



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR August 5th, 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>15</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>0</u>
<b>TOTAL CERTIFICATES</b>	<b><u>15</u></b>

AUGUST 2025

SUBMITTAL									
DATE	FOR APPROVAL BY							RETURNED	RECEIVED BY
7/30/25	C.COURT ON 08/05/25							DATE	STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING	BY C.COURT	STAFF
7/24/2025	RENE CISNEROS	LOS VENADOS PH 6	622		4-9541	WATER	AA		

 7/30/25



# 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: 4-9541

### 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: Rene Cisneros

Address: 2415 Primrose Ave  
Edinburg TX 78541

Phone: 956-656-0151

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>Pre Installed OS</u>
Date Approved:	<u>/ /</u>	<u>7 / 23 / 25</u>

Water Supplier: North Alamo Water Supply

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

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

regarding the land described as: Los Venados Ph. 10 Lot 622

on August 5th, 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 10/21/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

Ricardo F. Cuatrecasas  
Hidalgo County Judge  
8/5/25  
Date

ATTEST: Antonio Benavides Jr.  
Hidalgo County Clerk

AUG 08 2025  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BMS  
BMS

[Signature]



# PLANNING DEPARTMENT

## County of Hidalgo

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956-205-7045

Precinct 1 2 3 ④

**Anthony Uresti**  
Director of Planning

Application No: 4-9541

### 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: Rene Cisneros

Address: 2615 Primrose Ave  
Edinburg TX 78541

Phone: (956) 656-0151

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

Los Venados Ph. 6 lot 622

**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)

7/24/25  
Date

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

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

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

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

7/23/25  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-9541

Receipt No.: 040206

L6446-06-000-0622-00

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

CISNEROS RENE & MARIA ISABEL ZUNIGA  
2615 PRIMROSE AVE APT 1  
EDINBURG , TX 78542  
(956) 656-0151  
(956) 656-0151

Community Panel Number: 4803340225B  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 100', Rear 15', Side 20', Side 20', Corner '  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND  
REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-9541  
Price: \$200.00

- [1] Contractor: CJE CONSTRUCTION LLC
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3260Sq.Ft.
- [5] Legal Description: LOS VENADOS PH 6 LOT 622
- [6] Location: HWY 281 AND HWY 186 (BUCK FAWN DR.)(CJE CONSTRUCTION C/O ELOISA)
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$125510
- [10] Flood Zone: Zone C

**Total Amount.....\$200.00**

Method of Payment: Check  
Check/M.O.#: 14991  
Payment: \$200.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: angel.delacerda  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

4/22/25  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
\_\_\_\_\_  
Signature of Owner or Applicant

4/22/2025  
Date

**Warranty Deed with Vendor's Lien**

**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: March 17, 2025**

**Grantor: LORI SUE TAYLOR, formerly known as LORI SUE ZAMBRANO, a single person**

**Grantor's Mailing Address: 21125 Buck Fawn Dr.  
Edinburg, Texas 78542  
Hidalgo County**

**Grantee: RENE CISNEROS and wife, MARIA ISABEL ZUNIGA**

**Grantee's Mailing Address: 2615 Primrose Ave., Apt. 1  
Edinburg, Texas 78541  
Hidalgo County**

**Consideration: TWO HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$217,400.00) which said sum represents the first draw on that certain note in the principal amount of FOUR HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$429,000.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.**

**Property (including any improvements):**

**Lot 622, LOS VENADOS SUBDIVISION PHASE VI, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 49, Page 30 through 37, 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 April 23, 2004, under Clerk's File No. 1220191, and amendments thereof filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1229132, filed for record in the Office of the County Clerk of Hidalgo County, Texas on August 6, 2003 under Clerk's File No. 1253996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 5, 2005, under Clerk's File No. 1529032, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322, amended by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 22, 2004, under Clerk's File No. 1349572, Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 17, 2004, under Clerk's File No. 1405101, amended by**

Easements granted to Southwestern Bell Telephone Company as recorded in Volume 785, Page 568, Volume 785, Page 569, Volume 400, Page 632 and Volume 1072, Page 349, Deed Records of Hidalgo County, Texas.

Easement granted to Tennessee Gas Transmission Company as set forth in instrument recorded in Volume 619, Page 164, Deed Records of Hidalgo County, Texas.

Easements granted to Humble Oil and Refining Company as set forth in instruments recorded in Volume 1019, Pages 38, 39, and 40, Deed Records of Hidalgo County, Texas.

Electrical and Utility Easement along the South fifteen feet (15') of the North fifty feet (50') of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A thirty-five foot (35') Road Easement along the North side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Electrical and Utility Easement along the South side of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A ten foot (10') Electrical and Utility Easement along the West and East sides of subject property as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records of Hidalgo County, Texas.

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

A one hundred foot (100.0') building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, inclusive, Map Records of Hidalgo County, Texas.

A fifteen foot (15.0') building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

A twenty foot (20.0') building set back line along the sides line of the subject land according to the Map or Plat thereof, filed for record in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

Oil, gas and other minerals previously reserved and/or conveyed of record and as reserved in Deeds recorded in Volume 508, Page 247, Volume 67, Page 579, Volume 573, Page 206, Volume 284, Page 436, Volume 822, Page 367, and Volume 180, Page 524, Oil and Gas Lease Records of Hidalgo County, Texas, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 12, 1994, under Clerk's File No. 363702, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on February 4, 2005, under Clerk's File No. 1432589.

Memorandum of Oil and Gas Lease executed in favor of Samson Lone Star Limited Partnership, a Texas Limited Partnership, dated November 17, 2005, filed February 8, 2006

September 21, 2007 under Document Number 1808751; filed January 7, 2008 under Document Number 1842934; filed January 29, 2008 under Document Number 1850115 and filed February 25, 2008 under Document Number 1859700, 1859701, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated January 14, 2005, filed February 4, 2005, under Document Number 1432589 and as shown by instrument dated January 31, 2007, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on March 9, 2007, under Clerk's File No. 1731654.

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 Garco, Ltd., a Texas Limited Liability Company to Lori Sue Zambrano, dated January 31, 2007, filed for record on March 9, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1731654.

