

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	IRMA MECALCO	3-17213
2.	HECTOR E. GONZALEZ	3-793
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: SEPTEMBER 25, 2018	



PLANNING DEPARTMENT

Rev. 06-03-15

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

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2/3 4

Application No: 3-17213

1/5/2017

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

Upon the application of:

Name: Irma Mecalco

Address: 4107 Irma Linda St.

Mission, TX 78574

Phone: (956) 890-3607
Maria Ratz

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>EXIST 4378</u>
Date Approved:	<u>1 / 1</u>	<u>9/12/18</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:

La Paloma Site Lot 28

[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

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

317213
1/5/2017

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

Irma Mecalco

Known to me [or proved to me in the oath of Texas Driver License or through TDL #03097697 (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:

La Paloma Site Lot 28"

[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."

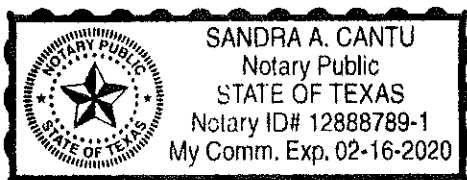
-OR-

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."

Irma Mecalco (Signature)

SUBSCRIBED AND SWORN TO before me on September 12, 2018, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Charge San Jacinto Title Services

SJTC/ MM GF # 13245678

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.

General Warranty Deed

Date: OCTOBER 29, 2013

Grantor: MAXIMINO GONZALEZ and wife, FELICIANA GONZALEZ

Grantor's Mailing Address: 1305 ROYOLA
PALMVIEW, TEXAS 78572
HIDALGO COUNTY

Grantee: IRMA MECALCO, a married person

Grantee's Mailing Address: 1602 SCHOOL LANE
MISSION, TEXAS 78572
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lots Twenty Seven (27) and Twenty Eight (28), LA PALOMA SITE, Hidalgo County, Texas, as per map or plat recorded in Volume 23, Page 26, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

Reservations from Conveyance:

Grantor's Reserves the Right of First Refusal to Purchase Property for one (1) year after the date of this deed upon the following terms and conditions:

1. **Conditions of Right.** If Grantee, offers to sell or receives a bona fide offer from a third party to buy all or any portion of the Property. Grantee will promptly give written notice to Grantor of the terms of the offer made or received and Grantee's willingness to sell for that price and on those terms. Upon receiving the notice, Grantor may exercise the option, in the manner specified below, to purchase the property described in the offer at the stated price and on the stated terms.

2. **Exercise of Option to Purchase.** If Grantor elects to accept Grantee's offer or meet the third-party's offer under the provisions of the preceding section, Grantor must notify Grantee of that election, doing so in writing delivered to Grantee within ten [10] days after the date of Grantee's notice to Grantor of the offer. If Grantor elects to refuse the offer or not to meet the third-party offer, Grantee need take no action whatsoever; further, if Grantor fails to deliver to Grantee a notice of Grantor's election to accept within the time required for such notice, Grantor will be deemed to have refused the offer to sell or the right to meet the offer to purchase. If Grantor elects or is deemed to refuse the offer, Grantee is free to sell or accept the offer to buy the property.

3. **Continuation of Right.** If for any reason the property is not sold by Grantee following an offer from a third-party, the right of first refusal granted and described in the preceding section shall continue in full force and effect, on the same terms and conditions.

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 388, Page 342, Deed Records of Hidalgo County, Texas.

- b. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 23, Page 26, Map Records of Hidalgo County, Texas.
- f. Ten foot (10') utility easement along the rear as shown according to the map or plat thereof recorded in Volume 23, Page 26, Map Records of Hidalgo County, Texas.
- g. Easement and Right of Way dated November 3, 1930, in favor of Central Power and Light Company, recorded in Volume 338, Page 289, Deed Records of Hidalgo County, Texas.
- h. Right of Way Easement dated January 19, 1953, in favor of County of Hidalgo, recorded in Volume 767, Page 56, Deed Records of Hidalgo County, Texas.
- i. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 9, 1976, recorded in Volume 360, Page 5, Oil and Gas Records of Hidalgo County, Texas.
- j. Memorandum of Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 13, 2005, recorded under Document No. 1514958, Official Records of Hidalgo County, Texas.
- k. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated January 9, 1967, recorded in Volume 1172, Page 469, Deed Records of Hidalgo County, Texas, which document contains the following language "Save and Except, however, all oil, gas and other minerals on, in or under and that may be produced from said land, together with the right of ingress and egress for the purpose of development thereof".
- l. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- m. Zoning and building ordinances in favor of the County of Hidalgo.

