



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE County of Hidalgo

## CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR January 7th, 2025

Approval of the following Certificates:

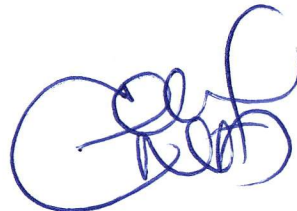
- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>19</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>20</u></b>

JANUARY 2025

**SUBMITTAL**

<b>DATE</b>	<b>FOR APPROVAL BY</b>							<b>ROUTING</b>	<b>RETURNED</b>	<b>RECEIVED BY</b>
<b>1/2/2025</b>	<b>C.COURT ON 1/7/2025</b>							<b>STAFF</b>	<b>DATE</b>	<b>STAFF</b>
	<b>APPLICANT</b>	<b>LEGAL DESCRIPTION</b>	<b>LOT</b>	<b>BLOCK</b>	<b>PERMIT#</b>	<b>REQUEST</b>	<b>STAFF</b>		<b>BY C.COURT</b>	
12/13/2024	FERNANDO GARZA JR	SANTA CRUZ GARDENS	12	29	4-8941	UTILITIES	AA			
12/16/2024	FRANCISCO J GARZA	MORENO PH 3	8		4-7476	LIGHT	AA			
12/20/2024	ESMERALDA VARGAS	PALOMA DEL VALLE PH 2	110		4-5633	LIGHT	AA			



1/2/24



# 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: 4-8941

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

Upon the application of:

Name: Fernando Garcia Jr

Address: 6733 N Tower Rd  
Edinburg, TX 78542

Phone: (956) 414-2768

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: / /	<u>Pre-installed OSSF</u> <u>12/13/2024</u>

Water Supplier: North Alamo water supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000124166  
 Temporary Pole     Permanent Service

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

Fernando Garcia Jr - Santa Cruz gardens 5172.85' - N691.4'  
Lot 10, 11, 12 5172.85' - N691.4' - E90' Lot 12 Blk 292.40 AC 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 Jan 7, 2025, 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.~~

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge    Date

ATTEST: [Signature] 01/08/25  
Hidalgo County Clerk    Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM



# 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: 4-8941

**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

Fernando Garza JR

Known to me [or proved to me in the oath of \_\_\_\_\_ or through  
TXDL \_\_\_\_\_ (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:

Lot 10, 11, 12, block 29, Santa Cruz Gardens, unit No 2  
Santa Cruz Gardens 5172.85' - N 691.4' lot 10 + 11 + 5172.85' - N 691.4' lot 12 Bk 29  
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc] 2.40 AC net

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

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

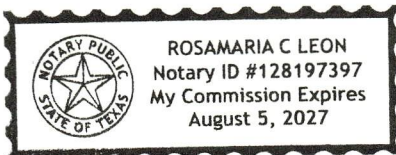
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 December 13, 2024, to certify which, witnesses my hand and seal of office.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-8941

Receipt No.: 037155

S1700-02-029-0010-00

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

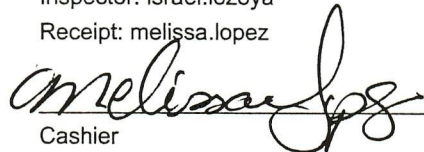
FERNANDO GARZA JR  
3512 N TOWER RD  
EDINBURG, TX 78542  
(956) 414-2768  
(956) 414-2768

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1586Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS S172.85'-N691.4'  
LOT 10 & 11 & S172.85'-N691.4'-E90' LOT 12 BLK 29 2.40AC NET
- [6] Location: RAMSEYER RD & TOWER RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$177401
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-8941  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 18927  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

  
Cashier

10/7/24  
Date

10# 278247

[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

10/7/24  
Date

## General Warranty Deed

**Notice of confidentiality rights:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **December 1, 2023**

Grantor: **FERNANDO GARZA and wife, LINDA GARZA A/K/A LINDA ZAVALA GARZA**

Grantor's Mailing Address: **3512 N. Tower Rd.  
Edinburg, Texas 78542  
Hidalgo County**

Grantee: **FERNANDO GARZA, JR., a single person, as his sole and separate property and estate**

Grantee's Mailing Address: **3512 N. Tower Rd.  
Edinburg, Texas 78542  
Hidalgo County**

Consideration: **TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and to place title in Grantee since property was paid for by Grantee.**

Property (including any improvements):

**A tract of land out of Lots 10, 11 and 12, Block 29, SANTA CRUZ GARDENS, UNIT NO. 2, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:**

**BEGINNING at a point on the East line of said Lot 10 for the the Northeast corner of the following described tract of land. Said point being in 50.0 foot county road and located South 8 degrees 23 minutes West, 518.55 feet from the Northeast corner of Lot 10;**

**THENCE, parallel to the North line of Lot 10, 11 and 12, North 81 degrees 37 minutes West, at 25.0 feet pass the West line of county road, as 240.0 feet pass the division line between Lots 10 and 11, at 540.0 feet pass the division line between Lots 11 and 12, and at 630.0 feet the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;**

**THENCE, with the West line of the East 3.0 acres of Lot 12, South 8 degrees 23 minutes West, 172.85 feet to a point for the Southwest corner hereof:**

**THENCE, parallel to the North line of Lot 12, 11 and 10, South 81 degrees 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 605.0 feet pass West line of 50.30 foot county road and at 630.0 feet a point on the East line of Lot 10, for the Southeast corner hereof;**

**THENCE, with the East line of Lot 10, in county road, North 8 degrees 23 minutes East, 172.85 feet to the PLACE OF BEGINNING. Containing 2.5 acres of land, more or less, of which the East 25.0 feet, comprising 0.10 acre lies in county road right of way.**

Reservations from Conveyance:

Subject To: **None**

Exceptions to Conveyance and Warranty:

Subject To:

**All oil, gas, and other mineral reservations of record, if any;**

**All oil, gas leases and drilling agreements of record, if any;**

**Easements of record, if any;**

Easements and conditions as may be contained in plat of said subdivision, if any;

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2024 and all subsequent years.

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

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

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

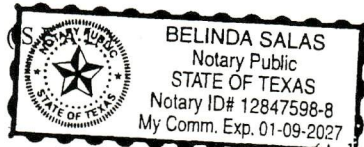
  
FERNANDO GARZA

  
LINDA GARZA A/K/A  
LINDA ZAVALA GARZA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of December, 2023, by FERNANDO GARZA.

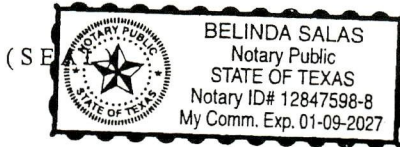


  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1<sup>st</sup> day of December, 2023, by LINDA GARZA A/K/A LINDA ZAVALA GARZA.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
FERNANDO GARZA, JR.  
3512 N. Tower Rd.  
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup> St.  
McAllen, Texas 78501  
File No.: 2023-420;BS

169966

2252

Prepared by the State Bar of Texas for use by lawyers only

Revised 10 85

Consent by the State Bar of Texas

VOL 2939 PAGE 320

A S S U M P T I O N  
WARRANTY DEED  
(Long Form)

Date: July 6, 1990

Grantor: Rogelio Guerra and wife, Mary H. Torres Guerra

Grantor's Mailing Address (including county): 224 N. 28th Street,  
Edinburg, Hidalgo County, Texas 78539

Grantee: Ramon Olguin and wife, Juanita Olguin

Grantee's Mailing Address (including county): 2002 Lindberg Circle,  
McAllen, Hidalgo County, Texas 78501

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and for the further consideration that Grantees hereby assume and promise to pay, according to the terms thereof, all principal and interest now remaining unpaid and that Grantors are obligated to pay on that one certain promissory note in the original principal sum of \$8,500.00, dated April 11, 1987, executed by Grantors herein, payable to the order of Harold Munal, and secured by vendor's lien retained in deed of even date therewith, recorded in Volume 2457, Page 862, Official Records of Hidalgo County, Texas, and additionally secured by deed of trust of even date therewith recorded in Volume 2457, Page 867, Official Records of Hidalgo County, Texas, and Grantees also assume and promise to keep and perform all covenants and obligations that are required to be performed by Grantors herein and which are named in said deed of trust.

The herein assumed note and the liens securing same were assigned by Harold Munal to L. M. B. Corporation by instrument dated April 11, 1987 and recorded in Volume 2536, Page 78, Official Records of Hidalgo County, Texas.

2.50 acre of land out of Lots Ten (10), Eleven (11) and Twelve (12), Block Twenty-nine (29), Santa Cruz Gardens, Unit #2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 18, Map Records of Hidalgo County, Texas, being more fully described as follows, to-wit:

BEGINNING at a point on the East line of said Lot 10 for the Northeast corner of the following described tract of land. Said point being in 50.0 foot county road and located South 8 degrees 23 minutes West, 518.55 feet from the Northeast corner of Lot 10;

THENCE, parallel to the North line of Lots 10, 11 and 12, North 81 degrees 37 minutes West, at 25.0 feet pass the West line of county road, at 240.0 feet pass the division line between Lots 10 and 11, at 540.0 feet pass the division line between Lots 11 and 12, and at 630.0 feet the West line of the East 3.0 acres of Lot 12, for the Northwest corner hereof;

THENCE, with the West line of the East 3.0 acres of Lot 12, South 8 degrees 23 minutes West, 172.85 feet to a point for the Southwest corner hereof;

THENCE, parallel to the North line of Lots 12, 11 and 10, South 81 degrees 37 minutes East, at 90.0 feet pass the division line between Lots 12 and 11, at 390.0 feet pass the division line between Lots 11 and 10, at 605.0 feet pass the West line of 50.0 foot county road and at 630.0 feet a point on the East line of Lot 10, for the Southeast corner hereof;

THENCE, with the East line of Lot 10, in county road, North 8 degrees 23 minutes East, 172.85 feet to the PLACE OF BEGINNING. CONTAINING 2.50 acres of land, more or less, of which the East 25.0 feet, comprising 0.10 acre lies in county road right of way.

