



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: 2-56

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

Upon the application of:

Name: Miguel E. Guzman

Address: 605 Seneca Cir S.
San Juan TX 78587

Phone: 956 475 6241

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

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 1000124221
 Temporary Pole Permanent Service

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

Alamo Land & Sugar Co Ely-White N 220 Lt.
10 Blk 47 B3 Access 707 Minnesota Rd

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Liquel E Guzman

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

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

Alamo land to Sugar CO 707^E Minnesota, D.D
EAO-W440 - N 220' 107 10 B1K 47.33GC

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

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

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

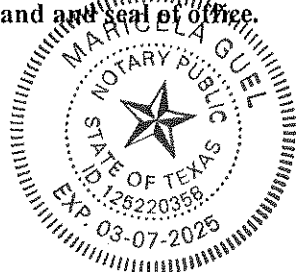
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

Liquel Guzman (Signature)

SUBSCRIBED AND SWORN TO before me on DEC 5, 2021, to certify which, witnesses my hand and seal of office.



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



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

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

Permit No.: Permit 2-56
Receipt No.: 004531
A1800-00-047-0010-11

GUZMAN MIGUEL & ENEDELIA
709 MINNESOTA RD
SAN JUAN, TX 78589
(956) 739-6162
(956) 739-6162

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 300Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO E66'-W446'-N220'-LT 10 BK 47 .33 ACRES
- [6] Location: RAUL LONGORIA & C.CHAVES
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1100
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340425C
Precinct: 2
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 2-56
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

Cashier

Date

9/27/18

Prop. 10# 112825

[NOTICE]

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

Signature of Owner or Applicant

9-27-18
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

Date: JANUARY 30, 2018

Grantor: ENRIQUE ACEVEDO and spouse, SAN JUANITA ACEVEDO

Grantor's Mailing Address (including county): 2402 Monte Grande Dr.
San Juan, Hidalgo County, Texas 78589

Grantee: MIGUEL E. GUZMAN and spouse, ENEDELIA GUZMAN

Grantee's Mailing Address (including county): 605 Jenica Cir.
San Juan, Hidalgo County, Texas 78589

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements): A ONE-THIRD (1/3) ACRE TRACT OF LAND OUT OF LOT TEN (10) BLOCK FORTY-SEVEN (47), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE, EAST 380.0 FEET, ALONG WITH THE NORTH LINE OF SAID LOT 10, TO THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS TRACT;

THENCE, SOUTH 220.0 FEET, TO AN IRON PIPE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, EAST 66.0 FEET, TO AN IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 220 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WEST 66.0 FEET, ALONG THE NORTH LINE OF SAID LOT 10 TO THE POINT OF BEGINNING & CONTAINING 1/3 OF AN ACRE OF LAND MORE OR LESS.

TOGETHER WITH ALL IMPROVEMENTS THEREON.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:

Subject to Oil & Gas Leases of record;


Subject to easements of record;

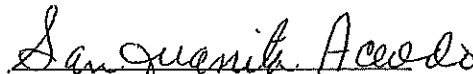
Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE and TO HOLD it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and GRANTOR'S heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to GRANTEE and GRANTEE'S heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

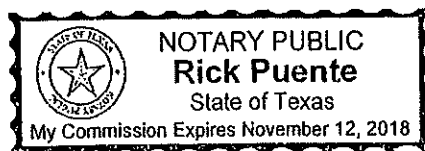

Enrique Acevedo

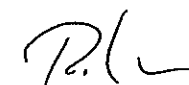

San Juanita Acevedo

(Acknowledgement)

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 30th day of January 2018 by Enrique Acevedo and San Juanita Acevedo.





Notary Public, State of Texas
My Commission Expires: 11-12-18

¹ Rick Puente-Notary Public: PO Box 1514, San Juan, TX 78589 (956) 782-8425

WARRANTY DEED

Date: JULY 1, 1996

Grantor: MELISA MORENO LOPEZ, Not joined by my husband, because this property does not constitute any part of our homestead,
Grantor's Mailing Address (including county): 2721 TAMARACK AVENUE
 MCALLEN, TEXAS 78501-6424

Grantee: AMY MORENO, AS HER SOLE & SEPARATE PROPERTY AND ESTATE,

Grantee's Mailing Address (including county): P.O. BOX 2366
 SAN JUAN, TEXAS 78589

Consideration: FOR THE LOVE AND AFFECTION I HAVE FOR GRANTEE

Property (including any improvements):

A ONE THIRD (1/3) ACRE TRACT OF LAND OUT OF LOT TEN (10), BLOCK FORTY-SEVEN (47), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10;
 THENCE, EAST, 380.0 FEET, ALONG WITH THE NORTH LINE OF SAID LOT 10,
 TO THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS TRACT:

THENCE, SOUTH, 220.0 FEET, TO AN IRON PIPE FOR THE SOUTHWEST CORNER
 OF THIS TRACT:

THENCE, EAST, 66.0 FEET, TO AN IRON PIPE FOR THE SOUTHEAST CORNER OF
 THIS TRACT:

THENCE, NORTH, 220.0 FEET, TO THE NORTHEAST CORNER OF THIS TRACT:
 THENCE, WEST, 66.0 FEET, ALONG THE N. LINE OF SAID LOT 10, TO THE

Reservations from and Exceptions to Conveyance and Warranty:

POINT OF BEGINNING & CONTAINING 1/3 OF AN ACRE OF LAND MORE OR LESS.

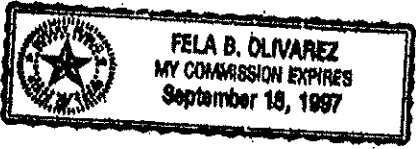
EASEMENTS, RIGHTS OF WAY, PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT; ALL PRESENTLY RECORDED RESTRICTIONS, RESERVATIONS, CONVENANTS CONDITIONS, OIL AND GAS LEASES, AND OTHER INSTRUMENTS OTHER THAN LIENS AND CONVEYANCES THAT AFFECT THE PROPERTY; ALL RIGHTS AND OBLIGATIONS EXISTING BY REASON OF ANY WATER DISTRICT TAXES OF 1995

Melisa Moreno Lopez
MELISA MORENO LOPEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF *Hidalgo*

This instrument was acknowledged before me on the *12th* day of JULY, 19 96, by MELISA MORENO LOPEZ.



Fela B. Olivarez
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____, by _____ of _____ a _____ corporation, on behalf of said corporation.

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

AFTER RECORDING RETURN TO:
LAW OFFICE OF FELA B. OLIVAREZ
FELA B. OLIVAREZ
P.O. BOX 3538
MCALLEN, TEXAS 78502

PREPARED IN THE LAW OFFICE OF:
SAME.

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Jul 22, 1996 at 02:37P

As a