

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MONICA MARLENE TORRES	3-3094
2.		
3.		
4.		
5.		
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7.		
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9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MAY 4, 2021	



# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 3-3094

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

Upon the application of:

Name: Monica Martene Torres

Address: 8820 Texan Rd units 5

Mission TX 78574

Phone: (956) 258-1607

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>53382</u> <u>04/26/2020</u>

Water Supplier: water well

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:

0.50 AC Tract of land, more or less, out of the North one half (1/2) Lot 10, BIK 18, Texan Gardens

[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.

Landra Carter  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



**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.**

**Special Warranty Deed**

**Date:** April 17, 2017

**Grantor:** Ricardo Lopez

**Grantor's Mailing Address:**

Ricardo Lopez  
3409 Mockingbird Ave., Pharr, Texas 78577

**Grantee:** Monica Marlene Torres

**Grantee's Mailing Address:**

Monica Marlene Torres  
39501 Mile 7 Rd., Penitas, Texas 78576

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

0.50 Acre Tract of land, More or less, out of the North one-half (1/2) Lot 10, Block 18, Texan Gardens Porciones 79 & 80, Hidalgo County, Texas Being more particularly described by that deed from PABLO GONZALEZ et ux., to Gumaro Flores et ux., dated March 16, 1994, recorded in Document Number 375878, Official Records, Hidalgo County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees

to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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 when the claim is by, through, or under Grantor but not otherwise, 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.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

*Ricardo Lopez*  
\_\_\_\_\_  
Ricardo Lopez

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on April 17, 2017, by Ricardo Lopez.

*MAYRA ALEJANDRA SALINAS*  
\_\_\_\_\_  
MAYRA ALEJANDRA SALINAS  
Notary Public, State of Texas  
Comm. Expires Notary Public, State of Texas  
Notary ID 130414036 Commission expires: 4-11-2020

Prepared by the State Bar of Texas for use by lawyers only  
Revised 10-85

**WARRANTY DEED**

*Back up deed*

Date: March 16, 1994

Grantor: PABLO GONZALEZ and wife, ALICIA GONZALEZ

Grantor's Mailing Address                      Rt 6 Box 79-R  
Mission, Texas 78572  
Hidalgo County

Grantee: GUMARO FLORES and wife, ELIZA FLORES  
Grantee's Mailing Address (including county):      Rt 6 Box 79 R  
Mission, Texas 78572  
Hidalgo County

Consideration: Ten and NO/100THS DOLLARS (\$10.00) and other good and valuable consideration:

Property (including any improvements):

TRACT 7  
That portion of land out of the North one-half (1/2) of Lot 10, Block 18, TEXAN GARDENS PORCIONES 79 & 80, Hidalgo County, Texas, being more particularly described by metes and bounds as follows: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:  
SUBJECT TO Present restrictions, if any, existing against said property;  
SUBJECT TO Existing Building and Zoning Ordinances, if any;  
SUBJECT TO Prior reservations of the oil, gas and other minerals, on, in, under or that may be produced from the subject property;  
SUBJECT TO Any and all Oil, Gas and Mineral Leases of Record;  
SUBJECT TO Rights, regulations, rules and easements in favor of the Hidalgo County Water Control & Improvement District in which the subject property is located;  
SUBJECT TO All easements of record and visible easements;  
SUBJECT TO Subdivision regulations of the County of Hidalgo and/or Ordinances or government regulations of the City holding extra-territorial jurisdiction of said property;  
SUBJECT TO taxes for the year 1994 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

*Pablo Gonzalez*

PABLO GONZALEZ

No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

*Alicia Gonzalez*

ALICIA GONZALEZ

(Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 12<sup>th</sup> day of March, 1994, by PABLO GONZALEZ & ALICIA GONZALEZ.



*Mercy Farias*  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

( Acknowledgement)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me o

\_\_\_\_\_

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

Notary's commission expires:

AFTER RECORDING RETURN TO:  
BROWN & OCHOA, ATTORNEYS  
1207 Conway  
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:  
BROWN & OCHOA  
1207 Conway  
Mission, Texas 78572

**SALINAS & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS & SURVEYORS**  
3012 SYCAMORE - McFALLEN, TEXAS  
882-9081 - 882-9281

METES AND BOUNDS DESCRIPTION: TRACT 7

That portion of land out of the North one-half (1/2) of Lot 10, Blk 18, Texan Gardens Porciones 79 & 80, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the north line of Lot 10 for the northwest corner hereof, said corner located East 1161.6 from the northwest corner of Lot 10;

Thence continuing East 145.2 feet along the north line of Lot 10 to a point for the northeast corner hereof;

Thence South 150.0 feet to a point for the southeast corner hereof;

Thence West 145.2 feet to a point for the southwest corner hereof;

Thence North 150.0 feet to the place of beginning, containing 0.50 acre, of which the North 20.0 feet are reserved as an access easement.

