

THURSDAY, OCTOBER 19TH • 6PM

Cameron, Willacy & Hidalgo Counties - TEXAS

Rio Grande Valley

AUCTION

TRACT 1
NW Corner

IRRIGATED FARMLAND & WIND LEASE

INFORMATION BOOKLET



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

In Cooperation With:



Paul A. Lynn & Associates, LLC

TRACT 2

4% Buyer's Premium

972-768-5165 | 800-451-2709 | SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

TEXAS-REAL ESTATE:
License held by Paul A. Lynn & Associates, LLC
Charles Brent Wellings, 618910

TEXAS-AUCTIONEER:
Charles Brent Wellings, 16950
Rex Defoe Schrader II, 17409



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

In
Cooperation
With:



TERMS & CONDITIONS:

BIDDING PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder(s) a preliminary title insurance commitment to review prior to auction. At closing, Seller shall pay for the cost of issuing a

standard coverage owner's title insurance policy in accordance with the Final Title Commitment. Seller shall not be responsible for the cost of any extended or special title insurance coverage, title insurance endorsement and/or lender's title insurance. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing, subject to the current tenant's right to harvest existing row crops.

SURVEY: A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS/ACRES: Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

CONDUCT OF AUCTION: The conduct of the Auction will be at the direction and discretion of the Auction Company, Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates, LLC, and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION FORM**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP & AERIAL TRACT MAPS**
- **SOIL INFORMATION (Soils, Topography Maps)**
- **FSA INFORMATION**
- **TAX/PARCEL INFORMATION**
- **PHOTOS**

For Information Call Sale Manager: Brent Wellings at 972-768-5165



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, OCTOBER 19, 2023

318± ACRES – CAMERON, WILLACY & HIDALGO COUNTIES, TEXAS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Thursday, October 12, 2023.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
318± Acres • Cameron, Willacy & Hidalgo Counties, Texas
Thursday, October 19, 2023

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 19, 2023 at 6:00 PM. (CST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ _____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, October 12, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & AERIAL TRACT MAPS

LOCATION MAP

Auction Location:

Capital City Event Center,
1202 W Van Buren Ave, Harlingen, TX 78550



AUCTION DAY LOCATION

PROPERTY INFORMATION LOCATION

TRACT 6

TRACT 4 AND TRACT 5

TRACT 3

TRACT 1 AND TRACT 2

Auction & Property Information Days:

Meet Brent Wellings at: Hampton Inn & Suites,
1202 N Ed Carey Dr, Harlingen, TX 78550

- **Tuesday, September 26th – 9AM-12PM** •
- **Wednesday, October 18th – 3-6PM** •

AERIAL TRACT MAP - Tracts 1 & 2

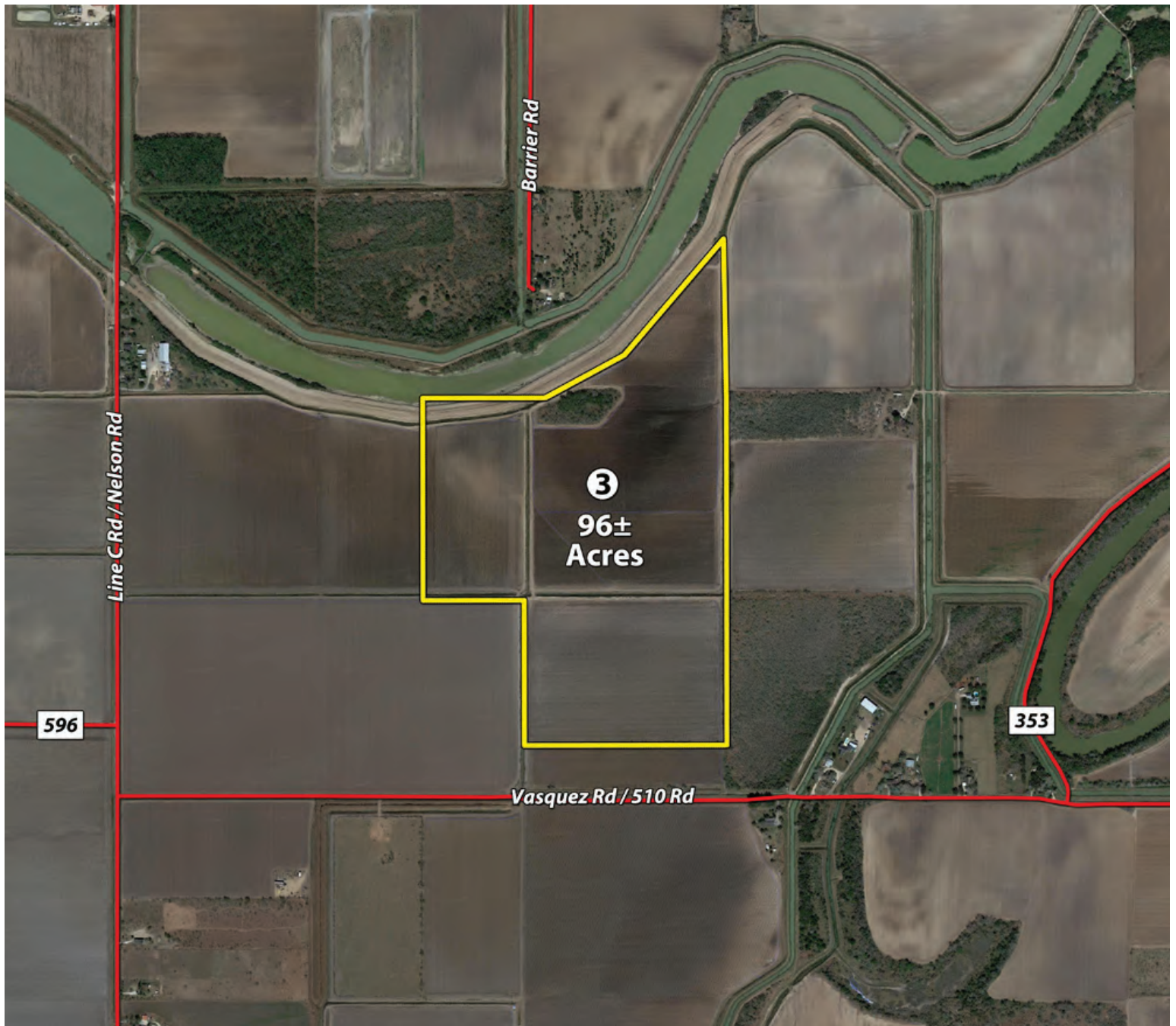


Tract Descriptions:

TRACT 1: 39± ACRES located on Southmost Road, just outside the Brownsville City Limits. Excellent development potential with city water available and excellent access on both the north and west boundaries of the property. From an agriculture standpoint, farm has been precision leveled with primarily Olmito Sity Clay and Rio Grand Silt Loam soils and is located in Brownsville Irrigation District.

TRACT 2: 46± ACRES located along Southpoint Road, just outside Brownsville City Limits. Outstanding precision leveled farm within Brownsville Irrigation District, Olmito and Rio Grand Silt Loam soils. Tracts 1 & 2 have combined 79.96± tillable acres per FSA maps which has all been machine leveled.

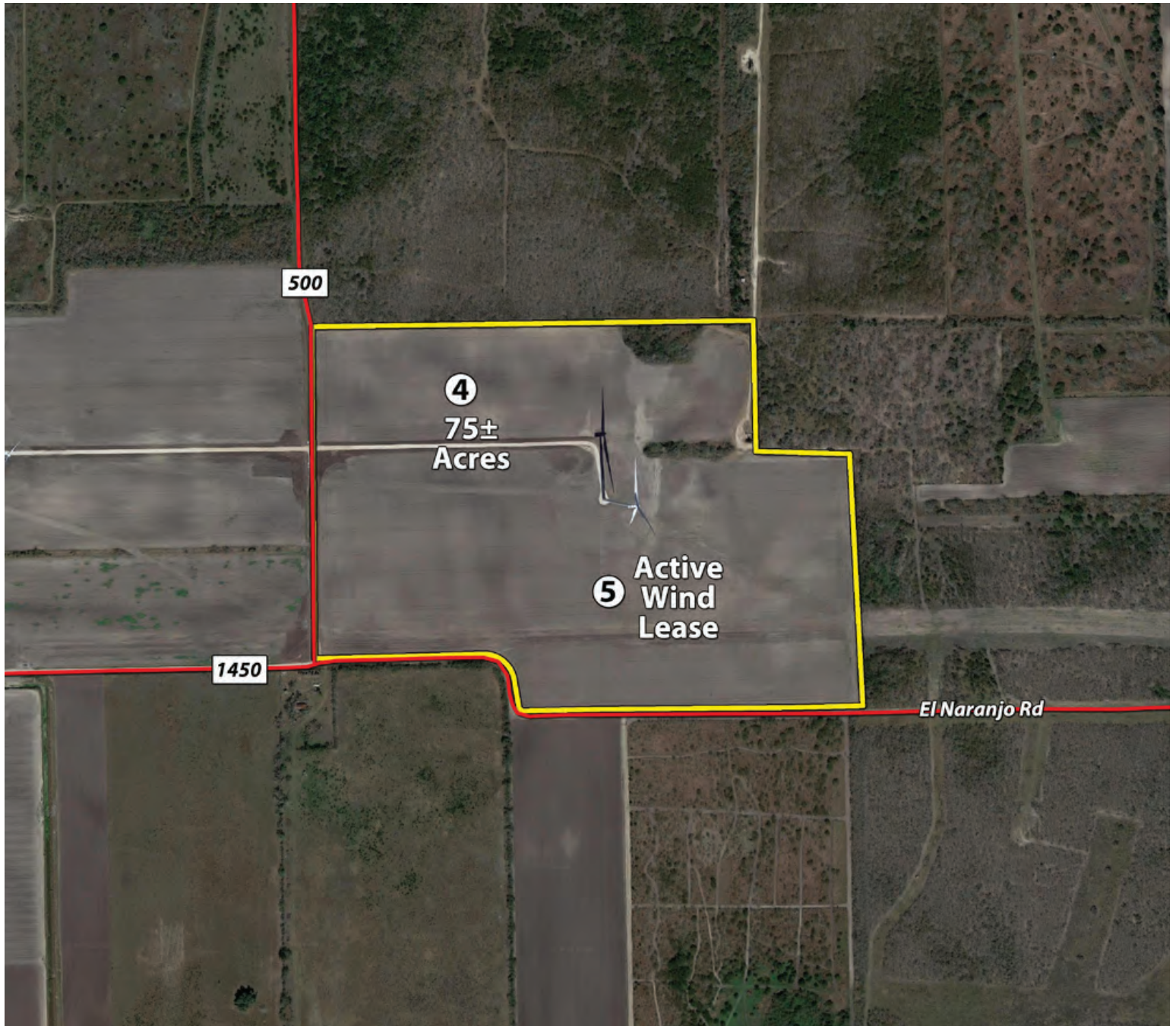
AERIAL TRACT MAP - Tract 3



Tract Descriptions:

TRACT 3: 96± ACRES irrigated farm located 5 miles northeast of San Benito off Vasquez Road. The farm contains 83.69± tillable acres per FSA maps with primarily Laredo Silty Clay Loam soils. Located within the boundaries of Cameron County No. 2 Irrigation District and also bordering canal on the north boundary of property.

AERIAL TRACT MAP - Tracts 4 & 5

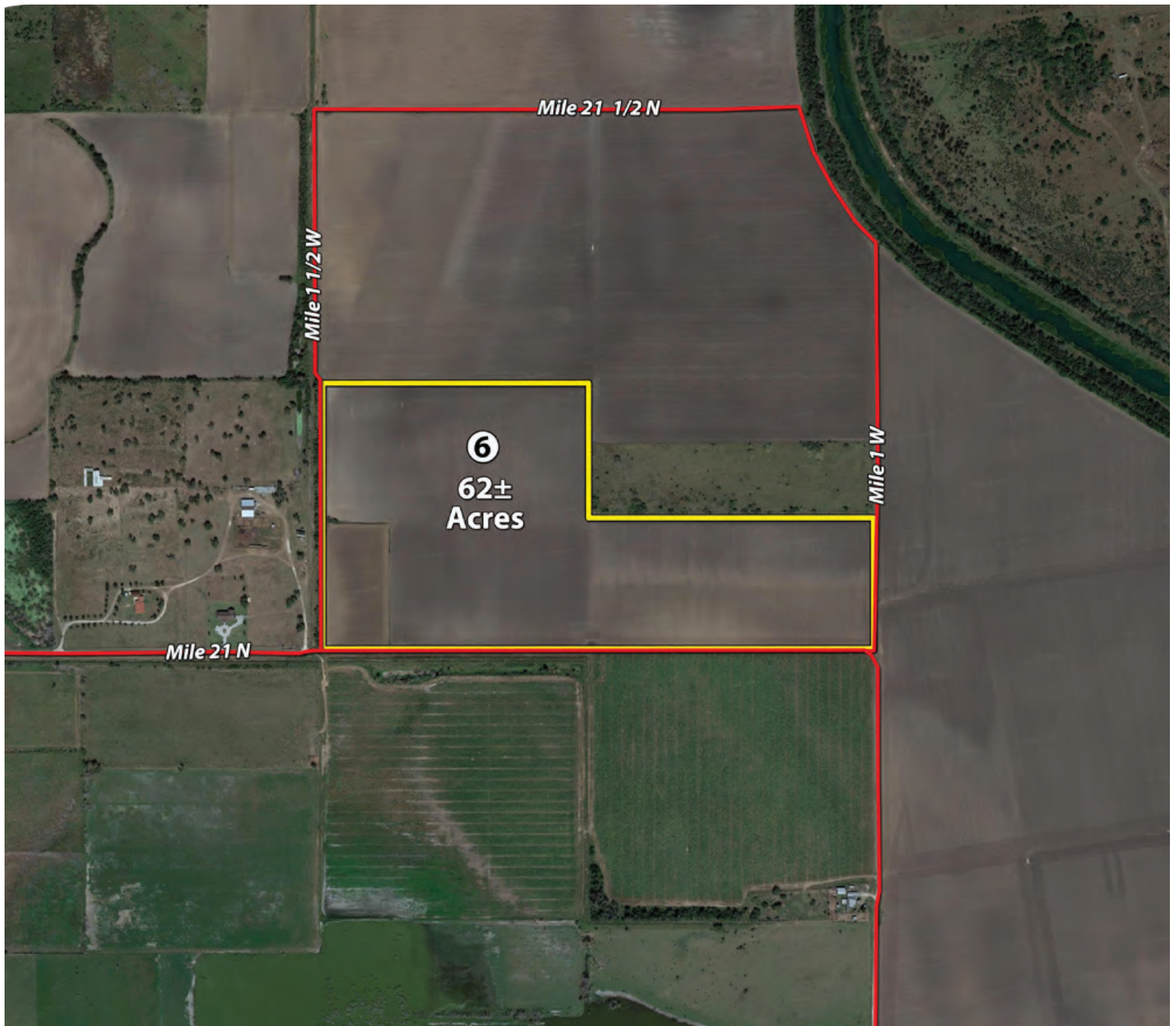


Tract Descriptions:

TRACT 4: 75± ACRES dryland farm located in Willacy County approximately 13 miles east of Lyford, along County Road 1450. 69.1+/- tillable acres per FSA with Raymondville Clay Loam and Willamar Fine Sandy Loam soils. Nice laying farm with active wind lease which will be offered as a separate tract.

