGNATURE OF GRANTOR

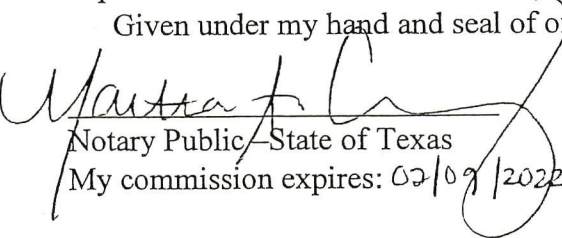

Josefina Guzman - wife

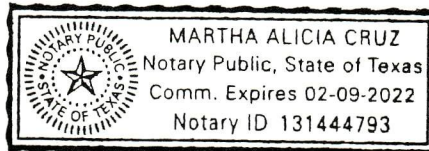
STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared, Victor Guzman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office, this 22 day of JANUARY, 2020.


Notary Public - State of Texas
My commission expires: 02/09/2022



METES AND BOUNDS DESCRIPTION
0.68 ACRES OF LAND OUT OF LOT 11
SECTION 267, TEXAS-MEXICAN
RAILWAY COMPANY'S SURVEY
HIDALGO COUNTY, TEXAS



LLC

Job No. 190805
0.68 acres of land
Sheet No.: 1 of 3

A tract of land containing 0.68 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of **Lot 11, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY**, Hidalgo County, Texas, map reference: Volume 1, Page 20, Map Records, Hidalgo County, Texas, and said 0.68 acres of land being part or portion of that tract of land deeded to Victor Guzman, recorded in Document Number 1566060, Deed Records, Hidalgo County, Texas, and said 0.68 acres also being more particularly described as follows;

BEGINNING, at the northeast corner of said Lot 11, Section 267, within Richardson Road (FM 2128), for the Northeast corner of this tract;

THENCE S 08° 57' 56" W, along the east line of said Lot 11, Section 267, at a distance of 41.27 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the south right-of-way line of said Richardson Road (FM 2128), recorded in Volume 380, Page 604, Deed Records, Hidalgo County, Texas, at a distance of 190.90 feet, pass a ½" iron rod found on the northwest corner of Lot 2, Alamo Subdivision, map reference: Volume 25, Page 160A, Map Records, Hidalgo County, Texas, continuing a total distance of 320.83 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the Southeast corner hereof;

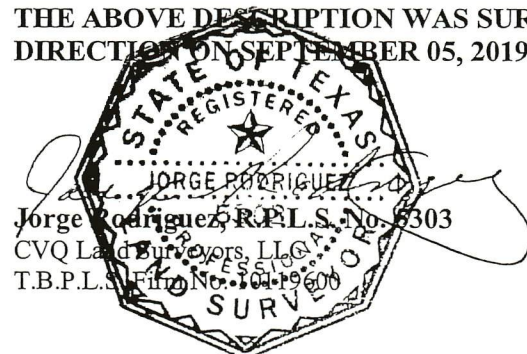
THENCE N 81° 01' 38" W, a distance of 91.89 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the Southwest corner hereof;

THENCE N 08° 58' 22" E, at a distance of 279.73 feet, pass a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the south right-of-way line of said Richardson Road (FM 2128), continuing a total distance of 321.00 feet, to the north line of said Lot 11, Section 267, for the Northwest corner hereof;

THENCE S 80° 55' 21" E, along the north line of said Lot 11, Section 267, within said Richardson Road (FM 2128) right-of-way, a distance of 91.85 feet, to the **POINT OF BEGINNING**, containing 0.68 acres of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.**

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY
DIRECTION ON SEPTEMBER 05, 2019.**



METES AND BOUNDS DESCRIPTION
5.01 ACRES OF LAND OUT OF LOT 11
SECTION 267, TEXAS-MEXICAN
RAILWAY COMPANY'S SURVEY
HIDALGO COUNTY, TEXAS



LLC

Job No. 190805
5.01 acres of land
Sheet No.: 2 of 3

A tract of land containing 5.01 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of **Lot 11, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY**, Hidalgo County, Texas, map reference: Volume 1, Page 20, Map Records, Hidalgo County, Texas, and said 5.01 acres of land being part or portion of that tract of land deeded to Victor Guzman, recorded in Document Number 1566060, Deed Records, Hidalgo County, Texas, and said 5.01 acres also being more particularly described as follows;

COMMENCING, for reference at the northeast corner of said Lot 11, Section 267, within Richardson Road (FM 2128), **THENCE** N 08° 55' 11" W, along the north line of said Lot 11, Section 267, within said Richardson Road (FM 2128), a distance of 91.85 feet, to the **POINT OF BEGINNING**, and the Northeast corner of this tract;

THENCE S 08° 58' 22" W, at a distance of 41.27 feet, pass a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the south right-of-way line of said Richardson Road (FM 2128), recorded in Volume 380, Page 604, Deed Records, Hidalgo County, Texas, continuing a total distance of 321.00 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for a corner hereof;

THENCE S 81° 01' 38" E, a distance of 91.89 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the east line of said Lot 11, Section 267, and west line of Alamo Subdivision, map reference: Volume 25, Page 160A, Map Records, Hidalgo County, Texas, for a corner hereof;

THENCE S 08° 57' 56" W, along the east line of said Lot 11, Section 267, and the west line of said Alamo Subdivision, at a distance of 203.05 feet, pass a ½" iron rod found on the southwest corner of said Alamo Subdivision, and the northwest corner of Sherry Subdivision, map reference: Volume 19, Page 151, Map Records, Hidalgo County, Texas, continuing a total distance of 1364.87 feet, to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the southeast corner of said Lot 11, Block 267, for the Southeast corner hereof;

THENCE N 81° 01' 49" W, along the south line of said Lot 11, Block 267, a distance of 147.05 feet, to a ½" iron rod found on the southeast corner of Chune Subdivision, map reference: Document Number 2437975, Map Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 08° 58' 22" E, along the east line of said Chune Subdivision, at a distance of 1634.71 feet, pass a ½" iron rod found on the northeast corner of said Chune Subdivision, at a distance of 1644.71 feet, pass a Nail found, on the south right-of-way line of said Richardson Road (FM 2128), continuing a total distance of 1685.98 feet, to the north line of said, Lot 11, Block 267, for the Northwest corner hereof;

THENCE S 80° 55' 11" E, along the north line of said Lot 11, Block 267, within said Richardson Road (FM 2128), a distance of 55.00 feet, to the **POINT OF BEGINNING**, containing 5.01 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION
ON SEPTEMBER 05, 2019...

JORGE RODRIGUEZ
5303
Jorge Rodriguez, R.P.L.S. No. 5303
CVQ Land Surveyors, LLC
T.B.P.L.S. Firm No. 119600

CERTIFICATE OF COMPLIANCE

No: 96-09-0003

DATE: September 9, 1996

Needs up-letter

NAME OF PROPERTY OWNER: Victor Guzman

LEGAL DESCRIPTION OF PROPERTY: 5.71 acres out of Lot 11, Section 267, Texas Mexican Railway Co. Survey

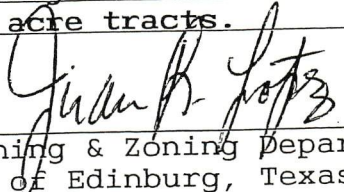
LOCATION OF PROPERTY: About 300 feet west of Alamo Rd. on the south side of Schunior.

The property described above or in the attached legal description is in compliance with the City of Edinburg's Subdivision Regulations. Utility services may be extended to the property by the public utilities holding a certificate of convenience and necessity in such area. This certificate applies to the issuance of permits for the construction of a residential and non-residential building. Compliance with the City of Edinburg's Subdivision Regulations is based on: (place mark on appropriate line)

- (a) The property was subdivided prior to it being in the City's extraterritorial jurisdiction;
- (b) The property was subdivided as a result of a family partition;
- (c) Where the last recorded conveyance of such lot or tract prior March 9, 1987 was by metes and bounds;
- (d) Where a building was in existence on said lot prior to March 9, 1987; or where such subdivision, whether by recorded plat or by actual occupancy and use was in existence prior to March 9, 1987.
- (e) The property was subdivided after March 9, 1987 and the property owner has complied with the City's Subdivision Ordinance.
- (f) Where such division of land is used for agricultural purposes in parcels or tracts of 5 acres or more and not involving any new street, alley, or easement of access.

PROPERTY IS SUBJECT TO STATE AND COUNTY REGULATIONS THAT MAY INCLUDE BUILDING PERMITS, FLOOD PLAIN MANAGEMENT, MINIMUM LOT SIZE FOR SEPTIC TANK PERMITS, ALLOWABLE NUMBER OF UNITS PER LOT OR TRACT, POTABLE WATER SUPPLY, ETC.

Comments: However, any future division of the property for any purpose will be subject to compliance with City's review and Subdivision Ordinance requirements. This property is subject to a minimum of a 50 foot front yard building setback from the current property line and the County requirements on 5 acre tracts.


Planning & Zoning Department
City of Edinburg, Texas

CONTRACT FOR DEED

Date: June 15 th. 1995.

Seller ADAM DANIEC, AND WIESLAWA DANIEC,
1208 LA VISTA AVENUE
MCALLEN, TX 78501
(210) 631-7832

Buyer Victor GUZMAN.
220 South 25 th. St. Apt. 41
Edinburg, TX . 78539
(210) 380-2118

Property: Tract 1

SEE ATTACHED EXHIBIT "A", FOR METES AND BOUNDS DESCRIPTION.