Water rights reserved in Deed from Garco, Ltd., a Texas Limited Liability Company, to Lori Sue Zambrano, dated January 31, 2007, filed for record on March 9, 2007, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1731654.

Liens for Assessments as set out in Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 23, 2004, under Clerk's File No. 1220191, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on April 23, 2004, under Clerk's File No. 1326322.

No building permitted over any easements as shown on plat recorded in Volume 49, Pages 30 through 37, Map Records of Hidalgo County, Texas.

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 2025 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

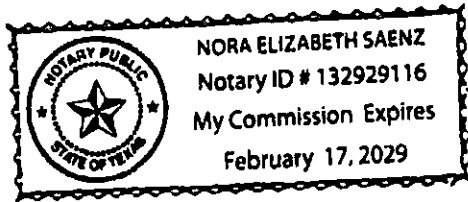
**BANK OF SOUTH TEXAS**, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$217,400.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of **BANK OF SOUTH TEXAS** and the same are hereby transferred and assigned to **BANK OF SOUTH TEXAS**

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 17 day of March, 2025, by  
**LORI SUE TAYLOR, FORMERLY KNOWN AS LORI SUE ZAMBRANO.**

(SEAL)



*Nora Elizabeth Saenz*  
\_\_\_\_\_  
Notary Public, State of Texas

**PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS**

	APPLICANT	APPLICATION NO.
1.	CARLOS MORENO	3-7450
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 5, 2025	



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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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: 3-7450

### 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: Carlos Moreno

Address: 2804 Nebula St.

Sullivan City TX 78595

Phone: (956) 279-0193

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Rud R</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	<u>87658</u>
		<u>7/17/25</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894  
 Temporary Pole  Permanent Service

regarding the land described as:

El Lucero Ph2 Lot 112

on August 5th, 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 8/6/2008);

(verified by [Signature]);

Sandra Cantu

(verified by Rud R);

(verified by Rud R);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 Bms

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 08 2025  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

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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: 3-7450

### 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 Moreno  
Address: 2806 Nebula St  
Sullivan City 78595  
Phone: 956279-0193

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

El Lucero Pn2 Lot 112

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

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

Carlos Moreno      7-7-25  
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 permit

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

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

7/7/25  
Date

[Signature]  
County Official

**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.**

**ASSUMPTION WARRANTY DEED**

**Date:** June 23, 2025

**Grantor:** Roberto Balderas Guajardo joined herein proforma by his wife, Asucena Luna Martinez

**Grantor's Mailing Address:**  
327 El Sendero Dr.  
Sullivan City, Texas 78595

**Grantee:** Carlos Moreno

**Grantee's Mailing Address:**  
PO Box 118  
Mission, Texas 78573

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration and Grantee's assumption of a first-lien note which Grantee assumes and promises to pay according to the note's terms all principal and interest remaining unpaid. The note is dated March 8, 2022, is in the principal amount of \$26,500.00, and is executed by Roberto Balderas Guajardo, payable to the order of El Lucero Investments, LLC, a Texas limited liability company. It is secured by a vendor's lien retained in deed and by a deed of trust on that property both filed for record in the Office of the County Clerk of Hidalgo County, Texas on March 18, 2022, as Document Nos. 332224 and 332225, respectively. As further consideration, Grantee promises to keep and perform all the covenants and obligations named in that deed of trust and to indemnify Grantor against any damages caused by Grantee's breach of obligations under this assumption.

**Property (including any improvements):**

Lot 112, El Lucero Subdivision Phase II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 55, Pages 132-134, Map Records, Hidalgo County, Texas.

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

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee,

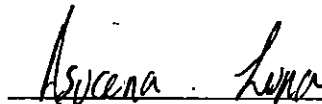
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

**No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.**

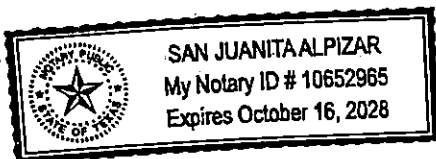
  
\_\_\_\_\_  
Roberto Balderas Guajardo

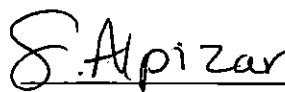
  
\_\_\_\_\_  
Asucena Luna Martinez

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on 4-23, 2025, by Roberto Balderas Guajardo and Asucena Luna Martinez



  
\_\_\_\_\_  
Notary Public



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-7450

Receipt No.: 041503

E4395-02-000-0112-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Sta. 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

MORENO CARLOS  
2806 NEBULA ST  
SULLIVAN CITY, TX 78595  
(956) 279-0193  
(956) 279-0193

Community Panel Number: 4803340275B

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 25', Rear 35', Side 6', Side 10S', Corner'

Special Conditions: Must comply with all setbacks and regulations required by HC Planning Dept.

Description: Permit 3-7450

Price: \$200.00

**Total Amount.....\$200.00**

Method of Payment: Cash

Check/M.O.#:

Payment: \$200.00

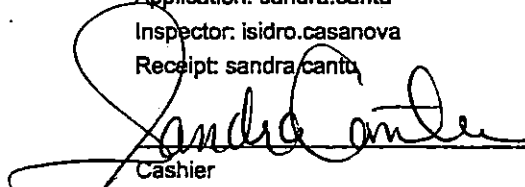
Change Due: \$0.00

Application: sandra.cantu

Inspector: isidro.casanova

Receipt: sandra.cantu

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 336Sq.Ft.
- [5] Legal Description: EL LUCERO PH 2 LOT 112
- [6] Location: El Pinto Rd & Siria St
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone C

  
Cashier

7/7/25  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
Signature of Owner or Applicant

