

| <b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b> |                              |                        |
|--|------------------------------|------------------------|
|  | <b>APPLICANT</b>             | <b>APPLICATION NO.</b> |
| 1.   | EDGAR RAMIREZ                | 3-733                  |
| 2.   |                              |                        |
| 3.   |                              |                        |
| 4.   |                              |                        |
| 5.   |                              |                        |
| 6.   |                              |                        |
| 7.   |                              |                        |
| 8.   |                              |                        |
| 9.   |                              |                        |
| 10.  |                              |                        |
| 11.  |                              |                        |
| 12.  |                              |                        |
| 13.  |                              |                        |
|  |                              |                        |
|  | COMM. COURT: JANUARY 8, 2019 |                        |



# 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:

3-733  
8/14/18

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

Upon the application of:

Name: Edgar A. Ramirez

Address: 2704 Western Rd  
Mission TX 78572

Phone: 956-735-1764

Lizette Rangel 956-222-8051

| Approved by Environmental Health: | Temporary Service    | Final Service                         |
|-----------------------------------|----------------------|---------------------------------------|
|                                   | Authorized Signature | <u>Antons</u><br>Authorized Signature |
| Inspection/Permit No:             |                      | <u>Sever</u>                          |
| Date Approved:                    | <u>1 / 1</u>         | <u>12/19/18</u>                       |

Water Supplier: Hidalgo M.U.D.

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

Account/ESI No: 00327894-79045461  
 Temporary Pole  Permanent Service

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

Owner of land - Prairie View Heights Ph 1  
Lot 119

[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 Carter

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 06-03-15

|                                    |                          |                          |
|------------------------------------|--------------------------|--------------------------|
| Main Office                        | Precinct No.1 Substation | Precinct No.3 Substation |
| 1304 South 25 <sup>th</sup> Street | 1902 Joe Stephens Ave.   | 2401 N. Moorefield Rd.   |
| Edinburg, Texas 78542              | Weslaco, TX 78596        | Mission, TX 78572        |
| 956-318-2840                       | 956-968-4734             | 956-205-7045             |
| 956-318-2844                       | 956-973-7850             | 956-205-7049             |

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2/3 4

Application No:

3-733  
8/14/18

**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

Edgar A. Ramirez

Known to me [or proved to me in the oath of Edgar A. Ramirez or through TX Drivers License (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:

2704 Western Rd., Mission, Texas 78572 ."

[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."

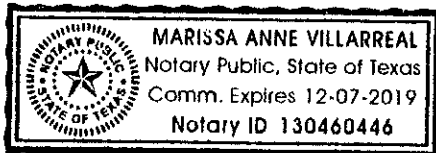
-OR-

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 December 18, 2018, to certify which, witnesses my hand and seal of office.



Marissa A. Villarreal  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STG/MC SIERRA TITLE  
GFE 3170840

**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: May 4, 2018

Grantor: VIRGINIA SALINAS and husband, MARIO SALINAS

Grantor's Mailing Address: 6917 W. Expressway 83  
Mission, Texas 78572  
Hidalgo County

Grantee: EDGAR RAMIREZ

Grantee's Mailing Address: 7614 W. Business Hwy 83  
Mission, Texas 78572  
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):  
Lot 119, PRAIRIE VIEW HEIGHTS, PHASE I, an Addition to the City of Mission, Hidalgo County, Texas, according to map thereof recorded in Volume 29, Page 55, Map Records of Hidalgo County Texas;

SAVE AND EXCEPT the North 30.0 feet having previously conveyed to the La Joya Independent School District, by instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 2, 1995, under Clerk's File No. 478143.

Reservations from and Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 6, 1994, under Clerk's File No. 390334, amended by instrument filed for record on November 14, 1995, under Clerk's File No. 486178, and as set out on plat recorded in Volume 29, Page 55, Map Records of Hidalgo County Texas.

Future Cable Vision Franchise Agreement dated April 2, 1987 between Jack Martin and Rick Martin, dba Future Cable Vision recorded in Volume 2424, Page 326, Official Records of Hidalgo County, Texas.

Agreement dated July 12, 1991, from Hidalgo County Municipal Utility District No. 1 to the Public recorded in Volume 3104 Page 480, Official Records of Hidalgo County, Texas.

