

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Ramiro & Maria Reyna	4-12767
	COMM. COURT: January 21, 2014	



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:

4-12707
X-25

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

Ramiro Reyna = Maria Reyna

EXP = 8-22-15.

D.I.X.
D.L.

Known to me [or proved to me in the oath of 13544116 = TX.D.L. or through 10140796 = 10-38-16 (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:

North Ware Rd. Kathleen AVE. = WARE Colony

lot #6

[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]

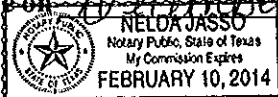
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."

Ramiro Reyna = Maria Reyna (Signature)

SUBSCRIBED AND SWORN TO before me on December 20, 2013, to certify which, witnesses my hand and seal of office.



Nelva Jasso
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-12767

Sep. 18, 2013

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

W0830-00-000-0006-00

[1] OWNER: REYNA, RAMIRO & MARIA DE JESUS
2112 W. UNIVERSITY DR. #242
EDINBURG, TX. 78542

Telephone No. 330-8191

[7] LEGAL DESC./NAME OF SUBDIVISION
WARE COLONY LOT 6

LOCATION: 0 107 & WARE

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: SHAR

[9] CONSTRUCTION TYPE: BLOC

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

[10] EST. COST OF CONST.: \$70,000

[5] SIZE OF STRUCTURE: 2,000 Sq. Ft.

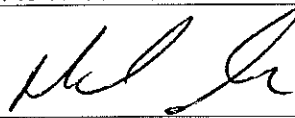
[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.HOME.ZONE.X


Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AS PER COUNTY
STATE CITY FEMA & SETBACKS. FRONT 25' SIDE 6'
REAR 15'. 18" ABOVE TOP OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00


Prepared by _____ Date 09/18/13

Light [] Water []


Approved by _____ Date 09/18/13

Flood Zone: NO
Panel No. /Suffix: 0295 A Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE


Signature of Owner of Applicant _____ Date 9/18/13

- 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.

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.

GENERAL WARRANTY DEED

Date: August 6, 2013

Grantor: JOSE D. TAMAYO and wife, FRANCISCA TAMAYO

Grantor's Mailing Address:

1014 West 20th Place
Chicago, Illinois 60608
Cook County

Grantee: RAMIRO REYNA and wife, MARIA DE JESUS REYNA

Grantee's Mailing Address:

2112 West University Drive, Apt. 242
Edinburg, Texas 78539
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 6, WARE COLONY SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 179, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Restrictive covenants as set out in instrument filed for record in Volume 1612, Page 799, Deed Records and Volume 1948, Page 611, Official Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Annual maintenance charge and/or current assessments as set forth in instrument dated February 1, 1983, recorded in Volume 1948, Page 605, Official Records, Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of United Irrigation District.

Ten (10) foot irrigation and utility easement across the North side; 5 foot utility and irrigation easement along the East and West sides and restrictions as shown on the map of Ware Colony Subdivision, recorded in Volume 22, Page 179, Map Records of Hidalgo County, Texas and as shown on survey, dated July 29, 2013 and prepared by Pablo Pena III, RPLS No. 5242.

Restrictions and easement for water irrigation system as shown by instrument recorded in Volume 1948, Page 605, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed recorded in Volume 1053, Page 316; Volume 1210, Page 204 and dated June 5, 1972, recorded in Volume 1324, Page 511, Deed Records of Hidalgo County, Texas.

Standby fees, taxes and assessments by any taxing authority for the year 2013, 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.

Jose A. Tamayo

JOSE D. TAMAYO
Francisca Tamayo

FRANCISCA TAMAYO

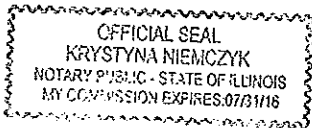
ACKNOWLEDGMENT

STATE OF ILLINOIS §
COUNTY OF COOK §

This instrument was acknowledged before me on the 7th day of AUGUST, 2013, by JOSE D. TAMAYO.

