



OFFICE OF THE COUNTY JUDGE
County of Hidalgo

RICHARD F. CORTEZ
County Judge

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR January 20th, 2026

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	7
CERTIFICATES OF RESIDENCE CONSTRUCTION	0
CERTIFICATES OF WATER SERVICE AVAILABILITY	0
TOTAL CERTIFICATES	7



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: 1-11475

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: E Steban Estevane

Address: mile 12 1/2 N. RD
Property ID: 687334

Phone: 956 463 5311

Water Supplier: Alamo water

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

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

regarding the land described as:

lot 12 wellaco Gardens Subdivision

on January 20th, 20 26, 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 10.21.2004);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H Segun);
- 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 H Sr);
- 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 H Sr);
- 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 H Sr);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H Sr);

Heard
Planning Department Authorized Signature

Richard F Carter 11/21/26
Hidalgo County Judge Date

ATTEST: Antonio Benjamins Jr. 1/22/20
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26 BHS.
AI-102056

DB



PLANNING DEPARTMENT

Rev. 12-21-23

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-11675

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: Esteban Estevane

Address: mile 12 1/2 NWAH RD.

Property ID: 687334

Phone: 956 463 5311

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

lot 12 weslaco gardens 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

EE

Requesting Party (Signature)

1/3

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/6/25
Date

Heald Segura
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-11675
Receipt No.: 043908
W2235-00-000-0012-00

ESTEVANE ESTEBAN
1617 MACKENZIE DR
WESLACO, TX 78599
(956) 463-5311
(956) 463-5311

- [1] Contractor: self
[2] Water System: North Alamo WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1859Sq.Ft.
[5] Legal Description: WESLACO GARDENS LOT 12
[6] Location: mile 12 1/2 & mile 6
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$100000
[10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 35', Rear 35', Side 6', Side 6', Corner
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-11675
Price: \$200.00
Total Amount.....\$200.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: leo.najera
Receipt: sonia.diaz

Cashier [Signature] Date 12/2/25

[NOTICE]

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

[Signature]
Signature of Owner or Applicant

12/2/25
Date

Capital Title
GF# 25-886034WC General Warranty Deed

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

Date: October 9, 2025

Grantor: Paula Aguilar and spouse, Salvador Aguilar

Grantor's Mailing Address: 8524 Steamline Cir., Austin Texas 78745

Grantee: Esteban Estevane

Grantee's Mailing Address: 1617 Mackenzie Dr., Weslaco Texas 78599

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 12, WESLACO GARDENS SUBDIVISION, an Addition in Hidalgo County, Texas, according to the Map or Plat recorded in Volume 46, Pages 66-68, Map Records of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located; covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.



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 1234

Anthony Uresti
Director of Planning

Application No: 1-1157e

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Victor G. Limas

Address: 17519 Campana Lane South
Elsa TX 78543

Phone: (956) 821-0141

Water Supplier: North Alamo Water

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

Account/ESI No.: 1000154086
 Temporary Pole Permanent Service

regarding the land described as:

Campana PH 2 Lot 4 Blk 3 Elsa TX 78543

on January 20th, 2026, 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 4.27.2004);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by HS);
- 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 HS);
- 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 HS);
- 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 HS);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by HS);

Deald Sep
Planning Department Authorized Signature

Ricardo F. Cruz
Hidalgo County Judge
Date 1/21/26

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26 BMS
AT-102056

Antonio Guajardo Jr.
Hidalgo County Clerk
Date 1/22/26

DB



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: 1-11576

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: Victor G. Linares

Address: 17519 Campana Lane South
Elsa, TX 78543

Phone: (956) 821-0141

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

Campana PH 2 Lot 4 Blk 3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Victor G. Linares
Requesting Party (Signature)

1-6-26
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

1/6/26
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 1-11576
Receipt No.: 043504
C0735-02-003-0004-00

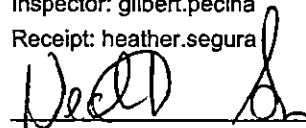
LIMAS CAVAZOS VICTOR GONZALO
117 SGT LEONEL TREVINO RD
SAN JUAN, TX 78589
(956) 821-0141
(956) 821-0141

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2882Sq.Ft.
- [5] Legal Description: CAMPANA PH 2 LOT 4 BLK 3
- [6] Location: FM 88 & MILE 15 1/2 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$200000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 40', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-11576
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: heather.segura
Inspector: gilbert.pecina
Receipt: heather.segura


Cashier

10/30/25
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.