TRACT 5: ACTIVE WIND LEASE, 2022 annual revenue of \$5,075.00, exciting opportunity to acquire income producing asset with minimal management requirements!

AERIAL TRACT MAP - Tract 6

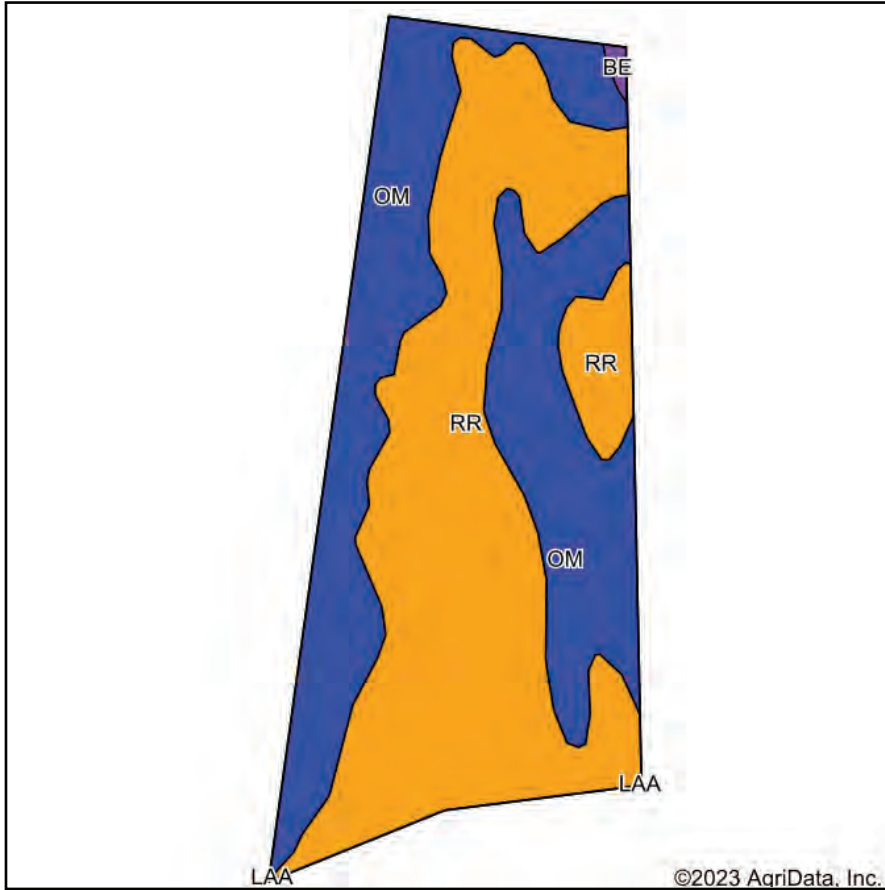


Tract Descriptions:

TRACT 6: 62± ACRE irrigated farm located in Hidalgo County approximately 5 miles north-east of Elsa, off Mile 21 North Rd. This property could make an excellent potential building site and includes 58.31± tillable acres per FSA. Primary soil types include Hidalgo Sandy Clay Loam, Willacy Fine Sandy Loam soils. The property is located within Delta Lakes irrigation district.

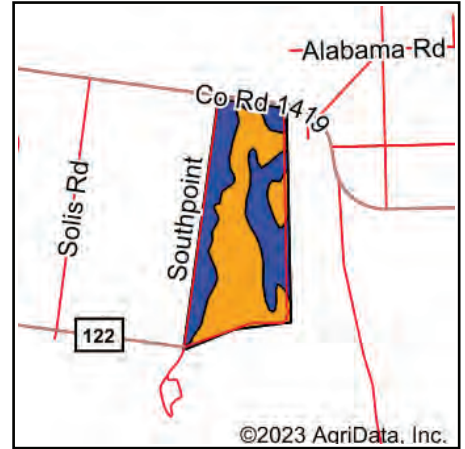
SOIL INFORMATION

SOIL MAP - Tracts 1 & 2



Soils data provided by USDA and NRCS.

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©2023 AgriData, Inc.

State: **Texas**
 County: **Cameron**
 Location: **25° 51' 34.72, -97° 23' 43.43**
 Township: **Brownsville**
 Acres: **84.94**
 Date: **8/8/2023**



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www.AgriDataInc.com



Area Symbol: TX061, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Carrots Irrigated Bu	Cotton lint Lbs	Cotton lint Irrigated Lbs	Grain sorghum Irrigated Bu	Grain sorghum Bu	Onions Irrigated Sacks	Sugarcane Irrigated Tons		
RR	Rio Grande silt loam	47.13	55.5%		IIIc	I	640			125	35	425			
OM	Olmito silty clay	37.52	44.2%		IIIs	IIIs	550	425	900	105	60	400	40		
BE	Benito clay, ponded	0.29	0.3%		VIIs	IVw		150	250	50					
Weighted Average							2.57	1.45	598.1	188.2	398.4	115.9	45.9	412.5	17.7

Soils data provided by USDA and NRCS.

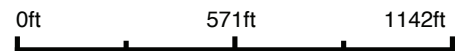
TOPO CONTOURS MAP - Tracts 1 & 2



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 18.2
 Max: 31.0
 Range: 12.8
 Average: 22.0
 Standard Deviation: 1.35 ft

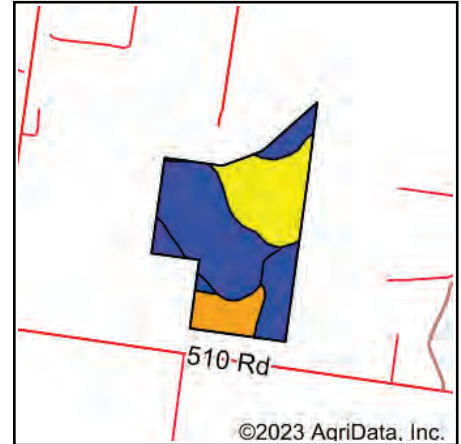
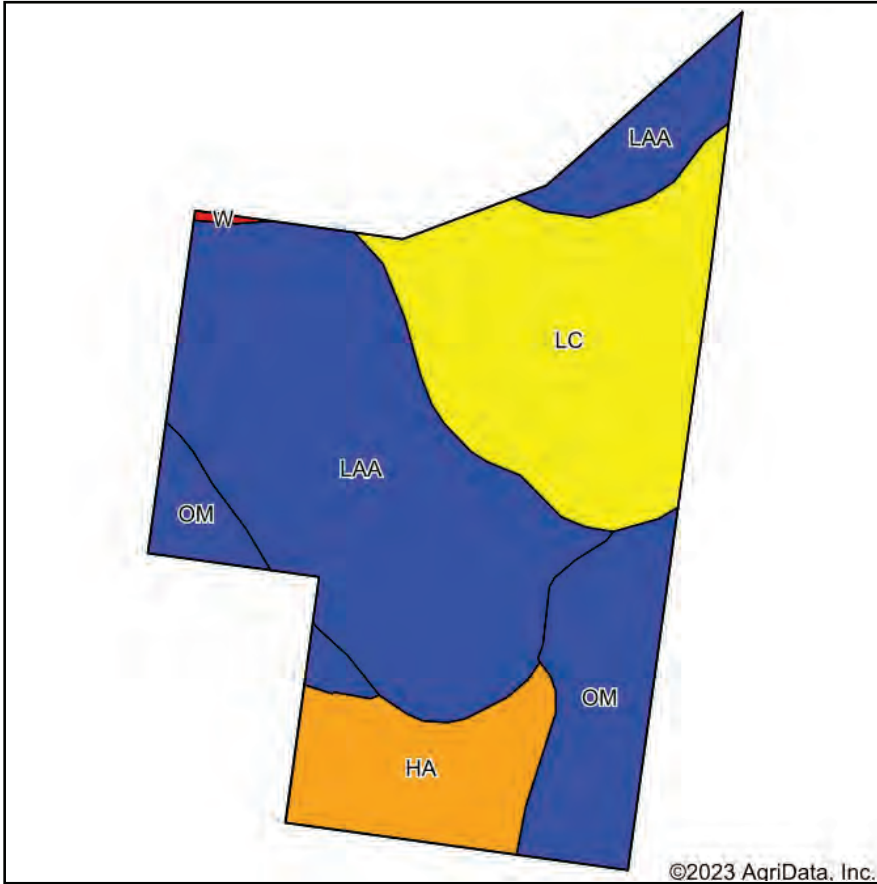


8/8/2023

Cameron County
 Texas

Boundary Center: 25° 51' 35.17, -97° 23' 43.48

SOIL MAP - Tract 3



State: **Texas**
 County: **Cameron**
 Location: **26° 10' 8.46, -97° 33' 28.9**
 Township: **Los Fresnos-Laureles**
 Acres: **100.35**
 Date: **8/8/2023**



Soils data provided by USDA and NRCS.

Area Symbol: TX061, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Carrots Irrigated Bu	Cotton lint Lbs	Cotton lint Irrigated Lbs	Grain sorghum Irrigated Bu	Grain sorghum Bu	Onions Irrigated Sacks	Sugarcane Irrigated Tons
LAA	Laredo silty clay loam 0 to 1 percent slopes, rarely flooded	45.08	44.9%		Ile	Ile							
LC	Laredo silty clay loam, saline	28.04	27.9%		IVs	IIIIs		150	300	50			
OM	Olmito silty clay	15.69	15.6%		IIs	IIs	550	425	900	105	60	400	40
HA	Harlingen clay	11.37	11.3%		IIIIs	IIIIs	500	250	1100	125	40	375	
W	Water	0.17	0.2%		VIII								
Weighted Average					2.68	*-	142.6	136.7	349.2	44.6	13.9	105	6.3

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - Tract 3



©2023 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 19.9
Max: 35.7
Range: 15.8
Average: 28.2
Standard Deviation: 2.07 ft

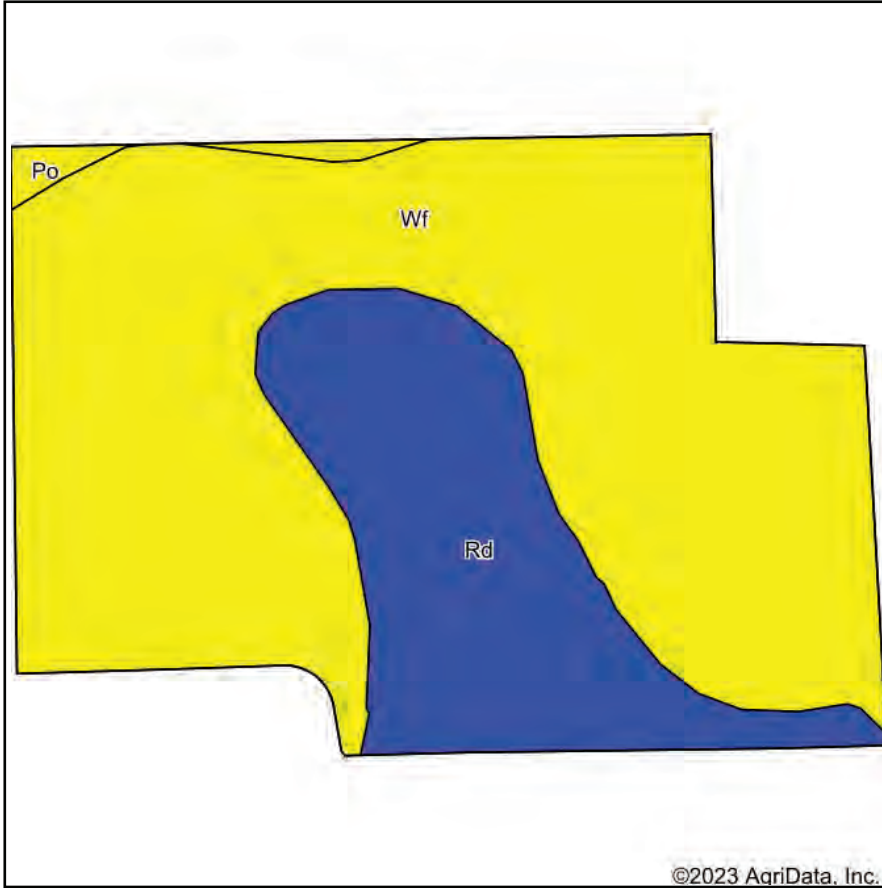


8/8/2023

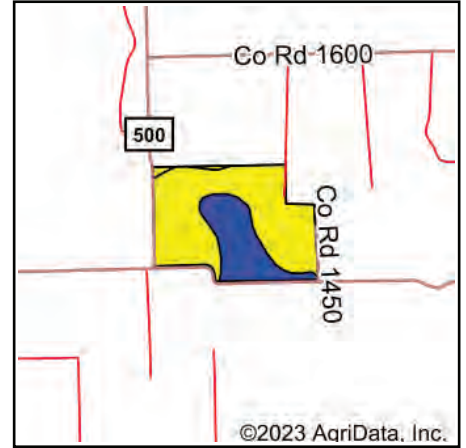
Cameron County
Texas

Boundary Center: 26° 10' 8.46, -97° 33' 28.9

SOIL MAP - Tracts 4 & 5



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Willacy**
 Location: **26° 22' 47.73, -97° 34' 21.2**
 Township: **San Perlita**
 Acres: **70.76**
 Date: **8/8/2023**



