

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	JUAN J. NINO	3-3846
2.	ARTURO GUERRERO	3-3975
3.	MARIA MARICELA REYES	3-3045
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
	COMM. COURT: MARCH 8, 2022	



PLANNING DEPARTMENT

Rev. 05-18-20

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:

3-3846
11/23/21

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

Upon the application of:

Name: Juan J. Nino

Address: 4607 La Mancha Dr.
Mission, TX 78574

Phone: (956)457-6474

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	

Water Supplier: Agua SUD

Utility Provider: [] M.V.E.C. [X] AEP

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

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

Nick Doffing #3 Lot 52, W350'-N189.5',
1.52 AC GR 7.42 AC Net

[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

Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 33846

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

Juan Jose Niño

Known to me [or proved to me in the oath of Juan Jose Niño ^{USA passport card} 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:

Nick Doffing Co No: 3 Lot 52 Mission Tx,
W350-N189-S, 1.52 AC GR 1.42 AC Net

[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]

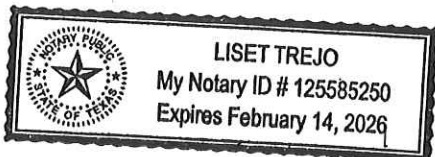
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Juan Jose Niño (Signature)

SUBSCRIBED AND SWORN TO before me on 11th February, 2012 to certify which, witnesses my hand and seal of office.



Liset Trejo
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: September 24, 2021

Grantor: PEDRO PABLO BANEGAS and MAIRA BANEGAS, a married couple
Grantor's Mailing Address (including county): 3977 Sweden Walker Rd.
Brockport, New York 14420-2721
Monroe County, New York

Grantee: JUAN J. NINO
Grantee's Mailing Address (including county): 4607 La Mancha Drive
Mission, Texas 78574
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK, in the principal amount of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$112,500.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK, and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., Trustee.

Property (including any improvements):

A 1.52 acre tract of land out of Lot 52, NICK DOFFING SUBDIVISION NO. 3, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 10, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and being more completely described as follows:

Beginning at the Northwest corner of said Lot 52 in the centerline of 5 Mile Road for the Northwest corner of this 1.52 acre tract;

Thence, South 81 degrees 10 minutes East, 350.0 feet to a point in the East line of Lot 52 for the Northeast corner of this 1.52 acre tract;

Thence, with the East line of Lot 52, South 8 degrees 50 minutes West, 189.5 feet to a point for the Southeast corner of this 1.52 acre tract;

Thence, North 81 degrees 10 minutes West, 350.0 feet to a point in the West line of Lot 52 for the Southwest corner of this 1.52 acre tract;

Thence, with the West line of Lot 52, North 8 degrees 50 minutes East, 189.5 feet to the place of beginning.

Except, however, out of the above described property there is hereby reserved unto the Grantors, their heirs, personal representatives, successors and assigns, a perpetual easement and right of way across the East 25 feet of the West 50 feet of the hereinabove described property for irrigation purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 310, PAGE 585, DEED RECORDS, HIDALGO COUNTY, TEXAS.

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 whether listed herein or not.

Oil, Gas and Mineral Lease(s) dated February 19, 1969, recorded in Volume 321, Page 919, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated September 15, 1971, recorded in Volume 335, Page 65, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated December 29, 1972, recorded in Volume 1346, Page 759, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated February 21, 1984, recorded in Volume 1947, Page 782, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated February 24, 1984, recorded in Volume 1984, Page 628, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and Royalty Deed dated May 7, 1984, recorded in Volume 2323, Page 378, Deed Records, Hidalgo County, Texas.

All water rights and rights to water, whether riparian, appropriative or otherwise, presently appended or annexed to the land are reserved in instrument dated March 31, 1937, recorded in Volume 429, Page 77, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated September 7, 1942, recorded in Volume 501, Page 72, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated October 23, 1942, recorded in Volume 501, Page 81, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated October 23, 1942, recorded in Volume 504, Page 166, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 30, 1953, recorded in Volume 141, Page 424, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas and Mineral Lease(s) dated March 30, 1953, recorded in Volume 141, Page 426, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement dated January 23, 1930, recorded in Volume 310, Page 585, Deed Records, Hidalgo County, Texas.

Easement dated November 10, 1950, recorded in Volume 704, Page 207, Deed Records, Hidalgo County, Texas.