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.

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



 MAXIMINO GONZALEZ



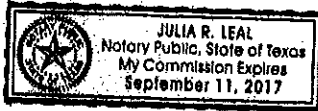
 FELICIANA GONZALEZ

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 30th day of October, 2013, by MAXIMINO GONZALEZ.



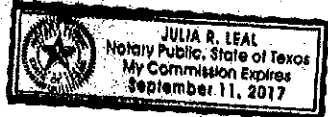
[Signature]

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 30th day of October, 2013, by FELICIANA GONZALEZ.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH STE, F-3
McALLEN, TEXAS 78504
GF# 132425678
CS#3963

AFTER RECORDING, RETURN TO:

IRMA MECALCO
1602 SCHOOL LANE
MISSION, TEXAS 78572

**** Electronically Filed Document ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2013-2464607
Recorded As : RECORDING ELECTRONIC

Recorded On: November 14, 2013
Recorded At: 02:50:37 pm
Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-
Indirect-

Receipt Number: 1400841
Processed By: Elisa Castillo

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Chapter 232 Texas LGC Application

APPLICATION NO:
3-17213
Jan. 5, 2017

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

L1665-00-000-0028-00

[1] OWNER: MECALCO,IRMA
RODRIGUEZ,ISABEL
1602 SCHOOL LN.
MISSION TX 78572
Telephone No. 890-3607

[7] LEGAL DESC./NAME OF SUBDIVISION
LA PALOMA SITE LOT 28
C-25

LOCATION: 0 3 1/8 ML & BRUSHLINE

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: AGUA

[9] CONSTRUCTION TYPE: WOOD

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

[10] EST. COST OF CONST.: \$15,200

[5] SIZE OF STRUCTURE: 1,200 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
~~NO~~

[6] USE OF BUILDING: RES. NEW HOUSE ZONE-C

Special Conditions: No construction allowed over any easements.

FRONT 25' BACK 15' SIDE 6' CONER 10'
MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
18" TOP OF CURB

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0400C Pct: 3

Community No.: 480334

Certification of Elevation
Required: NO 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

1/5/17
Date

EC.
Approved by

1/4/17
Date

[Signature]
Signature of Owner or Applicant

1/05/17
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.

Hidalgo CAD

347213
1/5/17

Property Search Results > 212504 MECALO IRMA for Year 2017

Property

Account

Property ID: 212504 Legal Description: LA PALOMA SITE LOT 27 & 28
 Geographic ID: L1665-00-000-0027-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 6107 IRMA LINDA TX Mapsco:
 Neighborhood: LA PALOMA SITE Map ID:
 Neighborhood CD: L166500

Owner

Name: MECALO IRMA Owner ID: 1018074
 Mailing Address: 1602 SCHOOL LN % Ownership: 100.0000000000%
 MISSION, TX 78572-4501

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$12,816	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$32,793	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$45,609	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$45,609	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$45,609	

Taxing Jurisdiction

Owner: MECALO IRMA
 % Ownership: 100.0000000000%
 Total Value: \$45,609

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$45,609	\$45,609	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$45,609	\$45,609	\$43.37
GHD	HIDALGO COUNTY	0.590000	\$45,609	\$45,609	\$269.09
JCC	SOUTH TEXAS COLLEGE	0.185000	\$45,609	\$45,609	\$84.38
R05	ROAD DIST 05	0.000000	\$45,609	\$45,609	\$0.00
SLJ	LA JOYA ISD	1.311000	\$45,609	\$45,609	\$597.93
SST	SOUTH TEXAS SCHOOL	0.049200	\$45,609	\$45,609	\$22.44
Total Tax Rate:		2.230300			

