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: 4-10518

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

Upon the application of:

C/O **Name:** Sugar Prose LLC Jesus R. Valdez

Address: 1716 W Loop 374
Palmview, Tx 78578

Phone: 956 378 2111

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

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: ~~100327894~~ 706727714 ~~3925 7464~~

[✓] Temporary Pole [X] Permanent Service

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

Ramseyer Gardens AN IRR 0.189 AC TR W55'-E465'-S100' N250'
Lot 23 0.189 AC Net (Lot 29 A) ,

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

RECEIVED
By: AMC
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 8 2025
Hidalgo County
Elections Dept.

PLANNING DEPARTMENT

County of Hidalgo

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Anthony Uresti
Director of Planning

Precinct 1 2 3 (4)

Application No: 4-10518

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 0.189 AC TR. W55-E465'-S100'-N250' LOT 23 0.189 AC" Net (Lot 29A)

[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, 2024**, 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

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

3/4/2026 12:12:58 PM

Permit No.: Permit 4-10518
Receipt No.: 045304
R0800-01-000-0023-35

SUGAR PHASE I LLC
1716 W LOOP 372
PALMVIEW , TX 78572
(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: 1317Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS AN IRR 0.189AC TR-W55'-E465'-S100'-N250' LOT 23 0.189AC NET (LOT 29 A)
[6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: $118530
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 27.1', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-10518
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

3018 Rio Red Cir. 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 Applicant

3/4/26
Date

August 08, 2024

DESCRIPTION OF A 0.189 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 29, 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 29, and lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of lot 29, and West line of lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of lot 29, and East line of lot 30, 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 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

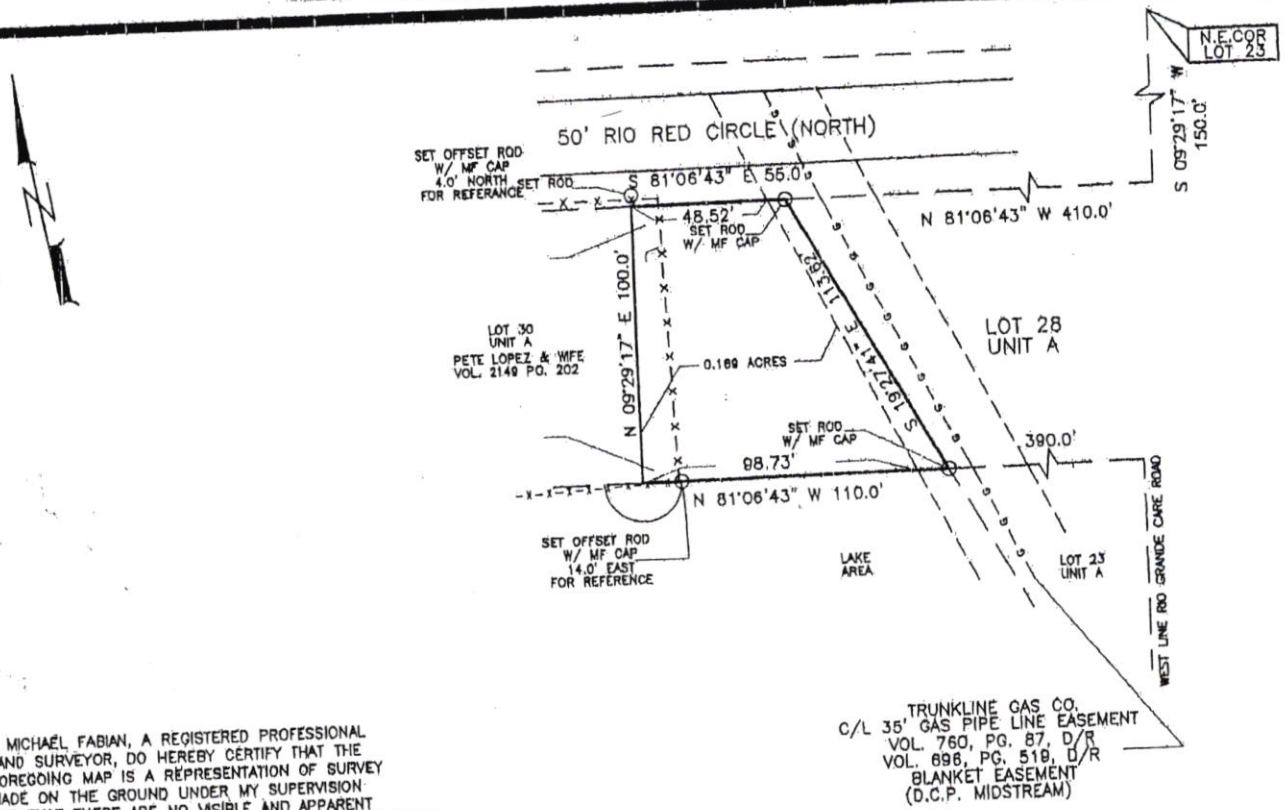
MICHAEL FABIAN SURVEYING, INC.

