



PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

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

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

Precinct 1 2 3 (4)

Anthony Uresti
Director of Planning

Application No: 4-8698

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: Saul Dominguez

Address: 6260 W. Guinn Rd.
Edinburg, TX 78541

Phone: 956-358-1890

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>M Ramirez</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>Septics Installed</u> <u>12/09/24</u>

Water Supplier: North Adams Water Supply

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

Account/ESI No.: 10032789499407761

[] Temporary Pole [X] Permanent Service

regarding the land described as:

S. A. Dominguez lot 1

on _____, 20____, 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 1/3/24);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by M Ramirez);
- 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 M Ramirez);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8698

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: Saul Dominguez

Address: 6260 W. Gwin Rd.
Edinburg, TX 78541

Phone: 956-358-1890

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

S. A. Dominguez lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Requesting Party (Signature)

12-9-24

Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

12/11/24
Date

County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-8698
Receipt No.: 036217
S0037-00-000-0001-00

DOMINGUEZ SAUL & ADRIANA

524 E CANELA AVE

PHARR, TX 78577

(000) 000-0000

(956) 975-0917

[1] Contractor: SELF

[2] Water System: North Alamo WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 5931Sq.Ft.

[5] Legal Description: S.A. DOMINGUEZ SUBDIVISION LOT 1

[6] Location: gwin and ramseyer rd

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$450000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 50', Rear 15', Side NS6', Side SS15', Corner'

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

Description: Permit 4-8698

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 2544

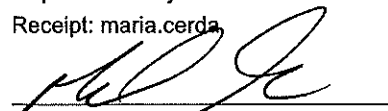
Payment: \$30

Change Due: \$0.00

Application: maria.cerda

Inspector: danny.sanchez

Receipt: maria.cerda

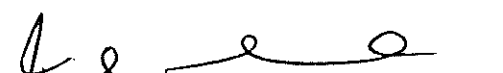

Cashier

08/06/24
Date

ID# 640582

[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

8/6/24
Date

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

General Warranty Deed

Date: FEBRUARY 7, 2022

Grantor: VERONICA ISELA CORTEZ

Grantor's Mailing Address: 1401 KERRIA AVE.
MCALLEN, TEXAS 78501
HIDALGO COUNTY

Grantee: SAUL DOMINGUEZ and ADRIANA DOMINGUEZ

Grantee's Mailing Address: 524 E. CANELA AVE.
PHARR, TEXAS 78577
HIDALGO COUNTY

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

Property (including any improvements):

A tract of land containing 1.00 ac. gross (0.90 ac. net) being part of Lots Seventeen (17) and Eighteen (18), Block 34, SANTA CRUZ GARDENS UNIT NO. 2, recorded in Volume 8, Page 28 and 29 Map and Plat Records of Hidalgo County, Texas, said 1.00 acre gross being described as follows:

BEGINNING at a point being North 8 degrees, 23 minutes East, 145.20 feet from an iron rod found at the Southwest corner of Lot 18, for the Southwest corner of this 1.00 acre tract;

THENCE, North 8 degrees, 23 minutes E., along the West Line of Lot 18, 145.20 feet for the Northwest corner;

THENCE, South 81 degrees, 37 minutes East at 30.00 feet a found iron rod, in all; 300.00 feet to a found rod for the Northeast corner.

THENCE, South 8 degrees, 23 minutes, West at 145.20 feet to a set rod for the Southeast corner;

THENCE, North 81 degrees, 37 minutes, West, at 270.00 feet to a set rod in all 300.00 feet to the point of beginning and containing 1.00 ac. Gross of which 0.10 acre lies in County Road Right-of-Way comprising therefore 0.90 acre of land more or less.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Statutory rights, rules, regulations, easements and liens in favor of Santa Cruz Irrigation District, pursuant to applicable sections of the Texas Water Code.
- c. Easements and reservations as shown according to the map or plat thereof recorded in Volume 8, Pages 28 and 29, Map Records of Hidalgo County, Texas.
- d. Right of Way Easement dated October 20, 1987 from Robert L. Jinks to North Alamo Water Supply Corporation, recorded in Volume 2510, Page 500, Official Records of Hidalgo County, Texas.

