

Appendix B.viii

Colonia & Subdivision Aerial Photos and Descriptions – Guadalupe County

Not all colonias and subdivisions are included below. Also the descriptions, when provided, have been truncated to focus primarily on data relating to settlement formation, and the developers who were most engaged in each case. Not all counties include these text descriptions.

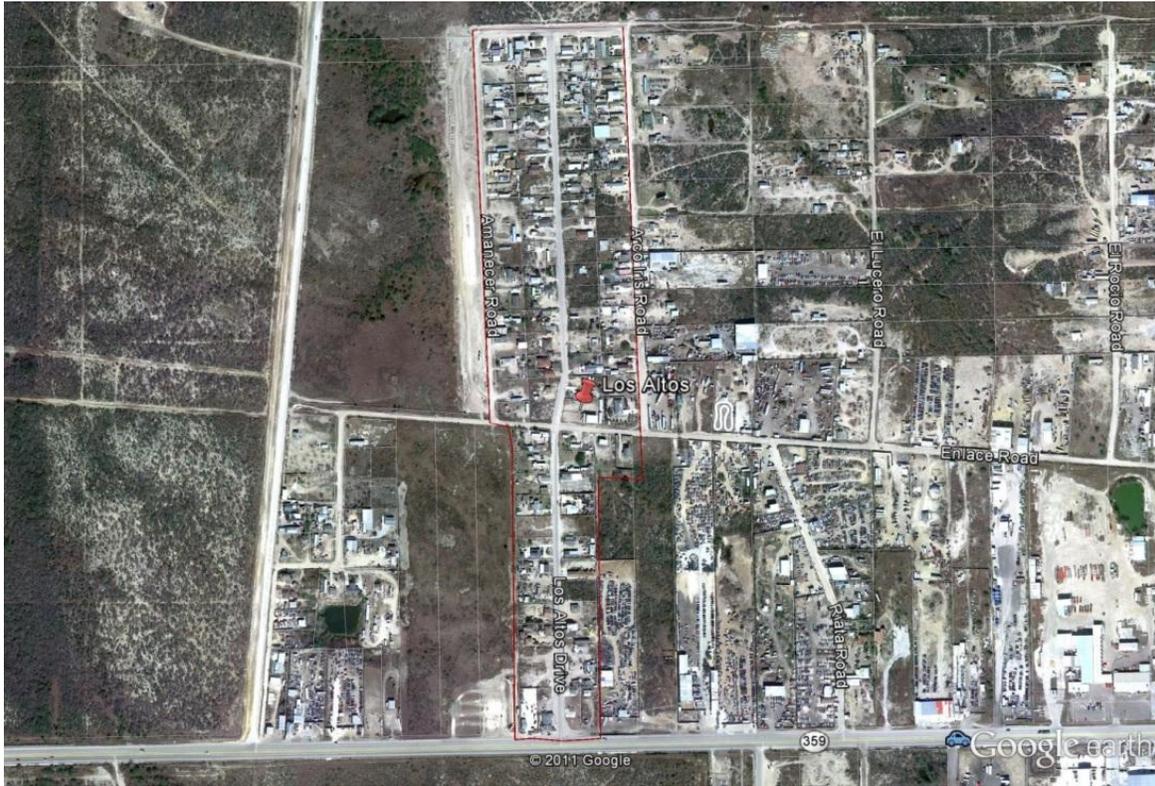
1. El Cenizo



After a long community struggle in past decades, El Cenizo, while still encountering various development and legal dilemmas, is not such an impoverished *colonia*, in terms of lack of services, unpaved roads, etcetera, although it probably remains a landmark in Webb County.

Many residents purchased land in the 80s and 90s, when property issues were the most acute, since developers Martha Cadena and Cesar McDonald had committed various fraudulent activities. Besides having contract for deed as their main selling mechanism, they sometimes sold land twice and charged incredibly high interest rates per day of late payment. Lots were sold at around 10 thousand dollars, with varied down payments, but usually with 100-dollar monthly payments. Furthermore, even though Martha Cadena and Cesar McDonald had to declare bankruptcy and the state and other legal organizations had to come into play, which generally helped the buyers with lower interest rates and increased ownership security, Martha Cadena still sends land in El Cenizo and other *colonias*.

