



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 4

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 1/5/2022

LONE STAR CITRUS GROWERS (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

JUD FLOWERS (LONE STAR CITRUS GROWERS)

9625 N. MOOREFIELD RD, MISSION, TX 78574

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

HIDALGO COUNTY

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

HIDALGO COUNTY

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

SALAZAR UTILITY CONSTRUCTION, INC

7901 W. MILE 4, MISSION, TX 78574



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

NO

6. Does Applicant have the Power of Eminent Domain?

NO

7. Will the product be carried for hire or by the owner of the goods?

BY OWNER

8. Name and Legal description of property owner requesting utility services if applicable:

JUD FLOWERS (LONE STAR CITRUS GROWERS)

CITRUS PROPERTIES LTS 87-90 W1/2 19.50AC NET

9. Type of utility work within county road right-of-way:

Bore Crossing Line Extension Along R.O.W. Other _____

10. Where is the origin of the line?

STARTING AT A POINT ALONG THE EAST SIDE OF HOEHN RD

APPROX. 678' SOUTH OF MILE 11 RD.

11. Where is the destination of the line?

EXISTING STORM DRAIN GRATED INLET ALONG THE EAST SIDE

OF HOEHN RD. APPROX. 375' SOUTH OF MILE 11 RD.



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EXISTING STORM DRAIN INLET

12. ~~Utility Crossing~~ Coordinate X: 1078432.5400' Y: 16655891.7400'
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
(1) 4"
14. Pressure (each line):
N/A
15. Content (each line):
IRRIGATION WATER OVERFLOW
16. Estimated date of installation of Pipeline or Utility:
AS SOON AS PERMIT GETS APPROVED



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 115 day of January, 2022.

Jud Flowers

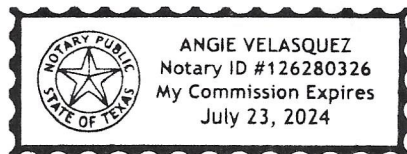
(Name of Applicant – Printed or Typed)

By: [Signature]
Signature

Title: PRES.

STATE OF TEXAS
COUNTY OF HIDALGO

Jud Flowers SUBSCRIBED AND SWORN TO before me the Applicant,
on this 115 day of January, 2022,
to which witness my hand and seal of office.



[Signature]
Notary Public for the State of Texas
My Commission Expires: July 23, 2024



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



PIPELINE AND UTILITY PERMIT APPLICATION PACKET

EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

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"ATTACHED PLANS"