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

SAVE AND EXCEPT all of the oil, gas and other minerals in, under and that may be produced from the subject property which are herefrom excepted in instruments dated February 28, 1955, recorded in Volume 826, Page 177, dated June --, 1964, recorded in Volume 1091, Page 192 and dated November 2, 1976, recorded in Volume 1506, Page 55, Deed Records of Hidalgo County, Texas.

**SUBJECT TO:**

1. Oil, gas and mineral lease dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.
2. Subdivision regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extra-territorial jurisdiction of said property.
3. Subject to any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
4. Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
5. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
6. Visible and apparent easements on or across property herein described.
7. Taxes for the year 1990 and all subsequent years which grantees herein hereby assume and agree to pay.

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

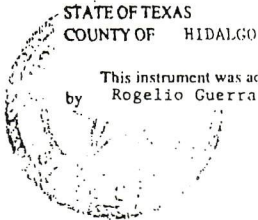
When the context requires, singular nouns and pronouns include the plural.

But it is expressly agreed that the grantors herein expressly reserve for themselves, their heirs and assigns, the vendor's lien, as well as the superior title in and to the above described premises and improvements until the note and indebtedness herein assumed by the grantees has been fully paid according to the face, tenor, effect and reading thereof, when this deed shall become absolute, and to additionally secure the grantors herein in the payment of the note and indebtedness so assumed, the grantees have executed and delivered a deed of trust to secure assumption of even date herewith conveying the herein described property to David H. Guerra, Trustee.

Rogelio Guerra  
Rogelio Guerra

Mary H. Torres Guerra  
Mary H. Torres Guerra

(Acknowledgment)



STATE OF TEXAS  
COUNTY OF HIDALGO  
This instrument was acknowledged before me on the 6<sup>th</sup> day of July, 19 90,  
by Rogelio Guerra and Mary H. Torres Guerra.

Edwin Davis  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires: 3-22-91

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

AFTER RECORDING RETURN TO:  
Mr. & Mrs. Ramon Olguin  
2002 Lindberg Circle  
McAllen, Tx. 78501

PREPARED IN THE LAW OFFICE OF:  
KING, GUERRA, DAVIS AND GARCIA  
a Professional Corporation  
P. O. Box 1025  
Mission, Tx. 78572  
#23,649

FILED FOR RECORD  
'90 JUL 11 PM 3 48  
WILLIAM BILLY LEO  
COUNTY CLERK  
DALLAS COUNTY TEXAS

169966



# 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: 4-7474

### 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: Francisco J. Garza

Address: 2609 Moreno Dr  
Edinburg, TX  
78541

Phone: 9566039191

Water Supplier: N/A

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 1000124748  
 Temporary Pole       Permanent Service

regarding the land described as:

Moreno PH3 Lot 08

on Jan 7, 2025, 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 8/29/14);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge      Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM

ATTEST: [Signature] 01/08/25  
Hidalgo County Clerk      Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

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

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

Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: 4-7476

### 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: Francisco J. Garza

Address: 2609 moreno Dr. Edinburg  
Tx. 78541

Phone: (957) 6039191

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

Moreno Ph. 3 lot 8

**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)

12/16/2024  
Date

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

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

12/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-7476


Receipt No.: 030229

M6415-03-000-0008-00

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

- GARZA FRANCISCO JAVIER & ELISABETH RIOS
- 5632 ACAPULCO ST
- RIO GRANDE , TX 78582
- (956) 844-4327
- (956) 844-4327
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3687Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 8
- [6] Location: ROGERS RD & N 23RD ST
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
 Description: Permit 4-7476  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 263  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: israel.lozoya  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

6/26/23  
 \_\_\_\_\_  
 Date

10# 959749

[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

6-26-23  
 \_\_\_\_\_  
 Date

SIERRA TITLE  
CLOSER gms GF# 3196972

## General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: January 9, 2023

Grantor: **ESPERANZA Z. MORENO, TRUSTEE OF THE ESPERANZA Z. MORENO TRUST DATED FEBRUARY 23, 2007**

Grantor's Mailing Address: 16840 Pineridge Dr.  
Granada Hills, California 91344  
Los Angeles County

Grantee: **FRANCISCO JAVIER GARZA and wife, ELISABETH RIOS**

Grantee's Mailing Address: 5632 Acapulco St.  
Rio Grande City, Texas 78582  
Starr County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):  
**Lot 8, MORENO SUBDIVISION, PHASE III, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on August 29, 2014, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 2544231.**

Reservations from Conveyance:  
Subject To:

None

Exceptions to Conveyance and Warranty:  
Subject To:

**Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 19, 2013, under Clerk's File No. 2403914, and as shown by plat filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 29, 2014, under Clerk's File No. 2544231.**

**Easements for Canals, laterals, etc. as shown in Deed dated December 3, 1919, recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.**

Right-of-Way Easement granted by Encarnacion Aguinaga and wife, Carmen Aguinaga to Sharyland Water Supply Corporation, by instrument dated April 10, 1980, recorded in Volume 1669, Page 7, Deed Records of Hidalgo County, Texas.

Conveyance of Water Rights granted to City of McAllen, dated September 10, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 21, 2005, under Clerk's File No. 1547184.

Fifteen foot (15') Drainage Swale Easement along the South line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Utility Easement along the North fifteen feet (15.0') of the South thirty feet (30.0') of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Five foot (5.0') Utility Easement along the North line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Easements and conditions as shown on the Map filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 29, 2014, under Clerk's File No. 2544231.

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

Easements, or claims of easements, which are not of public record.

Twenty-Five foot (25.0') or greater for easements, building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Thirty foot (30.0') or greater for easements, building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Six foot (6.0') or greater for easements, building set back line along the sides of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Eighteen foot (18.0') Garage building set back line, except where greater setback is required, greater setback applies of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

No structure shall be permitted over any easements according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joy G. Luitien et al, to TXO Production Corp., dated April 25, 1983, recorded in Volume 1862, Page 900 Official Records of Hidalgo County Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Georgia Moffitt, et al, to TXO Production Corp., dated July 28, 1983, recorded in Volume 1883, Page 772 Official Records of Hidalgo County Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain Warranty deed from J. C. Powell and Mignon Powell to Joe Hill and Irene Hill dated April 10, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 576, Page 625, Deed Records Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain Warranty deed from H. F. Moffitt to Fred H. Coburn, dated October 26, 1948, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 654, Page 211, Deed Records Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, as described in that certain instrument executed by Texan Land Company to Mike E. George, dated September 12, 1952, filed for record in the Office of the County Clerk of Hidalgo, County, Texas in Volume 133, Page 196, Oil and Gas Lease Records Hidalgo County, Texas.

Terms, conditions, and stipulations contained in Water Service Agreement between Sharyland Water Supply Corp., to RGV Horizon Developers, Ltd., dated December 8, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 11, 2006, under Clerk's File No. 1696252.

Liens for assessments as set out by Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 19, 2013, under Clerk's File No. 2403914.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.


All ad valorem taxes for the year 2023 and all subsequent years.

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

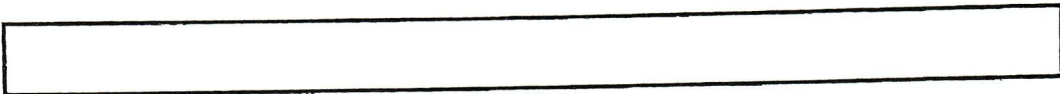
whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

THE ESPERANZA Z. MORENO TRUST  
DATED FEBRUARY 23, 2007

By:   
ESPERANZA Z. MORENO, Trustee

CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT

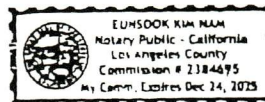


STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

On this 11 day of January, 2023, before me, Eunsook Kim Nam, Notary Public, personally appeared **ESPERANZA Z. MORENO, Trustee of THE ESPERANZA Z. MORENO TRUST DATED FEBRUARY 23, 2007**, on behalf of such trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

  
Notary Public Signature



(Notary Public Seal)

AFTER RECORDING RETURN TO:  
Francisco Javier Garza and Elisabeth Rios  
5632 Acapulco St  
Rio Grande City, Texas 78582

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: **GF#3196972;MS/ct**



# 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: 4-5233

### 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: Esmeralda Vargas  
Address: 6210 Soledad Drive, Edinburg Tx 78541  
Phone: 530 867 6182

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Sewer</u>
Date Approved:	<u>/ /</u>	<u>12/20/2024</u>

Water Supplier: N/A

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

Account/ESI No.: 1003278944422443  
 Temporary Pole  Permanent Service

regarding the land described as:

Paloma del Valle PH Plat 110

on Jan 7, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 5/1/03);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- NO individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (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]);

Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 mm

ATTEST:

[Signature]  
Hidalgo County Clerk

Date

01/08/25



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
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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: 4-52033

### 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: Esmeralda Vargas  
Address: 6210 Soledad Dr.  
Edinburg Tx. 78541  
Phone: 530 867 6182

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

Paloma del Valle P14 2 Lot 110

#### 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)

12/20/24  
Date

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

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

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

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

1/2/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 4-5633  
Receipt No.: 022017  
P3112-02-000-0110-00

VARGAS ESMERALDA & EZEQUIEL MUNOZ

6002 SOLEDAD DR  
EDINBURG, TX 78541

(530) 867-6182

(530) 867-6182

[1] Contractor: SELF

[2] Water System: City of Edinburg

[3] Class of Work: 20 Mobile Homes

[4] Size of Structure: 840Sq.Ft.

