

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	DAVID LEAL	3-12665
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 10, 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

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

Precinct 1 2/3 4

Application No: 3-12665
6628112

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

Upon the application of:

Name: David Leal

Address: 4209 Rio Grande Ln.
Mission, Tx. 78572

Phone: (281) 904-5427
(956) 205-3356

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>David Leal</u> Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>1365</u> <u>12/2/13</u>

Water Supplier: Agua Sud

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

Account/ESI No.: 10032789411680345
[] Temporary Pole [X] Permanent Service

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

Lot Fifty-two (52), Four Sure All right Subdivision No. 1,
Hidalgo County, TX.

[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.~~

Sandra Cantu 12/2/13
Planning Department Authorized Signature

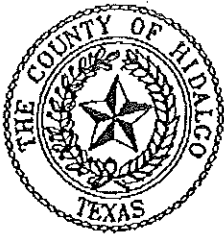
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

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

Precinct 1 2(3)4

Application No: 3-12-16-5
6/28/12

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

David Leal

Known to me [or proved to me in the oath of Texas Driver License or through ID # 19137262 (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:

lot 5a, Four Sure All Right No. 1."

[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."

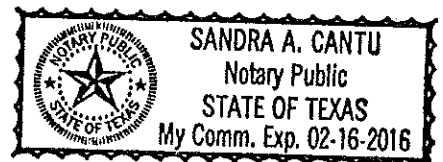
-OR-

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] (Signature)

SUBSCRIBED AND SWORN TO before me on December 2, 2013 to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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

WARRANTY DEED

Date: August 17, 2010

Grantor: DANIEL MENDIOLA and wife, DIANA MENDIOLA

Grantor's Mailing Address (including county): 8451 Clippert
Taylor, Michigan 48180
Wayne County, Michigan

Grantee: DAVID LEAL and wife, ELIZABET LEAL

Grantee's Mailing Address (including county): 3601 Del Norte St.
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot Fifty-two (52), FOUR SURE ALL RIGHT SUBDIVISION, NO. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 20, Page 126, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Volume 1620, Page 298, Deed Records, Hidalgo County, Texas.

Save and except all oil, gas and other minerals, except as to an undivided 1/8th of the customary 1/8th royalty interest therein, non-participating as out in a deed recorded in Volume 621, Page 523, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated September 23, 1976, recorded in Volume 360, Page 922, dated November 21, 1981, recorded in Volume 410, Page 467, Oil and Gas Records, Hidalgo County, Texas and amended in Volume 1922, Page 840, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easements, rules, regulations and rights in favor of Hidalgo County Water Control and Improvement District No. 6.

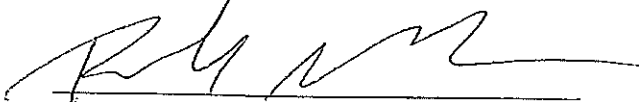
Fifteen foot (15') utility easement along the rear; as per map or plat recorded in Volume 20, Page 126, Map Records, Hidalgo County, Texas.

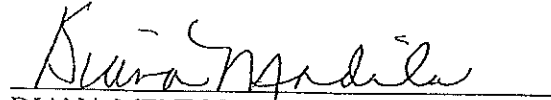
Easements, or claims of easements, which are not recorded in the public records.

Taxes for the year 2010 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



DANIEL MENDIOLA


DIANA MENDIOLA

(Acknowledgment)
State of ~~Texas~~ Michigan *pm pm*
County of ~~Hidalgo~~ Wayne *pm pm*

This instrument was acknowledged before me on the 18th of August, 2010, by DANIEL MENDIOLA and wife, DIANA MENDIOLA.

STACEY D. COURY
Notary Public, Wayne County, MI
My Commission Expires 5-5-2013
Acting in Wayne County


Notary Public, State of ~~Texas~~ Michigan *pm pm*

AFTER RECORDING RETURN TO:
DAVID LEAL
ELIZABETH LEAL
3601 Del Norte St.
Mission, Texas 78574

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 765705; MB:cam

Chapter 232 Texas LGC Application

APPLICATION NO:
3-12665
Jun. 28, 2012

COUNTY OF HIDALGO
PLANNING DEPARTMENT
PO DRAWER B EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

F6000-00-000-0052-00

[1] OWNER: LEAL, DAVID & ELIZABET
4209 RIO GRANDE LN
N/A 2011
MISSION, TX 78572 (281)
Telephone No. 904-5663

[7] LEGAL DESC./NAME OF SUBDIVISION
FOUR SURE ALL RIGHT LT 52 .31
C-25
E5-16-11AGUASUD/LANDSCAPING

[2] CONTRACTOR: SELF

LOCATION: 0 PALM DR & OLD 83

[3] WATER SYSTEM: AGUA

[8] SEWAGE: INSTA

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 2,211 Sq. Ft.