Victor G Limas
Signature of Owner or Applicant

10-30-25
Date

Capital Title
GF#24-811659-WC

General Warranty Deed

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

Date: July 31, 2024

Grantor: Abby Investments Realty LLC, a Texas limited liability company

Grantor's Mailing Address: 506 Boardwalk, Edinburg, TX 78539

Grantee: Victor Gonzalo Limas Cavazos

Grantee's Mailing Address: 117 East Sgt Leonel Trevino Road, San Juan, TX 78589

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Lot 4, Block 3, CAMPANA SUBDIVISION PHASE II, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 45, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Hidalgo County, Texas.

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

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

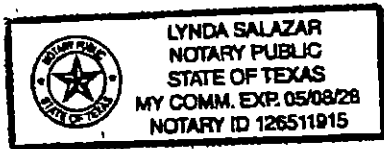
EXECUTED this 31st day of July, 2024.

Abby Investments Realty LLC,
a Texas limited liability company

By: Melissa Mariscal
Melissa Mariscal, Member

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Before me, a Notary Public, the foregoing instrument was acknowledged on 31st day of July, 2024 by Melissa Mariscal, Member for Abby Investments Realty LLC, a Texas limited liability company who personally appeared before me, and who is known to me through TX DL to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



Lynda Salazar
NOTARY PUBLIC, STATE OF
TEXAS

AFTER RECORDING, RETURN TO:
Victor Limas CavazosGonzalo
117 East Sgt Leonel Trevino Road
San Juan, TX 78589

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

AI-102056

Planning Department 3.0.

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 01/20/2026

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

A. SAENZ PLACE LOTS 1-3
BASELINE ACRES NO.2 LOTS 1-38
LOS PRADOS PH. I LOTS 1-5
MILE SEVEN R. REPLAT LOTS 1,45,46 & 47 VILLAS WEST PH I
ADOBE UNLIMITED LLC - PRESIDIO SQUARE PH 1 LOTS 1-21
ESTEBAN ESTEVANE 1-11675
VICTOR G LIMAS 1-11576

Form Review

Inbox	Reviewed By	Date
Budget & Management		
Final Approval		
Form Started By: Iliana Rocha		Started On: 01/09/2026 10:24 AM



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

OSSF

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: DIA

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: Abel Saenz

Address: 6805 E. Canton Road.
Edinburg, TX. 78542

Phone: 821-4004

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

Water Supplier: NAWS

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

Account/ESI No.: DIA
 Temporary Pole Permanent Service

regarding the land described as:

A. Saenz Place lots 1-3

on January 20th, 2026, 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 10.28.25);
- 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);
- _____ 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 _____);
- _____ 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 Jim Serin);

Abel Saenz
Planning Department Authorized Signature

Ricardo F. Cuiter
Hidalgo County Judge

1/21/26
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26 BMS
AI-102056

ATTEST: Antonio Saenz Jr.
Hidalgo County Clerk

1/22/26
Date

DB



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: WJA

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: Abel Saenz

Address: 6805 E. Canton Rd.

Edinburg, TX 78542

Phone: (956) 821-4064

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

Warranty Deed A. Saenz Place.