Reservations from and Exceptions to Conveyance and Warranty--SUBJECT TO:

1. MINERALS, ROYALTIES, AND TIMBER INTERESTS OF RECORD.
2. MINERAL LEASES AND SURFACE LEASES OF RECORD.
3. EASEMENTS OF RECORD, AND ZONING ORDINANCES/RESTRICTIONS OF ANY GOVERNMENTAL BODY HAVING CONTROL OVER THE PROPERTY.
4. TAXES FOR 1995 AND SUBSEQUENT YEARS, AS WELL AS TAXES SUBSEQUENTLY ASSESSED FOR PRIOR YEARS BECAUSE OF CHANGE OF USAGE OR OWNERSHIP (RODLBACK TAXES), PAYMENT OF WHICH IS ASSUMED BY BUYER.
5. SEE ATTACHED EXHIBIT "B", FOR RESTRICTIONS PLACED ON PROPERTY BY SELLER.

Sale Price: \$35,000.00

Downpayment: \$2,000.00

Deferred Principal Amount: \$33,000.00

Annual Interest Rate on Deferred Principal Amount from Date: THIRTEEN PERCENT (13%).

Monthly Payments: \$417.53, including principal and interest

Late Payment Penalty (5% of installment): \$ 20.87

Place for Payment: Seller's address above given.

Date Monthly Payments Due: 15th of each consecutive month

Date of First Monthly Payment: 07/15/1995.

Other Terms of Payment:

1. Buyer agrees to pay seller the sale price as above specified; provided, however, that Buyer may at any time pay all or any portion of unpaid balance of the note *without* prepayment penalty.
2. **Taxes.** Buyer shall pay all property taxes, prorated to date of contract. Seller shall bill taxes annually to buyer on or before December 15 of each year. This statement shall be due and payable to Seller on or before the following January 31st. Buyer's payment of taxes is a *condition of this contract*. Failure to pay shall entitle seller, upon compliance with statutory notice requirements, to terminate the contract.
3. When Buyer has paid all consideration payable under this contract, Seller will convey the property to Buyer by warranty deed subject to the reservations from and exceptions to conveyance and warranty.

WDS
LD

4. When Seller conveys the property to Buyer by warranty deed, Seller will not furnish an owner's policy of title insurance. Premiums for owner's policy, if any, will be paid by Purchaser.

Buyer's Obligations:

1. Buyer will keep the property in good repair and condition.
2. Buyer will permit Seller and Seller's agents to enter the property at reasonable times to inspect it for compliance with Buyer's obligations.
3. If Buyer defaults in the performance of any obligation, Buyer will reimburse Seller on demand at the place for payment for all of Seller's cost of collection and enforcement, including reasonable attorney's fees, plus interest on those sums from the dates of payment at the annual interest rate on matured, unpaid amounts. The sum to be reimbursed shall be added to and become a part of the deferred principal amount. Reasonable attorney's fees shall be 10 percent of all matured and unpaid amounts due under this contract unless either party pleads otherwise.

Seller's Rights

If Buyer defaults in prompt payment of the monthly installments of deferred principal and interest, or tax reimbursement, or any other of buyer's obligation, seller may, subject to notice requirements of the Texas Property Code, terminate this contract, declare all of Buyer's interest under the contract forfeited, and retain as liquidated damages all money paid by Buyer to Seller under this contract.

General Provisions

1. As long as Buyer promptly performs all obligations in this contract, Buyer has the right to possession of the property. If this contract is canceled because of Buyer's default, Buyer will immediately surrender possession of the property to Seller. If Buyer fails to do so, Buyer will become a tenant at sufferance of Seller, subject to an action for forcible detainer.
2. Neither this contract nor any part of or interest in the property may be assigned, sold, conveyed, transferred, pledged, or mortgaged by Buyer without the written consent of Seller.
3. Interest on the debt evidenced by this contract shall not exceed the maximum amount of nonusurious interest that may be contract for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess shall be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides other provisions in this and all other instruments concerning the debt.
4. Buyer understands and acknowledges that Buyer does not acquire legal title by this contract and that Buyer will not acquire legal title until Seller's deed is delivered.
5. Seller may transfer legal title to the property without Buyer's consent, in which event the transferee will be required to assume Seller's obligations under this contract, without recourse. Upon completion of such transfer and transferee's assumption of obligations, Seller will be released from all obligations to Buyer under this contract.
6. Buyer has examined the property to Buyer's complete satisfaction and knows its condition. In purchasing the property, Buyer relies only on Buyer's examination and judgment, not on the representation of any other person as to value, future value, condition, size, age, use, or any other matter. Buyer acknowledges that in selling the property Seller makes no warranties other than title. This contract is the entire and only agreement between Buyer and Seller, and it incorporates all other written, verbal, express, and implied agreements made between any party or any agent of any party to this contract in connection with this transaction. If any provisions in this contract conflict with any provision in any other instruments, those in this contract shall control.



7. No delay by Seller in enforcing any part of this contract shall be deemed a waiver of any of Seller's rights or remedies. If Seller accepts any payment after its due date, the acceptance shall not be construed as a waiver of any other due date, shall not change any other due date, and shall not waive any of Seller's rights of remedies.

8. This agreement shall bind, inure to the benefit of, and be exercised by successors in interest of all parties, but this provision is subject to paragraphs 2, 6, and 7 under General Provisions.

9. When the context requires, singular nouns and pronouns include the plurals.

10. Notices served pursuant to this contract shall be in writing, personally delivered or mailed by certified mail, return receipt requested, to the respective addresses above on this contract, unless notice of a different address has been furnished in writing. Notices will be considered delivered as of the date of personal delivery, or the date of receipt shown by certified mail receipt returned.

11. Buyer shall not, during the term of this contract:

-alter the surface, as by digging lakes, ponds, drainage or irrigation ditches, except with written permission of seller;


-remove or alter the irrigation lines in place;

-allow inoperable automobiles, appliances, brick, or other rubble to accumulate on the property, unless awaiting disposal for not longer than 10 days.

SIGNED IN DUPLICATE ORIGINALS, effective on date above first given:


Adam Daniec - Seller


WIESLAWA DANIEC-SELLER


Victor Guzman- Buyer

I, the undersigned Buyer, here acknowledge that I have received (initial as applicable):

_____ (1) Advice that it is in my best interest to purchase an owner's title insurance policy in conjunction with purchase of this property.

_____ (2) A Truth-in-Lending disclosure form showing amount of finance charges I shall pay under terms of this contract.

_____ (3) An amortization schedule of monthly installments of deferred principal and interest.



**ART SALINAS
ENGINEERING & SURVEYING**

5401 N. 10TH ST., SUITE 102 McALLEN, TX 78504 PH: (210) 618-5565 FAX: (210) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION: TRACT 1

A 5.71 acre tract of land out of Lot 11, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 20, Map Records of Hidalgo County, Texas; said 5.71 acre tract is more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 11;

THENCE, South 80 degrees 47 minutes East, along the North line of said Lot 11, a distance of 885.23 feet to a point for the Northwest corner hereof and POINT OF BEGINNING;

THENCE, continuing South 80 degrees 47 minutes East, along the North line of said Lot 11, a distance of 147.54 feet to a point on the Northeast corner of said Lot 11 for the Northeast corner hereof;

THENCE, South 8 degrees 59 minutes West, along the East line of said Lot 11, at a distance of 41.27 feet pass a found 1/2" iron rod on the South right of line of Schunior Road (F.M. 2128), at a total distance of 1686.47 feet to a found 1/2" iron rod on the Southeast corner of said Lot 11 for the Southeast corner hereof;

THENCE, North 80 degrees 51 minutes West, along the South line of said Lot 11, a distance of 147.54 feet, to a set 1/2" iron rod on the Southwest corner of said Lot 11 for the Southwest corner hereof;

THENCE, North 8 degrees 59 minutes East, at a distance of 1645.39 feet pass a set 1/2" iron rod on the South right of way line of Schunior Road (F.M. 2128), at a total distance of 1686.66 to the POINT OF BEGINNING, containing 5.71 acres, more or less, of which 0.14 acre lie in Public Road right of way.

JOB # 94-3670

DATED: 10-06-94



Arturo A. Salinas, R.P.L.S. # 4802



EXHIBIT B^u

It is understood that the following provisions will be set out and contained in the deed to the property conveyed to the buyer and such provisions shall constitute covenants running with the land, binding upon the buyers hereto, their heirs, executors and assigns.

NO BARS OR ON PREMISES ALCOHOL CONSUMPTION JUNK YARDS NOR SLAUGHTER

OF ANIMALS SHALL BE PERMITTED AT ANY TIME .

The following restrictions shall be binding for five years after the transfer of ownership by warranty deed to buyers:

1. No commercial, retail or wholesale activity of any kind shall be conducted.
2. All residential construction shall be brick veneer or better, with 200 foot front setback. (TWO HUNDRED FEET)
3. No heavy machinery or earth moving equipment, inoperable vehicles, appliances or trash, rubbish, piles of dirt, caliche or other building materials shall be permitted.
4. THE TRACT CAN BE SUBDIVIDED ONLY ONCE AND INTO TWO PROPERTIES ONLY.
5. PROPERTY SHALL BE MAINTAINED IN NEAT AND ORDERLY MANNER, WEEDS AND GRASS MOWED AT REGULAR INTERVALS.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY THAT REASONABLY MAY BE CONSTRUED AS PUBLIC NUISANCE SHALL BE CONDUCTED ON ANY ~~OF~~ TRACT.

