

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	Eduardo Gonzalez	4-13383
2.	Ovidio Reyna Reyes	R241387
3.	Carlos Valdez Jr.	4-13263
	COMM. COURT: June 30, 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: 4-13383
1005

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

Upon the application of:

Name: Eduardo Gonzalez

Address: 4410 E. Jenica Circle
San Juan TX
78589

Phone: 956-491-8197

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	<u>/ /</u>	<u>6/16/14</u>
Date Approved:		

Water Supplier: North Alamo Water

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

Account/ESI No.: 254141-002
 Temporary Pole Permanent Service

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

Albino Rodriguez 9th Lot 15

[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 June 24, 2014, 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.

[Signature]
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:

4-13383

B305

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

Eduardo Gonzalez

Known to me [or proved to me in the oath of _____ or through
TXID# 19480480 (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:

Albino Rodriguez Est. lot 15."

[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]

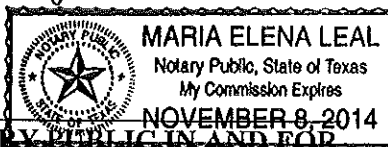
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Eduardo Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on June 16, 2014, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Maria Elena Leal

CHARGE TO: VLTC
GF#135926

XO/ct
13-278

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: October 14, 2013

Grantor: MANUELA KIEFER now known as MANUELA RODGERS

Grantor's Mailing Address: 12071 Ruby Gate Way
El Paso, Texas 79936
El Paso County

Grantee: EDUARDO GONZALEZ

Grantee's Mailing Address: 4108 West Lopez Drive
Edinburg, Texas 78542
Hidalgo County

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 15, ALBINO RODRIGUEZ ESTATES, Hidalgo County, Texas, according to the map recorded in Volume 19, Page 104, 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 and Exceptions to Conveyance and Warranty:

- a. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
- b. Roadways and easements as shown on the map of Albino Rodriguez Estates, recorded in Volume 19, Page 104, Map Records of Hidalgo County, Texas.
- c. Water Service Agreement in favor of North Alamo Water Supply Corp. as shown by instrument dated July 1, 1976, recorded in Volume 1495, Page 947, Deed Records of Hidalgo County, Texas.
- d. Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No. 2 dated November 6, 1989, recorded in Volume 2834, Page 812, Official Records of Hidalgo County, Texas.
- e. Mineral and/or royalty reservation contained in deed Dated June 27, 1980, recorded in Volume 1679, Page 179, Deed Records of Hidalgo County, Texas.
- f. Visible and apparent easements on or across the property herein described.
- g. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and 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 when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Manuela Rodgers

MANUELA KIEFER now known as MANUELA
RODGERS

{Certificate of Acknowledgment}

STATE OF TEXAS

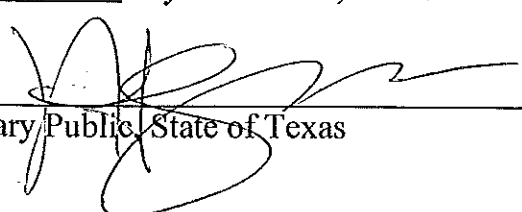
*

COUNTY OF EL PASO

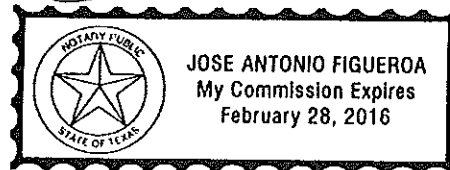
*

Before me, a notary public in and for the state of Texas, on this day personally appeared MANUELA KIEFER now known as MANUELA RODGERS, who proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of October, 2013.



Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876
(956) 383-6251

Chapter 232 Texas LGC Application

APPLICATION NO:

4-13383

Jun. 2, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

A2500-00-000-0015-00

[1] OWNER: GONZALEZ, EDUARDO

4410 E. JENICA CR.
SAN JUAN, TX. 78589

Telephone No. 491-8197

[7] LEGAL DESC./NAME OF SUBDIVISION
ALBINO RODRIGUEZ ESTATE LOT 15

LOCATION: 0 R. LONGORIA & TRENTON

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOVED BUILDING
05- RESIDENTIAL MOVE-IN/RELO. BUILD

[10] EST. COST OF CONST.: \$12,000

[5] SIZE OF STRUCTURE: 864 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES.ZONE-B

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 25' SOUTH SIDE 6' REAR 15' NORTH SIDE 15'
CORNER SIDE 15'

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0428C Pct: 4

Community No.: 480334

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.