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, 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

STATE OF TEXAS
REGISTERED
MICHAEL FABIAN
4893
LICENSED
PROFESSIONAL
LAND SURVEYOR

COPYRIGHT MICHAEL FABIAN SURVEYING INC. 2024. NO UNLICENSED USE WITH EXPRESS WRITTEN PERMISSION. THIS SURVEY PLAT AND THE DESIGNS CONTAINED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF MICHAEL FABIAN SURVEYING INC. AND SHALL NOT BE REPRODUCED OR USED IN PART OR AS A WHOLE WITHOUT THE EXPRESS WRITTEN PERMISSION OF MICHAEL FABIAN SURVEYING INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THIS SURVEY PLAT WILL BE IN VIOLATION OF THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER SECTION 1071 OF THE TEXAS OCCUPATIONS CODE.

MAP
OF

A 0.189 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 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A".

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
MCALLEN, TEXAS 78501
TEL: (956) 638-1432 FAX: (956) 687-4560

MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR

W.O.# 04373 ORD : W04185GPS PRINT SIZE: LEGAL
SCALE: 1" = 80' DATE: 08/13/2024

EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM
FIRM # 10193965

Hidalgo County Appraisal District

PUBLIC CARD WITH SKETCH 2025-0-0

Valuation Method: cost-local | February 27, 2025

PROPERTY ID AND LEGAL DESCRIPTION

20836277 29-A

RAMSEYER GARDENS AN IRR 0.189AC TR:W55'-E465'-S100'-N250' LOT 23 0.189AC NET

TYPE: R DBA:
GEO ID: R0800-01-000-0023-35 PROP USE: MAP ID: VOL 9 PG
Ref ID1: AS CODE: R080001 MAPSCO:
Ref ID2: MKT AREA: TIF:
SUBTYPE: RES SUB MKT: EFF SIZE:
LEGAL ACREAGE: 0.1890 ac APPR VAL METHOD: cost-local

OWNER ID, NAME, AND ADDRESS

OWNER ID	OWNER ID %
1301824	100.00%

SUGAR PHASE I LLC

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	23,402
MARKET VALUE	=	null	23,402
SPECIAL USE EXCL	-	null	0
APPRAISED VALUE	=	null	23,402
HS VALUE LIMIT	-	null	0
CIRCUIT BRKR LIMIT	-	null	0
NET APPRAISED	=	null	23,402

GENERAL

UTILITIES:	WR,EL	GBA:	0
TOPOGRAPHY:	LV	NRA:	0
ROAD ACCESS:	PV	UNITS:	0.
ZONING:	CNTY	RENT:	0

REMARKS

SKETCH

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%

PICTURE

VALID IMAGE NOT FOUND FOR THIS PROPERTY

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

L#	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	0.1890 ac	123819.87	1.000		A	23,402
									AS Code: 100.00%		Market Area: 0.00%			23,402

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0