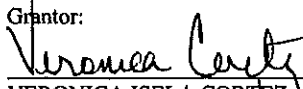
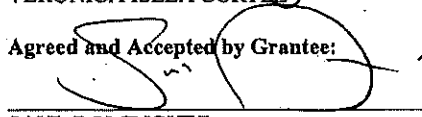
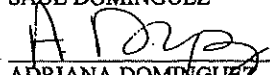
- e. Right of Way Easement dated October 16, 1987 from Rodrigo Cortez and wife, Maria Luisa Cortez to North Alamo Water Supply Corporation, recorded in Volume 2512, Page 721, Official Records of Hidalgo County, Texas.
- f. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated January 27, 1953, recorded February 5, 1953 at Volume 765, Page 532, Deed Records of Hidalgo County, Texas.
- g. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 6, 1953, recorded April 29, 1953 at Volume 772, Page 246, Deed Records of Hidalgo County, Texas.
- h. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated January 1, 2001, recorded August 11, 1971 at Volume 1293, Page 782, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except any and all oil, gas or other minerals in, on, under or that may be produced from said properties, it being the intention of Grantor herein to reserve any and all oil, gas or minerals not heretofore conveyed or retained by prior Grantors on the herein conveyed properties."
- i. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records
- j. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS". Grantee is taking the property in an Arm's-Length agreement between the parties. The Consideration was bargained on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations or express or implied warranties, except those contained in the Purchase Contract, this Deed, and the other closing documents. Grantee has not relied on any information other than Grantee's inspection and the representations and warranties expressly contained in the Purchase Contract, this Deed, and the other closing documents.

SAUL DOMINGUEZ and ADRIANA DOMINGUEZ, Grantee, accepts the deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

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

Grantor:

 VERONICA ISELA CORTEZ
 Agreed and Accepted by Grantee:

 SAUL DOMINGUEZ

 ADRIANA DOMINGUEZ

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7 day of February, 2022, by VERONICA ISELA CORTEZ.

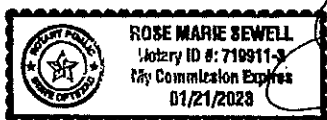


[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7 day of February, 2022, by SAUL DOMINGUEZ.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 7 day of February, 2022, by ADRIANA DOMINGUEZ.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH, STE, E-2
McALLEN, TEXAS 78504
GF#222442746

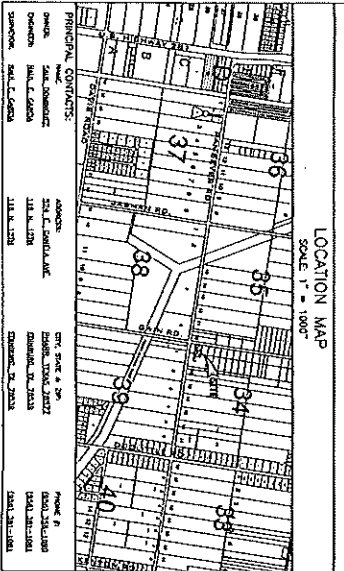
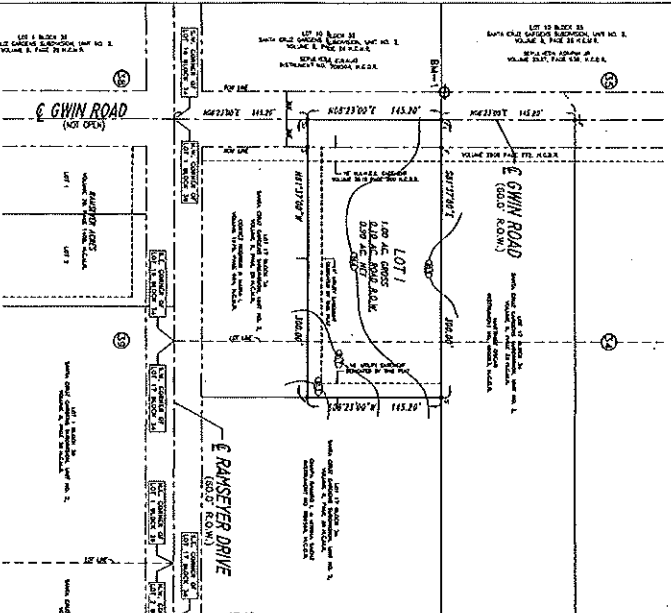
AFTER RECORDING, RETURN TO:

SAUL DOMINGUEZ and ADRIANA DOMINGUEZ
524 E. CANELA AVE.
PHARR, TEXAS 78577

NO.	SHEET	REVISION NOTES	DATE	APPROVED

**MINOR PLAT OF
S.A. DOMINGUEZ SUBDIVISION**

DATE: FEBRUARY 28, 2023
 PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, AND MAPPERS
 2001 W. 10th Street, Suite 100, Fort Worth, Texas 76102
 PHONE: (817) 335-1111 FAX: (817) 335-1112
 EMAIL: info@regarcia.com



LOCATION MAP
SCALE 1" = 1000'

PRINCIPAL CONTRACTORS:

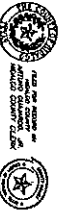
OWNER:	DAVID DOMINGUEZ
DESIGNER:	DAVID DOMINGUEZ
CONTRACTOR:	DAVID DOMINGUEZ
RECORDING:	DAVID DOMINGUEZ

ADJUTANT:

DAVID DOMINGUEZ
DAVID DOMINGUEZ
DAVID DOMINGUEZ

ENGINEER:

DAVID DOMINGUEZ
DAVID DOMINGUEZ
DAVID DOMINGUEZ



DAVID DOMINGUEZ
 ENGINEER
 No. 15-2221, 1125
 EXPIRES: 12/31/25

NOTICE OF SUBDIVISION:

THE STATE OF TEXAS, COUNTY OF TARRANT, DISTRICT OF 10th JUDICIAL DISTRICT, do hereby certify that the following is a true and correct copy of the plat of subdivision of land as shown on the attached map, and that the same has been duly recorded in the public records of this county, to-wit: in Book 112, Page 112.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said county, at Fort Worth, Texas, this 28th day of February, 2023.

DAVID DOMINGUEZ
 COUNTY CLERK

NOTICE OF MAP LOCATION:

THESE PLATS ARE PART OF THE SUBDIVISION OF LAND AS SHOWN ON THE ATTACHED MAP, AND ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREON.

APPROVED BY: **DAVID DOMINGUEZ**
 COUNTY CLERK

APPROVAL BY TARRANT COUNTY BOARD OF COUNTY ESTIMATES:

APPROVED: **DAVID DOMINGUEZ**
 COUNTY CLERK

APPROVAL BY TARRANT COUNTY BOARD OF COUNTY ESTIMATES:

APPROVED: **DAVID DOMINGUEZ**
 COUNTY CLERK

THE STATE OF TEXAS

DAVID DOMINGUEZ
 COUNTY CLERK

THE STATE OF TEXAS

DAVID DOMINGUEZ
 COUNTY CLERK

APPROVAL BY TARRANT COUNTY BOARD OF COUNTY ESTIMATES:

APPROVED: **DAVID DOMINGUEZ**
 COUNTY CLERK

THE STATE OF TEXAS

DAVID DOMINGUEZ
 COUNTY CLERK

APPROVAL BY TARRANT COUNTY BOARD OF COUNTY ESTIMATES:

APPROVED: **DAVID DOMINGUEZ**
 COUNTY CLERK

THE STATE OF TEXAS

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APPROVED: **DAVID DOMINGUEZ**
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DAVID DOMINGUEZ
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APPROVAL BY TARRANT COUNTY BOARD OF COUNTY ESTIMATES:

APPROVED: **DAVID DOMINGUEZ**
 COUNTY CLERK

THE STATE OF TEXAS

DAVID DOMINGUEZ
 COUNTY CLERK