

Office of Tax Assessor-Collector

COUNTY of HIDALGO

Pablo "Paul" Villarreal, Jr. PCC.



P.O. Box 178
Edinburg, Texas 78540-0178
Ph. (956) 318-2157
Fax (956) 318-2733
www.hidalgocountytax.org

May 29th 2026

The Honorable Richard F. Cortez
Hidalgo County Commissioners
Edinburg, Texas 78539

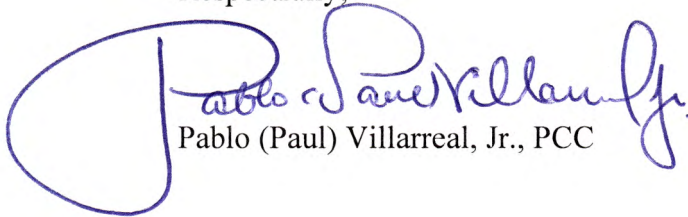
Re: See attached list

Commissioners Court:

Our office has determined that the attached application(s) for a tax refund over \$2,500.00 dollars is (are) erroneous and/or excessive. The County Auditor has also agreed with our determination. As a result, I respectfully request that the Commissioner's Court approve the enclosed application(s) for a tax refund as required by Property Tax Code Section 31.11, Refunds of Overpayments or Erroneous Payments.

When completed, please return the attached to our office. Thank you for your assistance in this matter.

Respectfully,


Pablo (Paul) Villarreal, Jr., PCC

CG

Enclosure



Office of Tax Assessor-Collector

COUNTY of HIDALGO

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ACCOUNT NUMBER	PAYER	AMOUNT
L1300.00.000.0169.12	ERNEST MICHAEL VILLACANA (APPLY TO HCTO)	\$4,122.81
N6610.02.000.0033.00	COTALITY	\$2,725.17
T2100.00.278.0012.07	NANAK MANAGEMENT LLC	\$40,668.68
T3020.00.000.0051.00	ENCORE TITLE LLC (APPLY HCTO)	\$3,799.95





PABLO (PAUL) VILLARREAL JR., PCC
Hidalgo County Tax Assessor - Collector
 PO BOX 178 EDINBURG, TX 78540-0178 Email Address: REFUNDS.TAX@HIDALGOCOUNTYTAX.ORG

Phone No.: (956) 318-2157
 Fax No.: 956-318-2733
 Print Date: 01/28/2026

HIDALGO COUNTY AUDITOR'S OFFICE

APPROVED BY: Francisco Saenz *FS*
 DATE: 4/15/2026 *KS* 04/16/26 *4/26/26*

HCTO
ERNEST MICHAEL VILLACANA *✓*
 2120 DALLAS AVE
 MCALLEN, TX 78501

Account Number
 L1300-00-000-0169-12 *✓*
 HCAD No. 211101 *✓*

Legal Description of the Property
 LA LOMITA (HOIT) E. 987 AC -N 5 AC -S
 15 AC LT 169
 2000 S 23RD ST

OWNER: ORTIZ JESUS *✓*

2025 OVERAGE AMOUNT \$4,122.81 *✓*

1: HIDALGO COUNTY, 2: DRAINAGE DIST #1, 47: MCALLEN ISD, 54: SOUTH TEXAS ISD, 55: SOUTH TEXAS COLLEGE

Loan #: _____

APPLICATION FOR PROPERTY TAX REFUND

If you paid the taxes on this account and believe you are entitled to a refund, please complete this application, sign it, and return it with proof of payment. Applications must be submitted within three years of the date of payment or you waive the right to the refund per Section 31.11c of Texas Property Tax Code. Governing body approval is required for refunds in excess of \$500. Please allow 60 days for processing. Notarized Affidavit required on refunds over \$500.00

Step 1: Identify the Payer requesting the refund if different than shown above

Name: Ernest Michael Villacana Relationship to Property Owner: _____
 Mailing Address: 2120 Dallas Ave Daytime Telephone Number: 956-607-9879
 City, State, Zip Code: McAllen TX 78501 Email Address: _____

Step 2: Refunds are only issued to party that paid taxes. Affirm that you are the payer.

I paid the taxes for year _____ and am the party entitled to the refund.

Step 3: Mark the reason for the refund and provide a brief explanation

- Overpaid the account
- Duplicate payment
- Paid in error (explain) _____

Step 4: Provide payment information

Total amount paid by this taxpayer _____
 Total tax, penalty, and interest amount owed for the year _____
 Amount of refund claimed _____

Attach copies of cancelled checks only if refund is over \$500.00

Step 5: How should the refund be processed?