7.7.25  
Date

# EL LUCERO SUBDIVIS

## PHASE II

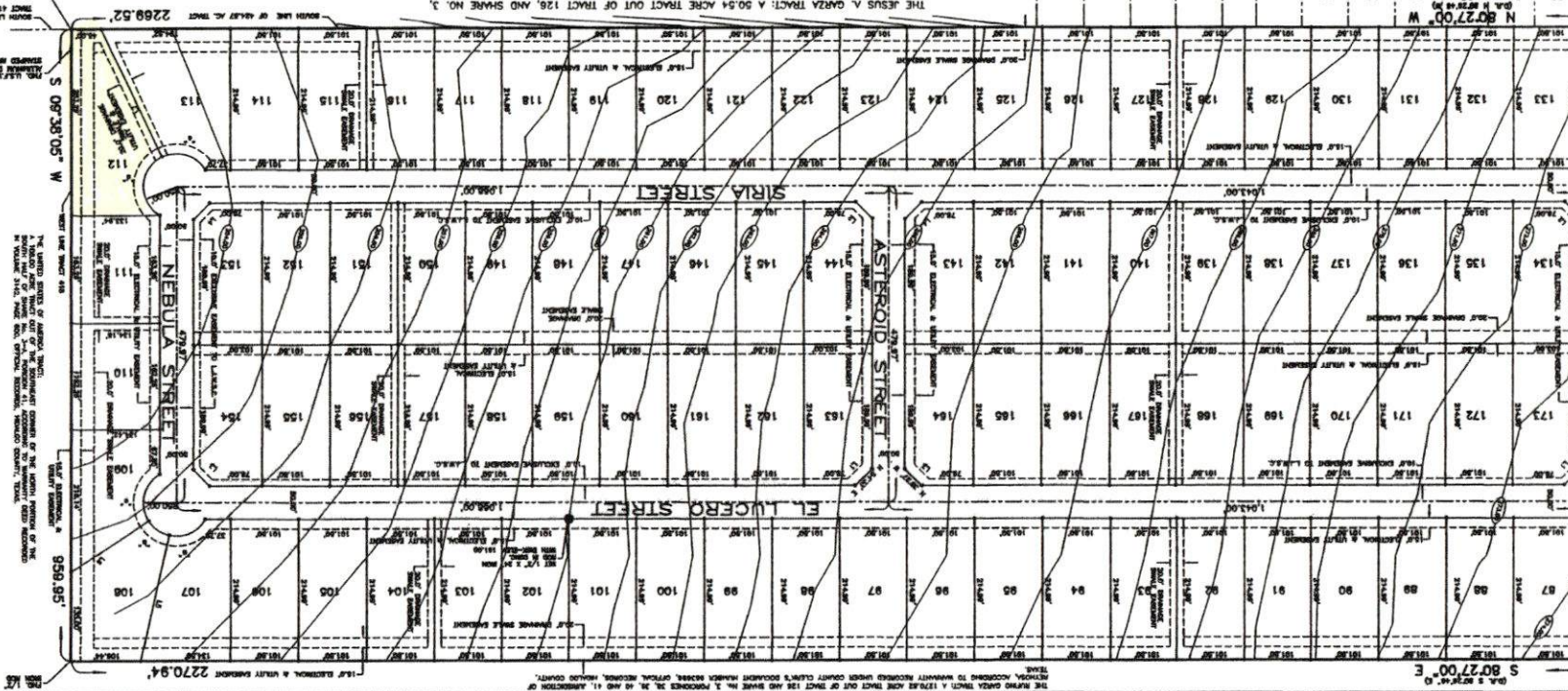
50.00 ACRES TRACT OF LAND OUT OF THE SOUTH HALF (CONTAINING 44.4 ACRES TRACT OF THE NORTH PORTION OF THE SOUTH HALF OF TRACT NO. 30 AND 40 AND THE NORTH PORTION OF THE SOUTH HALF OF TRACT NO. 31) IN SECTION 36, T. 23 N., R. 23 W., HENRY COUNTY, TEXAS. OFFICIAL RECORDS, HENRY COUNTY CLERK'S OFFICE.

THE SOUTH HALF TRACT 117818 ACRES TRACT OUT OF TRACT 126 AND SHARE NO. 2, T. 23 N., R. 23 W., HENRY COUNTY, TEXAS. OFFICIAL RECORDS, HENRY COUNTY CLERK'S OFFICE.

THE NORTH HALF TRACT 117818 ACRES TRACT OUT OF TRACT 126 AND SHARE NO. 2, T. 23 N., R. 23 W., HENRY COUNTY, TEXAS. OFFICIAL RECORDS, HENRY COUNTY CLERK'S OFFICE.

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**STATE OF TEXAS**  
**COUNTY OF HENRY**  
**EL LUCERO SUBDIVISION**  
HENRY COUNTY DISTRICT NO. 1  
I, **DAVID J. GIBSON**, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in my office on this 15th day of August, 1957.

**DAVID J. GIBSON**  
Surveyor

**STATE OF TEXAS**  
**COUNTY OF HENRY**  
**EL LUCERO SUBDIVISION**  
HENRY COUNTY DISTRICT NO. 1  
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**DAVID J. GIBSON**  
Surveyor

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THE NORTH HALF TRACT 117818 ACRES TRACT OUT OF TRACT 126 AND SHARE NO. 2, T. 23 N., R. 23 W., HENRY COUNTY, TEXAS. OFFICIAL RECORDS, HENRY COUNTY CLERK'S OFFICE.

THE SOUTH HALF TRACT 117818 ACRES TRACT OUT OF TRACT 126 AND SHARE NO. 2, T. 23 N., R. 23 W., HENRY COUNTY, TEXAS. OFFICIAL RECORDS, HENRY COUNTY CLERK'S OFFICE.

**CONSULTING ENGINEERS**  
**LAND SURVEYORS**  
PHONE 956-281-6480  
FAX 956-281-0527  
EDWING, TEXAS 75228

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**STATE OF TEXAS**  
**COUNTY OF HENRY**  
**EL LUCERO SUBDIVISION**  
HENRY COUNTY DISTRICT NO. 1  
I, **DAVID J. GIBSON**, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in my office on this 15th day of August, 1957.

**DAVID J. GIBSON**  
Surveyor

AI-100202

Planning Department 3.0.

