



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
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: 4-7437

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

Upon the application of:

Name: Rene & Norma Olivarez

Address: 3620 Ida Street
Edinburg, TX 78539

Phone: 956-292-3336
956-292-3288

Approved by Environmental Health: <i>For water only. Pending Sept 15</i> Authorized Signature Inspection/Permit No: Date Approved: / /	Temporary Service Authorized Signature Date Approved: / /	Final Service Authorized Signature <i>Forward only</i> Date Approved: <u>07/26/2023</u>
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Water Supplier: Sharyland WSC

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

Account/ESI No.: #10032789480137943
[] Temporary Pole [] Permanent Service

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

Rene & Norma Olivarez (owners for Sharyland Water)
Ramsayer Gardens #1 E 726' Lot 51 5.00 AC GR 4.86 AC NET

[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 August 8, 2023, 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

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-7437

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

Rene & Norma Olivarez

Known to me [or proved to me in the oath of Texas 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:

Ramsayer Gardens #1 E 720' lot 51
S. 00 AC GR 4.80 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-

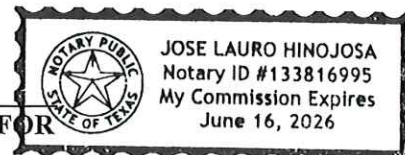
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Norma C. Olivarez

(Signature)

SUBSCRIBED AND SWORN TO before me on July 25, 2023, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-7437
Receipt No.: 030012
R0800-01-000-0051-05

OLIVAREZ RENE & NORMA
3620 IDA ST
EDINBURG, TX 78539
(956) 292-3336
(956) 292-3336

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1500Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 E726' LOT 51
5.00 AC GR 4.86 AC NET
- [6] Location: MONTE CRISTO & RAMSEYER // WOODFRAME
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$30000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 4-7437
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: aaron.hernandez
Receipt: melissa.lopez

melissa.lopez
Cashier

6/12/23
Date

ID#883318

[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.

Norma C. Olivas
Signature of Owner or Applicant

6-12-23
Date

SIERRA TITLE
CLOSER CL GF# 31888

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

2407028

Date: March 7, 2013

Grantors: ADALIA ASCENCIO

Grantor's Mailing Address (including county): 5018 Rio Grande Care Rd.
Edinburg, Texas 78541
Hidalgo County

Grantee: RENE OLIVAREZ and wife, NORMA OLIVAREZ

Grantee's Mailing Address (including county): 3620 Ida St.
Edinburg, Texas 78539
Hidalgo County

Consideration: Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's one certain promissory **Note** of even date herewith, in the principal amount of **Twenty-Two Thousand and No/100ths (\$22,000.00) Dollars** payable to the order of **ADALIA ASCENCIO** and bearing interest as therein provided; containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith from Grantee to **Ramon Vega III**, Trustee.

Property (including any improvements): *A 5.00 acre tract of land out of Lot 51, RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:*

Commencing at a C.P.S. found at the Southeast corner of Lot 63, Ramseyer Gardens Subdivision as recorded in Volume 9, Page 16, Map Records, Hidalgo County, Texas and also being the Northeast corner of Lot 1, Aguinaga Subdivision as recorded in Volume 54, Page 171-173, Map Records, Hidalgo County, Texas;

THENCE, North 8 degrees 59 minutes 00 seconds East, with and along the East Lot lines of said Lots 52 thru 63, and the centerline of Jackson Road, a distance of 3,600 feet to a set P-K nail at the Southeast corner of said Lot 51 and also being the

Southeast corner of said tract of land, and POINT OF BEGINNING;

THENCE, North 81 degrees 31 minutes 00 seconds West, with and along the South Lot line of said Lot 51, a distance of 20.00 feet pass a half inch (1/2) iron rod, set at the West right of way line of Jackson Road, continuing on the same bearing for a total distance of 726.0 feet to a set half inch (1/2) iron rod at the Southwest corner of said tract herein described;

THENCE, North 8 degrees 59 minutes 00 seconds East, parallel to the East Lot line of said Lot 51, a distance of 300.00 feet to a half inch (1/2) iron rod set at the North Lot line of said Lot 51, for the Northwest corner of said tract herein described;

THENCE, South 81 degrees 31 minutes 00 seconds East, with and along the North Lot line of said Lot 51, a distance of 706.0 feet pass a half inch (1/2) iron rod set at the West right of way line of Jackson Road, continuing on the same bearing for a total distance of 726.0 feet to a set P-K nail at the Northeast corner of said Lot 51 and for the Northeast corner of said tract herein described;

THENCE South 8 degrees 59 minutes 00 seconds West, with and along the East Lot line of said Lot 51, and the centerline of Jackson Road, a distance of 300.00 feet to the POINT OF BEGINNING, containing 5.00 acres gross of land (217,800.000 sq. ft.) more or less.

Reservations From and Exceptions to Conveyance and Warranty:

Road Easement along the East and West sides of subject property as shown on the Map recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Easements and conditions as shown on the Map recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Santa Cruz Irrigation District No. 15.

Easements, or claims of easements, which are not of public record.

All oil, gas and other minerals reserved in Deeds recorded in Volume 829, Page 204, and Volume 1382, Page 130, Deed Records, Hidalgo County, Texas.

Oil and Gas Lease dated July 31, 1979, from Bruce R. Merrill, et al, to Harry LeMaire recorded in Volume 384, Page 864, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 25, 1979, from Hidalgo-Willacy Oil Company to Panale Petroleum Company recorded in Volume 385, Page 42, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 10, 1978, from Bernice Wilder Ikins to Harry LeMaire recorded in Volume 385, Page 282, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 26, 1979, from Sawnie Smith Morris to Harry LeMaire recorded in Volume 385, Page 737, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated July 31, 1979, from Dorothy Ann Korthals, et al, to Harry Le Maire recorded in Volume 385, Page 882, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated September 10, 1979, from Bernice Wilder Ikins to Harry Le Maire recorded in Volume 386, Page 238, Oil and Gas Records of Hidalgo County, Texas.

Oil and Gas Lease dated October 23, 1979, from Edinburg CISD to Harry LeMaire recorded in Volume 387, Page 234, Oil and Gas Records of Hidalgo County, Texas.

Terms, conditions, and stipulations contained in Contract for Deed between Veterans Land Board and Jose Carlos Ascencio, dated June 29, 1995, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 3, 1995, under Clerk's File No. 460727.

Taxes for 2013 and subsequent years, the payment of which Grantee assumes.

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.


ADALIA ASCENCIO

(Acknowledgment)

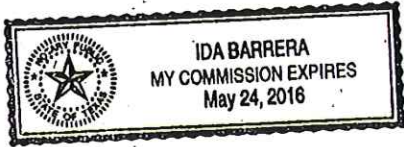
STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 12th day of March, 2013 by Adalia Ascencio.

Ida Barrera

Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Law Office of Ramon Vega III, PLLC
1012 Martin Ave. -Ste. C
McAllen, Texas 78504

PREPARED IN THE OFFICE OF:

Law Office of Ramon Vega III, PLLC
1012 Martin Ave. -Ste. C
McAllen, Texas 78504