

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	ANTONIO LEAL	3-14259
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: DECEMBER 20, 2013	



PLANNING DEPARTMENT

Rev. 02-19-1

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: 314259

11/22/13

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

Upon the application of:

Name: Antonio Leal

Address: 4116 Wagon
Trail Dr

Mission, TX 78573

Phone: 956-458-6609

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>agnotacion</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>Sewer</u> <u>12/11/13</u>

Water Supplier: NA

Utility Provider: M.V.E.C. AEP
Account/ESI No.: 100327894-48192495

Temporary Pole Permanent Service

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

Lot 22, North Country Estates

[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 Porter 12/11/13
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: 3-14259

11/22/13

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

Antonio Leal

Known to me [or proved to me in the oath of Texas Commercial DL or through TC DL # 12720919 (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 22, North Country Estates."

[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-

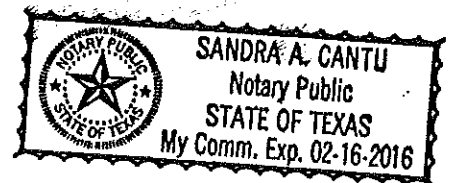
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Antonio Leal

(Signature)

SUBSCRIBED AND SWORN TO before me on December 11, 2013, to certify which, witnesses my hand and seal of office.

Sandra A. 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: November 21, 2013

Grantor: CHARLES E. MCDOUGALD, a single person
Grantor's Mailing Address (including county): 107 Solar Drive
Mission, Texas 78574
Hidalgo County, Texas

Grantee: ANTONIO LEAL and wife, MARIA C. LEAL
Grantee's Mailing Address (including county): 3311 North Conway
Mission, Texas 78573
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 Twenty-two (22), NORTH COUNTRY ESTATES, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 18, Page 15, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 1371, PAGE 154, DEED RECORDS, HIDALGO COUNTY, TEXAS.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated July 8, 1977, recorded in Volume 1544, Page 204, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Leases dated May 12, 1980, recorded in Volume 391, Page 910, dated February 6, 1981, recorded in Volume 399, Page 455 and dated February 9, 1981, recorded in Volume 400, Page 388, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

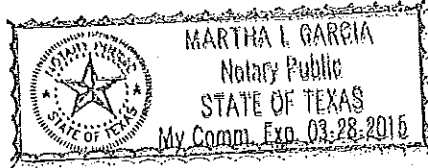
Oil, Gas, and Mineral Lease dated February 23, 1984, recorded in Volume 1962, Page 568, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated January 5, 1995; recorded under Clerk's File No. 438481, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 21 of November 2013,
2013, by CHARLES E. MCDOUGALD.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ANTONIO LEAL and wife, MARIA C. LEAL
3311 North Conway
Mission, Texas 78573

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 790502; MG:lc

NOTICE

VOL. 1707 PAGE 339

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3287
WARRANTY DEED

300
3287

THE STATE OF TEXAS

COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

That We, VICTOR C. HAZLETT AND WIFE, AURORA HAZLETT

of the County of Hidalgo, and State of Texas, for and in consideration of the sum of TEN AND NO/100THS-----(\$10.00)----- DOLLARS and other valuable consideration to the undersigned paid by the granteo herein named, the receipt of which is hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto RUTH McDOUGALD

of the County Hidalgo, and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit: Lot Twenty-Two (22) of the North Country Estates Subdivision, according to map thereof recorded in Volume 18, Page 15, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes;

SAVE AND EXCEPT all Oil, Gas and other minerals;

SUBJECT TO restrictions and covenants of record in Volume 1371, Pages 154-56, Deed Records of Hidalgo County, Texas, pertaining to said subdivision; easements shown on the subdivision map, any other easements of record; easements, rules, regulations and rights in favor of Hidalgo County Water Control and Improvement District No. 14, and taxes for 1901, and succeeding years which are assumed and shall be paid by grantees.

