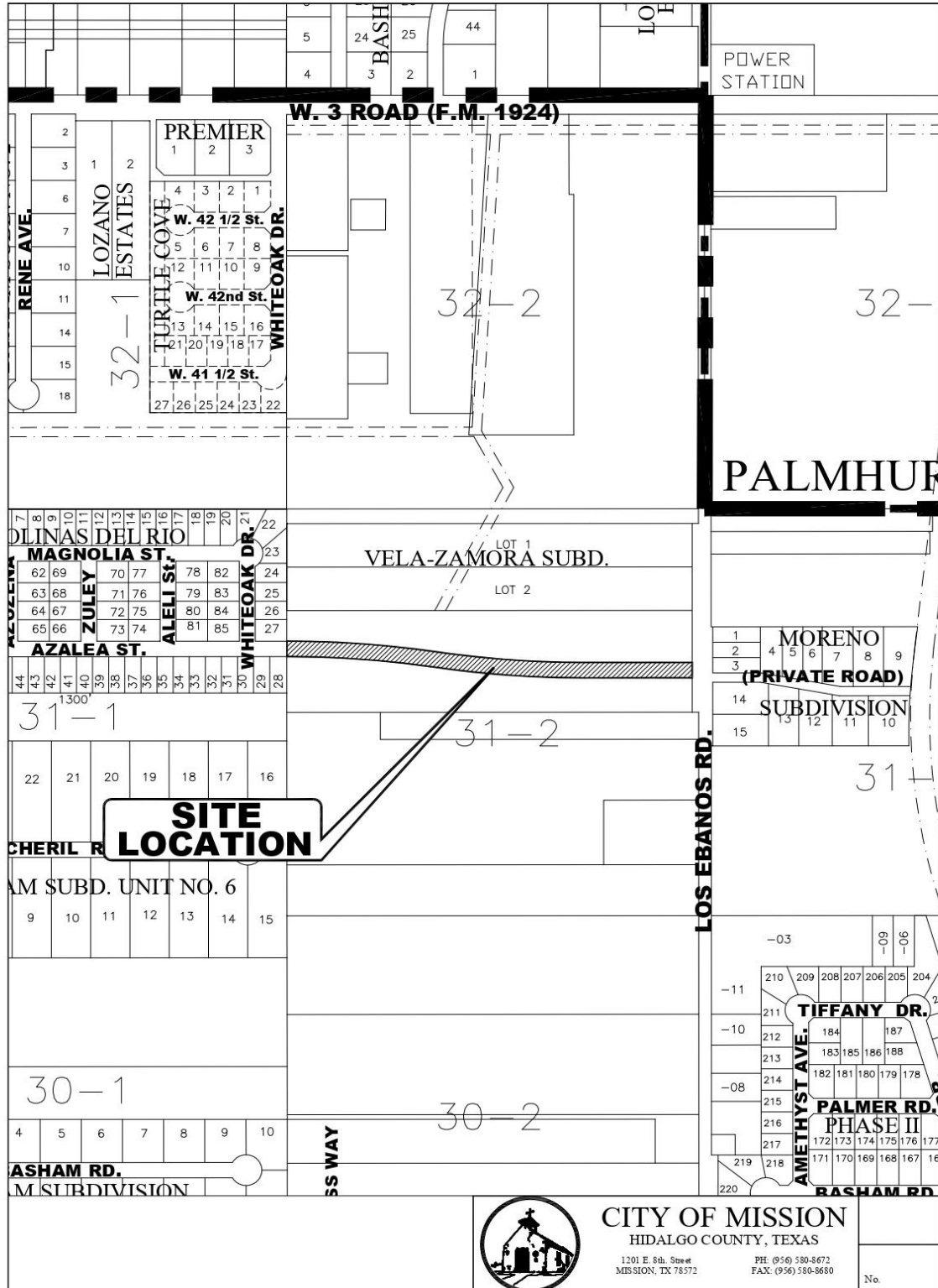


# VICINITY MAP



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

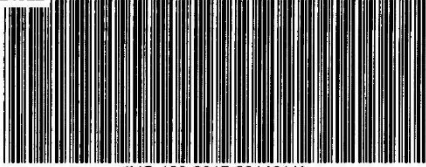
1201 E. 5th Street  
MISSION, TX 78572

PH: (956) 580-5672  
FAX: (956) 580-8680

No.