Area Symbol: TX489, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Carrots Irrigated Bu	Cotton lint Lbs	Cotton lint Irrigated Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Onions Irrigated Sacks	Sugarcane Irrigated Tons
Wf	Willamar fine sandy loam, 0 to 1 percent slopes	50.98	72.0%		IVs	IVs		150	350	25	40		
Rd	Raymondville clay loam	18.80	26.6%		IIs	IIs	520	375	900	60	105	350	45
Po	Porfirio sandy clay loam occasionally ponded, 0 to 1 percent slopes	0.98	1.4%		IVw			350		40			
Weighted Average					3.47	*-	138.2	212.5	491.3	34.5	56.7	93	12

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - Tracts 4 & 5



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Source: USGS 10 meter dem

0ft 398ft 796ft

Interval(ft): 3.0

Min: 15.3

Max: 16.6

Range: 1.3

Average: 16.1

Standard Deviation: 0.2 ft



8/8/2023

Willacy County
Texas

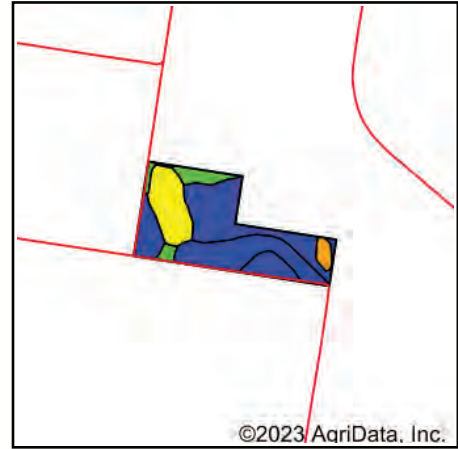
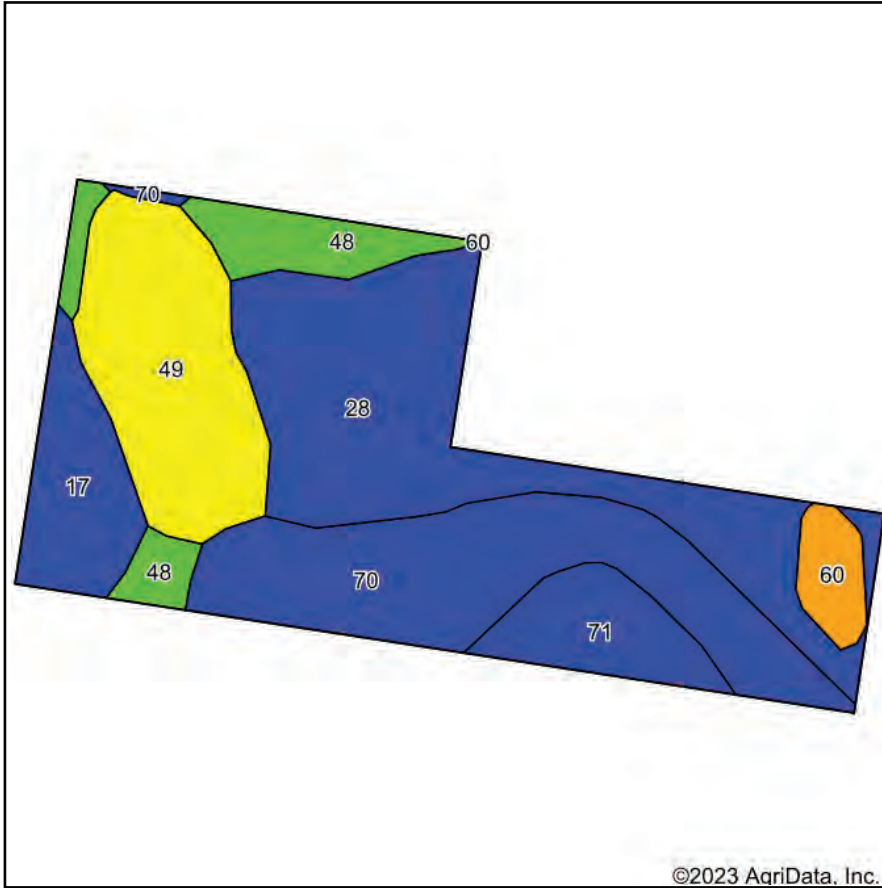
Boundary Center: 26° 22' 47.73, -97° 34' 21.2

Maps Provided By:



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SOIL MAP - Tract 6



State: **Texas**
 County: **Hidalgo**
 Location: **26° 21' 4.46, -97° 55' 40.58**
 Township: **Edcouch-Elsa**
 Acres: **59.25**
 Date: **8/8/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: TX215, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Carrots Irrigated Bu	Cotton lint Lbs	Cotton lint Irrigated Lbs	Grain sorghum Bu	Grain sorghum Irrigated Bu	Onions Irrigated Sacks	Sugarcane Irrigated Tons
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	18.09	30.5%		IIc	I							
70	Willacy fine sandy loam, 0 to 1 percent slopes	14.44	24.4%		IIc	I	680	500	1200	70	135	450	50
49	Racombes sandy clay loam, saline, 0 to 1 percent slopes	10.82	18.3%		IVs	IVs		150	350		50		
17	Hargill fine sandy loam, 1 to 3 percent slopes	5.02	8.5%		IIe	IIe	640	250	900	45	90		55
48	Racombes sandy clay loam, 0 to 1 percent slopes	4.77	8.1%		I	I		500	1000	65	135		
71	Willacy fine sandy loam, 1 to 3 percent slopes	4.26	7.2%		IIe	IIe	560	425	950	60	105	400	50
60	Rio clay loam, ponded	1.85	3.1%		IIIw	IIIw	400	240	725	40	80	300	
Weighted Average					2.32	1.77	272.7	248.7	604.1	31.7	70.6	147.8	20.4

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - Tract 6



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 50.2
Max: 58.3
Range: 8.1
Average: 53.7
Standard Deviation: 1.25 ft



8/8/2023

Hidalgo County
Texas

Boundary Center: 26° 21' 4.46, -97° 55' 40.58



FSA INFORMATION

FSA INFORMATION - Tracts 1 & 2

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4783
Prepared : 9/18/23 10:50 AM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TIM LOOP & PAUL LOOP PTR DBA L & L FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
174.16	158.16	158.16	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	158.16	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SOYBN	SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	21.38	0.00	95	97
Grain Sorghum	15.13	0.00	82	0
Soybeans	2.79	0.00	16	
Seed Cotton	85.44	0.00	2437	87
Unassigned Generic Base	21.36	0.00	0	
TOTAL	146.10	0.00		

NOTES

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Tract Number : 8346

Description : P-19 LONGORENO BANCO #3
FSA Physical Location : TEXAS/CAMERON
ANSI Physical Location : TEXAS/CAMERON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD
Other Producers : None
Recon ID : None

FSA INFORMATION - Tracts 1 & 2

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4783
Prepared : 9/18/23 10:50 AM CST
Crop Year : 2023

Tract Land Data

Tract 8346 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
86.76	79.96	79.96	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.52	0.00	95
Grain Sorghum	5.32	0.00	82
Soybeans	0.98	0.00	16
Seed Cotton	49.52	0.00	2437
Unassigned Generic Base	12.38	0.00	0
TOTAL	75.72	0.00	

NOTES

Tract Number : 8347

Description : R-20 BLK 401 SH 32 EL JARDIN SUBD
FSA Physical Location : TEXAS/CAMERON
ANSI Physical Location : TEXAS/CAMERON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
87.40	78.20	78.20	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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FSA INFORMATION - Tracts 1 & 2

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4783
Prepared : 9/18/23 10:50 AM CST
Crop Year : 2023

Tract 8347 Continued ...

Corn	13.86	0.00	95
Grain Sorghum	9.81	0.00	82
Soybeans	1.81	0.00	16
Seed Cotton	35.92	0.00	2437
Unassigned Generic Base	8.98	0.00	0
TOTAL	70.38	0.00	

NOTES

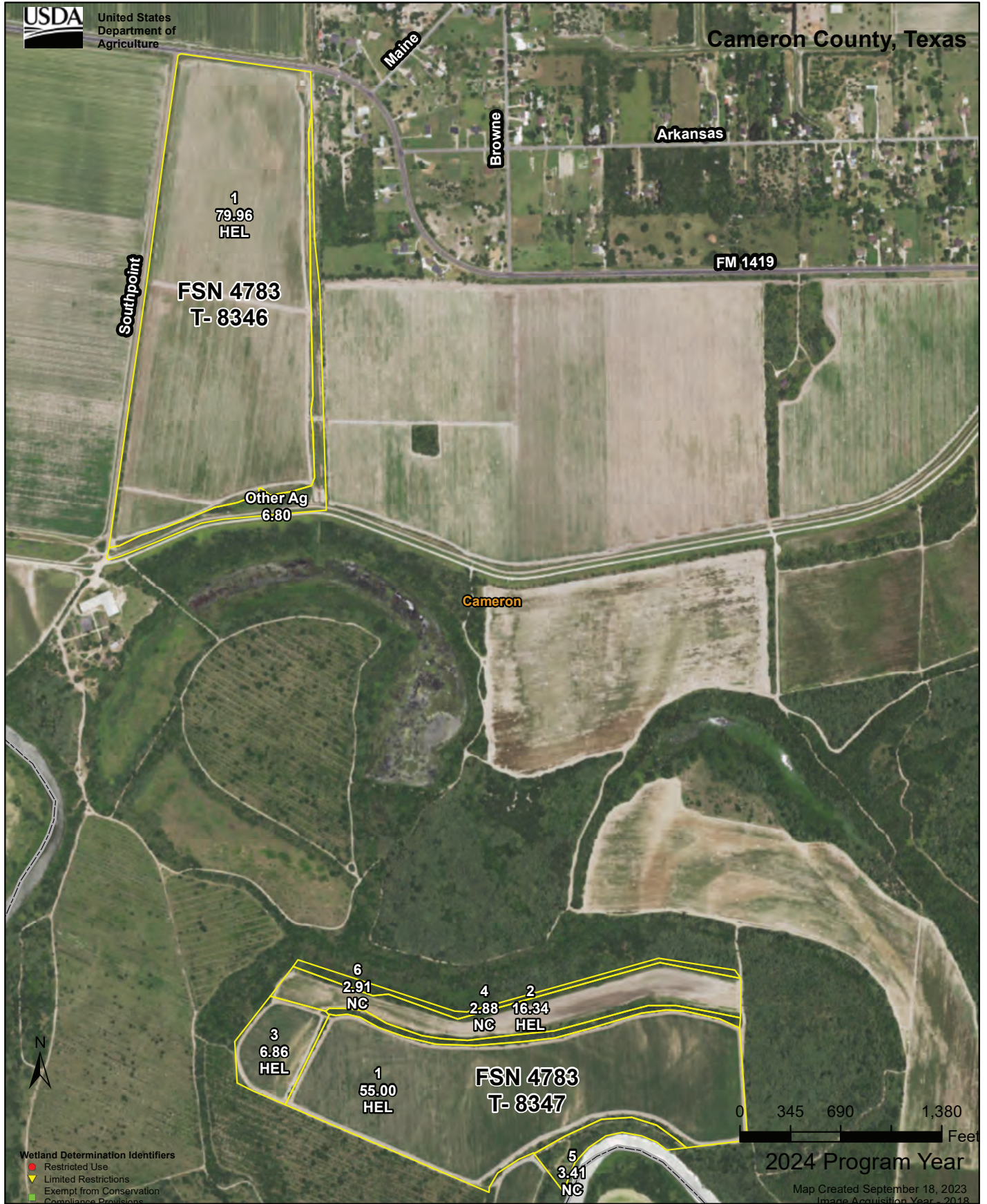
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FSA INFORMATION - Tracts 1 & 2

CAMERON COUNTY



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FSA INFORMATION - Tract 3

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 12601
Prepared : 9/18/23 10:46 AM CST
Crop Year : 2023

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : VASQUEZ BROTHERS FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
93.29	83.69	83.69	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	83.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SUP	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.80	0.00	85	100
Grain Sorghum	4.50	0.00	74	0
Seed Cotton	58.72	0.00	1296	100
Unassigned Generic Base	14.68	0.00	0	
TOTAL	78.70	0.00		

NOTES

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Tract Number : 4567

Description : K-10 E 15.0 AC BLK 193, SBI CO SUBD
FSA Physical Location : TEXAS/CAMERON
ANSI Physical Location : TEXAS/CAMERON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.81	14.64	14.64	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - Tract 3

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12601
Prepared : 9/18/23 10:46 AM CST
Crop Year : 2023

Tract 4567 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	14.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.10	0.00	85
Grain Sorghum	0.80	0.00	75
Seed Cotton	10.00	0.00	1296
Unassigned Generic Base	2.50	0.00	0
TOTAL	13.40	0.00	

NOTES

Tract Number : 4568

Description : K-10 SW 11.5 AC BLK 197,SBI CO SUBD
FSA Physical Location : TEXAS/CAMERON
ANSI Physical Location : TEXAS/CAMERON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
12.99	9.27	9.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	9.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.10	0.00	85
Grain Sorghum	0.50	0.00	73
Seed Cotton	6.56	0.00	1296
Unassigned Generic Base	1.64	0.00	0
TOTAL	8.80	0.00	

FSA INFORMATION - Tract 3

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12601
Prepared : 9/18/23 10:46 AM CST
Crop Year : 2023

Tract 4568 Continued ...

