



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: 4-10513

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

Upon the application of:

Sugar PHF LLC
c/o Name: Jesus R Valdez

Address: 1716 W Loop 374
Palmview, Texas 78572

Phone: 956 378 2111

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

Water Supplier: Sharyland Water Supply

Utility Provider: ☐ M.V.E.C. ☒ AEP

Account/ESI No. 100324894 5408 4713
☒ Temporary Pole ☐ Permanent Service

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

Ramseyer Gardens W80'-E860'-N100' Lot 23 0.184 AC Net (Lot 32B)

[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 September 22nd, 2020, 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

RECEIVED

By: ATUC

AUG 18 2026

Hidalgo County
Planning Dept.

DEVELOPED
BY: J. J. J. J.



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Anthony Uresti
Director of Planning

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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

Jesus R Valdez

Known to me ~~or~~ proved to me in the oath of Tx Driver 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'-E860'-N100'- Lot 23 0.184 AC Net (Lot 32B)."

[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."

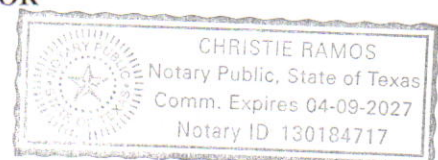
-OR-

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)

SUBSCRIBED AND SWORN TO before me on March 13, 20, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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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 4-10513

Receipt No.: 045299

R0800-01-000-0023-27

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: 1544Sq.Ft.[5] Legal Description: RAMSEYER GARDENS W80'-E860'-N100'LOT 23 0.184AC NET (LOT 32 B)[6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE N[7] Sewage: N/A[8] Construction Type: Brick[9] Est. Cost of Construction: \$138960[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 4-10513

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check

Check/M.O.#: 1060

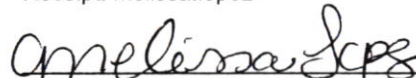
Payment: \$200

Change Due: \$0.00

Application: melissa.lopez

Inspector: julio.ruiz

Receipt: melissa.lopez


Cashier3/4/26
Date3119 Rio Red Circle N, Edinburg, Texas 78541

[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 Applicant3/4/26
Date

32-B

Mfransyer gardens L23 0.184 ac Lot 32 unit B lakeview

LOT 32 Unit B

Revised 1/27/2025
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 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", 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 between lot 32, and lot 38, Unit B, Lakeview Subdivision, (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, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of lot 32, and West line of lot 38, parallel to the East line of lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, 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 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of lot 32, and East line of lot 31, 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 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

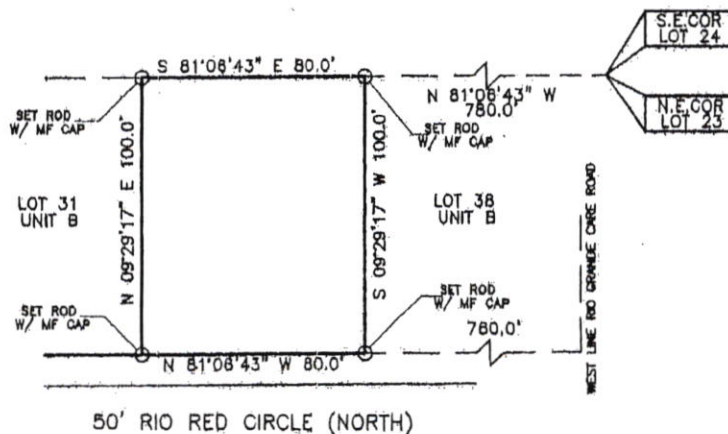
THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of lot 23 and South line of lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.

Michael Fabian

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, DISCREPANCIES, 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 "X" OF THE FLOOD INSURANCE RATE MAPS.

