

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Orlando Lozano	4-2669
	COMM. COURT: FEBRUARY 11, 2020	



PLANNING DEPARTMENT

Rev. 01-08-20

County of Hidalgo

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

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: 4-21009

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

Upon the application of:

Name: Orlando Lozano

Address: 5305 E Alamo Rd
Edinburg, TX 78542

Phone: 956-800-7969

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>MRaming</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	<u>existing septic</u> <u>11/31/2020</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: 351786-001 (Account #)
 Temporary Pole Permanent Service

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

A 0.0187 tract of land of the west 35 acres out of
Alamo land & Sugar Co. Lot #5 Block #52

[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
County of Hidalgo

Rev. 01-08-20

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

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: 4-2669

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

Orlando Lozano

Known to me [or proved to me in the oath of _____ or through
TX DL (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:
A 0.6187 tract of land of the west 35 acres out of
Alamo land & Sugar Co. lot # 05 Block # 52."

[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]

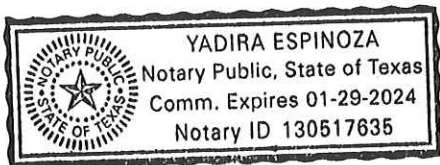
- 3A. "~~The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995.~~"

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on January 31, 2020 to certify which, witnesses my hand and seal of office.



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

8



Chapter 232, Texas Local Government Code

1/31/2020 12:33:02 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

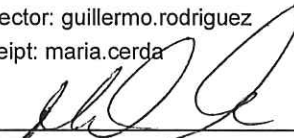
Permit No.: Permit 4-2669
Receipt No.: 010661
A1800-00-052-0005-14

LOZANO ORLANDO & ROSA M RODRIGUEZ LOZANO
3406 MONROE AVE
EDINBURG, TX 78539
(956) 800-7969
(956) 800-7969

Community Panel Number: 4803340425C
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 4-2669
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 568
Payment: \$30
Change Due: \$0.00
Application: maria.cerda
Inspector: guillermo.rodriguez
Receipt: maria.cerda



Cashier



Date

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 540Sq.Ft.
- [5] Legal Description: ALAMO LAND & SUGAR CO S245'-E110'-W315'-LOT 5 BLK 52 0.62AC NET
- [6] Location: Alberta & Alamo
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$2500
- [10] Flood Zone: Zone B

[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.

R 

Signature of Owner of Applicant

~~01-31-20~~

Date

01-31-2020

Capital Title
GF# 19-450760-ED

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: November 18, 2019

Grantor: **Baldermar Balderas and spouse, Adriana Margarita Balderas**

Grantor's Mailing Address: 20701 Buck Fawn Dr., Edinburg, TX 78542

Grantee: **Orlando Lozano and Rosa M. Rodriguez-Lozano**

Grantee's Mailing Address: 3406 Monroe Ave., Edinburg, TX 78539

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

Property (including any improvements):

A 0.6187 acre tract or parcel of land out of the West 35 acres out of Lot 5, Block 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Pages 24-26, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:

COMMENCING at a point in the South line of Lot 5, Block 52, said point being East 205 feet from the Southwest corner of Lot 5, and the PLACE OF BEGINNING of this tract;
THENCE, North 245 feet parallel with the East boundary line of Lot 5, Block 52 to a point, for the Northwest corner of this tract;
THENCE, East 110 feet parallel with the South boundary line of Lot 5, Block 52 to a point for the Northeast corner of this tract;
THENCE, South 245 feet parallel with the West boundary line of Lot 5, Block 52 to a point for the Southeast corner of this tract;
THENCE, West 110 feet with and along the Northwest boundary line of Lot 5, Block 52 to the PLACE OF BEGINNING.

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 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 to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's 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 18th day of November, 2019.

B Balderas

Baldermar Balderas

Adriana Balderas

Adriana Margarita Balderas

THE STATE OF Texas

§
§
§

COUNTY OF Dallas

Before me, a Notary Public, the foregoing instrument was acknowledged on 18th day of November, 2019 by Baldermar Balderas and Adriana Margarita Balderas who personally appeared before me, and who is known to me through valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.

[Signature]
NOTARY PUBLIC, STATE OF

AFTER RECORDING, RETURN TO:
CAPITAL TITLE OF TEXAS
8025 N. 10th Street, Suite 100
McAllen, TX 78504

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

213059

8
nc

WARRANTY DEED WITH VENDOR'S LIEN
80872

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO)

THAT TRANS-TEX LAND & DEVELOPMENT CO., INC., P.O. BOX 2827, McALLEN of the County of HIDALGO and State of TEXAS for and in consideration of the sum of TEN AND NO/100'S--- (\$10.00)---DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith in the principal sum of TWENTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100'S--(\$24,750.00)-DOLLARS payable to the order of TRANS-TEX LAND & DEVELOPMENT CO., INC., as therein provided and bearing interest at the rate therein specified; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to ROBERT L. SCHWARZ, TRUSTEE have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto IRENE CHAPA, ROUTE 1, BOX 69-D-1, ALAMO of the County of HIDALGO and State of TEXAS all of the following described real property in HIDALGO County, Texas, to-wit:

A tract or parcel of land containing 0.6187 acres, more or less, out of the West 35 acres of Lot 5, Block 52, Alamo Land and Sugar Company Subdivision of Lands, Hidalgo County, Texas, as per Map or Plat thereof recorded in Volume 1, Pages 24-26 of the Hidalgo County Map Records, said 0.6187 acres being more particularly described by metes and bounds as follows:

COMMENCING at a point in the South line of Lot 5, Block 52, said point being East 205 feet from the Southwest corner of Lot 5, and the Place of Beginning of this tract;

THENCE, North 245 feet parallel with the East boundary line of Lot 5, Block 52 to a point, for the Northwest corner of this tract;

THENCE, East 110 feet parallel with the South boundary line of Lot 5, Block 52 to a point for the Northeast corner of this tract;

