

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MARIA J. RAMIREZ	3-12954
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: OCTOBER 30, 2012	



PLANNING DEPARTMENT

Rev. 02-19-1

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

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2(3)4

Application No: 312954
10/19/12

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

Upon the application of:

Name: Mania J. Ramirez
Address: 1820 Rodriguez St.
La Joya, TX
78560
Phone: 831-801-1457

Approved by Environmental Health:	Temporary Service	Final Service
_____	Authorized Signature	<u>Carla B. Bunn</u> Authorized Signature
Inspection/Permit No: _____	_____	<u>8066</u>
Date Approved: _____	<u>1 1</u>	<u>10/23/12</u>

Water Supplier: Agua Sud
Utility Provider: [] M.V.E.C. [x] AEP
Account/ESI No.: 100327894 07926309
[] Temporary Pole [x] Permanent Service

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

Homeville E Lot 48, W94.1 - E 291.46
R/S Lot 1 Blk 9, 0.45 Ac Net

[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.~~

Sandra Cantu 10/23/12
Planning Department Authorized Signature

Hidalgo County Judge Date

ATTEST: _____
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 02-19-10

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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No:

3-12954
10/19/12

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

Maria J. Ramirez

Known to me [or proved to me in the oath of California Driver License or through CA DL# N2166884 (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:

Homeville E Lot 48, W 94.1 - E 291.46'
R/S Lot 1 Blk 9, 0.45 Ac Net

[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."~~

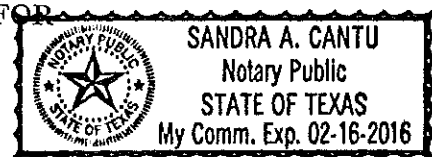
-OR-

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."

x Maria J. Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on October 23, 2012, to certify which, witnesses my hand and seal of office.

Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WARRANTY DEED

The State of Texas,
County of HIDALGO

Know all Men by These Presents:

76/48

That WE, C.L. FABIAN, D.M. NELSON and P.C. MEDINA d/b/a
H.M.E. RENTALS

of the County of HIDALGO State of TEXAS for and in consideration
of the sum of TEN AND NO/100 ----- DOLLARS
and other good and valuable consideration to us in hand paid by
ISAAC RAMIREZ AND MARIA J. RAMIREZ HIS WIFE
the receipt of which is hereby acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said
ISAAC RAMIREZ AND MARIA J. RAMIREZ HIS WIFE
of the County of HIDALGO State of TEXAS all that certain
lot, tract or parcel of land situated in the County of
State of Texas, and

described as follows, to-wit:

A 94.1 x 233.4 ft. tract of land out of Lot 1, Block 9; Homeville
Association, Subdivision "D"; of Porciones 74, 75, 76 and 77,
Hidalgo County, Texas
BEING the West 94.1 ft. of the East 291.46 ft. of the North
233.4 ft. of said Lot 1 and containing 0.50 acres of land,
more or less, of which the North 6.4 ft. are reserved for
additional road right-of-way and the South 20.0 ft. are reserved
for utility easement;
SAVE AND EXCEPT all oil, gas and other minerals in and under
said lot and subject to all prior exceptions and/or conveyances
of oil, gas and other minerals in and under said lot;
SUBJECT TO taxes due and owing, if any.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights
and appurtenances thereto in anywise belonging unto the said ISAAC RAMIREZ AND MARIA
J. RAMIREZ HIS WIFE, THEIR
heirs and assigns forever and the undersigned do hereby bind themselves, their
successors and assigns
to Warrant and Forever Defend, all and singular and said premises
unto the said ISAAC RAMIREZ AND MARIA J. RAMIREZ HIS WIFE, their
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

EXECUTED this the 27th day of December 19 77
C.L. FABIAN
D.M. NELSON
P.C. MEDINA
d/b/a H.M.E. RENTALS

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C.L. FABIAN, D.M. NELSON AND P.C. MEDINA d/b/a H.M.E. RENTALS

known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of January 19 78 [Signature] Notary Public in and for said County and State.

SINGLE ACKNOWLEDGMENT

THE STATE OF
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 19 Notary Public in and for said County and State

CORPORATION ACKNOWLEDGMENT

THE STATE OF
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 19 Notary Public in and for said County and State

CLERK'S CERTIFICATE

THE STATE OF
COUNTY OF

I, County Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the day of A. D. 19

, with its Certificate of Authentication, was filed for record in my office on the day of A. D. 19, at o'clock M., and duly recorded this

day of A. D. 19, at o'clock M., in the Records of said County, in Volume, on pages

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in, the day and year last above written.