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 08/05/2025

**Submitted For:** Iliana Rocha, PLANNING DEPT.

**Submitted By:** Iliana Rocha

**Department:** PLANNING DEPT.

**Information**

**CAPTION**

Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)

**BACKGROUND**

**Fiscal Impact**

**Attachments**

PLANNING DEPT COVERSHEET CC08-05-25  
 VALLEY AFFORDABLE OWASSA PLACE LOTS 1-15  
 ANICETO IZAGUIRRE EDUARDOS SUB. LOTS 1-64  
 DIANA IZAGUIRRE EDUARDOS No26 LOTS 1-16  
 RBR DEVELOPMENT RBR #6 LOTS 1-36  
 HI STARR INV. PROGRESO SPRINGS LOTS 1-40  
 TIERRA VACANTE ACRES SANTA CRUZ 3 LOTS 1-115  
 MAPACHE RANCHES LOTS 1-21  
 VALENTIN OLMEDO RIO ORCHARDS ESTATES LOT 1-53  
 REYNALDO MATA MATA'S ACRES LOTS 1-2  
 COMAREX LLC LA VILLITA LOTS 1-48  
 RICHARD A GARZA GWIN RANCHES LOT 1-13  
 SUN AND FLOWERS RANCHETTES LOTS 1-8  
 RD ALTAMIRA SUBDIVISION LOT 1-65

**Form Review**

**Inbox**

**Reviewed By**

**Date**

Budget & Management

Final Approval

Form Started By: Iliana Rocha

Started On: 07/28/2025 04:42 PM

# 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: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>RD Altamura, LLC</u>	Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No:		<u>Pre-Installed OSSF</u>
Date Approved:	<u>/ /</u>	<u>7/23/25</u>

Address: P.O. Box 6105  
McAllen, TX 78502

Water Supplier: DAWSC.

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

Phone: 451-6390

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

Altamura Subdivision lots 1-65

on August 5th, 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 6/24/25);
- 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] 8/5/25  
Hidalgo County Judge Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 08 2025  
Date

[Signature]



# 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: 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:** RD Altamura, LLC  
**Address:** P.O. Box 6105  
McAllen, Texas 78502  
**Phone:** (956) 451-6390

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

A 41.06 acre tract of land, more or less, being a part or portion of Farm Tract 242 and 249, The West and Adams Tracts, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. Altamura

**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)  
RD Altamura, LLC  
By: Jason E. Garza, Manager  
6/12/25  
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:**

7/23/25  
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

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1900 Joe Stephens Ave.  
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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: Sun and Flower RE, Inc.

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

Phone: 921-7103

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>Pre-Installed OSSF</u>
Date Approved:	<u>/ /</u>	<u>7/23/25</u>

Water Supplier: NAWSC.

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

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

regarding the land described as:

Sunflower Ranchettes Lots 1-8

on August 5th, 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 8/24/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flw 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 Flw 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 Flw Serin);
- 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 Flw Serin);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flw Serin);

Anthony Uresti  
Planning Department Authorized Signature

Richard F. Lopez  
Hidalgo County Judge

8/15/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/15/25 BMS

ATTEST: Antonio Hernandez Jr.  
Hidalgo County Clerk

AUG 08 2025  
Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 7-24-23

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

Anthony Uresti
Assistant Director

Precinct 1 2 3 4

Application No:

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: Sun and Flowers RE, Inc.

Address: P.O. 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.): Sunflower Ranchettes Lots 1-8

A 29.26 acre tract of land out of Lots 9 and 16, Block 94, J.C. Engelman Jr. Resubdivision of Section 95 and the east half of Section 94, Missouri-Texas Land and Irrigation Company's 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)
Date: 6-2-25

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:

Date: 7/23/25
County Official: [Signature]





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-318-2840

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956-968-4734

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

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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Richard Aranza

Address: 3910 W. Freddy Amador Dr.  
Edinburg, TX. 78539

Water Supplier: NATWSC

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

Phone: 310-90373

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

regarding the land described as: Erwin Ranches lots, 1-13

on August 5th, 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 4/29/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by francesca);
- 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);
- 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 Jim Sevin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 8/5/25

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk  
Date AUG 08 2025



# 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: 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: GARCO LTD  
RICHARD A. GARZA - PRESIDENT

Address: 3910 W. FREDDY GONZALEZ DR. E  
DINBURG TEXAS 78539

Phone: 956-310-8373

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

Erwin Ranches lots 1-13

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

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

[Signature]  
Requesting Party (Signature)

3/27/25  
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:

7/22/25  
Date

[Signature]  
County Official



# 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

*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
	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Name: *Comanex LLC*

Address: *12943 N. Trospen Road*  
*Mission, TX. 78573*

Phone: *898-5523*

Water Supplier: *SWSC*

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

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

regarding the land described as:

*La Villita Estates No.3 lots 1-48*

on *August 5th*, 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 *4/29/25*);
- yes* A plat has been reviewed and approved by the Commissioners Court; (verified by *Jim 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 *Jim Serin*);
- 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 *Jim Serin*);

*[Signature]*  
Planning Department Authorized Signature

*[Signature]*  
Hidalgo County Judge *8/5/25*  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: *8/5/25 BMS*

ATTEST: *[Signature]*  
Hidalgo County Clerk *[Signature]*

*AUG 08 2025*  
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

*Sewer*  
Precinct 1 2(3)4

**Anthony Uresti**  
Director of Planning

Application No: *DA*

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

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

#### PARTY MAKING REQUEST:

Name: *COMAREX LLC*

Address: *12943 N. TROSPER ROAD*  
*MISSION TX. 78573*

Phone: *956-898-5523*

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

*La Villa No.3 . lots 1-48*

#### 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)

*4/9/25*  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) *copy of subd. plat*

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

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

*5/7/25*  
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

OSSP'S

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Dynaldo Mata

Address: 4714 E. Mile 17 1/2 Road  
Edinburg, Tx. 78542

Water Supplier: NAWSC

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

Phone: 250-9795

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

regarding the land described as:

Mata's Acres Lots 1-2

on August 5th, 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 4/29/25);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flw Sesin);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flw Sesin);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by aj);
- 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 aj);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flw Sesin);

Abdo Rodriguez  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 CRS

ATTEST: Antonio Sanchez Jr.  
Hidalgo County Clerk

AUG 08 2025  
Date

03



# 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: 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:** Mr. Reynaldo Mata

**Address:** 4716 E. Mile 17 1/2 Road

Edinburg, Texas 78542

**Phone:** (956) 250-9795

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

Mata's Acres Lots 1-2

A 5.00 acre tract of land being a portion of Lot 1, Section 250, Texas-Mexican Railway Company's Survey 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

Reynaldo Mata  
Requesting Party (Signature)