- Mail to Property Owner
- Mail to Payer at address in Step 1
- Transfer this amount to account _____ For tax year _____
- Escrow for next year's taxes

Step 6: Sign the application form. Unsigned applications will not be processed.

By completing and signing this form I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct **Note: applicant signature not dated.**

Please allow 60 days from the time this application is returned to the tax office for the refund to be processed

SIGN HERE Ernest Michael Villacana *✓* Date of application _____

If you make a false statement on this application you could be found guilty of a Class A Misdemeanor or a state jail felony under Texas Penal Code Section 37.10

AUDITORS USE ONLY:

Approved Denied By: _____ Date: 4/30/2026

TAX OFFICE USE ONLY:

Approved Denied By: Paul Villarreal *✓* Date: 3/24/26

This application must be completed, signed, and submitted with supporting documentation to be valid.



PABLO (PAUL) VILLARREAL JR., PCC
 Hidalgo County Tax Assessor - Collector
 PO BOX 178 EDINBURG, TX 78540-0178 Email Address: REFUNDS.TAX@HIDALGOCOUNTYTAX.ORG

Phone No.: (956) 318-2157
 Fax No.: 956-318-2733

Print Date: 02/17/2026

HIDALGO COUNTY AUDITOR'S OFFICE

APPROVED BY: Alejandro Torres
 DATE: 4/21/2026 KE 04/22/26 JA
 4/27/26

COTALITY
 3001 HACKBERRY RD
 WESTERN REGION SERVICE CENTER - DFW 4-5
 IRVING, TX 75063-015

Account Number N6610-02-000-0031-00 HCAD No. 1461108
Legal Description of the Property N PARK PLACE PH 2 LOT 33 3612 OXFORD DR
OWNER: DE LEON VALENTIN

2025 OVERAGE AMOUNT \$2,725.17

1: HIDALGO COUNTY, 2: DRAINAGE DIST #1, 40: CITY OF WESLACO, 53: WESLACO ISD, 54: SOUTH TEXAS ISD, 55: SOUTH TEXAS COLLEGE

Loan #: 7018234528

APPLICATION FOR PROPERTY TAX REFUND

If you paid the taxes on this account and believe you are entitled to a refund, please complete this application, sign it, and return it with proof of payment. Applications must be submitted within three years of the date of payment or you waive the right to the refund per Section 31.11c of Texas Property Tax Code. Governing body approval is required for refunds in excess of \$500. Please allow 60 days for processing. Notarized Affidavit required on refunds over \$500.00

Step 1: Identify the Payer requesting the refund if different than shown above	Name	Cotality	Relationship to Property Owner
	Mailing Address	PO Box 9202	Daytime Telephone Number 817-699-2106
	City, State, Zip Code	COPPELL TEXAS 75019 Email Address: hbillava@cotality.com	
Step 2: Refunds are only issued to party that paid taxes. Affirm that you are the payer.	I paid the taxes for year <u>2025</u> and am the party entitled to the refund.		
Step 3: Mark the reason for the refund and provide a brief explanation	<input checked="" type="checkbox"/>	Overpaid the account	
	<input type="checkbox"/>	Duplicate payment	
	<input type="checkbox"/>	Paid in error (explain)	
Step 4: Provide payment information Attach copies of cancelled checks only if refund is over \$500.00	Total amount paid by this taxpayer		
	Total tax, penalty, and interest amount owed for the year		
	Amount of refund claimed		<u>3,272.17</u>
Step 5: How should the refund be processed?	<input type="checkbox"/>	Mail to Property Owner	
	<input checked="" type="checkbox"/>	Mail to Payer at address in Step 1	
	<input type="checkbox"/>	Transfer this amount to account	For tax year
	<input type="checkbox"/>	Escrow for next year's taxes	
Step 6: Sign the application form. Unsigned applications will not be processed. Please allow 60 days from the time this application is returned to the tax office for the refund to be processed	By completing and signing this form I hereby apply for the refund of the above described taxes and certify that the information I have given on this form is true and correct		
	SIGN HERE	<u>Stanley</u>	Date of application <u>3/18/26</u>
	If you make a false statement on this application you could be found guilty of a Class A Misdemeanor or a state jail felony under Texas Penal Code Section 37.10		
AUDITORS USE ONLY:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	By: <u>[Signature]</u>	Date: <u>5/13/2026</u>
TAX OFFICE USE ONLY:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	By: <u>[Signature]</u>	Date: <u>4/7/26</u>

This application must be completed, signed, and submitted with supporting documentation to be valid.

