

PLANNING DEPT. PCT.#1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	PEDRO MANZANO	1-10777
	COMM. COURT: MARCH 6, 2018	



PLANNING DEPARTMENT

Rev. 06-03-15

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 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

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: 8501 Nicielo Dr
Weslaco TX 78599

Phone: 920-933-9111

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

Water Supplier: NAWS

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

Account/ESI No.: 327156-001
 Temporary Pole Permanent Service

regarding the land described as:

Pueblo del Sol Lot 1 BLK 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;

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 2-18-97);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
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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: 8501 Mi Cielo Dr
Weslaco TX 78599

Phone: 920-933-9111

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 2/19/18
Requesting Party (Signature) 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:

2/28/18
Date

[Signature]
County Official

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.

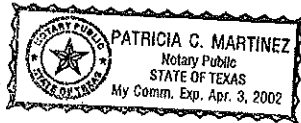
PUEBLO DEL SOL, INC.

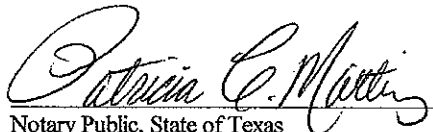
BY: 
EZEQUIEL REYNA, JR., President

(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

Filed for Record in:
Hickago County
by J. D. Salinas, III
County Clerk

On: Aug 15, 2001 at 03:43P

As a Recording

Document Number: 999839
Total Fees : 11.00

Receipt Number - 365727
By,
Rebecca Mariscal, Deputy

Chapter 232 Texas LGC Application

APPLICATION NO: 1-10777
Jan. 9, 2014

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

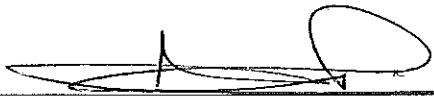
Light [X] Water [X]


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 _____ Date 1-9-14


Approved by _____ Date 1/6/14


Signature of Owner or Applicant _____ Date 1-9-2014

[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.