PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

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

Anthony Uresti
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-10519

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

	Temporary Service	Final Service
Approved by Environmental Health:		
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	/ / 8/18/26

Upon the application of:

Name: c/o Sugar PR LLC Jesus R Valdez

Address: 1716 W Loop 374 Palmview, TX 78572

Phone: 956 378 2111

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: ~~100327894 743 41404~~ 100327894 743 41404

[✓] Temporary Pole [X] Permanent Service

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

Ramseyer Gardens AN IRR 0.193AC TR N30.87'-W125'-E355' Lot 22 & 550'-W125'-E355' Lot 23 0.193 AC Net (Lot 23A)

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

RECEIVED
By: AUC
AUG 18 2026
Hidalgo County Planning Dept.

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on November 10th **, 20**26**, 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
By:
AUG 1 0 2005
Alameda County
Planning Dept.

PLANNING DEPARTMENT

County of Hidalgo

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-105/9.

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 _____ *or* through 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:**

Rumseyer Gardens AN IRR 0.193 AC TR N 30.87' W 125' - E 355' LOT 22 & S 50' W 125' E 355' LOT 23 0.193 AC Net (Lot 23A)

[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**26**; to certify which, witnesses my hand and seal of office.**

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTIE RAMOS
Notary Public, State of Texas
Comm. Expires 04-09-2027
Notary ID 130184717

Chapter 232, Texas Local Government Code

COUNTY OF HIDALGO

PLANNING DEPARTMENT

3/4/2026 12:14:28 PM

Permit No.: Permit 4-10519
Receipt No.: 045305
R0800-01-000-0022-14

Main Office
2818 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

SUGAR PHASE I LLC
176 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 AN IRR 0.193AC TR-N30.87'-W125'-E355' LOT 22 & S50'-W125'-E355' LOT 23 0.193AC NET (LOT 23 A)

[6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: $138960

[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 24', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-10519
Price: $200.00
Description: Flood Zone Area
Price: $200.00

Total Amount.....$400.00

Method of Payment: Check
Check/M.O.#: 1060
Payment: $400
Change Due: $0.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Melissa Lopez 3/4/26
Cashier Date

2963 Rio Red Lane, Edinburg Tx 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 Applicant

3/4/26
Date

23-A

Mf:ramsyer gardens L 22 L23 0.193 ac Lot 23 unit A lakeview LOT 23 Unit A

August 12, 2024

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND 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 23, 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 Northeast corner of lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of lot 22;

THENCE, with the East line of lot 23, Unit A, and West line of lot 22, Unit A, parallel to the East line of lot 23 and lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between lot 23 and lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

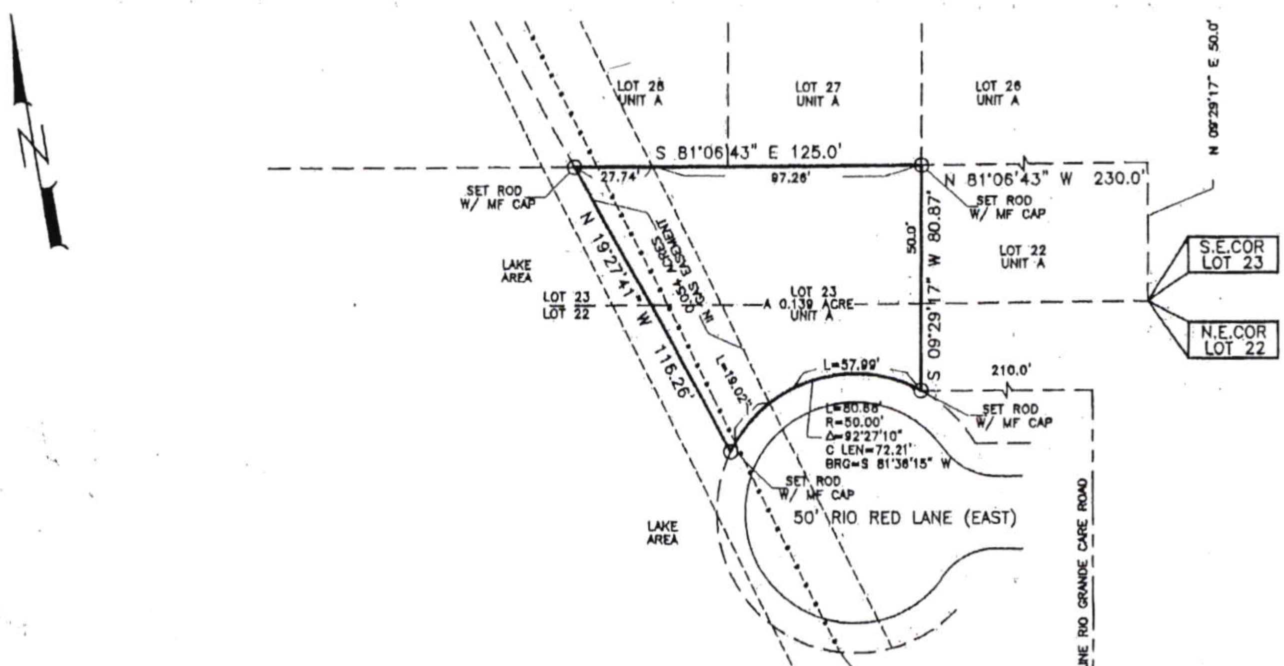
THENCE, with the South line of lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min.10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of lot 23, unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of lot 23, unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West, at 59.45 feet pass a point on the common line between lot 22 and lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of lot 23, for the for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of lot 28 and lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.