[5] Legal Description: PALOMA DEL VALLE PH 2 LOT 110

[6] Location: seminary and monte cristo

[7] Sewage: City of Edinburg

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$3500

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 24', Side 6', Side 6', Corner '

Special Conditions: must comply with all setbacks and regulations required by the hcpd

Description: Permit 4-5633

Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: heather.segura

Inspector: danny.sanchez

Receipt: heather.segura

  
Cashier

1/27/22  
Date

# 673452

[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.

Alma Vargas

Signature of Owner or Applicant

1/27/22

Date

SIERRA TITLE  
CLOSER  
GF# 3190109

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 23, 2021

Grantor: BEATRIZ A. MEMBRENO F/K/A BEATRIZ VILLEGAS, joined herein proforma by her husband, MARVIN O. MEMBRENO

Grantor's Mailing Address: 19866 State Rd. 37 North  
Noblesville, Indiana 46060  
Hamilton County

Grantee: ESMERALDA VARGAS DE LEON and husband, EZEQUIEL MUNOZ CASTILLO

Grantee's Mailing Address: 1444 Towse Dr.  
Woodland, California 95778  
Yolo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

Lot 110, PALOMA DEL VALLE, PHASE II, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 42, Page 69 through 71, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:  
Subject To: None

Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 29, 2003, under Clerk's Document No. 1203700, and Restrictions as shown on plat recorded in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

Agreement dated April 21, 1998 between Central Power and Light Company and Paloma De! Valle II, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 25, 1998, under Clerk's File No. 688528.

Ten foot (10.0') utility easement along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15.

Easements or claims of easements which are not a part of the public record.

Twenty five foot (25.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

Rearyard Minimum Setback Line shall be twenty percent (20%) of Lot depth, forty feet (40') maximum, as shown on plat recorded in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

Six foot (6.0') building set back line along the side lines of the subject land according to the Map or Plat thereof, filed for record in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

An eighteen foot (18') Minimum Garage Door Setback as shown on plat recorded in Volume 42, Pages 69 through 71, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated October 4, 1975, recorded in Volume 169, Page 204 and dated September 12, 1956, recorded in Volume 195, Page 453, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 8, 1979, recorded in Volume 381, Page 793, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated March 8, 1979, recorded in Volume 380, Page 996, and in Volume 380, Page 1000, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease recorded in Volume 96, Page 417, and unitized in instrument recorded in Volume 101, Page 581, Oil and Gas Records of Hidalgo County, Texas.

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed from Paloma Del Valle II, Ltd. to Beatriz Villegas, dated February 19, 2004, filed for record on February 23, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1300777.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2021 and all subsequent years.

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

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

B. Membreno  
BEATRIZ A. MEMBRENO  
F/K/A BEATRIZ VILLEGAS

  
\_\_\_\_\_  
MARVIN O. MEMBRENO

(Acknowledgment)

STATE OF INDIANA  
COUNTY OF HAMILTON

This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2021, by  
BEATRIZ A. MEMBRENO F/K/A BEATRIZ VILLEGAS.



Krista Scott  
Notary Public, State of Indiana

(Acknowledgment)

STATE OF INDIANA  
COUNTY OF HAMILTON

This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2021, by  
MARVIN O. MEMBRENO.

(SEAL)



Krista Scott  
Notary Public, State of Indiana

AFTER RECORDING RETURN TO:  
Esmeralda Vargas De Leon and Ezequiel Munoz Castillo  
1444 Towse Dr.  
Woodland, California 95778

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3189804;DC/ch

- URI ESTATES #2 LOTS 1-22
- GROVES SUBD. LOTS 1-16
- LAS COMADRES #10 LOTS 1-56
- CURVE CROSSING LOTS 1-6
- MONTREAL ESTATES PH. 2 LOTS 88-97
- CHESTNUT LOTS 1-2
- EL CORDERO SUBD. LOTS 1-33
- DIAZ GAME FARM LOTS 1-2
- LAKEHURST PH. II LOTS 1-3
- EBONY WIND LOTS 1-103
- BORDER TOWN PH. 4 LOTS 1-98
- HIGHLAND MANOR #3 LOTS 1-19
- EL CRUCERO III LOTS 1-22
- SAN JACINTO ESTATES #15 LOTS 1-44
- CARMEN AVILA PH. 5 LOTS 500-635
- VILLAS SAN MIGUEL LOTS 1-30
- POSZ ESTATES LOTS 1-3



# 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: 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: TJ & CJ Land LTD.

Address: PO Box 1000  
Mission, TX  
78573

Phone: (832) 372-5324

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

Water Supplier: NATSE.

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

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

regarding the land described as:

Uri Estates #2 subd. lots 1-22

on Jan. 7, 2025 the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 1/11/2024)  
(verified by Jen Serin);

(verified by M Ramirez);

(verified by M Ramirez);

(verified by Jen Serin);

Anthony Uresti  
Planning Department Authorized Signature

Richard F. Cuiter  
Hidalgo County Judge

1/7/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 BMS,

ATTEST: Antonio Bragado Jr.  
Hidalgo County Clerk

01/08/25  
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: 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: TJ & CJ LAND LTD  
Address: PO BOX 1000  
MISSION, TX 78573  
Phone: (832) 372-5324

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

URI ESTATES No.2 SUBDIVISION 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

Chris Frisby 5-8-24  
Chris J. Frisby - Vice President of TJ & CJ LAND, INC Date  
The Sole General Partner of TJ & CJ LAND, LTD

#### 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:

8/28/24  
Date

Amesin  
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

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
<u>Roberto + Lucia Valladares</u>	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	____/____/____	____/____/____

Name: Roberto + Lucia Valladares

Address: P.O. Box 332  
Weslaco, TX. 78596

Water Supplier: WAWSC

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

Phone: 779-0098

Account/ESI No.: WIA  
 Temporary Pole  Permanent Service

regarding the land described as: Arroyo Subdivision lots 1-16

on Jan. 7, 2025, 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 10/10/2024)
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jan Serin)
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Jan Serin);
- 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 J Gonzalez);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by J Gonzalez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jan Serin);

[Signature] Planning Department Authorized Signature      Ricardo F. Cuiter Hidalgo County Judge      1/7/25 Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 [Signature]

ATTEST: [Signature] Hidalgo County Clerk      01/08/25 Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 6-14-22

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

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

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

Precinct 1 2 3 4

**T.J. Arredondo**  
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:** Roberto & Lucia Valladares

**Address:** P.O. Box 332

Weslaco, Texas 78596

**Phone:** 956-778-0098

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

13.90 Acre Tract of Land o/o F.T. 236, West and Adams Tracts Subdivision, Hidalgo County Texas

*Enclave Subdivision*

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

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

*Lucia Valladares*  
*Roberto Valladares*  
Requesting Party (Signature) \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

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

2/10/24  
Date

Jim Sesin  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF'S

Precinct 1 2 ③ 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Carlos Leal Jr.

Address: P.O. Box 631  
Mission, Tx. 78573

Water Supplier: Agua Sud

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

Phone: 607-0444

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

regarding the land described as:

Las Comadres No. 10 lots 1-56

on Jan. 7, 2025, 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 10/24/24);

(verified by Florsen Jensen);

(verified by [Signature]);

(verified by [Signature]);

(verified by Florsen Jensen);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge 11/7/25  
Date

ATTEST: [Signature]  
Hidalgo County Clerk 01/08/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/7/25 BRS



# 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:           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:** Carlos Leal JR

**Address:** P.O. Box 631  
Mission TX, 78573

**Phone:** 956-607-0444

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

Las Comadres No. 10 Subdivision (Lots 1-56)

**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)

10-11-24  
Date


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

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

12/18/24  
Date

  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF'S  
Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Albert Hanks

Address: 502 E. Expressway 83  
Suite 6.

Weslaco, Tx. 78596

Phone: 409-0114

Water Supplier: WAWSC

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

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

regarding the land described as: Curve Crossing lots 1-4

on Jan. 7, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 11-26-24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Funsein);
- 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 Funsein);
- 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 Funsein);
- 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 Funsein);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Funsein);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 1/7/25

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 01/08/25

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 [Signature]



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1211

### 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: ALBERT HANKS

Address: 502 E EXPRESSWAY 83  
SUITE G, WESLACO TX


Phone: (956) 630-0210

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

LOTS 1 THRU 6, CORVE CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS

**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)

11/5/24  
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:**

11/18/24  
Date

Jen Sesia  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

*Sever*

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Julio Montemayor

Address: 1240 S. Raul Longoria Road Ste. B  
Edinburg, Tx. 78542

Water Supplier: NAWSC

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

Phone: \_\_\_\_\_

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

regarding the land described as:

Montreal Estates Phase 2 lots 88-97

on Jan. 7, 2025, 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 10/01/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by For Sevin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by For Sevin);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by For Sevin);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by For Sevin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by For Sevin);

Anthony Uresti  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

11/7/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 BMS

ATTEST:

Antonio Hernandez Jr.  
Hidalgo County Clerk

01/08/25  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

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

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

*Sewer*  
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: *JULIO MONTEMAYOR - MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC*

Address: *1210 S. Paul Longoria Rd STE B*  
*Edinburg, Tx 78542*

Phone: \_\_\_\_\_

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

*MONTREAL ESTATES PHASE 2 SUBDIVISION 1043 88-97*

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

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

*[Handwritten Signature]*  
\_\_\_\_\_  
Requesting Party (Signature)

*8-14-24*  
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:**

*12/18/24*  
Date

*[Handwritten Signature]*  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

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956-205-7045

OSSF'S

Precinct ① 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Diana Surman

Address: 4649 Fm 491  
Mercedes, TX 78570

Phone: 472-1879

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

Water Supplier: MHWSC

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

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

regarding the land described as:

Chestnut 1013 1-2

on Jan. 7, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 9/3/24);

(verified by Flor Serin);

(verified by [Signature]);

(verified by [Signature]);

(verified by Flor Serin);

[Signature]  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

11/7/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 BRS.

