



# PLANNING DEPARTMENT

## 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

RECEIVED  
By: [Signature]  
Rev. 12-21-23

JUL 28 2026

Hidalgo County  
Planning Department  
Precinct 1, 2, 3, 4

Anthony Uresti  
Director of Planning

Application No: 4-10613

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

39A

Upon the application of:

Name: Jesus R. Valdez

Address: 1716 W Loop 374  
Palmview, TX 78572

Phone: 956 378 2111

| Approved by<br>Environmental Health: | Temporary Service    | Final Service        |
|--------------------------------------|----------------------|----------------------|
| Inspection/Permit No:                | Authorized Signature | Authorized Signature |
| Date Approved:                       | / /                  | / /                  |

Water Supplier: Sharyland Water Supply

Utility Provider: ☐ M.V.E.C. ☒ AEP

Account/ESI No.: 100 327 894 20836268  
☒ Temporary Pole ☐ Permanent Service

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

Ramseyer Gardens W80' - E620 - N100' LOT 23 0.184 AC NET  
(Lot 39A)

[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 18th, 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.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

RECEIVED

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# PLANNING DEPARTMENT

Rev. 12-21-23

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Precinct 1 2 3 4

Anthony Uresti  
Director of Planning

Application No: 4-10613

**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

Jesus R Valdez

Known to me [or proved to me in the oath of Notary or through  
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:

Ramsayer Gardens W80' - E620' - N100' LOT 23 0.184 AC NET ." (Lot 39 A)

[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."

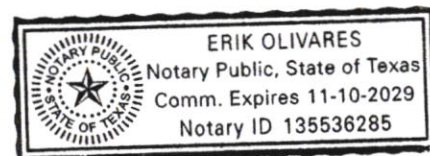
-OR-

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 July 28, 2024 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 | 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 4-10613

Receipt No.: 045767

R0800-01-000-0023-25

SUGAR PHASE I LLC

1716 W LOOP 372

PALMVIEW, TX 78501

(956) 874-5240

(956) 378-2111

[1] Contractor: SELF[2] Water System: Sharyland WSC[3] Class of Work: 25 Residential, new, Single Family Dwelling[4] Size of Structure: 1301Sq.Ft.[5] Legal Description: RAMSEYER GARDENS W80'-E620'-n100' lot23 0.184AC NET ( LOT 39 A )[6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE RD[7] Sewage: N/A[8] Construction Type: Brick[9] Est. Cost of Construction: \$117090[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: Yes

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

Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS

Description: Permit 4-10613

Price: \$200.00

Description: Flood Zone Area

Price: \$200.00

**Total Amount.....\$400.00**

Method of Payment: Check

Check/M.O.#: 1632

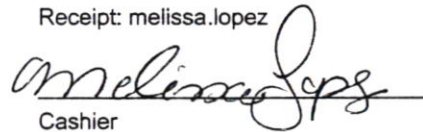
Payment: \$400

Change Due: \$0.00

Application: melissa.lopez

Inspector: julio.ruiz

Receipt: melissa.lopez



Cashier

3/25/26  
Date3049 Rio Red Circle N Edinburg, TX 7854

## [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 Applicant3/25/26  
Date

39A

August 08, 2024

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of lot 39 and lot 38, of Lakeview Subdivision, Unit "A"(unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of lot 39 and West line of lot 38, parallel to the East line of lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

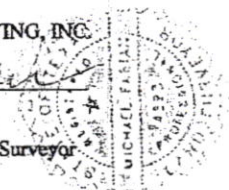
THENCE, with the West line of lot 39, Unit A and East line of lot 39, Unit B, parallel to the East line of lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

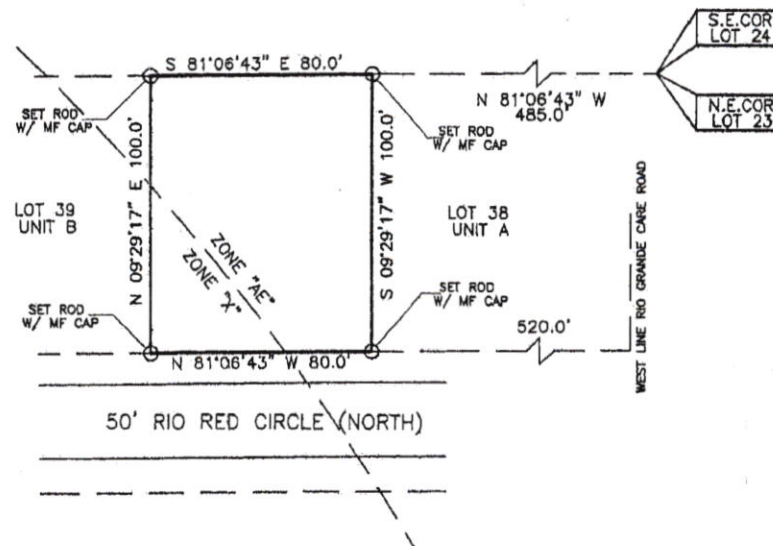
THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of lot 23 and South line of lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.



Michael Fabian  
Registered Professional Land Surveyor  
#4893  
Firm # 10193965





I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DESCREPIANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "AE-X" OF THE FLOOD INSURANCE RATE MAPS.

*Michael Fabian*  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MCALLEN, TEXAS  
# 4893



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ALL RIGHTS OF THE PROFESSIONAL LAND SURVEYING PRACTICE ACT ENJOINED UNDER

# MAP OF

A 0.184 ACRE TRACT OF  
LAND OUT OF LOT 23, RAMSEYER  
GARDENS, HIDALGO COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOLUME  
9, PAGE 16, MAP RECORDS, HIDALGO  
COUNTY, TEXAS. SAID TRACT ALSO KNOWN  
AS LOT 39, OF THE UNRECORDED MAP OF  
LAKEVIEW SUBDIVISION, UNIT "A".

PREPARED BY

MICHAEL FABIAN SURVEYING, INC.

1203 E. HACKBERRY AVE.

TEL (956) 830-1432 MCALLEN, TEXAS 78501 FAX (956) 887-4860

MICHAEL FABIAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

W.O.# 04373 CRD : W04185GPS PRINT SIZE: LEGAL  
SCALE: 1"= 50' DATE: 08/13/2024

EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM  
FIRM # 10193965