Michael Fabian
Registered Professional Land Surveyor
#4893
Firm # 10193965



TRUNKLINE GAS CO.
C/L 35' GAS PIPE LINE EASEMENT
VOL. 760, PG. 87, D/R
VOL. 696, PG. 519, D/R
BLANKET EASEMENT
(D.C.P. MIDSTREAM)

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, DESCREPANCIES, 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" OF THE FLOOD INSURANCE RATE MAPS.

MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN , TEXAS.
4893

COPYRIGHT MICHAEL FABIAN SURVEYING INC. 2024 NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS PLAT OF SURVEY. IF THIS PLAT OF SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID PER SECTION 661.46 AND 663.18 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER [illegible]

REVISED DATE: 01/27/2025

MAP
OF

A 0.193 ACRE TRACT OF LAND OUT OF LOT 22 AND 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 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A".

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
MCALLEN, TEXAS 78501
TEL. (956) 630-1432
FAX. (956) 687-4660

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

Hidalgo County Appraisal District

PROPERTY FIELD REVIEW CARD 2025-0-0

Valuation Method: cost-local — February 27, 2025

PROPERTY ID AND LEGAL DESCRIPTION

20836314 23A

RAMSEYER GARDENS AN IRR 0.193AC TR-N30.87'-W125'-E355' LOT 22 & S50'-W125'-E355' LOT 23 0.193AC NET

TYPE: R DBA:
GEO ID: R0800-01-000-0022-14 PROP USE: MAP ID: VOL 9 PG
Ref ID1: AS CODE: R080001 MAPSCO:
Ref ID2: SUBTYPE RES TIF: -
MKT AREA: SUB MKT: EFF SIZE:
LEGAL ACREAGE: 0.1930 ac APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS / OWNER ID %

SUGAR PHASE I LLC 1301824 100.00%

1716 W LOOP P PALMVIEW TX 78572

AGENT:
EFF DATE: EXP DATE:

EXEMPTIONS

TAXING UNITS

CAD	100.00	DR1	100.00	FD3	100.00
GHD	100.00	JCC	100.00	SEB	100.00
SST	100.00				

VALUES

		2024	2025
IMPROVEMENTS		null	0
LAND MARKET	+	null	23,973
MARKET VALUE	=	null	23,973
SPECIAL USE EXCL	-	null	0
APPRAISED VALUE	=	null	23,973
HS VALUE LIMIT	-	null	0
CIRCUIT BRKR LIMIT	-	null	0
NET APPRAISED	=	null	23,973

GENERAL

UTILITIES: WR,EL ZONING: CNTY LEGACY APPR JM
TOPOGRAPHY: LV TAGS:
ROAD ACCESS: PV LAST APPR. DT: 2024-03-07
LAST INSP COMP DT:
NEXT INSP. DT: 2009-01-01 SUBSET:
NEXT REASON: RECHECK
REASON NOTES: I

REMARKS

SKETCH

BUILDING PERMITS

Bld	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT

PICTURE

VALID IMAGE NOT FOUND FOR THIS PROPERTY

INCOME APPROACH DATA

GBA: 0 UNITS: 0
NRA: 0 RENT: 0

APPEAL HISTORY

YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE

SALES HISTORY

DATE	TYPE/QUAL/BRC/RATIO	PRICE	BUYER

DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
2025-02-06	WDV	/	3619754	SUGAR PHASE I	SIVAD

IMPROVEMENT VALUATION

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE	VALUE

LAND VALUATION

LN	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT PRC	ADJ	M ADJ	VAL SRC	MKT VAL
1	ACREAGE	AC			R08000135	C1	No	AC	0.1930 ac	124213.61	1.000		A	23,973
									AS Code: 100.00%		Market Area: 0.00%			23,973

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0