A.S. [Signature]

[Signature]
Victor Guzman

B.H.
Dm [Signature]

[Signature]
LMS.

HCH

TRUTH-IN-LENDING (LOAN) DISCLOSURE STATEMENT
 (Adapted from 12 C.F.R. pt. 226 app. H (1985) for use with mechanic's lien documents prepared by the State Bar of Texas)

CREDITOR
 Adam Daniec
 Wieslawa Daniec

CONSUMER
 Victor Guzman

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled.
13.00	\$ 42,155.61	\$ 33,000.00	\$ 75,155.61

You have the right to receive at this time an itemization of the Amount Financed:
 I want an itemization. I do not want an itemization.

Your payment schedule will be:

Number of Payments	Amount of Payments	When Payments Are Due
179	\$ 417.53	First pmt. due 07/15/1995
1	\$ 417.74	Last pmt. 06/15/2010

Security: You are giving a security interest in:
 the goods or property being purchased.

Filing Fees \$ _____ Nonfiling Insurance \$ _____

Late Charge: If a payment is late, you will be charged 5.00 % ~~percentage~~ of the late payment. (\$ 20.87)

Prepayment: If you pay off early, you (check if the loan is at simple interest) may will not have to pay a penalty.

(check if private mortgage insurance premiums are charged to the consumer) may will not be entitled to a refund of part of the finance charge.

See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date, and prepayment refunds and penalties.

Additional Disclosures:

"e" means an estimate

INSURANCE DISCLOSURES

Property Insurance. You may obtain property insurance from anyone that is authorized to transact business in Texas. If you get the insurance from _____, you will pay \$ _____ for _____ months.
 (creditor)

Credit Insurance. If you want, the creditor may provide you with credit insurance for the credit term. Credit life insurance and credit disability insurance are not required to obtain credit and will not be provided unless you sign and agree to pay the additional cost. You understand that if your credit term exceeds 59 months, the premium rates for credit insurance are not fixed or approved by the Texas State Board of Insurance. If you desire insurance, you should indicate the type desired and sign below.

- _____ I want credit life insurance on the life of the Consumer only for a premium of \$ _____
- _____ I want credit life insurance on the lives of the Consumer and Co-Borrower for a premium of \$ _____
- _____ I want credit disability insurance (available only to Consumer) for a premium of \$ _____

 (Consumer's signature) (Co-Borrower's signature)

I have received a copy of this statement.

Victor Guzman 6/15/95
 Signature Victor Guzman Date Signature Date



ART SALINAS
ENGINEERING & SURVEYING

6401 N. 10TH. ST. SUITE 102, McALLEN, TEXAS 78504. PH: (210) 618-5565 FAX: (210) 618-5540

N.W. CORNER
OF LOT 11

S80°47'E^{21.8'}
1032.77'

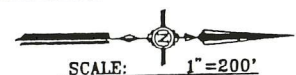
SCHUNIOR ROAD
(F.M. 2128)

N.E. CORNER
OF LOT 11

50' R.O.W. ESM'T. TO
STATE OF TEXAS
(VOL. 360, PG. 604,
DEED RECORDS)

50' R.O.W. ESM'T. TO
STATE OF TEXAS
(VOL. 937, PG. 546,
DEED RECORDS)

SCALE: 1"=200'



1687.77'

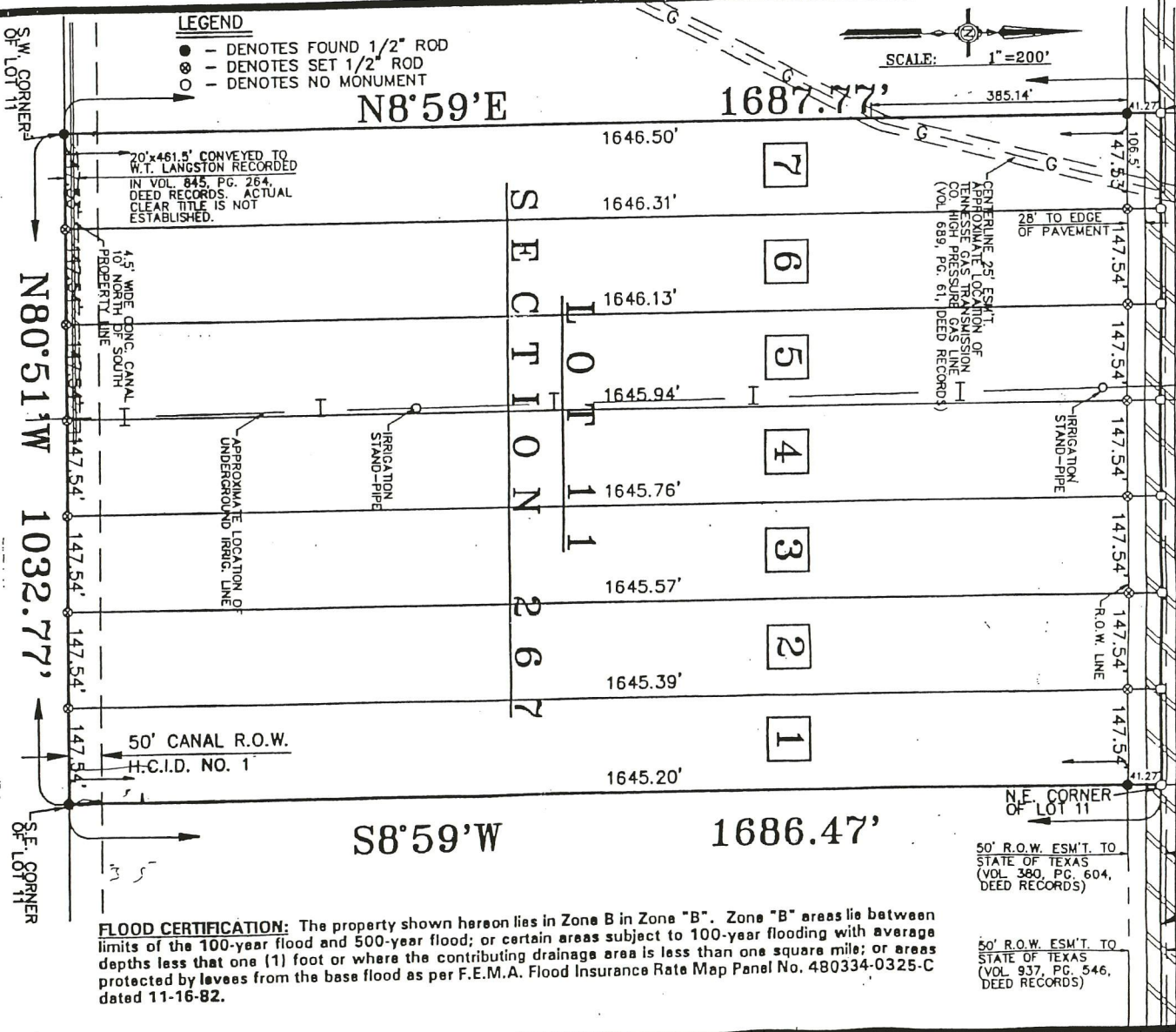
N8°59'E

S8°59'W

1686.47'

SECTION 267

LOT 11



LEGEND
 - DENOTES FOUND 1/2" ROD
 ⊙ DENOTES SET 1/2" ROD
 - DENOTES NO MONUMENT

20'x461.5' CONVEYED TO
W.T. LANGSTON RECORDED
IN VOL. 845, PG. 264,
DEED RECORDS. ACTUAL
CLEAR TITLE IS NOT
ESTABLISHED.

4.5' WIDE CONC. CANAL
TO NORTH OF SOUTH
PROPERTY LINE

IRRIGATION
STAND-PIPE
APPROXIMATE LOCATION OF
UNDERGROUND IRRIG. LINE

50' CANAL R.O.W.
H.C.I.D. NO. 1

S.W. CORNER
OF LOT 11

N80°51'W

1032.77'

S.E. CORNER
OF LOT 11

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT SCHUNIOR ROAD (F.M. 2128) IN EDINBURG, TEXAS, DESCRIBED AS FOLLOWS: ALL OF LOT 11, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

94-3670
Job No.

10-27-94
Revised

Art Salinas
Art Salinas

Registered Professional Land Surveyor No. 4802



*02#048667**08/26** P A Y M E N T R E C E I P T **BG **SEP 11, 1996

---ACCT NO-31-0992---LAST BILL---08/30/96---

;	VICTOR GUZMAN	;	DESCRIPTION	CURRENT	ARREARS	;
;	220 S 25TH AVE APT 41	;	-----	-----	-----	;
;		;	WATER	15.76	.00	;
;	EDINBURG TX	;	REG ASSESMT	.08	.00	;
;	78539 5045	;	-----	-----	-----	;
;		;	BALANCE-DUE:	15.84		;
;	AMOUNT PAID: 15.84	;				;
;	NEW BALANCE:	;				;