[Signature] Prepared by 6/02/14 Date

[Signature] Approved by 5/20/14 Date

[Signature] Signature of Owner or Applicant 6-02-14 Date

[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.

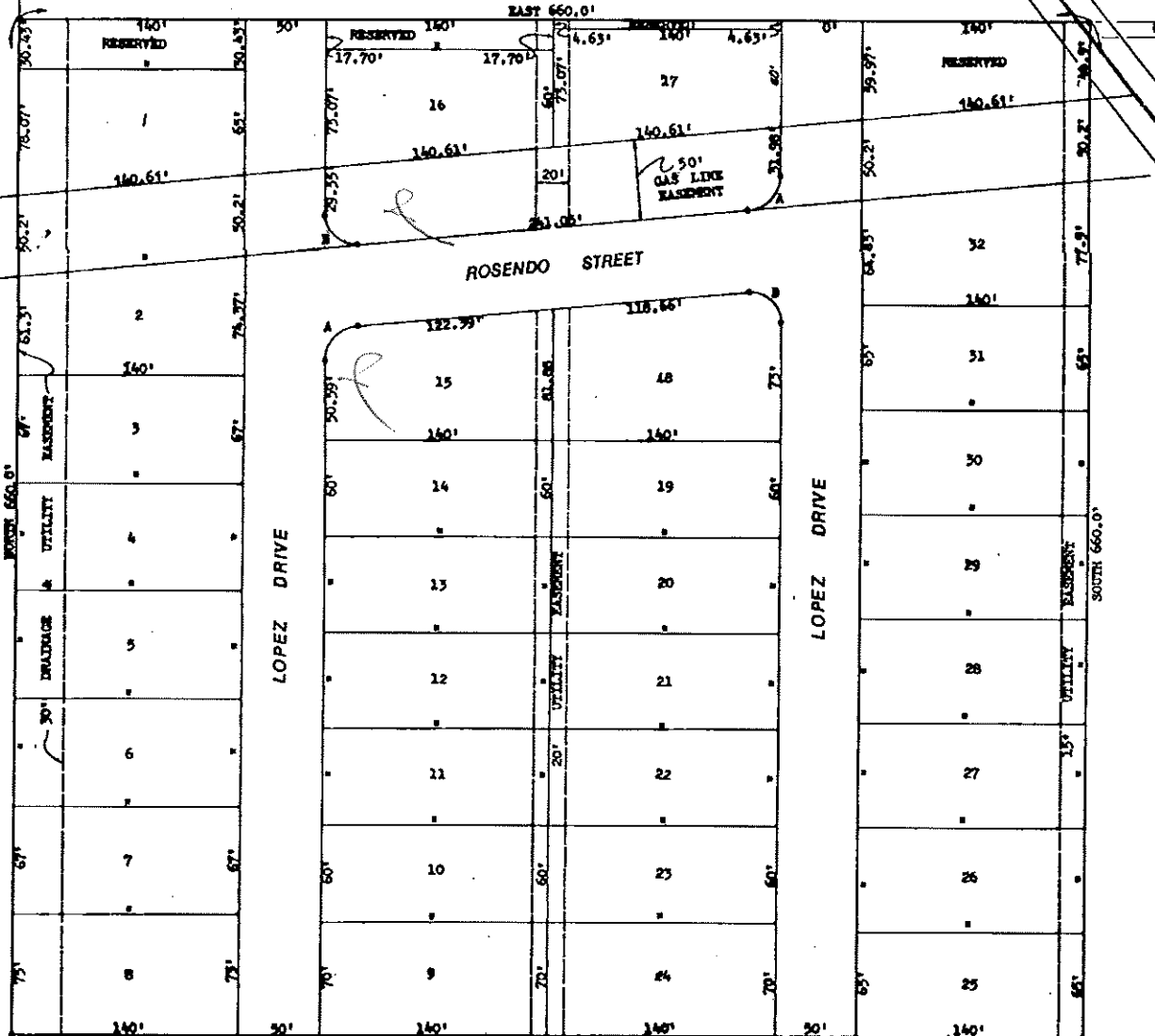
30' IRRIGATION
EASEMENT

EXISTING
IRRIGATION
LINE

CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	CENTRAL ANGLE
A	20'	18.82'	29.25'	84° 40'
B	20'	21.95'	33.28'	95° 20'