Krystyna Niemczyk

Notary Public, State of Illinois



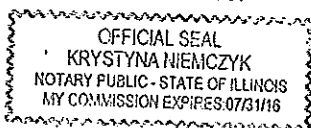
ACKNOWLEDGMENT

STATE OF ILLINOIS §
COUNTY OF COOK §

This instrument was acknowledged before me on the 7th day of AUGUST, 2013, by FRANCISCA TAMAYO.

Krystyna Niemczyk

Notary Public, State of Illinois



PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P. C.
P. O. Box 6149
McAllen, TX 78502
File/GF No.: 6892-13/135384vltc

AFTER RECORDING RETURN TO:
RAMIRO REYNA and MARIA DE JESUS REYNA
2112 West University Drive, Apt. 242
Edinburg, Texas 78539

Hidalgo CAD

Property Search Results > 320582 TAMAYO JOSE D & FRANCISCA for Year 2013

Property

Account

Property ID: 320582 Legal Description: WARE COLONY LOT 6
 Geographic ID: W0830-00-000-0006-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: KATHLEEN TX Mapsco:
 Neighborhood: WARE COLONY Map ID:
 Neighborhood CD: W083000

Owner

Name: TAMAYO JOSE D & FRANCISCA Owner ID: 336633
 Mailing Address: 1014 W 20TH PL % Ownership: 100.0000000000%
 CHICAGO, IL 60608-3377
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$23,182	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$23,182	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$23,182	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$23,182	

Taxing Jurisdiction

Owner: TAMAYO JOSE D & FRANCISCA
 % Ownership: 100.0000000000%
 Total Value: \$23,182

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$23,182	\$23,182	\$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	\$23,182	\$23,182	\$17.39
FD3	EMS DIST #03	0.030000	\$23,182	\$23,182	\$6.95
GHD	HIDALGO COUNTY	0.590000	\$23,182	\$23,182	\$136.77
JCC	SOUTH TEXAS COLLEGE	0.150700	\$23,182	\$23,182	\$34.94
R15	ROAD DIST 15	0.000000	\$23,182	\$23,182	\$0.00
SEB	EDINBURG ISD	1.239800	\$23,182	\$23,182	\$287.41
SST	SOUTH TEXAS SCHOOL	0.049200	\$23,182	\$23,182	\$11.41

W14	UNITED IRR WTR DIST	0.000000	\$23,182	\$23,182	\$0.00
Total Tax Rate:		2.134700			

Taxes w/Current Exemptions:	\$494.87
Taxes w/o Exemptions:	\$494.87

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.2661	11590.83	120.05	96.55	\$23,182	\$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	\$23,182	0	23,182	\$0 \$23,182
2012		\$0	\$23,182	0	23,182	\$0 \$23,182
2011		\$0	\$22,602	0	22,602	\$0 \$22,602
2010		\$0	\$22,602	0	22,602	\$0 \$22,602
2009		\$0	\$22,602	0	22,602	\$0 \$22,602
2008		\$0	\$9,852	0	9,852	\$0 \$9,852
2007		\$0	\$9,852	0	9,852	\$0 \$9,852
2006		\$0	\$9,852	0	9,852	\$0 \$9,852
2005		\$0	\$9,852	0	9,852	\$0 \$9,852
2004		\$0	\$9,852	0	9,852	\$0 \$9,852
2003		\$0	\$8,693	0	8,693	\$0 \$8,693

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/12/2013 12:00:00 AM	GWD	GEN. WD	TAMAYO JOSE D & REYNA RAMIRO &				2438607
2	6/18/1998 12:00:00 AM	WD	WARRANTY DEED	RODRIGUEZ REYE	TAMAYO JOSE D &			687048
3	11/13/1986 12:00:00 AM	CONV	CONVERSION	PLUMMER FRANK	RODRIGUEZ REYE	2367	34	

Tax Due

Property Tax Information as of 09/09/2013

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