Taxes w/Current Exemptions: \$1,017.21
 Taxes w/o Exemptions: \$1,017.22

Improvement / Building

Improvement #1: MOBILE HOME **State Code:** A2 **Living Area:** 768.0 sqft **Value:** \$12,816

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MHR	MANUFACTURED HOME RES	MHFA	HDB	1995	768.0
PDCK	PLYWOOD DECK	*		2011	128.0
CANW-	NO SLAB WOOD CAN	*		0	640.0
STG	STORAGE	*		2011	80.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1252	5454.50	50.00	109.09	\$12,545	\$0
2	L	LOT	0.2021	8803.56	80.70	109.09	\$20,248	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$12,816	\$32,793		0	45,609	\$0 \$45,609
2016	\$13,217	\$32,793		0	46,010	\$0 \$46,010
2015	\$13,618	\$32,793		0	46,411	\$0 \$46,411
2014	\$13,391	\$32,793		0	46,184	\$0 \$46,184

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/14/2013 12:00:00 AM	GWD	GEN. W/D	GONZALEZ MAXIM	MECALO IRMA			2464607
2	2/12/2013 12:00:00 AM	WD	WARRANTY DEED	GONZALEZ REYML	GONZALEZ MAXIM			2381904
3	5/14/2010 12:00:00 AM	WD	WARRANTY DEED	VEGA FELIPE	GONZALEZ REYML			2103224

Tax Due

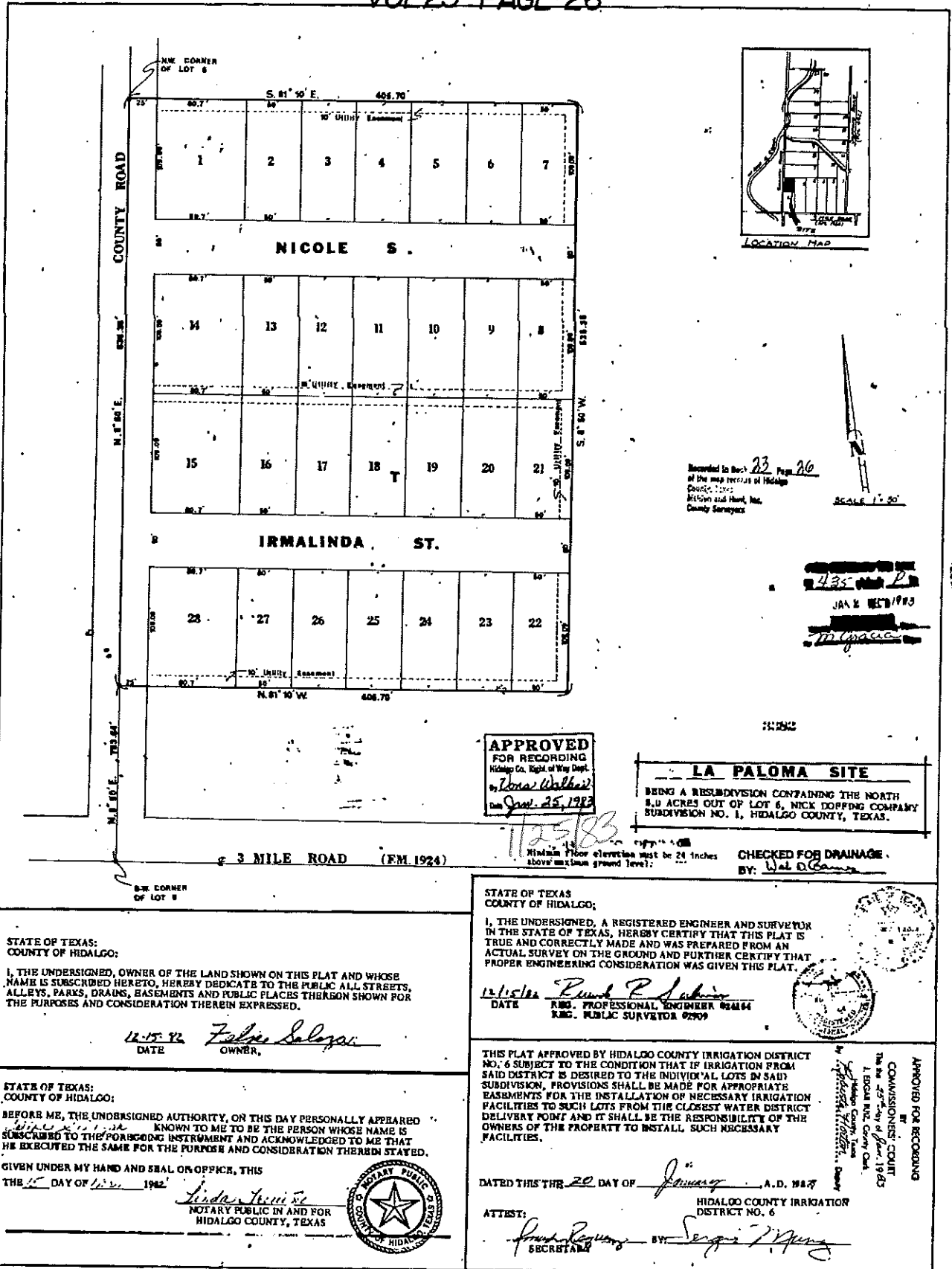
Property Tax Information as of 12/29/2016