Main Office

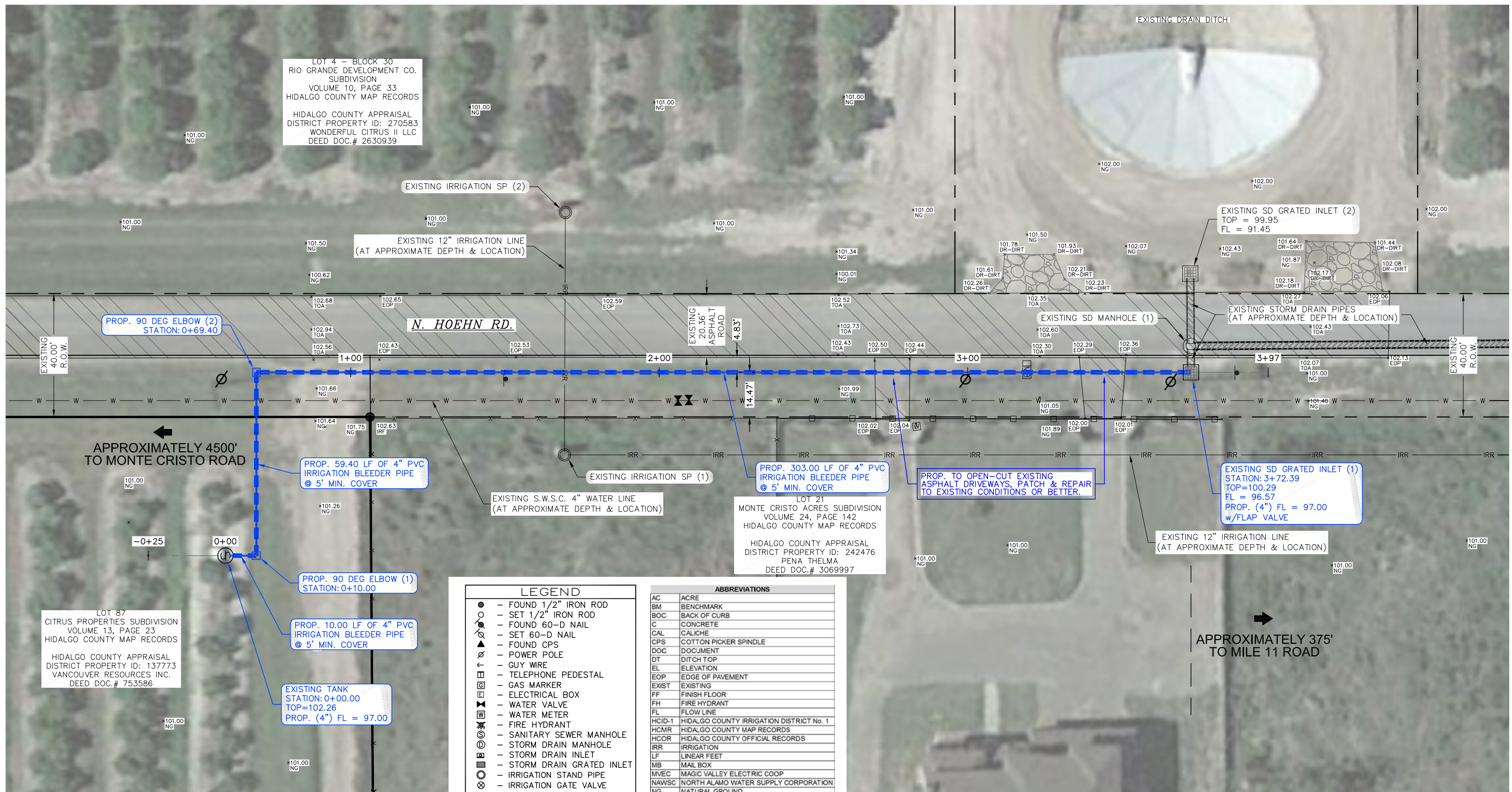
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LOT 4 - BLOCK 30
RIO GRANDE DEVELOPMENT CO.
SUBDIVISION
VOLUME 10, PAGE 33
HIDALGO COUNTY MAP RECORDS

