

PLANNING DEPT. PCT 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	JIMMY GARZA	1-1014
	COMM. COURT: SEPTEMBER 4, 2018	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 06-03-15

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: 1-1004

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

Upon the application of:

Name: Jimmy Garza

Address: The Highlands lot 3  
Blk 156

Phone: (956) 756-0122

Approved by Environmental Health:	Temporary Service	Final Service
	<u>Light only</u> <u>[Signature]</u>	
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>04/27/18</u>	<u>/ /</u>

Water Supplier: N.A.W.S

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

Account/ESI No.: N/A 334236-01  
 Temporary Pole  Permanent Service

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

THE HIGHLANDS LOT 3 BLK 156  
(WEST TRACT LOT 3 BLK 156)

[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. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 1-1014

**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

Jimmy Garza

Known to me [or proved to me in the oath of # 25630660 or through  
(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 tract lot 3 blk 156)  
THE HIGHLANDS lot 3 blk 156."

[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."

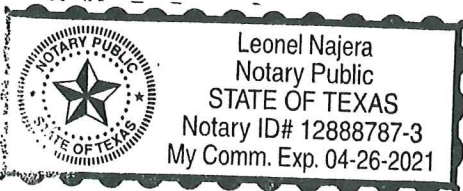
-OR-

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."

X Jimmy Garza (Signature)

SUBSCRIBED AND SWORN TO before me on August 27<sup>th</sup>, 2018, 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.

## WARRANTY DEED WITH VENDOR'S LIEN

**Date:** March 13, 2017

**Grantor:** ALDO QUINTANILLA, a single man

**Grantor's Mailing Address:** 1024 West Mile 14 North  
Weslaco, Texas 78596  
Hidalgo County

**Grantee:** JIMMY GARZA

**Grantee's Mailing Address:** P.O. Box 1226  
Edcouch, Texas 78538  
Hidalgo County

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of **FOURTY-FOUR THOUSAND AND ONE HUNDRED AND NO/100THS DOLLARS (\$44,100)**, and is executed by Grantee, payable to the order of **ALDO QUINTANILLA**. The note is secured by a vendor's lien retained in favor of **ALDO QUINTANILLA** in this deed and by a deed of trust of even date from Grantee to **STEPHENIE QUINTANILLA**, Trustee.

**Property (including any improvements):**

A tract containing One (1) acre of land, more or less out of Lot Three (3), Block One Hundred Fifty-six (156), West Tract Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, and described as follows:

BEGINNING at a point in the North line of said Lot 3, Located 188.8 feet east of its Northwest Corner:

THENCE, South a distance of 256.23 feet to point for corner:

THENCE, West a distance of 170 feet to point for corner:

THENCE, North a distance of 256.23 feet to the North Line of side Lot 3:

THENCE, South a distance of 256.23 feet to point for corner:

THENCE, East along and with said North Line, a distance of 170 feet to the PLACE OF BEGINNING.

**Reservations from and Exceptions to Conveyance and Warranty:**

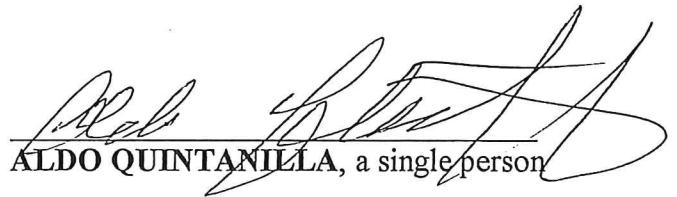
**Taxes for the year 2016, and subsequent thereto, the payment of which Grantee assumes.**

All of Record.

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 of 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 reservation from conveyance and 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 shall become absolute.

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

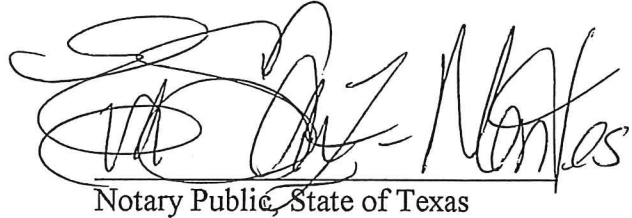
  
ALDO QUINTANILLA, a single person

{Certificate of Acknowledgment}

STATE OF TEXAS \*  
COUNTY OF HIDALGO \*

This instrument was acknowledged before me on the 13<sup>th</sup> day of **March, 2017** by  
ALDO QUINTANILLA.