4/3/25  
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:**

7/22/25  
Date

John Sesin  
County Official



# 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

*Sewer*

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Name: <u>Valentin-Ouedo Vargao</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Valentin-Ouedo Vargao

Address: 8508 Ahijada St.  
Mission, Tx. 78574

Water Supplier: City of Weslaco

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

Phone: 600-0507

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as: Rio Orchards Estates lots 1-53

on August 5th, 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 4-25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jim Sesin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Jim Sesin);
- 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 Jim Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BNS

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 08 2025  
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:** Valentin Olmedo-Vargas

**Address:** 8508 Ahijada St

Mission, TX 78574

**Phone:** (956) 600-0507

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

Rio Orchards Estates lots 1-53

**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)

03/11/2025  
Date

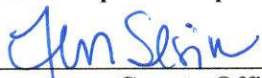
**ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:**

- 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:**

7/22/25  
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

0558'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>Mapache Ranches, LTD.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: 2810 N. Clossner Blvd.  
Edinburg, TX 78541

Water Supplier: City Edinburg.

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

Phone: 383-0868

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

regarding the land described as:

Mapache Estates lots 1-21

on August 5th, 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 4/29/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Al Sesein);
- 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 Al Sesein);
- 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 Al Sesein);
- 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 Al Sesein);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Al Sesein);

Alvin Rodriguez  
Planning Department Authorized Signature

Ricardo F. Cruz  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BMS

ATTEST: Antonio Hernandez Jr.  
Hidalgo County Clerk

AUG 08 2025  
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: [Handwritten 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: Mapache Ranches, LTD
Address: 2810 N. Closner Blvd
Edinburg, TX 78541
Phone: (956) 383-0868

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

Warranty Deed Mapache Estates lots 1-21

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten Signature] 3-24-25
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- X 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:

[Handwritten Date] Date [Handwritten Signature] County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
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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

OSF'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: Tierra Vacante LLC.

Address: 2810 N. Crossman Blvd.  
Edinburg, Tx. 78541

Phone: 3803-0868

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

Water Supplier: SWSC

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

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

regarding the land described as:

Acres of Santa Cruz Phase 3 lots 1-115

on August 5th, 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 8/29/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Flur Segin);
- 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 Flur Segin);
- 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 Flur Segin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 8/5/25

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/15/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk [Signature]

AUG 08 2025  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23

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

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

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

Precinct 1 2(3) 4

**Anthony Uresti**  
Assistant Director

Application No: N/A

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

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

#### PARTY MAKING REQUEST:

Name: TIERRA VACANTE LLC

Address: 2810 N CLOSNER BLVD, EDINBURG, TX 78541

Phone: 956-383-0868

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

ACRES OF SANTA CRUZ SUBDIVISION PHASE 3 10b 1-115

#### 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)      22 April 2025  
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:

7/22/25      [Signature]  
Date      County Official



# 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

*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:

Name: Hi Star Inv.

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

Phone: 383-0868

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
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: Progreso Springs Phase I lots 1-40

on August 5th, 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;  
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 8/29/25);  
Plur Sesin

(verified by Plur Sesin);

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 Plur Sesin);

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 Plur Sesin);

yes

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

(verified by Plur Sesin);

alvaro Rodriguez  
Planning Department Authorized Signature

Richard F. Carter  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BMS

ATTEST Antonio Guajardo Jr.  
Hidalgo County Clerk

AUG 08 2025  
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: 144

### 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:** Hi Starr Investments

**Address:** P.O. Box 959

Edinburg, Texas 78540

**Phone:** (956) 383-0868

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

Warranty Deed

Progresso Springs Phase I Lots 1-40

#### 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)

5/9/25  
Date

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

- Deed
- Executory Contract
- Lease

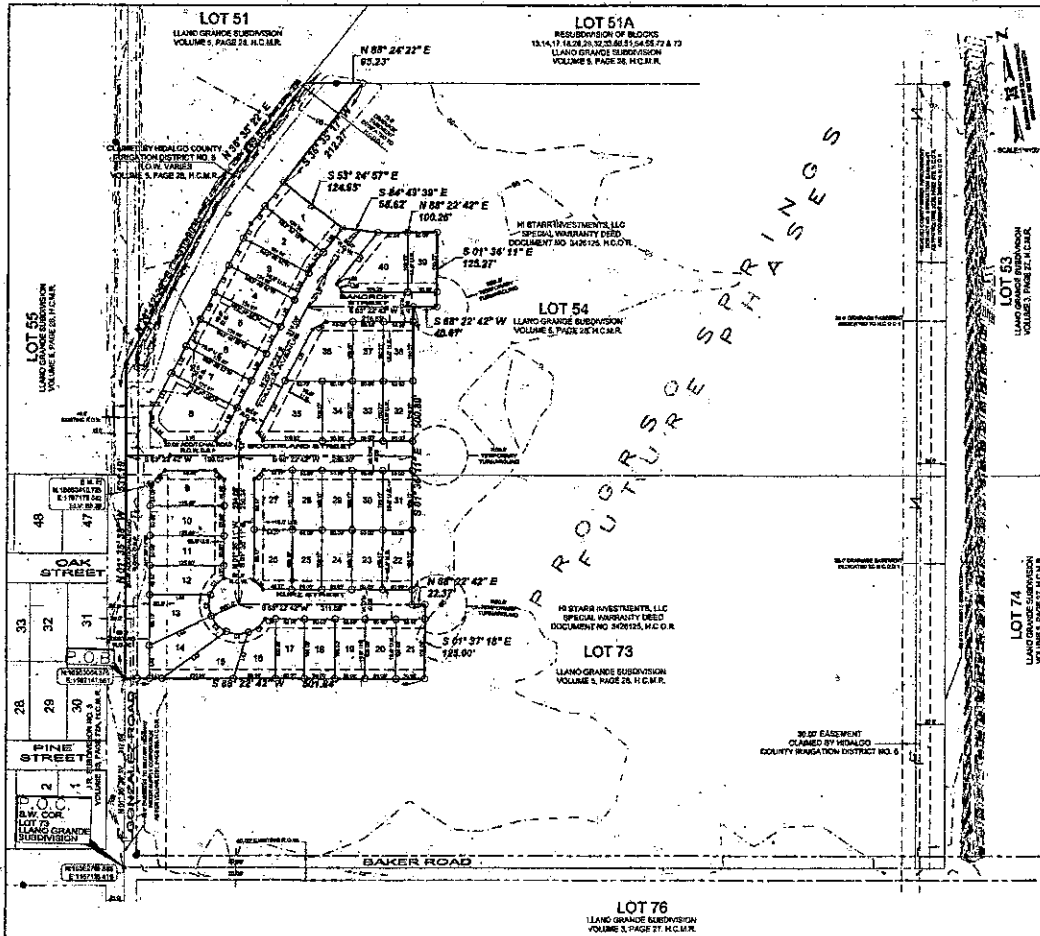
- Rent Receipt
- Affidavit
- Other (describe) Copy of subd. plat

