

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Ramon Ramirez Jr. c/o Santos Serna	4-15024
	COMM. COURT: December 15, 2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-15024

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

Upon the application of:

Name: Ramon Ramirez  
c/o Santos Serna

Approved by Environmental Health:	Temporary Service <u>/</u>	Final Service <u>Agnete Antonio</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature <u>4378</u>
Date Approved:	<u>1 / 1</u>	<u>12 / 4 / 15</u>

Address: 7204 N.

6813 N. Gwin Rd  
Edinburg, TX. 78542

Water Supplier: N/A

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

Phone: 956-961-6672  
560 4181

Account/ESI No.: #100 327 804 445 73039  
 Temporary Pole  Permanent Service

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

Kaufold # 1 Lot # 09

[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



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4-15024

### 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

Ramon Ramirez

Known to me [or proved to me in the oath of TXID 08040313 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: 08040313

1. "I am requesting utility service to the following described land:

Kaufold # 1 Lot # 09"

[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]

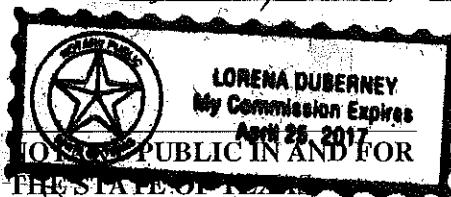
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Ramon Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on 12.04, 2015, to certify which, witnesses my hand and seal of office.



Lorena Duberney

X

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-15024  
Dec. 4, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

K0800-01-000-0009-00

[ 1 ] OWNER: RAMIREZ, RAMON E. JR.

7204 N. 1ST ST.  
EDINBURG, TX. 78542

Telephone No. 693-7513

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
KAUFOLD #1 LOT 9

02/13/14NW/E AG. USE

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 B. RAMIREZ & GWIN

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: INSTA

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

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 5 ] SIZE OF STRUCTURE: 2,360 Sq. Ft.

[ 10 ] EST. COST OF CONST.: \$75,000

[ 6 ] USE OF BUILDING: RESD. ZONE-X

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT: 40' BACK: 40' SIDES: 7'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_

TOTAL AMOUNT . . . . .

**\$30.00**

Prepared by

Julio Ruiz  
Approved by

12/4/15  
Date

11/25/15  
Date

Light

Water

60.00  
20

Flood Zone: NO

Panel No. /Suffix: 480334

Pct: 4

Community No.: 032510

Certification of Elevation

Required:  YES  NO  BFE

Santor Sierra  
Signature of Owner or Applicant

12/4/15  
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.

1 & 2 form.

732

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.

### WARRANTY DEED WITH VENDOR'S LIEN

**Date:** APRIL 19, 2012

**Grantor:** WIDE VISION VENTURES, LLC, BLUE CACTUS SERIES, a Texas series limited liability company

**Grantor's Mailing Address:**

601 TRENTON RD, SUITE D PMB 101  
MCALLEN, TEXAS 78504  
HIDALGO COUNTY

**Grantee:** RAMON E. RAMIREZ, JR., a married person

**Grantee's Mailing Address:**

7204 N. 1ST  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

**Consideration:** Cash and a note of even date that is in the principal amount of TWENTY SEVEN THOUSAND AND NO/100THS DOLLARS (\$27,000.00) and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to SANDRA G. FALCON, Trustee.

**Property (including any improvements):**

Lot 9, KAUFOLD SUBDIVISION NO. 1, an Addition to the City of Edinburg, Hidalgo County, Texas, according to map thereof recorded in Volume 25, Page 170B, Map Records of Hidalgo County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

- A. Right-of-Way Easement granted by Richard A. Garza to North Alamo Water Supply Corporation, by instrument dated October 18 1988, recorded in Volume 2668, Page 376, Official Records of Hidalgo County, Texas.
- B. A fifteen foot (15') Utility Easement along the West side of subject property as shown on plat recorded in Volume 25, Page 170B, Map Records of Hidalgo County, Texas.
- C. Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No 15.
- D. Easements, or claims of easements, which are not of public record.
- E. A twenty-five foot (25') Minimum Setback Line along the front of said property as shown on plat recorded in Volume 25, Page 170B, Map Records of Hidalgo County, Texas.

A forty foot (40') Minimum Setback Line along the rear of said property as shown on plat recorded in Volume 25, Page 170B, Map Records of Hidalgo County, Texas.

- G. A seven foot (7') Minimum Setback Line along the sides of said property as shown on plat recorded in Volume 25, Page 170B, Map Records of Hidalgo County, Texas.
- H. Oil and Gas Lease dated March 15, 1944, from Santa Cruz Farms Co. to Magnolia Petroleum Company recorded in Volume 54, Page 93, Oil and Gas Lease Records of Hidalgo County, Texas.
- I. Oil and Gas Lease dated July 22, 1993, from CNG Producing Co. to Mitchell Energy Corp. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 22, 1993, under Clerk's File No. 334331.
- J. All oil, gas, and other minerals reserved in Deeds recorded in Volume 587, Page 617, Official Records of Hidalgo County Texas, and Volume 2643, Page 654, Official Records of Hidalgo County, Texas.
- K. Standby fees, taxes and assessments by any taxing authority for the year 2012 and subsequent years.

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.

WIDE VISION VENTURES, LLC, BLUE CACTUS SERIES, a Texas series limited liability company

BY: [Signature]  
SERGE HENOCQUE, Series Manager

STATE OF TEXAS )

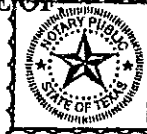
COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 19, 2012, by SERGE HENOCQUE, Series Manager of WIDE VISION VENTURES, LLC, BLUE CACTUS SERIES, a Texas series limited liability company, on behalf of said company.

[Signature]  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF

GF#100732 BV  
WINGATE LAW OFFICES  
7000 NORTH 10TH STREET  
2ND FLOOR, STE C5  
McALLEN, TEXAS 78504



MARTHA LOPEZ  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 06-07-2014

AFTER RECORDING RETURN TO:

RAMON E. RAMIREZ, JR.  
7704 N. 1ST  
EDINBURG, TEXAS 78542

(TITLEDPCS1100732-WDVLgg)

WARRANTY DEED W/ VENDOR'S LIEN

