



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: 1-1065

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: Selma Lizette Castillo

Address: 19068 Mile W +
Mile 17N
Edinburg TX, 78543

Phone: (956) 451-6154

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

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. #1 lot # 3

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 10-29-01);

(verified by _____);

(verified by _____);

(verified by _____);

(verified by _____);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
Director of Planning

Application No: 1-1065

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: Selma Castillo

Address: 19008 Mike W +

Mile 17 N PISA, TX 78543

Phone: (956) 457-6156

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

Campana Ph. #1 lot #3

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

X Selma Castillo
Requesting Party (Signature)

8/29/18
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:

8/30/18
Date

[Signature]
County Official

SIERRA TITLE
 CLOSER MC GF# 3169867

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

OWELTY DEED

EMMANUEL GARCIA ("Grantor", whether one or more) is the owner of an undivided interest in the following described real property (the "Property"):

Lot 3, Campana Subdivision Phase I, an Addition to the City of Elsa, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Page 139, Map Records of Hidalgo County, Texas.

SELMA LIZETTE CASTILLO ("Grantee"), is the owner of the remaining undivided interest in the Property.

Grantor and Grantee desire to partition the Property jointly owned by them. The Property is not susceptible to partition in kind. Grantee desires to acquire full fee simple title to the Property and become the sole owner of the Property. Grantee does not have sufficient cash to pay Grantor the entire value of Grantor's undivided interest.

For Grantee to acquire full fee simple title to the Property, it will be necessary to fix a lien on the entirety of the Property for the sum of **Thirty Thousand One Hundred Fifty and no/100 Dollars (\$30,150.00)** representing an owelty of partition and the necessary adjustment between Grantor and Grantee in order to carry out their purpose and intent of partitioning the Property. Grantee specifically acknowledges that the lien or owelty of partition is superior to Grantee's rights of use and occupancy of the Property as Grantee's homestead or otherwise, and as fully and completely as though the lien or owelty of partition were fixed and decreed by a Court of competent jurisdiction in a partition suit between Grantor and Grantee.

Grantee has requested that **NAFT FEDERAL CREDIT UNION** ("Lender") make a loan to Grantee in the amount of **Thirty Thousand One Hundred Fifty and no/100 Dollars (\$30,150.00)** to purchase Grantor's undivided interest in the Property and to represent an owelty of partition and the necessary adjustment between Grantor and Grantee in order to carry out their purpose and intent of partitioning the Property. Lender has agreed to make the loan, provided that a vendor's and owelty of partition lien on the full fee simple title is transferred to Lender as security for the payment of the loan and a Deed of Trust lien is given to Lender by Grantee on the Property as additional security for the loan.

NOW, THEREFORE, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's promissory note (the "Note") dated the same date as this Deed in the principal amount of **Thirty Thousand One Hundred Fifty and no/100 Dollars (\$30,150.00)** payable to the order of Lender which is secured by a vendor's and owelty of partition lien retained below and a Deed of Trust of the same date in favor of Lender and for the purpose of partitioning the Property, has GRANTED, SOLD, AND CONVEYED, and by this instrument does GRANT, SELL, AND CONVEY unto **SELMA LIZETTE CASTILLO** all of Grantor's interest in and to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging to the Property, unto the Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever; and Grantor binds Grantor, Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, Grantee's heirs, executors, administrators, successors, or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the vendor's and owelty of partition lien, as well as the superior title in and to the Property, is retained against the Property until the Note is fully paid according to its terms when this Deed shall become absolute.

Lender, at the instance and request of Grantee having advanced and paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note, the vendor's and owelty of partition lien, together with the superior title to the Property, is retained for the benefit of Grantor and the same are TRANSFERRED and ASSIGNED to Lender.

Grantee joins in the execution of this Deed for the purpose of accepting the delivery of it and acknowledging to the Grantor, Grantor's heirs, executors, administrators, successors, and assigns, the validity of the vendor's and owelty of partition lien and Deed of Trust lien securing the payment of the Note on the entirety of the Property and the full fee simple title thereto, and does expressly acknowledge that the lien is prior and superior to any right of use, occupancy and homestead which Grantee may have, hold, or claim in and to the Property.

Current ad valorem taxes have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to all ad valorem taxes for the current and all subsequent years, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the Property and all matters described in the instruments recorded in the Real Property Records of the county where the Property is located, including, without limitation, all conditions, covenants, options, restrictions, easements, charges and liens for assessments, setbacks, encroachments, reservations, and mineral reservations.

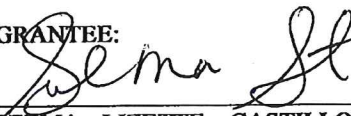
DATED: January 12, 2018

GRANTOR:



EMMANUEL GARCIA

GRANTEE:

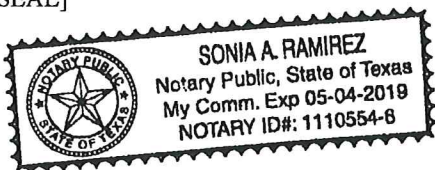


SELMA LIZETTE CASTILLO

STATE OF TEXAS § (individual acknowledgement)
COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 12 day of Jan., 2018
by **EMMANUEL GARCIA**

[SEAL]

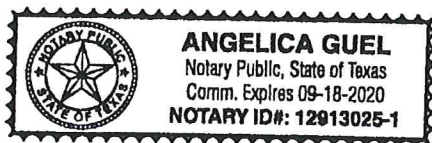


SARZ
Notary Public, State of Texas

STATE OF TEXAS § (individual acknowledgement)
COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 12th day of January,
2018, by **SELMA LIZETTE CASTILLO**

[SEAL]



Angelica Guel
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

SELMA LIZETTE CASTILLO
P.O. Box 1290
Elsa TX 78543



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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1304 South 25th Street Edinburg, Texas 78542	1902 Joe Stephens Ave. Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

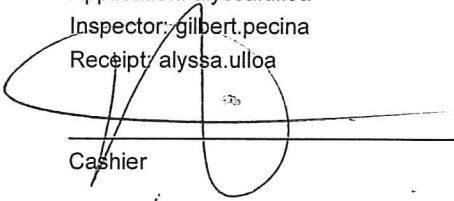
Permit No.: Permit 1-1065
Receipt No.: 004173
C0740-01-000-0003-00

- CASTILLO SELMA LIZETTE
- PO BOX 1290
- ELSA, TX 78543
- (956) 821-0141
- (956) 821-0141
- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2553Sq.Ft.
- [5] Legal Description: CAMPANA PH 1 LOT 3
- [6] Location: FM 88 & MILE 15 N.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$150600
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 30', Rear 10', Side 10', Side 10', Corner '
Special Conditions: MUST COMPLY WITH ALLCOUNTY
SETBACKS & REGULATIONS
Description: Permit 1-1065
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: gilbert.pecina
Receipt/ alyssa.ulloa


Cashier

8/29/18
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION 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 ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS 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 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

8-29-18
Date