This part to be filled out by receiving county official:

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

7/22/25  
Date

[Signature]  
County Official



# SUBDIVISION MAP OF PROGRESS SPRINGS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 8.568 ACRES OUT OF  
LOTS 54 AND 73  
LLANO GRANDE SUBDIVISION  
VOLUME 6, PAGE 28 H.C.M.R.  
HIDALGO COUNTY, TEXAS

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
1	N 88° 24' 22" E	65.25'	1	N 88° 24' 22" W	10.47'
2	S 53° 4' 57" E	124.85'	2	S 53° 4' 57" W	20.92'
3	S 84° 43' 39" E	54.62'	3	S 84° 43' 39" W	20.92'
4	N 01° 36' 11" E	124.27'	4	N 01° 36' 11" W	41.40'
5	S 88° 22' 42" W	62.87'	5	S 88° 22' 42" E	104.62'
6	S 88° 22' 42" W	100.28'	6	S 88° 22' 42" E	8.99'
7	S 88° 22' 42" W	27.29'	7	S 88° 22' 42" E	104.42'
8	N 02° 12' 22" E	35.43'	8	N 02° 12' 22" W	85.42'
9	N 02° 12' 22" E	61.47'	9	N 02° 12' 22" W	86.52'
10	N 02° 12' 22" E	61.47'	10	N 02° 12' 22" W	131.00'
11	N 02° 12' 22" E	61.47'	11	N 02° 12' 22" W	131.00'
12	N 02° 12' 22" E	61.47'	12	N 02° 12' 22" W	21.22'
13	N 02° 12' 22" E	61.47'	13	N 02° 12' 22" W	21.22'
14	N 02° 12' 22" E	61.47'	14	N 02° 12' 22" W	21.22'
15	N 02° 12' 22" E	61.47'	15	N 02° 12' 22" W	21.22'
16	N 02° 12' 22" E	61.47'	16	N 02° 12' 22" W	21.22'
17	N 02° 12' 22" E	61.47'	17	N 02° 12' 22" W	21.22'
18	N 02° 12' 22" E	61.47'	18	N 02° 12' 22" W	21.22'
19	N 02° 12' 22" E	61.47'	19	N 02° 12' 22" W	21.22'
20	N 02° 12' 22" E	61.47'	20	N 02° 12' 22" W	21.22'
21	N 02° 12' 22" E	61.47'	21	N 02° 12' 22" W	21.22'
22	N 02° 12' 22" E	61.47'	22	N 02° 12' 22" W	21.22'
23	N 02° 12' 22" E	61.47'	23	N 02° 12' 22" W	21.22'
24	N 02° 12' 22" E	61.47'	24	N 02° 12' 22" W	21.22'
25	N 02° 12' 22" E	61.47'	25	N 02° 12' 22" W	21.22'
26	N 02° 12' 22" E	61.47'	26	N 02° 12' 22" W	21.22'
27	N 02° 12' 22" E	61.47'	27	N 02° 12' 22" W	21.22'
28	N 02° 12' 22" E	61.47'	28	N 02° 12' 22" W	21.22'
29	N 02° 12' 22" E	61.47'	29	N 02° 12' 22" W	21.22'
30	N 02° 12' 22" E	61.47'	30	N 02° 12' 22" W	21.22'
31	N 02° 12' 22" E	61.47'	31	N 02° 12' 22" W	21.22'
32	N 02° 12' 22" E	61.47'	32	N 02° 12' 22" W	21.22'
33	N 02° 12' 22" E	61.47'	33	N 02° 12' 22" W	21.22'
34	N 02° 12' 22" E	61.47'	34	N 02° 12' 22" W	21.22'
35	N 02° 12' 22" E	61.47'	35	N 02° 12' 22" W	21.22'
36	N 02° 12' 22" E	61.47'	36	N 02° 12' 22" W	21.22'
37	N 02° 12' 22" E	61.47'	37	N 02° 12' 22" W	21.22'
38	N 02° 12' 22" E	61.47'	38	N 02° 12' 22" W	21.22'
39	N 02° 12' 22" E	61.47'	39	N 02° 12' 22" W	21.22'
40	N 02° 12' 22" E	61.47'	40	N 02° 12' 22" W	21.22'
41	N 02° 12' 22" E	61.47'	41	N 02° 12' 22" W	21.22'
42	N 02° 12' 22" E	61.47'	42	N 02° 12' 22" W	21.22'
43	N 02° 12' 22" E	61.47'	43	N 02° 12' 22" W	21.22'
44	N 02° 12' 22" E	61.47'	44	N 02° 12' 22" W	21.22'
45	N 02° 12' 22" E	61.47'	45	N 02° 12' 22" W	21.22'
46	N 02° 12' 22" E	61.47'	46	N 02° 12' 22" W	21.22'
47	N 02° 12' 22" E	61.47'	47	N 02° 12' 22" W	21.22'
48	N 02° 12' 22" E	61.47'	48	N 02° 12' 22" W	21.22'
49	N 02° 12' 22" E	61.47'	49	N 02° 12' 22" W	21.22'
50	N 02° 12' 22" E	61.47'	50	N 02° 12' 22" W	21.22'
51	N 02° 12' 22" E	61.47'	51	N 02° 12' 22" W	21.22'
52	N 02° 12' 22" E	61.47'	52	N 02° 12' 22" W	21.22'
53	N 02° 12' 22" E	61.47'	53	N 02° 12' 22" W	21.22'
54	N 02° 12' 22" E	61.47'	54	N 02° 12' 22" W	21.22'
55	N 02° 12' 22" E	61.47'	55	N 02° 12' 22" W	21.22'
56	N 02° 12' 22" E	61.47'	56	N 02° 12' 22" W	21.22'
57	N 02° 12' 22" E	61.47'	57	N 02° 12' 22" W	21.22'
58	N 02° 12' 22" E	61.47'	58	N 02° 12' 22" W	21.22'
59	N 02° 12' 22" E	61.47'	59	N 02° 12' 22" W	21.22'
60	N 02° 12' 22" E	61.47'	60	N 02° 12' 22" W	21.22'
61	N 02° 12' 22" E	61.47'	61	N 02° 12' 22" W	21.22'
62	N 02° 12' 22" E	61.47'	62	N 02° 12' 22" W	21.22'
63	N 02° 12' 22" E	61.47'	63	N 02° 12' 22" W	21.22'
64	N 02° 12' 22" E	61.47'	64	N 02° 12' 22" W	21.22'
65	N 02° 12' 22" E	61.47'	65	N 02° 12' 22" W	21.22'
66	N 02° 12' 22" E	61.47'	66	N 02° 12' 22" W	21.22'
67	N 02° 12' 22" E	61.47'	67	N 02° 12' 22" W	21.22'
68	N 02° 12' 22" E	61.47'	68	N 02° 12' 22" W	21.22'
69	N 02° 12' 22" E	61.47'	69	N 02° 12' 22" W	21.22'
70	N 02° 12' 22" E	61.47'	70	N 02° 12' 22" W	21.22'
71	N 02° 12' 22" E	61.47'	71	N 02° 12' 22" W	21.22'
72	N 02° 12' 22" E	61.47'	72	N 02° 12' 22" W	21.22'
73	N 02° 12' 22" E	61.47'	73	N 02° 12' 22" W	21.22'
74	N 02° 12' 22" E	61.47'	74	N 02° 12' 22" W	21.22'
75	N 02° 12' 22" E	61.47'	75	N 02° 12' 22" W	21.22'
76	N 02° 12' 22" E	61.47'	76	N 02° 12' 22" W	21.22'
77	N 02° 12' 22" E	61.47'	77	N 02° 12' 22" W	21.22'
78	N 02° 12' 22" E	61.47'	78	N 02° 12' 22" W	21.22'
79	N 02° 12' 22" E	61.47'	79	N 02° 12' 22" W	21.22'
80	N 02° 12' 22" E	61.47'	80	N 02° 12' 22" W	21.22'
81	N 02° 12' 22" E	61.47'	81	N 02° 12' 22" W	21.22'
82	N 02° 12' 22" E	61.47'	82	N 02° 12' 22" W	21.22'
83	N 02° 12' 22" E	61.47'	83	N 02° 12' 22" W	21.22'
84	N 02° 12' 22" E	61.47'	84	N 02° 12' 22" W	21.22'
85	N 02° 12' 22" E	61.47'	85	N 02° 12' 22" W	21.22'
86	N 02° 12' 22" E	61.47'	86	N 02° 12' 22" W	21.22'
87	N 02° 12' 22" E	61.47'	87	N 02° 12' 22" W	21.22'
88	N 02° 12' 22" E	61.47'	88	N 02° 12' 22" W	21.22'
89	N 02° 12' 22" E	61.47'	89	N 02° 12' 22" W	21.22'
90	N 02° 12' 22" E	61.47'	90	N 02° 12' 22" W	21.22'
91	N 02° 12' 22" E	61.47'	91	N 02° 12' 22" W	21.22'
92	N 02° 12' 22" E	61.47'	92	N 02° 12' 22" W	21.22'
93	N 02° 12' 22" E	61.47'	93	N 02° 12' 22" W	21.22'
94	N 02° 12' 22" E	61.47'	94	N 02° 12' 22" W	21.22'
95	N 02° 12' 22" E	61.47'	95	N 02° 12' 22" W	21.22'
96	N 02° 12' 22" E	61.47'	96	N 02° 12' 22" W	21.22'
97	N 02° 12' 22" E	61.47'	97	N 02° 12' 22" W	21.22'
98	N 02° 12' 22" E	61.47'	98	N 02° 12' 22" W	21.22'
99	N 02° 12' 22" E	61.47'	99	N 02° 12' 22" W	21.22'
100	N 02° 12' 22" E	61.47'	100	N 02° 12' 22" W	21.22'

