



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct B 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10777

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Pedro Manzano

Address: 28 Sunny Ln

N. Fondulac

W. 54937

Phone: 920-257-6244

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>1 / 1</u>

Water Supplier: NAWSC

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: N/A
[] Temporary Pole [] Permanent Service

regarding the land described as:

Parcel del Sol lot #1 Block 5

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- Yes A plat has been prepared; (Date approved 2-18-97);
- Yes A plat has been reviewed and approved by the Commissioners Court; (verified by Gilbert Perina);
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by NO);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by NO);
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by NO);
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by NO);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10777

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Pedro MANZANO

Address: 281 SUNNY LN
N. FOND DU LAC WI. 54937

Phone: 920-251-6244

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Pueblo Del Sol lot # 1 Blk # 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Pedro Manzano 1/9/14
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) print

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

1-10-14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10777

Jan. 9, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS
TEL 968-4724

WESLACO TX 78596
FAX 447-8612

P9285-00-005-0001-00

[1] OWNER: MANZANO, PEDRO
2010 E 24TH ST

[7] LEGAL DESC./NAME OF SUBDIVISION
PUEBLO DEL SOL LOT 1 BLK 5

WESLACO TX 78596-8563

Telephone No. 251-6244

LOCATION: 0 MILE 11 & MILE 6 1/2

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$80,000

[5] SIZE OF STRUCTURE: 1,756 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RES. ZONE X-25

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL COUNTY SETBACKS & REG.
FRONT 25' REAR 40' SIDES 10' CORNER SIDE 15'
FINISH FLOOR ELEV. 18" ABOVE CENTERLINE OF ST.

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: NO

Panel No. /Suffix: 0450C

Pct: 1

Community No.: 480334

Certification of Elevation

Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.


Prepared by

1 - 9 - 14
Date


Approved by

1 | 6 | 14
Date


Signature of Owner or Applicant

1-9-2014
Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

WARRANTY DEED WITH VENDOR'S LIEN

998839

Date: May 1, 2001

Grantor: PUEBLO DEL SOL, INC., a Texas corporation

Grantor's Address: 702 W. Expressway 83, Suite 100, Weslaco, Hidalgo County, Texas 78596

Grantee: PEDRO MANZANO, a single man

Grantee's Address: 2010 E. 24th St., Weslaco, Hidalgo County, Texas 78596

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of \$16,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to EZEQUIEL REYNA, JR., Trustee.

Property: Lot 1, Block 5, PUEBLO DEL SOL SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 30, Map Records, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

1. Restrictive covenants recorded under Document No. 586140, 629988 and 648925 Official Records and Volume 32, Page 30, Map Records, Hidalgo County, Texas, deleting therefrom any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.
2. All the oil, gas and other minerals, on, in under or that may be produced from the subject property are excepted herefrom in instruments dated March 9, 1943, recorded in Volume 510, Page 18, Deed Records, dated April 1, 1944, recorded in Volume 531, Page 70, Deed Records and dated October 21, 1949, recorded in Volume 104, Page 210, Oil and Gas Records, Hidalgo County, Texas and dated August 23, 1996 and recorded on September 4, 1996 under County Clerk's File No. 547983, Official Records, Hidalgo County, Texas.
3. Oil, Gas and Mineral Leases dated November 20, 1952, recorded in Volume 136, Page 478 and dated November 19, 1953, recorded in Volume 152, Page 172, Oil and Gas Records, Hidalgo County, Texas and unitized in instruments dated November 12, 1957, recorded in Volume 206, Page 580 and dated April 1, 1958, recorded in Volume 213, Page 230, Oil and Gas Records, Hidalgo County, Texas. (The South 95.72 feet of Lot 6, Block 8)
4. Oil, Gas and Mineral Leases dated November 20, 1952, recorded in Volume 136, Page 478 and in Volume 136, Page 485, Oil and Gas Records, Hidalgo County, Texas and unitized in instruments dated November 12, 1957, recorded in Volume 206, Page 580 and dated March 1, 1958, recorded in Volume 213, Page 230, Oil and Gas Records, Hidalgo County, Texas. (The North 72.61 feet of Lot 6, Block 8)
5. Easements for RIGHT OF WAY granted to TEXAS EASTERN TRANSMISSION CORP., as set forth in instruments recorded in Volume 963, Page 507, Deed Records, Hidalgo County, Texas. (The North 72.61 feet of Lot 6, Block 8)
6. Easement for RIGHT OF WAY granted to MAGIC VALLEY ELECTRIC COOPERATIVE, GENERAL TELEPHONE AND NORTH ALAMO WATER SUPPLY CORPORATION, as set forth in instrument recorded on June 12, 1997 under County Clerk's File No. 604386, Official Records, Hidalgo County, Texas.
7. Rights in favor of PUEBLO DEL SOL HOMEOWNER'S ASSOCIATION, INC. to secure payment of assessments for maintenance of common areas as set forth in instrument dated March 17, 1997, recorded under Document No. 586140 and amended under Document Nos 629988 and 648925, Official Records, Hidalgo County, Texas.
8. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully

paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

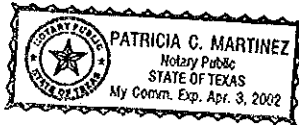
PUEBLO DEL SOL, INC.


BY: 
EZEQUIEL REYNA, JR., President

(ACKNOWLEDGMENT)

State of Texas

This instrument was acknowledged before me on May 3, 2001, by EZEQUIEL REYNA, JR., President, of PUEBLO DEL SOL, INC., a Texas corporation, on behalf of said corporation.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Pedro Manzano
2010 E. 24th St.
Weslaco, TX 78596



PLANNING DEPARTMENT

County of Hidalgo

Rev. 02-19-10

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Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10780

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Susana Baviera

Address: 743 Marcos Dr
Alamo, TX 78516

Phone: 956-444-8078

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No: _____	_____	_____
Date Approved: _____	<u>/ /</u>	<u>/ /</u>

Water Supplier: N.A.W.S.

Utility Provider: M.V.E.C. AEP

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

Huisache Acres #4 lot-R2

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/24/09);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 02-19-10

County of Hidalgo

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1304 South 25th Street
Edinburg, Texas 78542
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956-318-2844

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956-968-4734
956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10780

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Susana Barrera
Address: 743 Marcos Dr
Alamo, TX 78516
Phone: 956-414-8078

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Huisache Acres #4 lot - R2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
 Owner of lot in subdivision
 Resident of lot in a subdivision
 Entity that provides utility service

Susana Barrera
Requesting Party (Signature)

1-10-14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
 Executory Contract
 Lease
 Rent Receipt
 Affidavit
 Other (describe) permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

1-15-14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
1-10780
Jan. 10, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

H5210-04-000-00R2-00

[1] OWNER: BARRERA,SUSANA
743 MARCUS DR.
ALAMO TX 78516

[7] LEGAL DESC./NAME OF SUBDIVISION
HUISACHE ACRES #4
C-25

Telephone No. 414-8078

LOCATION: 0 TOWER RD & SIOUX

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$20,000

[5] SIZE OF STRUCTURE: 1,674 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RES ZONE C

Special Conditions: No construction allowed over any easements.
MUST COMPLY WITH ALL COUNTY SETBACKS & REG
FRONT 25' REAR 25' SIDES 6'
18" TOP OF CURB

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

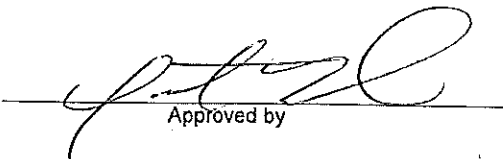
Flood Zone: NO
Panel No. /Suffix: 05/25 C Pct: 2


Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

 1-10-14
Prepared by Date

 1-10-14
Approved by Date

 1-10-14
Signature of Owner or Applicant Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SPECIAL WARRANTY DEED

 COPY

Date: May 1, 2013

Grantor: Leobardo Rivas and Migdalia Rivas
Grantor's Mailing Address:
24 Collins Court, Richmond, California 94801

Grantee: Susana Barrera
Grantee's Mailing Address (including county):
743 Marcos Drive
Alamo, Texas 78516
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor.