West Line
of Lot 16



South Line
of Lot 16
TRENTON ROAD
8083

FILED FOR RECORD THIS DATE
MAR 23 1976

APPROVED FOR RECORD
BY
COMMISSIONER'S COURT
This plat filed March 19 76
SARAH... County Clerk
By *Diana Anguiano*

Recorded in Book
of the map records of Hidalgo
County, Texas
Charles L. Meador
County Surveyor

ALBINO RODRIGUEZ ESTATES
HIDALGO COUNTY, TEXAS

MAR 23 1976
MARCO SALDANA
County Clerk, Hidalgo County, Texas

APPROVED
FOR RECORDING
Hidalgo Co. Registered Map Dept.
By *[Signature]*
Date 3-23-76

BEING A SUBDIVISION OF THE SOUTH 10.00 ACRES OF THE WEST 20.00 ACRES OF LOT 16,
BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

State of Texas
County of Hidalgo:
Know All Men by These Presents:
I, the undersigned, owner of the land shown on this plat, do hereby adopt,
dedicate, and confirm the foregoing map and do hereby dedicate to
the public the streets and alleys herein shown.
3-15-76 *Albino R. Rodriguez*
Date *Albino R. Rodriguez*

State of Texas
County of Hidalgo:
Before me, the undersigned authority, on this day personally appeared Albino R.
Rodriguez, 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
considerations therein stated.
Given under my hand and seal of office, this the 15th day of March 76 A.D.
1976
[Signature]
Notary Public in and For
Hidalgo County, Texas

State of Texas:
County of Hidalgo:
I, the undersigned, a Registered Professional Engineer in the State
of Texas, hereby certify that this plat is true and correctly made and
is prepared from an actual survey on the property made under my
supervision on the ground, and further certify that proper engineering
consideration has been given to this plat.
3-15-76 *[Signature]*
Date Reg. Professional Engineer # 21623



This plat approved by Hidalgo County Water Improvement District
2/19/76 *[Signature]*
Chairman



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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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: R241387

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

Upon the application of:

Name: Ovidio Reyno Reyes

Address: P.O. Box 2772
Elsa, TX 78543

Phone: (956) 261-9440

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: <u>1 1</u>	<u>Existing OSSF</u> <u>6 16 14</u>

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: NIA
 Temporary Pole Permanent Service

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

Missouri-Texas Land & Irrigation Company's S1D
lot #09 Block #91 Mestenas Ranch

[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.

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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956-205-7045
956-205-7049

Precinct 1 2 3 (4)

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

Application No: R24(387)

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

Ovidio Reyna Reyes

Known to me [or proved to me in the oath of his Driver's License or through DL #06571133 (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:

Missouri-Texas Land & Irrigation Company's S/D
Lot #09 Block #91 Mestenas Ranch
[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]

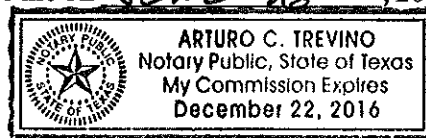
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."~~

Arturo C. Trevino (Signature)

SUBSCRIBED AND SWORN TO before me on June 16, 2014, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

145808

The State of Texas,
County of HIDALGO

} Know All Men by These Presents:

That TOMAS REYES JR.

of the County of HIDALGO State of TEXAS for and in consideration
of the sum of TEN AND NO/100ths (\$10.00)

and other good and valuable consideration DOLLARS
to me in hand paid by RUBEN REYES

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

RUBEN REYES

of the County of HIDALGO State of TEXAS all that certain

piece or parcel of land of the County of Hidalgo, State
of Texas, all of the following described real property
to wit:

The 3.75 North acres which consist of 217.79'x719.04' of
the North 15.0 acres of the South 22.425 acres of land of
Lot Nine (9), Block Ninety-one (91) of Las Mestenas Ranch
(Missouri-Texas Land and Irrigation Company's Subdivision).
SAVE AND EXCEPT all of the oil, gas and other minerals in
and under said land except that conveyed to the Grantee
herein one-eight (1/8th) of the usual and customary royalty
in and under said land, said interest to be non-participating
as to lease moneys, bonuses, delay rentals, etc.