Lot Area Table			Lot Area Table		
Lot #	Area	Acres	Lot #	Area	Acres
1	1,426.94	0.148	36	1,008.88	0.119
2	612.50	0.065	37	2,222.57	0.215
3	4,428.81	0.444	38	829.30	0.118
4	1,426.94	0.148	39	1,008.88	0.119
5	1,426.94	0.148	40	1,008.88	0.119
6	1,426.94	0.148	41	1,008.88	0.119
7	1,426.94	0.148	42	1,008.88	0.119
8	1,426.94	0.148	43	1,008.88	0.119
9	1,426.94	0.148	44	1,008.88	0.119
10	1,426.94	0.148	45	1,008.88	0.119
11	1,426.94	0.148	46	1,008.88	0.119
12	1,426.94	0.148	47	1,008.88	0.119
13	1,426.94	0.148	48	1,008.88	0.119
14	1,426.94	0.148	49	1,008.88	0.119
15	1,426.94	0.148	50	1,008.88	0.119
16	1,426.94	0.148	51	1,008.88	0.119
17	1,426.94	0.148	52	1,008.88	0.119
18	1,426.94	0.148	53	1,008.88	0.119
19	1,426.94	0.148	54	1,008.88	0.119
20	1,426.94	0.148	55	1,008.88	0.119
21	1,426.94	0.148	56	1,008.88	0.119
22	1,426.94	0.148	57	1,008.88	0.119
23	1,426.94	0.148	58	1,008.88	0.119
24	1,426.94	0.148	59	1,008.88	0.119
25	1,426.94	0.148	60	1,008.88	0.119
26	1,426.94	0.148	61	1,008.88	0.119
27	1,426.94	0.148	62	1,008.88	0.119
28	1,426.94	0.148	63	1,008.88	0.119
29	1,426.94	0.148	64	1,008.88	0.119
30	1,426.94	0.148	65	1,008.88	0.119
31	1,426.94	0.148	66	1,008.88	0.119
32	1,426.94	0.148	67	1,008.88	0.119
33	1,426.94	0.148	68	1,008.88	0.119
34	1,426.94	0.148	69	1,008.88	0.119
35	1,426.94	0.148	70	1,008.88	0.119
36	1,426.94	0.148	71	1,008.88	0.119
37	1,426.94	0.148	72	1,008.88	0.119
38	1,426.94	0.148	73	1,008.88	0.119
39	1,426.94	0.148	74	1,008.88	0.119
40	1,426.94	0.148	75	1,008.88	0.119
41	1,426.94	0.148	76	1,008.88	0.119
42	1,426.94	0.148	77	1,008.88	0.119
43	1,426.94	0.148	78	1,008.88	0.119
44	1,426.94	0.148	79	1,008.88	0.119
45	1,426.94	0.148	80	1,008.88	0.119
46	1,426.94	0.148	81	1,008.88	0.119
47	1,426.94	0.148	82	1,008.88	0.119
48	1,426.94	0.148	83	1,008.88	0.119
49	1,426.94	0.148	84	1,008.88	0.119
50	1,426.94	0.148	85	1,008.88	0.119
51	1,426.94	0.148	86	1,008.88	0.119
52	1,426.94	0.148	87	1,008.88	0.119
53	1,426.94	0.148	88	1,008.88	0.119
54	1,426.94	0.148	89	1,008.88	0.119
55	1,426.94	0.148	90	1,008.88	0.119
56	1,426.94	0.148	91	1,008.88	0.119
57	1,426.94	0.148	92	1,008.88	0.119
58	1,426.94	0.148	93	1,008.88	0.119
59	1,426.94	0.148	94	1,008.88	0.119
60	1,426.94	0.148	95	1,008.88	0.119
61	1,426.94	0.148	96	1,008.88	0.119
62	1,426.94	0.148	97	1,008.88	0.119
63	1,426.94	0.148	98	1,008.88	0.119
64	1,426.94	0.148	99	1,008.88	0.119
65	1,426.94	0.148	100	1,008.88	0.119

