

<b>PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY</b>		
	<b>APPLICANT</b>	<b>APPLICATION NO.</b>
1.	ADRIAN ALCANTAR	3-16477
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 7, 2016	

Mission TX



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 3-16477  
2/16/16

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

Upon the application of:

Name: Adrian Alcantar

Address: 1023 W St Jude Ave  
Alton TX 78573

Phone: (956) 458-8489

Approved by Environmental Health:	Temporary Service 	Final Service
Inspection/Permit No:	Authorized Signature Ruben	Authorized Signature
Date Approved:	<u>3/1/16</u>	<u>1 1</u>

Water Supplier: Sharkland Water Supply

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:

West Addn to Sharkland Lot 45-4  
Trosper Rd + mile 6 Rd

[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**  
**County of Hidalgo**

Rev. 06-03-15

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Precinct 1 2 3 4

Application No:

3-16477  
2/16/14

**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

Adrian Alcantar

Known to me [or proved to me in the oath of Drivers license or through  
254 838 87 (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:

West addn to Sharkland 45-4."

[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."

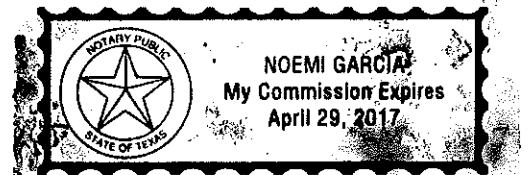
-OR-

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."

Adrian Alcantar (Signature)

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

[Signature]  
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.**

**CONSTABLE'S TAX DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF HIDALGO**

**X**

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated June 2, 2014 on a certain judgment rendered in said Court on the 10th day of February, 2014, in a certain **Suit No. T-1071-12-H, Mission Consolidated Independent School District And South Texas College, Et Al vs. San Juanita Alcantar, I, Lazaro Gallardo, Jr,** Constable of said County, did upon June 2, 2014, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on June 11, 2014, in THE ADVANCE NEWS JOURNAL, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday, on the 1st day of July, 2014 beginning at 10:30 AM sold said hereinafter described land or lots at public venue, at the County Clerk Records Management Facility of the Courthouse of said County, at which sale the premises hereinafter described were struck off to

**ADRIAN ALCANTAR  
1023 W. ST. JUDE AVENUE  
ALTON, TX 78573**

for the sum of **\$12,120.00**, Adrian Alcantar being the highest bidder(s), and that being the highest bid for the same, NOW, THEREFORE, in consideration of the premises aforesaid, and of the payment of the aforesaid sum, the receipt of which is hereby acknowledged, I as Constable aforesaid, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said grantee(s) all of the estate, right, title, and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

**PROPERTY DESCRIPTION**

**1.00 ACRE, BEING THE NORTH 1.00 ACRE OF THE SOUTH 3.00 ACRES OF THE WEST 5.00 ACRES OF LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS DESCRIBED IN VOLUME 1694, PAGE 651, DEED RECORDS OF HIDALGO COUNTY, TEXAS.**

TO HAVE AND TO HOLD the above described premises unto the said grantee(s), heirs and assigns forever, as fully and absolute as I, as Constable aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the current year taxes which should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

As required by Section 34.015, Texas Tax Code, the **Grantee(s)** exhibited to me an unexpired written statement issued to the **Grantee(s)** showing that the Tax Assessor-Collector for the county in which this sale was made determined that: (1) there are no delinquent ad valorem taxes owed by the **Grantee(s)** to said county, and (2) for each school district or municipality having territory in said county, there are no known or reported delinquent ad valorem taxes owed by the **Grantee(s)** to that school district or municipality.

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE CONSTABLE'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

\*\*\*\*\*

**ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.**

**LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.**

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 8 day of October, 2014.

Lazaro Gallardo Jr.

Lazaro (Larry) Gallardo, Jr.  
Constable, Precinct 3  
Hidalgo County, Texas

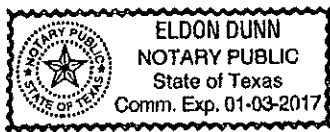
Rodolfo Trevino Jr.  
By: Deputy

STATE OF TEXAS X

COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Rodolfo Trevino, Jr., Deputy Constable of Hidalgo County, Texas, 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, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF October, 2014.



Eldon Dunn  
Notary Public, State of Texas  
My Commission Expires: 1-3-17

After recording return to:

LINEBARGER GOGGAN BLAIR  
& SAMPSON, LLP  
Attorneys at Law  
205 S. Pin Oak Avenue  
Edinburg, Texas 78539

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.