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

AS
Requesting Party (Signature)

9/4/25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

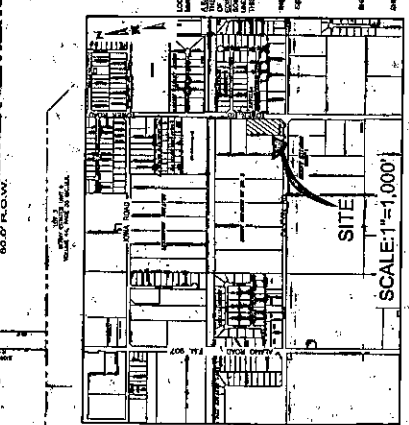
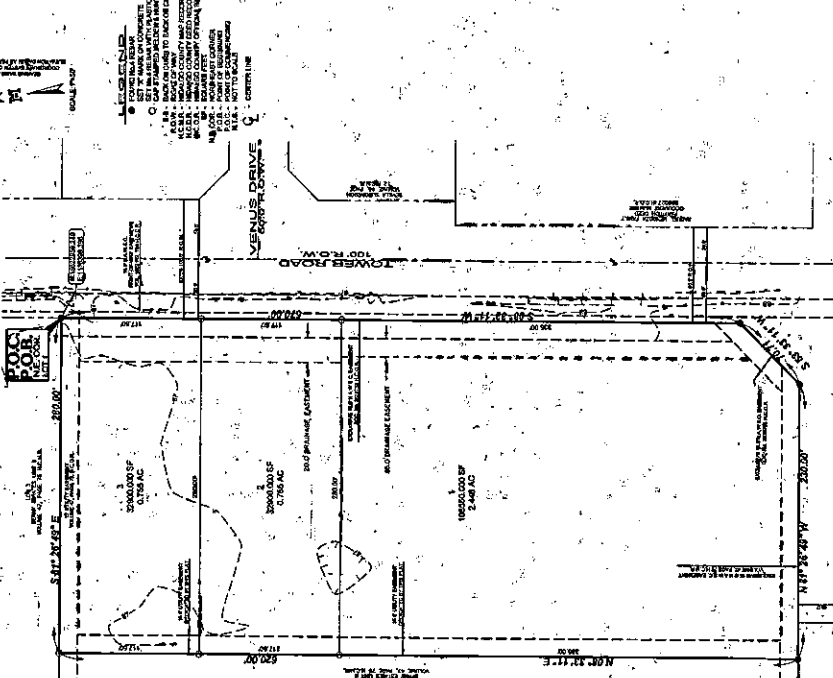
.....
This part to be filled out by receiving county official:

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

1/5/26
Date

Abel Saenz
County Official

**MAP OF
A SAENZ PLACE SUBDIVISION**
A TRACT OF LAND IN THE CITY OF DENVER,
COUNTY OF DENVER, STATE OF COLORADO,
BEING PART OF LOT 1, BERRY DRIVE SUBDIVISION
VOLUME 47, PAGE 75, R.L.C.R.



GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
2. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
3. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
4. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
5. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
6. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
7. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
8. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
9. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.
10. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.

ACKNOWLEDGMENT:

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Denver, State of Colorado.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF MARCH, 2007.

CLERK OF COUNTY AND RECORDER

NOTICE TO THE PUBLIC:

THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ARE A PART OF THE RECORDS OF THE COUNTY OF DENVER, STATE OF COLORADO.

OWNER

PLAT APPROVED BY HEALTH DEPARTMENT:

PLAT NO. 1003

DATE: 10-03-07

HEALTH DEPARTMENT

PLAT APPROVED BY PLANNING DEPARTMENT:

PLAT NO. 1003

DATE: 10-03-07

PLANNING DEPARTMENT

PLAT APPROVED BY BOARD OF ADJUSTMENT:

PLAT NO. 1003

DATE: 10-03-07

BOARD OF ADJUSTMENT

REGISTERED PROFESSIONAL ENGINEER

NAME: SAENZ PLACE SUBDIVISION

ADDRESS: 1111 W. 10th Avenue, Denver, CO 80202

SCALE: 1" = 1,000'

DATE: 10-03-07

REGISTERED PROFESSIONAL ENGINEER



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

OSSFs.