ATTEST:

[Signature]  
Hidalgo County Clerk

01/08/25  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

Precinct No. 1 Substation  
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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: 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: Diana Guzman

Address: 4649 FM 491,  
Mercedes, TX 78570

Phone: (956) 472-1879

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

5.33 ac out of Lot 6, Block 69, Capisallo District (Chestnut Sub.)

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

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

Diana Guzman  
Requesting Party (Signature)

7-8-24  
Date

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

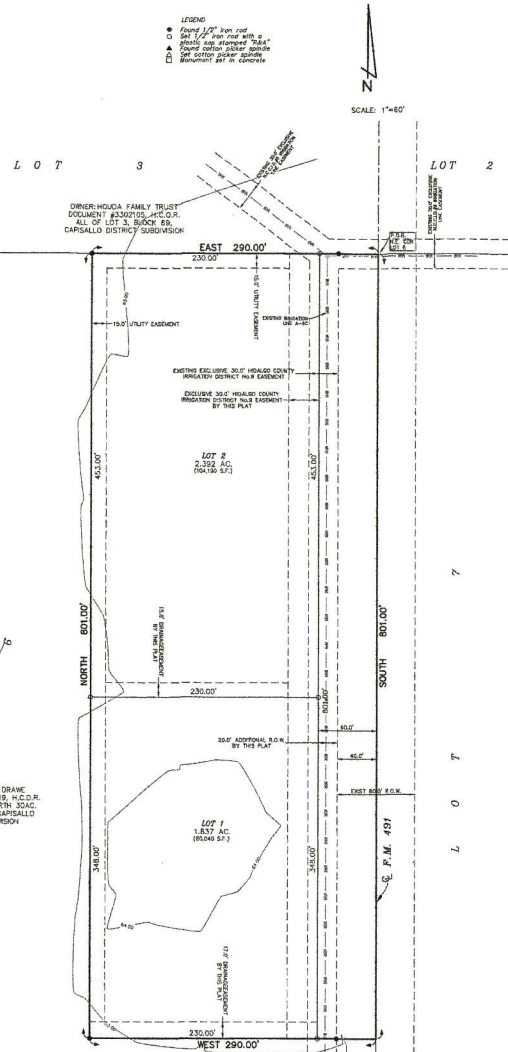
- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of subel. plat

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

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

12/18/24  
Date

[Signature]  
County Official



- GENERAL SUBDIVISION PLAT NOTES**
- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING.
  - SETBACKS:** FRONT: 30.00 FEET; REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER; CORNER SIDE: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER.
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING** SHALL BE LOCATED ON EACH LOT. THIS MUST BE STRIPPED ON ALL ORDERS AND CONTRACTS FOR SALES. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - MINIMUM FINISHED FLOOR ELEVATION** SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND (MIN. 84.50), WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED UNDER A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FEE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
  - BENCHMARK:** ELEV. 83.55- 1/2-INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY OF FM 491 ON THE SOUTH LINE OF THIS SUBDIVISION.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS,** THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 10.452 CUBIC FEET (0.250 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCUMULATED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE OBTAINED WITHIN NATURAL LOW AREAS THEN OVERFLOW IN TO THE DESIGNATED ROADSIDE DITCH.
  - NO STRUCTURE** SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATING HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
  - RAIN PURCHASE CONTRACT** MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A COPY OF THIS SUBDIVISION'S PLAT AND THE FOLLOWING: WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES** (SEWER, WATER, GAS, AND POWER) SHALL BE A MINIMUM WITHIN 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL UTILITIES SHOWN COMPLY WITH THE REQUIREMENTS BY EACH UTILITY PROVIDER, OCCUPANCY AND EASEMENT.
  - ON-SITE SEWAGE FACILITIES (OSS) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSS ON ALL LOTS.
  - AN OSS SYSTEM** IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - EACH LOT ON THIS PLAT** COMPLIES WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - AN OSS SYSTEM** SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSES** HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS WILL BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED AS PART OF THE PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBING DRAINFIELD SYSTEM.
  - APPROVED TENT PERMIT APPLICATION** IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - THERE ARE NO WATER WELLS** WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - AN OFFICIAL DESIGN** IS REQUIRED FOR ALL OSS SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
    - ANCHORING OF SEPTIC TANK(S)
    - BACK FILL VALVE
    - SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
  - THE PURCHASER OF EACH LOT** SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY TO EACH LOT OF REINFORCED CONCRETE, FIVE (5) NO LESS THAN 13 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
  - THE OWNER AND SUBDIVIDER** OF THIS SUBDIVISION, DIANA QULZMAN, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE INSTALLATION OF APPROVED OSS OF THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
  - ALL LOTS** SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMMODATE POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
  - THE DEVELOPER** SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE OBTAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATUTE ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLANNING ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - SEPTIC TANKS** SHALL BE INSTALLED PRIOR TO PLAT RECORDING.
  - AN OFF-STREET PARKING** LOT SITE PLAN & GRADANGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSS PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  - ANY ADDITION TO THE EXISTING HOME MUST** COMPLY WITH BUILDING SETBACK LINES.
  - ROADSIDE DITCH** SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE. HIDALGO COUNTY PCL1.1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COUNTY ROADSIDE DITCH.
  - EXISTING IRRIGATION LINE** IS TO BE HERETOFORE/ALLOATED AT TIME OF ROAD EXPANSION BY HIDALGO COUNTY/TX DOT EXPENSE INTO DEDICATED EXCLUSIVE HCCDD# IRRIGATION EASEMENT.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §332.029(A)

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

Sept 3, 2024

Reynaldo Robles  
HIDALGO COUNTY AIDE  
DATE: 9/11/24

Attest: *[Signature]*  
HIDALGO COUNTY CLERK  
DATE: 9/11/2024

APPROVED BY  
COMMISSIONERS COURT  
ON: 9-3-24 MM

**CHESTNUT SUBDIVISION**

BEING A SUBDIVISION OF 5.33 ACRES OF LAND CUT OF LOT 6, BLOCK 69, CAPISALLO DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME # PAGE 226 OF THE HIDALGO COUNTY DEED RECORDS.

**METES AND BOUNDS DESCRIPTION**

Being 5.33 acres of land situated in Hidalgo County, Texas and being out of Lot 6, Block 69, Capisallo District Subdivision out of the Llano Grande Grant, as the map recorded in Volume P, Page 226 of the Hidalgo County Deed Records and said 5.33 acre being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of said Lot 6 and the center line of FM 491 for the northeast corner of said tract herein described;

THENCE, SOUTH, 801.00 feet with the east line of said Lot 6, the west line of Lot 7 on a distance of 40.00 feet to a 1/2-inch iron rod found on the west right-of-way line of said FM 491, and continuing for a total distance of 290.00 feet to a 1/2-inch iron rod found for the southwest corner of said tract herein described;

THENCE, WEST, with a line parallel to the north line of said Lot 6, passing at a distance of 40.00 feet to a 1/2-inch iron rod found on the west right-of-way line of said FM 491, and continuing for a total distance of 290.00 feet to a 1/2-inch iron rod found for the southwest corner of said tract herein described;

THENCE, NORTH, 801.00 feet with a line that is parallel to the east line of said Lot 6 to a 1/2-inch iron rod found on the north line of said Lot 6 for the northeast corner of said tract herein described;

THENCE, EAST, with the north line of said Lot 6 and the south line of Lot 3, passing at a distance of 230.00 feet to a 1/2-inch iron rod found for reference on the west right-of-way line of said FM 491 and continuing for a total distance of 290.00 feet to the POINT OF BEGINNING and containing 5.33 acres of land more or less.

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

I (WE), DIANA QULZMAN, THE UNDERSIGNED, OWNER(S) OF THE 5.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CHESTNUT SUBDIVISION, HEREBY SUBMIT THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CHAPTER 252, SUBCHAPTER C, AND THE FOLLOWING:

- THE WATER QUALITY AND CONNECTION TO THE LOTS MEET OR WILL MEET THE MINIMUM STANDARDS OF THE STATE DEPARTMENT OF HEALTH.
- SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE DEPARTMENT OF HEALTH.
- ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS.
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

*[Signature]* 7-8-24  
DATE  
ADDRESS: 4649 FM 491  
MERCEDDES, TEXAS

STATE OF TEXAS  
HIDALGO COUNTY  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DIANA QULZMAN AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY OFFICE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS HEREIN ARE TRUE, CORRECT AND VALID, AND THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8 DAY OF SEPTEMBER, 2024.