HIDALGO COUNTY APPRAISAL
DISTRICT PROPERTY ID: 270583
WONDERFUL CITRUS II LLC
DEED DOC.# 2630939

LOT 21
MONTE CRISTO ACRES SUBDIVISION
VOLUME 24, PAGE 142
HIDALGO COUNTY MAP RECORDS

HIDALGO COUNTY APPRAISAL
DISTRICT PROPERTY ID: 242476
PENA THELMA
DEED DOC.# 3069997

LOT 87
CITRUS PROPERTIES SUBDIVISION
VOLUME 13, PAGE 23
HIDALGO COUNTY MAP RECORDS

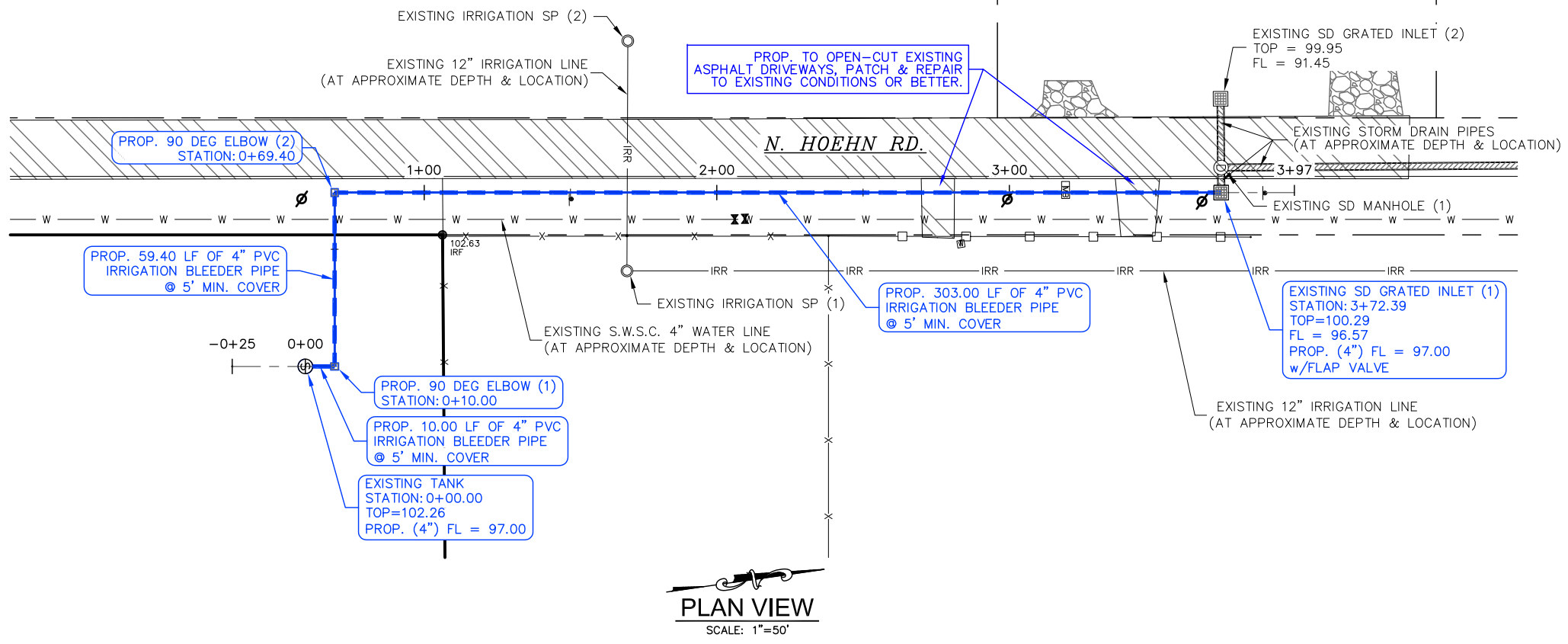
HIDALGO COUNTY APPRAISAL
DISTRICT PROPERTY ID: 137773
VANCOUVER RESOURCES INC.
DEED DOC.# 753586

LEGEND	
●	- FOUND 1/2" IRON ROD
○	- SET 1/2" IRON ROD
○	- FOUND 60-D NAIL
○	- SET 60-D NAIL
○	- FOUND CPS
○	- POWER POLE
○	- GUY WIRE
○	- TELEPHONE PEDESTAL
○	- GAS MARKER
○	- ELECTRICAL BOX
○	- WATER VALVE
○	- WATER METER
○	- FIRE HYDRANT
○	- SANITARY SEWER MANHOLE
○	- STORM DRAIN MANHOLE
○	- STORM DRAIN INLET
○	- STORM DRAIN GRATED INLET
○	- IRRIGATION STAND PIPE
○	- IRRIGATION GATE VALVE
○	- SIGN
○	- FENCE
○	- DRAINAGE NATURAL FLOW
ELEVATIONS	
○	- NATURAL GROUND
○	- EDGE OF PAVEMENT (TOP)
○	- TOP OF ASPHALT

ABBREVIATIONS	
AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CAL	CALICHE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
HCID-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HCMR	HIDALGO COUNTY MAP RECORDS
HCOR	HIDALGO COUNTY OFFICIAL RECORDS
IRR	IRRIGATION
LF	LINEAR FEET
MB	MAIL BOX
MVEC	MAGIC VALLEY ELECTRIC COOP
NAWSC	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
PP	POWER POLE
PROP	PROPOSE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RSD	ROADSIDE DITCH
SD	STORM DRAIN
SF	SQUARE FEET
SIG	STORM INLET GRATED
SP	STAND PIPE
STA	STATION
SWSC	SHARYLAND WATER SUPPLY CORPORATION
TOA	TOP OF ASPHALT
TPED	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

OVERALL PLAN VIEW w/AERIAL IMAGE
SCALE: 1"=30'