Lot Curve Table						
Curve #	Length	Radius	Chord	Chord Distance	Chord Length	Turnage
C1	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

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: RBR Development + Investments, LLC.

Address: 931 S. McCou Rd.  
Edinburg, TX. 78541

Phone: 330-9837

Water Supplier: NAWSC

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

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

regarding the land described as:

RBR #16 Subdivision lots 1-36

on August 5th, 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 7/8/25);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flu Sesin);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [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 Flu Sesin);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/15/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 08 2025  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
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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:** RBR Development & Investments, LLC

**Address:** 931 S. McColl Rd., Ste A

Edinburg, Texas 78541

**Phone:** (956) 330-9837

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

Warranty Deed

RBR #4. Subdivision lots 1-36

#### 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)

4/24/25  
Date

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

- Deed
- Executory Contract
- Lease

- Rent Receipt
- Affidavit
- Other (describe) Copy of suba. 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:

7/22/25  
Date

[Signature]  
County Official





# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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1900 Joe Stephens Ave.  
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Weslaco, TX 78596  
956-968-4734

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

OSSF's

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Diana Izaguirre

Address: 2121 E. Antifafan Way  
Suite 2

Mission, Tx. 78574

Phone: 210-3246

Water Supplier: Agua Sud.

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

Edmarches No. 20 - lots 1-10

on August 5th, 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;
- yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 7/8/25);
- 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 Alonso);
- \_\_\_\_\_ an organized sewage collection and treatment system is to be used, (verified by \_\_\_\_\_);
- \_\_\_\_\_ and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by \_\_\_\_\_);
- \_\_\_\_\_ 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 \_\_\_\_\_);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Alonso);

Alonso Rodriguez  
Planning Department Authorized Signature

Ricardo F. Lopez  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
8/5/25 BHS

ATTEST:

Antonio Guajardo Jr.  
Hidalgo County Clerk

AUG 08 2025  
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 23 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 Izaguirre

Address: 2121 E. Griffin Parkway  
Suite 2 Mission TX 78574

Phone: (956) 240-3246

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

Eduardos tree. lots 1-16

#### 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] 5-30-25  
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:

7/22/25  
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
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: Aniceto Laguirre

Address: 2121 E. Aritha Parkway  
Suite 10

Mission, TX 78574

Phone: 240-3846

Water Supplier: SWSC

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

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

regarding the land described as: Eduardo's Subdivision #22 lots 1-44

on August 5th, 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 4/01/25);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by John Sesin);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- A.F. 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 John Sesin);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 8/15/25

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/15/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

DATE  
AUG 08 2025  
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: 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: Aniceto Iraguirre  
Iraguirre Real Estate Holdings LLC.  
Address: 2121 E. Griffin Parkway Suite 2  
Mission TX 78574  
Phone: (956) 240-3246

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

Edvarado's Subdivision No. 22 lots 1-64

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

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

Aniceto Iraguirre  
Requesting Party (Signature)

2-14-25  
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:

7/22/25  
Date

John Selvin  
County Official



# 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

*Sewer*

Precinct 1 2 3 ④

**Anthony Uresti**  
Director of Planning

Application No: NA

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Valley Affordable Housing, LLC.

Address: 2005. 10<sup>th</sup> Street Ste. 1100  
McAllen, Tx. 78501

Phone: 281-2800

Water Supplier: NAWSC

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: NA  
 Temporary Pole     Permanent Service

regarding the land described as:

Quassa Place 105/15

on August 5th, 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 4/29/25);
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Fun Sein);
- 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 Fun Sein);

Abel Rodriguez  
Planning Department Authorized Signature

Ricardo F Lopez  
Hidalgo County Judge

8/5/25  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/5/25 BMS

ATTEST: [Signature]  
Hidalgo County Clerk

AUG 08 2025  
Date



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-318-2840

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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: 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: Valley Affordable Housing, LLC

Address: 200 S. 10th Street, Ste. 1700  
McAllen, Texas 78501

Phone: (956) 287-2800

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

Warranty Deed Owassa Place lots 1-15

#### 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] 4/4/25  
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:

7/2/25 [Signature]  
Date County Official