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: 1960 Investment Co. LLC

Address: 36970 W. Mile 7 Road.
Mission, Tx. 78574

Phone: 432-1336

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

Water Supplier: WPAWSC

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

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

regarding the land described as: Baseline Acres No. 2 lots 1-38

on January 20th, 2026, 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 10.28.25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Fluorin);
- 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 Fluorin);
- _____ 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 _____);
- _____ 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 Fluorin);

Anthony Uresti
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

1/21/26
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26 825
AI-102056

ATTEST: Antonio Brayinos Jr.
Hidalgo County Clerk

1/22/26
Date

DB



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

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

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

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

Precinct ① 2 3 4

Anthony Uresti
Assistant Director

Application No: 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: 1960 INVESTMENT COMPANY LLC

Address: 36970 W. Mile 7 Road,
Mission Texas 78574

Phone: 956-432-1336

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

BASELINE ACRES No.2 SUBDIVISION lots 1-38

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

10-02-2025
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:

11-14-25
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Sewer

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 D 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Valley Affordable Housing, LLC.

Address: 200 S. 10th St. Ste. 100
McAllen, TX 78501

Phone: 287-2700

Water Supplier: NAWSC

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

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

regarding the land described as:

100 Prados Ph. I. lots 1-55

on January 20th, 2026, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 12.10.25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Jon Seshin);
- 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 Jon Seshin);
- _____ 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 _____);
- _____ 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 Jon Seshin);

Alvin Padilla
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

1/21/26
Date

ATTEST: Antonio Sanchez Jr.
Hidalgo County Clerk

1/22/26
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26 BUS
AJ-102056

03



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: Valley Affordable Housing, LLC

Address: 200 S. 10th St, Ste. 1700

McAllen, Texas 78501

Phone: (956) 287-2700

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

Warranty Deed Wood Prados Ph. I

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature] 10/14/25
Requesting Party (Signature) Date

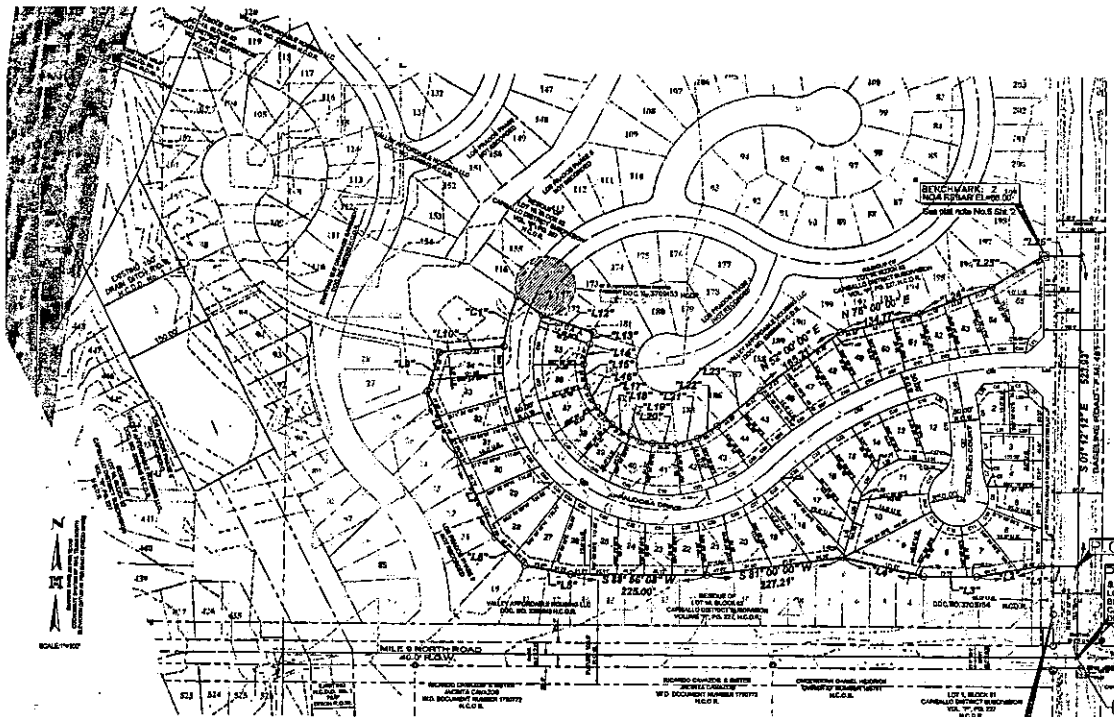
ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- 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:

1/5/25 [Signature]
Date County Official



Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Tangent
C1	17.00	170.00	90.00	17.00	17.00	17.00
C2	17.00	170.00	90.00	17.00	17.00	17.00
C3	17.00	170.00	90.00	17.00	17.00	17.00
C4	17.00	170.00	90.00	17.00	17.00	17.00
C5	17.00	170.00	90.00	17.00	17.00	17.00
C6	17.00	170.00	90.00	17.00	17.00	17.00
C7	17.00	170.00	90.00	17.00	17.00	17.00
C8	17.00	170.00	90.00	17.00	17.00	17.00
C9	17.00	170.00	90.00	17.00	17.00	17.00
C10	17.00	170.00	90.00	17.00	17.00	17.00
C11	17.00	170.00	90.00	17.00	17.00	17.00
C12	17.00	170.00	90.00	17.00	17.00	17.00
C13	17.00	170.00	90.00	17.00	17.00	17.00
C14	17.00	170.00	90.00	17.00	17.00	17.00
C15	17.00	170.00	90.00	17.00	17.00	17.00
C16	17.00	170.00	90.00	17.00	17.00	17.00
C17	17.00	170.00	90.00	17.00	17.00	17.00
C18	17.00	170.00	90.00	17.00	17.00	17.00
C19	17.00	170.00	90.00	17.00	17.00	17.00
C20	17.00	170.00	90.00	17.00	17.00	17.00
C21	17.00	170.00	90.00	17.00	17.00	17.00
C22	17.00	170.00	90.00	17.00	17.00	17.00
C23	17.00	170.00	90.00	17.00	17.00	17.00
C24	17.00	170.00	90.00	17.00	17.00	17.00
C25	17.00	170.00	90.00	17.00	17.00	17.00
C26	17.00	170.00	90.00	17.00	17.00	17.00
C27	17.00	170.00	90.00	17.00	17.00	17.00
C28	17.00	170.00	90.00	17.00	17.00	17.00
C29	17.00	170.00	90.00	17.00	17.00	17.00
C30	17.00	170.00	90.00	17.00	17.00	17.00

Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Tangent
C31	17.00	170.00	90.00	17.00	17.00	17.00
C32	17.00	170.00	90.00	17.00	17.00	17.00
C33	17.00	170.00	90.00	17.00	17.00	17.00
C34	17.00	170.00	90.00	17.00	17.00	17.00
C35	17.00	170.00	90.00	17.00	17.00	17.00
C36	17.00	170.00	90.00	17.00	17.00	17.00
C37	17.00	170.00	90.00	17.00	17.00	17.00
C38	17.00	170.00	90.00	17.00	17.00	17.00
C39	17.00	170.00	90.00	17.00	17.00	17.00
C40	17.00	170.00	90.00	17.00	17.00	17.00
C41	17.00	170.00	90.00	17.00	17.00	17.00
C42	17.00	170.00	90.00	17.00	17.00	17.00
C43	17.00	170.00	90.00	17.00	17.00	17.00
C44	17.00	170.00	90.00	17.00	17.00	17.00
C45	17.00	170.00	90.00	17.00	17.00	17.00
C46	17.00	170.00	90.00	17.00	17.00	17.00
C47	17.00	170.00	90.00	17.00	17.00	17.00
C48	17.00	170.00	90.00	17.00	17.00	17.00
C49	17.00	170.00	90.00	17.00	17.00	17.00
C50	17.00	170.00	90.00	17.00	17.00	17.00