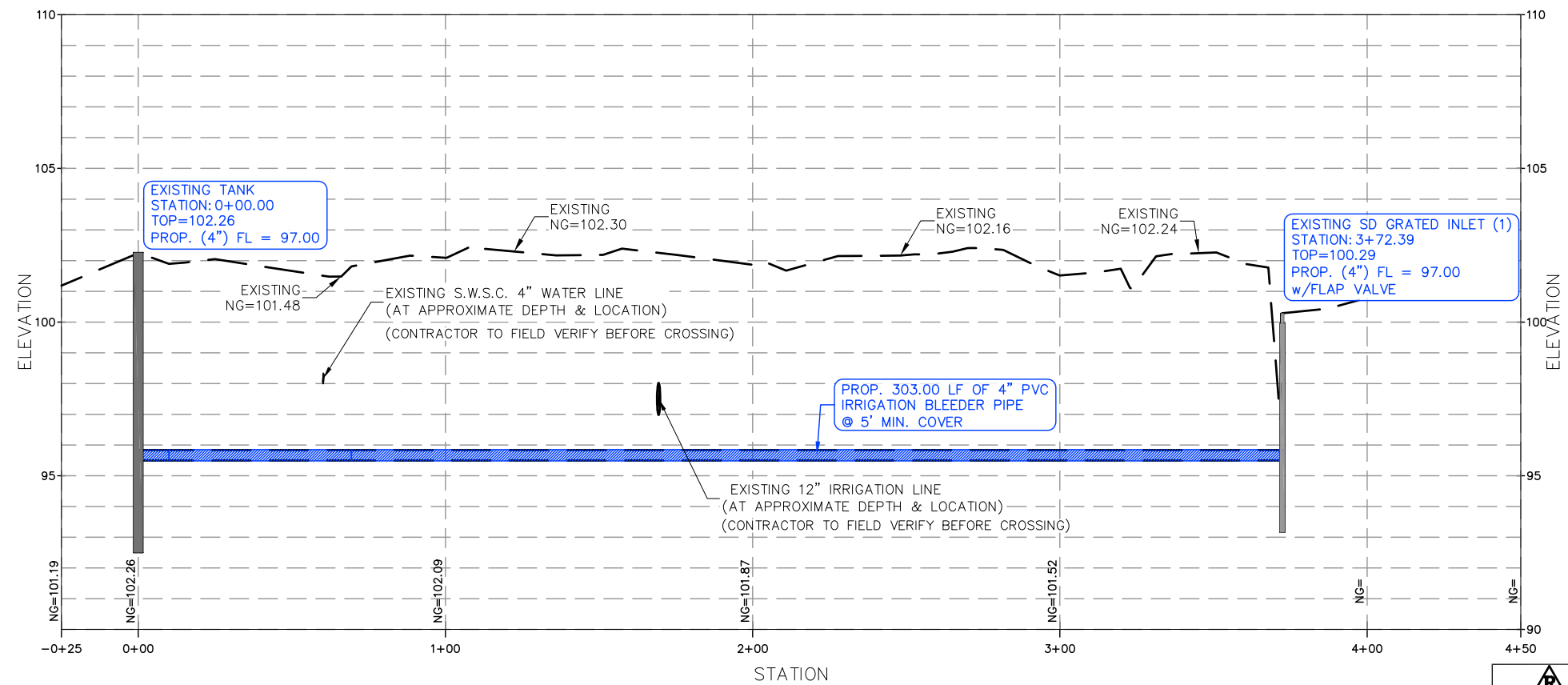
<p>RIO DELTA SURVEYING 24593 FM 88, MONTE ALTO, TX 78538 (TEL) 956-380-5154 (FAX) 956-380-5156 EMAIL: MARIO@RIODELTASURVEYING.COM T.B.P.L.S. FIRM # 10013900</p>	<p>LC DESIGNS CONSTRUCTION PLANS EDINBURG, TEXAS (956) 451-4729 bchapa79@yahoo.com</p>	<p>PROJECT: LONE STAR CITRUS IRRIGATION OVERFLOW 4" PVC BLEEDER PIPE PROJECT</p>	<p>JOB NO.: RIO 22-023 DATE: 02 / 12 / 22</p>	
		<p>N. HOEHN RD. (375' S OF MILE 11 RD.) EDINBURG, TEXAS</p>		<p>C-1</p>
		<p>APPROXIMATELY 4500' TO MONTE CRISTO ROAD</p> <p>APPROXIMATELY 375' TO MILE 11 ROAD</p>		