Conveyance is SUBJECT to Easements for RIGHT-OF-WAY granted
to TEXAS EASTERN TRANSMISSION CORPORATION as recorded in
Volume 870, page 447 and in Volume 903, Page 287, Deed Records
in Hidalgo County, Texas. Also, SUBJECT to Easement for RIGHT-
of-WAY granted to WILLACY COUNTY WATER CONTROL as recorded in
VOLUME 463, Page 135, Deed Records in Hidalgo County Texas.
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

TOMAS REYES JR.

heirs and assigns forever and he does hereby bind his

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises
unto the said RUBEN REYES, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

WITNESS his hand at SAN CARLOS, HIDALGO COUNTY, TEXAS
this 27th day of DECEMBER A.D. 19 85

Witnesses at Request of Grantor:

Tomas Reyes Jr.
TOMAS REYES JR.

Mailing address of grantee:

Name: RUBEN REYES
Address: RT. 1 BOX 359-A
EDINBURG, TEXAS 78539

VOL 2231 PAGE 501

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the 27th day of December, A.D. 19 85,

by TOMAS REYES

My commission expires:
April 18, 1988

Yolanda R. Reyes
Notary Public, State of Texas, County of Hidalgo
Notary's printed name:
Yolanda R. Reyes

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

My commission expires:

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

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

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

My commission expires:

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

145808

Warranty Deed

FROM

TOMAS REYES, JR.

TO

RUBEN REYES

FILED FOR RECORD

This _____ day of _____ A.D. 19 _____

at _____ o'clock _____ M.

By _____ County Clerk.

Deputy _____

RECORDED

A.D. 19 _____

County Records

In Book _____ on Page _____

County Clerk.

Deputy _____

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for record.

WHEN RECORDED RETURN TO

RUBEN REYES

RT. 1 BOX 359-A

EDINBURG, TEXAS 78539

The Odess Company, Dallas, TX 75238

RECORDED

FILED FOR RECORD
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS
DEC 31 9 51 AM '85

1109579

Warranty Deed with Vendor's Lien

Date: July 23, 2002

Grantor: AZENETH R. WHITE f/k/a AZENETH R. RAMIREZ joined herein pro forma by her husband, ROGER JOHN WHITE, owning and occupying other property as their homestead.

Grantor's Mailing Address:

AZENETH R. WHITE f/k/a AZENETH R. RAMIREZ and ROGER JOHN WHITE
14317 Northpoint
Soldiers Grove, WI 54655
County

Grantee: GILBERTO PEREZ and MARTHA E. PEREZ, husband and wife

Grantee's Mailing Address:

GILBERTO PEREZ and MARTHA E. PEREZ
P. O. Box 393
Pharr, TX 78577
Hidalgo County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of FIRST NATIONAL BANK in the principal amount of THIRTY-TWO THOUSAND THREE HUNDRED FIFTY-EIGHT AND 56/100 DOLLARS (\$32,358.56). The note in the amount of THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (31,500.00) is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to MICHAEL V. MCCARTHY, trustee.

Property (including any improvements):

The East 482.0 feet of the North 90.4 feet of the South 900.8 feet of Lot Two (2), Block Ten (10), JOHN CLOSNER ETAL SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 0, Page 4 and 5, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

4820

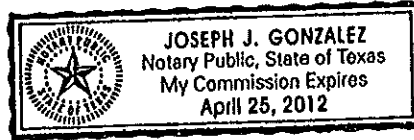
STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 5th, 2009, by Miguel Santiago.