Dated: October 18, 1983



FILED FOR RECORD  
DOC# 375878 #13  
03-22-1994 10:49:37  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

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COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 3-3094

Receipt No.: 017186

T2200-00-018-0010-05

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

TORRES MONICA M  
39501 MILE 7 RD  
PENITAS, TX 78576  
(956) 258-1607  
(956) 258-1607

- [1] Contractor: SELF
- [2] Water System: Water Well
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 800Sq.Ft.
- [5] Legal Description: TEXAN GARDENS N150'-W145.2'-E290.40'  
LOT 10 BLK 18 0.50AC NET
- [6] Location: Mille 7 1/2 & Texan
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$14000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D  
Precinct: 3  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: Applicant must comply with all HCPD set backs and regulations.  
Description: Permit 3-3094  
Price: \$30.00

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

Method of Payment: Cash

Check/M.O.#:

Payment: \$30.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: guillermo.rodriguez

Receipt: sandra.cantu

*Sandra Cantu* 3/25/2021  
Cashier 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.

*Monica Torres*  
Signature of Owner or Applicant

3-25-21  
Date

# Hidalgo CAD

**Property Search Results > 299071 TORRES MONICA MARLENE for Year 2021** Tax Year:

## Property

### Account

Property ID:	299071	Legal Description:	TEXAN GARDENS W290.40'-E435.6'-N150' LOT 10 BLK 18 1.00AC NET
Geographic ID:	T2200-00-018-0010-05	Zoning:	CNTY
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	TEXAN RD	Mapsco:	
Neighborhood:	TEXAN GARDENS	Map ID:	
Neighborhood CD:	T220000		

### Owner

Name:	TORRES MONICA MARLENE	Owner ID:	1099195
Mailing Address:	39501 MILE 7 RD PENITAS, TX 78576-7517	% 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:	TORRES MONICA MARLENE
% 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	0.102600	\$32,400	\$32,400	\$33.24
GHD	HIDALGO COUNTY	0.575000	\$32,400	\$32,400	\$186.30
JCC	SOUTH TEXAS COLLEGE	0.171800	\$32,400	\$32,400	\$55.66
R09	ROAD DIST 09	0.000000	\$32,400	\$32,400	\$0.00
SLJ	LA JOYA ISD	1.311000	\$32,400	\$32,400	\$424.76
SST	SOUTH TEXAS SCHOOL	0.049200	\$32,400	\$32,400	\$15.94
W16	HIDALGO CO IRR DIST 16	0.000000	\$32,400	\$32,400	\$0.00
Total Tax Rate:		2.209600			
Taxes w/Current Exemptions:					\$715.90
Taxes w/o Exemptions:					\$715.91

### 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
2021	\$0	\$32,400	0	32,400	\$0	\$32,400
2020	\$0	\$21,714	0	21,714	\$0	\$21,714
2019	\$0	\$21,714	0	21,714	\$0	\$21,714
2018	\$0	\$17,365	0	17,365	\$0	\$17,365
2017	\$0	\$17,365	0	17,365	\$0	\$17,365
2016	\$0	\$17,365	0	17,365	\$0	\$17,365
2015	\$0	\$17,365	0	17,365	\$0	\$17,365
2014	\$0	\$17,365	0	17,365	\$0	\$17,365
2013	\$0	\$17,365	0	17,365	\$0	\$17,365
2012	\$0	\$17,365	0	17,365	\$0	\$17,365
2011	\$0	\$17,365	0	17,365	\$0	\$17,365
2010	\$0	\$17,365	0	17,365	\$0	\$17,365
2009	\$0	\$17,365	0	17,365	\$0	\$17,365
2008	\$17,381	\$12,155	0	29,536	\$0	\$29,536
2007	\$20,306	\$12,155	0	32,461	\$0	\$32,461


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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/18/2017	SWD	SPEC. W/D	LOPEZ RICARDO	TORRES MONICA MARLENE			2806656
2	12/16/2014	TXD	TAX/RESALE DEED	HIDALGO COUNTY	LOPEZ RICARDO			2571709
3	2/19/2014	SHD	SHERIFF'S DEED					2487473

FLORES                      HIDALGO  
GUMARO &                  COUNTY  
ELIZA

**Tax Due**

Property Tax Information as of 03/22/2021

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.**

Website version: 1.2.2.31

Database last updated on: 3/21/2021 9:11 PM

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