

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	FABIOLA RAMIREZ	3-180
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: FEBRUARY 20, 2018	



# 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:

3-180  
1/24/18

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

Upon the application of:

Name: Fabiola Ramirez

Address: W mile 7

MESQUITA  
7874

Phone: 956 250 0863

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Continues</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>31553/2700</u>
		<u>215 118</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894  
[ ] Temporary Pole [  ] Permanent Service

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

Northwestern Est. Lots

[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 1/25/18  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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:

3-180  
1/24/18

### 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

Fabiola Ramirez Baez

Known to me [or proved to me in the oath of Texas Driver Licence or through TDL# 28007078 (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:

Northwestern Estates Lot 3."

[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]

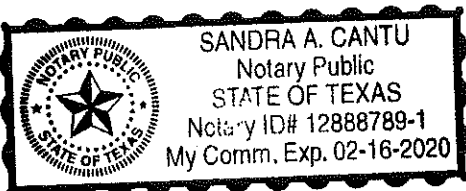
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Fabiola Ramirez (Signature)

SUBSCRIBED AND SWORN TO before me on February 5, 2018, to certify which, witnesses my hand and seal of office.



Sandra Cantu  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

State of Texas,

HIDALGO

I PATRICIO R. PEREZ

WARRANTY DEED (WITH VENDOR'S T

Know All Men by These Presents

904  
Missi

THE

County of HIDALGO

and State aforesaid, for and in consideration of the

Sum of Property Price \$70,000 Dlls, Down payment \$20,687.80 Dlls DOLLARS,  
Balance \$43,313.80 Dlls. No interes payments. Monthly payments  
to me in hand paid by FABIOLA BAEZ RAMIREZ AND HUSBAND VICTOR RAMIREZ LULE (\$600.00)

the receipt for which is hereby acknowledged, have BARGAINED, SOLD and DELIVERED, and by these presents do  
BARGAIN, SELL and DELIVER unto the said FABIOLA BAEZ RAMIREZ AND HUSBAND  
VICTOR RAMIREZ LULE

of the County of HIDALGO

and State of TEXAS

the following described personal property in

County, Texas, to-wit:

ALL OF LOT THREE (3), NORTHWESTERN ESTATES SUBDIVISION, ACCORDING TO THE  
MAP AND PLAT OF RECORD IN VOLUME 26, PAGE 101-B, MAP RECORDS OF HIDALGO  
COUNTY, TEXAS: save AND EXCEPT ALL OIL, GAS AND OTHER MINERALS, AND ALL  
GEOTHERMAL ENERGY, AND FURTHER SAVE AND EXCEPT (to the fullest extent  
permitted by law) ALL WATER RIGHTS AND RIGHTS TO WATER (whether riparin  
appropriate or otherwise) PRESENTLY APPENDED OR ANNEXED TO SAID  
PROPERTY.

Property Price \$70.000 Dlls, Down payment \$20,687.80 Dlls, Balance-----  
\$43,313.80 Dlls. No interes payments. Monthly payments \$600.00Dlls each  
month.

The buyer's will pay the backed up property taxes inthe amount of  
\$10,687.80 Dlls. They will make payments per month of \$172.00 Dlls  
The Balance of the House \$49,313.80, the buyer's will pay \$600.00 Dlls  
a month every 08 day of each month. They will pay 81 months payments of  
\$600.00 Dlls and 1 month of \$713.80

If Buyer's are falling behind in 4 payments, The owner will take the  
property

The County took 10 feet of which will be paid whatever for the owner  
(Patricio R. Perez)

The current owner (Patricio R. Perez) paid the Property tax of the  
current year 2015.

The Buyer's pay the property tax form 2016 onwards

Ending pay property title surrender to new owner's

The new owners can now build on that property. All as an agreement.

And to me do hereby bind heirs, executors, administrators  
and assigns, to forever WARRANT and DEFEND the title to the said property unto the said

FABIOLA BAEZ RAMIREZ AND HUSBAND VICTOR RAMIREZ LULE

heirs, executors, administrators  
and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS in my hand at MISSION Texas, this 08 day of OCTOBER , 2015

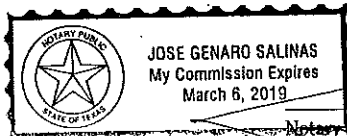
Witnesses:

*Fabiola Baez Ramirez* *Patricio Perez*  
(buyer) FABIOLA BAEZ RAMIREZ (seller) PATRICIO R, PEREZ  
*Victor Ramirez Lule*  
(buyer) VICTOR RAMIREZ LULE

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 08 day of OCTOBER 2015 , 19X  
by PATRICIO R. PEREZ



My commission expires:

03/06/2019

Notary Public, State of Texas

Notary's printed name: JOSE GENARO SALINAS



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. 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

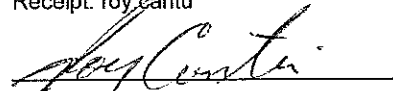
Permit No.: Permit 3-180  
Receipt No.: 001068  
N8450-00-000-0003-00

- RAMIREZ FABIOLA B & VICTOR R LULE
- 9049 W MILE 8 RD
- MISSION, TX 78573
- (956) 250-0863
- (956) 250-0863
- [1] Contractor: N/A
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: NORTHWESTERN ESTATES LOT 3
- [6] Location: 107 & western rd
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$10000
- [10] Flood Zone: Zone X

Community Panel Number: 0290d  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks  
Description: Permit 3-180  
Price: \$30.00

**Total Amount.....\$30.00**

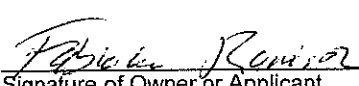
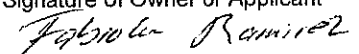
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: beto.garza  
Inspector: beto.garza  
Receipt: roy.cantu

  
Cashier

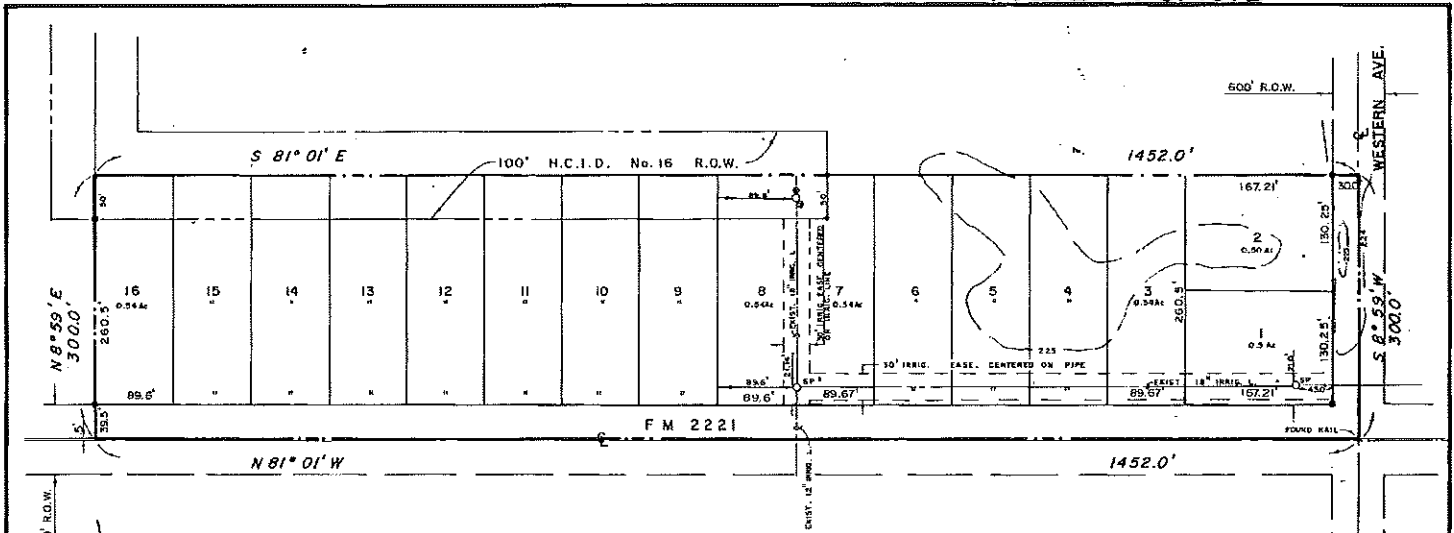
1/24/18  
Date

[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.

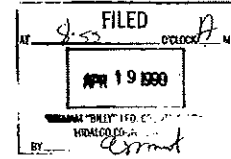
  
Signature of Owner or Applicant  


1/24/18  
Date



# MAP OF NORTHWESTERN ESTATES SUBDIVISION

BEING A RESUBDIVISION OF 10.00 ACRES OUT OF  
LOT 34, BLOCK 18, TEXAN GARDENS SUBDIVISION  
HIDALGO COUNTY, TEXAS



I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS MAP AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

*Fred L. Kurth*  
FRED L. KURTH  
REGISTERED PROFESSIONAL ENGINEER  
NO. 54151

I, CARLOS VASQUEZ, A REGISTERED PUBLIC SURVEYOR, DO HEREBY AFFIRM THE FOREGOING PLAT TO BE A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL.

