

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Juan Carlos Salazar	4-1895
	COMM. COURT: MAY 21, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-1895

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

Upon the application of:

Name: Juan Carlos Salazar
Address: 3520 Alejandra Dr
Edinburg TX
Phone: 956-609-2709

Approved by Environmental Health:	Temporary Service	Final Service
<u>R. Pies</u> Authorized Signature	<u>FOR LIGHT ONLY</u> Inspection/Permit No:	_____ Authorized Signature
<u>05 11/19</u> Date Approved:		<u> / / </u>

Water Supplier: Atanco North
Utility Provider: M.V.E.C. AEP
Account/ESI No.: NA
 Temporary Pole Permanent Service

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

Juan Carlos Salazar
East 1/2 of the sixteen^{1st (16)} in Delta Orchards,
BIK 13,74,75 company unit
[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.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-1895

**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

 Juan Carlos Salazar

Known to me [or proved to me in the oath of _____ or through
D.2 (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:

1/2 of the section 107 (110) Delta orchards company unit 102?
Blk 73 74 & 75

[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]

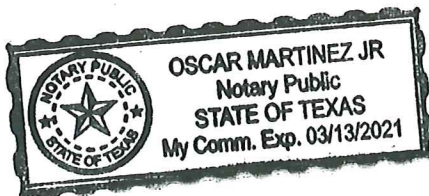
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan C Salazar (Signature)

SUBSCRIBED AND SWORN TO before me on 14th May, 2019 to certify which, witnesses my hand and seal of office.



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

CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU 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.

Warranty Deed with Vendor's Lien

Date: April 12, 2019

Grantor: Francisco Rodriguez

Grantor's Mailing Address:

901 E. University Drive
Edinburg, Texas, 78539
Hidalgo County

Grantee: Juan Carlos Salazar

Grantee's Mailing Address:

3520 Alejandra Dr.
Edinburg, Texas 78542
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien.

Property (including any improvements):

The East One half (E ½) of the Sixteen (16) in DELTA ORCHARDS COMPANY UNIT NO. 1, a Subdivision out of parts of Block 73, 74 and 75, Missouri Texas Land and Irrigation Company's Subdivision of Lands in the La Mestenas Grant, Hidalgo County, Texas, as shown by the map or plat of record in Volume 6, Page 7, Map Records of Hidalgo County, Texas.

Reservations from And Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

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

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

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

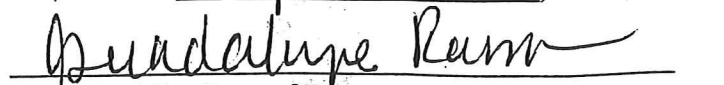
NO TITLE OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE

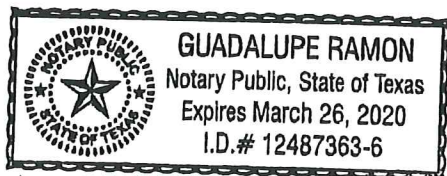

Francisco Rodriguez

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on April 12, 2019, by Francisco Rodriguez.


Notary Public, State of Texas
My commission expires: 3/26/2020




Guadalupe Ramon

C
rw

2253
Prepared by the State Bar of Texas for use by lawyers only 107261
Revised 10-85

© 1985 by the State Bar of Texas
SPECIAL

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 22, 1989

Grantor: NATIONAL BANK OF COMMERCE

Grantor's Mailing Address (including county): P. O. Box 660, Edinburg, Hidalgo County, Texas 78540

Grantee: ELVIRA LOPEZ and EMILIANO LOPEZ, JR.

Grantee's Mailing Address (including county): 719 East Champion, Edinburg,
Hidalgo County, Texas 78539

Consideration:

Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of TEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$10,300.00), bears interest at the rate of 12.5% per annum, and is executed by Grantee, payable to the order of Grantor on or before March 22, 1994. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to JON H. GILLESPIE, Trustee.

Property (including any improvements):

The East One Half (E. 1/2) of Lot Sixteen (16) in DELTA ORCHARDS COMPANY UNIT NO. 1, a Subdivision out of parts of Blocks 73, 74 and 75, Missouri Texas Land and Irrigation Company's Subdivision of lands in the Las Mestenas Grant, Hidalgo County, Texas, as shown by the map and plat of record in Volume 6, Page 7, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Taxes for the year 1989 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
2. Such easements and reservations as may be reflected by the map and plat of the subdivision of record in Volume 6, Page 7, Map Records of Hidalgo County, Texas.
3. Easement executed by Wm. A. Gott to Willacy County Water Control & Improvement District No. one, dated August 20, 1983, recorded in Volume 447, Page 437, Deed Records of Hidalgo County, Texas.
4. Community Oil and Gas Lease executed by Wm. A. Gott et al to McCollum Exploration Company, dated August 27, 1934, recorded in Volume 8, Page 532, Oil and Gas Lease Records of Hidalgo County, Texas. Said leasehold estate not investigated further.
5. Oil and Gas Lease executed by James E. Howard and wife, Bernice Gott Howard to Western Natural Gas Company, dated June 25, 1957, recorded in Volume 203, Page 603, Oil and Gas Lease Records of Hidalgo County, Texas. Said leasehold estate not investigated further.
6. Statutory rights, rules, regulations and easements in favor of Willacy County Irrigation District No. 1.
7. Any claims or allegation in bankruptcy proceedings filed by or on behalf of Homero Jasso and Jorge Humberto Jasso within one year from February 7, 1989, that the Trustee's Deed from Jon H. Gillespie to National Bank of Commerce, recorded in Volume 2711, Page 670, Official Records of Hidalgo County, Texas, was a fraudulent transfer.
8. Effects of an attack under any creditor's rights, laws, state insolvency law or Federal Bankruptcy law by creditors of Homero Jasso and Jorge Humberto Jasso on the title or interest insured.

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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby 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 warranty, when the claim is by, through, or under Grantor but not otherwise.

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

NATIONAL BANK OF COMMERCE

By: [Signature]
JON H. GILLESPIE, PRESIDENT

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

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

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22nd day of March, 19 89
by JON H. GILLESPIE, PRESIDENT
of NATIONAL BANK OF COMMERCE
a Texas banking corporation, on behalf of said corporation.

[Signature]
Notary Public, State of Texas
Notary's name (printed): KAREN A. BALLI
Notary's commission expires: 11-20-90

CHARGE &
AFTER RECORDING RETURN TO:
KELLEY, LOONEY, ALEXANDER & SAWYER

PREPARED IN THE LAW OFFICE OF:

KELLEY, LOONEY, ALEXANDER & SAWYER
P. O. Box 237
Edinburg, Texas 78540



Chapter 232, Texas Local Government Code

5/14/2019 1:28:22 PM

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.
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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 4-1895
Receipt No.: 007500
D3800-01-000-0016-00

SALAZAR JUAN CARLOS
3520 ALEJANDRA DR
EDINBURG, TX 78542
(956) 609-2209
(956) 609-2209

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 960Sq.Ft.
- [5] Legal Description: DELTA ORCHARDS COMPANY UT NO. 1
E1/2 LOT 16 4.89AC NET
- [6] Location: MILE 20 & VALVERDE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: APPLICANT MUST COMPLY WITH ALL
HCPD SET BACKS AND REGULATIONS.

Description: Permit 4-1895
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: guillermo.rodriguez

Receipt: alex.antons

Cashier

5/14/19
Date

[NOTICE]

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

Signature of Owner or Applicant

05/14/19
Date