

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Alexander Ramos Vasquez	4-4069
2.		
	COMM. COURT: DECEMBER 15, 2020	



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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: 4-4069

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

Upon the application of:

Name: Alexander Ramon Vasquez

Address: 4210 E Romseyc RD  
Edinburg TX 78542

Phone: 956 703 8745

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u> Authorized Signature	<u>[Signature]</u> Authorized Signature
Inspection/Permit No: _____	_____	_____
Date Approved: _____	<u>1 / 1</u>	<u>12/02/20</u>

Water Supplier: Alamo water suply

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

Account/ESI No.: 10032789428437391

Temporary Pole  Permanent Service

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

Santa Cruz Gardens NO. 2 (E 900' - S 242' of lots 7, 8 + 9)  
lots 7, 8, 9 Block # 41

[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



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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
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T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No:

4-4009

### 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

Alexander Ramos Vasquez

Known to me [or proved to me in the oath of Driver's License 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: Santa Cruz Gardens #2  
(E 900'-5242' w/ lots 7, 8 & 9) Light & Water Services lots 7, 8, 9 BK # 41  
S.O.A.C GR 4.84 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."

Alexander Ramos Vasquez (Signature)

SUBSCRIBED AND SWORN TO before me on December 2, 2020, to certify which, witnesses my hand and seal of office.



Marina Rendón  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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.  
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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 4-4069  
Receipt No.: 015486  
S1700-02-041-0007-01

VASQUEZ ALEXANDER RAMOS  
5817 N CESAR CHAVEZ RD  
EDINBURG, TX 78542  
(956) 703-8745  
(956) 703-8745

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: SANTA CRUZ GARDENS #2 E900'-S242'  
LOTS 7 8 & 9 BLK 41 5.0AC GR 4.84AC NET
- [6] Location: Cesar Chavez & Davis
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$48000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
Description: Permit 4-4069  
Price: \$30.00

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

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: guillermo.rodriguez  
Receipt: alex.antons

Cashier

11/25/20  
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.

Alexander Ramos  
Signature of Owner or Applicant

11/25/2020  
Date

# WARRANTY DEED WITH VENDOR'S LIEN

Date: May 4, 2020

Grantor: EDGAR A ROJAS and wife, MARIA OFELIA ROJAS

Grantor's Mailing Address: 1215 N 10<sup>th</sup> Street  
McAllen, Texas 78501  
Hidalgo County, Texas

Grantee: ALEXANDER RAMOS VASQUEZ

Grantee's Mailing Address: 4210 E Ramseyer Road  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Cash and a note of even date by Grantee and payable to the order of EDGAR A ROJAS and wife, MARIA OFELIA ROJAS, in the principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of EDGAR A ROJAS and wife, MARIA OFELIA ROJAS, and by a first-lien deed of trust of even date from Grantee to RAMON VEGA III, Trustee.

## Property (including any improvements):

The following described real estate, situated at SANTA CRUZ GARDENS UT NO. 2 E900'-S242' LOTS 7, 8 & 9 BLK 41 5.0AC GR 4.84AC NET, EDINBURG, in the County of HIDALGO, State of Texas:

Tax Parcel Number: 522565

## Legal Description:

TRACT NO. 1, CONTAINING 5.00 ACRES OF LAND OUT OF LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK FORTY-ONE (41), SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, According to the amended map or plat thereof recorded in Volume 8, Pages 28 and 29, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a ½" iron rod set in the centerline of Morningside Road for the Southeast corner of said Lot 9, and the Southwest corner of this tract;

THENCE North 81 degrees 37 minutes West, along the South line of Lots 7, 8 and 9, passing a ½" iron rod set at 30.00 feet for the West right of way line of Morningside Road, a total distance of 900.00 feet to a ½" iron rod found for the Southwest corner of Lot 7, and the Southwest corner of this tract;

**THENCE, North 08 degrees 23 minutes East, along the West line of Lot 7, a distance of 242.00 feet to a ½" iron rod set for the Northwest corner of this tract;**