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



Recorded in Book 23 Page 26
 of the map records of Hidalgo
 County, Texas
 Nelson and Hunt, Inc.
 County Surveyors

~~435~~
 JAN 2 1983
~~in space~~

APPROVED FOR RECORDING
 Hidalgo Co. Dept. of Highways
 by *Thomas Walker*
 Jan. 25, 1983

LA PALOMA SITE
 BEING A RESUBDIVISION CONTAINING THE NORTH
 8.0 ACRES OUT OF LOT 6, NICK DOPPING COMPANY
 SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS.

CHECKED FOR DRAINAGE
 BY: *W. O. ...*

STATE OF TEXAS
 COUNTY OF HIDALGO;
 I, THE UNDERSIGNED, A REGISTERED ENGINEER AND SURVEYOR
 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS
 TRUE AND CORRECTLY MADE AND WAS PREPARED FROM AN
 ACTUAL SURVEY ON THE GROUND AND FURTHER CERTIFY THAT
 PROPER ENGINEERING CONSIDERATION WAS GIVEN THIS PLAT.
 DATE *12/15/82* *Ronald R. ...*
 REG. PROFESSIONAL ENGINEER 92484
 REG. PUBLIC SURVEYOR 9299

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
 NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS,
 ALLEYS, PARKS, GRABNS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR
 THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 DATE *12-15-82* *Faltes Salazar*
 OWNER,

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
 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 STATED.
 GIVEN UNDER MY HAND AND SEAL ON OFFICE, THIS
 THE *15* DAY OF *Dec* 1982
Linda ...
 NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
 COMMISSIONER'S COURT
 THE 15th DAY OF *Jan* 1983
 I, *...*
 SECRETARY
 DATED THIS THE *20* DAY OF *January* A.D. 1983
 HIDALGO COUNTY IRRIGATION
 DISTRICT NO. 6
 ATTEST:
...
 SECRETARY



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-793
9/11/18

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

Upon the application of:

Name: Hector E. Gonzalez

Address: 206 Monica St
Rainhurst, TX
78574

Phone: 956-207-6661

Approved by Environmental Health:	Temporary Service _____	Final Service <u>Onbors</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Sewer</u>
Date Approved:	<u>1 / 1</u>	<u>9/12/18</u>

Water Supplier: Shary Land

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:

MONICA ACRES LOT 19

[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 Carter 9/12/18

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-793
9/11/18

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

Hector Eduardo Gonzalez

Texas

Known to me [or proved to me in the oath of commercial Driver License or through
TCDL# 18698867 (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:

MONICA ACRES lot 19

[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]

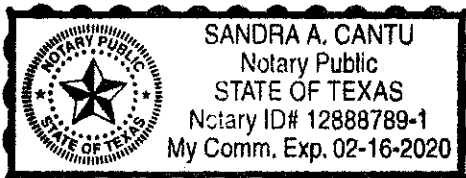
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 September 12, 2018, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

This document prepared by (and after recording return to):
Name: Mirella Martinez
Firm/Company: Infinity Tax Services LLC
Address: 4104 Blanca Circle Ste #F
Address 2:
City, State, Zip: Palmview, TX 78574
Phone: 956-585-3180

after recording please mail to grantee to
4813 N Minnesota Rd, Mission, TX 78574

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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.