ABBREVIATIONS	
AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CAL	CALICHE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
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STA	STATION
SWSC	SHARYLAND WATER SUPPLY CORPORATION
TOA	TOP OF ASPHALT
TPED	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
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⊕	STORM DRAIN GRATED INLET
⊕	IRRIGATION STAND PIPE
⊕	IRRIGATION GATE VALVE
+	SIGN
-x-x-	FENCE
~	DRAINAGE NATURAL FLOW
ELEVATIONS	
⊕	NATURAL GROUND
⊕	EDGE OF PAVEMENT (TOP)
⊕	TOP OF ASPHALT

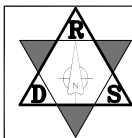
PLAN VIEW
SCALE: 1"=50'



PROFILE VIEW
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



- GENERAL NOTES:**
1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVE GROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION. (1-800-DIG-TESS)
 3. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 4. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

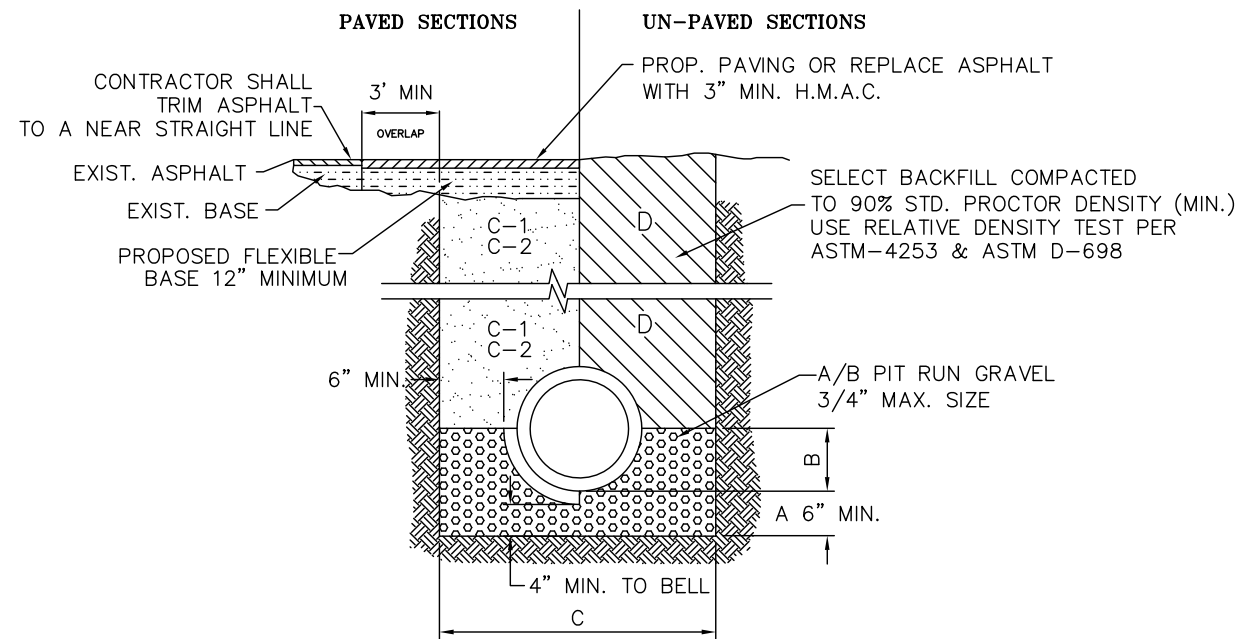


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(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

LC DESIGNS
CONSTRUCTION PLANS
EDINBURG, TEXAS
(956) 451-4729
bchapa79@yahoo.com

PROJECT: **LONE STAR CITRUS**
IRRIGATION OVERFLOW 4"
PVC BLEEDER PIPE PROJECT
N. HOEHN RD.
(375' S OF MILE 11 RD.)
EDINBURG, TEXAS