Notary Public

AFTER RECORDING RETURN TO:

Van A. Hutchins
614 N. Jackson
Edinburg, Texas 78541
Tel: (956) 316-2444
Fax: (956) 316-2439



Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

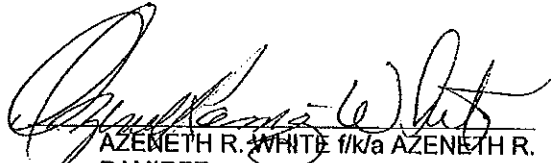
- 1) Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (Blanket)
- 2) Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- 3) Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
- 4) Easements and reservations as shown according to the map or plat thereof recorded in Volume 0, Pages 4 and 5, Map Records, Hidalgo County, Texas.
- 5) Rights of way, easements and conditions as more fully described and reserved in Warranty Deed recorded in Volume 19, Page 57, Deed Records, Hidalgo County, Texas.
- 6) Right of way easement granted to City of San Juan, recorded in Volume 1213, Page 41, Deed Records, Hidalgo County, Texas.
- 7) Zoning and building ordinances in favor of the City of San Juan.

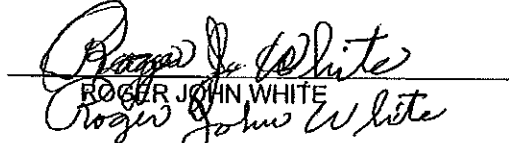
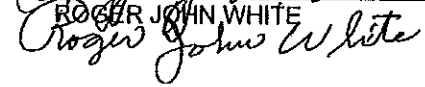
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

FIRST NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST NATIONAL BANK and are transferred to FIRST NATIONAL BANK without recourse against Grantor.

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

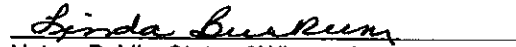

AZENETH R. WHITE f/k/a AZENETH R.
RAMIREZ


ROGER JOHN WHITE


STATE OF WISCONSIN §

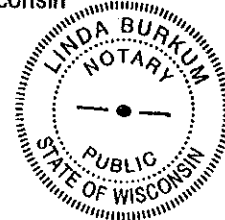
COUNTY OF *Crawford* §

This instrument was acknowledged before me on July 24, 2002 by
AZENETH R. WHITE f/k/a AZENETH R. RAMIREZ and ROGER JOHN WHITE.


Notary Public, State of Wisconsin

PREPARED IN THE OFFICE OF:

Jones, Galligan, Key & Lozano, L.L.P.
2300 West Pike Blvd., Suite 300
Weslaco, TX 78596
(956) 968-5402
(956) 968-6089



AFTER RECORDING RETURN TO:

Jones, Galligan, Key & Lozano, L.L.P.
2300 West Pike Blvd., Suite 300
Weslaco, TX 78596
(956) 968-5402
(956) 968-6089

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Aug 08, 2002 at 02:50P

As a Recording

Document Number: 1109579
Total Fees : 18.00

Receipt Number - 438449
By,
Blanca Garcia, Deputy

Hidalgo CAD

Property Search Results > 241387 REYES OVIDIO for Year 2014

Property

Account

Property ID: 241387 Legal Description: MO-TEX N109'-S442'-LOT 9, BLK 91 3.75AC GR 3.70AC NET
 Geographic ID: M5500-00-091-0009-07 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: N SHARP Mapsco:
 Neighborhood: MO-TEX Map ID:
 Neighborhood CD: M550000

Owner

Name: REYES OVIDIO Owner ID: 973732
 Mailing Address: PO BOX 2772 % Ownership: 100.0000000000%
 ELSA, TX 78543-2772

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$23,247	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$12,116	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$47,657	\$696
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$83,020	
(-) Ag or Timber Use Value Reduction:	--	\$46,961	
<hr/>			
(=) Appraised Value:	=	\$36,059	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$36,059	

Taxing Jurisdiction

Owner: REYES OVIDIO
 % Ownership: 100.0000000000%
 Total Value: \$83,020

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$36,059	\$36,059	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$36,059	\$36,059	\$34.51
FD3	EMS DIST #03	0.030000	\$36,059	\$36,059	\$10.82
GHD	HIDALGO COUNTY	0.590000	\$36,059	\$36,059	\$212.75
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$36,059	\$36,059	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.150000	\$36,059	\$36,059	\$54.09
R15	ROAD DIST 15	0.000000	\$36,059	\$36,059	\$0.00
SEB	EDINBURG ISD	1.239800	\$36,059	\$36,059	\$447.06
SST	SOUTH TEXAS SCHOOL	0.049200	\$36,059	\$36,059	\$17.74
WDL	DELTA LAKE WTR DIST	0.580000	\$36,059	\$36,059	\$209.14
Total Tax Rate:		2.734700			
Taxes w/Current Exemptions:					\$986.11
Taxes w/o Exemptions:					\$986.11