AMOUNT TEND***: \$20.00 C A S H CHANGE***: \$4.16**TR**0016

***** T H A N K ** Y O U *****
* NORTH ALAMO WATER SUPPLY CORP. *

NORTH ALAMO WATER SUPPLY CORP
 420 S. DOOLITTLE RD
 EDINBURG TEXAS 78539-3832

WIDE?N PER?0896PRINT?NDEV
 ACCOUNT ID.31-0992 MEMBER?Y
 MEMBER-NO..023889 CYCLE#03
 CUST NAME..VICTOR GUZMAN
 ADDRESS 1..220 S 25TH AVE APT 41
 ADDRESS 2..
 CITY,STATE.EDINBURG TX
 ZIP CODE...78539-5045 CRRT#CRC013
 HOME TELE.(210)380-2118 STAT.A/I.
 WORK TELE.(210)383-2372 FIN 000000
 SOC-SEC#...461-07-2993 SENIOR?Y/N0
 OTHER ID#..07528100
 BILL SEQ#..31-00000-00 DATE..072595
 SP/NAME2...JOSEFINA GUZMAN
 SOC-SEC#2..455-08-8217
 OTHER ID#2.07787284
 WORK TELE.(000)000-0000 RENT?..
 LANDLORD...SAME
 LANDL.ADDR1
 LANDL.ADDR1
 LANDL.CT/ST
 LANDL.ZIP..00000-0000 CRRT#

CUSTOMER TYPE.01
 LOCATION DSC1.RICH SS/W 907
 LOCATION DSC2.
 ROUTE*LOC CD..00 INST1.00 INST2.
 MAP CODES .(1) (2) (3)
 CUST CATEGORY. TAX?.Y EXEMPT CODE..01
 TAX RATES..(1)02(2)00(3)00(4)00(5)00
 TAX AUTHORITY A-15 B-03 C-01 D-00 E-01
 STATS TABLE...F-01 G-00 H-00 I-00 J-00
 TIME PAYMENT.. 0.0 B/F. 0.00 |
 MEMBER FEE.... 100.0 DT..
 OLD ACCT NO... CYCLE 00
 TRANSFER DATE. B/F. 0.00
 INACTIVE DATE. L/CD
 SP/COMMENT....

+-----USER DEFINED STATIC-----+

Mr Victor Guzman does have an account
 with North Alamo Water Supply. If you
 have any questions, please feel free to
 call our office.
 Sincerely,
 Diana Delgado

09/16/96 - Planning Department verified with Diana Delgado, North Alamo Water Supply Corp.
 that water service is for tract of land for which certificate of compliance is being
 issued.

CITY OF EDINBURG, TEXAS
P. O. BOX 1079-78540
PHONE 383-5661

APPLICATION FOR AGRICULTURAL
SUBDIVISION EXEMPTION

Application Date 9/9/96 Legal Description: 5.71 acres
Name: Victor Subman out of lot 11 Section 267
Address: 4801 East Richardson Texas Mexican Railway Co
Phone: 380-2118 Survey

Please attach to this Application legible copies of the following documents:

- (1) Warranty Deed for the Property or other ownership instrument.
- (2) Evidence of any presently existing permanent structure on the property, including date of construction.
- (3) Evidence of any Subdivision, recorded or unrecorded, for the Property.
- (4) Current Tax Certificates from all appropriate taxing bodies for the Property.
- (5) Current survey, signed and sealed by a Registered Public Surveyor of the property showing boundaries. Said survey includes metes and bounds description for property boundaries.

Describe fully the Property's current use and proposed use: Vacant
Agriculture. Proposed use to build home.

NOTE: THIS AGRICULTURAL EXEMPTION TO THE SUBDIVISION ORDINANCE ALLOWS ONLY ONE SINGLE-FAMILY DWELLING OR MOBILE HOME AND DOES NOT ALLOW FOR THE CONSTRUCTION OF A COMMERCIAL OR INDUSTRIAL USE. THE LIMITATION OF ONE SINGLE-FAMILY DWELLING OR A MOBILE HOME SHALL NOT APPLY TO UNSUBDIVIDED PROPERTY MEETING THE MINIMUM TRACT SIZE REQUIREMENTS.

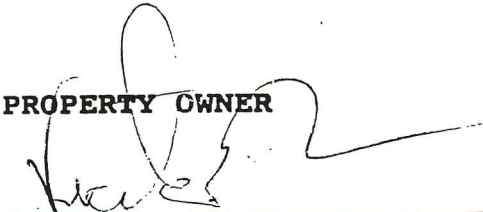
Please be advised that if the property is approved for an Agricultural Exemption to the Subdivision Ordinance, then the property owner may be required to dedicate to the City of Edinburg additional road right of way along a perimeter street and easements for utilities and to record a separate instrument showing 50-foot building setbacks along a county perimeter street. Additionally, the property owner will be required to tender any recording fees necessary to record the above described road right of ways, easements and setbacks in the Official Records of Hidalgo County, Texas.

Land Requirements

- (1) Minimum tract size: five (5) acres (gross)
- (2) Minimum tract width: 150 feet - Consideration may be given to a lesser width in cases of irregular-shaped lots and to existing utility, drainage easements, and road rights-of way affecting the tract.
- (3) Access: Each tract shall have frontage on an existing public road.
- (4) Minimum building elevation: Minimum building elevation as indicated on the current FEMA maps.
- (5) Water supply: A letter of commitment from a potable water supplier agreeing to supply and the ability to serve the tract.
- (6) Sewage disposal: Evidence that onsite sewage disposal facilities are capable of complying with Texas Department of Health regulations.
- (7) Floodplain: Separate instruments dedicating drainage easements, containing the 100-year flood for water courses, drainage way, natural channel or stream; restricting construction and/or fill within the easements as specified by the city engineer.
- (8) Rights-of-way: Separate instruments dedicating additional right-of-way along perimeter streets in accordance with adopted thoroughfare plans.
- (9) Setbacks: Separate instrument dedicating 50-foot setbacks along county perimeter streets. The distance shall be measured through the current or future right-of-way line in accordance with adopted thoroughfare plans.
- (10) A tract conveyed under these provisions shall not be subsequently subdivided unless it meets the requirements of this section.

I HAVE READ THE ABOVE AND FOREGOING APPLICATION AND I HAVE ATTACHED HERETO ALL DOCUMENTATION NECESSARY FOR THE PROCESSING OF THE SAME AND I HEREBY CERTIFY THAT I AM THE PRESENT PROPERTY OWNER/PURCHASER PURSUANT TO THE ATTACHED WARRANTY DEED/CONTRACT FOR DEED OR I HAVE A VALID EXISTING POWER OF ATTORNEY FROM THE PROPERTY OWNER, A COPY OF WHICH IS ATTACHED.

PROPERTY OWNER



Victor Guzman

AI-94911

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS			
APPLICANT			APPLICATION NO.
1.	Brenda A. Manrique		4-5669
2.	Mark J. Fryer-Cascabel Estates, Inc	COLE CROSSING SUBDIVISION, LOTS 1-30	BLANKET COVER
3.	Girasol Development Group, L.L.C.	SUNSHINE ESTATES NO. 2, LOTS 1-119	BLANKET COVER
4.	Antia Perez	PEREZ PH. I SUBDIVISION, LOT 1	BLANKET COVER
5.	Jefferson Road Property Inv, L.L.C.	CARMEN AVILA RANCHETTES, LOTS 1-22	BLANKET COVER
6.	J&DMC Management, L.L.C.	VISTA RIDGE ACRES PHASE VIII, LOTS 801-949	BLANKET COVER
7.	Jefferson Road Property, Inv, L.L.C.	CARMEN AVILA SUBDIVISION PHASE IV, LOTS 404-499	BLANKET COVER
COMM. COURT: APRIL 16, 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: 4-5069

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: Brenda A. Manrique
PEMO ZARAGOZA
Address: 20510 Buck
Fawn, Edinburg
Tx, 78542
Phone: (713) 751 9014

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No: <u>616811 onay</u>	Authorized Signature	Authorized Signature
Date Approved: <u>4-13-24</u>	<u>[Signature]</u>	<u>[Signature]</u>
		<u>616811 onay</u>
		<u>4-13-24</u>

Water Supplier: N/A
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 1000103801
 Temporary Pole Permanent Service

regarding the land described as: Los Venados Ph 5 #544 Phase V

on April 16, 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 4/8/24);
- 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;
- 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 Richard F. Carter Hidalgo County Judge 4/16/24 Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 BMS

ATTEST: [Signature] Hidalgo County Clerk 4/18/24 Date



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: 4-51009

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: Brenda A. Mannique/Pemo Zaragoza
Address: 20510 Buck Fawn
Edinburg, Tx 78542
Phone: (713) 751 9014

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

Los Venados Ph. 5 lot 544

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Brenda Mannique
Requesting Party (Signature)

04/04/24
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:

4/10/24
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-5669

Receipt No.: 022155

L6446-05-000-0544-00

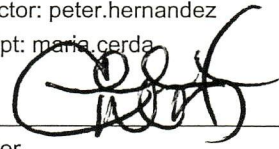
Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- ZARAGOZA PEMO & DAVILA BRENDA A MANRIQUE
 20510 BUCK FAWN DR
 EDINBURG, TX 78542
 (281) 508-0968
 (281) 508-0968
- [1] Contractor: SELF
 - [2] Water System: City of Edinburg
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 4559Sq.Ft.
 - [5] Legal Description: LOS VENADOS PH 5 LOT 544
 - [6] Location: 281 AND 186
 - [7] Sewage: N/A
 - [8] Construction Type: Wood
 - [9] Est. Cost of Construction: \$150000
 - [10] Flood Zone: Zone C

Community Panel Number: 4803340250B
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 100', Rear 15', Side 10', Side 10', Corner '
 Special Conditions: MUST COMPLY WITH HCPD SETBACKS
 RULES AND REGULATIONS
 Description: Permit 4-5669
 Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
 Check/M.O.#: 136
 Payment: \$30
 Change Due: \$0.00
 Application: maria.cerda
 Inspector: peter.hernandez
 Receipt: maria.cerda




 Cashier

4/10/24

 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

4/10/24

 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.