JOB NO.: RIO 22-023
DATE: 02 / 12 / 22
C-2



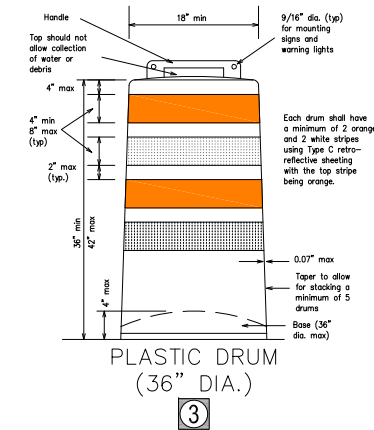
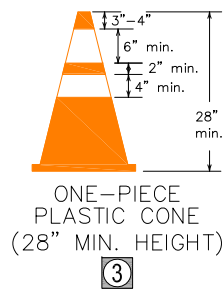
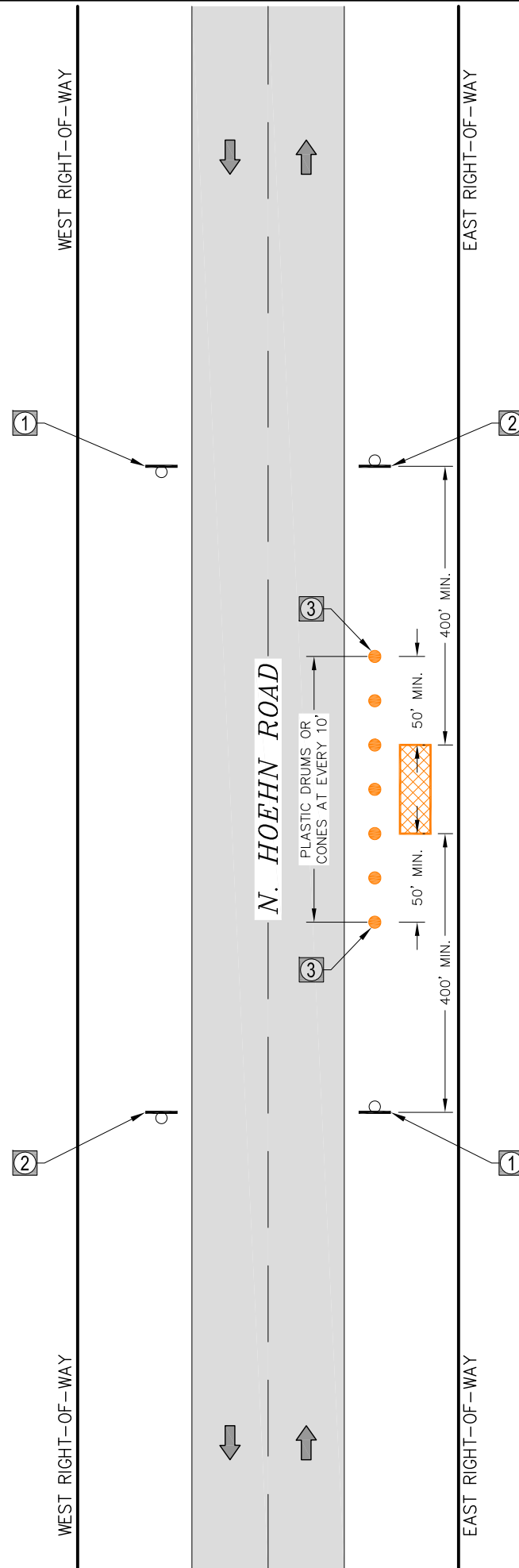
- A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") – PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE
- C. TRENCH WIDTHS SHALL BE BELL O.D. + 12".
 C-1 (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% SPD, 8" LIFTS, MECHANICAL COMPACTION.
 C-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D. SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

STANDARD TRENCH BEDDING AND BACKFILL DETAIL

NOT TO SCALE

TYPICAL DETAILS

	RIO DELTA SURVEYING		LONE STAR CITRUS	JOB NO.: RIO 22-023
	24593 FM 88, MONTE ALTO, TX 78538 (TEL) 956-380-5154 (FAX) 956-380-5156 EMAIL: MARIO@RIODELTASURVEYING.COM T.B.P.L.S. FIRM # 10013900		CONSTRUCTION PLANS EDINBURG, TEXAS (956) 451-4729 bchapa79@yahoo.com	IRRIGATION OVERFLOW 4" PVC BLEEDER PIPE PROJECT N. HOEHN RD. (375' S OF MILE 11 RD.) EDINBURG, TEXAS
				C-3



LEGEND	
#	SIGN NUMBER
— —	BARRICADE
○	SIGN W/POST
●	PLASTIC DRUM OR CONE
○	FLAGGER
→	TRAFFIC FLOW
▨	WORK AREA

GENERAL NOTES:

1. ALL SIGNS, PLASTIC DRUMS, AND BARRICADES SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) 2014.
2. REFER TO TxDOT "BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES STANDARD PLANS" AND TO "TRAFFIC CONTROL PLAN STANDARD PLANS" FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.