Michael Fabian
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
MCALLEN, TEXAS
4883



MAP
OF

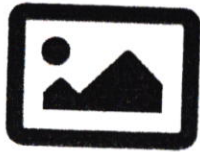
A 0.184 ACRE TRACT OF
LAND OUT OF LOT 23, RAMSEYER
GARDENS, HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN VOLUME
9, PAGE 16, MAP RECORDS, HIDALGO
COUNTY, TEXAS. SAID TRACT ALSO KNOWN
AS LOT 32, OF THE UNRECORDED MAP OF
LAKEVIEW SUBDIVISION, UNIT "B".

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
TEL: (956) 836-1432 MCALLEN, TEXAS 78801 FAX: (956) 887-4880

MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR

W.O.# 04373 ORD: 1 W041850PS PRINT SIZE: LEGAL
SCALE: 1"= 30' DATE: 08/13/2024

EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM
FIRM # 10193985

Hidalgo County Appraisal District		PUBLIC CARD WITH SKETCH 2025-0-0				Valuation Method: cost-local		February 27, 2025																																																																											
PROPERTY AND LEGAL DESCRIPTION		OWNER ID, NAME, AND ADDRESS		OWNER ID %	EXEMPTIONS	VALUES																																																																													
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20836270 32 B RAMSEYER GARDENS W80' E880' N100' LOT 23 0.184AC NET TYPE: R DBA: GEO ID: R0800-01-000-0023-27 Ref ID1: Ref ID2: SUBTYPE: RES LEGAL ACREAGE: 0.1840 ac PROP USE: AS CODE: R080001 MKT AREA: SUB MKT: APPR VAL METHOD: cost-local MAP ID: VOL 9 PG MAPSCO: TIF: EFF SIZE:		SUGAR PHASE I LLC 1716 W LOOP P PALMVIEW TX 78572 AGENT: EFF DATE:		1301824 100.00%	TAXING UNITS CAD 100.00 DR1 100.00 FD3 100.00 GHD 100.00 JCC 100.00 SEB 100.00 SST 100.00		IMPROVEMENTS LAND MARKET + null 0 MARKET VALUE - null 22,180 SPECIAL USE EXCL - null 0 APPRAISED VALUE - null 22,180 HS VALUE LIMIT - null 0 CIRCUIT BRKR LIMIT - null 0 NET APPRAISED - null 22,180																																																																												
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TAXING UNIT CD TAXING UNIT NAME PCT CAD APPRAISAL DISTRICT 100.00% DR1 DRAINAGE DISTRICT #1 100.00% FD3 EMS DIST #03 100.00% GHD HIDALGO COUNTY 100.00% JCC SOUTH TEXAS COLLEGE 100.00% SEB EDINBURG ISD 100.00% SST SOUTH TEXAS SCHOOL 100.00%		 VALID IMAGE NOT FOUND FOR THIS PROPERTY		PICTURE																																																																															
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<table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th>LA DESCRIPTION</th> <th>TYPE</th> <th>SOIL</th> <th>CLS</th> <th>TABLE</th> <th>SO</th> <th>HS</th> <th>METH</th> <th>DIM</th> <th>UNIT</th> <th>PRC</th> <th>ADJ</th> <th>M ADJ</th> <th>VAL</th> <th>SRC</th> <th>MKT VAL</th> <th>SEQ</th> <th>ADJ TYPE</th> <th>ADJ AMT</th> <th>ADJ %</th> <th>AG</th> <th>USE</th> <th>TABLE</th> <th>UNIT</th> <th>AG VALUE</th> </tr> </thead> <tbody> <tr> <td>1 ACREAGE</td> <td>AC</td> <td></td> <td></td> <td>R08000135</td> <td>C1</td> <td>No</td> <td>AC</td> <td>0.1840</td> <td>ac</td> <td>120544 21</td> <td>1.000</td> <td></td> <td></td> <td>A</td> <td>22,180</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="10"></td> <td colspan="2">AS Code: 100.00%</td> <td colspan="2">Market Area: 0.00%</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> </tbody> </table>										LA DESCRIPTION	TYPE	SOIL	CLS	TABLE	SO	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL	SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	1 ACREAGE	AC			R08000135	C1	No	AC	0.1840	ac	120544 21	1.000			A	22,180																				AS Code: 100.00%		Market Area: 0.00%											
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