GIFT DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR CONSIDERATION of the love and affection which Francisco Gonzalez and wife Maria Yolanda Gonzalez, an individual, married unmarried, hereinafter referred to as "Grantor", bears unto Hector Eduardo Gonzalez, married unmarried, hereinafter referred to as "Grantee", and also for the better maintenance, support, protection and livelihood of Grantee, Grantor does hereby give, assign, and transfers unto Grantee all right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of Hidalgo, State of Texas, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book BK-SC VL-7, Page PG-5324, Document No. 2006-1593051, of the Recorder of Hidalgo County, Texas.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS Grantor(s) hand(s) this the 2nd day of July, 2017.

Francisco Gonzalez
Maria Y Gonzalez
Grantor

Signed, Sealed and Delivered
in the presence of:

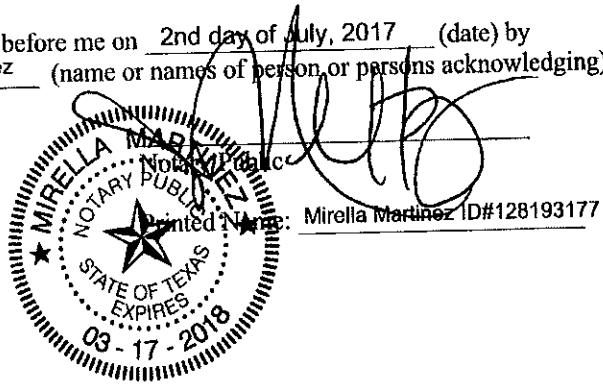
[Signature]
Witness

[Signature]
Witness

STATE OF Texas

COUNTY OF Hidalgo

This instrument was acknowledged before me on 2nd day of July, 2017 (date) by
Francisco Gonzalez and Maria Yolanda Gonzalez (name or names of person or persons acknowledging).



My Commission Expires:

March 17, 2018

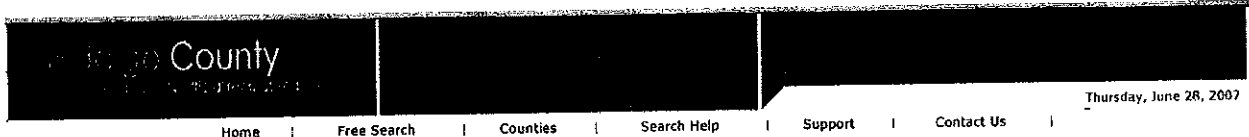
Grantor(s) Name, Address, phone:

Francisco Gonzalez and wife
Maria Yolanda Gonzalez
206 Monica St.
Palmhurst, TX 78547-3787
956-391-7591

Grantee(s) Name, Address, phone:

Hector Eduardo Gonzalez
4813 N Minnesota Rd.
Mission, TX 78574
956-207-6661

SEND TAX STATEMENTS TO GRANTEE



Thursday, June 28, 2007

1593051

"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."

RELEASE OF LIEN

Date: March 13, 2006

Holder of Note and Lien: MIGUEL SALAS and wife, PHYLLIS SALAS

Holder's Mailing Address: 100 E. Hackberry Ave., Lot 42
McAllen, Texas 78501
Hidalgo County

Note

Date: September 1, 1995

Original principal amount: TWENTY-TWO THOUSAND AND NO/100THS DOLLARS (\$22,000.00)

Borrower: FRANCISCO GONZALEZ and wife, MARIA YOLANDA GONZALEZ

Lender: MIGUEL SALAS and wife, PHYLLIS SALAS

Note and Lien Are Described in the Following Documents:
Deed of Trust executed by Francisco Gonzalez and wife, Maria Yolanda Gonzalez dated September 1, 1995, filed October 11, 1995 under Document No. 479866, in the Official Records of Hidalgo County, Texas.