  
Notary Public, State of Texas

Prepared by the State Bar of Texas for use by lawyers only. Revised 1-1-76.  
Revised as to interest and to include grantee's address (art. 6626, RCS) 1-1-82.  
Revised as to sale on default (§ 51.002, Prop. Code) 10-83.

79859

### DEED OF TRUST

*900*  
*inf*

THE STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

That WE, PEDRO MARTINEZ and wife, NATIVIDAD MARTINEZ,

of Hidalgo County, Texas, hereinafter called Grantors (whether one or more) for the purpose of securing the indebtedness hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) to us in hand paid by the Trustee hereinafter named, the receipt of which is hereby acknowledged, and for the further consideration of the uses, purposes and trusts hereinafter set forth, have granted, sold and conveyed, and by these presents do grant, sell and convey unto GUY C. FAMBROUGH, Trustee, of Hidalgo County, Texas, and his substitutes or successors, all of the following described property situated in Hidalgo County, Texas, to-wit:

TRACT I: A tract containing One (1) acre of land, more or less out of Lot Three (3), Block One Hundred Fifty-Six (156), West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34, Map Records, Hidalgo County, Texas, and described as follows:

BEGINNING at a point in the North line of said Lot 3, located 188.8 feet east of its Northwest corner;  
THENCE, South a distance of 256.23 feet to point for corner;  
THENCE, West a distance of 170 feet to point for corner;  
THENCE, North a distance of 256.23 feet to the North line of said Lot 3;  
THENCE, East along and with said North line, a distance of 170 feet to the PLACE OF BEGINNING;

TRACT II: Lots Twenty-nine (29) and Thirty (30), Block Nine (9), Bell Addition to the City of Elsa, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 57, Map Records, Hidalgo County, Texas.

TO HAVE AND TO HOLD the above described property, together with the rights, privileges and appurtenances thereto belonging unto the said Trustee, and to his substitutes or successors forever. And Grantors do hereby bind themselves, their heirs, executors, administrators and assigns to warrant and forever defend the said premises unto the said Trustee, his substitutes or successors and assigns forever, against the claim, or claims, of all persons claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST to secure payment of one promissory note of even date herewith in the principal sum of SIXTEEN THOUSAND AND NO/100 Dollars (\$16,000.00)

executed by Grantors, payable to the order of ELSA STATE BANK AND TRUST COMPANY,

P. O. BOX 397,

in the City of ELSA HIDALGO County, Texas, as follow, to-wit:

as therein provided;

bearing interest as therein stipulated, providing for acceleration of maturity and for Attorney's fees;

Should Grantors do and perform all of the covenants and agreements herein contained, and make prompt payment of said indebtedness as the same shall become due and payable, then this conveyance shall become null and void and of no further force and effect, and shall be released at the expense of Grantors, by the holder thereof, hereinafter called Beneficiary (whether one or more).

Grantors covenant and agree as follows:

That they are lawfully seized of said property, and have the right to convey the same; that said property is free from all liens and encumbrances, except as herein provided.

To protect the title and possession of said property and to pay when due all taxes and assessments now existing or hereafter levied or assessed upon said property, or the interest therein created by this Deed of Trust, and to preserve and maintain the lien hereby created as a first and prior lien on said property including any improvements hereafter made a part of the realty.

To keep the improvements on said property in good repair and condition, and not to permit or commit any waste thereof; to keep said buildings occupied so as not to impair the insurance carried thereon.