*[Signature]*  
NOTARY PUBLIC, FOR THE STATE OF TEXAS

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CHESTNUT SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

9/11/24

*[Signature]*  
HIDALGO COUNTY HEALTH DEPARTMENT  
DATE: 9/11/24

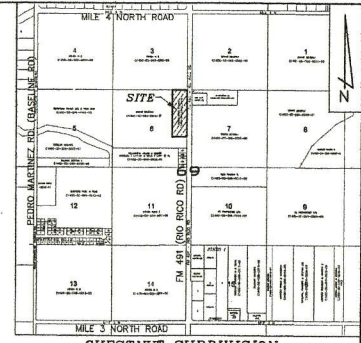
CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by Hidalgo and Cameron Counties Irrigation District No. 9

Dated this 3rd day of September, 2024

- No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or easements without the expressed written permission of HCCDD #9.
- It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
- HCCDD #9 will not be responsible for the storm/groundwater system to any lot within this subdivision. HCCDD #9 will not be responsible for the delivery of water to any lot within this subdivision. If desired, this will NOT be at the District's Expense.
- HCCDD #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.
- HCCDD #9 Exclusive Easements shall be kept clear of buildings, sheds, fences, shrubs, trees, and other structures and other obstructions that would interfere with the operations and maintenance of the easement.

JOB No. 163-22  
DATE: 5-25-22  
DRAWN BY: JR



**CHESTNUT SUBDIVISION  
LOCATION MAP  
(SCALE 1" = 1,000')**

SUBDIVISION LOCATION DESCRIPTION

CHESTNUT SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE WEST SIDE OF FM 491 AND APPROXIMATELY 1/2 MILE SOUTH OF MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDDES. THIS SUBDIVISION LIES SOUTH OF THE CITY LIMITS OF MERCEDDES AND ACCORDING TO THE DOES NOT LIE WITHIN THE CITY'S 2 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §62.021.

APPROVED BY THE DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 49.21(a)- (d). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1  
09/09/24  
DATE

STATE OF TEXAS  
HIDALGO COUNTY  
THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DRAINAGE.

*[Signature]* 7-09-24  
DATE

REYNALDO ROBLES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PO BOX 478  
MERCEDDES, TX 75959

STATE OF TEXAS  
HIDALGO COUNTY  
THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*[Signature]* 7-01-24  
DATE

REYNALDO ROBLES, JR.  
LICENSED PROFESSIONAL ENGINEER #01267  
PO BOX 478  
MERCEDDES, TX 75959

INDEX TO SHEETS OF CHESTNUT SUBDIVISION

1. LOCATION MAP AND ETC. PRINCIPAL CONTRACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN; H.C.D.D. CERTIFICATE OF APPROVAL; H.C.D.D. CERTIFICATION; REVISION NOTES.

2. WATER DISTRIBUTION AND SANITARY SEWER (SSE) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (SSE) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); TYPICAL WATER SEWER CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS.

NAME	ADDRESS	PHONE
OWNER: DIANA QULZMAN	4649 FM 491, MERCEDDES, TX	(956) 475-5212
SURVEYOR: REYNALDO ROBLES	PO BOX 478, MERCEDDES, TX 75959	(956) 988-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 478, MERCEDDES, TX 75959	(956) 988-2422

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

**ROBLES ENGINEERING, LLC**  
1901 4th St  
Hidalgo, Texas 75936  
Phone: (956) 988-2422  
Fax: (956) 988-2421

**RA ASSOCIATES, PLLC**  
PROFESSIONAL LAND SURVEYORS  
212 West 4th St  
Mercedes, Texas 75966  
Phone: (956) 988-2422  
Fax: (956) 988-2421

FILED FOR RECORD IN  
HIDALGO COUNTY  
AT THE CLERK'S OFFICE  
ON 09-11-2024 4:11 PM  
REYNALDO ROBLES, JR.  
HIDALGO COUNTY CLERK

INSTRUMENT NUMBER: 558900  
BY: *[Signature]* MONICA PEREZ, SECRETARY



# 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  
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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
Name: <u>Rena Chapu Development</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Rena Chapu Development

Address: P.O. Box 1958  
Missim, Tx. 78572

Water Supplier: Agua SUD

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

Phone: 361-3918

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

regarding the land described as: El Cordero Lots 1-33

on Jan. 7, 2025, 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 01/20/24);

(verified by Flor Senk);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

1/7/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk DZ  
Date 01/08/25



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

**Anthony Uresti**  
Director of Planning

Precinct 1 2 **3** 4

Application No: N/A

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

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

**PARTY MAKING REQUEST:**

**Name:** PENA CHAPA DEVELOPMENT (Manuel Chapa)

**Address:** P.O. Box 1958, Mission TX, 78572

**Phone:** (956) 581-3918

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

El Cordero Subdivision (Lots 1-33)

**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)

6/7/24

Date

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

- Deed
- Executory Contract
- Lease

Rent Receipt

Affidavit

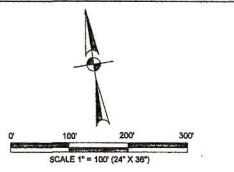
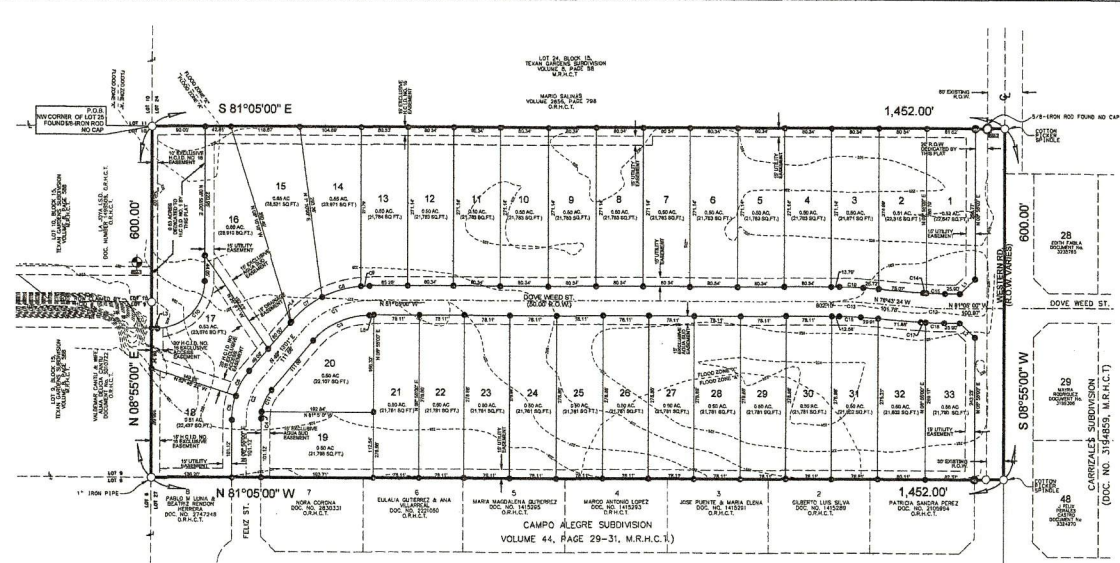
Other (describe) Copy of Subd. plat

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

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

12/18/24  
Date

Jun Sejin  
County Official



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	48.7332	190	188.11	187.97	124.07
C2	67.8121	150	70.33	69.72	88.3
C3	64.5137	150	109.49	109.17	109.06
C4	37.2947	125	48.42	48.37	48.51
C5	17.3147	125	39.10	39.10	39.10
C6	37.2947	125	48.42	48.37	48.51
C7	37.2947	125	48.42	48.37	48.51
C8	48.7332	190	188.11	187.97	124.07
C9	48.7332	190	188.11	187.97	124.07
C10	48.7332	190	188.11	187.97	124.07
C11	48.7332	190	188.11	187.97	124.07
C12	48.7332	190	188.11	187.97	124.07
C13	48.7332	190	188.11	187.97	124.07
C14	48.7332	190	188.11	187.97	124.07
C15	48.7332	190	188.11	187.97	124.07
C16	48.7332	190	188.11	187.97	124.07
C17	48.7332	190	188.11	187.97	124.07
C18	48.7332	190	188.11	187.97	124.07
C19	48.7332	190	188.11	187.97	124.07

LOT	AREA	LINE	BEARING	DISTANCE
1	5841	0.43	11	N89°33'50\"/>

**OWNER ACKNOWLEDGMENT**

I, the undersigned, certify that I am the owner of the above described land and that I have read and understand the contents of this plat and the provisions of the laws of the State of Texas relating to the subdivision of land. I hereby acknowledge that the information contained herein is true and correct to the best of my knowledge and belief, and I authorize the execution of this plat and the recording of the same in the public records of the State of Texas.

*[Signature]*  
 DATE: 7-10-2024

**PLANNING COMMISSION CERTIFICATE**

I, the undersigned, certify that I am the Chairman of the Planning Commission for Hidalgo County, Texas, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**CITY OF MISSION**

I, the undersigned, certify that I am the Mayor of the City of Mission, Texas, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**METES AND BOUNDS**

BEING A 33-LOT TRACT SITUATE IN THE UNINCORPORATED TOWN OF CAMPO ALEGRE, HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON THE ATTACHED ENGINEERING PLAN, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON THE ATTACHED ENGINEERING PLAN.

**ENGINEER AND SURVEYOR CERTIFICATE**

I, the undersigned, certify that I am a duly licensed Professional Engineer and Registered Professional Surveyor in the State of Texas, and that I have prepared this subdivision plat in accordance with the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**ADJUDICATOR CERTIFICATE**

I, the undersigned, certify that I am the Adjudicator for Hidalgo County, Texas, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**ADJUDICATOR CERTIFICATE**

I, the undersigned, certify that I am the Adjudicator for Hidalgo County, Texas, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**HIDALGO COUNTY HEALTH DEPARTMENT**

I, the undersigned, certify that I am the Health Officer for Hidalgo County, Texas, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 16**

I, the undersigned, certify that I am the Director of the Hidalgo County Irrigation District No. 16, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 16**

I, the undersigned, certify that I am the Director of the Hidalgo County Irrigation District No. 16, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

I, the undersigned, certify that I am the Director of the Hidalgo County Drainage District No. 1, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**LIENHOLDER'S CERTIFICATION**

I, the undersigned, certify that I am a lienholder of the above described land, and that I have reviewed the subdivision plat and the application for the same. I hereby certify that the subdivision complies with the requirements of the laws of the State of Texas relating to the subdivision of land.

