



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10969

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

Upon the application of:

Name: Maria Holland

Address: 3130 Rio Red Ln
Edinburg TX 78541

Phone: 214-542-7151

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

Water Supplier: Sharyland WSC

Utility Provider: ☐ M.V.E.C. ☒ AEP

Account/ESI No.: 10032789454044760
☐ Temporary Pole ☒ Permanent Service

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

Ramseyer Gardens E130'-W652'-S125'-N200
Lot 22 A/K/A TR 12 D.37 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 July 21st, 2026, 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.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-10969

**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

Maria Holland

Known to me or proved to me in the oath of US passport 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 E130'-W652'-S125'-N200 Lot 22 A/K/A TR 120.37 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."

Maria Holland (Signature)

SUBSCRIBED AND SWORN TO before me on June 24, 2024, to certify which, witnesses my hand and seal of office



[Signature]
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	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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 4-10969

Receipt No.: 047641

R0800-01-000-0022-06

HOLLAND MARIA & EMMA HERNANDEZ

3130 RIO RED LN

EDINBURG, TX 78541

(214) 542-7451

(214) 542-7451

[1] Contractor: SELF[2] Water System: North Alamo WSC[3] Class of Work: 29 Residential, move in or relocated building[4] Size of Structure: 490Sq.Ft.[5] Legal Description: RAMSEYER GARDENS E130'-W652'-S125'-N200' LOT 22 A/K/A TR 12 0.37AC NET[6] Location: RIO RED CIRCLE & RIO GRANDE CARE RD[7] Sewage: N/A[8] Construction Type: Wood[9] Est. Cost of Construction: \$19000[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH COUNTY SETBACKS
AND REGULATIONS

Description: Permit 4-10969

Price: \$200.00

Description: Penalty Fee

Price: \$100.00

Total Amount.....\$300.00

Method of Payment: Cash

Check/M.O.#:

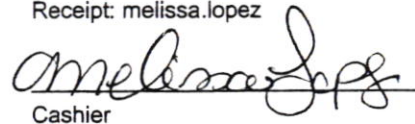
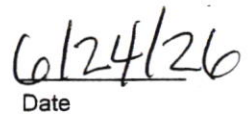
Payment: \$300

Change Due: \$0.00

Application: melissa.lopez

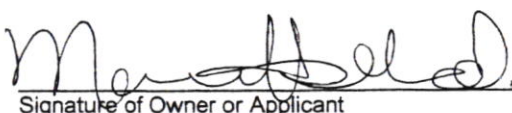
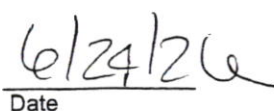
Inspector: julio.ruiz

Receipt: melissa.lopez


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.


Signature of Owner or Applicant
Date

Warranty Deed with Vendor's Lien

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: December 29, 2015

Grantor: BLUE CACTUS PROPERTIES, LLC

Grantor's Mailing Address: 601 Trenton Rd., Ste. D PMB 101
McAllen, Texas 78504
Hidalgo County

Grantee: MARIA HOLLAND and EMMA HERNANDEZ, both single persons

Grantee's Mailing Address: P.O. Box 636
Rowlett, Texas 75030
Dallas County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-SIX THOUSAND AND NO/100 DOLLARS (\$26,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JOHN ROBERT KING, Trustee.

Property (including any improvements):

TRACT A:

A tract of land being the East 130 feet of the West 652 feet of the North 125 feet of the South ½ of combined Lots 22, 23, and the North ½ of Lot 21, RAMSEYER GARDENS, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

TRACT B:

A tract of land being the East 130 feet of the West 652 feet of the South 50 of Lot 23, and the East 130 feet of the West 652 feet of the North 75 feet of Lot 22, RAMSEYER GARDENS, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Right-of-Way Easement granted to Tunkline Gas Supply Company, by instrument dated July 6, 1950, recorded in Volume 696, Page 519, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Trunkline Gas Supply Company, by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Sharyland Water Supply Corp., by instrument dated August 27, 1979, recorded in Volume 1638, Page 145, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Central Power and Light Company, by instrument dated January 18, 1980, recorded in Volume 1666, Page 533, Official Records of Hidalgo County, Texas.

Easement granted to Southwestern Bell, by instrument dated July 13, 1983, recorded in Volume 1851, Page 901, Official Records of Hidalgo County, Texas.

Easement reserved and more particularly described in Deed dated August 11, 1983, and corrected by instruments recorded in Volume 1902, Page 290, and Volume 2149, Page 200, Official Records of Hidalgo County, Texas. (as to Tract A)

Easements reserved and as more particularly described in Deed dated July 24, 1986, recorded in Volume 2322, Page 467, Official Records of Hidalgo County, Texas. (as to Tract B)

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 Deed dated August 11, 1983, and corrected by instruments recorded in Volume 1902, Page 290, and Volume 2149, Page 200, Official Records of Hidalgo County, Texas. (as to Tract A)

All oil, gas, and other minerals reserved in Deed dated July 24, 1986, recorded in Volume 2322, Page 467, Official Records of Hidalgo County, Texas. (as to Tract B)

Liens for assessments as shown in the Restrictions contained in Deed recorded in Volume 1902, Page 290, Official Records of Hidalgo County, Texas. (as to Tract A)

Liens for assessments as shown in the Restrictions contained in Deed recorded in Volume 2322, Page 467, Official Records of Hidalgo County, Texas. (as to Tract B)

Any portion of the herein described property lying within the boundaries of any road or roadway, public or private.

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 2016 and all subsequent years.

Grantor, for the Consideration and subject to the Reservations from and 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 and 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 (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (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, but reserving and retaining unto Grantor, its successors and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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 shall become absolute.

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

BLUE CACTUS PROPERTIES, LLC

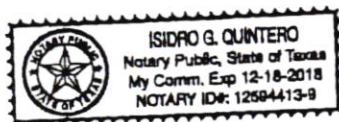
By: DOVE PROPERTY HOLDINGS, LLC
its Member/Manager

By: Jay Schwichtenberg
JAY SCHWICHTENBERG, Manager

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29 day of December, 2015, by JAY SCHWICHTENBERG, Manager of DOVE PROPERTY HOLDINGS, LLC, a Wyoming Limited Liability Company, Member/Manager for BLUE CACTUS PROPERTIES, LLC, a Texas limited liability company, on behalf of such limited liability company.



Isidro G. Quintero
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Maria Holland and Emma Hernandez
P.O. Box 636
Rowlett, Texas 75030

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3163637;IQ/bm