

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	SANJUANITA BARRERA	31070
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 6, 2013	



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

Precinct 1 2 3 4

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

Application No: 31070
10/15/96

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: San Juanita Barrera

Address: 706 Maricela St.
Palmview, TX 78572

Phone: 956-560-9806

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>Chardo R...</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>19051</u> <u>7 125713</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

regarding the land described as: Palmview West Lot 40

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared;
- YES A plat has been reviewed and approved by the Commissioners Court;
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 11-26-96)

(verified by Sandra Carter,
Sandra Carter)

(verified by Chardo R...)

(verified by Chardo R...)

(verified by Sandra Carter,
Sandra Carter)

Sandra Carter 7/25/13
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2/3/4

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

Application No:

3-1070
10/15/94

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: San Juanita Barrera

Address: 704 Maricela St.
Palmview, TX 78572

Phone: 956-560-9804

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Palmview west lot 40

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Sanj. Barrera
Requesting Party (Signature)

7/25/13
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

7/25/13
Date

Sandra Carter
County Official

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: July 8, 2013

2429570

Grantor: Zacarias Monjaras, Jr. and wife, Maria Juana Monjaras

Grantor's Mailing Address:

PO Box 1218
Penitas, Texas 78576

Grantee: San Juanita Barrera and Victor M. Chapa

Grantee's Mailing Address:

706 Maricela St.
Palmview, Texas 78572

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Lot 40, Palmview West, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 31, Page 192, Map Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than conveyances of the surface estate, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

ZACARIAS MONJARAS JR.

Zacarias Monjaras, Jr.

Maria Juana Monjaras

Maria Juana Monjaras

ACKNOWLEDGMENT

This instrument was acknowledged before me on 17-18, ²⁰¹³~~2012~~, by Zacarias Monjaras, Jr. and Maria Juana Monjaras.

S. Moncada

Notary Public



COUNTY OF HIDALGO, TEXAS
CLASS A
DEVELOPMENT PERMIT EXEMPTION CERTIFICATE

STATE OF TEXAS :
COUNTY OF HIDALGO :

APPLICATION NO. 31070-A51 :

NAME OF APPLICANT Josue Montano M.

THE ABOVE NAMED APPLICANT APPLIED FOR A DEVELOPMENT PERMIT ON

Palmer West Lot 40

THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT APPEARS NOT TO BE WITHIN AN IDENTIFIED FLOOD PLAIN OF HIDALGO COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY HIDALGO COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:

3 Bedrooms 1450 FT
1/2 Bath Pool

THE COUNTY FLOOD PLAIN ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATION:

- 1.) ONLY ONE HOUSE PER LOT OR TRACT.
- 2.) MUST COMPLY WITH ANY DEED RESTRICTIONS FOR SAID LAND OR SUBDIVISION.

WARNING:

The flood hazard boundary maps and other flood data used by the County Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of the County or the County Flood Plain Administrator or any officer or employee of Hidalgo County in the event flooding or flood damage does occur.

L. ZACARIAS MONTAÑAS JR
Acknowledgement of Warning by Applicant

Emilio Bouch
Signature of County Flood Plain Administrator

Date of Issuance 10-15-96

clearance is granted to Juan Carlos Montoya Jr.
 for the construction and/or the move-in of a 1415 sq ft
Wood Frame Block
 at Polanco West SUBDIVISION
 LOT 40 BLOCK _____ located at Minimato Oval S. of Hwy 83

Luis Barza
 INSPECTOR, PLANNING DEPARTMENT

10-15-96
 DATE

INSPECTOR, HEALTH DEPARTMENT

DATE

Please return this applicant signed and approved by the Health Department in order to issue a building permit.