To insure and keep insured all improvements now or hereafter created upon said property against loss or damage by fire and wind-storm, and any other hazard or hazards as may be reasonably required from time to time by Beneficiary during the term of the indebtedness hereby secured, to the extent of the original amount of the indebtedness hereby secured, or to the extent of the full insurable value of said improvements, whichever is the lesser, in such form and with such Insurance Company or Companies as may be approved by Beneficiary, and to deliver to Beneficiary the policies of such insurance having attached to said policies such mortgage indemnity clause as Beneficiary shall direct; to deliver renewals of such policies to Beneficiary at least ten (10) days before any such insurance policies shall expire; any proceeds which Beneficiary may receive under any such policy, or policies, may be applied by Beneficiary, at his option, to reduce the indebtedness hereby secured, whether then matured or to mature in the future, and in such manner as Beneficiary may elect, or Beneficiary may permit Grantors to use said proceeds to repair or replace all improvements damaged or destroyed and covered by said policy.

That in the event Grantors shall fail to keep the improvements on the property hereby conveyed in good repair and condition, or to pay promptly when due all taxes and assessments, as aforesaid, or to preserve the prior lien of this Deed of Trust on said property, or to keep the buildings and improvements insured, as aforesaid, or to deliver the policy, or policies, of insurance or the renewal thereof to Beneficiary, as aforesaid, then Beneficiary may, at his option, but without being required to do so, make such repairs, pay such taxes and assessments, purchase any tax title thereon, remove any prior liens, and prosecute or defend any suits in relation to the preservation of the prior lien of this Deed of Trust on said property, or insure and keep insured the improvements thereon in an amount not to exceed that of the above stipulated; that any sums which may be so paid out by Beneficiary and all sums paid for insurance premiums, as aforesaid, including the costs, expenses and Attorney's fees paid in any suit affecting said property when necessary to protect the lien hereof shall bear interest from the dates of such payments at the rate stated in said note and shall be paid by Grantors to Beneficiary upon demand, at the same place at which said note is payable, and shall be deemed a part of the debt hereby secured and recoverable as such in all respects.

That in the event of default in the payment of any installment, principal or interest, of the note hereby secured, in accordance with the terms thereof, or of a breach of any of the covenants herein contained to be performed by Grantors, then and in any of such events hereby secured with all interest accrued thereon and all other sums hereby secured immediately due and payable, and in the event of default in the payment of said indebtedness when due or declared due, it shall thereupon, or at any time thereafter, be the duty of the Trustee, or his successor or substitute as hereinafter provided, at the request of Beneficiary (which request is hereby conclusively presumed), to enforce this trust; and after advertising the time, place and terms of the sale of the above described and conveyed property, then subject to the lien hereof, and mailing and filing notices as required by section 51.002, Texas Property Code, as then amended (successor to article 3810, Texas Revised Civil Statutes), and otherwise complying with that statute, the Trustee shall sell the above described property, then subject to the lien hereof, at public auction in accordance with such notices on the first Tuesday in any month between the hours of ten o'clock A.M. and four o'clock P.M., to the highest bidder for cash, selling all of the property as an entirety or in such parcels as the Trustee acting may elect, and make due conveyance to the Purchaser or Purchasers, with general warranty binding Grantors, their heirs and assigns; and out of the money arising from such sale, the Trustee acting shall pay first, all the expenses of advertising the sale and making the conveyance, including a commission of five percent (5%) to himself, which commission shall be due and owing in addition to the Attorney's fees provided for in said note, and then to Beneficiary the full amount of principal, interest, Attorney's fees and other charges due and unpaid on said note and all other indebtedness secured hereby, rendering the balance of the sales price, if any, to Grantors, their heirs or assigns; and the recitals in the conveyance to the Purchaser or Purchasers shall be full and conclusive evidence of the truth of the matters therein stated, and the all prerequisites to said sale shall be presumed to have been performed, and such sale and conveyance shall be conclusive against Grantors, and their heirs and assigns.

It is agreed that in the event a foreclosure hereunder should be commenced by the Trustee, or his substitute or successor, Beneficiary may at any time before the sale of said property direct the said Trustee to abandon the sale, and may then institute suit for the collection of said note, and for the foreclosure of this Deed of Trust lien; it is further agreed that if Beneficiary should institute a suit for the collection thereof, and for a foreclosure of this Deed of Trust lien, that he may at any time before the entry of a final judgment in said suit dismiss the same, and require the Trustee, his substitute or successor to sell the property in accordance with the provisions of this Deed of Trust.