## ATTACHMENTS

Doc-2814611



\*VG-120-2017-2814611\*

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

Document No: 2814611

Billable Pages: 2

Recorded On: May 15, 2017 03:12 PM

Number of Pages: 3

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

Total Recording: \$ 40.00

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

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

**File Information:**

Document No: 2814611  
Receipt No: 20170515000363  
Recorded On: May 15, 2017 03:12 PM  
Deputy Clerk: Imelda Leal  
Station: CH-1-CC-K12

**Record and Return To:**

City of Mission Standard Recording  
1201 East 8th Street  
original return to customer  
Mission TX 78572-5812



STATE OF TEXAS  
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

## ATTACHMENTS

Doc-2814611

**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**

### PUBLIC RIGHT OF WAY DEDICATION

Be it known that Eldibrando Ramos, the owner of the property described as a 1.776 acre tract of land out of lot 31-2, West Addition to Sharyland Subdivision, as per map thereof recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas, has GIVEN, GRANTED AND CONFIRMED, and by these presents do DEDICATE, GRANT AND CONFIRM, unto the City of Mission, Texas, the following described property as public right of way:

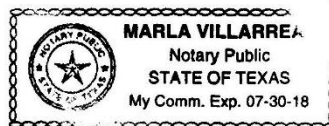
A 1.776 acre tract of land out of lot 31-2, West Addition to Sharyland Subdivision, as per map thereof recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas more particularly depicted in the attached **Exhibit "A"**


Together with all and singular the herditaments and appurtenances thereunto belonging in anywise appertaining thereto: TO HAVE AND TO HOLD the above described premises as a public right of way as described above unto the said grantee above named, our successors and assigns forever.

  
Eldibrando Ramos, Owner

### COUNTY OF HIDALGO STATE OF TEXAS

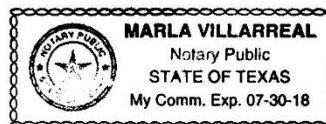
This instrument was acknowledged before me on this the 27<sup>th</sup> day of April 2017, 2016 by Eldibrando Lopez Ramos.



