



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: R121471

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

Upon the application of:

Name: Carmen Torres

Address: Charista Loyles
1079 W. Alamo Tr.
78516

Phone: 464-8832

Approved by Environmental Health:	Temporary Service	Final Service
	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>1 1</u>

Water Supplier: NAWS

Utility Provider: M.V.E.C. AEP

Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

BAR 7. Lots 16

[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 _____, 20____, 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



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Precinct 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: R121971

**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

Carmen Torres

Known to me [or proved to me in the oath of DL of Delaware or through B342512 (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:

Bar #7 lot #116"

[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."~~

Carmen Torres (Signature)

SUBSCRIBED AND SWORN TO before me on Sept 5, 2012, to certify which, witnesses my hand and seal of office.

Karen E. Todd
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS Delaware



The State of Texas,

County of HIDALGO

Know All Men by These Presents:

That X AS, INC WHOSE ADDRESS IS
P.O. BOX 4259 MCALLEN

U

515662

of the County of Hidalgo State of Texas for and in consideration

of the sum of *hundred forty and no/100th* Ten and no/100th, a note for *\$ three thousand six* and other good and valuable consideration *and fifteen* DOLLARS

to us paid, and secured to be paid, by Deed of Trust and the Vendor Lien retained in herein, which is payable as a note of even date herewith provides

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said *Carmen + Gustav Sanchez* whose address is *P.O. Box 811*

of the County of Hidalgo State of Texas all that certain

(*Bar Subdivision Unit # 7 lot # 16*) Hidalgo County, Texas, Subject to all reservations, exceptions, leases, easements, restrictions use, rights, applicable rule, regulations of record or visible and all taxes for 1996 and subsequent years, and any liens

As a material part of the consideration for this Agreement, Grantor and Grantees agree that Grantees is taking the Property "As Is" with any and all latent and patent defects and that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantees acknowledges that Grantees are not relying upon any representation, statement of other assertion with respect to the Property condition, but is relying upon Grantees examination of the Property. Grantees take the Property under the express understanding there are no express or implied warranties (except for limited warranties of title set forth in this document).

This Deed is given in conformance to and in satisfaction of a contract dated in 1996 between Carmen + Gustavo Sanchez and Bar Investments, Inc. and is accepted by Grantee as such

The undersigned GRANTEE hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision concerning title exceptions contained therein, and acknowledges that same in conformity with GRANTEE intent, and contained therein, and provisions of same shall control in the event of any conflict with the contract GRANTEE has signed regarding the property described in the attached deed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said X AS, INC.

Their . and assigns forever and we do hereby bind our successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Carmen + Gustavo Sanchez Their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by and through Grantor but not otherwise

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to face and tenor, effect and reading, when this deed shall become absolute. Grant

WITNESS Our hand at this 15 day of February 1996

Witness at request of Grantor:

X AS, INC,

BY

H. HOLLIS RANKIN, III
PRESIDENT

Mailing address of Grantee:

Name: *Carmen + Gustavo Sanchez*
Address: *P.O. Box 811*
Donna TX 78537

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Corporate Acknowledgment)

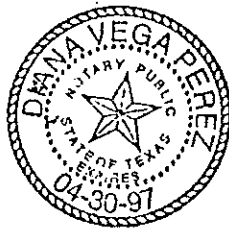
STATE OF TEXAS }
COUNTY OF *Hidalgo*

This instrument was acknowledged before me on the *15* day of *February*, 19*96*.
by *H. HOLLIS RANKIN, III*
of *X AS, INC.*
a *TEXAS* corporation, on behalf of said corporation.

My commission expires: _____

4-30-97

Diana Vega Perez
Notary Public, State of Texas
Notary's printed name: _____



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Warranty Deed
(WITH VENDOR'S LIES)

FROM
X AS, INC.

TO

Samantha Guotardo

Sanchez

FILED FOR RECORD

This day of A.D. 19
at o'clock M.

County Clerk

By
RECORDED
Deputy

A.D. 19

In County Records

In Book on Page

County Clerk

By
Deputy

Recording Fee \$
*This instrument should be filed immediately with the
County Clerk for record.*

WHEN RECORDED RETURN TO

X AS, INC.
P. O. BOX 4259
McAllen, TX 78502

The Office Company, Dallas, TX 75238

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Apr 10, 1996 at 10:45A

As a
Recording

Document Number: 515662
Total Fees: 13.00

Receipt Number - 28406
By:
Bea Cruz

Hidalgo CAD

Property Search Results > 121471 SANCHEZ CARMEN & GUSTAVO for Year 2012

Property

Account

Property ID: 121471 Legal Description: BAR #7 LOT 16
 Geographic ID: B1560-07-000-0016-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1074 WEVARISTO GONZALEZ Mapsco:
 TX
 Neighborhood: BAR #7 Map ID:
 Neighborhood CD: B156007

Owner

Name: SANCHEZ CARMEN & GUSTAVO Owner ID: 342634
 Mailing Address: PO BOX 811 % Ownership: 100.0000000000%
 DONNA, TX 78537-0811

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$10,626
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$14,455 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$25,081
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$25,081
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$25,081

Taxing Jurisdiction

Owner: SANCHEZ CARMEN & GUSTAVO
 % Ownership: 100.0000000000%
 Total Value: \$25,081

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$25,081	\$25,081	\$0.00
DR1	DRAINAGE DISTRICT #1	0.073300	\$25,081	\$25,081	\$18.38
FD4	EMS DIST #04	0.024500	\$25,081	\$25,081	\$6.14
GHD	HIDALGO COUNTY	0.590000	\$25,081	\$25,081	\$147.98
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$25,081	\$25,081	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.150700	\$25,081	\$25,081	\$37.80
R07	ROAD DIST 07	0.000000	\$25,081	\$25,081	\$0.00
SDN	DONNA ISD	1.258200	\$25,081	\$25,081	\$315.57
SST	SOUTH TEXAS SCHOOL	0.049200	\$25,081	\$25,081	\$12.34
Total Tax Rate:		2.145900			
Taxes w/Current Exemptions:					\$538.21
Taxes w/o Exemptions:					\$538.21

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 864.0 sqft Value: \$10,626
 Type Description Class CD Exterior Wall Year Built SQFT

MA	MAIN AREA	WDLW	DWD	1975	120.0
ADD	ADDITION	WDLW		1975	456.0
ADD	ADDITION	WDLW		1975	288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1746	7607.67	51.00	149.17	\$14,455	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$10,626	\$14,455		0	25,081	\$0
2012	\$10,626	\$14,455		0	25,081	\$0
2011	\$10,626	\$14,455		0	25,081	\$0
2010	\$10,626	\$14,455		0	25,081	\$0
2009	\$10,863	\$14,455		0	25,318	\$0
2008	\$11,334	\$14,455		0	25,789	\$0
2007	\$12,090	\$10,651		0	22,741	\$0
2006	\$11,604	\$10,651		0	22,255	\$0
2005	\$11,796	\$10,651		0	22,447	\$0
2004	\$10,944	\$10,651		0	21,595	\$0
2003	\$9,461	\$10,651		0	20,112	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/10/1996 12:00:00 AM	CONV	CONVERSION	X AS INC	SANCHEZ CARMEI			515662
2	9/19/1995 12:00:00 AM	CONV	CONVERSION	BAR INVESTMENT:	VALLEY WATERMA			475906
3	9/19/1995 12:00:00 AM	CONV	CONVERSION	VALLEY WATERMA	X AS INC			475909

Tax Due

Property Tax Information as of 09/19/2012

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466