Agreement dated July 12, 1991, between Central Power and Light Company and Leonel Bazan, et al., filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 30 1993, under Clerk's File No. 361664.

Future Cable Vision (Easement) Permit granted to Future Cable Vision, by County of Hidalgo, Texas, dated November 10, 2014, filed for record on November 18, 2014 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2564837.

A fifteen foot (15') Utility Easement along the East side of said property as shown on plat recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas.

A ten foot (10') Utility Easement along the West side of subject property as shown on plat recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas.

**Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 29, Page 55, Map Records Hidalgo County, Texas.**

**Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 6 and Hidalgo County Municipal Utility District No. 1.**

**Easements or claims of easements which are not a part of the public record.**

**A twenty foot (20') Minimum Setback Line along the front of said property as set out on plat recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas.**

**A fifteen foot (15') Minimum Setback Line along the rear of said property as set out on plat recorded in Volume 29, Page 55 Map Records of Hidalgo County, Texas.**

**A six foot (6') Minimum Setback Line along the sides of said property as set out on plat recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas.**

**Oil and Gas Lease dated August 11, 1999, from Jack A. Martin and wife, Lila Mae Martin to Smith Production, Inc., filed for record in the Office of the County Clerk of Hidalgo County Texas, on November 16, 1999, under Clerk's File No. 823334.**

**Oil and Gas Leases in favor of Atlantic Richfield Company recorded in Volume 422, Page 830, Oil and Gas Lease Records of Hidalgo County, Texas, and Volume 1894, Page 321, Volume, 1899 Page 420, Volume 1907, Page 283, and Volume 1902, Page 746, all in the Official Records of Hidalgo County Texas.**

**All oil, gas, and other minerals reserved in Deeds recorded in Volume 1306, Page 553, Volume 1317, Page 624, and Volume 1906 Page 286, all in the Deed Records of Hidalgo County, Texas.**

**No building permitted over any easement as set out on plat recorded in Volume 29, Page 55, Map Records of Hidalgo County, Texas.**

**Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.**

**All ad valorem taxes for the year 2018 and all 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

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

Virginia Salinas  
VIRGINIA SALINAS

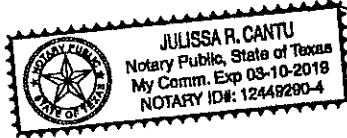
Mario Salinas  
MARIO SALINAS

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7 day of May, 2018, by  
VIRGINIA SALINAS.

(SEAL)



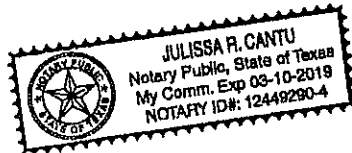
Julissa R. Cantu  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 7 day of May, 2018, by  
MARIO SALINAS.

(SEAL)



Julissa R. Cantu  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
EDGAR RAMIREZ  
7614 W. Business Hwy 83  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3176840; JC/lh



Chapter 232, Texas Local Government Code

8/14/2018 11:47:42 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Ph: 956-968-4734  
Fax: 956-973-7850

Precinct No. 3 Substation  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 3-733  
Receipt No.: 003972  
P8115-01-000-0119-00

RAMIREZ EDGAR  
7614 W BUSINESS HWY 83  
MISSION, TX 78572  
(956) 292-6972  
(956) 292-6972

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4371Sq.Ft.
- [5] Legal Description: PRAIRIE VIEW HEIGHTS PH 1-S127.14'
- LOT 119 1 1/2 Abram
- [6] Location: 3 MILE AND WESTERN ROAD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$262260
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL REGULATIONS  
AND COUNTY SETBACKS  
Description: Permit 3-733  
Price: \$30.00

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

Method of Payment: Check  
Check/M.O.#: 1485  
Payment: \$30.00  
Change Due: \$0.00  
Application: sandra.cantu  
Inspector: javier.cerda  
Receipt: sandra.cantu

*Sandra Cantu* 8/14/18  
Cashier 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.

*asite done by REC*  
*ASCOMY P. VIZ*  
Signature of Owner or Applicant

8/14/2018  
Date

1994