*[Signature]*  
 DATE: 7/10/24

**REVISION NOTES**

No.	REVISION	DATE	APPROVED
1	ADD LOT 16	7/10/24	<i>[Signature]</i>

**REVISION NOTES**

No.	REVISION	DATE	APPROVED
1	ADD LOT 16	7/10/24	<i>[Signature]</i>

**REVISION NOTES**

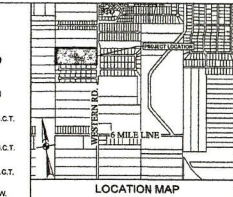
No.	REVISION	DATE	APPROVED
1	ADD LOT 16	7/10/24	<i>[Signature]</i>

**REVISION NOTES**

No.	REVISION	DATE	APPROVED
1	ADD LOT 16	7/10/24	<i>[Signature]</i>

**LEGEND:**

- SET 8\"/>



**GENERAL NOTES**

- FLOOD ZONE STATEMENT: THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- SEWERAGE: THE SUBDIVISION IS LOCATED WITHIN A SEWERAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A SEWERAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- WATER SUPPLY: THE SUBDIVISION IS LOCATED WITHIN A WATER SUPPLY DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A WATER SUPPLY DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- IRrigation: THE SUBDIVISION IS LOCATED WITHIN AN IRRIGATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN AN IRRIGATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Drainage: THE SUBDIVISION IS LOCATED WITHIN A DRAINAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A DRAINAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Health: THE SUBDIVISION IS LOCATED WITHIN A HEALTH DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A HEALTH DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Fire: THE SUBDIVISION IS LOCATED WITHIN A FIRE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A FIRE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Police: THE SUBDIVISION IS LOCATED WITHIN A POLICE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A POLICE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Education: THE SUBDIVISION IS LOCATED WITHIN AN EDUCATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN AN EDUCATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Other: THE SUBDIVISION IS LOCATED WITHIN AN OTHER DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN AN OTHER DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.

**LOCATION MAP**

SCALE: 1:1000

**LEGISLATION**

THE SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE ATTACHED ENGINEERING PLAN.

**GENERAL NOTES**

- FLOOD ZONE STATEMENT: THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- SEWERAGE: THE SUBDIVISION IS LOCATED WITHIN A SEWERAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A SEWERAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- WATER SUPPLY: THE SUBDIVISION IS LOCATED WITHIN A WATER SUPPLY DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A WATER SUPPLY DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- IRrigation: THE SUBDIVISION IS LOCATED WITHIN AN IRRIGATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN AN IRRIGATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Drainage: THE SUBDIVISION IS LOCATED WITHIN A DRAINAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A DRAINAGE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Health: THE SUBDIVISION IS LOCATED WITHIN A HEALTH DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A HEALTH DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Fire: THE SUBDIVISION IS LOCATED WITHIN A FIRE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A FIRE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Police: THE SUBDIVISION IS LOCATED WITHIN A POLICE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN A POLICE DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Education: THE SUBDIVISION IS LOCATED WITHIN AN EDUCATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN AN EDUCATION DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.
- Other: THE SUBDIVISION IS LOCATED WITHIN AN OTHER DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN. THE SUBDIVISION IS LOCATED WITHIN AN OTHER DISTRICT AS SHOWN ON THE ATTACHED ENGINEERING PLAN.

**TABLES**

- TABLE 1: METES AND BOUNDS. THIS TABLE CONTAINS THE METES AND BOUNDS FOR EACH LOT IN THE SUBDIVISION.
- TABLE 2: LOT AREAS. THIS TABLE CONTAINS THE AREA OF EACH LOT IN THE SUBDIVISION.
- TABLE 3: LINE BEARINGS AND DISTANCES. THIS TABLE CONTAINS THE BEARINGS AND DISTANCES FOR EACH LINE IN THE SUBDIVISION.
- TABLE 4: CURVE DATA. THIS TABLE CONTAINS THE DATA FOR EACH CURVE IN THE SUBDIVISION.
- TABLE 5: LOT LINES. THIS TABLE CONTAINS THE BEARINGS AND DISTANCES FOR EACH LOT LINE IN THE SUBDIVISION.
- TABLE 6: SUBDIVISION BOUNDARIES. THIS TABLE CONTAINS THE BEARINGS AND DISTANCES FOR THE BOUNDARIES OF THE SUBDIVISION.
- TABLE 7: ADJUDICATOR CERTIFICATE. THIS TABLE CONTAINS THE CERTIFICATE OF THE ADJUDICATOR.
- TABLE 8: HEALTH OFFICER CERTIFICATE. THIS TABLE CONTAINS THE CERTIFICATE OF THE HEALTH OFFICER.
- TABLE 9: FIRE OFFICER CERTIFICATE. THIS TABLE CONTAINS THE CERTIFICATE OF THE FIRE OFFICER.
- TABLE 10: POLICE OFFICER CERTIFICATE. THIS TABLE CONTAINS THE CERTIFICATE OF THE POLICE OFFICER.
- TABLE 11: EDUCATION OFFICER CERTIFICATE. THIS TABLE CONTAINS THE CERTIFICATE OF THE EDUCATION OFFICER.
- TABLE 12: OTHER OFFICER CERTIFICATE. THIS TABLE CONTAINS THE CERTIFICATE OF THE OTHER OFFICER.

**LOT LAYOUT**

**EL CORDERO SUBDIVISION**

BEING A 33-ACRE TRACT SITUATE IN THE UNINCORPORATED TOWN OF CAMPO ALEGRE, HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON THE ATTACHED ENGINEERING PLAN.

8 PAGES 27-36 MAP RECORDS: HIDALGO COUNTY, TEXAS

**SOUTH TEXAS INFRASTRUCTURE GROUP**

800 S. STEWART, SUITE 113  
 MISSION, TEXAS 78147  
 P.O. BOX 1888  
 MISSION, TEXAS 78147  
 PHONE: (512) 841-3611  
 FAX: (512) 841-3132  
 FAX: (512) 841-3132  
 FAX: (512) 841-3132

**OWNER:** JPMR CHAMP DEVELOPMENT, P.O. BOX 1888, MISSION, TEXAS 78147

**ENGINEER:** VICTOR H. TRUJANO, P.E., 800 S. STEWART RD., STE. 13, MISSION, TEXAS 78147

**SURVEYOR:** VICTOR H. TRUJANO, R.L.S., 800 S. STEWART RD., STE. 13, MISSION, TEXAS 78147



# 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

DSSF'S.

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: David Diaz

Address: 4523 S. Tower Road  
Edinburg, Tx 78541

Water Supplier: NAWSC.

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

Phone: 787-8107

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

regarding the land described as:

Diaz Game farm lots 1-2

on Jan 7, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes  
yes  
yes

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

(Date approved 7/23/24);

(verified by Fluorisen);

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 Fluorisen);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1/7/25 BMS

ATTEST: [Signature] 01/08/25  
Hidalgo County Clerk Date



# 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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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: 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:**

Name: DAVID DIAZ  
ERIVERTO DIAZ

Address: 4523 S. TOWER ROAD  
EDINBURG, TX. 78541

Phone: (956) 787-8107

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

Diaz Game Farm lots 1-2

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

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

[Signature]

Requesting Party (Signature)

6/17/2024  
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:

12/18/24  
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  
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Weslaco, TX 78596  
956-968-4734

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

DSSF'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: Sunni Jo Miller and Andrew Ty Runge

Address: P.O. Box 2957

Edinburg, Tx. 78540

Water Supplier: SWSC

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

Phone: 607-9288

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

regarding the land described as:

Lakenurst Phase II lots 1-3

on Jan 7, 2025, 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 9/3/2024);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fin Sevin);
- 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 Fin Sevin);
- 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 Fin Sevin);
- 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 Fin Sevin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Fin Sevin);

[Signature]  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge Date

ATTEST: [Signature] 01/08/25  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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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: NA