SPECIAL CONDITION(S) 3 Bedroom
Block

OFFICIAL RECEIPT FOR FEES



HIDALGO COUNTY PLANNING DEPARTMENT
 FLOOD CONTROL PROGRAM

RECEIPT No 31070

10-15 1996

RECEIVED OF: Juan Carlos Montoya Jr. \$ 15.00
filler DOLLARS

FILE NO. 451

FLOOD CONTROL FEES
 010-365-000-00

SUBDIVISION FEES
 010-341-400-00

ENGINEERING FEES
 PAYABLE
 010-202-401-00

BUILDING	<u>15.00</u>	
MECHANICAL-ELECTRICAL		
FOUNDATION		
OTHER		

FILING FEE		
INSPECTION FEE		
OTHER		

ENGINEERING FEES	<u>15.00</u>
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DEFERRED REVENUE
 --- -229- --- -00

PMT. FOR CULVERTS	
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SOLID WASTE DISPOSAL FEES
 790-344-999-00

CONSTRUCTION WASTE	
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TOTAL 15.00

M. O.

CHECK # _____ CASH

Luis Barza
 PREPARED BY:

Hidalgo CAD

Property Search Results > 566340 MONJARAS ZACARIAS JR & MARIA J for Year 2013

Property

Account

Property ID: 566340 Legal Description: PALMVIEW WEST LOT 40
 Geographic ID: P2952-00-000-0040-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 417 FOSHEE ST Mapsco:
 Neighborhood: PALMVIEW WEST Map ID: CPM VOL 31 PG 192
 Neighborhood CD: P295200

Owner

Name: MONJARAS ZACARIAS JR & MARIA J Owner ID: 364070
 Mailing Address: PO BOX 1218 % Ownership: 100.0000000000%
 PENITAS, TX 78576-1218

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$5,365	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$32,672	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$38,037	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$38,037	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$38,037	

Taxing Jurisdiction

Owner: MONJARAS ZACARIAS JR & MARIA J
 % Ownership: 100.0000000000%
 Total Value: \$38,037

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$38,037	\$38,037	\$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	\$38,037	\$38,037	\$28.53
GHD	HIDALGO COUNTY	0.590000	\$38,037	\$38,037	\$224.42
JCC	SOUTH TEXAS COLLEGE	0.150700	\$38,037	\$38,037	\$57.32
R05	ROAD DIST 05	0.000000	\$38,037	\$38,037	\$0.00
SLJ	LA JOYA ISD	1.311000	\$38,037	\$38,037	\$498.67
SST	SOUTH TEXAS SCHOOL	0.049200	\$38,037	\$38,037	\$18.71
Total Tax Rate:		2.175900			

Taxes w/Current Exemptions: \$827.65

Taxes w/o Exemptions: \$827.65

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1413.0 sqft Value: \$5,365

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CBKFA	CCBK	2000	1413.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.5000	21781.00	96.45	225.83	\$32,672	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$5,365	\$32,672	0	38,037	\$0	\$38,037
2012	\$5,493	\$32,672	0	38,165	\$0	\$38,165
2011	\$5,620	\$32,672	0	38,292	\$0	\$38,292
2010	\$5,748	\$32,672	0	38,420	\$0	\$38,420
2009	\$5,812	\$32,672	0	38,484	\$0	\$38,484
2008	\$11,879	\$16,989	0	28,868	\$0	\$28,868
2007	\$12,833	\$16,989	0	29,822	\$0	\$29,822
2006	\$4,975	\$16,989	0	21,964	\$0	\$21,964
2005	\$4,925	\$16,989	0	21,914	\$0	\$21,914
2004	\$5,001	\$16,989	0	21,990	\$0	\$21,990
2003	\$9,289	\$13,069	0	22,358	\$0	\$22,358

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/1999 12:00:00 AM	SVD	SPEC WD/VEN LIEN	M B DAIRY INC	MONJARAS ZACAF			782649
2	6/1/1999 12:00:00 AM	STD	SUB TRUSTEE DEED	MONJARAS ZACAF	M B DAIRY INC			778902
3	10/15/1998 12:00:00 AM	SVD	SPEC WD/VEN LIEN	M B DAIRY INC	MONJARAS ZACAF			717000

Tax Due

Property Tax Information as of 07/25/2013

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

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