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 granteo, their heirs and assigns forever; and do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEPEND all and singular the said premises unto the said granteo, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

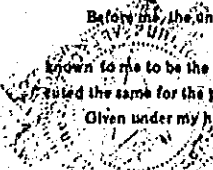
EXECUTED this day of 28th day of January, A.D. 19 81

Victor Hazlett
Victor Hazlett
Aurora Hazlett
Aurora Hazlett

THE STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared VICTOR HAZLETT AND WIFE, AURORA HAZLETT they known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 28th day of January, A.D. 19 81



BY COMMISSION EXPIRES 1/31/85 Notary Public in and for Hidalgo County, Texas

Prepared in Law Office of COX & PATTERSON P. O. Box 1960 McAllen, Texas 78501	For Use FILED FOR RECORD THIS DATE 3287 At 12:4 o'clock P.M. JAN 29 1981 SANTOS SALDANA County Clerk, Hidalgo County, Texas By _____ Deputy	Please Return To Cox & Patterson JWP:jba
--	--	--

Chapter 232 Texas LGC Application

APPLICATION NO:
3-14259
Nov. 22, 2013

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

N4400-00-000-0022-00

[1] OWNER: LEAL , ANTONIO & MARIA C.
416 WAGON TRAIL DR.
MISSION TX 78574
Telephone No. 458-6609

[7] LEGAL DESC./NAME OF SUBDIVISION
NORTH COUNTRY ESTATES LOT 22
X- 25

LOCATION: 0 3 1/4 N. CONWAY

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$20,000

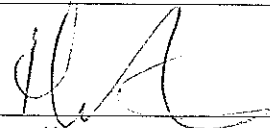
[5] SIZE OF STRUCTURE: 1,022 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

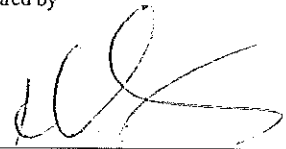
[6] USE OF BUILDING: RES NEW HOUSE

Special Conditions: No construction allowed over any easements.
F 25 S 6 R 15

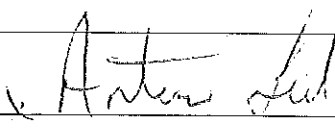
FOR COUNTY USE ONLY APPLICATION FEES


Prepared by

11/22/13
Date


Approved by

11/22/13
Date


Signature of Owner or Applicant

11-22-13
Date

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

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

Community No.: 180334

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.

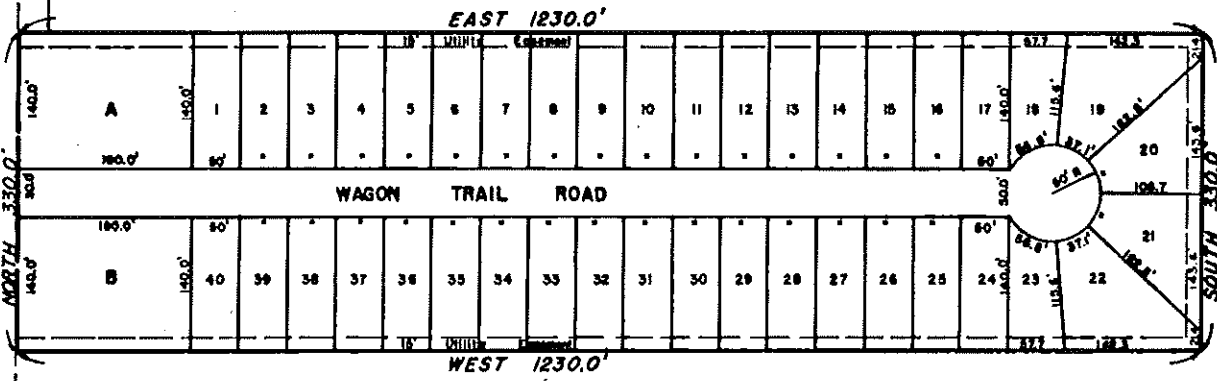
[NOTICE]

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.