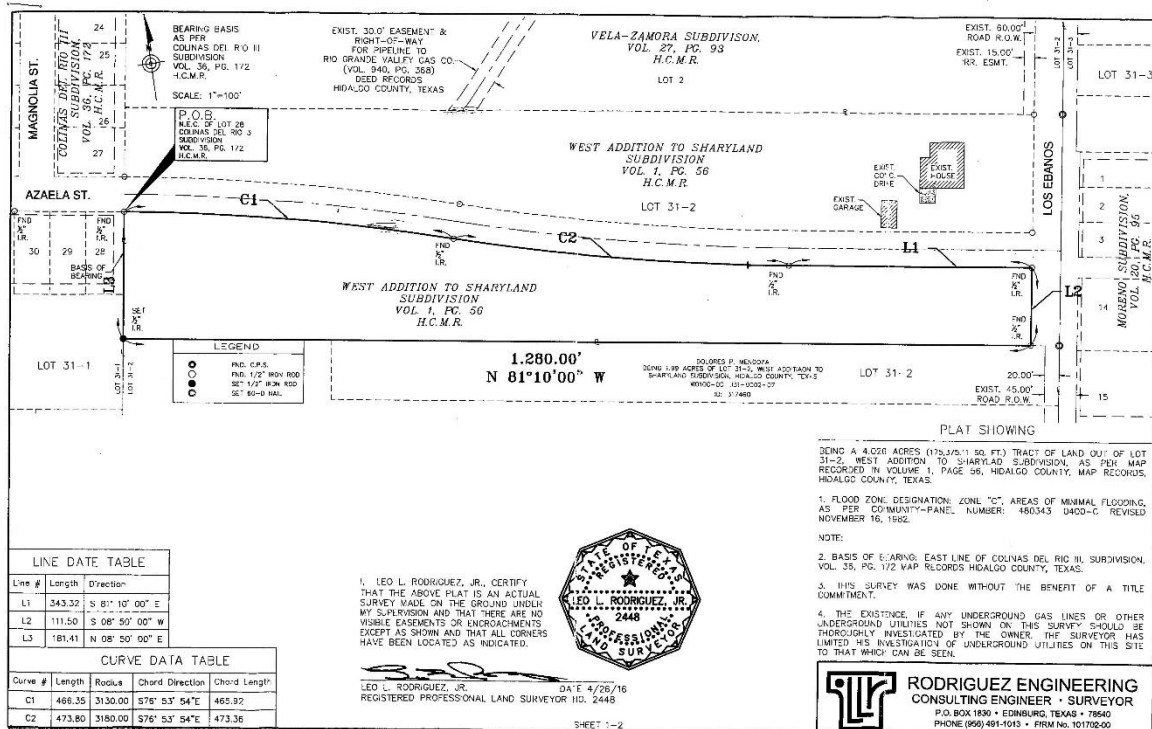
  
Notary Public In and For The  
State of Texas

### AFTER RECORDING RETURN TO:

Anna Carrillo, City Secretary  
CITY OF MISSION, TEXAS  
1201 East 12<sup>th</sup> Street  
Mission, Texas 78572



THE UNIVERSITY OF CHICAGO



## ATTACHMENTS

### PID 317457 | 3921 LOS EBANOS RD

Property Summary Report | 2025  
Online Services | Hidalgo Appraisal District

#### GENERAL INFO

##### ACCOUNT

Property ID: 317457  
Geographic ID: W0100-00-031-0002-04  
Type: R  
Zoning: CNTY  
Agent:  
Legal Description: WEST ADDN. TO SHARYLAND AN  
IRR TR S50'-N548.5' LOT 31-2 1.672  
AC NET  
Property Use:

##### OWNER

Name: RAMOS ELDI BRANDO & MARIA I  
Secondary Name:  
Mailing Address: 3921 LOS EBANOS RD MISSION TX US  
78573  
Owner ID: 957732  
% Ownership: 100.000000  
Exemptions:

##### LOCATION

Address: 3921 LOS EBANOS RD, TX

Market Area:  
Market Area CD:  
Map ID: 24A VOL 1 PG 56  
Zoning: CNTY

##### PROTEST

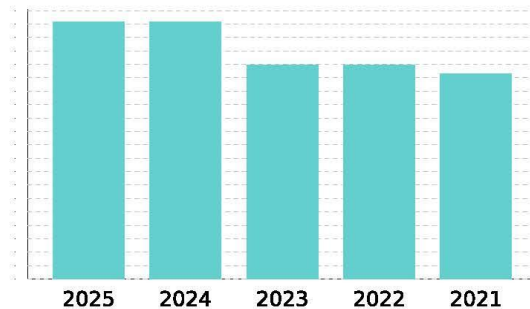
Protest Status:  
Informal Date:  
Formal Date:

#### VALUES

##### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$95,743  
Special Use Land Market: \$0  
Total Land: \$95,743  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$0  
Total Improvement: \$0  
  
Market: \$95,743  
Special Use Exclusion (-): \$0  
Appraised: \$95,743  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$95,743

##### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

##### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$95,743	\$0	\$0	\$95,743	\$0	\$95,743
2024	\$95,743	\$0	\$0	\$95,743	\$96	\$95,647
2023	\$79,706	\$0	\$0	\$79,706	\$0	\$79,706
2022	\$79,706	\$0	\$0	\$79,706	\$0	\$79,706
2021	\$76,444	\$0	\$0	\$76,444	\$0	\$76,444

## ATTACHMENTS

### TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CMS	CITY OF MISSION	0.558000	\$95,743	\$95,743
DR1	DRAINAGE DISTRICT #1	0.112300	\$95,743	\$95,743
GHD	HIDALGO COUNTY	0.575000	\$95,743	\$95,743
JCC	SOUTH TEXAS COLLEGE	0.162000	\$95,743	\$95,743
SMS	MISSION ISD	1.113000	\$95,743	\$95,743
SST	SOUTH TEXAS SCHOOL	0.049200	\$95,743	\$95,743

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

### IMPROVEMENT

#### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	1.6720	72,832.32	\$1.31	\$95,743	\$0

#### DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/1/11	WDV	WARRANTY DEED/VENDO	EYECUE LTD	RAMOS ELDI BRANDO & MARIA I				2194078
6/19/03	WD	WARRANTY DEED	MUNAL HAROLD	EYECUE LTD				1212101
11/3/00	SWD	SPEC. W/D	THOMPSON PROP MGMT LMTD	MUNAL HAROLD				918554
1/5/98	DWW	DEED WITHOUT	THOMPSON J C	THOMPSON PROP MGMT LMTD				645791
	CONV	CONVERSION	JOSE LUIS ARGUELLO	THOMPSON J C				

# ATTACHMENTS

## 2024 TAX STATEMENT



PABLO (PAUL) VILLARREAL JR., PCC  
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR  
PO BOX 178  
EDINBURG, TEXAS 78540

### Certified Owner:

RAMOS ELDI BRANDO & MARIA I  
3921 LOS EBANOS RD  
MISSION, TX 78573



### Legal Description:

WEST ADDN. TO SHARYLAND AN IRR TR  
S50'-N548.5' LOT 31-2 1.672 AC NET

Account No: W0100-00-031-0002-04

Appr. Dist. No.: 317457

Legal Acres: 1.6720

Parcel Address: 3921 LOS EBANOS RD

As of Date: 06/25/2025

Print Date: 06/25/2025

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$95,743	\$0	\$95,743	\$95,743	\$0	\$0	\$0	\$95,743
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
HIDALGO COUNTY	\$95,743	NCAP	\$96.00	\$95,647	0.5750000	\$549.97	
DRAINAGE DIST #1	\$95,743	NCAP	\$96.00	\$95,647	0.1123000	\$107.41	
CITY OF MISSION	\$95,743	NCAP	\$96.00	\$95,647	0.5580000	\$533.71	
<i>Amount saved by additional sales tax revenue \$131.90</i>							
MISSION CISD	\$95,743	NCAP	\$96.00	\$95,647	1.1130000	\$1,064.55	
SOUTH TEXAS ISD	\$95,743	NCAP	\$96.00	\$95,647	0.0492000	\$47.06	
SOUTH TEXAS COLLEGE	\$95,743	NCAP	\$96.00	\$95,647	0.1620000	\$154.95	

Total Tax: \$2,457.65

Total Tax Paid to date: \$2,457.65

Total Tax Remaining: \$0.00

### Exemptions:

NCAP NHS CAP LOSS

### AMOUNT DUE IF PAID BY:

06/30/2025 15%	07/31/2025 18%	09/01/2025 19%	09/30/2025 20%	10/31/2025 21%	12/01/2025 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/31/2025 23%	02/02/2026 24%	03/02/2026 25%	03/31/2026 26%	04/30/2026 27%	06/01/2026 28%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### School Information:

MISSION CISD 2024 M&O .78690000 I&S .32610000 Total 1.1130000 2023 M&O .78920000 I&S .32380000 Total 1.1130000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.75

Print Date: 06/25/2025

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC  
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR  
PO BOX 178  
EDINBURG, TEXAS 78540  
(956) 318-2157



AMOUNT PAID:

\$ \_\_\_\_\_

W0100-00-031-0002-04

RAMOS ELDI BRANDO & MARIA I  
3921 LOS EBANOS RD  
MISSION, TX 78573

00003174570000000000

## ATTACHMENTS

June 27, 2024

TO: Mr. Eldibrando & Maria I. Ramos  
3921 N. Los Ebanos Road  
Mission, Texas 78573

FROM: City of Mission  
Susana De Luna, Planning Director

RE: **A 1.776 acre tract of land out of lot 31-2, West Addition to Sharyland Subdivision, as per map thereof recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas**

To Whom it May Concern:

The City hereby confirms that it has no ownership interest in the above-mentioned tract of land. It appears that Eldibrando Ramos attempted to dedicate the tract as a right of way to the City on or about April 27, 2017. However, the City never accepted the dedication and has never taken any action in maintaining or improving the tract. The mere dedication by an owner of a tract of land is only an offer of dedication, but the City is not obligated to accept the dedication or maintain the tract, unless the governing body takes action to accept. *Adams v. Rowles*, supra; *Dykes v. City of Houston*, 406 S.W. 2d 176 (Tex. 1966); Texas Local Government Code Section 212.048. Here, the City has taken no action to accept the dedication and therefore has not acquired any ownership interest or obligation with respect to this tract.

Please feel free to reach out with any questions.

Respectfully,

*Susana De Luna*  
Susana De Luna