

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	RAFAEL VERDIN CRUZ	3-15487
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: FEBRUARY 17, 2015	



PLANNING DEPARTMENT

Rev. 02-19-11

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. Moorsfield 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: 315487

2/9/15

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

Upon the application of:

Name: Batafel Verdin Cruz

Address: 7844 E. LOS 805 Charcos Dr
Mission, TX 78572

Phone: 956-391-7378

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 1</u>	<u>2 11 15</u>

Water Supplier: Agua SUD

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

Account/ESI No.: 100327894-
 Temporary Pole Permanent Service

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

Carlos Acres Lot 70

[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 Quintana 2/9/15
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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

Precinct 1 2 3 4

Application No: 3-15487
2/9/15

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

Rafael Verdin Cruz

Known to me [or proved to me in the oath of Mexico Matricula Consular or through
#1095370 (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:

Carlos Aares Lot 70"

[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]

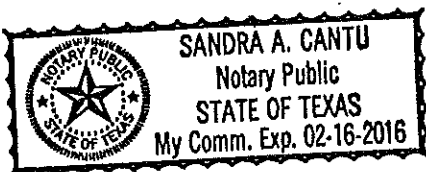
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Rafael Verdin Cruz (Signature)

SUBSCRIBED AND SWORN TO before me on February 9, 2015, to certify which, witnesses my hand and seal of office.



Sandra A. Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: DECEMBER 30, 2014

Grantor: RESEARCH TAX MANAGEMENT, INC.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: RAFAEL VERDIN CRUZ
MARIA DELIA MORALES HIRACHETA

Grantee's Mailing Address (including County):

7711 S. LOS CHARCOS DR.
MISSION, TX 78574
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$28,950.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):


LOT# 70, CARLOS ACRES, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 162, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

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

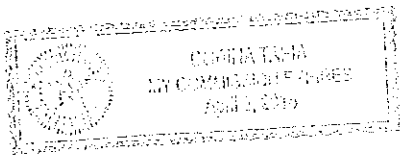
RESEARCH TAX MANAGEMENT, INC.

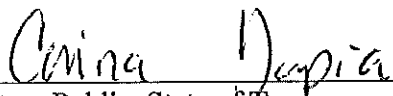
BY: 
J. Gary Frisby, President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on December 30, 2014
by J. Gary Frisby, President of RESEARCH TAX MANAGEMENT, INC., a Texas corporation, on
behalf of said corporation.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

RESEARCH TAX MANAGEMENT, INC.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

RAFAEL VERDIN CRUZ
MARIA DELIA MORALES HIRACHETA
7711 S. LOS CHARCOS DR.
MISSION, TX 78574

Chapter 232 Texas LGC Application

APPLICATION NO:

3-15487

Feb. 9, 2015

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

C1760-00-000-0070-00

[1] OWNER: CRUZ, RAFAEL VERDIN
HIRACHETA, MARIA DELIA MORALES
7841 E. LOS CHARCOS DR.
MISSION TX 78573
Telephone No. 391-7378

[7] LEGAL DESC./NAME OF SUBDIVISION
CARLOS ACRES LOT 70
C-29

LOCATION: 7841 BEXP 83 & SHOWERS

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$4,700

[5] SIZE OF STRUCTURE: 576 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
NO

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ALL REGULATIONS AND SETBACKS.
FRONT 25' SIDES 6' REAR 15'
18 INCHES ABOVE TOP OF CURB.