Easement dated April 22, 1992, recorded in Volume 3258, Page 621, Official Records, Hidalgo County, Texas.

Right of way for drain ditches, canals and laterals, roadways, pipelines and utilities as reserved in Deed dated September 30, 1942, filed October 1, 1942, executed by FB Zuhars and Martha May Zuhars to Elmer C Bentsen and Lloyd M Bentsen, recorded in Volume 499, Page 183, of the Deed Records of Hidalgo County, Texas.

Easement dated November 8, 1950, recorded in Volume 704, Page 208, Deed Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 6.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2021 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from conveyance, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to

Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and 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 forever, except as to the reservations from conveyance, and exceptions to conveyance and warranty herein contained.

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 will become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of LONE STAR NATIONAL BANK, and are transferred to LONE STAR NATIONAL BANK, without recourse against Grantor.

Grantee accepts the Property "AS IS".

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


PEDRO PABLO BANEGAS


MAIRA BANEGAS

(Acknowledgment)

STATE OF New York §
COUNTY OF Monroe §

This instrument was acknowledged before me on the 24th of September, 2021,
by PEDRO PABLO BANEGAS and MAIRA BANEGAS, a married couple.

* *Kristina B. Murphy*
Notary Public, State of New York

KRISTINA B. MURPHY
Notary Public, State of New York
No. 01MU6371170
Qualified in Monroe County
Commission Expires February 26, 2022



AFTER RECORDING RETURN TO:
JUAN J. NINO

PREPARED BY:
LEWIS PEÑA FALCON & COOK
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 937258; DF:lc



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-3846

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

Receipt No.: 021125
D6000-03-000-0052-01

- NINO JUAN J
4607 LA MANCHA DR
MISSION, TX 78574
(956) 457-6474
(956) 984-9504
- [1] Contractor: SELF
 - [2] Water System: Agua S.U.D.
 - [3] Class of Work: 44 Mobile homes
 - [4] Size of Structure: 448Sq.Ft.
 - [5] Legal Description: NICK DOFFING CO. NO. 3 W350'-N189.5'
LOT 52 1.52AC GR 1.42AC NET
 - [6] Location: MInnesota & Mile 5
 - [7] Sewage: N/A
 - [8] Construction Type: Metal
 - [9] Est. Cost of Construction: \$4500
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 3-3846
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 11/23/2021
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.

Nino Juan J
Signature of Owner or Applicant

11/23/2021
Date

Hidalgo CAD

Property Search Results > 160180 NINO JUAN J for Year 2022

Tax Year:

Property

Account

Property ID:	160180	Legal Description:	NICK DOFFING CO. NO. 3 W350'-N189.5' LOT 52 1.52AC GR 1.42AC NET
Geographic ID:	D6000-03-000-0052-01	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	N MI 5 TX	Mapsco:	
Neighborhood:	SLJMI5	Map ID:	VOL 6 PG 10
Neighborhood CD:	SLJMI5		

Owner

Name:	NINO JUAN J	Owner ID:	1214814
Mailing Address:	4607 LA MANCHA DR MISSION, TX 78574	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$167,009	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$167,009	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$167,009	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$167,009	

Taxing Jurisdiction

Owner: NINO JUAN J

% Ownership: 100.0000000000%

Total Value: \$167,009

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$167,009	\$167,009	\$0.00
DR1	DRAINAGE DISTRICT #1	0.102600	\$167,009	\$167,009	\$171.35
GHD	HIDALGO COUNTY	0.575000	\$167,009	\$167,009	\$960.30
JCC	SOUTH TEXAS COLLEGE	0.171800	\$167,009	\$167,009	\$286.92
R05	ROAD DIST 05	0.000000	\$167,009	\$167,009	\$0.00
SLJ	LA JOYA ISD	1.311000	\$167,009	\$167,009	\$2,189.49
SST	SOUTH TEXAS SCHOOL	0.049200	\$167,009	\$167,009	\$82.17
Total Tax Rate:		2.209600			
Taxes w/Current Exemptions:					\$3,690.23
Taxes w/o Exemptions:					\$3,690.23

