





# 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  
1900 Joe Stephens Ave.  
Ste. A  
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

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-3714

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

Upon the application of:

Name: Martino Lopez de Ramos

Address: 2922 Fernando  
St Weslaco tx  
78599

Phone: 956-756-2624

Approved by Environmental Health:	Temporary Service	Final Service
	_____ Authorized Signature	_____ Authorized Signature
Inspection/Permit No: Date Approved:	_____ / /	_____ / /

Water Supplier: NAWS C

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

Account/ESI No.: N/A  
 Temporary Pole  Permanent Service

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

colonia Del Noreste Lot 256

[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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### 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

Martinez Lopez De Ramos

Known to me [or proved to me in the oath of TxdL# [REDACTED] 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:

Colonia Del Moreste lot 256

[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]

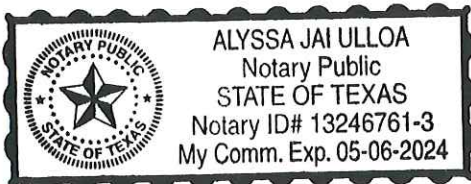
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Martinez Lopez De Ramos (Signature)

SUBSCRIBED AND SWORN TO before me on February 25, 2021, to certify which, witnesses my hand and seal of office.



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

**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.**

### GENERAL WARRANTY DEED

Date: December 17, 2019.

Grantor: DOMINGO SANCHEZ and wife JESSICA SANCHEZ.  
Grantor's Mailing Address: 3284 Glacier Circle, Lexington, Fayette County, KY 40517.

Grantee: JAIME RAMOS and wife MARTINA LOPES DE RAMOS.  
Grantee's Mailing Address: 2922 Fernando St., Weslaco, Hidalgo County, TX 78599.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration receipt of which is hereby acknowledged.

Property (including any improvements): All of Lot 256, Colonia Del Noreste, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 166, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the herein above described property as now reflected by the records of the County Clerk of Hidalgo County, Texas, including but not limited to the following;

- a. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements for roadways as shown on the map of the above described subdivision.
- b. Minimum floor elevations and easements as shown on the map of Colonia Del Noreste, recorded in Volume 23, Page 166, Map Records.
- c. Water Service Agreement easement in favor of North Alamo Water Supply Corporation as shown by instrument dated September 5, 1986, recorded in Volume 2344, Page 645, Official Records.
- d. Water line easement in favor of North Alamo Water Supply Corporation as shown by instrument dated July 20, 1979, recorded in Volume 1637, Page 841, Deed Records.
- e. Right of way easement in favor of North Alamo Water Supply Corporation as shown

by instrument dated October 12, 1988, recorded in Volume 2668, Page 351, Official Records.

- f. Oil, Gas and Mineral Lease executed by Mildred Ullom Day and others to Strike Resources, Inc., dated December 20, 1976, recorded in Volume 377, Page 750, Oil and Gas Records of Hidalgo County, Texas. Said lease has been assigned to Stampede Energy Corporation.
- g. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated February 28, 1946, recorded in Volume 578, Page 355, Deed Records.
- h. Declarations of Covenants, Conditions and Restrictions for the Colonia Del Noreste Phase Four Subdivision filed of record under Volume 3011, Page 868 et seq., Official Records Hidalgo County, Texas.
- i. BUYER ACCEPTS THIS PROPERTY AS IS, WHERE IS, AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO:
  - 1. The physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose;
  - 2. The nature or quality of construction, structural design and engineering of any improvements;
  - 3. The quality of the labor and materials included in any improvement;
  - 4. The soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise
  - 5. All warranties created by any affirmation of fact or promise or by any description of the property;
  - 6. All other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HERETO. NO TITLE EXAMINATION HAS BEEN REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY PROVIDED. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Grantors:

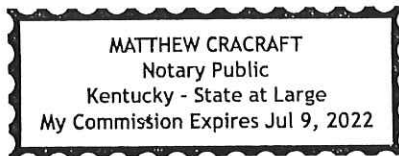
Domingo Sanchez  
DOMINGO SANCHEZ

Jessica Sanchez  
JESSICA SANCHEZ

STATE OF KENTUCKY  
COUNTY OF FAYETTE

☆ ACKNOWLEDGMENT  
☆

This instrument was acknowledged before me on December 18, 2019, by DOMINGO SANCHEZ.

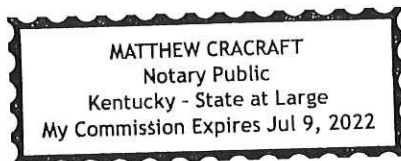


Matthew Cracraft  
NOTARY PUBLIC IN AND FOR THE  
STATE OF KENTUCKY

STATE OF KENTUCKY  
COUNTY OF FAYETTE

☆ ACKNOWLEDGMENT  
☆

This instrument was acknowledged before me on December 18, 2019, by JESSICA SANCHEZ.