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E1 Living Area: 1600.0 sqft Value: \$23,247

Type Description Class CD Exterior Wall Year Built SQFT

MA	MAIN AREA	STULW	DSTU	1983	400.0
ENC	ENCLOSED ADD	STULW		1983	400.0
ENC	ENCLOSED ADD	STULW		1983	800.0
ROBL	RES OUT BUILDING	*		1983	384.0
CPT	CARPORT	*		1983	840.0
UTY	UTILITY ROOM	*		1983	99.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.7500	32670.00	0.00	0.00	\$12,116	\$0
2	P	GRAZING 1PASTWET	2.9500	128502.00	0.00	0.00	\$47,657	\$696

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$23,247	\$59,773	696	36,059	\$0	\$36,059
2013	\$23,691	\$59,773	590	36,397	\$0	\$36,397
2012	\$21,979	\$59,774	1,439	27,457	\$0	\$27,457
2011	\$24,578	\$12,790	0	37,368	\$0	\$37,368
2010	\$25,020	\$12,790	0	37,810	\$0	\$37,810
2009	\$25,907	\$12,790	0	38,697	\$0	\$38,697
2008	\$28,123	\$7,220	0	35,343	\$0	\$35,343
2007	\$31,351	\$7,220	0	38,571	\$0	\$38,571
2006	\$30,431	\$7,220	0	37,651	\$0	\$37,651
2005	\$30,262	\$7,220	0	37,482	\$0	\$37,482
2004	\$30,479	\$7,220	0	37,699	\$0	\$37,699
2003	\$27,691	\$4,125	0	31,816	\$0	\$31,816

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/5/2012 12:00:00 AM	WD	WARRANTY DEED	REYES RUBEN	REYES OVIDIO			2270160
2	1/6/1986 12:00:00 AM	CONV	CONVERSION	Unknown	REYES RUBEN	2231	500	

Tax Due

Property Tax Information as of 06/20/2014

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

Permit Maintenance Screen

Address Correction
 Prop.Id

TaxPayer Name
 Legal Line 1

Address Line 1
 Legal Line 2

Address Line 2
 Legal Line 3

Precinct

City State ZipCode
 Phone

No.
 Street Name
 Land
Building

PRMT_NO	PRMTDATE	PRMTAMT	PRMTFEE

NO PERMIT WAS FOUND FOR HOME BECAUSE HOME WAS THERE BEFORE 1995' AND NOW THE CLIENT IS REQUEST WATER METER

06/23/14
A. Hernandez



PLANNING DEPARTMENT
County of Hidalgo

Rev. 02-19-10

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. Seshn, P.E., CFM
Planning Administrator

Precinct 1 2 3 0

Application No: 4-13263

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

Upon the application of:

Name: Carlos Valdez Jr

Address: 712 Ebony St
San Juan TX
78589

Phone: (956) 588-9933

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		<u>re-inspected</u>
Date Approved:	<u>1 1</u>	<u>6/18/19</u>

Water Supplier: North Alamo Water Supply Corp

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:

Alberta Estates #2 Lot #33

[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



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Westaco, 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
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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: 4-13263

**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

Carlos Valdez Jr.

Known to me [or proved to me in the oath of _____ or through
TXDL 13179869 (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:

Alberta Estates #2 Lot #33

[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]

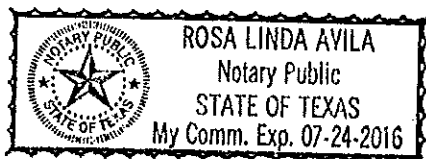
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 23rd day of June, 2014, to certify which, witnesses my hand and seal of office.