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.4200	61855.20	0.00	0.00	\$167,009	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$167,009	0	167,009	\$0	\$167,009
2021	\$0	\$167,009	0	167,009	\$0	\$167,009
2020	\$0	\$167,009	0	167,009	\$0	\$167,009
2019	\$0	\$167,009	0	167,009	\$0	\$167,009
2018	\$0	\$167,009	0	167,009	\$0	\$167,009
2017	\$0	\$46,008	0	46,008	\$0	\$46,008
2016	\$0	\$46,008	0	46,008	\$0	\$46,008
2015	\$0	\$46,008	0	46,008	\$0	\$46,008
2014	\$0	\$30,834	0	30,834	\$0	\$30,834
2013	\$0	\$30,834	0	30,834	\$0	\$30,834
2012	\$0	\$30,834	0	30,834	\$0	\$30,834
2011	\$0	\$30,834	0	30,834	\$0	\$30,834
2010	\$0	\$30,834	0	30,834	\$0	\$30,834
2009	\$0	\$30,834	0	30,834	\$0	\$30,834
2008	\$0	\$29,522	0	29,522	\$0	\$29,522


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/30/2021	WDV	WARRANTY DEED/VENDORS LIEN	BANEGAS PEDRO PABLO	NINO JUAN J			3268177
2		CONV	CONVERSION	UNKNOWN	LEATHERWOOD			

					DONALD L		
3	CONV	CONVERSION	LEATHERWOOD	BANEGAS	3258	621	
			DONALD L	PEDRO PABLO			

Tax Due

Property Tax Information as of 11/05/2021

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.



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Rev. 05-18-20

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-3975

1/12/2022

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

Upon the application of:

Name: Arturo Guerrero

Address: 4108 Whitewing
Mission TX
78574

Phone: (956) 458-5854

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	02/18/2022

Water Supplier: NA

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 100327894-38398152
 Temporary Pole Permanent Service

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

Basham # 3 lot 4

[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 L. [Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

Main Office 1304 South 25 th 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
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-3975

**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

Arturo Guerrero Gonzalez

Mexican Passport
ID

Known to me [or proved to me in the oath of _____] 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:

Basham #3 lot 4

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

-OR-

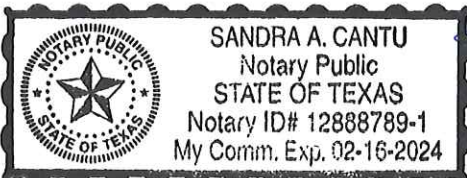
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Arturo G

(Signature)

SUBSCRIBED AND SWORN TO before me on February 18, 2022, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



**CHARGE TO: VLTC
GF #171416 (AR)**

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

Date: February 19, 2021

Grantor: AARON BARBOSA and wife, MARIA G. RODRIGUEZ PANTOJA

Grantor's Mailing Address (including county): 2010 W. 40th Street
Mission, Texas 78573
Hidalgo County

Grantee: ARTURO GUERRERO, a married man

Grantee's Mailing Address (including county): 1621 W. Zinnia Avenue
Mission, Texas 78573
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration

Property (including any improvements):

All of Lot 4, BASHAM SUBDIVISION UNIT NO. 3, Hidalgo County, Texas, according to the map recorded in Volume 21, Page 79, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Reservations From and Exceptions to Conveyance and Warranty: To the extent they validly exist:

- a. Statutory easements, rules regulations and rights in favor of Hidalgo County Irrigation District No. 6.
- b. Minimum floor elevations, 15 foot existing utility easement along the North side, 50 foot existing road easement along the South side and restrictions as shown on the map of Basham Subdivision Unit No. 3, recorded in Volume 21, Page 79, Map Records of Hidalgo County, Texas, and as shown on survey prepared by Manuel Carrizales, R.P.L.S. No. 6388, dated February 10, 2021, Job No. SUR21.003.
- c. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 354, Page 661, Volume 354, Page 737, Volume 354, Page 741, Volume 355, Page 347, Volume 355, Page 731 and Volume 360, Page 618, Oil and Gas Records of Hidalgo County, Texas.
- d. Rights of parties in possession.
- e. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, including but not limited to, that portion of the subject land along the South side lying in Whitewing Road, as shown on survey dated February 10, 2021, prepared by Manuel Carrizales R.P.L.S. No. 6388, Job No. SUR21.003.
- f. Taxes for 2021 and subsequent years which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, 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 and 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.

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



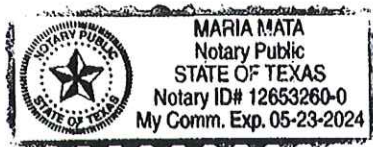
 AARON BARBOSA

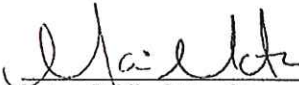

 MARIA G. RODRIGUEZ PANTOJA

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 10th day of February, 2021 by AARON BARBOSA and wife, MARIA G. RODRIGUEZ PANTOJA.





 Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
 Law Office of Ciro Ochoa, Jr.
 315 N. Shary Rd. #1021
 Mission, Texas 78572
 GF No. 171416/AR

AFTER RECORDING RETURN TO:
 Arturo Guerrero
 1621 W. Zinnia Avenue
 Mission, Texas 78573



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-3975

Receipt No.: 021783

B1900-03-000-0004-00

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

GUERRERO ARTURO
4108 WHITE WING
MISSION, TX 78574
(956) 458-5854
(956) 458-5854

- [1] Contractor: SELF
- [2] Water System: Water Well
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 208Sq.Ft.
- [5] Legal Description: BASHAM UT NO. 3 LOT 4
- [6] Location: BENTSEN PALM DRIVE AND 9 MILE
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$4000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340300D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL REGULATIONS
AND COUNTY SETBACKS
Description: Permit 3-3975
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: javier.cerda
Receipt: sandra.cantu

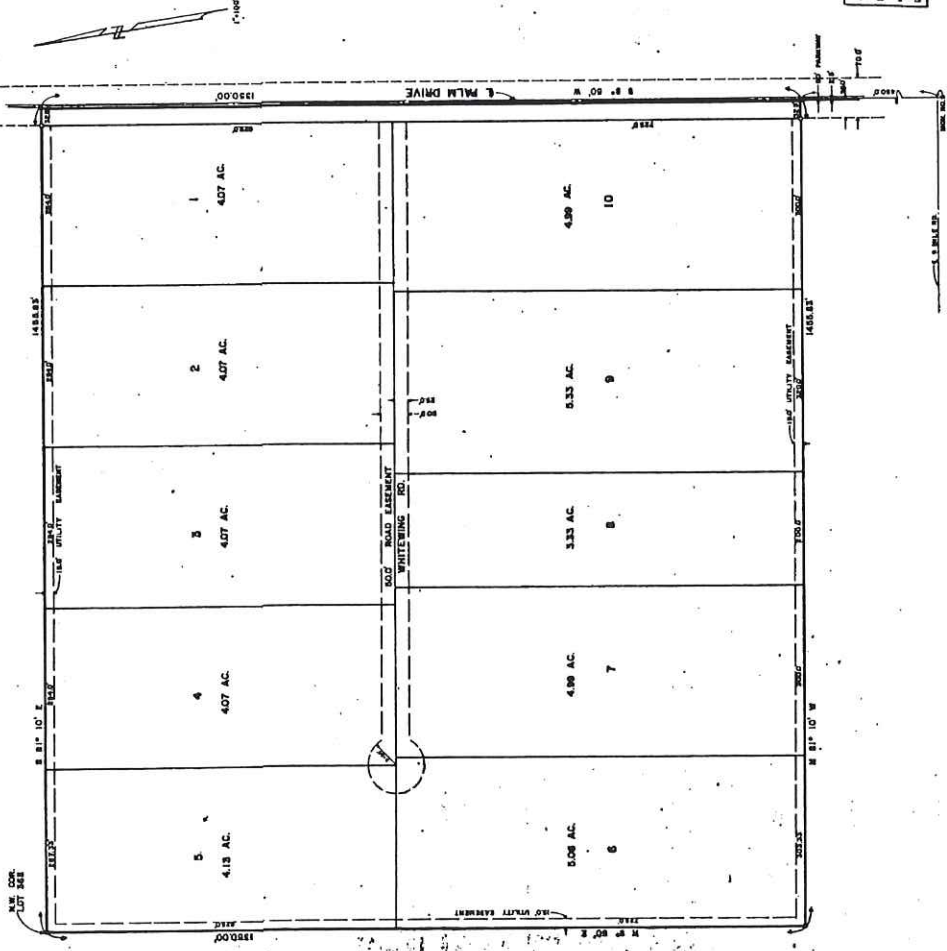
Sandra Cantu 1/12/2022
Cashier Date

[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.