*Carlos Vasquez*  
CARLOS VASQUEZ  
REGISTERED PUBLIC SURVEYOR  
NO. 54151  
DATE PREPARED: SEPT 6, 1988

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HOWARD KAPPLER, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 3 DAY OF October, A.D., 1988.

FRED L. KURTH  
Notary Public  
State of Texas  
My Commission Expires 3/20/89

*Fred L. Kurth*  
NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, ON THIS THE 6 DAY OF Oct, A.D., 1988.

ATTEST:

SECRETARY

*Howard Kappler*  
PRESIDENT

STATE OF TEXAS  
COUNTY OF HIDALGO

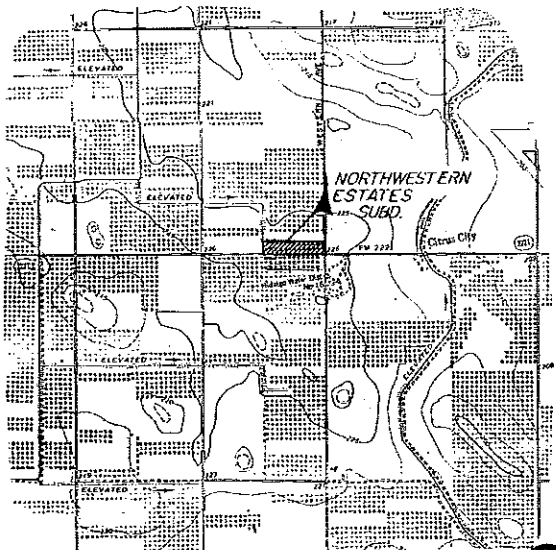
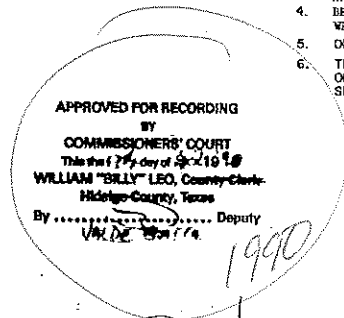
KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OR PLAT AND DOES DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS DESIGNATED THEREON.

*Howard Kappler*  
HOWARD KAPPLER, OWNER

1. PROPOSED SETBACKS

- FRONT - 30'
- SIDE - 10'
- REAR - 10'

2. MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS SHALL BE 16 INCHES ABOVE NATURAL GROUND.
3. ANTICIPATED HIGH WATER ELEVATION CREATED BY A 100-YEAR STORM WILL NOT POND IN THIS SUBDIVISION. THIS SUBDIVISION IS IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 480334 03000 NOV. 16, 1987.
4. BENCH MARK: CENTERLINE INTERSECTION OF FM 2221 & WESTERN AVENUE. ELEVATION 226.0
5. ONE SINGLE FAMILY DWELLING PER LOT.
6. THERE SHALL BE NO FENCE OR STRUCTURES PLACED OR BUILT ON ANY OF THE EASEMENTS ON THIS SUBDIVISION.



LOCATION MAP

**MELDEN & HUNT INC.**  
CONSULTING ENGINEERS  
EDINBURG, TEXAS  
312-281-0781

Being 10.00 acres situated in Hidalgo County, Texas and also being all of Lot 34, Block 18, Texan Gardens Subdivision (see Reference: Volume 4, page 155, Hidalgo County Map Records) and said 10.00 acres also being more particularly described as follows:

BEING all of a well, found on Farm to Market 2221 (a 40.00 foot road right-of-way) and the centerline of Western Road (a 60.00 foot county road right-of-way) for the southeast corner of said Lot 18 and the tract:

THENCE, S 89° 01' W 202.00 feet along said FM 2221 to a nail set for the southwest corner of said Lot 18 and this tract;

THENCE, S 89° 01' W 18.30 feet pass the north right-of-way line of said FM 2221 at 200.00 feet pass a 1/2 inch nail set on the south right-of-way line of a 100.00 foot R.O.W. 815 right-of-way and continuing a total distance of 200.00 feet to the northwest corner of said Lot 18 and this tract;

THENCE, S 91° 01' W 119.25 feet pass the east right-of-way line of said 100.00 foot R.O.W. 815 right-of-way at 122.00 feet pass a 1/2 inch nail set on the west right-of-way line of said Western Road and continuing a total distance of 142.00 feet to a nail set in the centerline of said Western Road for the southeast corner of said Lot 18 and this tract;

THENCE, S 81° 51' W 308.00 feet to the POINT OF BEGINNING and containing 10.00 acres of land of which 1.50 acre lies in the east right-of-way and 0.50 acre lies in R.O.W. 815 right-of-way and leaving a net of 7.50 acre of land, more or less.