NOTES

Tract Number : 4569

Description : K-10 40.0 AC BLK 192,SBI CO SUBD
FSA Physical Location : TEXAS/CAMERON
ANSI Physical Location : TEXAS/CAMERON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
35.38	32.77	32.77	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.30	0.00	85
Grain Sorghum	1.80	0.00	73
Seed Cotton	23.12	0.00	1296
Unassigned Generic Base	5.78	0.00	0
TOTAL	31.00	0.00	

NOTES

Tract Number : 4570

Description : K-10 N 30.0 AC BLK 181,SBI CO SUBD
FSA Physical Location : TEXAS/CAMERON
ANSI Physical Location : TEXAS/CAMERON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD

FSA INFORMATION - Tract 3

CAMERON COUNTY

TEXAS
CAMERON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12601
Prepared : 9/18/23 10:46 AM CST
Crop Year : 2023

Tract 4570 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
29.11	27.01	27.01	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	27.01	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.30	0.00	85
Grain Sorghum	1.40	0.00	74
Seed Cotton	19.04	0.00	1296
Unassigned Generic Base	4.76	0.00	0
TOTAL	25.50	0.00	

NOTES

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FSA INFORMATION - Tract 3

CAMERON COUNTY



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FSA INFORMATION - Tracts 4 & 5

WILLACY COUNTY

TEXAS
WILLACY



United States Department of Agriculture
Farm Service Agency

FARM : 4654

Prepared : 9/12/23 2:58 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : PARKER BROTHERS FARMS LLC
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC GI/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
70.65	69.10	69.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	69.10	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SUP	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	37.60	0.00	58	0
Seed Cotton	25.20	0.00	794	0
Unassigned Generic Base	6.30	0.00	0	
TOTAL	69.10	0.00		

NOTES

Tract Number : 2993

Description : N8 M2
 FSA Physical Location : TEXAS/WILLACY
 ANSI Physical Location : TEXAS/WILLACY
 BIA Unit Range Number :
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : SUMNER FAMILY PARTNERSHIP LTD
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.65	69.10	69.10	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - Tracts 4 & 5

WILLACY COUNTY

TEXAS WILLACY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4654 Prepared : 9/12/23 2:58 PM CST Crop Year : 2023
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Tract 2993 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Grain Sorghum	37.60	0.00	58
Seed Cotton	25.20	0.00	794
Unassigned Generic Base	6.30	0.00	0
TOTAL	69.10	0.00	

NOTES

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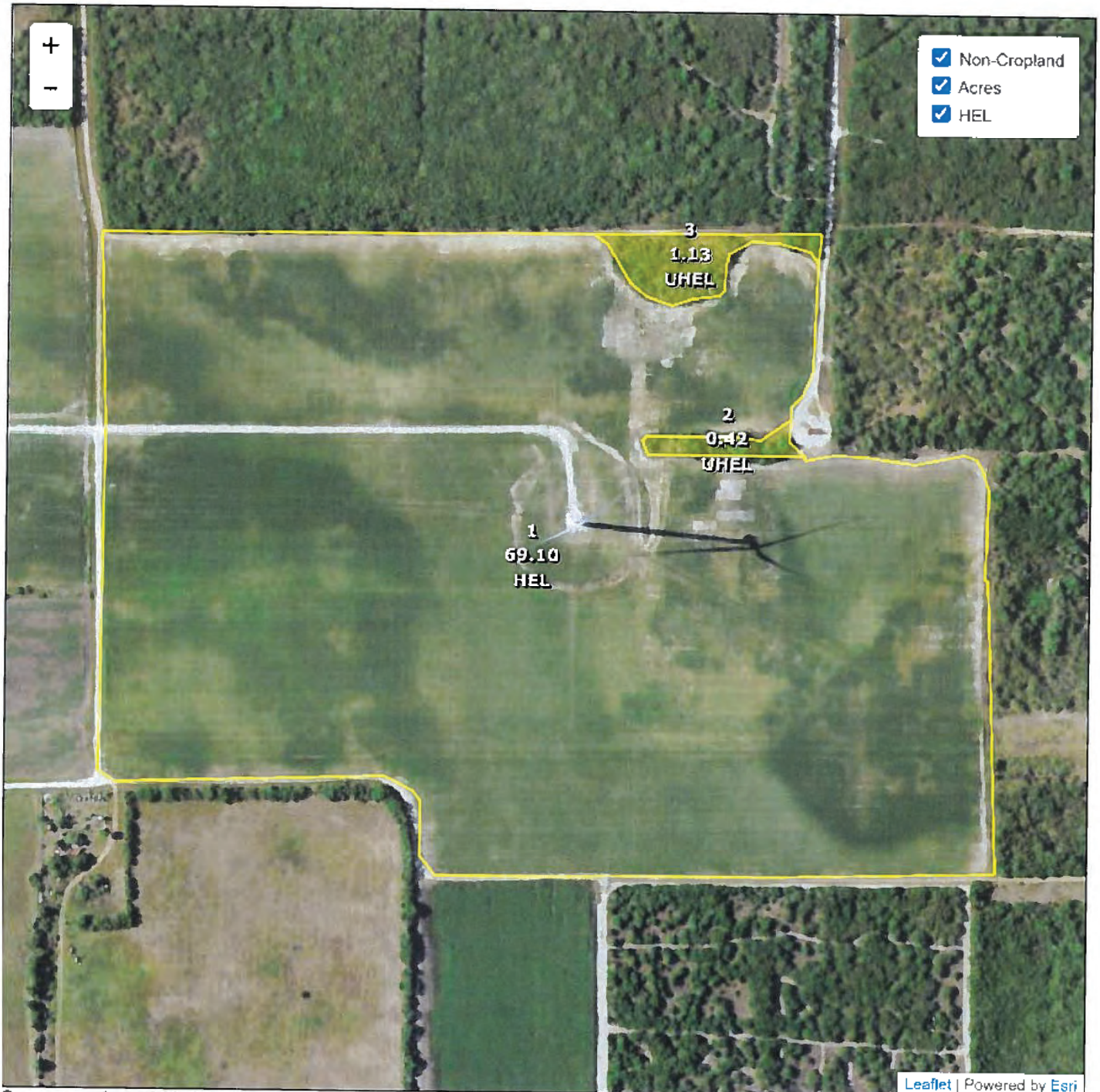
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FSA INFORMATION - Tracts 4 & 5

WILLACY COUNTY

USDA Willacy County, Texas



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 4654
Tract 2993

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Crop Year



Tract 1 of 1

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FSA INFORMATION - Tract 6

HIDALGO COUNTY

TEXAS



United States Department of Agriculture
Farm Service Agency

FARM : 4777

Prepared : 9/21/23 9:37 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MOZINGO FARMS
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.79	58.79	58.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	58.79	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SORGH, SUP	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	4.70	0.00	75	0
Grain Sorghum	22.50	0.00	64	66
Seed Cotton	22.72	0.00	1342	100
Unassigned Generic Base	5.68	0.00	0	
TOTAL	55.60	0.00		

NOTES

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Tract Number : 4777

Description : U-16,A-1,V-19, A-1
FSA Physical Location : TEXAS/HIDALGO
ANSI Physical Location : TEXAS/HIDALGO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUMNER FAMILY PARTNERSHIP LTD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.79	58.79	58.79	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION - Tract 6

HIDALGO COUNTY

TEXAS



United States Department of Agriculture
Farm Service Agency

FARM : 4777

Form: FSA-156EZ

Prepared : 9/21/23 9:37 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 4777 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.70	0.00	75
Grain Sorghum	22.50	0.00	64
Seed Cotton	22.72	0.00	1342
Unassigned Generic Base	5.68	0.00	0

TOTAL **55.60** **0.00**

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FSA INFORMATION - Tract 6



HIDALGO COUNTY



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm **4777**
Tract **4777**

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Crop Year



Tract 1 of 1

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TAX/PARCEL INFORMATION

TAX/PARCEL INFORMATION - Tracts 1 & 2

CAMERON COUNTY CONSOLIDATED 2022 TAX STATEMENT ANTONIO "TONY" YZAGUIRRE, JR. - TAX ASSESSOR-COLLECTOR

THIS IS YOUR TAX BILL

KEEP THIS COPY FOR YOUR RECORDS

E-mail: assessor_collector@co.cameron.tx.us
Phone: 956-544-0800
BILLING NO: 192725
ACCOUNT NO: 74-7540-4010-0000-00



**PAY ONLINE BY CREDIT CARD OR INTERNET
CHECK AT www.cameroncountytexas.gov/tac**

10/01/2022

APPRaised/ASSESSed VALUE LAND/ PERSONAL	APPRaised/ASSESSed VALUE IMPROVEMENTS	AGRICULTURAL VALUE	TAXABLE VALUE BEFORE EXEMPTIONS	EXEMPTIONS	10% CAP	MORTGAGE CODE
\$352,100		\$47,699	\$47,699.00			109
TAXING UNITS (100% RATIO)	ASSESSED VALUE	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LRP	BASE TAX
IBR -BROWNSVILLE ISD	\$47,699.00		\$47,699.00	1.208690		\$576.53
SS -SOUTH TEXAS ISD	\$47,699.00		\$47,699.00	0.049200		\$23.47
SB -BROWNSVILLE NAVIG	\$47,699.00		\$47,699.00	0.029658		\$14.15
GCC -CAMERON COUNTY	\$47,699.00		\$47,699.00	0.436893		\$208.39
S1 -DRAINAGE DIST #1	\$47,699.00		\$47,699.00	0.032377		\$15.44
SF -CC EMERGENCY SERV	\$47,699.00		\$47,699.00	0.083067		\$39.62
SC -TX SOUTHMOST COLL	\$47,699.00		\$47,699.00	0.144916		\$69.12

**** THIS TAXING UNIT DOES NOT OFFER A DISCOUNT
IF PAID IN OCTOBER, NOVEMBER OR DECEMBER**

LEGAL DESCRIPTION		
EL JARDIN RESUBDIVISION BLK 401 100.600 ACRES		
PROPERTY ID NUMBER	SITUS LOCATION	
74-7540-4010-0000-00	SOUTH POINT RD	
TAXING UNIT CODE	FREEZE CODE	AMOUNT
FULL MARKET VALUE		\$352,100



DISCOUNTS ON CURRENT TAXES ONLY

If paid in full in October 3%
If paid in full in November 2%
If paid in full in December 1%

UNPAID TAXES INCUR 7% P&I BEGINNING FEBRUARY

IF PAID BY	DISCOUNT / P&I	AMOUNT DUE
OCTOBER 31, 2022	\$-28.39	\$918.33
NOVEMBER 30, 2022	\$-18.93	\$927.79
DECEMBER 31, 2022	\$-9.46	\$937.26
JANUARY 31, 2023	\$0.00	\$946.72
FEBRUARY 28, 2023	\$66.27	\$1,012.99

FOR QUESTIONS ON 10% CAPPED VALUE, OR OTHER VALUE RELATED QUESTIONS CONTACT THE CAMERON APPRAISAL DISTRICT AT (956) 399-9322, 541-3365, 428-8020, OR WWW.CAMERONCAD.ORG

**FOR QUESTIONS ABOUT THIS STATEMENT CONTACT OUR OFFICE BY PHONE AT 956-544-0800
OR VISIT OUR OFFICE ONLINE AT WWW.CAMERONCOUNTYTX.GOV/TAC**



DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

Please include home phone number and area code with your payment (___ - ___ - ___)

P.I.D 74-7540-4010-0000-00

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR
CHECK OR MONEY ORDER AND MAKE
PAYABLE TO: TONY YZAGUIRRE JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR**

OCTOBER AMOUNT DUE	NOVEMBER AMOUNT DUE	DECEMBER AMOUNT DUE	JANUARY AMOUNT DUE	FEBRUARY AMOUNT DUE
\$918.33	\$927.79	\$937.26	\$946.72	\$1,012.99

AMOUNT ENCLOSED \$

\$



7-28

SUMNER FAMILY PARTNERSHIP LTD
LAVERNE SUMNER & THELMA SUMNER
PO BOX 1130
CHICKASHA OK 73023-1130



ANTONIO "TONY" YZAGUIRRE, JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR
PO BOX 952
BROWNSVILLE TX 78522-0952



7475404010000000 0192725 000091833000092779000093726000094672000101299N

TAX/PARCEL INFORMATION - Tracts 1 & 2

This information is provided to the taxpayer per Texas Property Tax Code Sec. 31.01 (d-1).

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION					
		2022		2021	
UNIT		M&O	DEBT	M&O	DEBT
IBR		1.0568 %	0.15189 %	1.0393 %	0.1357 %

FIVE YEAR TAX HISTORY Parcel ID:

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas, including the School District M&O/Debt Rate Information.

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year
2022	IBR	\$47,699.00	\$47,699.00	1.208690	\$576.53	4.49 %	2021	IBR	\$46,957.00	\$46,957.00	1.175000	\$551.74	-0.03 %
	SS	\$47,699.00	\$47,699.00	0.049200	\$23.47	1.60 %		SS	\$46,957.00	\$46,957.00	0.049200	\$23.10	0.04 %
	SB	\$47,699.00	\$47,699.00	0.029658	\$14.15	0.57 %		SB	\$46,957.00	\$46,957.00	0.029955	\$14.07	0.64 %
	GCC	\$47,699.00	\$47,699.00	0.436893	\$208.39	1.58 %		GCC	\$46,957.00	\$46,957.00	0.436893	\$205.15	0.04 %
	S1	\$47,699.00	\$47,699.00	0.032377	\$15.44	-1.84 %		S1	\$46,957.00	\$46,957.00	0.033500	\$15.73	1.55 %
	SF	\$47,699.00	\$47,699.00	0.083067	\$39.62	-2.05 %		SF	\$46,957.00	\$46,957.00	0.086150	\$40.45	-5.86 %
	SC	\$47,699.00	\$47,699.00	0.144916	\$69.12	-4.81 %		SC	\$46,957.00	\$46,957.00	0.154635	\$72.61	-4.75 %
Total						2.59 %	Total						-0.63 %

2020	IBR	\$46,937.00	\$46,937.00	1.175872	\$551.92	0.63 %	2019	IBR	\$46,216.00	\$46,216.00	1.186706	\$548.45	-3.22 %
	SS	\$46,937.00	\$46,937.00	0.049200	\$23.09	1.54 %		SS	\$46,216.00	\$46,216.00	0.049200	\$22.74	3.18 %
	SB	\$46,937.00	\$46,937.00	0.029778	\$13.98	-15.78 %		SB	\$46,216.00	\$46,216.00	0.035920	\$16.60	3.17 %
	GCC	\$46,937.00	\$46,937.00	0.436893	\$205.06	1.56 %		GCC	\$46,216.00	\$46,216.00	0.436893	\$201.91	8.11 %
	S1	\$46,937.00	\$46,937.00	0.033000	\$15.49	100.00 %		S1	\$46,216.00	\$46,216.00	0.091854	\$42.45	5.99 %
	SF	\$46,937.00	\$46,937.00	0.091550	\$42.97	1.22 %		SF	\$46,216.00	\$46,216.00	0.162407	\$75.06	3.16 %
	SC	\$46,937.00	\$46,937.00	0.162407	\$76.23	1.56 %		SC	\$46,216.00	\$46,216.00	0.162407	\$75.06	3.16 %
Total						2.37 %	Total						0.31 %