Property (including any improvements):

Lot 19, MONICA ACRES SUBDIVISION, Hidalgo County, Texas, as per map or plat duly recorded in Volume 21, Page 10, Map Records of Hidalgo County, Texas, reference to which is here made for all purposes.

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

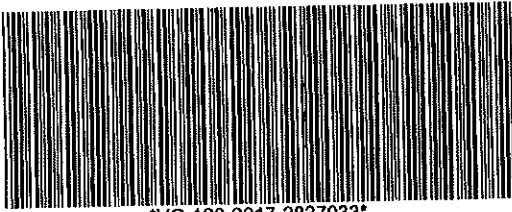
Holder of Note and Lien acknowledges payment in full of the Note and releases the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

Holder of Note and Lien expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future or other indebtedness.

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

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VG-120-2017-2837933

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 2837933

Billable Pages: 3

Recorded On: August 04, 2017 04:04 PM

Number of Pages: 4

*****Examined and Charged as Follows*****

Total Recording: \$ 44.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

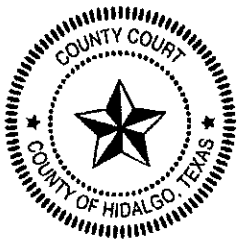
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 2837933
Receipt No: 20170804000361
Recorded On: August 04, 2017 04:04 PM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K11

Record and Return To:

Hector Eduardo Gonzalez
Original returned to customer
PCR
Palmhurst TX 78547



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 3-793
Receipt No.: 004323
M5700-00-000-0019-00

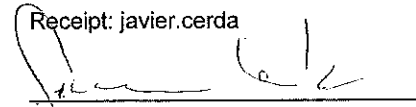
GONZALEZ HECTOR EDUARDO
206 MONICA ST
MISSION, TX 78573
(956) 207-6661
(956) 207-6661

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 05 Residential, Move In or relocated building
- [4] Size of Structure: 900Sq.Ft.
- [5] Legal Description: MONICA ACRES LOT 19
- [6] Location: 3 1/2 MILE & CONWAY
- [7] Sewage: City of Mission
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$13000
- [10] Flood Zone: Zone A

Community Panel Number: 4803340400C
 Precinct: 3
 Certification of Elevation Required: Yes
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH ALL REGULATIONS AND COUNTY SETBACKS**
 Description: Permit 3-793
 Price: \$30.00
 Description: Unauthorized Construction Penalty
 Price: \$30.00

Total Amount.....\$60.00

Method of Payment: Cash
 Check/M.O.#:
 Payment: \$60.00
 Change Due: \$0.00
 Application: javier.cerda
 Inspector: javier.cerda
 Receipt: javier.cerda



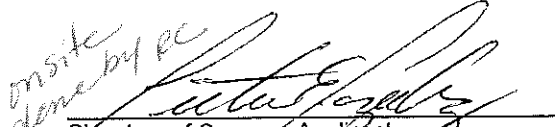
 Cashier

9-11-18

 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.

onsite done by RC


 Signature of Owner of Applicant
 Hector E. Gonzalez

9-11-18

 Date

Hidalgo CAD

Property Search Results > 242265 GONZALEZ HECTOR EDUARDO for Year 2018

Property

Account

Property ID: 242265 Legal Description: MONICA ACRES LOT 19
 Geographic ID: M5700-00-000-0019-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 206 MONICA ST Mapsco:
 Neighborhood: MONICA ACRES Map ID:
 Neighborhood CD: M570000

Owner

Name: GONZALEZ HECTOR EDUARDO Owner ID: 1105880
 Mailing Address: 4813 N MINNESOTA RD % Ownership: 100.0000000000%
 MISSION, TX 78574-1304
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$12,106	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$11,094	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$23,200	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$23,200	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$23,200	

Taxing Jurisdiction

Owner: GONZALEZ HECTOR EDUARDO
 % Ownership: 100.0000000000%
 Total Value: \$23,200