Line #	Length	Chord	Delta	Tangent
L1	17.00	17.00	90.00	17.00
L2	17.00	17.00	90.00	17.00
L3	17.00	17.00	90.00	17.00
L4	17.00	17.00	90.00	17.00
L5	17.00	17.00	90.00	17.00
L6	17.00	17.00	90.00	17.00
L7	17.00	17.00	90.00	17.00
L8	17.00	17.00	90.00	17.00
L9	17.00	17.00	90.00	17.00
L10	17.00	17.00	90.00	17.00
L11	17.00	17.00	90.00	17.00
L12	17.00	17.00	90.00	17.00
L13	17.00	17.00	90.00	17.00
L14	17.00	17.00	90.00	17.00
L15	17.00	17.00	90.00	17.00
L16	17.00	17.00	90.00	17.00
L17	17.00	17.00	90.00	17.00
L18	17.00	17.00	90.00	17.00
L19	17.00	17.00	90.00	17.00
L20	17.00	17.00	90.00	17.00

Lot #	Area (S.F.)	Area (Acres)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE SUBDIVISION CONVEYANCE HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 14 DAY OF November 2025.

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 17708
 STATE OF TEXAS

DATE PREPARED: 03/25/2025
 PROJECT NO: 25-11125

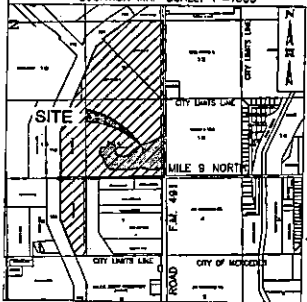
MELDEN & HUNT INC.
 TEXAS REGISTRATION # 1412

**PLAT OF
 LOS PRADOS PHASE I SUBDIVISION
 BEING A RESUBDIVISION OF 8.834 ACRES
 OUT OF LOT 16, BLOCK 82,
 CAPITALLO DISTRICT SUBDIVISION
 RECORDED IN VOLUME "P", PAGE 227,
 HIDALGO COUNTY DEED RECORDS
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS**

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA-TERRESTRIAL JURISDICTION OF A MUNICIPALITY:

LOS PRADOS PHASE I SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY AT THE NORTHWEST CORNER OF MILE 9 ROAD (CLARK RD.) AND M. 401 (SHADLOW ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES WITH A POPULATION OF 10,209 ACCORDING TO THE 2020 CENSUS. LOS PRADOS PHASE I SUBDIVISION FALLS IN THE 1 MILE B.T.A. UNDER LOCAL GOVERNMENT CODE § 42.01. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

- SHEET 1: HEADSHEET, BLOCK, LOCATION MAP AND SITE PRELIMINARY CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, LOT TABLE, LINE TABLE, CURVE TABLE.
- SHEET 2: DESCRIPTION, METES AND BOUNDARIES, OWNERS DESIGNATION, ENGINEERING CERTIFICATE, SURVEYORS CERTIFICATE, CERTIFICATION, ATTESTATION, RESIGN CERTIFICATE, APPROVAL CERTIFICATE, CITY PLANNING & ZONING CERTIFICATION, MAYOR CERTIFICATION, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.O. NO. & H.C.D. NO. 1.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS), WATER DETAILS.
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SANITARY CERTIFICATION, SEWER DETAILS.
- SHEET 5: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERS CERTIFICATION, GRAIN DITCH CROSS SECTION.
- SHEET 6: STREET LAYOUT, STREET & STORM DRAINAGE CONSTRUCTION DETAILS.