**THENCE, South 81 degrees 37 minutes East, passing a ½" iron rod set a 870 feet for the West right of way line of Morningside Road, a total distance of 900.00 feet to a ½" iron rod set on the East line of Lot 9, and in the centerline of Morningside Road for the Northeast corner of this tract;**

**THENCE, South 8 degrees 23 minutes West, along the East line of Lot 9, and the centerline of Morningside Road, a distance of 242.00 feet to the POINT OF BEGINNING, and containing 5.00 acres of land, more or less.**

**EXCEPTING AND RESERVING** unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

**LESS AND EXCEPT:**

1. Prior reservation of all oil, gas and other minerals in, on, under or that maybe produced from the property;
2. Regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extraterritorial jurisdiction of said property.
3. Subject to any portion of the property within limits of boundaries of any public or private roadway and/or highway and the right of the public thereto.
4. Easement, Rules, Regulations and Rights in favor of Irrigation District.

Subject to existing taxes, assessment, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in the fee simple of the above granted premises and has good right to sell and convey the same; and that the Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Taxes for the year 2020 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, administrator, executors, successors, and/or assigns forever. Grantor binds Grantor and Grantor's heirs, administrator, executors, successors, and/or assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and/or assigns against every person whomsoever lawfully claiming or

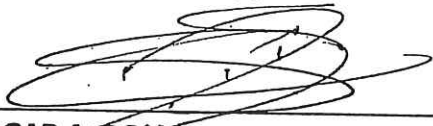
to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.


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.

EXECUTED ON THIS 27 DAY OF May 2020.

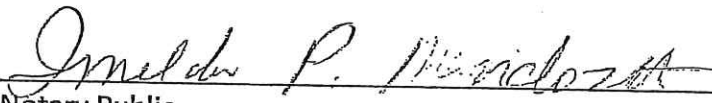
Grantor(s) Signature(s):

  
\_\_\_\_\_  
EDGAR A. ROJAS

  
\_\_\_\_\_  
MARIA OFELIA ROJAS

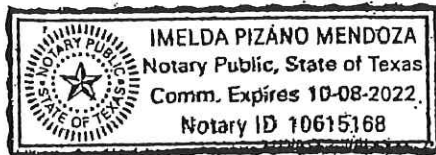
STATE OF TEXAS, COUNTY OF HIDALGO

This instrument was acknowledged and executed before me on this 27 day of May, 2020 by EDGAR A ROJAS and wife, MARIA OFELIA ROJAS

  
\_\_\_\_\_  
Notary Public

My commission expires on : 10-8-2022

(seal)



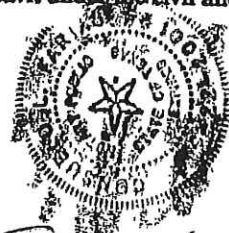


"I understand that no building permit will be issued by the County, nor will utility services be permitted to the Property until such time as a survey of all lots or tracts created by the division of the Property is submitted to the Hidalgo County Planning Department along with certified copies of all of the deeds creating the above referenced lots or tracts from the Property, other than any portion shown on the survey that is retained by me.

"I am authorized to make this Affidavit and have personal knowledge of the information contained herein, and I am aware of and make this Affidavit under the civil and criminal provisions of the laws of the State of Texas."

Executed as of Sept. 24, 1997

Olegu Santos Vargas  
Printed Name: Olegu Santos Vargas



SUBSCRIBED AND SWORN to before me on the 24th day of September, 1997, by Olegu Santos Vargas

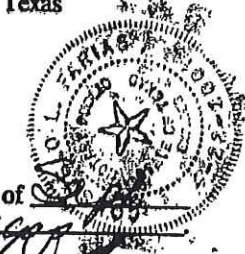
Consuelo D. Garcia  
Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 24th day of September, 1997, by Olegu Santos Vargas

Consuelo D. Garcia  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Hidalgo County Planning Department

Filed for Record in:  
Hidalgo County, Texas  
by Jose Eloy Pulido  
County Clerk

On: Sep 24, 1997 at 11:23A

As a  
Recording

Document Number: 625630  
Total Fees : 11.00

Receipt Number - 111132  
By,  
Norma Garza