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$23,200	\$23,200	\$0.00

DR1	DRAINAGE DISTRICT #1	0.095100	\$23,200	\$23,200	\$22.06
GHD	HIDALGO COUNTY	0.580000	\$23,200	\$23,200	\$134.56
JCC	SOUTH TEXAS COLLEGE	0.185000	\$23,200	\$23,200	\$42.92
R05	ROAD DIST 05	0.000000	\$23,200	\$23,200	\$0.00
SMS	MISSION ISD	1.350200	\$23,200	\$23,200	\$313.25
SST	SOUTH TEXAS SCHOOL	0.049200	\$23,200	\$23,200	\$11.41
W14	UNITED IRR WTR DIST	0.000000	\$23,200	\$23,200	\$0.00
Total Tax Rate:		2.259500			

Taxes w/Current Exemptions: \$524.20
 Taxes w/o Exemptions: \$524.20

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1000.0 sqft **Value:** \$12,106

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WDLW - 2	DWD	1959	720.0
ENC	ENCLOSED ADD	WDLW - 2	DWD	1959	40.0
ADD	ADDITION	WDLW - 2	DWD	1985	240.0
PAT	PATIO	*		1986	64.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.1544	6723.50	70.00	96.05	\$11,094	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$12,106	\$11,094	0	23,200	\$0	\$23,200
2017	\$12,106	\$11,094	0	23,200	\$0	\$23,200
2016	\$11,589	\$11,094	0	22,683	\$0	\$22,683
2015	\$11,278	\$11,094	0	22,372	\$0	\$22,372
2014	\$13,917	\$11,094	0	25,011	\$1,160	\$23,851
2013	\$14,200	\$11,094	0	25,294	\$3,611	\$21,683
2012	\$13,325	\$6,387	0	19,712	\$0	\$19,712
2011	\$13,462	\$6,387	0	19,849	\$0	\$19,849
2010	\$13,598	\$6,387	0	19,985	\$0	\$19,985
2009	\$13,734	\$6,320	0	20,054	\$1,071	\$18,983
2008	\$14,075	\$6,320	0	20,395	\$3,138	\$17,257
2007	\$14,516	\$6,320	0	20,836	\$5,148	\$15,688
2006	\$9,556	\$4,706	0	14,262	\$0	\$14,262
2005	\$9,416	\$4,706	0	14,122	\$0	\$14,122
2004	\$10,743	\$4,706	0	15,449	\$0	\$15,449


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

1	8/4/2017	GFD	GIFT DEED	GONZALEZ FRANCISCO & MARIA Y	GONZALEZ HECTOR EDUARDO		2837933
2	10/11/1995	CONV	CONVERSION	SALAS MIGUEL & PHYILLIS	GONZALEZ FRANCISCO & MARIA Y		479865
3	12/17/1992	CONV	CONVERSION	SALAS MIGUEL	SALAS MIGUEL & PHYILLIS	3384	868

Tax Due

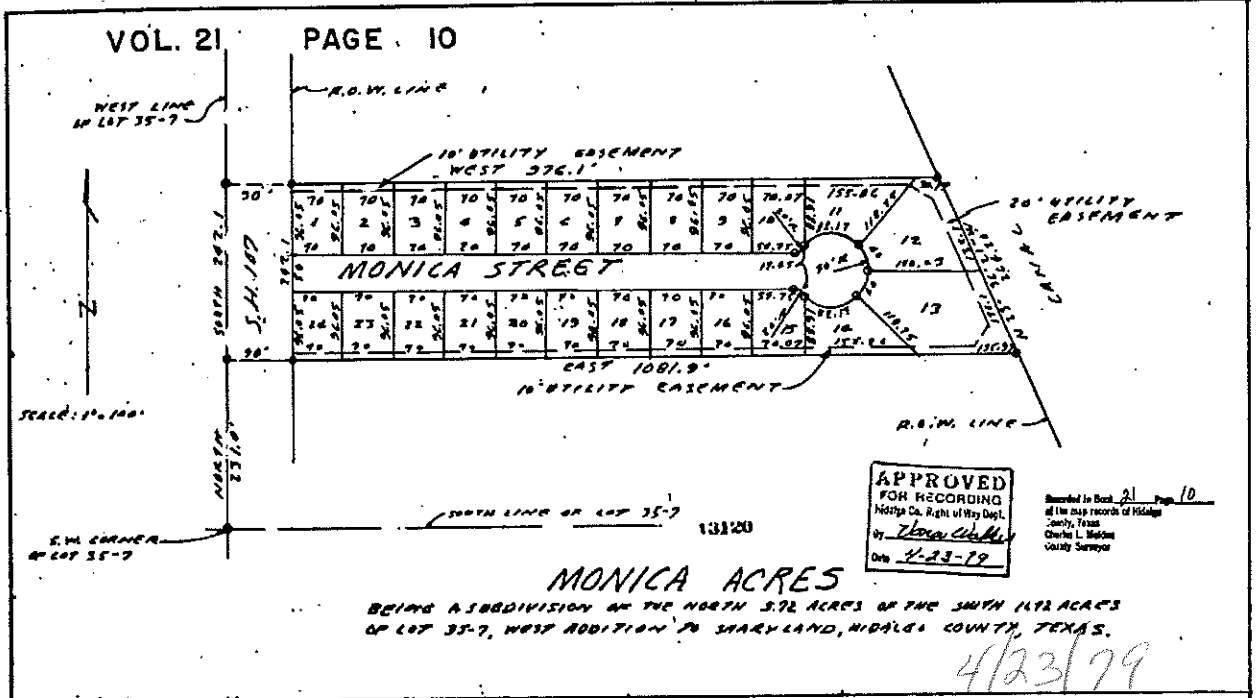
Property Tax Information as of 07/20/2018