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

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

#### PARTY MAKING REQUEST:

**Name:** Sunni Jo Miller and Andrew Ty Runge

**Address:** P.O. Box 2957

Edinburg, Texas 78540

**Phone:** (956) 607-9288

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

See Attached Warranty Deed LAKEHURST PHASE II lots 1-3

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

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

Sunni Jo Miller Ty Runge 08.13.2024  
Requesting Party (Signature) Date

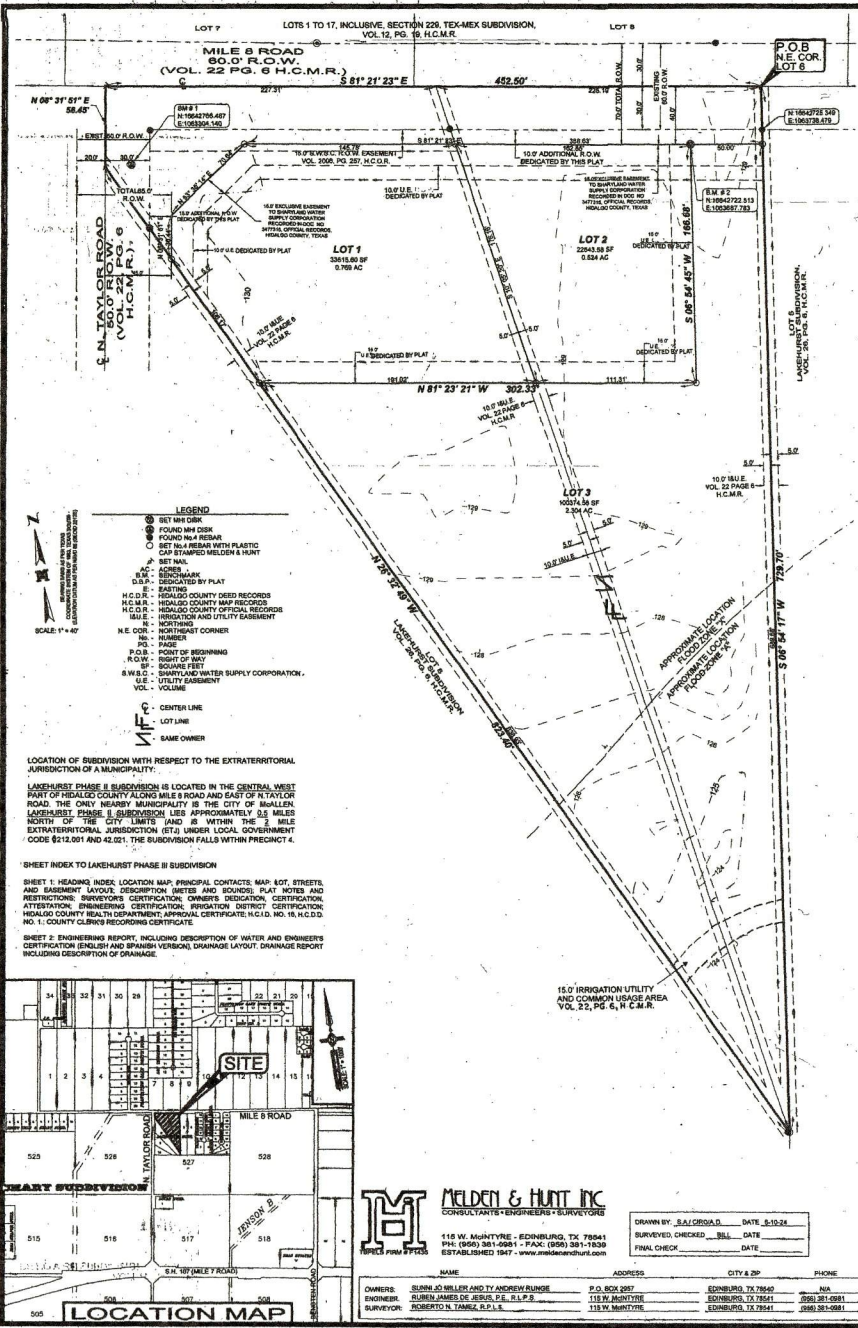
#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- 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:

12/18/24 [Signature]  
Date County Official



**PLAT OF  
LAKEHURST PHASE II  
SUBDIVISION**  
BEING A RE-SUBDIVISION OF 4.095 ACRES BEING  
ALL OF LOTS 8 & 7 LAKEHURST SUBDIVISION,  
VOLUME 26, PAGE 6, H.C.M.R., HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" IS "NO BASE FLOOD ELEVATIONS DETERMINED"  
FLOOD ZONE DESIGNATION: ZONE "X" (BASE) ZONE "X" IS "AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN"  
AS PER FLOOD PLAIN COMMUNITY PLAN, H.M. AREA 0034 D, REVISED DATE: JUNE 6, 2000.
  - MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 10.0 FEET OR GREATER FOR BAMBUNTS  
REAR: 10.0 FEET OR GREATER FOR BAMBUNTS  
SIDE: 10.0 FEET OR GREATER FOR BAMBUNTS  
CORNER: 10.0 FEET OR GREATER FOR BAMBUNTS  
COMMERCIAL: 10.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SET  
BACKAPPLICABLE.  
GENERAL SETBACKS AS PER RECORDED PLAT OF LAKEHURST SUBDIVISION RECORDED IN BOOK 22, PAGE 6.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE AT 1' ABOVE CENTER OF STREET AND/OR IF ANIMAL NATURAL GROUND, WHICHEVER IS GREATER. SURVEY CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD ZONE. AT THE DISCRETION OF THE ENGINEER, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH AN DESIGNATED FLOOD ZONE. THIS SHALL BE A DETERMINED BY THE ENGINEER.
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. ANY OTHER USE SHALL REQUIRE THE OFFICE OF THE ENGINEER, ARCHITECT, PLANNING AND ZONING DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO CONSTRUCTION.
  - THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
- MALLER B.M. 1022 - ELEVATION: 1312.84 N.A. V.D. 88 DESCRIPTION: 3" ALUMINUM PIPE WITH 1/2" BRASS MONUMENT ON TOP LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND MILE 8 ROAD NORTH 4020' NAD 83 NAVD 83  
- M.B. NO. 1 - ELEVATION: 1312.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 2 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 3 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 4 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 5 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 6 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 7 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 8 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 9 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 10 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 11 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 12 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 13 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 14 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 15 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 16 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00  
- M.B. NO. 17 - ELEVATION: 128.24 N.A. V.D. 88 DESCRIPTION: 1" DIAM. IN CONCRETE. ARANA E 1842228.00

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAKEHURST PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COUNCIL ON 11/14 DAY OF SEPT. 2024

ATTEST: [Signature] DATE 11/14/24  
HIDALGO COUNTY CLERK

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAKEHURST SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 11/14 DAY OF SEPT. 2024

ATTEST: [Signature] DATE 11/14/24  
HIDALGO COUNTY HEALTH DEPARTMENT

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, TITLE 10, CHAPTER 101. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

ATTEST: [Signature] DATE 8-9-24  
RAUL E. SERRA, P.E., C.E.M.  
GENERAL MANAGER

I, THE UNDERSIGNED, CHAIRMAN OF THE CITY OF MALLER, HEREBY CERTIFY THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN THIS SUBDIVISION IS LOCATED.

ATTEST: [Signature] DATE 8-10-24  
CITY OF MALLER

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MALLER, HEREBY CERTIFY THAT THE SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

ATTEST: [Signature] DATE 8-7-24  
CITY OF MALLER

ATTEST: [Signature] DATE 8-6-24  
CHAIRMAN, PLANNING AND ZONING COMMISSION

CARLOS LUNA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LATEST PHASE SUBDIVISION LOCATED AT MALLER IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARPLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DESIGNER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEMS CONSTRUCTED WITHIN THE DESIGNATED SHARPLAND WATER SUPPLY CORPORATION SERVICE AREA.

DATE: 09-25-2024  
DESIGNER: [Signature]  
GENERAL MANAGER: [Signature]  
SHARPLAND WATER SUPPLY CORPORATION

**METES AND BOUNDS DESCRIPTION:**

BEING A RE-SUBDIVISION OF A TRACT OF LAND CONTAINING 4.095 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 8 & 7 LAKEHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 6, HIDALGO COUNTY MAP RECORDS, WHICH SAID 4.095 ACRES WERE CONVEYED TO SUNN J. MILLER, AS HIS SELE AND SEPARATE PROPERTY, AND TO ANDREW RUNGE, AS HIS SELE AND SEPARATE PROPERTY BY VIRTUE OF A GIFT DEED RESERVING LIFE ESTATE RECORDED UNDER DOCUMENT NUMBER 8119463, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.095 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOTS 8 & 7 AT THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 09° 51' 17" W ALONG THE EAST LINE OF SAID LOTS 8 & 7, A DISTANCE OF 671.20 FEET TO A NAIL SET ON THE EXISTING RIGHT-OF-WAY LINE OF MILE 8 ROAD, CONTAINING A TOTAL DISTANCE OF 783.70 FEET TO A NAIL SET FROM WHICH A NAIL SET FOUND BEARS N 09° 44' 12" W, A DISTANCE OF 1.22 FEET FOR THE SOUTHERNMOST CORNER OF THIS TRACT;

2. THENCE, N 27° 32' 40" W ALONG A WEST LINE OF SAID LOT 7, AT A DISTANCE OF 171.20 FEET TO A NAIL SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, FROM WHICH A NAIL SET FOUND BEARS S 31° 51' 14" W, A DISTANCE OF 356 FEET CONTAINING A TOTAL DISTANCE OF 822.40 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, S 09° 51' 17" E ALONG A WEST LINE OF SAID LOT 7 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, A DISTANCE OF 84.45 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, N 27° 32' 40" E ALONG THE NORTH LINE OF SAID LOTS 8 & 7 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF MILE 8 ROAD, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.095 ACRES OF WHICH 3.00 ACRES ARE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 ROAD AND N. TAYLOR ROAD, LEAVING A NET OF 1.750 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION

WE, SUNN J. MILLER AND ANDREW RUNGE, AS OWNERS OF THE 4.095 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE LATEST PHASE II SUBDIVISION, HEREBY SUBSCRIBE TO THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DELEGATE TO PUBLIC USE THE STREETS, PARKS AND SARGASSO AS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.023 AND THAT:

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

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

Sunn J. Miller  
DATE: 8/1/24

Andrew Runge  
DATE: 8/1/24

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SUNN J. MILLER, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF AUG. 2024

ATTEST: [Signature] DATE 8-1-24  
NOTARY PUBLIC, IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01-01-2025

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BY ANDREW RUNGE, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15 DAY OF AUG. 2024

ATTEST: [Signature] DATE 8-1-24  
NOTARY PUBLIC, IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01-01-2025

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ROBERTO N. TAMBEZ, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS 5th DAY OF August 2024

ROBERTO N. TAMBEZ, P.L.S.  
DATE SURVEYED: 11-2-2020  
118 W. MOUNTAIN  
SURVEYING JOB NO. 20203.02

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

DATE: 10/21/24 TIME: 3:24 AM

INSTRUMENT NUMBER: 3387811

BY: [Signature] DEPUTY

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

118 W. MOUNTAIN - EDINBURG, TX 78041  
PH: (956) 81-0881 - FAX: (956) 81-7838  
ESTABLISHED 1947 - www.meldenandhunt.com

OWNER: SUNN J. MILLER AND TY ANDREW RUNGE  
ENGINEER: SUNN J. MILLER, P.L.S.  
SURVEYOR: ROBERTO N. TAMBEZ, P.L.S.