Beneficiary, if he is the highest bidder, shall have the right to purchase at any sale of the property, and to have the amount for which such property is sold credited on the debt then owing.

Beneficiary in any event is hereby authorized to appoint a substitute trustee, or a successor trustee, to act instead of the Trustee named herein without other formality than the designation in writing of a substitute or successor trustee; and the authority hereby conferred shall extend to the appointment of other successor and substitute trustees successively until the indebtedness hereby secured has been paid in full, or until said property is sold hereunder, and each substitute and successor trustee shall succeed to all of the rights and powers of the original trustee named herein.

In the event any sale is made of the above described property, or any portion thereof, under the terms of this Deed of Trust, Grantors, their heirs and assigns, shall forthwith upon the making of such sale surrender and deliver possession of the property so sold to the Purchaser at such sale, and in the event of their failure to do so they shall thereupon from and after the making of such sale be and continue as tenants at will of such Purchaser, and in the event of their failure to surrender possession of said property upon demand, the Purchaser, his heirs or assigns, shall be entitled to institute and maintain an action for forcible detainer of said property in the Justice of the Peace Court in the Justice Precinct in which such property, or any part thereof, is situated.

It is agreed that the lien hereby created shall take precedence over and be a prior lien to any other lien of any character whether vendor's, materialmen's or mechanic's lien hereafter created on the above described property, and in the event the proceeds of the indebtedness secured hereby as set forth herein are used to pay off and satisfy any liens heretofore existing on said property, then Beneficiary is, and shall be, subrogated to all of the rights, liens and remedies of the holders of the indebtedness so paid.

It is further agreed that if Grantors, their heirs or assigns, while the owner of the hereinabove described property, should commit an act of bankruptcy, or authorize the filing of a voluntary petition in bankruptcy, or should an act of bankruptcy be committed and involuntary proceedings instituted or threatened, or should the property hereinabove described be taken over by a Receiver for Grantors, their heirs or assigns, the note hereinabove described shall, at the option of Beneficiary, immediately become due and payable, and the acting Trustee may then proceed to sell the same under the provisions of this Deed of Trust.

As further security for the payment of the hereinabove described indebtedness, Grantors hereby transfer, assign, and convey unto Beneficiary all rents issuing or to hereafter issue from said real property, and in the event of any default in the payment of said note or hereunder, Beneficiary, his agent or representative, is hereby authorized, at his option, to collect said rents, or if such property is vacant to rent the same and collect the rents, and apply the same, less the reasonable costs and expenses of collection thereof, to the payment of said indebtedness, whether then matured or to mature in the future, and in such manner as Beneficiary may elect. The collection of said rents by Beneficiary shall not constitute a waiver of his right to accelerate the maturity of said indebtedness nor of his right to proceed with the enforcement of this Deed of Trust.

It is agreed that an extension, or extensions, may be made of the time of payment of all, or any part, of the indebtedness secured hereby, and that any part of the above described real property may be released from this lien without altering or affecting the priority of the lien created by this Deed of Trust in favor of any junior encumbrancer, mortgagee or purchaser, or any person acquiring an interest in the property hereby conveyed, or any part thereof: it being the intention of the parties hereto to preserve this lien on the property herein described and all improvements thereon, and that may be hereafter constructed thereon, first and superior to any liens that may be placed thereon, or that may be fixed, given or imposed by law thereon after the execution of this instrument notwithstanding any such extension of the time of payment, or the release of a portion of said property from this lien.

In the event any portion of the indebtedness hereinabove described cannot be lawfully secured by this Deed of Trust lien on said real property, it is agreed that the first payments made on said indebtedness shall be applied to the discharge of that portion of said indebtedness.