500  
294

32180

WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

Back up  
Deed for  
Sept 1995

That we, JULIO ALCANTAR and wife, TRINIDAD O. ALCANTAR,

of the County of Hidalgo and State of Texas for and in

consideration of the sum of TEN & NO/100 ----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
SAN JUANITA ALCANTAR, a single woman,

of the County of Hidalgo and State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit:

1.0 acre of land, being the North 1.0 acre of the South 3.0 acres of the West 5.0 acres of Lot 45-4, West Addition to Sharyland Subdivision of Porciones 53, 54, 55, 56 and 57, Hidalgo County, Texas, and which 1.0 acre is also described as the North 256.0 feet of the South 768.0 feet of the West 170.15 feet of said Lot 45-4.

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

EXECUTED this 24th day of October, A.D. 1980.

*Julio Alcantar*  
Julio Alcantar

*Trinidad O. Alcantar*  
Trinidad O. Alcantar

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared  
JULIO ALCANTAR and wife, TRINIDAD O. ALCANTAR,

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 October A.D. 19 80.

*Anna Maria Vela*  
Notary Public in and for Hidalgo County, Texas.  
My commission expires 4-30 1981  
*Anna Maria Vela*  
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

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)

32180  
WARRANTY-DEED-

JULIO ALCANTAR, ET UX.

TO

SAN JUANITA ALCANTAR,  
a single woman

FILED FOR RECORD  
OCT 28 1980  
COUNTY CLERK  
HIDALGO COUNTY TEXAS  
*Mums*

PREPARED IN THE LAW OFFICE OF

PLEASE RETURN TO:

Ms. San Juanita Alcantar  
Rt. 2, Box 1960  
McAllen, Texas 78501

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

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)

**Hidalgo CAD**

**Property Search Results > 318590 ALCANTAR ADRIAN for Year 2016**

**Property**

**Account**

Property ID: 318590 Legal Description: WEST ADDN. TO SHARYLAND N1.00AC-S3AC-W5AC LOT 45-4 0.83 AC NET  
 Geographic ID: W0100-00-045-0004-02 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: W SAINT JUDE AVE Mapsco:  
 TX  
 Neighborhood: Map ID:  
 Neighborhood CD:

**Owner**

Name: ALCANTAR ADRIAN Owner ID: 1038176  
 Mailing Address: 1023 W ST JUDE AVE % Ownership: 100.0000000000%  
 ALTON, TX 78573  
 Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$38,666 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$38,666  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$38,666  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$38,666

**Taxing Jurisdiction**

Owner: ALCANTAR ADRIAN  
 % Ownership: 100.0000000000%  
 Total Value: \$38,666

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$38,666	\$38,666	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$38,666	\$38,666	\$36.77
GHD	HIDALGO COUNTY	0.590000	\$38,666	\$38,666	\$228.13
JCC	SOUTH TEXAS COLLEGE	0.185000	\$38,666	\$38,666	\$71.53
R05	ROAD DIST 05	0.000000	\$38,666	\$38,666	\$0.00
SMS	MISSION ISD	1.367200	\$38,666	\$38,666	\$528.64
SST	SOUTH TEXAS SCHOOL	0.049200	\$38,666	\$38,666	\$19.02
W14	UNITED IRR WTR DIST	0.000000	\$38,666	\$38,666	\$0.00
Total Tax Rate:		2.286500			
Taxes w/Current Exemptions:					\$884.09
Taxes w/o Exemptions:					\$884.10

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.8300	36154.80	0.00	0.00	\$38,666	\$0

**Roll Value History**


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016		\$0	\$38,666	0	38,666	\$0 \$38,666
2015		\$0	\$26,816	0	26,816	\$0 \$26,816
2014		\$0	\$26,816	0	26,816	\$0 \$26,816
2013		\$0	\$26,816	0	26,816	\$0 \$26,816

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/15/2014 12:00:00 AM	SHD	SHERIFF'S DEED	ALCANTAR SAN JL	ALCANTAR ADRIAN			2555902
2		CONV	CONVERSION	UNKNOWN	ALCANTAR SAN JL			

**Tax Due**

Property Tax Information as of 01/29/2016

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**

Chapter 232 Texas LGC Application

APPLICATION NO:

3-16477

Feb. 16, 2016

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

W0100-00-045-0004-02

[ 1 ] OWNER: ALCANTAR, ADRIAN
1825 TRINIDAD LN

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION
WEST ADDN. TO SHARYLAND N1.00A
S3AC-W5AC LOT 45-4 X-25

ALTON, TX 78573

Telephone No. 458-8489

LOCATION: 0 TROSPER RD & N 6 ML

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: SHAR

[ 9 ] CONSTRUCTION TYPE: OTHE

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

[ 10 ] EST. COST OF CONST.: \$95,600

[ 5 ] SIZE OF STRUCTURE: 2,390 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA: YES
NO

[ 6 ] USE OF BUILDING: NEW RES ZONE X

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AND SETBACKS.

FRONT 50' SIDES 6' REAR 15'
18 INCHES ABOVE NATURAL GROUND.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0295D Pct: 3

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.

Jandra Carter 2/16/14
Prepared by Date

R. Carter 2/10/14
Approved by Date

[Signature] 2/16/2016
Signature of Owner or Applicant 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.