APPROVED BY: *Jake Solis*
 DATE: *04/21/26* *KE* 04/22/26

RECEIVED

04/09/2026

APPLICATION FOR TAX REFUND

Collection office name HIDALGO COUNTY TAX OFFICE	Collecting tax for: (Tax Units) GHD-SST-DR1-FD1-FD2-FD3-FD4-CAN-CLV-CMS-CPN-CPO-CWL-SEB-SLV-SML-SMS-SSL-SWL-JCC
Present mailing address (number and street) P O BOX 178	Phone (area code and number) (956) 318-2157
City, town or post office, state, ZIP code EDINBURG TX, 78540-0178	

To apply for a tax refund, the taxpayer must complete the following

Step 1: Owner's name and address	Owner's name NANAK LTD (PAID BY: NANAK MANAGEMENT LLC)	Phone (area code and number)
	Present mailing address (number and street) 108 BLUEBIRD AVE	
	City, town or post office, state, ZIP code MCALLEN, TX 78504	
	Legal description (or attach copy of the tax bill or tax receipt): TEX-MEX SURVEY N529.12'-E329.3'-LOT 12	

Step 2: Describe the property	BLK 278 4.0AC GR 3.24AC NE1	Paid in error cover page was used instead of the overpayment cover page; however, all required information was verified
	Address or location of property: FREDDY GONZALEZ DR	
	297599	
	Account number of property: T2100.00.278.0012.07	
		Tax receipt number: OR 63096593

Step 3: Give the tax payment information	Name Of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. 8001 OVERPAYMENT	2025	01/30 / 2026	\$ 40,668.68 ✓	\$ 40,668.68 ✓
	2.		/	\$	\$
	3.		/	\$	\$
	4.		/	\$	\$
	5. TOTAL		/	\$ 40,668.68	\$ 40,668.68 ✓

ACT lists it as a 8002 double payment, but the receipt indicates it was intended for a 8001 OP

Taxpayer's (supporting documentation): **OVERPAYMENT (8001) FOR PAYER, NANAK MANAGEMENT LLC, OF \$40,668.68. KGR**

Interpreted as overpayment intended for payer

Step 4: sign the form	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct"
sign here	Signature: <i>Paresh M Jain</i> ✓ Date of application for tax refund: 3/23/26 ✓
	If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

Step 5: Tax refund Determination	This tax refund is <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved
sign here	Authorized officer: <i>[Signature]</i> ✓ Date: 5/13/2026
sign here	Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, tax code): <i>[Signature]</i> ✓ Date: 4/6/26 ✓

RECEIVED

04/09/2026

HIDALGO COUNTY AUDITOR'S OFFICE

APPROVED BY: *Jake Solis*

DATE: 04/22/26 *KE* 04/22/26

APPLICATION FOR TAX REFUND

Collection office name HIDALGO COUNTY TAX OFFICE	HIDALGO COUNTY AUDITOR'S OFFICE	Collecting tax for: (Tax Units) GHD-SST-DR1-FD1-FD2-FD3-FD4-CAN- CLV-CMS-CPN-CPO-CWL-SEB-SLV- SML-SMS-SSL-SWL-JCC
Present mailing address (number and street) P O BOX 178		Phone (area code and number) (956) 318-2157
City, town or post office, state, ZIP code EDINBURG TX 78540-0178		

To apply for a tax refund, the taxpayer must complete the following

Step 1: Owner's name and address	Owner's name RANCHO BRITO LLC (PAID BY: ENCORE TITLE, LLC.)
	Present mailing address (number and street) 2015 N SHARY RD STE 2
	City, town or post office, state, ZIP code MISSION, TX 78572-3580
	Phone (area code and number)

Step 2: Describe the property	Legal description (or attach copy of the tax bill or tax receipt): THE COVES LOT 51
	Address or location of property: 513 COVES LN, WESLACO, TX 78596
	1641557
	Account number of property: T3020.00.000.0051.00 OR Tax receipt number: 60894283

Step 3: Give the tax payment information	Name Of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1. ALL ENTITIES	2025	11/14	/ 2025	\$ 3,799.95
2.			/	\$	\$
3.			/	\$	\$
4.			/	\$	\$
5. TOTAL			/	\$	\$ 3,799.95

Taxpayer's reason for refund (attach supporting documentation): PAYER PAID ON INCORRECT ACCT.
REQUESTING \$3,799.95 TO BE APPLIED TO #1641525
JG

Step 4: sign the form	*I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct.	
	sign here <i>[Signature]</i>	Date of application for tax refund 3/25/2026
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.		

Step 5: Tax refund Determination	This tax refund is <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
	sign here <i>[Signature]</i>	Date 5/13/2026
	sign here <i>[Signature]</i>	Date 4/7/26