



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**  
**COMMISSIONERS COURT AGENDA FOR December 17th, 2024**


Approval of the following Certificates:

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

CERTIFICATES OF PLAT & UTILITY STATUS	<u>1</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>1</u>
<b>TOTAL CERTIFICATES</b>	<b><u>2</u></b>

DEC. 2024

<b>SUBMITTAL DATE</b>	<b>FOR APPROVAL BY C.COURT ON</b>							<b>RETURNED DATE</b>	<b>RECEIVED BY STAFF</b>
<b>12/11/2024</b>	<b>12/17/2024</b>	<b>APPLICANT</b>	<b>LEGAL DESCRIPTION</b>	<b>LOT</b>	<b>BLOCK</b>	<b>PERMIT#</b>	<b>REQUEST</b>	<b>ROUTING STAFF</b>	<b>BY C.COURT</b>
12/9/2024		SAUL DOMINGUEZ	S.A. DOMINGUEZ		1	4-8698	UTILITIES	AA	
12/5/2024		MIGUEL GUZMAN	ALAMO LAND & SUGAR	10	47	2-56	UTILITES	AA	

 12/11/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 **4**

**Anthony Uresti**  
Director of Planning

Application No: 4-8698

### 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:

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

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

Water Supplier: North Alamo Water Supply

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

Phone: 956-358-1890

Account/ESI No.: 10032789499407761  
[ ] Temporary Pole [  ] Permanent Service

regarding the land described as:

S. A. Dominguez lot 1

on Dec. 17, 2024, 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 1/31/24);
- 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 M Ramirez);
- 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 [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

Planning Department Authorized Signature

APPROVED BY  
COMMISSIONERS COURT  
ON: 12/17/24 [Signature]

Hidalgo County Judge

[Signature]  
Hidalgo County Clerk

12/18/24  
Date

Date

ATTEST:

12/19/24  
Date

Date



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Rev. 12-21-23

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956-205-7045

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



Chapter 232, Texas Local Government Code

8/6/2024 1:05:07 PM

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 Weslaco, 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

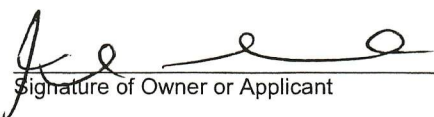
  
Cashier

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

F# 22244274 Closer DMS

**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.

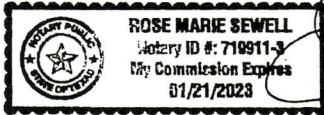


*[Handwritten Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

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

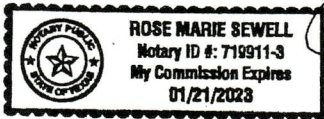


*[Handwritten Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

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



*[Handwritten Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

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

AFTER RECORDING, RETURN TO:  
SAUL DOMINGUEZ and ADRIANA DOMINGUEZ  
524 E. CANELA AVE.  
PHARR, TEXAS 78577







# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-968-4734

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956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 2-560

### 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 75884

Phone: 956 475 6241

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: 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 E44-4444 N 2204  
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 Dec. 17, 2024, 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

Ricardo F. Carter 12/18/24  
Hidalgo County Judge Date

ATTEST: [Signature] 12/19/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 12/17/24



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Rev. 12-21-23

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956-968-4734

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956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 2-56

### 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

Miguel E Guzman

Known to me [or proved to me in the oath of 4x 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<sup>E</sup> Minnesota RD  
EAO-W440 - N 220' lot 10 Blk 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]

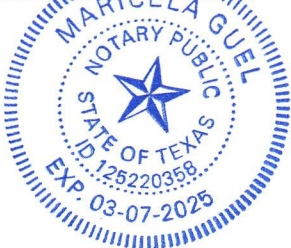
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Miguel Guzman (Signature)

SUBSCRIBED AND SWORN TO before me on DEC 5, 2024, to certify which, witnesses my hand and seal of office.



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



Chapter 232, Texas Local Government Code  
**COUNTY OF HIDALGO**  
**PLANNING DEPARTMENT**

9/27/2018 11:51:47 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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 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.

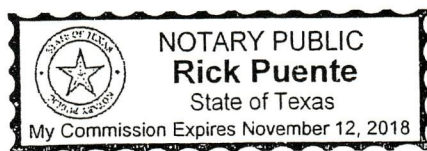
  
Enrique Acevedo

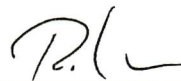
  
San Juanita Acevedo

(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

<sup>1</sup> 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  
by MELISA MORENO LOPEZ.

12th day of JULY, 19 96



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  
by  
of  
a  
corporation, on behalf of said corporation.

day of , 19

\_\_\_\_\_  
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