2018	IBR	\$44,799.00	\$44,799.00	1.265000	\$566.71	4.86 %	2017	IBR	\$42,724.00	\$42,724.00	1.265000	\$540.46	
	SS	\$44,799.00	\$44,799.00	0.049200	\$22.04	4.85 %		SS	\$42,724.00	\$42,724.00	0.049200	\$21.02	
	SB	\$44,799.00	\$44,799.00	0.035920	\$16.09	4.82 %		SB	\$42,724.00	\$42,724.00	0.035920	\$15.35	
	GCC	\$44,799.00	\$44,799.00	0.416893	\$186.76	6.41 %		GCC	\$42,724.00	\$42,724.00	0.410803	\$175.51	
	S1	\$44,799.00	\$44,799.00	0.089392	\$40.05	0.13 %		S1	\$42,724.00	\$42,724.00	0.093629	\$40.00	
	SF	\$44,799.00	\$44,799.00	0.162407	\$72.76	4.86 %		SF	\$42,724.00	\$42,724.00	0.162407	\$69.39	
	SC	\$44,799.00	\$44,799.00	0.162407	\$72.76	4.86 %		SC	\$42,724.00	\$42,724.00	0.162407	\$69.39	
Total						4.95 %	Total						9.86 %

Tax Unit	2022 Appraised Value	2017 Appraised Value	2022 Taxable Value	2017 Taxable Value	2022 Tax Rate	2017 Tax Rate	2022 Tax Imposed	2017 Tax Imposed	Five Year % of Change					
Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed		
IBR	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	1.208690	1.265000	\$576.53	\$540.46	11.64 %	11.64 %	-4.45 %	6.67 %		
SS	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	0.049200	0.049200	\$23.47	\$21.02	11.64 %	11.64 %		11.66 %		
SB	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	0.029658	0.035920	\$14.15	\$15.35	11.64 %	11.64 %	-17.43 %	-7.82 %		
GCC	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	0.436893	0.410803	\$208.39	\$175.51	11.64 %	11.64 %	6.35 %	18.73 %		
S1	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	0.032377		\$15.44		100.00 %	100.00 %	100.00 %	100.00 %		
SF	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	0.083067	0.093629	\$39.62	\$40.00	11.64 %	11.64 %	-11.28 %	-0.95 %		
SC	\$47,699.00	\$42,724.00	\$47,699.00	\$42,724.00	0.144916	0.162407	\$69.12	\$69.39	11.64 %	11.64 %	-10.77 %	-0.39 %		
Total								\$946.72	\$861.73					9.86 %

Taxing Unit Code and Description:

IBR - BROWNSVILLE ISD SF - CC EMERGENCY SERVICES DI
 SS - SOUTH TEXAS ISD SC - TX SHMOST COLLEGE
 SB - BROWNSVILLE NAVIG.
 GCC - CAMERON COUNTY
 S1 - DRAINAGE DIST #1

DELINQUENT TAX ATTORNEY FEES BY TAXING UNIT AND TAXING UNITS THAT DO NOT ALLOW DISCOUNTS (Sec 31.05)

TAXING UNITS	Attorney's Fees	TAXING UNITS	Attorney's Fees
Brownsville ISD	15%	*Harlingen CISD	15%
Brownsville Navigation District	15%	La Feria ISD	20%
Cameron County	15%	Laguna Madre Water District	15%
Cameron County Drainage Dist 1	15%	*Los Fresnos CISD	20%
Cameron County Drainage Dist 3	15%	Paseo De La Resaca (LLD)	15%
Cameron County Drainage Dist 4	15%	*Paseo De La Resaca (MUD) # 1	20%
Cameron County Drainage Dist 5	15%	*Paseo De La Resaca (MUD) # 2	20%
*Cameron County Drainage Dist 6	15%	*Paseo De La Resaca (MUD) # 3	20%
City of Brownsville	15%	*Point Isabel ISD	15%
*City of Harlingen	20%	*Port of Harlingen	15%
*City of La Feria	15%	Rio Hondo CISD	20%
City of Los Fresnos	20%	Santa Maria ISD	15%
*City of Los Indios	15%	Santa Rosa ISD	15%
*City of Palm Valley	15%	South Texas ISD	15%
City of Port Isabel	15%	*Street Light Distr (SL1-SL9, S10-S38)	0%
City of Primera	15%	Texas Southmost College	15%
*City of Rio Hondo	15%	Town of Bayview	15%
City of San Benito	15%	Town of Combes	15%
City of Santa Rosa	15%	Town of Indian Lake	15%
City of South Padre Island	15%	*Town of Laguna Vista	15%
Emergency Service Dist.	15%	Town of Rancho Viejo	15%
San Benito CISD	20%	*Valley Municipal Utility District #2	15%
		*Olmite Irrigation District #20	0%

*THESE TAXING UNITS DO NOT ALLOW DISCOUNTS

TAX/PARCEL INFORMATION - Tract 3

CAMERON COUNTY CONSOLIDATED 2022 TAX STATEMENT ANTONIO "TONY" YZAGUIRRE, JR. - TAX ASSESSOR-COLLECTOR

THIS IS YOUR TAX BILL

KEEP THIS COPY FOR YOUR RECORDS

E-mail: assessor_collector@co.cameron.tx.us
Phone: 956-544-0800
BILLING NO: 221020
ACCOUNT NO: 78-1010-1970-0100-00



**PAY ONLINE BY CREDIT CARD OR INTERNET
CHECK AT www.cameroncountytexas.gov/tac**

10/01/2022

APPRaised/ASSESSed VALUE LAND/ PERSONAL	APPRaised/ASSESSed VALUE IMPROVEMENTS	AGRICULTURAL VALUE	TAXABLE VALUE BEFORE EXEMPTIONS	EXEMPTIONS	10% CAP	MORTGAGE CODE
\$51,746		\$5,650	\$5,650.00			109
TAXING UNITS (100 % RATIO)	ASSESSED VALUE	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LRP	BASE TAX
IRH -RIO HONDO ISD	\$5,650.00		\$5,650.00	1.514700		\$85.58
SS -SOUTH TEXAS ISD	\$5,650.00		\$5,650.00	0.049200		\$2.78
GCC -CAMERON COUNTY	\$5,650.00		\$5,650.00	0.436893		\$24.68
S3 -DRAINAGE DIST #3	\$5,650.00		\$5,650.00	0.147218		\$8.32
SF -CC EMERGENCY SERV	\$5,650.00		\$5,650.00	0.083067		\$4.69

**** THIS TAXING UNIT DOES NOT OFFER A DISCOUNT
IF PAID IN OCTOBER, NOVEMBER OR DECEMBER**

LEGAL DESCRIPTION		
ABST2 - S B I CO BLK 197 SE, 11.49 00 ACRES		
PROPERTY ID NUMBER	SITUS LOCATION	
78-1010-1970-0100-00	VASQUEZ ROAD	
TAXING UNIT CODE	FREEZE CODE	AMOUNT
FULL MARKET VALUE		\$51,746



FOR QUESTIONS ON 10% CAPPED VALUE, OR OTHER VALUE RELATED QUESTIONS CONTACT THE CAMERON APPRAISAL DISTRICT AT (956) 399-9322, 541-3365, 428-8020, OR WWW.CAMERONCAD.ORG

DISCOUNTS ON CURRENT TAXES ONLY

If paid in full in October 3%
If paid in full in November 2%
If paid in full in December 1%

UNPAID TAXES INCUR 7% P&I BEGINNING FEBRUARY

IF PAID BY	DISCOUNT / P&I	AMOUNT DUE
OCTOBER 31, 2022	\$-3.78	\$122.27
NOVEMBER 30, 2022	\$-2.52	\$123.53
DECEMBER 31, 2022	\$-1.27	\$124.78
JANUARY 31, 2023	\$0.00	\$126.05
FEBRUARY 28, 2023	\$8.82	\$134.87

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OR VISIT OUR OFFICE ONLINE AT WWW.CAMERONCOUNTYTX.GOV/TAC**



DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

Please include home phone number and area code with your payment (___ - ___ - ___)

P.I.D 78-1010-1970-0100-00

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR
CHECK OR MONEY ORDER AND MAKE
PAYABLE TO: TONY YZAGUIRRE JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR**

OCTOBER AMOUNT DUE	NOVEMBER AMOUNT DUE	DECEMBER AMOUNT DUE	JANUARY AMOUNT DUE	FEBRUARY AMOUNT DUE
\$122.27	\$123.53	\$124.78	\$126.05	\$134.87

AMOUNT ENCLOSED

\$



7-28

SUMNER FAMILY PARTNERSHIP LTD
LAVERNE SUMNER & THELMA SUMNER
PO BOX 1130
CHICKASHA OK 73023-1130



ANTONIO "TONY" YZAGUIRRE, JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR
PO BOX 952
BROWNSVILLE TX 78522-0952



7810101970010000 0221020 000012227000012353000012478000012605000013487Z

TAX/PARCEL INFORMATION - Tract 3

CAMERON COUNTY CONSOLIDATED 2022 TAX STATEMENT ANTONIO "TONY" YZAGUIRRE, JR. - TAX ASSESSOR-COLLECTOR

THIS IS YOUR TAX BILL

KEEP THIS COPY FOR YOUR RECORDS

E-mail: assessor_collector@co.cameron.tx.us
Phone: 956-544-0800
BILLING NO: 220999
ACCOUNT NO: 78-1010-1920-0000-00



**PAY ONLINE BY CREDIT CARD OR INTERNET
CHECK AT www.cameroncountytexas.gov/tac**

10/01/2022

APPRaised/ASSESSed VALUE LAND/ PERSONAL	APPRaised/ASSESSed VALUE IMPROVEMENTS	AGRICULTURAL VALUE	TAXABLE VALUE BEFORE EXEMPTIONS	EXEMPTIONS	10% CAP	MORTGAGE CODE
\$109,021		\$13,752	\$13,752.00			109
TAXING UNITS (100 % RATIO)	ASSESSED VALUE	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LRP	BASE TAX
ILO -LOS FRESNOS ISD *	\$13,752.00		\$13,752.00	1.113400		\$153.11
SS -SOUTH TEXAS ISD	\$13,752.00		\$13,752.00	0.049200		\$6.77
GCC -CAMERON COUNTY	\$13,752.00		\$13,752.00	0.436893		\$60.08
S3 -DRAINAGE DIST #3	\$13,752.00		\$13,752.00	0.147218		\$20.25
SF -CC EMERGENCY SERV	\$13,752.00		\$13,752.00	0.083067		\$11.42
SC -TX SOUTHMOST COLL	\$13,752.00		\$13,752.00	0.144916		\$19.93

**** THIS TAXING UNIT DOES NOT OFFER A DISCOUNT
IF PAID IN OCTOBER, NOVEMBER OR DECEMBER**

LEGAL DESCRIPTION		
ABST2 - S B I CO BLK 192, 39.7600 ACRES		
PROPERTY ID NUMBER	SITUS LOCATION	
78-1010-1920-0000-00	VASQUEZ RD	
TAXING UNIT CODE	FREEZE CODE	AMOUNT
FULL MARKET VALUE		\$109,021



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DISCOUNTS ON CURRENT TAXES ONLY
If paid in full in October 3%
If paid in full in November 2%
If paid in full in December 1%
UNPAID TAXES INCUR 7% P&I BEGINNING FEBRUARY

IF PAID BY	DISCOUNT / P&I	AMOUNT DUE
OCTOBER 31, 2022	\$-3.55	\$268.01
NOVEMBER 30, 2022	\$-2.38	\$269.18
DECEMBER 31, 2022	\$-1.18	\$270.38
JANUARY 31, 2023	\$0.00	\$271.56
FEBRUARY 28, 2023	\$19.02	\$290.58

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OR VISIT OUR OFFICE ONLINE AT WWW.CAMERONCOUNTYTX.GOV/TAC**



DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

Please include home phone number and area code with your payment (___ - ___ - ___)

P.I.D 78-1010-1920-0000-00

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR
CHECK OR MONEY ORDER AND MAKE
PAYABLE TO: TONY YZAGUIRRE JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR**

OCTOBER AMOUNT DUE	NOVEMBER AMOUNT DUE	DECEMBER AMOUNT DUE	JANUARY AMOUNT DUE	FEBRUARY AMOUNT DUE
\$268.01	\$269.18	\$270.38	\$271.56	\$290.58

AMOUNT ENCLOSED \$

\$



7-28

SUMNER FAMILY PARTNERSHIP LTD
LAVERNE SUMNER & THELMA SUMNER
PO BOX 1130
CHICKASHA OK 73023-1130



ANTONIO "TONY" YZAGUIRRE, JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR
PO BOX 952
BROWNSVILLE TX 78522-0952



7810101920000000 0220999 000026801000026918000027038000027156000029058K

TAX/PARCEL INFORMATION - Tract 3

This information is provided to the taxpayer per Texas Property Tax Code Sec. 31.01 (d-1).

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION					
		2022		2021	
UNIT		M&O	DEBT	M&O	DEBT
ILO		0.9709 %	0.1425 %	1.0052 %	0.1466 %

FIVE YEAR TAX HISTORY Parcel ID:

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas, including the School District M&O/Debt Rate Information.