Rosa Linda Avila
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:
4-13263
Apr. 25, 2014

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

A2453-02-000-0033-00

[1] OWNER: VALDEZ, CARLOS & SHERI M.
COLLINS VALDEZ
712 EBONY ST.
SAN JUAN, TX. 78589
Telephone No. 588-9933

[7] LEGAL DESC./NAME OF SUBDIVISION
ALBERTA ESTATES #2 LOT 33

[2] CONTRACTOR: SELF

LOCATION: 0 I RD & R. LONGORIA

[3] WATER SYSTEM: N AL

[8] SEWAGE: EXIST

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44- MOBILE HOMES

[9] CONSTRUCTION TYPE: WOOD

[5] SIZE OF STRUCTURE: 840 Sq. Ft.

[10] EST. COST OF CONST.: \$3,000

[6] USE OF BUILDING: RES.ZONE-B

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS & SETBACKS
FRONT 30' REAR 40' SOUTH SIDE 7' NORTH SIDE 15'

FOR COUNTY USE ONLY APPLICATION FEES

Alfonso O. Castiello 4-25-14
Prepared by Date

OTHER _____
TOTAL AMOUNT \$30.00

Miguel Rioo 4-14-14
Approved by Date

Light [X] Water [X]
Flood Zone: NO 0425C
Panel No. /Suffix: _____ Pct: 4
Community No.: 480320
Certification of Elevation
Required: ___ YES NO ___ BFE

Gerena Valdez 4-25-14
Signature of Owner or Applicant Date

- 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.

WARRANTY DEED

2476833

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.

Date: March 22, 2014

Grantor: Sandra Luera aka Sandra V. Luera and husband, Lauro Luera aka Lauro Luera, Jr.

Grantor's Mailing Address (including county):

P.O. Box 1832
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: Carlos Valdez and wife, Sheri Marie Collins Valdez

Grantee's Mailing Address (including county):

712 Ebony Street
San Juan, Texas 78589
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lot 33, ALBERTA ESTATES UNIT NO.2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 27, Page 176, Map Records of Hidalgo County, Texas.

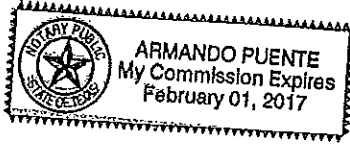
Reservations from and Exceptions to Conveyance and Warranty:

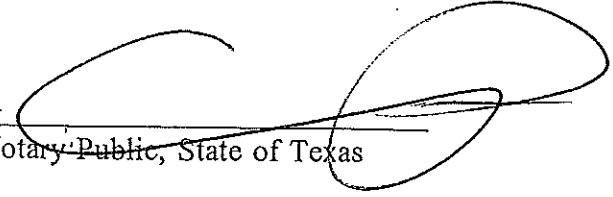
1. All oil, gas, and other mineral reservations of record, if any;
2. All oil, gas leases and drilling agreements of record, if any;
3. Easements of record, if any;
4. Easements and conditions as may be contained in plat of said subdivision, if any;
5. Easements, rights, rules, and regulations in favor of pertaining water district, if any;
6. All visible easements and restrictions of record, if any.

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 22nd day of March, 2014, by
Sandra Luera aka Sandra V. Luera.

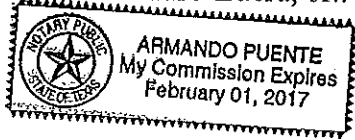


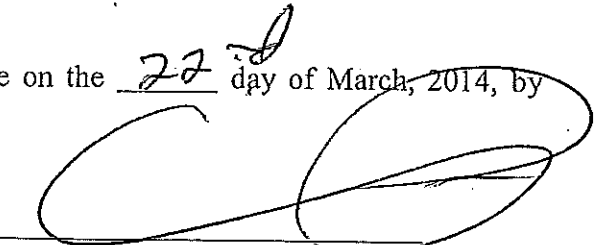

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 22nd day of March, 2014, by
Lauro Luera aka Lauro Luera, Jr..




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Armando Puente, P.C.
5520 North Tenth Street
McAllen, Texas 78504

PREPARED BY:

Law Office of Armando Puente, P.C.
5520 North Tenth Street
McAllen, Texas 78504

File/GF Number: 14-016.WD