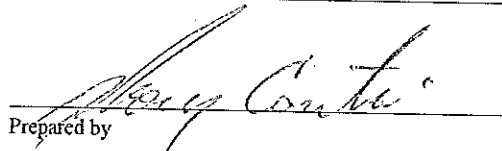
[10] EST. COST OF CONST.: \$60,000


[6] USE OF BUILDING: RES. NEW HOUSE ZONE-C

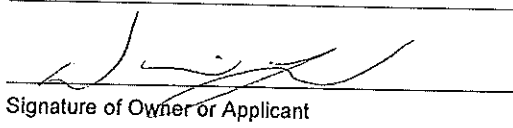
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
FRONT 25' BACK 15' SIDES 6'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATION
18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES


Prepared by _____ Date 6/28/12


Approved by _____ Date 6/28/12


Signature of Owner or Applicant _____ Date 06-28-12

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0400C Pct: 3

Community No.: 0180374

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Hidalgo CAD

Property Search Results > 175876 LEAL DAVID & ELIZABET for Year 2013

Property

Account

Property ID: 175876 Legal Description: FOUR SURE ALL RIGHT LT 52 .31 AC
 Geographic ID: F6000-00-000-0052-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: RIO GRANDE LN Mapsco: TX
 Neighborhood: FOUR SURE ALL RIGHT Map ID: VOL 20 PG 126
 Neighborhood CD: F600000

Owner

Name: LEAL DAVID & ELIZABET Owner ID: 943510
 Mailing Address: 3601 DEL NORTE % Ownership: 100.0000000000%
 MISSION, TX 78574-8379

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$22,275	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$22,275	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$22,275	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$22,275	

Taxing Jurisdiction

Owner: LEAL DAVID & ELIZABET
 % Ownership: 100.0000000000%
 Total Value: \$22,275

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$22,275	\$22,275	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$22,275	\$22,275	\$21.32
GHD	HIDALGO COUNTY	0.590000	\$22,275	\$22,275	\$131.42
JCC	SOUTH TEXAS COLLEGE	0.150000	\$22,275	\$22,275	\$33.41
R05	ROAD DIST 05	0.000000	\$22,275	\$22,275	\$0.00

SLJ	LA JOYA ISD	1.311000	\$22,275	\$22,275	\$292.03
SST	SOUTH TEXAS SCHOOL	0.049200	\$22,275	\$22,275	\$10.96
Total Tax Rate:		2.195900			
				Taxes w/Current Exemptions:	\$489.14
				Taxes w/o Exemptions:	\$489.14

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.3099	13500.00	100.00	135.00	\$22,275	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$0	\$22,275	0	22,275	\$0	\$22,275
2012	\$0	\$22,275	0	22,275	\$0	\$22,275
2011	\$0	\$22,275	0	22,275	\$0	\$22,275
2010	\$0	\$22,275	0	22,275	\$0	\$22,275
2009	\$0	\$22,275	0	22,275	\$0	\$22,275
2008	\$0	\$17,550	0	17,550	\$0	\$17,550
2007	\$0	\$17,550	0	17,550	\$0	\$17,550
2006	\$0	\$17,550	0	17,550	\$0	\$17,550
2005	\$0	\$14,985	0	14,985	\$0	\$14,985
2004	\$0	\$14,985	0	14,985	\$0	\$14,985
2003	\$0	\$13,500	0	13,500	\$0	\$13,500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/20/2010 12:00:00 AM	WD	WARRANTY DEED	MENDIOLA DANIEL & LEAL DAVID & ELIZA				2131572
2	1/9/2004 12:00:00 AM	CSD	CASH W/D	VILLARREAL DIEGO	MENDIOLA DANIEL &			1284213
3	10/17/1995 12:00:00 AM	CONV	CONVERSION	ISWAY HOLDING LTI	VILLARREAL DIEGO			480930

Tax Due

Property Tax Information as of 11/27/2013

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

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