Re: Lot 544, Los Venados Subdivision PHASE V, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, Map Records of Hidalgo County, Texas

Special Warranty Deed with Vendor's Lien

1. Date: January 9, 2019
2. Grantor: Garco, Ltd., A Texas Limited Partnership, acting by and through its General Partner, Garco Management, L.L.C, a Texas Limited Liability Company
3. Grantor's Mailing Address: 3910 W. Freddy Gonzalez, Edinburg, Hidalgo County, Texas 78539
4. Grantee: PEMO ZARAGOZA AND BRENDA A. MANRIQUE DAVILA
5. Grantee's Mailing Address: 16221 Hidalgo St., Edinburg, Hidalgo County, Texas 78542
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 SIXTY SIX THOUSAND NINE HUNDRED AND NO/100THS DOLLARS (\$66,900.00) 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 544, Los Venados Subdivision PHASE V, Hidalgo County, Texas, as per map thereof recorded in Volume 46, Pages 25-34, 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:
 - A. The Declaration of Covenants, Easements, Conditions and Restrictions, which include liens and security interests in favor of the Property Owners' Association, to secure the payments of assessments. The Declaration is of record under Document Number 1544101, Official Records, Hidalgo County, Texas.
 - B. All of the following which are valid and subsisting and affect the Property and that are of record, in the Office of the County Clerk, Hidalgo County, Texas, to-wit: all rights, rights of way, restrictions, reservations, reservations and leases of oil, gas and other minerals, reservations of *underground* water and easements (including, but not limited to, easements for roads, utilities, irrigation lines, high pressure gas pipe lines and Irrigation District drainage ditch), and all items listed on Exhibit "A" attached hereto and made a part hereof for all purposes.
 - C. Grantee's representations that: a. Grantee will have inspected the Property to Grantee's sole satisfaction, hiring the necessary experts to satisfy himself as to the condition of the Property without any reliance on any of Seller's representations; b. The parties are in relatively equal bargaining

positions; c. Grantee is purchasing the Property "As Is", without any warranty (except the Special Warranty of Title); d. the language of Exhibit "B" is to be included in the Special Warranty Deed, conveying title to Grantee ; and e. Grantee is responsible for obtaining all necessary permissions and permits for the construction upon and/or use of the Property.

- D. All zoning laws, regulations and ordinances of municipal, county and/or other governmental authorities, if any, relating to the property, or any part hereof.
- E. Anything an on-the-ground A-1 survey would reveal.
- F. The taxes for the year 2019 and subsequent years due to change in land usage or ownership.
- G. Liens in favor of Texas Regional Bank recorded in the Official Records, Hidalgo County, Texas.
- H. **Save and except** Grantor reserves for himself and his heirs and assigns all oil, gas and other minerals, in, on, under or that may be produced from the above described property.
- I. Grantor hereby reserves to Grantor the groundwater rights, together with appurtenant easements as indicated in an Amendment to the DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS for "Los Venados Subdivision PHASE V," Hidalgo County, Texas, which amendment is of record by Document Number 1405101.
- J. **Right of First Refusal.** If Grantee desires to sell or otherwise transfer any interest in the property herein described, Grantor shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. Upon Grantor's failure to meet such offer in writing within 30 days after written notice thereof from Grantor to Grantee, Grantee may sell the property to the third party in accordance with his offer.

9. 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):

10. 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.

11. 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.

12. 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.**

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

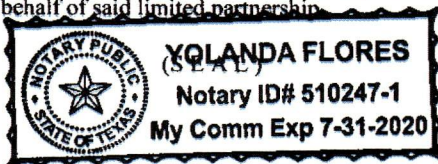
14. Signature: Garco, Ltd.
By: Garco Management, L.L.C.
By: Richard A. Garza, President

The State of Texas

(Acknowledgment)

County of Hidalgo

This instrument was acknowledged before me on the 9th day of Jan, 2019, by Richard A. Garza, President of Garco, Ltd., A Texas Limited Liability Company, on behalf of said L.L.C. as General Partner of Garco, Ltd., a Texas Limited Partnership, on behalf of said limited partnership.



Yolanda Flores
Notary Public, State of Texas
My Commission Expires: 7-31-2020

After Recording Return To: Garco, Ltd., 3910 W. Freddy Gonzalez, Edinburg, Texas 78539

Re: Lot 544, Los Venados Subdivision., PHASE V, Hidalgo County, Texas, V 46, P25-34, 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 # 1349572; dated November 17, 2004, filed November 17, 2004 under Document # 1405101 and dated April 26, 2005, filed April 28, 2005 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, 2005, filed April 28, 2005 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. 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: WIA

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: MARK T. Fryer - Casabel Estates, Inc.

Address: 2320 Anacua Circle Edinburg, TX. 78539

Water Supplier: DAWSC

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

Phone: 607-0082

Account/ESI No.: WIA
 Temporary Pole Permanent Service

regarding the land described as:

Cole Crossing Subdivision lots 1-30

on April 16, 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 3/5/2024);

(verified by Flur Sevin);

(verified by Flur Sevin);

(verified by Flur Sevin);

(verified by Flur Sevin);

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge
Date 4/16/24

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 DRS

ATTEST: Antonio Guajardo
Hidalgo County Clerk
Date 4/18/24



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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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

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: Mark J. Fryer - Cascabel Estates, Inc.

Address: 2320 Anacua Circle

Edinburg, Tx 78539

Phone: (956) 607-0082

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

Cole Crossing lots 1-30

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Mark Fryer
Requesting Party (Signature)

1-25-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

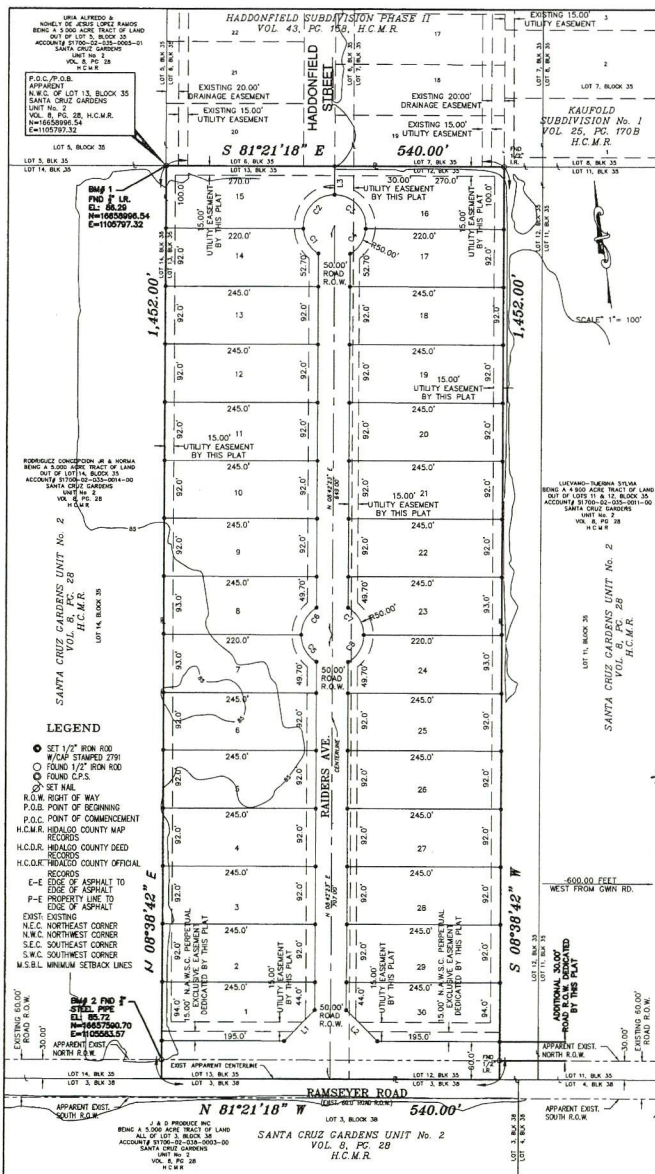
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

4/9/24
Date

Alan Sesin
County Official



STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DESIGNATION, CERTIFICATION, AND ATTESTATION:
 I, MARK J. FRYER, PRESIDENT, CASABEL ESTATES INC., AS OWNER OF THE 18,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COLE CROSSING SUBDIVISION HEREBY SUBMIT THIS PLAT TO THE PUBLIC USE AND DEDICATED TO PUBLIC USE, THE DRAINAGE, PARS, AND EASEMENTS SHOWN HEREIN.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.023 AND THAT:
 (A) THE INSTRUMENT AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) THE DESIGN CONFORMANCE TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
 (C) ELECTRICAL CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS DESCRIBED IN THIS PLAT ARE TRUE AND COMPLETE.
 DATE: 9-28-23
 MARK J. FRYER, PRESIDENT
 CASABEL ESTATES INC.
 2320 ANACIA CIRCLE
 EDINBURG, TEXAS 78539

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Mack J. Fryer, President** KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) HAS DEEDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF Sept, 2023.
 My Comm. Expires on 9-21-2027
 PATRICIA L. SANCHEZ
 Notary Public, State of Texas
 Comm. Expires 09-21-2027
 History ID: 32487728

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.022(a)
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF COLE CROSSING WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 9/28/23
 APPROVED BY COOMMISSIONERS COURT ON 9/28/23
 ATTEST: Antonio Guajardo, Jr. 9/28/2024
 HIDALGO COUNTY CLERK

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED CLERK OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EDINBURG, TEXAS, AS OF THE DATE OF RECORDING OF THIS PLAT.
 DATE: 10/05/2023
 CITY CLERK