P.O. BOX 2840  
EDINBURG, TX 78040  
118 W. MOUNTAIN  
EDINBURG, TX 78041

DATE: 8-10-24  
SURVEYED CHECKED: [Signature]  
FINAL CHECK: [Signature]





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF's

Precinct 1 2 3 ④

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Kevin Neubaus

Address: 4785 Mile 6 Road  
McAllen, TX. 78504

Phone: 373-0050

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

Water Supplier: WAWSC

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

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

regarding the land described as:

Ebonywind lots 1-103

on Jan 7, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 9/3/2024);

(verified by Jim Seain);

(verified by Jim Gonzalez);

(verified by Jim Gonzalez);

(verified by Jim Seain);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM

ATTEST: [Signature]  
Hidalgo County Clerk

01/08/25  
Date

DJ



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 12-21-23

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

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

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

OSSF's

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No:   D/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:** KEVIN NEUHAUS - EBONY WIND LLC

**Address:** 4725 MILE 6 RD McALLEN, TX 78504

**Phone:** (956) 373 - 0650 / (956) 648 - 1243

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

BEING A 66.95 ACRES TRACT OF LAND, SAME BEING OUT OF A SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINEAS HEIRS, ACCORDING TO THE PLATE THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

EBONY WIND SUBDIVISION <sup>1075 1-103</sup>  
STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Kevin Neuhaus  
Requesting Party (Signature)

7/23/24  
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:**

12/18/24  
Date

John Sesin  
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

OSSF3.

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: Richard W. Ruppert

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

Phone: \_\_\_\_\_

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

Water Supplier: NAWSC

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

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

regarding the land described as:

Borden Town Phase 4 lots 1-98

on Jan 7, 2025, 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;  
A plat has been reviewed and approved by the Commissioners Court;  
water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;

(Date approved 10/01/2021);

(verified by Jim Seim);

NO

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

(verified by Jim Seim);

YES

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

(verified by Jim Seim);

yes

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

(verified by Jim Seim);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM

ATTEST:

[Signature]  
Hidalgo County Clerk

Date

01/08/25

DJ



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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

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

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

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

Precinct 1 2 3 (4)

Application No: 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:** RICHARD W. RUPPERT - MANAGER OF THE RUPPERT COMPANY, LLC

**Address:** P.O. BOX 959  
EDINBURG, TX 78540

**Phone:** \_\_\_\_\_

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

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BORDER TOWN PHASE 4 12/31-98

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] 21 June 24  
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

10/01/2024 [Signature]  
Date 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: MA

### 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: David Forcien - DASC Investments Inc.

Address: 4104 Coconut Palm Drive Palmhurst, TX 78513

Phone: \_\_\_\_\_

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

Water Supplier: WAWSC

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

Account/ESI No.: MA  
 Temporary Pole  Permanent Service

regarding the land described as: Highland Manor #3 lots 1-9

on Jan 7, 2025, 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 9/18/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge Date

ATTEST: [Signature]  
Hidalgo County Clerk Date 01/08/25

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM



# 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: 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:** DAVID GARCIA - DASC INVESTMENTS, LLC

**Address:** 4104 COCONUT PALM DRIVE

PALMHURST, TEXAS 78573

**Phone:** \_\_\_\_\_

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

12.90 ACRES OUT OF FARM TRACT 238 AND 239, THE WEST & ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY. Highland Manor #3  
lots 1-19

**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)

7/11/24  
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:

12/18/2024  
Date

[Signature]  
County Official







# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

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

#### PARTY MAKING REQUEST:

Name: PENA CHAPA DEVELOPMENT (Manuel Chapa)

Address: P.O. Box 1958, Mission TX, 78572

Phone: (956) 581-3918

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

El Crucero III Subdivision (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)

6/7/24  
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:

12/18/24  
Date

Alm Serrin  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF's

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>San Jacinto Enterprises, LLC.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 200 W. Expressway 83  
Mercedes, Tx. 78570

Water Supplier: NWASC.

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

Phone: 505-9813

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

regarding the land described as: San Jacinto Estates #15 lots 1-44

on Jan 7, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

yes  
yes  
yes

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

(Date approved 7/23/24);

(verified by Forsein);  
(verified by Forsein);

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 Forsein);

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 Forsein);

yes

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

(verified by Forsein);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM

02/08/25

DJ



# 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
---	--	---

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:**

**Name:** San Jacinto Enterprises, LLC

**Address:** 2100 W. Expressway 83  
Mercedes, TX 78570

**Phone:** (956) 565-9813

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):  
A 25.04 acre tract of land out of Lot 1, Block 99, Campacuas Addition Subdivision of Llano Grande Grant Hidalgo County, Texas San Jacinto Est. #15

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

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

[Signature]  
Requesting Party (Signature)

7/2/2024  
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:**

12/12/24  
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

*Sewer*

Precinct 1 2 3/4

**Anthony Uresti**  
Director of Planning

Application No: *N/A*

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u><i>Jefferson Road Property Inv. LLC</i></u>	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: *Jefferson Road Property Inv. LLC*

Address: *P.O. Box 2604*  
*Edinburg, Tx. 78540*

Phone: *821-7108*

Water Supplier: *NAWSC*

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

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

regarding the land described as *Carmen Anila Phase II lots 500-635*,

on *Jan 7*, 20*25*, 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 *7/23/24*);
- yes* A plat has been reviewed and approved by the Commissioners Court; (verified by *Jim Sevin*);
- yes* water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by *Jim Sevin*);
- YES* an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by *J. Gonzalez*);
- NO* individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by *J. Gonzalez*);
- yes* electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by *Jim Sevin*);

*Anthony Uresti*  
Planning Department Authorized Signature

*Ricardo F. Lopez*  
Hidalgo County Judge

\_\_\_\_\_ Date

APPROVED BY  
COMMISSIONERS COURT  
ON: *1-7-25 MM*

ATTEST: *Antonio Guajardo Jr.* *01/08/25*  
Hidalgo County Clerk 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

*Sever*  
Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: *DPA*

### 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:** Jefferson Road Property Investments, LLC

**Address:** PO Box 2604

Edinburg, TX 78540

**Phone:** (956) 821-7108

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

Carmen Avila Subdivision Phase V: A 33.13 acre tract of land out of Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas. *lots 500-435*

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

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

*[Signature]*  
Requesting Party (Sign)

\_\_\_\_\_  
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:

*12/18/24*  
Date

*[Signature]*  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

OSSF's.

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Juan A. San Miguel

Address: 820 W. Mile 10 N.  
Weslaco, Tx. 78596

Phone: 310-2026

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

Water Supplier: WAWSC

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

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

regarding the land described as: Villas San Miguel lots 1-30

on Jan 7, 2025, 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 9/3/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jen Sevin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Jen Sevin);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Jen Sevin);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by Jen Sevin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Jen Sevin);

[Signature] Planning Department Authorized Signature      [Signature] Hidalgo County Judge      \_\_\_\_\_ Date

ATTEST: [Signature] Hidalgo County Clerk      01/08/25 Date

APPROVED BY  
COMMISSIONERS COURT  
1-7-25 MM

DJ



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: N/A

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

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

#### PARTY MAKING REQUEST:

Name: Juan A. San Miguel  
Address: 820 W. MICE 10 NORTH  
WESLACO TX 78596  
Phone: 956-318-2026

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

LOTS 1 THRU 30, VICIOS SAN MIGUEL SUBDIVISION, HIDALGO COUNTY, TEXAS

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

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

Juan San Miguel  
Requesting Party (Signature)

1/10/22  
Date

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

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

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

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

12/10/24  
Date

Jim Sesin  
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

DSSF 15

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

Name: Angel Palacios

Address: 1326 W. Eldora Road.  
Primo, TX. 78160

Water Supplier: NAWSC.

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

Phone: 239-1455

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

regarding the land described as: POSZ Estates lots 1-3

on Jan 07, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

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

(Date approved 9/13/2024);

(verified by Jen Seain);

(verified by Fm Gonzalez);

(verified by Fm Gonzalez);

(verified by Jen Seain);

Angel Palacios  
Planning Department Authorized Signature

Richard F Carter  
Hidalgo County Judge

Date  
01/08/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 1-7-25 MM

ATTEST:

Antonio Benavides Jr.  
Hidalgo County Clerk



PLANNING DEPARTMENT

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: [Signature]

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: ANGEL PALACIOS

Address: 1326 W ELDORA RD.
ALAMO, TX 78516

Phone: 956-239-1455

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

ALAMO LAND + SUGAR CO. 6.5662 AC. o/l LOT 7 BLOCK 44
Post lots 1-3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

7-12-24
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

12/18/24
Date

[Signature]
County Official