Property (including any improvements):

Lot R-2, Huisache Acres Subdivision No. 4, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 48, Pages 26 and 27, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
11. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of the subdivision in which the property is located.
12. Subdivision Restrictions affecting the subject property filed for record in the Office of the County Clerk of West Contra Costa County, Texas.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from

Leobardo Rivas
Leobardo Rivas

Migdalia Rivas
Migdalia Rivas

(Acknowledgment)

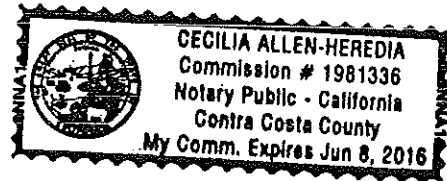
State of California
County of West Contra Costa

This instrument was acknowledged before me on the 10 day of May, 2013, by
Leobardo Rivas and Migdalia Rivas.

[Signature]
Notary Public, State of California

AFTER RECORDING RETURN TO:

Leobardo Rivas and Migdalia Rivas
24 Collins Court
Richmond, California 94801





PLANNING DEPARTMENT

County of Hidalgo

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956-205-7049

Precinct ~~2~~ 3 4

Raul E. Sesin, P.E., CFM
Planning Administrator

Application No: 1-10772

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Daniel M. Guerrero

Address: 115 S. Missouri
Weslaco, TX 78596

Phone: 463-9552

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>/ /</u>

Water Supplier: NAWSC

Utility Provider: M.V.E.C. AEP

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

Campana Ph. # 3 lot # 7 Blk # 1

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- Yes A plat has been prepared;
- Yes A plat has been reviewed and approved by the Commissioners Court;
- Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- No an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/29/07);

(verified by Gilbert Pecina);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Raul E. Sesin, P.E., CFM
Planning Administrator

Precinct ① 2 3 4

Application No: 1-10772

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Daniel M. Guerrero
Address: 115 S. Missouri
Weslaco, Tx 78596
Phone: 409-9552

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Campana Ph.#3 lot #7 Blk # 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
 Owner of lot in subdivision
 Resident of lot in a subdivision
 Entity that provides utility service

Daniel M. Guerrero
Requesting Party (Signature)

1/8/14
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
 Executory Contract
 Lease
 Rent Receipt
 Affidavit
 Other (describe) permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

1-15-14
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

1-10772

Jan. 8, 2014

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596
TEL 968-4724 FAX 447-8612

C0740-03-001-0007-00

[1] OWNER: GUERRERO, DANIEL M.

115 S. MISSOURI
WESLACO TX 78596

Telephone No.

[7] LEGAL DESC./NAME OF SUBDIVISION
CAMPANA PH 3 LOT 7 BLK 1

LOCATION: 0

[2] CONTRACTOR: LONE STAR

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$158,297

[5] SIZE OF STRUCTURE: 2,154 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

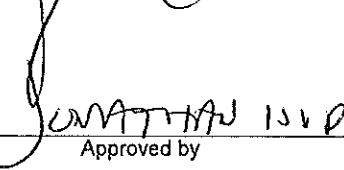
[6] USE OF BUILDING: REST. ZONE X-25

Special Conditions: No construction allowed over any easements.
MUST CUMPLY WITH ALL COUNTY SETBACK & REGULATIONS
SETBACKS FRONT:25' REAR:25' SIDES:10'
MIN. ELEV. ABOVE TOP OF CURB 18"

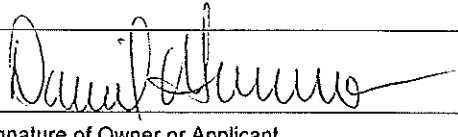
FOR COUNTY USE ONLY
APPLICATION FEES

Prepared by 

Date 1/8/14

Approved by 
JONATHAN ISIDRO

Date 1/6/14



Signature of Owner or Applicant

Date 1/8/14

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0450 c Pct: 0

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 18, 2013

Grantor: JEFFREY D. BELL, as his sole and separate property

Grantor's Mailing Address:

17410 Highway 107
Harlingen, Texas 78550
Cameron County

Grantee: DANIEL MARCOS GUERRERO and wife, HILDA ISABEL BUGARIN

Grantee's Mailing Address:

115 S. Missouri Ave.
Weslaco, Texas 78596
Hidalgo County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LONE STAR NATIONAL BANK in the original principal amount of ONE HUNDRED SEVENTY-FOUR THOUSAND TWO HUNDRED FIFTY AND 00/100THS DOLLARS (\$174,250.00), of which TWENTY-SIX THOUSAND AND 00/100THS DOLLARS (\$26,000.00) represents payment of the purchase price of the herein described real property and ONE HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED FIFTY AND 00/100THS DOLLARS (\$148,250.00) represents funds for the construction of improvements on the herein described real property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LONE STAR NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to S. DAVID DEANDA, JR., trustee.

Property (including any improvements):

All of Lot 7, Block 1, CAMPANA SUBDIVISION PHASE III, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 108 thru 111, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Restrictions dated November 19, 2007, filed November 28, 2007 under Document Number 2007-1830475 and dated April 9, 2008, filed April 9, 2008 under Document Number 2008-1877628, Official Records and Volume 53, Pages 108 thru 111, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Annual maintenance charge and/or current assessments as set forth in instrument dated November 19, 2007, filed November 28, 2007 under Document Number 2007-1830475 and dated April 9, 2008, filed April 9, 2008 under Document Number 2008-1877628, Official Records of Hidalgo County, Texas.

Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Campana Subdivision Phase III, recorded in Volume 53, Pages 108 thru 111, Map Records of Hidalgo County, Texas.

Easements for roadways, canals, drainage ditches, etc., in favor of American Rio Grande Land & Irrigation Company as shown by instrument dated June 10, 1919, recorded in Volume 87, Page 217, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between John Lewie Hoyt and wife, Jewell Ruth Hoyt, as Lessor, and Hale Schaleben, as Lessee, dated August 4, 1955, recorded in Volume 177, Page 275, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Gulf Oil Corp. by instrument dated August 9, 1955, recorded in Volume 177, Page 277, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between John Lewie Hoyt and wife, Jewell Ruth, as Lessor, and G.A. Gacke, as Lessee, dated May 6, 1965, recorded in Volume 298, Page 202, Oil and Gas Records of Hidalgo County, Texas. Said lease was assigned to Humble Oil & Refining Co. by instrument dated July 6, 1965, recorded in Volume 304, Page 814, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Jimmie M. Hoyt, as Lessor, and Trinity Royalty Company, as Lessee, dated October 29, 1997, filed January 23, 1998 under Document Number 650136, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Katherine Peay Hoyt, as Lessor, and Coastal Oil & Gas USA, L.P., as Lessee, dated December 1, 2000, filed January 31, 2001 under Document Number 939588, Official Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated December 22, 1949, recorded in Volume 677, Page 622, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 1, 2007, filed November 6, 2007 under Document Number 2007-1823979, Official Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 18, 1973, recorded in Volume 1349, Page 979, Deed Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

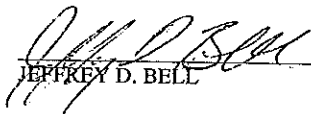
Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

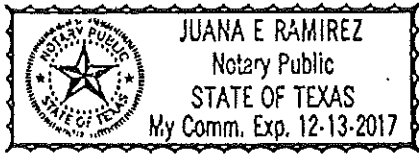
When the context requires, singular nouns and pronouns include the plural.

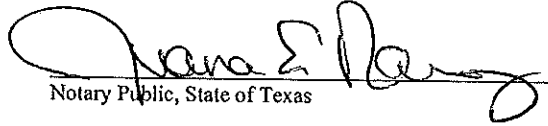

JEFFREY D. BELL

STATE OF TEXAS)

COUNTY OF Hidalgo)

This instrument was acknowledged before me on December 20, 2013, by JEFFREY D. BELL.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
LAW OFFICE OF RICHARD A. CANTU, P. C.
P. O. Box 6149
McAllen, Texas 78502
File/GF No.: 7208-13/136897vltc

AFTER RECORDING RETURN TO:
DANIEL MARCOS GUERRERO and
HILDA ISABEL BUGARIN
115 S. Missouri Ave.
Weslaco, Texas 78596