STATE OF TEXAS
 COUNTY OF HIDALGO
 THE SUBDIVISION PLAT OF COLE CROSSING SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 1st DAY OF December, 2023.
 CITY MANAGER

APPROVED BY 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 DRAINAGE DISTRICT NO. 49-2110. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE PROPOSED SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO DESIGN AND CONSTRUCT THE DRAINAGE STRUCTURES TO BE DESCRIBED BY THIS PLAT.
 DATE: 2-2-24
 GENERAL MANAGER

SANTA CRUZ IRRIGATION DISTRICT NO. 15
 THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS 26th DAY OF October, 2023 SUBJECT TO THE FOLLOWING:
 (1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; (2) IRRIGATION LINE (S) EASEMENT ON EACH SIDE OF IRRIGATION LINE ON CANAL; (3) ALL LOTS SUBJECT TO RULES, REGULATIONS, ORDINANCES, BY-LAWS, AND EASEMENTS OF DISTRICT; AND (4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT, THE PLAT APPLICABLE TO INDIVIDUAL LOTS IS DESIRED. EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SERVE LOTS FROM THE CLOSEST DISTRIBUTION POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.
 DATE: 10/26/23
 PRESIDENT SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, ISABEL POSADAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCUMBRANCES (EXCEPT AS SHOWN) AND THAT ALL REQUIREMENTS OF THE SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EDINBURG, TEXAS, AS OF THE DATE OF RECORDING OF THIS PLAT.
 DATE: 9-27-23
 ISABEL POSADAS, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 89435

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, HOMERO LUIS GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND. THERE IS NO DEPENDENCY ON ANY PREVIOUS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCUMBRANCES (EXCEPT AS SHOWN) AND THAT ALL REQUIREMENTS OF THE SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EDINBURG, TEXAS, AS OF THE DATE OF RECORDING OF THIS PLAT.
 DATED THIS 05 DAY OF October, 2023
 HOMERO LUIS GUTIERREZ, R.P.L.S.
 LICENSED LAND SURVEYOR, APPL. NO. 1792

GENERAL SUBDIVISION PLAT NOTES
 1. FLOOD ZONE STATEMENT: ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY PANLS IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480314 0325 D, MAP REVISED JUNE 6, 2000, MAP REVISED TO FLOOD INSURANCE RATE MAP NO. 480314 0325 D, MAY 17, 2001.
 2. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SHALL BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS FOR LOTS 2 THRU 29 ONLY.
 3. SETBACKS:
 FRONT: 25.00 FEET
 REAR: 15.00 FEET
 SIDE: 6.00 FEET OF EASEMENT UNLESS OTHERWISE SPECIFIED
 4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GRADE UNLESS OTHERWISE SPECIFIED. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE- AND POST-CONSTRUCTION FINISH FLOOR ELEVATIONS ON A DEDICATED ROAD RIGHT-OF-WAY.
 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 5.1 - BM NO. 11 - ELEV. 8628.14 N.A.S.D. 88 DATUM. DESCRIPTION: FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF LOT 15, COLE CROSSING SUBDIVISION.
 5.2 - BM NO. 12 - ELEV. 8627.14 N.A.S.D. 88 DATUM. DESCRIPTION: FOUND 1/2" PIPE FOR THE SOUTHWEST CORNER OF LOT 1, COLE CROSSING SUBDIVISION.
 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DESIGN A TOTAL OF 1574 CUBIC FEET (68.84 ACRES-FEET) OF STORM WATER RUNOFF DRAINAGE STRUCTURES IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR DRAINAGE DESIGN IMPROVEMENTS).
 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, DECKS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOGS, LESS THAN 18 INCHES MATURE HOOK, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 8. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPING AN EASEMENT.
 9. FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET UPON ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE CITY OF EDINBURG.
 10. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL INCLUDE A PROVISION DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRIC, GAS AND SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 11. ON-SITE SEWAGE FACILITIES (OSSP) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSP ON ALL LOTS.
 A. OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE OBTAINED FROM THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED TREATMENT SYSTEM.
 E. APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 12. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
 13. MARK J. FRYER, PRESIDENT, CASABEL ESTATES INC., AS OWNER & SUBDIVIDER OF COLE CROSSING SUBDIVISION, RETAINS ALL RIGHTS IN EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON MAP NO. 2 OF THIS PLAT.
 14. EACH LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR SIDEWALK DITCH AT A 0.5% SLOPE TO ACCOMPLISH PROPER DRAINAGE. THIS IS IN ACCORDANCE WITH LOCAL CODES.
 15. NO ACCESS STOPS RAMSAYER RD. FROM LOTS 1 & 30.
 16. FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG RAMSAYER ROAD DURING SUBDIVISION CONSTRUCTION AS REQUIRED BY THE CITY OF EDINBURG.

RIGHT OF WAY EASEMENT:
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor") whether one or more, do hereby grant, sell, convey and warrant (hereinafter called "Grantee") whether one or more, to the undersigned, their successors, assigns, and transferees (hereinafter called "Grantee"), the right and authority of which is hereby acknowledged, does hereby grant, sell, convey, and warranty to the undersigned, their successors, assigns, and transferees, a perpetual easement, right and authority, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15 width, and extends as hereby authorized to designate the course of the easement herein conveyed except that when the plat(s) is finalized, the easement herein granted shall be defined to a width of 15 feet, with the center line thereof being the plat(s) indicated. In the event the easement hereby granted is not used for the purpose for which it is granted, the easement shall terminate on a public road or on the city, county or other public road or highway. The easement hereby granted shall not be subject to the right of reversion or reverter. Grantor on additional easement over and across the land shown on this plat for the use of ingress and egress over the land shown on this plat. The center line thereof shall be defined to a width of 15 feet, with the center line thereof being the plat(s) indicated. The easement hereby granted shall not be subject to the right of reversion or reverter. Grantor on additional easement over and across the land shown on this plat for the use of ingress and egress over the land shown on this plat. The center line thereof shall be defined to a width of 15 feet, with the center line thereof being the plat(s) indicated. This easement is subject to the provisions of this "Right of Way" Act and the regulations and ordinances thereof for as long as the easement continues to be used for the purpose for which it is granted. This instrument was extended or for as long as the grantee owns it, whichever is longer.
 WITNESSES HEREOF: The Grantor executed this instrument this 28th day of Sept, 2023.
 DATE: 9-28-23
 ISABEL POSADAS, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 89435
 HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COLE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 09/28/23
 HIDALGO COUNTY HEALTH DEPARTMENT
 HEALTH DIVISION
 DATE: 09/28/2023
 APPROVED BY: 05/10/2024
 HEALTH DIVISION

LOT AREAS

LOT	SQ. FT.	AC.
1-30	21,780.00	0.500
14-17	21,872.06	0.502
15-16	24,876.72	0.570
2-6-9-13	22,540.00	0.517
18-22-25-29	22,540.00	0.517
7-8,23-24	22,017.21	0.505

LINE DATA

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
L1	S 53°38'42" W	70.71	C1	50.00'	48.36'	S 27°38'52" W	73.48'	C6	50.00'
L2	N 38°21'18" W	70.71	C2	50.00'	82.54'	S 51°21'03" W	73.48'	C8	50.00'
L3	S 05°38'42" W	48.00'	C4	50.00'	48.36'	N 42°58'22" E	46.49'	C8	50.00'

LOCATION MAP
 SCALE: 1" = 4000'
 PREPARED BY:
 SDI ENGINEERING, L.L.C.
 2105 S. JACKSON RD.
 EDINBURG, TEXAS 78539
 DATE PREPARED: SEPTEMBER 27, 2023
 DATE SURVEYED: JULY 21, 2021

COLE CROSSING SUBDIVISION
 BEING A 18,000 ACRE TRACT OF LAND OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT NO. 2, AS PER MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SDI ENGINEERING, LLC
 38-24 of 302
 CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT
 2105 S. JACKSON RD, EDINBURG, TEXAS (956) 287-8116 PH
 TPE REG. NO. F-13016

NAME: MARK J. FRYER, PRESIDENT, CASABEL ESTATES INC. ADDRESS: 2320 ANACIA CIR EDINBURG, TEXAS 78539 PHONE NUMBER: (956) 607-0082 FAX NUMBER: N/A
 ENGINEER: ISABEL POSADAS, P.E. ADDRESS: 2105 S. JACKSON RD, EDINBURG, TEXAS 78539 PHONE NUMBER: (956) 287-1816 FAX NUMBER: N/A
 SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S. ADDRESS: P.O. BOX 548, McALLEN, TEXAS 78855 PHONE NUMBER: (956) 369-0988 FAX NUMBER: N/A



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: Arcasol Development Group LLC.

Address: 2810 Closter Blvd.
Edinburg, TX 78541

Phone: 383-0808

Water Supplier: NAWSC.

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

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

regarding the land described as:

Sunshine Estates NO.2 lot 1-119

on April 16, 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 3/5/2024;
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flor Sejin);
- 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 Flor Sejin);
- 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 Flor Sejin);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

4/16/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 BMS.

ATTEST: [Signature]
Hidalgo County Clerk

4/18/24
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

OSSF's

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: MA

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: GIRASOL DEVELOPMENT GROUP LLC

Address: 2810 CLOSNER BLVD.
EDINBURG, TX 78541

Phone: 956-383-0868

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

Sunshine Estates No. 2 lots 1-119

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)

Jun 31, 2024
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:

4/9/24
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.

