	PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILTY	
	APPLICANT	APPLICATION NO.
1.	Jose Luis Luna	R113674
	COMM. COURT: July 08, 2014	

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. Sesin, P.E., CFM
Planning Administrator

Precinct 1 2 3 4

Application No: R113674

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

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		Existing OSSF
Date Approved:	/ /	6/27/14

Upon the application of:

Name: Jose Luis Luna

Address: 5605 E. Canton Rd
Edinburg, Texas

Phone: 369-9703

Water Supplier: NAWSC.

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:

Alamo land & Sugar Co. Lot # 13 Block 60
A 0.50 Acre tract out of the East half of the South 10.0 Acres

[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

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

Precinct 1 2 3 4

Application No: A113674

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 Jose Luis Luna.,

Known to me [*or* proved to me in the oath of _____ *or* through TXDL#08775911 (*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: A 0.50 Acre tract out of the East half of the South 10.0 Acres of Lot #13 Block #60" Alamo land & Sugar CO. S/D

[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."~~

Jose Luis Luna (Signature)

SUBSCRIBED AND SWORN TO before me on June 26th, 2014, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC
Sylvia Delgado
State of Texas
My Commission Expires October 24, 2017

SYLVIA DELGADO
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

C:sg 81-115

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76. *To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.*

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7581

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS }
COUNTY OF HIDALGO } KNOW ALL MEN BY THESE PRESENTS:

That WE, CANUTO GIL and wife, DELFINA GIL

of the County of Hidalgo and State of Texas for and in consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the grantee of his one certain promissory note of even date herewith in the principal sum of $1,000.00 payable to the order of grantors in one installment and bearing no interest as therein provided, containing the usual clauses, providing for acceleration of maturity and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Richard R. Alamia, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto JOSE LUIS LUNA, P. O. Box 413, Brownfield, Texas 79316 of the County of Terry and State of Texas, all of the following described real property in Hidalgo County, Texas, to-wit:

A 0.50 acre tract out of the East half of the South 10.0 acres of Lot 13, Block 60, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas more particularly described by metes and bounds as follows:

Beginning at a point, said point lying on the South Line of Lot 13 and being 264.0 feet West from the SE Corner of Lot 13, for the SE Corner hereof;
Thence, Continuing with and along the South Line of Lot 13, 66.0 feet to a point for the SW Corner hereof;
Thence, North along a line parallel to the East line of Lot 13, 330.0 feet to a point for the NW Corner hereof;
Thence, East along a line parallel to the South line of Lot 13, 66.0 feet to a point for the NE corner hereof;
Thence, South along a line parallel to the East line of Lot 13, 330.0 feet to the place of beginning and containing 0.50 acre more or less.
SUBJECT TO THE FOLLOWING:
1. Easements and reservations as may be reflected by the map and plat of record in Volume 1, Pages 24,25, and 26, Map Records of Hidalgo County, Texas.
2. Rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2.
3. Rights of Parties in Possession.

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

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 18th day of February A.D. 1982.

Canuto Gil
CANUTO GIL

Delfina Gil
DELFINA GIL

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THE STATE OF TEXAS
COUNTY OF HIDALGO } (Acknowledgment)

Before me, the undersigned authority, on this day personally appeared
CANITO GIL and DELFINA GIL

known to me to be the person s whose name 18 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 18th day of February, A.D. 19 82.

Celia Landeros
Notary Public in and for Hidalgo County, Texas.
My commission expires 5-11-, 19 85
CELIA LANDEROS
(Printed or stamped name of notary)

THE STATE OF TEXAS
COUNTY OF } (Acknowledgment)

Before me, the undersigned authority, on this day personally appeared

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for County, Texas.
My commission expires....., 19....
(Printed or stamped name of notary)

THE STATE OF TEXAS
COUNTY OF } (Acknowledgment)

Before me, the undersigned authority, on this day personally appeared

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for County, Texas.
My commission expires....., 19....
(Printed or stamped name of notary)

THE STATE OF TEXAS
COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned authority, on this day personally appeared
of
a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

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

Notary Public in and for County, Texas.
My commission expires....., 19....
(Printed or stamped name of notary)

7581

WARRANTY DEED
WITH VENDOR'S LIEN

CANUTO GIL and
wife, DELFINA GIL

TO

JOSE LUIS LUNA

FILED FOR RECORD THIS DATE
At 8:40 o'clock A M.