Beneficiary shall be entitled to receive any and all sums which may become payable to Grantors for the condemnation of the hereinabove described real property, or any part thereof, for public or quasi-public use, or by virtue of private sale in lieu thereof, and any sums which may be awarded or become payable to Grantors for damages caused by public works or construction on or near the said property. All such sums are hereby assigned to Beneficiary, who may, after deducting therefrom all expenses actually incurred, including attorney's fees, release same to Grantors or apply the same to the reduction of the indebtedness hereby secured, whether then matured or to mature in the future, or on any money obligation hereunder, as and in such manner as Beneficiary may elect. Beneficiary shall not be, in any event or circumstances, liable or responsible for failure to collect, or exercise diligence in the collection of, any such sums.

Nothing herein or in said note contained shall ever entitle Beneficiary, upon the arising of any contingency whatsoever, to receive or collect interest in excess of the highest rate allowed by the laws of the State of Texas on the principal indebtedness hereby secured or on any money obligation hereunder and in no event shall Grantors be obligated to pay interest thereon in excess of such rate.

If this Deed of Trust is executed by only one person or by a corporation the plural reference to Grantors shall be held to include the singular, and all of the covenants and agreements herein undertaken to be performed by and the rights conferred upon the respective Grantors named herein, shall be binding upon and inure to the benefit of not only said parties respectively but also their respective heirs, executors, administrators, grantees, successors and assigns.

Grantors expressly represent that this Deed of Trust and the Note hereby secured are given for the following purpose, to-wit:

As additional security for a portion of the purchase price of the property hereinabove described as TRACT I.

EXECUTED this

3rd

day of

August,

A. D. 1984.

*Pedro Martinez*  
PEDRO MARTINEZ

*Natividad Martinez*  
NATIVIDAD MARTINEZ

AS SUST 021

Mailing address of trustee:

Name: GUY C. FAMBROUGH  
Address: P. O. BOX 397  
ELSA, TEXAS 78543

Mailing address of each beneficiary:

Name: ELSA STATE BANK & TRUST COMPANY  
Address: P. O. BOX 397  
ELSA, TEXAS 78543

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 14th day of August, 1984  
by PEDRO MARTINEZ and wife, NATIVIDAD MARTINEZ.

E. GOMEZ

Notary Public, in and for Hidalgo County, Texas  
My Commission Expires 11-30-87

Notary Public, State of Texas  
Notary's name (printed): E. Gomez

Notary's commission expires: 11-30-87

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

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

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF }

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of said corporation.

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

Notary's commission expires:

79859

AFTER RECORDING RETURN TO:

ELSA STATE BANK AND TRUST COMPANY  
P. O. BOX 397  
ELSA, TEXAS 78543

CHARGE:  
EDWARDS ABSTRACT & TITLE CO.

PREPARED IN THE LAW OFFICE OF:

CARL M. HIGDON, JR.  
ATTORNEY AT LAW  
P.O. BOX 822  
ELSA, TEXAS 78543

FILED FOR RECORD

3050 020

# Hidalgo CAD

## Property Search Results > 301523 GARZA JIMMY for Year 2018

### Property

#### Account

Property ID:	301523	Legal Description:	THE HIGHLANDS LOT 3 BLK 156
Geographic ID:	T3400-00-156-0003-04	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

#### Location

Address:	CORNER OF SERVANDO BARRERA & W MILE 15 N TX	Mapsc0:	
Neighborhood:	THE HIGHLANDS	Map ID:	
Neighborhood CD:	T340000		

#### Owner

Name:	GARZA JIMMY	Owner ID:	1097087
Mailing Address:	PO BOX 1226 EDCOUCH, TX 78538-1226	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$32,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$32,400	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$32,400	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$32,400	

### Taxing Jurisdiction

Owner:	GARZA JIMMY
% Ownership:	100.0000000000%
Total Value:	\$32,400

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$32,400	\$32,400	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$32,400	\$32,400	\$30.81
FD2	EMS DIST #02	0.038000	\$32,400	\$32,400	\$12.31
GHD	HIDALGO COUNTY	0.580000	\$32,400	\$32,400	\$187.92
JCC	SOUTH TEXAS COLLEGE	0.185000	\$32,400	\$32,400	\$59.94
R02	ROAD DIST 02	0.000000	\$32,400	\$32,400	\$0.00
SEE	EDCOUCH ELSA	1.258000	\$32,400	\$32,400	\$407.59
SST	SOUTH TEXAS SCHOOL	0.049200	\$32,400	\$32,400	\$15.94
Total Tax Rate:		2.205300			
Taxes w/Current Exemptions:					\$714.51
Taxes w/o Exemptions:					\$714.52