X Arturo G
Signature of Owner or Applicant

01/12/22
Date



MAP OF
104602

BASHAM SUDIVISION UNIT NO. 3

HIDALGO COUNTY, TEXAS

BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 28 AND ALL OF LOTS 29, 30, 31, 32 & 33
BUSHAM SUBDIVISION - DISTRICT NO. 4, HIDALGO COUNTY, TEXAS

I, CHARLES L. WELDON, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE MAP IS A TRUE AND ACCURATE REPRESENTATION OF
THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



CHARLES L. WELDON
REGISTERED PUBLIC SURVEYOR
HIDALGO COUNTY, TEXAS
1513
COMMISSION EXPIRES
12/31/80

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES L. WELDON, SURVEYOR, HAS DEPOSITED WITH ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BY, A SIGNED COPY OF THE MAP FOR THE BASHAM SUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 28 AND ALL OF LOTS 29, 30, 31, 32 & 33, BUSHAM SUBDIVISION - DISTRICT NO. 4, HIDALGO COUNTY, TEXAS, FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Charles L. Weldon
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Charles L. Weldon*, A SIGNED COPY OF THE MAP FOR THE BASHAM SUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 28 AND ALL OF LOTS 29, 30, 31, 32 & 33, BUSHAM SUBDIVISION - DISTRICT NO. 4, HIDALGO COUNTY, TEXAS, FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC FOR HIDALGO COUNTY, TEXAS

THIS MAP APPROVED BY THE HIDALGO COUNTY RATE CONTROL AND IMPROVEMENT DISTRICT NO. 4 ON THIS THE 4 DAY OF April
A.D. 1980

ATTEST:
Robert P. ...
NOTARY PUBLIC

APPROVED FOR RECORDING
COMMISSIONERS OF HIDALGO COUNTY, TEXAS
APR 1 1980
4/1/1980

APPROVED
FOR RECORDING
Hidalgo County Clerk
April 1, 1980



PLANNING DEPARTMENT

Rev. 05-18-20

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: 3-3045
3/12/21

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

Upon the application of:

Name: Maria Maricela Reyes

Address: 11245 Rancho Brazil
Penitas, Tx

Phone: 956)458-0952

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	<u>02/28/22</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:

Homeville C N126'+S378'-E169.82' Lot 85
.49 AC Net

[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 Centee 2/28/22
Planning Department Authorized Signature

Hidalgo County Judge Date

ATTEST: _____
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 05-18-20

County of Hidalgo

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

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956-973-7850

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2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2(3)4

T.J. Arredondo, CFM
Director of Planning

Application No:

3-3045
3/12/21

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

Maria Maricela Reyes

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

Homeville C N126'-S378'-E1169.82' Lot 85 ."
.49 AC Net

[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]

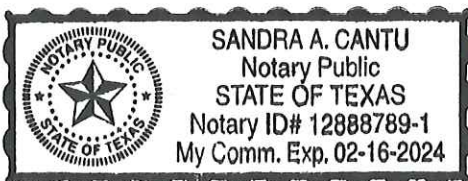
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Maria M Reyes (Signature)

SUBSCRIBED AND SWORN TO before me on February 28, 2021 to certify which, witnesses my hand and seal of office.



Sandra A Cantu
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 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

SPECIAL WARRANTY DEED

Date: FEBRUARY 8, 2021

Grantor: MIRNA BARRIOS

Grantor's Mailing Address (including county): 3301 OZUNA ST
Penitas, Hidalgo County, Texas 78576

Grantee: MARIA MARICELA REYES

Grantee's Mailing Address (including county): 109 LOST TRAIL
La Vernia, Wilson County, Texas 78121

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

Property (including any improvements): A 126.0 x 169.82 FOOT TRACT OF LAND OUT OF LOT 85 HOMEVILLE ASSOCIATION SUBDIVISION "C" OF PORCIONES 74 & 75 HIDALGO COUNTY, TEXAS. BEING THE NORTH 126.0 OF THE SOUTH 378.0 FEET OF THE EAST 169.82 FEET OF SAID LOT 85. CONTAINING 0.49 ACRES OF LAND MORE OR LESS, OF WHICH THE EAST 5.7 FEET IS RESERVED FOR ROAD PURPOSES AND THE WEST 10.0 FEET IS RESERVED FOR ALLEY EASEMENT.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations From and Exceptions to Conveyance and Warranty:

Subject to Oil & Gas Leases of record;

Subject to easements of record;

Subject to Building Restrictions of record;

Subject to visible or apparent easements on or across the property herein described.

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 TO HOLD it to GRANTEE, GRANTEE'S heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and

GRANTOR'S heirs, executors, administrators, and 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.