MAR 2 1982

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

PREPARED IN THE LAW OFFICE OF:

PENA, McDONALD, PRESTIA & IBANEZ
ATTORNEYS AND COUNSELORS AT LAW
P. O. BOX 54
EDINBURG, TEXAS 78539

PLEASE RETURN TO:

PENA, McDONALD, PRESTIA & IBANEZ
ATTORNEYS AND COUNSELORS AT LAW
P. O. BOX 54
EDINBURG, TEXAS 78539

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Hidalgo CAD

Property Search Results > 113674 LUNA JOSE LUIS for Year 2014

Property

Account

Property ID:	113674	Legal Description:	ALAMO LAND & SUGAR CO W66'-E330'-S330' LOT 13 BLK 60 0.50AC GR 0.46AC NET
Geographic ID:	A1800-00-060-0013-07	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	CANTON RD TX	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	LUNA JOSE LUIS	Owner ID:	101789
Mailing Address:	5605 E CANTON RD EDINBURG, TX 78542-3044	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	$32,800		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$25,342		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0
(=) Market Value:	=	$58,142		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$58,142		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$58,142		

Taxing Jurisdiction

Owner: LUNA JOSE LUIS
% Ownership: 100.0000000000%
Total Value: $58,142

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$58,142	$58,142	$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	$58,142	$58,142	$55.64
FD3	EMS DIST #03	0.030000	$58,142	$58,142	$17.44
GHD	HIDALGO COUNTY	0.590000	$58,142	$58,142	$343.04
JCC	SOUTH TEXAS COLLEGE	0.150000	$58,142	$58,142	$87.21
R15	ROAD DIST 15	0.000000	$58,142	$58,142	$0.00
SEB	EDINBURG ISD	1.239800	$58,142	$43,142	$534.87
SST	SOUTH TEXAS SCHOOL	0.049200	$58,142	$58,142	$28.61
	Total Tax Rate:	2.154700			
				Taxes w/Current Exemptions:	$1,066.81
				Taxes w/o Exemptions:	$1,252.79

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 2072.0 sqft **Value:** $32,800

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MRYFA	CMRY	1983	924.0
ENC	ENCLOSED ADD	MRYFA		1983	112.0
CPT	CARPORT	*		1983	560.0
MA2	MAIN 2ND FL	MRYFA		1983	826.0
ENC	ENCLOSED ADD	MRYFA		1983	210.0
CPT	CARPORT	MRYFA		1990	644.0
CPT	CARPORT	*		1983	100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4600	20037.60	0.00	0.00	$25,342	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	$32,800	$25,342	0	58,142	$0	$58,142
2013	$33,468	$25,342	0	58,810	$0	$58,810

2012	$34,135	$25,342	0	59,477	$0	$59,477
2011	$32,629	$25,342	0	57,971	$0	$57,971
2010	$33,297	$25,342	0	58,639	$0	$58,639
2009	$30,495	$25,342	0	55,837	$0	$55,837
2008	$36,235	$18,690	0	54,925	$0	$54,925
2007	$39,893	$18,690	0	58,583	$0	$58,583
2006	$38,440	$18,690	0	57,130	$0	$57,130
2005	$35,550	$18,690	0	54,240	$0	$54,240
2004	$35,824	$18,690	0	54,514	$3,795	$50,719
2003	$32,119	$13,989	0	46,108	$0	$46,108

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/2/1982 12:00:00 AM	CONV	CONVERSION	GIL CANUTO	LUNA JOSE LUIS	1769	884	
2		CONV	CONVERSION	Unknown	GIL CANUTO	2108	706	

Tax Due

Property Tax Information as of 06/26/2014

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

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

Website version: 1.2.2.2

Database last updated on: 6/26/2014 1:54 AM

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