**N HOEHN ROAD
TRAFFIC CONTROL PLAN (TCP)**

	<p>RIO DELTA SURVEYING 24593 FM 88, MONTE ALTO, TX 78538 (TEL) 956-380-5154 (FAX) 956-380-5156 EMAIL: MARIO@RIODELTASURVEYING.COM T.B.P.L.S. FIRM # 10013900</p>	<p>LC DESIGNS CONSTRUCTION PLANS EDINBURG, TEXAS (956) 451-4729 bchapa79@yahoo.com</p>	<p>PROJECT: LONE STAR CITRUS IRRIGATION OVERFLOW 4" PVC BLEEDER PIPE PROJECT</p> <p>N. HOEHN RD. (375' S OF MILE 11 RD.) EDINBURG, TEXAS</p>	<p>JOB NO.: RIO 22-023 DATE: 02 / 12 / 22</p>
				<p>C-4</p>

Hidalgo CAD

Property Search Results > 137773 VANCOUVER RESOURCES INC for Year Tax Year: 2022

Property

Account

Property ID:	137773	Legal Description:	CITRUS PROPERTIES LTS 87-90 W1/2 19.50AC NET
Geographic ID:	C5050-00-000-0087-00	Zoning:	CNTY
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	HOEHN DR	Mapsco:	
Neighborhood:	CITRUS PROPERTIES	Map ID:	VOL 13 PG 23
Neighborhood CD:	C505000		

Owner

Name:	VANCOUVER RESOURCES INC	Owner ID:	404424
Mailing Address:	8582 KATY FREEWAY STE 150 HOUSTON, TX 77024-1852	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$195,000	\$12,188
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$195,000	
(-) Ag or Timber Use Value Reduction:	-	\$182,812	

(=) Appraised Value:	=	\$12,188	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$12,188	

Taxing Jurisdiction

Owner: VANCOUVER RESOURCES INC
 % Ownership: 100.0000000000%
 Total Value: \$195,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$12,188	\$12,188	\$0.00
DR1	DRAINAGE DISTRICT #1	0.126400	\$12,188	\$12,188	\$15.41
FD3	EMS DIST #03	0.019700	\$12,188	\$12,188	\$2.40
GHD	HIDALGO COUNTY	0.575000	\$12,188	\$12,188	\$70.08
JCC	SOUTH TEXAS COLLEGE	0.171500	\$12,188	\$12,188	\$20.90
R09	ROAD DIST 09	0.000000	\$12,188	\$12,188	\$0.00
SEB	EDINBURG ISD	1.105700	\$12,188	\$12,188	\$134.77
SST	SOUTH TEXAS SCHOOL	0.049200	\$12,188	\$12,188	\$6.00
W15	SANTA CRUZ IRR WTR DIST 15	0.000000	\$12,188	\$12,188	\$0.00

Total Tax Rate:	2.047500		
		Taxes w/Current Exemptions:	\$249.56
		Taxes w/o Exemptions:	\$249.56

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	D	CITRUS	19.5000	849420.00	0.00	0.00	\$195,000	\$12,188

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$195,000	12,188	12,188	\$0	\$12,188
2021	\$0	\$195,000	9,672	9,672	\$0	\$9,672
2020	\$0	\$292,500	11,973	11,973	\$0	\$11,973
2019	\$0	\$292,500	13,611	13,611	\$0	\$13,611
2018	\$0	\$292,500	13,787	13,787	\$0	\$13,787
2017	\$0	\$234,000	11,637	11,637	\$0	\$11,637
2016	\$0	\$234,000	12,925	12,925	\$0	\$12,925
2015	\$0	\$234,000	12,252	12,252	\$0	\$12,252
2014	\$0	\$234,000	12,397	12,397	\$0	\$12,397
2013	\$0	\$234,000	12,402	12,402	\$0	\$12,402
2012	\$0	\$234,000	10,959	10,959	\$0	\$10,959
2011	\$0	\$185,250	11,369	11,369	\$0	\$11,369
2010	\$0	\$185,250	12,207	12,207	\$0	\$12,207
2009	\$0	\$185,250	12,266	12,266	\$0	\$12,266
2008	\$0	\$62,400	12,266	12,266	\$0	\$12,266

