

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Claudia Rodriguez	4-11943
	COMM. COURT: December 11, 2012	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

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

Application No: 4-11943

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

Upon the application of:

Name: Claudia Rodriguez

Address: 3157 Rio Red Lane  
Edinburg TX 78541

Phone: (956) 212-7887

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>48641</u>
Date Approved:	<u>1 / 1</u>	<u>12 / 14 / 12</u>

Water Supplier: N/A

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

Account/ESI No.: 100327894 53975985  
 Temporary Pole  Permanent Service

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

Rameyer Gardens Lot# 23 East 199 feet of West 522  
feet of the South 50 feet, Lot# 22 East 199 feet of the  
West 522 feet of the North 50 feet  
*[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.~~

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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

Application No: 4-11943

### 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

Claudia E. Rodriguez Zuriga

Known to me [or proved to me in the oath of \_\_\_\_\_ 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:

Lawmeyer Gardens Lot #23 East 199 feet of the West  
522 feet of the South 50 feet. Lot #22 East 199 feet of the  
[Insert the lot and block number, in recorded subdivision, address, or description in deed, etc]  
West 522 feet of the North 50 feet.

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."

Claudia E Rodriguez Z. (Signature)

SUBSCRIBED AND SWORN TO before me on November 30<sup>th</sup>, 2012, to certify which, witnesses my hand and seal of office.



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

X

Chapter 232 Texas LGC Application

APPLICATION NO:

4-11943

Nov. 27, 2012

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave  
TEL 318-2840

EDINBURG TX 78539  
FAX 318-2844

R0800-01-000-0022-00

[ 1 ] OWNER: GUERRERO, SERAFIN JR  
C/O GUERRERO, JUAN  
7220 TEX-MEX RD  
EDINBURG, TX 78542

Telephone No. 451-0444

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RAMSEYER GARDENS #1 E199'-W522  
N50'-LOT 22 .23AC NET

LOCATION: 0 M.CRISTO & MCCOLL

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25- RESIDENTIAL NEW SINGLE DWELLING

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

[ 5 ] SIZE OF STRUCTURE: 1,600 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

[ 6 ] USE OF BUILDING: RES.HOME.ZONE.X

Special Conditions: No construction allowed over any easements.  
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'  
REAR 15' . 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY  
APPLICATION FEES

Prepared by [Signature] Date 11/27/12

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [ ] Water [ ]

Approved by [Signature] Date 11/27/12

Flood Zone: NO  
Panel No. /Suffix: \_\_\_\_\_ Pct: 4

Community No.: \_\_\_\_\_

Certification of Elevation  
Required:  YES  NO  BFE

Signature of Owner or Applicant [Signature] Date 11-27-12

- 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.

WARRANTY DEED

738279

Date: JANUARY 6, 1998

Grantor: MANUEL VALENZUELA and wife, OPAL VALENZUELA

Grantor's Mailing Address (including county): 1203 N. Bryan, Lamesa, Dawson County, Texas 79331

Grantee: SERAFIN GUERRERO, JR., as his sole and separate property

Grantee's Mailing Address (including county): Rt. 16 Box 152-A, Edinburg, Hidalgo County, Texas 78539

7220 TER-MEX RD. 207-1176 212-7887  
EDINBURG, TX. 78542

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

Property (including any improvements):

A certain lot, tract or parcel of land situated in Hidalgo County, Texas, being more particularly described as the East 199 feet of West 522 feet of the South 50 feet of Lot 23, Ramseyer Gardens Subdivision, and the East 199 feet of the West 522 feet of the North 50 feet of Lot 22, Ramseyer Gardens Subdivision, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- (1) Save and except any and all oil, gas and other minerals which have heretofore reserved by prior grantors.
- (2) Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District.
- (3) Property and building restrictions of record.
- (3) Visible and apparent easements on or across the subject property.
- (4) Taxes for the year 1998 and subsequent years not yet due and payable, and subsequent assessments for prior years due to change in land usage or ownership.

Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim an interest in or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

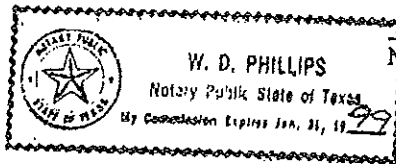
Manuel Valenzuela  
MANUEL VALENZUELA

Opal Valenzuela  
OPAL VALENZUELA

(Acknowledgment)

STATE OF TEXAS       §  
                                  §  
COUNTY OF DAWSON   §

This instrument was acknowledged before me on the 2 day of May ~~JANUARY~~, 1998, by MANUEL VALENZUELA and OPAL VALENZUELA.



W. D. Phillips  
Notary Public, State of Texas

Filed for Record in:  
Hidalgo County, Texas  
by Juan D. Salinas III  
County Clerk

On: Jan 08, 1999 at 09:53A

As a  
Recording

Document Number: 738279  
Total Fees: 11.00

Receipt Number - 193045  
By,  
Ninfa Saucedo