Matthew Cracraft  
NOTARY PUBLIC IN AND FOR THE  
STATE OF KENTUCKY

Prepared by:  
Law Office of Carlos J. Garza  
161 S. Texas Blvd.  
Weslaco, TX 78596



Chapter 232, Texas Local Government Code

10/19/2020 11:09:09 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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1304 South 25th Street  
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Ph: 956-318-2840  
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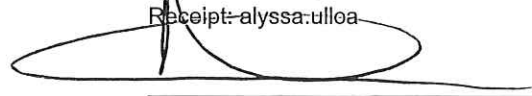
Permit No.: Permit 1-3714  
Receipt No.: 014870  
C6760-00-000-0256-00

- RAMOS JAIME & MARTINA LOPEZ DE RAMOS
- 2922 FERNANDO ST
- WESLACO , TX 78599
- (956) 756-2624
- (956) 756-2624
- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2200Sq.Ft.
- [5] Legal Description: COLONIA DEL NORESTE LOT 256
- [6] Location: mile 6 1/2 & mile 9 1/2
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all county setbacks & regulations  
 Description: Permit 1-3714  
 Price: \$30.00

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

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$40.00  
 Change Due: \$10.00  
 Application: alyssa.ulloa  
 Inspector: leo.najera  
 Receipt: alyssa.ulloa



Cashier

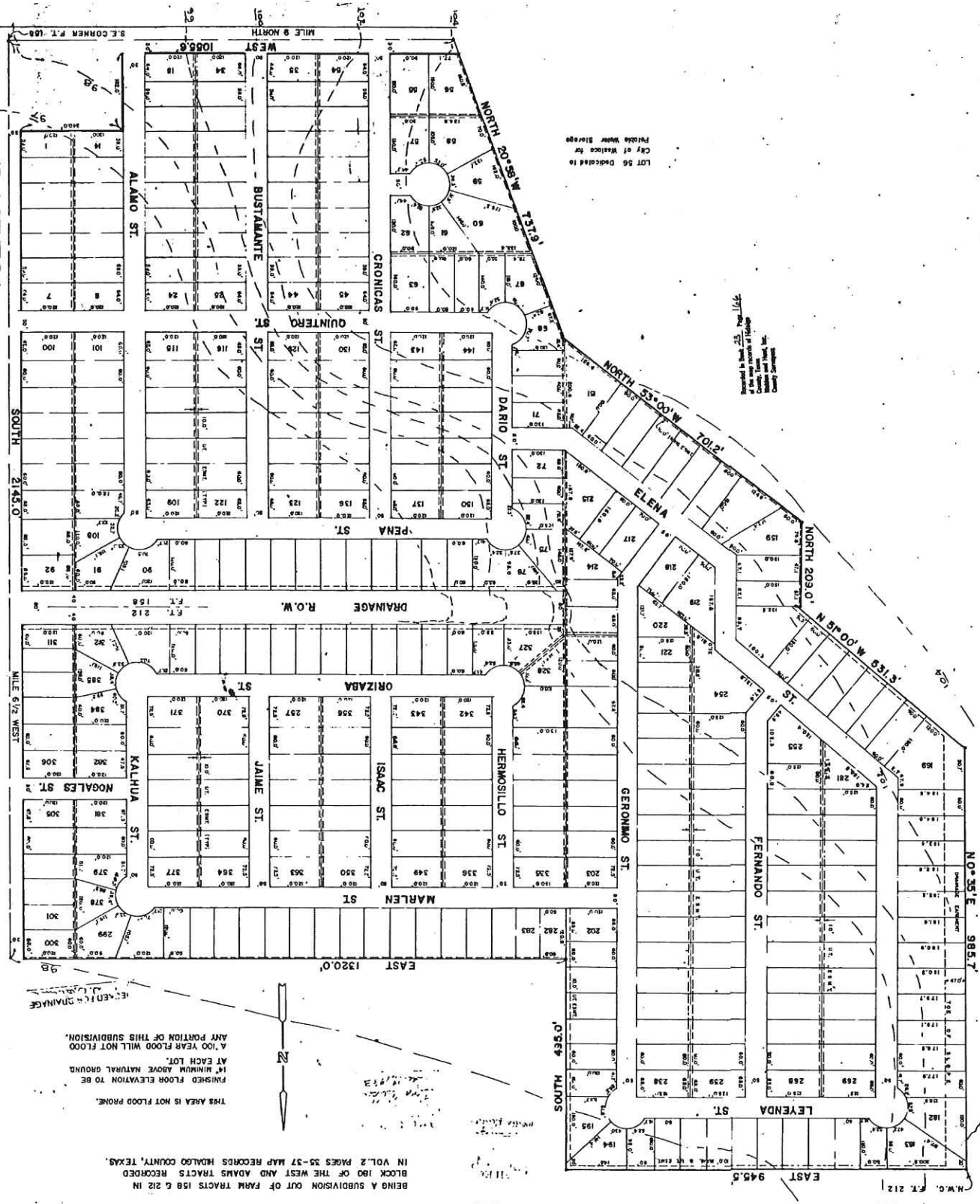
10/19/20  
Date

[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.

Martina Ramos  
Signature of Owner or Applicant

10-19-20  
Date



THIS AREA IS NOT FLOOD PRONE.  
 FINISHED FLOOR ELEVATION TO BE AT MINIMUM ABOVE NATURAL GROUND.  
 ANY PORTION OF THIS SUBDIVISION, A 100 YEAR FLOOD WILL NOT FLOOD.

BEING A SUBDIVISION OUT OF FARM TRACTS 158 & 212 IN BLOCK 180 OF THE WEST AND ADAMS TRACTS RECORDED IN VOL. 2 PAGES 35-37 MAP RECORDS HIDALGO COUNTY, TEXAS.

**COLONIA DEL NORESTE**

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
 REGISTERED PUBLIC SURVEYOR  
 NO. 2715 PE 34985  
 DATE 11-21-23  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF November, 1923

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 OWNER: MILD A. GARCIA  
 OWNER: TONY BARRIOSA  
 APPROVAL BY WATER DISTRICT  
 THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 PRESIDENT \_\_\_\_\_  
 SECRETARY \_\_\_\_\_