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/4/1999	GWD	GEN. W/D	GAYAN GROVES & INVESTMENTS	VANCOUVER RESOURCES INC			753586
2	5/13/1992	CONV	CONVERSION	TEPTX INC	GAYAN GROVES & INVESTMENTS	3272	526	
3		CONV	CONVERSION	UNKNOWN	TEPTX INC			

Tax Due

Property Tax Information as of 02/25/2022

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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF HIDALGO §

THAT Gayan Groves and Investments of Texas, Inc., hereinafter called GRANTOR (whether one or more), for and in consideration of the sum of \$10.00 cash and other good and valuable consideration to GRANTOR in hand paid by Vancouver Resources, Inc., whose mailing address is 1100 Louisiana, Suite 320, Houston, Texas 77002, hereinafter called GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, GRANTOR has BARGAINED, GRANTED, SOLD and CONVEYED, and by these presents does BARGAIN, GRANT, SELL, and CONVEY unto GRANTEE the following described property, to-wit:

Lots 87, 88, 89, 90, 91, and 92, Citrus Properties Subdivision, Hidalgo, County, Texas according to map thereof recorded in Volume 13, Page 23, Map Records of Hidalgo County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto GRANTEE and GRANTEE'S heirs and assigns against every person whomsoever claiming or to claim the same or any part thereof.

This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of the aforesaid County.

When this deed is executed by more than one person, or when GRANTOR or GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond; and when executed by or to a corporation, the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

EXECUTED this 12 10, 1998.

By: R. GAYAN
President
Gayan Groves and Investments of Texas, Inc.

R.G.

Gayan

Filed for Record in:
Hidalgo County, Texas
by Juan D. Salinas III
County Clerk

On: Mar 04, 1999 at 08:46A

As a
Recording

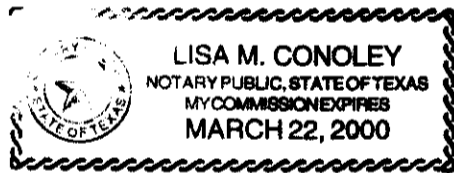
Document Number: 753586
Total Fees : 11.00

Receipt Number - 203277
By:
MaryLou Cantu

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Raymond Gayan, President of Gayan Groves and Investments of Texas, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 10th day of December, 1998.



Lisa M. Conoley
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

After Recording Return To:

Kevin H. George
3050 Two Allen Center
Houston, Texas 77002-4308

**CHARGE RECORDING TO
HIDALGO COUNTY
ABSTRACT & TITLE CO.**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/09/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Statewide Commercial Insurance Brokers 2406 Lake Ave Altadena CA 91001		CONTACT NAME: Customer Service Department PHONE (A/C, No, Ext): (626) 744-2911 E-MAIL ADDRESS: mail@st8wide.com FAX (A/C, No): (626) 340-4807																						
INSURED Salazar Utility Construction, Inc. 7901 W. Mile 4 Mission TX 78574		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Colony Insurance Company</td> <td></td> <td>39993</td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C: Colony Insurance Company</td> <td></td> <td>39993</td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E: Evanston Insurance Company</td> <td></td> <td>35378</td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: Colony Insurance Company		39993	INSURER B:			INSURER C: Colony Insurance Company		39993	INSURER D:			INSURER E: Evanston Insurance Company		35378	INSURER F:		
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INSURER E: Evanston Insurance Company		35378																						
INSURER F:																								

COVERAGES**CERTIFICATE NUMBER:** CL2111501031**REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			600 GL 0176819-01	06/18/2021	06/18/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB			XS4266058	06/18/2021	06/18/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
E	Inland Marine			4IM1034657	11/02/2021	11/02/2022	Scheduled Equipment \$326,019

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Lone Star Citrus Irrigation Overflow 4" PVC

CERTIFICATE HOLDER**CANCELLATION**

Hidalgo County 1304 S. 25th St Edinburg TX 78542	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> 
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