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.0000	43560.00	0.00	0.00	\$32,400	\$0

### Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$32,400	0	32,400	\$0	\$32,400
2017	\$0	\$32,400	0	32,400	\$0	\$32,400
2016	\$0	\$32,400	0	32,400	\$0	\$32,400
2015	\$0	\$32,400	0	32,400	\$0	\$32,400
2014	\$0	\$32,400	0	32,400	\$0	\$32,400
2013	\$0	\$32,400	0	32,400	\$0	\$32,400
2012	\$0	\$32,400	0	32,400	\$0	\$32,400
2011	\$0	\$32,400	0	32,400	\$0	\$32,400
2010	\$0	\$32,400	0	32,400	\$0	\$32,400
2009	\$0	\$32,400	0	32,400	\$0	\$32,400
2008	\$0	\$32,400	0	32,400	\$0	\$32,400
2007	\$0	\$17,880	0	17,880	\$0	\$17,880
2006	\$0	\$17,880	0	17,880	\$0	\$17,880
2005	\$0	\$8,690	0	8,690	\$0	\$8,690

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/14/2017	WDV	WARRANTY DEED/VENDORS LIEN	QUINTANILLA ALDO	GARZA JIMMY			2796258
2	3/13/2014	GWD	GEN. W/D	MARTINEZ JUAN JOSE	QUINTANILLA ALDO			2494052
3	8/4/2008	CGW	CRTN GENERAL DEED	MARTINEZ	MARTINEZ			1915214

### Tax Due

Property Tax Information as of 08/29/2018

Amount Due if Paid on:  ↓

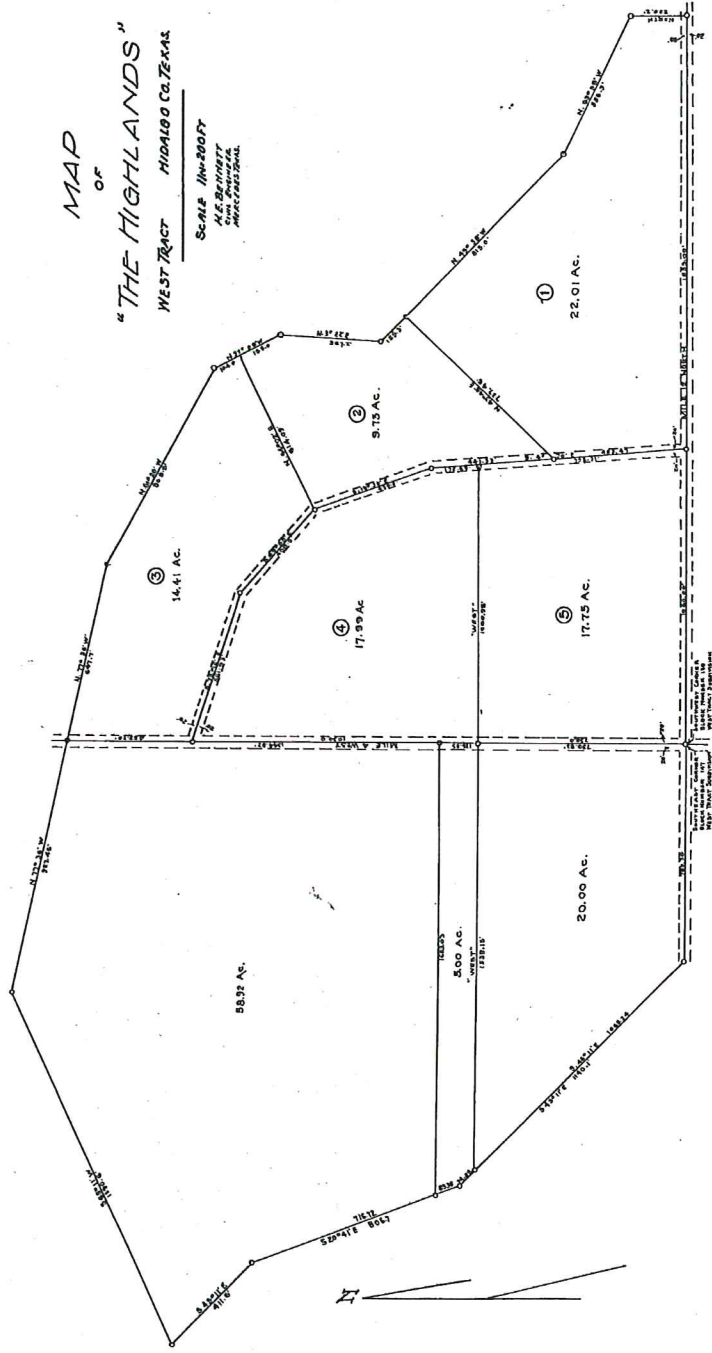
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase 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