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: Anita Perez

Address: 5701 W. Bentsen blvd. Dr.
Mission, TX 78574

Phone: 342-4125

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

Water Supplier: SWSC

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

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

regarding the land described as: Perez Ph. 1 Subdivision lot 1

on April 16, 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 11-14-23);

(verified by Jim Serin);

(verified by Jim Serin);

(verified by Jim Serin);

(verified by Jim Serin);

4/16/24
Date

4/18/24
Date

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

ATTEST: Antonio Bragado
Hidalgo County Clerk

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 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

OSSF.

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: Anita Perez

Address: 5201 N. Bentsen Palm, Dr. Mission, Texas 78574

Phone: (956) 342 - 4125

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

Perez An. I lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Anita Perez
Requesting Party (Signature)

9/7/23
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:

4/9/24
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: W/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Le Aterson Road Property Inv., LLC.
Victor Daniec, Manager.

Address: P.O. Box 2604
Edinburg, TX 78540

Phone: 381-6480

Water Supplier: NAUSC.

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

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

regarding the land described as:

Carmen Anila Ranchettes lots 1-22

on April 16, 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 3/5/2024);

(verified by Alfonso);

(verified by Alfonso);

(verified by Alfonso);

(verified by Alfonso);

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

4/16/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 BAS

ATTEST: Antonio Guajardo
Hidalgo County Clerk

4/18/24
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
---	--	---

OSSF's

Precinct 1 2 3 (4)

Anthony Uresti
Assistant Director

Application No: 104

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:

Jefferson Road Property Investments, LLC

Name: Victor Daniec, Manager

Address: P O Box 2604

Edinburg, TX 78540

Phone: 381-6480

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Carmen Avila Ranchettes: A 55.27 acre tract of land out of

Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas lots 1-22

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature) _____ Date _____

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

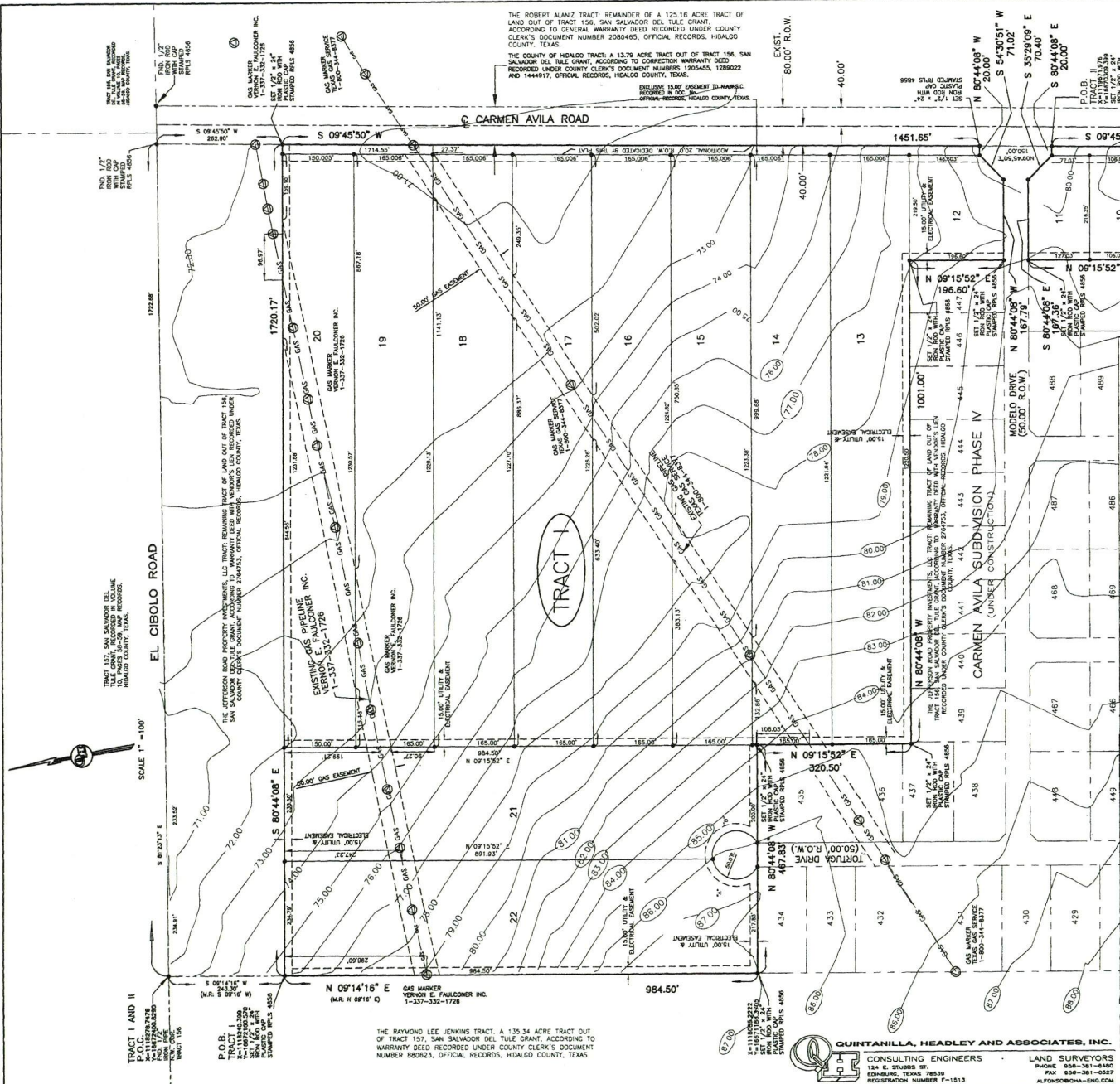
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

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

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

4/19/24
Date

[Signature]
County Official



THE COUNTY OF HIDALGO TRACT: A 13.79 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1290455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE COUNTY OF HIDALGO TRACT: A 13.79 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1290455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE COUNTY OF HIDALGO TRACT: A 13.79 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1290455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE COUNTY OF HIDALGO TRACT: A 13.79 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1290455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE COUNTY OF HIDALGO TRACT: A 13.79 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1290455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION PLAT OF: CARMEN AVILA RANCHETTES

A 55.27 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)	AC.
1	23022.88	0.528
2	22086.97	0.507
3	22187.90	0.509
4	22285.82	0.512
5	22363.75	0.514
6	22451.68	0.516
7	22579.61	0.518
8	22677.54	0.521
9	22775.46	0.523
10	22873.39	0.525
11	22899.48	0.524
12	41735.36	0.958
13	207307.98	4.628
14	207738.24	4.631
15	207978.52	4.637
16	202213.80	4.642
17	202451.08	4.648
18	202688.36	4.653
19	202925.64	4.659
20	184683.21	4.240
21	22575.92	0.512
22	22789.16	0.522

STATE OF TEXAS
COUNTY OF HIDALGO

ALFONSO QUINTERA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE TRACT HEREIN DESCRIBED, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATE THIS THE 30TH DAY OF MARCH 2020.

Alfonso Quintera
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5258 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

ARTURO GUARDADO, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

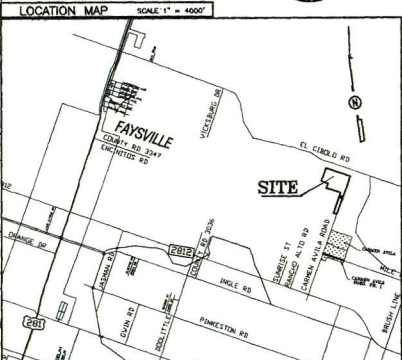
Arturo Guardado, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5258 STATE OF TEXAS

DATE: 2-15-24

ALFONSO QUINTERA
P.E. No. 95534



CURVE DATA	CHORD
1	142.1244
2	122.244
3	122.244
4	122.244
5	122.244
6	122.244
7	122.244
8	122.244
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10	122.244
11	122.244
12	122.244
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18	122.244
19	122.244
20	122.244
21	122.244
22	122.244



DATE OF PREPARATION: MARCH 25, 2020

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

ON: 3-27-2024
INSTRUMENT NUMBER: 2764753
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Alfonso Quintera* DEPUTY

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

ON: 3-27-2024
INSTRUMENT NUMBER: 2764753
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Alfonso Quintera* DEPUTY

DATE OF PREPARATION: MARCH 25, 2020

SHEET NO. 2 OF 4

QUINTERA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 76103
REGISTRATION NUMBER F-1513

LAND SURVEYORS
PHONE: 836-361-6480
FAX: 836-361-6480
ALFONSO@CHA-ENG.COM



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

OSSFYS.

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: J+Dmc Management, LLC -
John S. McClelland, Manager.

Address: 2614 W. Freddy Gonzalez Dr.
Edinburg, TX 78539

Water Supplier: N/A WSC

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

Phone: 318-0954

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

regarding the land described as:

Vista Ridge Acres Phase VIII lots 801-949

on April 16, 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 3/5/2024);

(verified by John Serin);

(verified by Jim Gonzalez);

(verified by Jim Gonzalez);

(verified by John Serin);

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

4/16/24
Date

APPROVED BY
COMMISSIONERS COURT
ON: 4/16/24 BMS

ATTEST: Antonio Hernandez
Hidalgo County Clerk

4/18/24
Date



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

OSSFAs

Precinct ① 2 3 4

Anthony Uresti
Assistant Director

Application No: _____

10/18

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&DMC Management, LLC
John J. McClelland, Manager

Address: 2614 W. Freddy Gonzalez Dr.
Edinburg, TX 78539

Phone: (956) 318-0956

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

Vista Ridge Acres Phase VIII: A 104.06 acre tract of land out of Lots 2, 7, 8, 9 and 10, Block 77 and Lots 5 and 12, Block 78, Missouri-Texas Land & Irrigation Company's Subdivision, Hidalgo County, Texas.

