

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Gabriel Castellanos	4-12580
	COMM. COURT: July 30, 2013	



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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)

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

Application No: 4-12580

### 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: Gabriel Castellanos

Address: 812 San Juanita st  
San Juan TX  
78589

Phone: (956) 475-25-28

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>1/1</u>		<u>Sewer</u> <u>7/18/13</u>

Water Supplier: North Alamo Water supply Corp.  
Utility Provider:  M.V.E.C.  AEP  
Account/ESI No.: 194489-003  
 Temporary Pole  Permanent Service

regarding the land described as: Eldora #2 lot 110

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; 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;
- no 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 08-13-02)  
(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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Precinct 1 2 3/4

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

Application No: 4-19580

### 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: Gabriel Castellanos  
Address: 812 San Juanita st  
San Juan Tx  
Phone: (956) 475-2528 78589

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

Blanca map # 2 lot 110.

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Gabriel Castellanos 7-18-13  
Requesting Party (Signature) Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

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

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

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

7-18-13  
Date

[Signature]  
County Official

**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: JULY 1, 2013

I hereby certify that this is a true and correct copy of the original hereof.

Grantor(s): AURELIO GARZA AND WIFE, GUADALUPE GARZA

  
A.C. Garcia

Grantor's Mailing Address: 1210 E. ELDORA  
SAN JUAN, TEXAS 78589  
HIDALGO COUNTY

Grantee: GABRIEL CASTELLANOS AND CLAUDIA INES  
HERNANDEZ

Grantee's Mailing Address 812 SAN JUANITA ST.  
SAN JUAN, TEXAS 78589  
HIDALGO COUNTY

**Consideration:**

For the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the **GRANTEES** herein name the receipt of which is hereby acknowledged and the further consideration of a note of even date that is in the principal amount of **FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00)**, and is executed by **GRANTEES**, payable to the order of **GRANTORS**. The lien is secured by a vendor's lien retained in favor of **GRANTOR** in this deed and by a deed of trust of even date from **GRANTEES** to **A. C. GARCIA**, as **TRUSTEE**.

Property (including improvements, if any);

Lot 116, Eldora Heights Mobile Home Subdivision, Phase II, as shown by the map or plat thereof recorded in Volume 41, Pages 111 through 114, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

**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 the Property, and there is also hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

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 or conveyed by any parties having the right to do so;
11. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease(s) dated November 7, 1984, recorded in Volume 2066, Page 648, and dated December 27, 1986, recorded in Volume 2397, Page 922, both in the Official Records of Hidalgo County, Texas.
12. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease(s) dated February 16, 1999, recorded as Document Number 764574, and unitized in instrument dated December 11, 1999, recorded in Document Number 888450, both in the Official Records of Hidalgo County, Texas.
13. Restrictive covenants recorded as Document Number 1158409 in the Official Records of Hidalgo County, Texas.
14. Easement for right of way granted to Hidalgo County Irrigation District No. 2 recorded in Volume 2352, Page 76, Official Records, Hidalgo County, Texas.
15. The Minimum floor elevation shall be 18" above the top of curb measured at the front center of each lot.
16. Minimum building setback lines shall be: front 20 feet; side 6 feet except on lots adjacent to a street it shall be 20 feet; rear 20 feet from the lot line or easement line, whichever is greater; utility easements as shown on map of Eldora Heights Mobile Home Subdivision, Phase II recorded in Volume 41, Pages 111-114, Map Records of Hidalgo County, Texas.

Grantor, for the consideration 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, executors, administrators, successor, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty and forever defend all and singular this property to Grantee and Grantees' heirs, executors, administrators, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to warranty.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT CONCERNING THE CONVEYANCE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON THE TITLE AND TAXES TO THIS PROPERTY.

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.

Aurelio Garza  
AURELIO GARZA

Guadalupe Garza  
GUADALUPE GARZA

\*\*\*\*\*

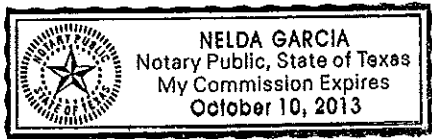
(Acknowledgment)

STATE OF TEXAS      ()

COUNTY OF HIDALGO ()

This instrument was acknowledged before me on the 2nd day of JULY \_\_\_\_\_

2013 by AURELIO GARZA AND WIFE, GUADALUPE GARZA, BOTH.



Nelda Garcia  
NOTARY PUBLIC, STATE OF TEXAS

\*\*\*\*\*

AFTER RECORDING RETURN TO:

Law Office of A. C. Garcia  
P.O. Box 630  
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:

Law Office of A. C. Garcia  
P.O. Box 630  
125 E. Caffery  
Pharr, Texas 78577  
Phone: (956) 787-6261  
Fax No.: (956) 787-6395

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-12580  
Jul. 12, 2013

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

E5038-02-000-0116-00

[ 1 ] OWNER: CASTELLANOS, GABRIEL & CLAUD  
INES HERNANDEZ  
812 SAN JUANITA ST.  
SAN JUAN, TX 78589-9744  
Telephone No. 475-2528

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ELDORA HEIGHTS M/H PH 2 LOT 11

LOCATION: 0 ELDORA & R. LONGORIA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOBILE HOMES  
20- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$5,000

[ 5 ] SIZE OF STRUCTURE: 784 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:        YES  
       NO

[ 6 ] USE OF BUILDING: RES.MH.ZONE.B

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ALL REGULATIONS AS PER COUNTY  
STATE CITY FEMA & SETBACKS. FRONT 20' SIDE 6' REAR  
20' . 18" ABOVE CNTR LINE OF ST

FOR COUNTY USE ONLY  
APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [ ] Water [ ]

Flood Zone: NO  
Panel No. /Suffix: 0425 Pct: 4

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.

Man [Signature] 07/12/13  
Prepared by Date

Rodolfo [Signature] 07/12/13  
Approved by Date

Chanda [Signature] 7-12-13  
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.