# MAP OF "THE HIGHLANDS" WEST TRACT HIDALGO Co. TEXAS

SCALE 1/4"=200 FT  
H.E. BARNETT  
SURVEYOR



STATE OF TEXAS  
COUNTY OF HIDALGO  
I, CHAS. E. HILL  
CLEAR OF THE NEAR QUARTY CORNER  
AND FROM THE NEAR QUARTY CORNER  
THE PART OF SECTION 17, T. 12 N. AND  
R. 10 E. BEING THE PART OF  
SECTION 17, T. 12 N. BEING  
OF HIDALGO COUNTY TEXAS  
DO HEREBY CERTIFY THAT THE  
SEAL OF THE COUNTY OF HIDALGO  
COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, CHAS. E. HILL  
DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME  
COUNTY OF HIDALGO, TEXAS  
IN WITNESS WHEREOF I HAVE  
SIGNED MY HAND AND SEAL OF OFFICE  
THIS 11th DAY OF FEBRUARY 1923  
AT WACO, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, H.E. BARNETT, CIVIL ENGINEER AND SURVEYOR  
DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME  
COUNTY OF HIDALGO, TEXAS  
IN WITNESS WHEREOF I HAVE  
SIGNED MY HAND AND SEAL OF OFFICE  
THIS 11th DAY OF FEBRUARY 1923  
AT WACO, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, H.E. BARNETT, CIVIL ENGINEER AND SURVEYOR  
DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME  
COUNTY OF HIDALGO, TEXAS  
IN WITNESS WHEREOF I HAVE  
SIGNED MY HAND AND SEAL OF OFFICE  
THIS 11th DAY OF FEBRUARY 1923  
AT WACO, TEXAS

FILED IN RECORDS  
IN 2012  
FEB 18 1923  
COUNTY CLERK  
HIDALGO COUNTY TEXAS

Recorded this the 12th day of Feb. 1923 at 5:00 a.m.



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-1014  
Receipt No.: 003963  
T3400-00-156-0003-04

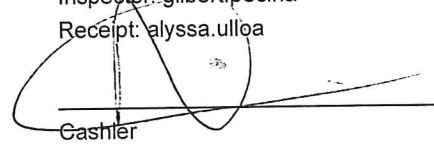
GARZA JIMMY  
PO BOX 1226  
EDCOUCH, TX 78538  
(956) 756-0122  
(956) 756-0125

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1196Sq.Ft.
- [5] Legal Description: THE HIGHLANDS LOT 3 BLK 156
- [6] Location: MILE 15 N. & MILE 61/2 W.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side ', Corner 15'  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS & REGULATIONS  
Description: Permit 1-1014  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$30.00  
Change Due: \$0.00  
Application: alyssa.ulloa  
Inspector: gilbert.pecina  
Receipt: alyssa.ulloa

  
Cashier

8/13/18  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
Signature of Owner or Applicant

8-13-18  
Date