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year
2022	ILO	\$13,752.00	\$13,752.00	1.113400	\$153.11	7.47 %	2021	ILO	\$12,369.00	\$12,369.00	1.151800	\$142.47	-3.34 %
	SS	\$13,752.00	\$13,752.00	0.049200	\$6.77	11.17 %		SS	\$12,369.00	\$12,369.00	0.049200	\$6.09	-0.81 %
	GCC	\$13,752.00	\$13,752.00	0.436893	\$60.08	11.18 %		GCC	\$12,369.00	\$12,369.00	0.436893	\$54.04	-0.83 %
	S3	\$13,752.00	\$13,752.00	0.147218	\$20.25	11.20 %		S3	\$12,369.00	\$12,369.00	0.147218	\$18.21	-0.82 %
	SF	\$13,752.00	\$13,752.00	0.083067	\$11.42	7.13 %		SF	\$12,369.00	\$12,369.00	0.086150	\$10.66	-6.66 %
	SC	\$13,752.00	\$13,752.00	0.144916	\$19.93	4.18 %		SC	\$12,369.00	\$12,369.00	0.154635	\$19.13	-5.58 %
Total						8.36 %	Total						-2.89 %

2020	ILO	\$12,473.00	\$12,473.00	1.181720	\$147.40	0.31 %	2019	ILO	\$12,367.00	\$12,367.00	1.188170	\$146.94	0.44 %
	SS	\$12,473.00	\$12,473.00	0.049200	\$6.14	0.99 %		SS	\$12,367.00	\$12,367.00	0.049200	\$6.08	0.50 %
	GCC	\$12,473.00	\$12,473.00	0.436893	\$54.49	0.85 %		GCC	\$12,367.00	\$12,367.00	0.436893	\$54.03	5.42 %
	S3	\$12,473.00	\$12,473.00	0.147218	\$18.36	0.82 %		S3	\$12,367.00	\$12,367.00	0.147218	\$18.21	0.61 %
	SF	\$12,473.00	\$12,473.00	0.091550	\$11.42	0.53 %		SF	\$12,367.00	\$12,367.00	0.091854	\$11.36	3.37 %
	SC	\$12,473.00	\$12,473.00	0.162407	\$20.26	0.90 %		SC	\$12,367.00	\$12,367.00	0.162407	\$20.08	0.60 %
Total						0.53 %	Total						1.61 %

2018	ILO	\$12,293.00	\$12,293.00	1.190000	\$146.29	-14.40 %	2017	ILO	\$14,361.00	\$14,361.00	1.190000	\$170.90	
	SS	\$12,293.00	\$12,293.00	0.049200	\$6.05	-14.43 %		SS	\$14,361.00	\$14,361.00	0.049200	\$7.07	
	GCC	\$12,293.00	\$12,293.00	0.416893	\$51.25	-13.14 %		GCC	\$14,361.00	\$14,361.00	0.410803	\$59.00	
	S3	\$12,293.00	\$12,293.00	0.147218	\$18.10	-14.38 %		S3	\$14,361.00	\$14,361.00	0.147218	\$21.14	
	SF	\$12,293.00	\$12,293.00	0.089392	\$10.99	-18.29 %		SF	\$14,361.00	\$14,361.00	0.093629	\$13.45	
	SC	\$12,293.00	\$12,293.00	0.162407	\$19.96	-14.41 %		SC	\$14,361.00	\$14,361.00	0.162407	\$23.32	
Total						-14.32 %	Total						\$294.88

Tax Unit	2022 Appraised Value	2017 Appraised Value	2022 Taxable Value	2017 Taxable Value	2022 Tax Rate	2017 Tax Rate	2022 Tax Imposed	2017 Tax Imposed	Five Year % of Change				
Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	
ILO	\$13,752.00	\$14,361.00	\$13,752.00	\$14,361.00	1.113400	1.190000	\$153.11	\$170.90	-4.24 %	-4.24 %	-6.44 %	-10.41 %	
SS	\$13,752.00	\$14,361.00	\$13,752.00	\$14,361.00	0.049200	0.049200	\$6.77	\$7.07	-4.24 %	-4.24 %	-4.24 %	-4.24 %	
GCC	\$13,752.00	\$14,361.00	\$13,752.00	\$14,361.00	0.436893	0.410803	\$60.08	\$59.00	-4.24 %	-4.24 %	6.35 %	1.83 %	
S3	\$13,752.00	\$14,361.00	\$13,752.00	\$14,361.00	0.147218	0.147218	\$20.25	\$21.14	-4.24 %	-4.24 %	-4.24 %	-4.21 %	
SF	\$13,752.00	\$14,361.00	\$13,752.00	\$14,361.00	0.083067	0.093629	\$11.42	\$13.45	-4.24 %	-4.24 %	-11.28 %	-15.09 %	
SC	\$13,752.00	\$14,361.00	\$13,752.00	\$14,361.00	0.144916	0.162407	\$19.93	\$23.32	-4.24 %	-4.24 %	-10.77 %	-14.54 %	
Total								\$271.56	\$294.88	-7.91 %			

Taxing Unit Code and Description:

ILO - LOS FRESNOS ISD SC - TX SHMOST COLLEGE
 SS - SOUTH TEXAS ISD
 GCC - CAMERON COUNTY
 S3 - DRAINAGE DIST #3
 SF - CC EMERGENCY SERVICES DI

DELINQUENT TAX ATTORNEY FEES BY TAXING UNIT AND TAXING UNITS THAT DO NOT ALLOW DISCOUNTS (Sec 31.05)

TAXING UNITS	Attorney's Fees	TAXING UNITS	Attorney's Fees
Brownsville ISD	15%	*Harlingen CISD	15%
Brownsville Navigation District	15%	La Feria ISD	20%
Cameron County	15%	Laguna Madre Water District	15%
Cameron County Drainage Dist 1	15%	*Los Fresnos CISD	20%
Cameron County Drainage Dist 3	15%	Paseo De La Resaca (LLD)	15%
Cameron County Drainage Dist 4	15%	*Paseo De La Resaca (MUD) # 1	20%
Cameron County Drainage Dist 5	15%	*Paseo De La Resaca (MUD) # 2	20%
*Cameron County Drainage Dist 6	15%	*Paseo De La Resaca (MUD) # 3	20%
City of Brownsville	15%	*Point Isabel ISD	15%
*City of Harlingen	20%	*Port of Harlingen	15%
*City of La Feria	15%	Rio Hondo CISD	20%
City of Los Fresnos	20%	Santa Maria ISD	15%
*City of Los Indios	15%	Santa Rosa ISD	15%
*City of Palm Valley	15%	South Texas ISD	15%
City of Port Isabel	15%	*Street Light Distr (SL1-SL9, S10-S38)	0%
City of Primera	15%	Texas Southmost College	15%
*City of Rio Hondo	15%	Town of Bayview	15%
City of San Benito	15%	Town of Combes	15%
City of Santa Rosa	15%	Town of Indian Lake	15%
City of South Padre Island	15%	*Town of Laguna Vista	15%
Emergency Service Dist.	15%	Town of Rancho Viejo	15%
San Benito CISD	20%	*Valley Municipal Utility District #2	15%
		*Olmite Irrigation District #20	0%

*THESE TAXING UNITS DO NOT ALLOW DISCOUNTS

TAX/PARCEL INFORMATION - Tract 3

CAMERON COUNTY CONSOLIDATED 2022 TAX STATEMENT ANTONIO "TONY" YZAGUIRRE, JR. - TAX ASSESSOR-COLLECTOR

THIS IS YOUR TAX BILL

KEEP THIS COPY FOR YOUR RECORDS

E-mail: assessor_collector@co.cameron.tx.us
Phone: 956-544-0800
BILLING NO: 221002
ACCOUNT NO: 78-1010-1930-0100-00



**PAY ONLINE BY CREDIT CARD OR INTERNET
CHECK AT www.cameroncountytexas.gov/tac**

10/01/2022

APPRAISED/ASSESSED VALUE LAND/ PERSONAL	APPRAISED/ASSESSED VALUE IMPROVEMENTS	AGRICULTURAL VALUE	TAXABLE VALUE BEFORE EXEMPTIONS	EXEMPTIONS	10% CAP	MORTGAGE CODE
\$41,157		\$7,532	\$7,532.00			109
TAXING UNITS (100 % RATIO)	ASSESSED VALUE	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LRP	BASE TAX
ILO -LOS FRESNOS ISD *	\$7,532.00		\$7,532.00	1.113400		\$83.86
SS -SOUTH TEXAS ISD	\$7,532.00		\$7,532.00	0.049200		\$3.71
GCC -CAMERON COUNTY	\$7,532.00		\$7,532.00	0.436893		\$32.91
S3 -DRAINAGE DIST #3	\$7,532.00		\$7,532.00	0.147218		\$11.09
SF -CC EMERGENCY SERV	\$7,532.00		\$7,532.00	0.083067		\$6.26
SC -TX SOUTHMOST COLL	\$7,532.00		\$7,532.00	0.144916		\$10.92

**** THIS TAXING UNIT DOES NOT OFFER A DISCOUNT IF PAID IN OCTOBER, NOVEMBER OR DECEMBER**

LEGAL DESCRIPTION		
SAN BENITO IRRIGATED LAND CO SUBD E 15.010 ACRES BLK 193		
PROPERTY ID NUMBER	SITUS LOCATION	
78-1010-1930-0100-00	VASQUEZ RD	
TAXING UNIT CODE	FREEZE CODE	AMOUNT
FULL MARKET VALUE		\$41,157



FOR QUESTIONS ON 10% CAPPED VALUE, OR OTHER VALUE RELATED QUESTIONS CONTACT THE CAMERON APPRAISAL DISTRICT AT (956) 399-9322, 541-3365, 428-8020, OR WWW.CAMERONCAD.ORG

DISCOUNTS ON CURRENT TAXES ONLY

If paid in full in October 3%
If paid in full in November 2%
If paid in full in December 1%

UNPAID TAXES INCUR 7% P&I BEGINNING FEBRUARY

IF PAID BY	DISCOUNT / P&I	AMOUNT DUE
OCTOBER 31, 2022	\$-1.95	\$146.80
NOVEMBER 30, 2022	\$-1.30	\$147.45
DECEMBER 31, 2022	\$-0.65	\$148.10
JANUARY 31, 2023	\$0.00	\$148.75
FEBRUARY 28, 2023	\$10.41	\$159.16

**FOR QUESTIONS ABOUT THIS STATEMENT CONTACT OUR OFFICE BY PHONE AT 956-544-0800
OR VISIT OUR OFFICE ONLINE AT WWW.CAMERONCOUNTYTX.GOV/TAC**



DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

Please include home phone number and area code with your payment (___ - ___ - ___)

P.I.D 78-1010-1930-0100-00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK OR MONEY ORDER AND MAKE PAYABLE TO: TONY YZAGUIRRE JR. CAMERON COUNTY TAX ASSESSOR-COLLECTOR

OCTOBER AMOUNT DUE	NOVEMBER AMOUNT DUE	DECEMBER AMOUNT DUE	JANUARY AMOUNT DUE	FEBRUARY AMOUNT DUE
\$146.80	\$147.45	\$148.10	\$148.75	\$159.16

AMOUNT ENCLOSED \$

\$



7-28

SUMNER FAMILY PARTNERSHIP LTD
LAVERNE SUMNER & THELMA SUMNER
PO BOX 1130
CHICKASHA OK 73023-1130



ANTONIO "TONY" YZAGUIRRE, JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR
PO BOX 952
BROWNSVILLE TX 78522-0952



7810101930010000 0221002 0000146800000147450000148100000148750000159161

TAX/PARCEL INFORMATION - Tract 3

This information is provided to the taxpayer per Texas Property Tax Code Sec. 31.01 (d-1).

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION					
		2022		2021	
UNIT		M&O	DEBT	M&O	DEBT
ILO		0.9709 %	0.1425 %	1.0052 %	0.1466 %

FIVE YEAR TAX HISTORY Parcel ID:

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas, including the School District M&O/Debt Rate Information.

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year	
2022	ILO	\$7,532.00	\$7,532.00	1.113400	\$83.86	-4.19 %	2021	ILO	\$7,599.00	\$7,599.00	1.151800	\$87.53	-1.84 %	
	SS	\$7,532.00	\$7,532.00	0.049200	\$3.71	-0.80 %		SS	\$7,599.00	\$7,599.00	0.049200	\$3.74	0.81 %	
	GCC	\$7,532.00	\$7,532.00	0.436893	\$32.91	-0.87 %		GCC	\$7,599.00	\$7,599.00	0.436893	\$33.20	0.70 %	
	S3	\$7,532.00	\$7,532.00	0.147218	\$11.09	-0.89 %		S3	\$7,599.00	\$7,599.00	0.147218	\$11.19	0.72 %	
	SF	\$7,532.00	\$7,532.00	0.083067	\$6.26	-4.43 %		SF	\$7,599.00	\$7,599.00	0.086150	\$6.55	-5.21 %	
	SC	\$7,532.00	\$7,532.00	0.144916	\$10.92	-7.06 %		SC	\$7,599.00	\$7,599.00	0.154635	\$11.75	-4.16 %	
Total								Total						

2020	ILO	\$7,546.00	\$7,546.00	1.181720	\$89.17	1.32 %	2019	ILO	\$7,407.00	\$7,407.00	1.188170	\$88.01	3.50 %	
	SS	\$7,546.00	\$7,546.00	0.049200	\$3.71	1.92 %		SS	\$7,407.00	\$7,407.00	0.049200	\$3.64	3.41 %	
	GCC	\$7,546.00	\$7,546.00	0.436893	\$32.97	1.89 %		GCC	\$7,407.00	\$7,407.00	0.436893	\$32.36	8.63 %	
	S3	\$7,546.00	\$7,546.00	0.147218	\$11.11	1.93 %		S3	\$7,407.00	\$7,407.00	0.147218	\$10.90	3.61 %	
	SF	\$7,546.00	\$7,546.00	0.091550	\$6.91	1.62 %		SF	\$7,407.00	\$7,407.00	0.091854	\$6.80	6.42 %	
	SC	\$7,546.00	\$7,546.00	0.162407	\$12.26	1.91 %		SC	\$7,407.00	\$7,407.00	0.162407	\$12.03	3.71 %	
Total								Total						

2018	ILO	\$7,145.00	\$7,145.00	1.190000	\$85.03	4.45 %	2017	ILO	\$6,841.00	\$6,841.00	1.190000	\$81.41		
	SS	\$7,145.00	\$7,145.00	0.049200	\$3.52	4.45 %		SS	\$6,841.00	\$6,841.00	0.049200	\$3.37		
	GCC	\$7,145.00	\$7,145.00	0.416893	\$29.79	6.01 %		GCC	\$6,841.00	\$6,841.00	0.410803	\$28.10		
	S3	\$7,145.00	\$7,145.00	0.147218	\$10.52	4.47 %		S3	\$6,841.00	\$6,841.00	0.147218	\$10.07		
	SF	\$7,145.00	\$7,145.00	0.089392	\$6.39	-0.31 %		SF	\$6,841.00	\$6,841.00	0.093629	\$6.41		
	SC	\$7,145.00	\$7,145.00	0.162407	\$11.60	4.41 %		SC	\$6,841.00	\$6,841.00	0.162407	\$11.11		
Total								Total						