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MELDEN & HUNT INC.
 CONSULTANTS & ENGINEERS SURVEYORS

115 W. BARTYMORE - EDENHURST, TX 78641
 PH: (512) 581-0881 - FAX: (512) 581-1038
 ESTABLISHED 1947 - www.meldenandhunt.com

PERSONAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
WELLY AFFORABLE HOLDING LLC	208 S. GILBERT, STE 120	MCKINNEY, TX 75069	(972) 561-1111	(972) 561-1111
DAVID R. BROWN	2125 W. BARTYMORE	EDENHURST, TX 78641	(512) 581-0881	(512) 581-1038
DAVID R. BROWN	2125 W. BARTYMORE	EDENHURST, TX 78641	(512) 581-0881	(512) 581-1038
DAVID R. BROWN	2125 W. BARTYMORE	EDENHURST, TX 78641	(512) 581-0881	(512) 581-1038

DRAWN BY: S. P. JONES DATE: 10/24/2024
 REVISED BY: DATE:
 SURVEYED, CHECKED, DATE:
 FINAL CHECK, DATE:

APPROVAL BY PLANNING AND ZONING COMMISSION

I, MARIO A. REYNA, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO REQUIREMENTS OF THE SUBDIVISION REGULATION THE CITY.

CHURRIAM PLANNING & ZONING COMMISSION

APPROVED: *[Signature]*
 DATE: 11/14/25

APPROVAL BY CITY COMMISSION

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF MERCEDES, TEXAS, ON THIS

THE 18 DAY OF November 2025

MAYOR: *[Signature]*
 ATTEST: *[Signature]*
 CITY SECRETARY

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES REGULATION DISTRICT NO. 8

DATED THIS 14 DAY OF November 2025.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES REGULATION DISTRICT NO. 8 WITHOUT THE WRITTEN APPROVAL OF SAID DISTRICTS.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE SUBDIVISION SHALL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HIDDEN WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THE SUBDIVISION AS WELL. HIDDEN WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THE SUBDIVISION AS DEEMED. THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HIDDEN HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS OR BURIED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERAL ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HIDDEN EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, TREES, FENCES, TRAILS, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

[Signature]
 HIDALGO & CAMERON COUNTIES REGULATION DISTRICT NO. 8

SHEET 1 OF 6 SHEETS



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

OSSF

Precinct 1 204

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>Mike Seven Perie, Inc.</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ /

Address: P.O. Box 5054
McAllen, TX 78504

Water Supplier: Agua Sud

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

Phone: 303-3222

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

regarding the land described as:

replat of lots 1, 45, 46 and 47 Villas West Phase 1

on January 20th, 2026, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

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

- yes A plat has been prepared; (Date approved 9-2-25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by John Sevin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- _____ 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 _____);
- _____ 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 John Sevin);

Albert Rodriguez
Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

1/21/26
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26
AJ-102056

ATTEST: Antonio Hernandez Jr.
Hidalgo County Clerk

1/22/26
Date



PLANNING DEPARTMENT

Rev. 12-21-23

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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: 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: MILE SEVEN RONIE, LLC

Address: P.O. Box 5454

McAllen, Texas 78504

Phone: (956) 383-3222

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

Warranty Deed

Replat of lots 1, 45, 46 and 47 Villao West Phase 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Signature]
Requesting Party (Signature)

8/12/25
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:

1/5/20
Date

[Signature]
County Official



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
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281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
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Ste. A
Weslaco, TX 78596
956-968-4734

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

OSSF

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: Adobe Unlimited LLC
Address: P.O. Box 33102
NEARLEN, TX. 78502
Phone: 921-07109

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

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

regarding the land described as: Presidio Square Phase 1 lots 1-21

on January 20th, 2026, 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; (verified by John Serrin);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by John Serrin);
- _____ 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 _____);
- _____ 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 John Serrin);

ahab Rodriguez
Planning Department Authorized Signature

Ricardo F. Cuiter
Hidalgo County Judge

1/21/26
Date

APPROVED BY
COMMISSIONERS COURT
ON: 1/20/26 BMS
AI-102 056

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk

1/22/26
Date

DZ



PLANNING DEPARTMENT
County of Hidalgo

Rev. 12-21-23

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

Precinct No. 1 Substation
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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: Adobe Unlimited LLC

Address: P.O. Box 3362

McAllen, Texas 78502

Phone: (956) 821-0769

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

Warranty Deed Presidio Square Phase I

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] 6/2/25
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:

1/5/20 Date [Handwritten Signature] County Official