(L. S.) County Clerk County, Texas By Deputy

355

Warrant, Bead

FROM

TO

FILED FOR RECORD

This day of A. D. 19 at o'clock M.

County Clerk

By [Signature] Deputy

At [Signature] JAN 5 1978 County Records

In Volume SANTOS SALDANA Page County Clerk, Hidalgo County, Texas

By Deputy This instrument should be filed immediately with the County Clerk for record.

EWERS, TOOTHAKER, EWEERS, ABBOTT TALLBOT, HAMILTON & JARVIS P. O. Box 3670 McAllen, Texas 78501

Return to: Fabian, Nelson & Medina 300 W. 15th McAllen, TX 78501

Hidalgo CAD

Property Search Results > 194903 RAMIREZ ISAAC for Year 2010

Property

Account

Property ID: 194903
 Geographic ID: H4250-05-009-0048-00
 Type: Real

Legal Description: HOMEVILLE E LT 48 W 94.1'- E 291.46'- N 233.4' R/S LT 1 BLK 9 0.45 AC NET
 Agent Code:

Location

Address:
 Neighborhood: HOMEVILLE E
 Neighborhood CD: H425005

Mapsc0:
 Map ID:

Owner

Name: RAMIREZ ISAAC
 Mailing Address: 680 GABRIELE CT
 HOLLISTER, CA 95023-3478
 Owner ID: 59884
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$23,625 Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0 \$0
(+) Timber Market Valuation:	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$23,625
(-) Ag or Timber Use Value Reduction:	-	\$0
<hr/>		
(=) Appraised Value:	=	\$23,625
(-) HS Cap:	-	\$0
<hr/>		
(=) Assessed Value:	=	\$23,625

Taxing Jurisdiction

Owner: RAMIREZ ISAAC
 % Ownership: 100.0000000000%
 Total Value: \$23,625

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$23,625	\$23,625	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$23,625	\$23,625	\$0.00
GHD	HIDALGO COUNTY	0.590000	\$23,625	\$23,625	\$139.39
HCTIR	COUNTY - TRANSPORTATION REINVESTMENT ZONE	0.000000	\$23,625	\$23,625	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.149100	\$23,625	\$23,625	\$35.22
R01	ROAD DIST 01	0.000000	\$23,625	\$23,625	\$0.00
SLJ	LA JOYA ISD	1.311000	\$23,625	\$23,625	\$309.72
SST	SOUTH TEXAS SCHOOL	0.049200	\$23,625	\$23,625	\$11.62
Total Tax Rate:		2.099300			
Taxes w/Current Exemptions:					\$495.96
Taxes w/o Exemptions:					\$495.96

Improvement / Building

No Improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4500	19602.00	0.00	0.00	\$23,625	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2010		\$0	\$23,625	0	23,625	\$0 \$23,625
2009		\$0	\$23,625	0	23,625	\$0 \$23,625
2008		\$0	\$9,765	0	9,765	\$0 \$9,765
2007		\$0	\$9,765	0	9,765	\$0 \$9,765
2006		\$0	\$9,765	0	9,765	\$0 \$9,765
2005		\$0	\$9,765	0	9,765	\$0 \$9,765
2004		\$0	\$9,765	0	9,765	\$0 \$9,765
2003		\$0	\$9,765	0	9,765	\$0 \$9,765

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1		CONV	CONVERSION	Unknown	RAMIREZ ISAAC		

Tax Due

Property Tax Information as of 07/30/2010

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.2

Database last updated on: 7/30/2010 4:22 AM

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Chapter 232 Texas LGC Application

APPLICATION NO:
3-12954
Oct. 19, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

H4250-05-009-0048-00

[1] OWNER: RAMIREZ, ISAAC & MARIA J
1826 RODRIGUEZ ST

PENITAS, TX 78576 (831)
Telephone No. 801-1457

[7] LEGAL DESC./NAME OF SUBDIVISION
HOMEVILLE E LT 48 W 94.1'- E 2
.46'- N 233.4' R/S LT 1 BLK 9
45 AC NET/ C-29

LOCATION: 0 TOM GILL & 3 1/4

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
29-RESIDENTIAL MOVE-IN/RELO.BUILD.

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 720 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES MOVE IN ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 50' SIDES 6' REAR 15'
18 INCHES ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY APPLICATION FEES

Sandra Carter 10/19/12
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

H. Garza 10/18/12
Approved by Date

Light Water
Flood Zone: NO 0400C Pet: 3
Panel No. /Suffix: _____
Community No.: 4780334
Certification of Elevation
Required: YES NO BFE

Maria J. Ramirez 10-19-12
Signature of Owner or Applicant Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.