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
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

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



APPROVED
FOR RECORDING
Notary Co. Right of Way Dept.
By: Theresa C. Clark
Date: 4-23-79

Recorded in Book 21 Page 10
of the 1979 records of Hidalgo
County, Texas
Charles L. Madson
County Surveyor

MONICA ACRES

BEING A SUBDIVISION OF THE NORTH 3.72 ACRES OF THE SOUTH 14.23 ACRES
OF LOT 35-7, WEST ADDITION TO SHAWLAND, HIDALGO COUNTY, TEXAS.

4/23/79

STATE OF TEXAS;
COUNTY OF HIDALGO;
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON
THIS MAP AND DESIGNATED HEREIN AS "MONICA ACRES"
TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAMES
ARE SUBSCRIBED HERETO, HEREBY DEEDS TO THE USE OF
THE PUBLIC ALL STREETS, ALLEYS, AND EASEMENTS THEREON
SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED.

4-23-79 Maria Salas Maribel Garcia
DATE MARIA SALAS MARIBEL GARCIA

Maribel Garcia
APPLIA GARCIA

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 ACCURATE SURVEY OF THE PROPERTY HEREON SHOWN BY
ME AND MY ASSISTANTS AND I FURTHER CERTIFY
THAT APPROPRIATE ENGINEERING CONSIDERATION HAS BEEN
GIVEN TO THIS PLAT.

7-20-79 John S. Galloway
DATE REG. PROFESSIONAL ENGINEER



STATE OF TEXAS;
COUNTY OF HIDALGO;
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED MARIA SALAS, MARIBEL GARCIA,
AND APPLIA GARCIA, KNOWN TO ME TO BE THE PER-
SONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY
EXPECTED THE SAME FOR THE PURPOSES AND CONSIDERA-
TIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
7th DAY OF April, A.D., 1979.

Rubén M. Austin
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER
COMMISSION AND IMPROVEMENT DISTRICT NO. 12 SUBJECT
TO THE CONDITION THAT IN CONNECTION WITH SAID
SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID
SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE
EASEMENTS FOR THE INSTALLATION OF NECESSARY
IRRIGATION FACILITIES TO EACH LOT FROM THE CLOUET
WATER DISTRICT DELIVERY POINT AND IT SHALL BE
THE RESPONSIBILITY OF THE OWNERS OF THE
PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.
DATED THIS 22 DAY OF APRIL, A.D., 1979.

HIDALGO COUNTY WATER COMMISSION
AND IMPROVEMENT DISTRICT NO. 12

BY: R. J. Morris

ATTEST:
Theresa C. Clark
SECRETARY

APPROVED FOR RECORDING
BY
COMMISSIONERS COURT
This 23rd day of April 1979
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: Theresa C. Clark

FILED FOR RECORD THIS DATE
At 10:30 o'clock A.M.
1979
THESA CLARK
County Clerk