1045 801-949

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 J. McClelland Jr.
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) 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:

4/9/24
Date

John Sevin
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: 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
<u>Victor Danec, manager</u>	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	/ /	/ /

Name: Jefferson Road Property Inv., LLC.
Victor Danec, manager

Address: P.O. Box 2624
Edinburg, Tx. 78540

Phone: 381-6480

Water Supplier: WAWSC

Utility Provider: [] M.V.E.C. [4] AEP

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

regarding the land described as:

Carmen Anita Subdivision Phase IV - lots 404-499

on April 16, 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 3/5/24);
- 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 Tim Seon);
- 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 Tim Seon);
- 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 Tim Seon);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Tim Seon);

Anthony Uresti
Planning Department Authorized Signature

Railene F. Carter
Hidalgo County Judge
Date 4/16/24

APPROVED BY
COMMISSIONERS COURTS
ON: 4/16/24 BMS

ATTEST: Antonio Hernandez Jr.
Hidalgo County Clerk
Date 4/18/24



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: 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:

Jefferson Road Property Investments, LLC

Name: Victor Daniec, Manager

Address: P O Box 2604

Edinburg, TX 78540

Phone: 381-6480

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): Carmen Avila Subdivision Phase IV: A 66.01 Acre tract of land out of Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas lots 404 - 499

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) _____ Date _____

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

4/19/24
Date

[Signature]
County Official

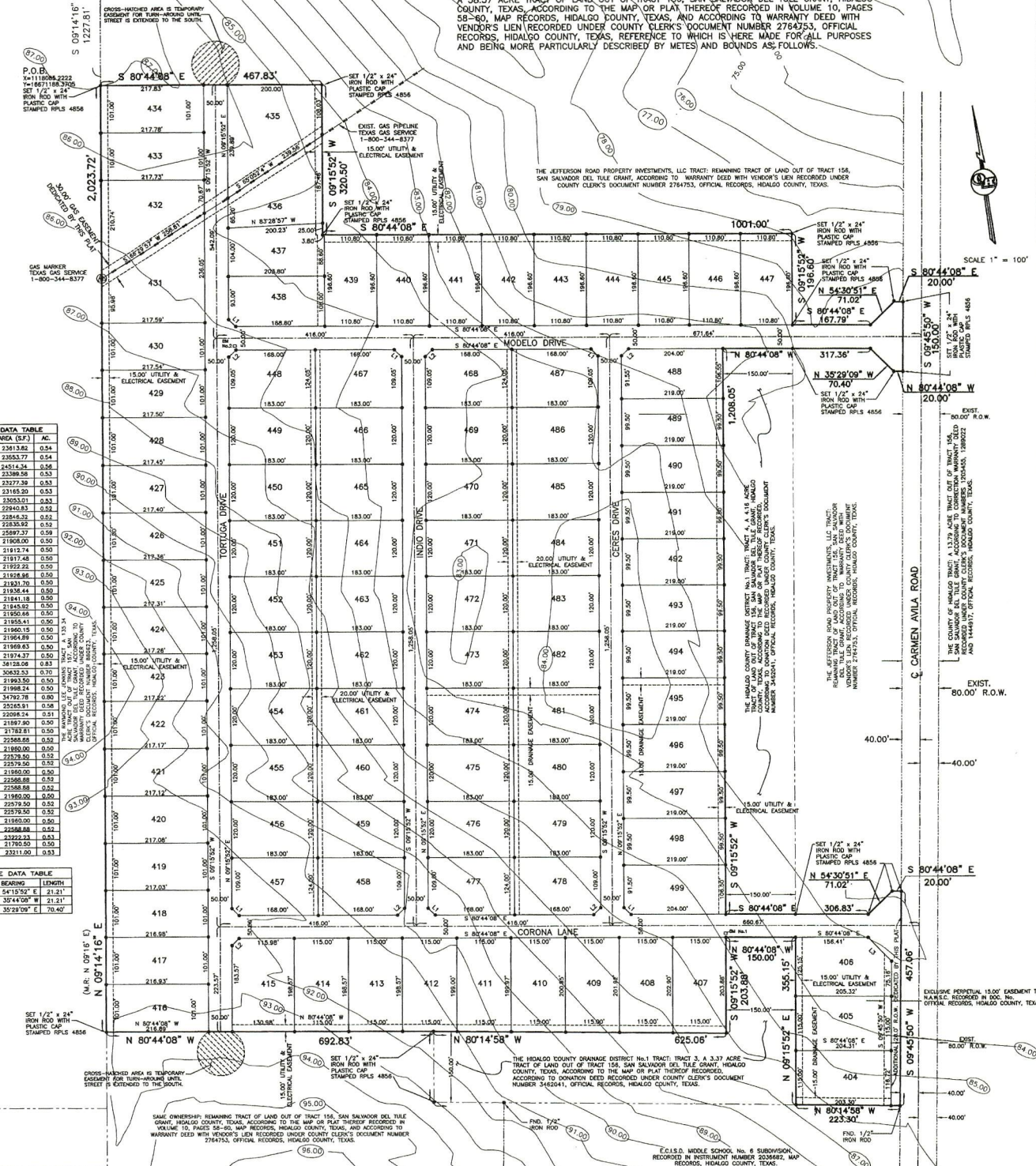
P.O.C.
S 09°14'16" W
1227.91'

EL CIBOLO ROAD

SUBDIVISION PLAT OF:

CARMEN AVILA SUBDIVISION PHASE IV

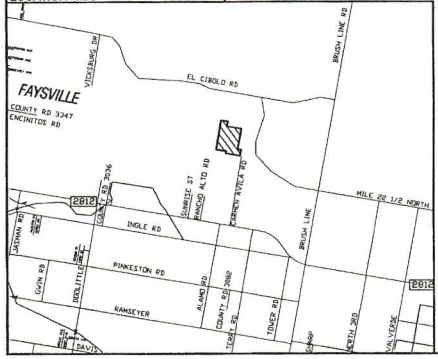
A 58.57 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



LOT	AREA (S.F.)	AC.
404	2391.362	0.54
405	2353.77	0.54
406	2451.434	0.56
407	2339.56	0.53
408	2327.78	0.53
409	2316.52	0.53
410	2305.01	0.53
411	2294.03	0.52
412	2284.33	0.52
413-414	2283.52	0.52
415	2282.72	0.52
416	2180.08	0.50
417	2181.74	0.50
418	2181.48	0.50
419	2182.22	0.50
420	2182.86	0.50
421	2183.33	0.50
422	2183.44	0.50
423	2184.18	0.50
424	2184.58	0.50
425	2185.04	0.50
426	2185.41	0.50
427	2186.15	0.50
428	2186.49	0.50
429	2186.63	0.50
430	2187.47	0.50
431	2188.08	0.51
432	2188.33	0.51
433	2188.50	0.51
434	2188.84	0.51
435	2189.78	0.51
436	2190.51	0.51
437	2190.84	0.51
438	2191.00	0.51
439	2191.21	0.51
440	2191.48	0.51
441	2191.71	0.51
442	2191.90	0.51
443	2192.05	0.51
444	2192.26	0.51
445	2192.43	0.51
446	2192.58	0.51
447	2192.70	0.51
448	2192.79	0.51
449	2192.85	0.51
450	2192.88	0.51
451	2192.89	0.51
452	2192.89	0.51
453	2192.88	0.51
454	2192.85	0.51
455	2192.79	0.51
456	2192.70	0.51
457	2192.58	0.51
458	2192.43	0.51
459	2192.26	0.51
460	2192.05	0.51
461	2191.90	0.51
462	2191.71	0.51
463	2191.48	0.51
464	2191.21	0.51
465	2190.84	0.51
466	2190.51	0.51
467	2190.15	0.51
468	2189.78	0.51
469	2189.41	0.51
470	2189.04	0.51
471	2188.67	0.51
472	2188.30	0.51
473	2187.93	0.51
474	2187.56	0.51
475	2187.19	0.51
476	2186.82	0.51
477	2186.45	0.51
478	2186.08	0.51
479	2185.71	0.51
480	2185.34	0.51
481	2184.97	0.51
482	2184.60	0.51
483	2184.23	0.51
484	2183.86	0.51
485	2183.49	0.51
486	2183.12	0.51
487	2182.75	0.51
488	2182.38	0.51
489	2182.01	0.51
490	2181.64	0.51
491	2181.27	0.51
492	2180.90	0.51
493	2180.53	0.51
494	2180.16	0.51
495	2179.79	0.51
496	2179.42	0.51
497	2179.05	0.51
498	2178.68	0.51
499	2178.31	0.51

DATA	BEARING	LENGTH
L1	N 54°15'52" E	21.21'
L2	N 35°30'51" E	21.21'
L3	S 35°32'09" E	70.40'

LOCATION MAP SCALE 1" = 4000'



STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
7-15-19
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
MARCO A. GONZALEZ
P.E. No. 120016
2-15-24
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78549
REGISTRATION NUMBER P-1313
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0027
OFFICE@ENGINEERSINC.COM

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

ON: 2-22-2024 AT 7:14 AM PM
INSTRUMENT NUMBER 2323712
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE OF PREPARATION AUGUST 4, 2019

SHEET NO.	TOTAL SHEETS	DATE	BY	APPROVED BY
2	2	8-4-19	AS	AS