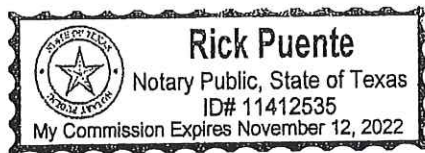
When context requires, singular nouns and pronouns include the plural.



MIRNA BARRIOS

(Acknowledgement)

THE STATE OF TEXAS }
COUNTY OF HIDALGO }

This instrument was acknowledged before me on the 8th day of February 2021 by Mirna Barrios.





Notary Public, State of Texas
My Commission Expires: November 12, 2022



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-3045

Receipt No.: 016968

H4250-03-000-0085-10

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

REYES MARIA MARICELA
16245 RANCHO BRAZIL
PENITAS, TX 78576
(956) 458-0952
(956) 458-0952

- [1] Contractor: SELF
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2129Sq.Ft.
- [5] Legal Description: HOMEVILLE C N126'-S378'-E169.82' LOT 85
.49AC NET
- [6] Location: Rancho Brazil Rd. & Mile 5 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$60000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: Applicant must comply with all HCPD set backs and regulations.
Description: Permit 3-3045
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 3/12/2021
Cashier Date

[NOTICE]

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Maria M Reyes
Signature of Owner or Applicant

3-12-21
Date

Hidalgo CAD

Property Search Results > 194599 REYES MARIA MARICELA for Year 2022

Tax Year:

Property

Account

Property ID:	194599	Legal Description:	HOMEVILLE ASSOCIATION C N126'-S378'-E169.82' LOT 85 .49AC NET
Geographic ID:	H4250-03-000-0085-10	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	RANCHO BRAZIL RD & S OF MILE 6 1/2 N	Mapsc0:	
Neighborhood:	HOMEVILLE C	Map ID:	20I&P VOL 6 PG 60
Neighborhood CD:	H425003		

Owner

Name:	REYES MARIA MARICELA	Owner ID:	1198127
Mailing Address:	109 LOST TRL LA VERNIA, TX 78121-9512	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$14,843	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$14,843	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$14,843	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$14,843	

Taxing Jurisdiction

Owner: REYES MARIA MARICELA
 % Ownership: 100.0000000000%
 Total Value: \$14,843

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$14,843	\$14,843	\$0.00
DR1	DRAINAGE DISTRICT #1	0.126400	\$14,843	\$14,843	\$18.76
GHD	HIDALGO COUNTY	0.575000	\$14,843	\$14,843	\$85.35
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$14,843	\$14,843	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.171500	\$14,843	\$14,843	\$25.46
R01	ROAD DIST 01	0.000000	\$14,843	\$14,843	\$0.00
SLJ	LA JOYA ISD	1.266200	\$14,843	\$14,843	\$187.94

SST	SOUTH TEXAS SCHOOL	0.049200	\$14,843	\$14,843	\$7.30
Total Tax Rate:		2.188300			
				Taxes w/Current Exemptions:	\$324.81
				Taxes w/o Exemptions:	\$324.81

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4900	21344.40	0.00	0.00	\$14,843	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$14,843	0	14,843	\$0	\$14,843
2021	\$0	\$14,843	0	14,843	\$0	\$14,843
2020	\$0	\$14,843	0	14,843	\$0	\$14,843
2019	\$0	\$14,843	0	14,843	\$0	\$14,843
2018	\$0	\$14,843	0	14,843	\$0	\$14,843
2017	\$0	\$14,843	0	14,843	\$0	\$14,843
2016	\$0	\$14,843	0	14,843	\$0	\$14,843
2015	\$0	\$14,843	0	14,843	\$0	\$14,843
2014	\$0	\$14,843	0	14,843	\$0	\$14,843
2013	\$0	\$14,843	0	14,843	\$0	\$14,843
2012	\$0	\$14,843	0	14,843	\$0	\$14,843
2011	\$0	\$14,843	0	14,843	\$0	\$14,843
2010	\$0	\$14,843	0	14,843	\$0	\$14,843
2009	\$0	\$14,843	0	14,843	\$0	\$14,843
2008	\$0	\$5,860	0	5,860	\$0	\$5,860

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/8/2021	SWD	SPEC. W/D	BARRIOS MIRNA	REYES MARIA MARICELA			3191291
2	2/18/2004	WD	WARRANTY DEED	QUINTANILLA EFRAIN	BARRIOS MIRNA			1298715
3		CONV	CONVERSION	UNKNOWN	QUINTANILLA EFRAIN			

Tax Due

Property Tax Information as of 02/28/2022

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.