FOR COUNTY USE ONLY
APPLICATION FEES

Signature of Sandra Cantu
Prepared by
Date 2/9/15

OTHER
TOTAL AMOUNT \$30.00

Signature of B. Cantu
Approved by
Date 2/16/15

Light [X] Water [X]
Flood Zone: NO
Panel No. /Suffix: 0400C Pct: 3
Community No.: C/80334
Certification of Elevation
Required: YES NO BFE

Signature of Owner or Applicant
Date
Signature: Rafael Verdín 2/9/15

- 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 > 132756 RESEARCH TAX MANAGEMENT INC for Year 2015

Property

Account

Property ID: 132756 Legal Description: CARLOS ACRES LOT 70
 Geographic ID: C1760-00-000-0070-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 7841 E LOS CHARCOS DR Mapsco:
 MISSION, TX
 Neighborhood: CARLOS ACRES Map ID:
 Neighborhood CD: C176000

Owner

Name: RESEARCH TAX MANAGEMENT INC Owner ID: 1042436
 Mailing Address: PO BOX 1000 % Ownership: 100.0000000000%
 MISSION, TX 78573

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$15,794	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$15,794	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$15,794	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$15,794	

Taxing Jurisdiction

Owner: RESEARCH TAX MANAGEMENT INC
 % Ownership: 100.0000000000%
 Total Value: \$15,794

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$15,794	\$15,794	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$15,794	\$15,794	\$15.11
GHD	HIDALGO COUNTY	0.590000	\$15,794	\$15,794	\$93.18
JCC	SOUTH TEXAS COLLEGE	0.150000	\$15,794	\$15,794	\$23.69
R01	ROAD DIST 01	0.000000	\$15,794	\$15,794	\$0.00
SLJ	LA JOYA ISD	1.311000	\$15,794	\$15,794	\$207.06
SST	SOUTH TEXAS SCHOOL	0.049200	\$15,794	\$15,794	\$7.77
Total Tax Rate:		2.195900			

Taxes w/Current Exemptions:	\$346.81
Taxes w/o Exemptions:	\$346.82

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.5036	21935.00	0.00	0.00	\$15,794	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015		\$0	\$15,794	0	15,794	\$0 \$15,794
2014		\$0	\$15,794	0	15,794	\$0 \$15,794
2013		\$0	\$15,794	0	15,794	\$0 \$15,794
2012		\$0	\$15,794	0	15,794	\$0 \$15,794

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/16/2014 12:00:00 AM	TXD	TAX/RESALE DEED	HIDALGO COUNTY	RESEARCH TAX M			2571765
2	6/17/2014 12:00:00 AM	SHD	SHERIFF'S DEED	LEAL CARLOS G	HIDALGO COUNTY			2523075
3		CONV	CONVERSION	Unknown	LEAL CARLOS G			

Tax Due

Property Tax Information as of 02/05/2015

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

MAP OF CARLOS ACRES

BEING A RESUBDIVISION OF TRACT 337 OF THE PARTITION OF LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS: COUNTY OF HIDALGO: KNOW ALL MEN BY THESE PRESENTS THAT WE, CARLOS G. LEAL, INC., OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADWAYS AND EASEMENT THEREON SHOWN.

Tolanda Leal
TOLANDA LEAL, SECRETARY

Carlos G. Leal
CARLOS G. LEAL, PRESIDENT

STATE OF TEXAS: COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY DID PERSONALLY APPEAR CARLOS G. LEAL AND TOLANDA LEAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AS THEREIN STATED AND FOR THE CONSIDERATIONS AS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FILED FOR RECORD
ON MAR 23 AM 10 05
SANTOS SALDANA
CLERK COUNTY CLERK

APPROVED FOR RECORDING
By *Deane H. Haddock*
Deane H. Haddock, 1921

Recorded in Book 21, Page 162
of the Public Records of Hidalgo County, Texas
Official Terms
Jury Service

I, JOHN W. HICKS, DEPUTY PUBLIC NOTARY, DO HEREBY CERTIFY THAT THE ACCOMPANIED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED AS SAID MAP WAS PLATTED BY ME FROM SURVEY MADE BY ME ON THE GROUND.
MISSION, TEXAS FEBRUARY 22, 1921



APPROVED FOR RECORDING
COMMISSIONERS COURT
THE HON. J. M. MACHES
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
Santos Saldana

SCALE 1" = 100'