2. Los Altos



Some roads in Los Altos were unpaved, water service had just been introduced to the *colonia* and many residents were still dealing with lack of water due to *illegal* subdivision of lots (the county only allows one water and electricity installation per lot and doesn't facilitate legal subdivision). Many people do not have their deeds or titles (even having finished paying).

3. San Carlos

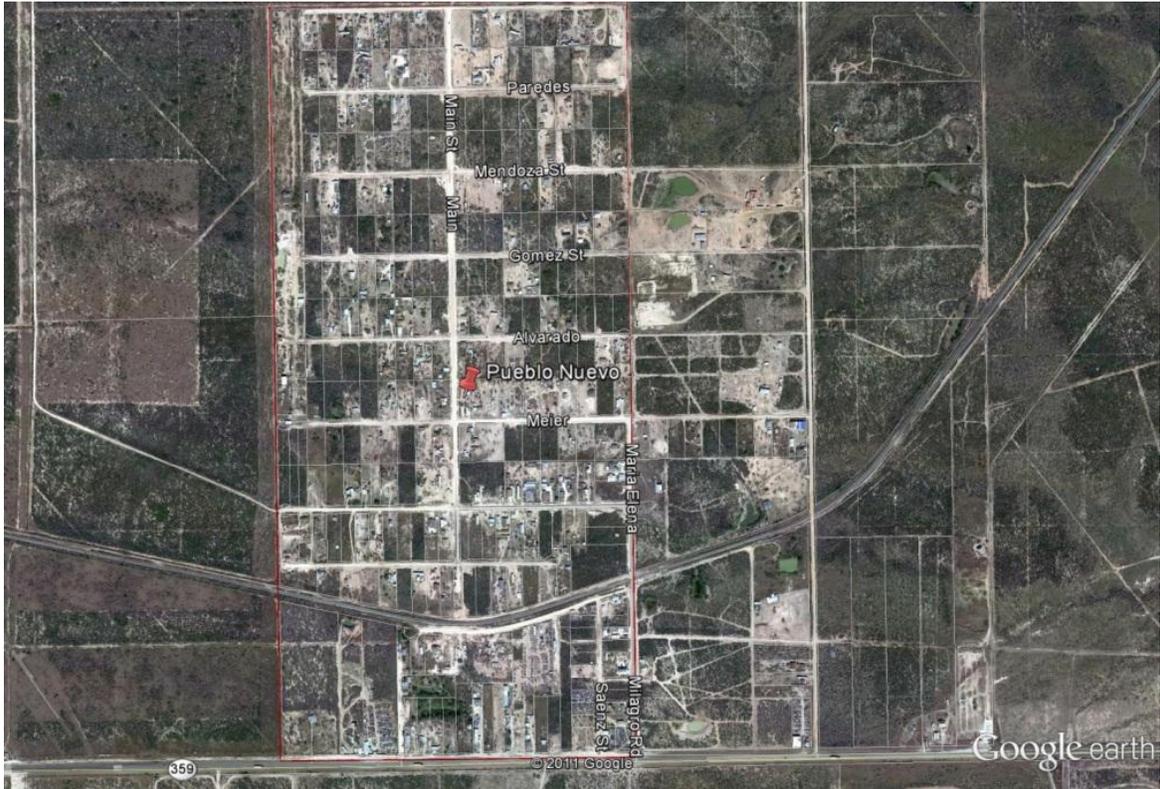


The primary developer in San Carlos is Alexander Properties, which has sold lots for around \$12,000. Few respondents had finished making purchase payments. Most transactions in the 80s and 90s were contracts for deed.

4. Larga Vista



5. Pueblo Nuevo



6. La Presa