Tax Unit	2022 Appraised Value	2017 Appraised Value	2022 Taxable Value	2017 Taxable Value	2022 Tax Rate	2017 Tax Rate	2022 Tax Imposed	2017 Tax Imposed	Five Year % of Change				
Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed					Appraised Value	Taxable Value	Tax Rate	Tax Imposed	
ILO	\$7,532.00	\$6,841.00	\$7,532.00	\$6,841.00	1.113400	1.190000	\$83.86	\$81.41	ILO	10.10 %	10.10 %	-6.44 %	3.01 %
SS	\$7,532.00	\$6,841.00	\$7,532.00	\$6,841.00	0.049200	0.049200	\$3.71	\$3.37	SS	10.10 %	10.10 %		10.09 %
GCC	\$7,532.00	\$6,841.00	\$7,532.00	\$6,841.00	0.436893	0.410803	\$32.91	\$28.10	GCC	10.10 %	10.10 %	6.35 %	17.12 %
S3	\$7,532.00	\$6,841.00	\$7,532.00	\$6,841.00	0.147218	0.147218	\$11.09	\$10.07	S3	10.10 %	10.10 %		10.13 %
SF	\$7,532.00	\$6,841.00	\$7,532.00	\$6,841.00	0.083067	0.093629	\$6.26	\$6.41	SF	10.10 %	10.10 %	-11.28 %	-2.34 %
SC	\$7,532.00	\$6,841.00	\$7,532.00	\$6,841.00	0.144916	0.162407	\$10.92	\$11.11	SC	10.10 %	10.10 %	-10.77 %	-1.71 %
Total									Total				

Taxing Unit Code and Description:

ILO - LOS FRESNOS ISD SC - TX SHMOST COLLEGE
 SS - SOUTH TEXAS ISD
 GCC - CAMERON COUNTY
 S3 - DRAINAGE DIST #3
 SF - CC EMERGENCY SERVICES DI

DELINQUENT TAX ATTORNEY FEES BY TAXING UNIT AND TAXING UNITS THAT DO NOT ALLOW DISCOUNTS (Sec 31.05)

TAXING UNITS	Attorney's Fees	TAXING UNITS	Attorney's Fees
Brownsville ISD	15%	*Harlingen CISD	15%
Brownsville Navigation District	15%	La Feria ISD	20%
Cameron County	15%	Laguna Madre Water District	15%
Cameron County Drainage Dist 1	15%	*Los Fresnos CISD	20%
Cameron County Drainage Dist 3	15%	Paseo De La Resaca (LLD)	15%
Cameron County Drainage Dist 4	15%	*Paseo De La Resaca (MUD) # 1	20%
Cameron County Drainage Dist 5	15%	*Paseo De La Resaca (MUD) # 2	20%
*Cameron County Drainage Dist 6	15%	*Paseo De La Resaca (MUD) # 3	20%
City of Brownsville	15%	*Point Isabel ISD	15%
*City of Harlingen	20%	*Port of Harlingen	15%
*City of La Feria	15%	Rio Hondo CISD	20%
City of Los Fresnos	20%	Santa Maria ISD	15%
*City of Los Indios	15%	Santa Rosa ISD	15%
*City of Palm Valley	15%	South Texas ISD	15%
City of Port Isabel	15%	*Street Light Distr (SL1-SL9, S10-S38)	0%
City of Primera	15%	Texas Southmost College	15%
*City of Rio Hondo	15%	Town of Bayview	15%
City of San Benito	15%	Town of Combes	15%
City of Santa Rosa	15%	Town of Indian Lake	15%
City of South Padre Island	15%	*Town of Laguna Vista	15%
Emergency Service Dist.	15%	Town of Rancho Viejo	15%
San Benito CISD	20%	*Valley Municipal Utility District #2	15%
		*Olmite Irrigation District #20	0%

*THESE TAXING UNITS DO NOT ALLOW DISCOUNTS

TAX/PARCEL INFORMATION - Tract 3

CAMERON COUNTY CONSOLIDATED 2022 TAX STATEMENT ANTONIO "TONY" YZAGUIRRE, JR. - TAX ASSESSOR-COLLECTOR

THIS IS YOUR TAX BILL

KEEP THIS COPY FOR YOUR RECORDS

E-mail: assessor_collector@co.cameron.tx.us
Phone: 956-544-0800
BILLING NO: 220958
ACCOUNT NO: 78-1010-1810-0100-00



**PAY ONLINE BY CREDIT CARD OR INTERNET
CHECK AT www.cameroncountytexas.gov/tac**

10/01/2022

APPRaised/ASSESSed VALUE LAND/ PERSONAL	APPRaised/ASSESSed VALUE IMPROVEMENTS	AGRICULTURAL VALUE	TAXABLE VALUE BEFORE EXEMPTIONS	EXEMPTIONS	10% CAP	MORTGAGE CODE
\$149,806		\$14,546	\$14,546.00			109
TAXING UNITS (100 % RATIO)	ASSESSED VALUE	TOTAL EXEMPTIONS	NET TAXABLE VALUE	TAX RATE (PER \$100)	LRP	BASE TAX
ILO -LOS FRESNOS ISD *	\$14,546.00		\$14,546.00	1.113400		\$161.96
SS -SOUTH TEXAS ISD	\$14,546.00		\$14,546.00	0.049200		\$7.16
GCC -CAMERON COUNTY	\$14,546.00		\$14,546.00	0.436893		\$63.55
S3 -DRAINAGE DIST #3	\$14,546.00		\$14,546.00	0.147218		\$21.41
SF -CC EMERGENCY SERV	\$14,546.00		\$14,546.00	0.083067		\$12.08
SC -TX SOUTHMOST COLL	\$14,546.00		\$14,546.00	0.144916		\$21.08

**** THIS TAXING UNIT DOES NOT OFFER A DISCOUNT
IF PAID IN OCTOBER, NOVEMBER OR DECEMBER**

LEGAL DESCRIPTION		
ABST2 - S B I CO BLK 181 N, 30.000 0 ACRES		
PROPERTY ID NUMBER	SITUS LOCATION	
78-1010-1810-0100-00	VASQUEZ RD	
TAXING UNIT CODE	FREEZE CODE	AMOUNT
FULL MARKET VALUE		\$149,806



DISCOUNTS ON CURRENT TAXES ONLY

If paid in full in October 3%
If paid in full in November 2%
If paid in full in December 1%

UNPAID TAXES INCUR 7% P&I BEGINNING FEBRUARY

IF PAID BY	DISCOUNT / P&I	AMOUNT DUE
OCTOBER 31, 2022	\$-3.75	\$283.49
NOVEMBER 30, 2022	\$-2.50	\$284.74
DECEMBER 31, 2022	\$-1.25	\$285.99
JANUARY 31, 2023	\$0.00	\$287.24
FEBRUARY 28, 2023	\$20.12	\$307.36

FOR QUESTIONS ON 10% CAPPED VALUE, OR OTHER VALUE RELATED QUESTIONS CONTACT THE CAMERON APPRAISAL DISTRICT AT (956) 399-9322, 541-3365, 428-8020, OR WWW.CAMERONCAD.ORG

**FOR QUESTIONS ABOUT THIS STATEMENT CONTACT OUR OFFICE BY PHONE AT 956-544-0800
OR VISIT OUR OFFICE ONLINE AT WWW.CAMERONCOUNTYTX.GOV/TAC**



DETACH AND RETURN BOTTOM COUPON WITH YOUR PAYMENT

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

Please include home phone number and area code with your payment (___ - ___ - ___)

P.I.D 78-1010-1810-0100-00

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR
CHECK OR MONEY ORDER AND MAKE
PAYABLE TO: TONY YZAGUIRRE JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR**

OCTOBER AMOUNT DUE	NOVEMBER AMOUNT DUE	DECEMBER AMOUNT DUE	JANUARY AMOUNT DUE	FEBRUARY AMOUNT DUE
\$283.49	\$284.74	\$285.99	\$287.24	\$307.36

AMOUNT ENCLOSED \$

\$



7-28

SUMNER FAMILY PARTNERSHIP LTD
LAVERNE SUMNER & THELMA SUMNER
PO BOX 1130
CHICKASHA OK 73023-1130



ANTONIO "TONY" YZAGUIRRE, JR.
CAMERON COUNTY TAX ASSESSOR-COLLECTOR
PO BOX 952
BROWNSVILLE TX 78522-0952



TAX/PARCEL INFORMATION - Tract 3

This information is provided to the taxpayer per Texas Property Tax Code Sec. 31.01 (d-1).

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION					
		2022		2021	
UNIT		M&O	DEBT	M&O	DEBT
ILO		0.9709 %	0.1425 %	1.0052 %	0.1466 %

FIVE YEAR TAX HISTORY Parcel ID:

Disclaimer: This information is provided to the taxpayer per Senate Bill 18 and House bill 1984, amended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas, including the School District M&O/Debt Rate Information.

Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	% Tax Imposed Change From Previous Year	
2022	ILO	\$14,546.00	\$14,546.00	1.113400	\$161.96	-3.24 %	2021	ILO	\$14,532.00	\$14,532.00	1.151800	\$167.38	-2.39 %	
	SS	\$14,546.00	\$14,546.00	0.049200	\$7.16	0.14 %		SS	\$14,532.00	\$14,532.00	0.049200	\$7.15	0.14 %	
	GCC	\$14,546.00	\$14,546.00	0.436893	\$63.55	0.09 %		GCC	\$14,532.00	\$14,532.00	0.436893	\$63.49	0.16 %	
	S3	\$14,546.00	\$14,546.00	0.147218	\$21.41	0.09 %		S3	\$14,532.00	\$14,532.00	0.147218	\$21.39	0.14 %	
	SF	\$14,546.00	\$14,546.00	0.083067	\$12.08	-3.51 %		SF	\$14,532.00	\$14,532.00	0.086150	\$12.52	-5.72 %	
	SC	\$14,546.00	\$14,546.00	0.144916	\$21.08	-6.19 %		SC	\$14,532.00	\$14,532.00	0.154635	\$22.47	-4.67 %	
Total								Total						

2020	ILO	\$14,510.00	\$14,510.00	1.181720	\$171.47	1.10 %	2019	ILO	\$14,274.00	\$14,274.00	1.188170	\$169.60	3.41 %	
	SS	\$14,510.00	\$14,510.00	0.049200	\$7.14	1.71 %		SS	\$14,274.00	\$14,274.00	0.049200	\$7.02	3.54 %	
	GCC	\$14,510.00	\$14,510.00	0.436893	\$63.39	1.65 %		GCC	\$14,274.00	\$14,274.00	0.436893	\$62.36	8.53 %	
	S3	\$14,510.00	\$14,510.00	0.147218	\$21.36	1.67 %		S3	\$14,274.00	\$14,274.00	0.147218	\$21.01	3.55 %	
	SF	\$14,510.00	\$14,510.00	0.091550	\$13.28	1.30 %		SF	\$14,274.00	\$14,274.00	0.091854	\$13.11	6.41 %	
	SC	\$14,510.00	\$14,510.00	0.162407	\$23.57	1.68 %		SC	\$14,274.00	\$14,274.00	0.162407	\$23.18	3.57 %	
Total								Total						

2018	ILO	\$13,782.00	\$13,782.00	1.190000	\$164.01	5.61 %	2017	ILO	\$13,050.00	\$13,050.00	1.190000	\$155.30		
	SS	\$13,782.00	\$13,782.00	0.049200	\$6.78	5.61 %		SS	\$13,050.00	\$13,050.00	0.049200	\$6.42		
	GCC	\$13,782.00	\$13,782.00	0.416893	\$57.46	7.18 %		GCC	\$13,050.00	\$13,050.00	0.410803	\$53.61		
	S3	\$13,782.00	\$13,782.00	0.147218	\$20.29	5.62 %		S3	\$13,050.00	\$13,050.00	0.147218	\$19.21		
	SF	\$13,782.00	\$13,782.00	0.089392	\$12.32	0.82 %		SF	\$13,050.00	\$13,050.00	0.093629	\$12.22		
	SC	\$13,782.00	\$13,782.00	0.162407	\$22.38	5.62 %		SC	\$13,050.00	\$13,050.00	0.162407	\$21.19		
Total								Total						

Tax Unit	2022 Appraised Value	2017 Appraised Value	2022 Taxable Value	2017 Taxable Value	2022 Tax Rate	2017 Tax Rate	2022 Tax Imposed	2017 Tax Imposed	Five Year % of Change				
Tax Unit	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	Appraised Value	Taxable Value	Tax Rate	Tax Imposed	
ILO	\$14,546.00	\$13,050.00	\$14,546.00	\$13,050.00	1.113400	1.190000	\$161.96	\$155.30	11.46 %	11.46 %	-6.44 %	4.29 %	
SS	\$14,546.00	\$13,050.00	\$14,546.00	\$13,050.00	0.049200	0.049200	\$7.16	\$6.42	11.46 %	11.46 %		11.53 %	
GCC	\$14,546.00	\$13,050.00	\$14,546.00	\$13,050.00	0.436893	0.410803	\$63.55	\$53.61	11.46 %	11.46 %	6.35 %	18.54 %	
S3	\$14,546.00	\$13,050.00	\$14,546.00	\$13,050.00	0.147218	0.147218	\$21.41	\$19.21	11.46 %	11.46 %		11.45 %	
SF	\$14,546.00	\$13,050.00	\$14,546.00	\$13,050.00	0.083067	0.093629	\$12.08	\$12.22	11.46 %	11.46 %	-11.28 %	-1.15 %	
SC	\$14,546.00	\$13,050.00	\$14,546.00	\$13,050.00	0.144916	0.162407	\$21.08	\$21.19	11.46 %	11.46 %	-10.77 %	-0.52 %	
Total									Total				

Taxing Unit Code and Description:

- ILO - LOS FRESNOS ISD SC - TX SHMOST COLLEGE
- SS - SOUTH TEXAS ISD
- GCC - CAMERON COUNTY
- S3 - DRAINAGE DIST #3
- SF - CC EMERGENCY SERVICES DI

DELINQUENT TAX ATTORNEY FEES BY TAXING UNIT AND TAXING UNITS THAT DO NOT ALLOW DISCOUNTS (Sec 31.05)

TAXING UNITS	Attorney's Fees	TAXING UNITS	Attorney's Fees
Brownsville ISD	15%	*Harlingen CISD	15%
Brownsville Navigation District	15%	La Feria ISD	20%
Cameron County	15%	Laguna Madre Water District	15%
Cameron County Drainage Dist 1	15%	*Los Fresnos CISD	20%
Cameron County Drainage Dist 3	15%	Paseo De La Resaca (LLD)	15%
Cameron County Drainage Dist 4	15%	*Paseo De La Resaca (MUD) # 1	20%
Cameron County Drainage Dist 5	15%	*Paseo De La Resaca (MUD) # 2	20%
*Cameron County Drainage Dist 6	15%	*Paseo De La Resaca (MUD) # 3	20%
City of Brownsville	15%	*Point Isabel ISD	15%
*City of Harlingen	20%	*Port of Harlingen	15%
*City of La Feria	15%	Rio Hondo CISD	20%
City of Los Fresnos	20%	Santa Maria ISD	15%
*City of Los Indios	15%	Santa Rosa ISD	15%
*City of Palm Valley	15%	South Texas ISD	15%
City of Port Isabel	15%	*Street Light Distr (SL1-SL9, S10-S38)	0%
City of Primera	15%	Texas Southmost College	15%
*City of Rio Hondo	15%	Town of Bayview	15%
City of San Benito	15%	Town of Combes	15%
City of Santa Rosa	15%	Town of Indian Lake	15%
City of South Padre Island	15%	*Town of Laguna Vista	15%
Emergency Service Dist.	15%	Town of Rancho Viejo	15%
San Benito CISD	20%	*Valley Municipal Utility District #2	15%
		*Olmite Irrigation District #20	0%

*THESE TAXING UNITS DO NOT ALLOW DISCOUNTS

TAX/PARCEL INFORMATION - Tracts 4 & 5

Elizabeth Barnhart
Phone: 956-688-3621
Fax:

Willacy County Tax Office

2022 STATEMENT

STATEMENT NUMBER

17670

PROPERTY ID NUMBER

14671

NAME & ADDRESS

Owner ID: 1520831
Sumner Family Partnership, Ltd.
% Lavern Sumner
PO BOX 1130
CHICKASHA, OK 73023

Pct: 100.000%

PROPERTY DESCRIPTION

Garcia, Severiano (out of Share #12), LOT 16,
ACRES 75.0

PROPERTY GEOGRAPHICAL ID

G0050-00-00000-018-00-0

PROPERTY SITUS / LOCATION

Acreage: 75.0000

Type: R

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AGTIMBER USE VALUE	AGTIMBER MARKET	ASSESSED VALUE
0	0	31,125	225,000	31,125

100% Assessment Ratio

Appraised Value:

31,125

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
Willacy County Road & Brid	31,125	0	0	0		31,125	0.1240000	38.60
South Texas ISD	31,125	0	0	0		31,125	0.0492000	15.31
Willacy County	31,125	0	0	0		31,125	0.8632700	208.45
Willacy Cnty Hosp Distr (In	31,125	0	0	0		31,125	0.0300000	9.34
Willacy County Emergency	31,125	0	0	0		31,125	0.0585230	18.22
Drainage District #1	31,125	0	0	0		31,125	0.2500000	77.81

Total Taxes Due By Jan 31, 2023: 365.73

Penalty & Interest if paid after Jan 31, 2023

If Paid In Month	P&I Rate	Tax Due*
February 2023	7%	391.34
March 2023	9%	398.66
April 2023	11%	405.95
May 2023	13%	413.26
June 2023	15%	420.59

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE (HOMESTEAD), YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Sec 33.11) or Additional Late Filing Penalty of 10% (Tax Code Sec 23.54, Tax Code Sec 21.16) or Late Correction penalty of 10% (Tax Code Sec 25.25(c)).

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

Elizabeth Barnhart
Willacy County Tax Office
192 N 3rd, Room 202
Raymondville, TX 78580



2022-17670



365.73

RETURN SERVICE REQUESTED

Owner Name and Address
Sumner Family Partnership, Ltd.
% Lavern Sumner
PO BOX 1130
CHICKASHA, OK 73023

Statement Number
2022 17670
Prop ID Number
14671
Geographical ID
G0050-00-00000-018-00-0

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2022	365.73
November 2022	365.73
December 2022	365.73
January 2023	365.73
February 2023	391.34
March 2023	398.66
April 2023	405.95
May 2023	413.26
June 2023	420.59

In January Pay
365.73

Taxes are payable
October 1, 2022 and
become delinquent
on February 1, 2023

First National Bank & Trust Co
Attn: Trust Services
P O Box 1130
Chickasha, OK 73023-1130

TAX/PARCEL INFORMATION - Tract 6

2022 TAX STATEMENT



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

Certified Owner:

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

Legal Description:

MO-TEX LOT 16 BK 62 S 22.24 AC

Account No: **M5500-00-062-0016-10**

Appr. Dist. No.: **241141**

Legal Acres: 22.2400

Parcel Address: MI 1 WEST

As of Date: 09/07/2023

Print Date: 09/07/2023

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$122,320	\$0	\$122,320	\$122,320	\$0	\$0	\$122,320	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$122,320	OSP	\$112,446.00	\$9,874	0.5750000	\$56.78
DRAINAGE DIST #1	\$122,320	OSP	\$112,446.00	\$9,874	0.1179000	\$11.64
EMS DIST #2	\$122,320	OSP	\$112,446.00	\$9,874	0.0347000	\$3.43
LA VILLA ISD	\$122,320	OSP	\$112,446.00	\$9,874	1.4477000	\$142.95
SOUTH TEXAS ISD	\$122,320	OSP	\$112,446.00	\$9,874	0.0492000	\$4.86
SOUTH TEXAS COLLEGE	\$122,320	OSP	\$112,446.00	\$9,874	0.1615000	\$15.95

Total Tax: \$235.61
Total Tax Paid to date: \$235.61
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/02/2023 20 + up to 15%	10/31/2023 21 + up to 15%	11/30/2023 22 + up to 15%	01/01/2024 23 + up to 15%	01/31/2024 24 + up to 15%	02/29/2024 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/01/2024 26 + up to 15%	04/30/2024 27 + up to 15%	05/31/2024 28 + up to 15%	07/01/2024 29 + up to 15%	07/31/2024 30 + up to 15%	09/02/2024 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

LA VILLA ISD 2022 M&O 1.0187000 I&S .42900000 Total 1.4477000 2021 M&O 1.0187000 I&S .42900000 Total 1.4477000

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

4.174 ✂

Print Date: 09/07/2023

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



M5500-00-062-0016-10

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

AMOUNT PAID:

\$ _____

00002411410000000000

TAX/PARCEL INFORMATION - Tract 6

2022 TAX STATEMENT



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

Certified Owner:

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

Legal Description:

MO-TEX LOT 15 BK 62 N 10 AC

Account No: **M5500-00-062-0015-00**

Appr. Dist. No.: **241137**

Legal Acres: 10.0000

Parcel Address: W OF MI N & N OF FM 491

As of Date: 09/07/2023

Print Date: 09/07/2023

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$55,000	\$0	\$55,000	\$55,000	\$0	\$0	\$55,000	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$55,000	OSP	\$50,560.00	\$4,440	0.5750000	\$25.53
DRAINAGE DIST #1	\$55,000	OSP	\$50,560.00	\$4,440	0.1179000	\$5.23
EMS DIST #2	\$55,000	OSP	\$50,560.00	\$4,440	0.0347000	\$1.54
LA VILLA ISD	\$55,000	OSP	\$50,560.00	\$4,440	1.4477000	\$64.28
SOUTH TEXAS ISD	\$55,000	OSP	\$50,560.00	\$4,440	0.0492000	\$2.18
SOUTH TEXAS COLLEGE	\$55,000	OSP	\$50,560.00	\$4,440	0.1615000	\$7.17

Total Tax: \$105.93
Total Tax Paid to date: \$105.93
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/02/2023 20 + up to 15%	10/31/2023 21 + up to 15%	11/30/2023 22 + up to 15%	01/01/2024 23 + up to 15%	01/31/2024 24 + up to 15%	02/29/2024 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/01/2024 26 + up to 15%	04/30/2024 27 + up to 15%	05/31/2024 28 + up to 15%	07/01/2024 29 + up to 15%	07/31/2024 30 + up to 15%	09/02/2024 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

LA VILLA ISD 2022 M&O 1.0187000 I&S .42900000 Total 1.4477000 2021 M&O 1.0187000 I&S .42900000 Total 1.4477000

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

4.174

Print Date: 09/07/2023

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



* M 5 5 0 0 0 0 0 6 2 0 0 1 5 0 0 *

M5500-00-062-0015-00

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

AMOUNT PAID:

\$ _____

00002411370000000000

TAX/PARCEL INFORMATION - Tract 6

2022 TAX STATEMENT



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

Certified Owner:

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

Legal Description:

MO-TEX LOT 15 BK 62 S 20 OF N 30 AC

Account No: M5500-00-062-0015-10

Appr. Dist. No.: 241138

Legal Acres: 20.0000

Parcel Address: W OF MI 1 W & N OF FM 491

As of Date: 09/07/2023

Print Date: 09/07/2023

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$110,000	\$0	\$110,000	\$110,000	\$0	\$0	\$110,000	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$110,000	OSP	\$101,120.00	\$8,880	0.5750000	\$51.06
DRAINAGE DIST #1	\$110,000	OSP	\$101,120.00	\$8,880	0.1179000	\$10.47
EMS DIST #2	\$110,000	OSP	\$101,120.00	\$8,880	0.0347000	\$3.08
LA VILLA ISD	\$110,000	OSP	\$101,120.00	\$8,880	1.4477000	\$128.56
SOUTH TEXAS ISD	\$110,000	OSP	\$101,120.00	\$8,880	0.0492000	\$4.37
SOUTH TEXAS COLLEGE	\$110,000	OSP	\$101,120.00	\$8,880	0.1615000	\$14.34

Total Tax: \$211.88
 Total Tax Paid to date: \$211.88
 Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/02/2023 20 + up to 15%	10/31/2023 21 + up to 15%	11/30/2023 22 + up to 15%	01/01/2024 23 + up to 15%	01/31/2024 24 + up to 15%	02/29/2024 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/01/2024 26 + up to 15%	04/30/2024 27 + up to 15%	05/31/2024 28 + up to 15%	07/01/2024 29 + up to 15%	07/31/2024 30 + up to 15%	09/02/2024 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

LA VILLA ISD 2022 M&O 1.0187000 I&S .42900000 Total 1.4477000 2021 M&O 1.0187000 I&S .42900000 Total 1.4477000

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

4.174

Print Date: 09/07/2023

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



M5500-00-062-0015-10

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

AMOUNT PAID:

\$ _____

00002411380000000000

TAX/PARCEL INFORMATION - Tract 6

2022 TAX STATEMENT



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

Certified Owner:

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

Legal Description:

MO-TEX LOT 15 BK 62 S 10 AC

Account No: M5500-00-062-0015-15

Appr. Dist. No.: 241139

Legal Acres: 10.0000

Parcel Address: W OF MILE 1 W & N OF FM 491

As of Date: 09/07/2023

Print Date: 09/07/2023

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$55,000	\$0	\$55,000	\$55,000	\$0	\$0	\$55,000	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	\$55,000	OSP	\$50,560.00	\$4,440	0.5750000	\$25.53
DRAINAGE DIST #1	\$55,000	OSP	\$50,560.00	\$4,440	0.1179000	\$5.23
EMS DIST #2	\$55,000	OSP	\$50,560.00	\$4,440	0.0347000	\$1.54
LA VILLA ISD	\$55,000	OSP	\$50,560.00	\$4,440	1.4477000	\$64.28
SOUTH TEXAS ISD	\$55,000	OSP	\$50,560.00	\$4,440	0.0492000	\$2.18
SOUTH TEXAS COLLEGE	\$55,000	OSP	\$50,560.00	\$4,440	0.1615000	\$7.17

Total Tax: \$105.93
Total Tax Paid to date: \$105.93
Total Tax Remaining: \$0.00

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/02/2023 20 + up to 15%	10/31/2023 21 + up to 15%	11/30/2023 22 + up to 15%	01/01/2024 23 + up to 15%	01/31/2024 24 + up to 15%	02/29/2024 25 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/01/2024 26 + up to 15%	04/30/2024 27 + up to 15%	05/31/2024 28 + up to 15%	07/01/2024 29 + up to 15%	07/31/2024 30 + up to 15%	09/02/2024 31 + up to 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

LA VILLA ISD 2022 M&O 1.0187000 I&S .42900000 Total 1.4477000 2021 M&O 1.0187000 I&S .42900000 Total 1.4477000

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

4.174

Print Date: 09/07/2023

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



M5500-00-062-0015-15

SUMNER FAMILY PARTNERSHIP LTD
 C/O USAA TOWERS
 PO BOX 1130
 CHICKASHA, OK 73023-1130

AMOUNT PAID:

\$ _____

00002411390000000000

PHOTOS

PHOTOS



Tract 1 - NW CORNER



Tract 1

PHOTOS



PHOTOS



PHOTOS



Tract 2 - SE CORNER



Tract 2 - SW CORNER (High)

PHOTOS



PHOTOS



Tract 2



Tract 2

PHOTOS



Tract 2



Tract 3 - NW CORNER

PHOTOS



Tract 3 - SE CORNER



Tract 3 - SW CORNER

PHOTOS



Tract 3



Tract 3

PHOTOS



PHOTOS



Tract 4 - SW CORNER



Tract 4

PHOTOS



PHOTOS



Tract 5



Tract 6 - NW CORNER

PHOTOS



Tract 6 - SW CORNER



Tract 6 - SE CORNER

PHOTOS



Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.

CORPORATE: 950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709 • SchraderAuction.com