N.W. COR.
LOT 34-7

1292



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT,
This the 10th day of May 19 72
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Santos Saldana

MAP OF
NORTH COUNTRY ESTATES
HIDALGO COUNTY, TEXAS

BEING A SUBDIVISION OF 9.37 ACRES OF THE NORTH 18.74 ACRES
OF LOT 34-7, WEST ADDITION TO SHARYLAND SUBDIVISION OUT OF
PORCIONES 53 TO 57, INCLUSIVE, HIDALGO COUNTY, TEXAS

**APPROVED
FOR RECORDING**
Hidalgo Co. Clerk of the Court
[Signature]
Date 4/26/72

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS
HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Meldren
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
FEBRUARY 8, 1972

STATE OF MICHIGAN;
COUNTY OF OAKLAND;

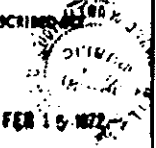
KNOW ALL MEN BY THESE PRESENTS:
THAT I, CHARLES L. BAILEY, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING PLAT OR MAP AND DO HEREBY
DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS DESIGNATED THEREON.

STATE OF MICHIGAN;
COUNTY OF WAYNE;

Charles L. Bailey 2/15/72
CHARLES L. BAILEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES L. BAILEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Roland W. Mau
ROLAND W. MAU
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
My Commission Expires July 1, 1973



FILED FOR RECORD THIS DAY
At 1:40 o'clock P.M.

JUN 1 1972

SANTOS SALDANA
County Clerk
Santos Saldana

Approved only after...
By 5-2-72

Hidalgo CAD

Property Search Results > 247281 MCDOUGALD CHARLES E for Year 2013

Property

Account

Property ID: 247281 Legal Description: NORTH COUNTRY ESTATES LOT 22
 Geographic ID: N4400-00-000-0022-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 416 WAGON TRAIL DR Mapsco:
 Neighborhood: NORTH COUNTRY ESTATES Map ID:
 Neighborhood CD: N440000

Owner

Name: MCDOUGALD CHARLES E Owner ID: 604971
 Mailing Address: 107 SOLAR DR % Ownership: 100.0000000000%
 MISSION, TX 78574-2329

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$13,384	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$13,384	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$13,384	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$13,384	

Taxing Jurisdiction

Owner: MCDOUGALD CHARLES E
 % Ownership: 100.0000000000%
 Total Value: \$13,384

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$13,384	\$13,384	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$13,384	\$13,384	\$12.81
GHD	HIDALGO COUNTY	0.590000	\$13,384	\$13,384	\$78.97
JCC	SOUTH TEXAS COLLEGE	0.150000	\$13,384	\$13,384	\$20.08
R05	ROAD DIST 05	0.000000	\$13,384	\$13,384	\$0.00
SMS	MISSION ISD	1.300000	\$13,384	\$13,384	\$173.99
SST	SOUTH TEXAS SCHOOL	0.049200	\$13,384	\$13,384	\$6.58
W14	UNITED IRR WTR DIST	0.000000	\$13,384	\$13,384	\$0.00
Total Tax Rate:		2.184900			

Taxes w/Current Exemptions:	\$292.43
Taxes w/o Exemptions:	\$292.43

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1862	8111.47	0.00	0.00	\$13,384	\$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
2013		\$0	\$13,384	0	13,384	\$0 \$13,384
2012		\$0	\$13,384	0	13,384	\$0 \$13,384
2011		\$0	\$13,384	0	13,384	\$0 \$13,384
2010		\$0	\$13,384	0	13,384	\$0 \$13,384
2009		\$0	\$13,384	0	13,384	\$0 \$13,384
2008		\$0	\$13,384	0	13,384	\$0 \$13,384
2007		\$0	\$13,384	0	13,384	\$0 \$13,384
2006		\$0	\$10,139	0	10,139	\$0 \$10,139
2005		\$0	\$4,867	0	4,867	\$0 \$4,867
2004		\$0	\$4,867	0	4,867	\$0 \$4,867
2003		\$0	\$4,867	0	4,867	\$0 \$4,867

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/16/2005 12:00:00 AM	SWD	SPEC. W/D	MCDOUGALD RUT	MCDOUGALD CHA			1484605
2		CONV	CONVERSION	Unknown	MCDOUGALD RUT	1707	339	

Tax Due

Property Tax Information as of 12/11/2013

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