

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Gerardo D. Chapa Jr.	4-16118
	COMM. COURT: NOVEMBER 1, 2016	



# PLANNING DEPARTMENT

Rev. 06-03-15

## 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

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-16/18

### 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: Gerardo D. Chapa Jr

Address: 1929 Loma Vista St  
San Juan, Tx 78589

Phone: 956-532-7252 / 956-961-6811

Approved by Environmental Health:	Temporary Service	Final Service
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>10 / 20 / 16</u>

Water Supplier: North Alamo Water

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

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

regarding the land described as:

Alamo Crossing Lot #10

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 Jay Cortez);

(verified by [Signature]);

(verified by [Signature]);

(verified by Jay Cortez);

Jay Cortez  
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: 4-16118

### 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: Enrique D. Chapa Jr

Address: 1929 Loma Vista St  
San Juan, TX 78589

Phone: 956-532-7252 / 956-961-6811

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

Alamo Crossing Lot #10

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

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

[Signature]  
Requesting Party (Signature)

10-20-16  
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:

10/20/16  
Date

[Signature]  
County Official

## WARRANTY DEED WITH VENDOR'S LIEN

**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.**

Date: October 7, 2016

Grantor: VALSEV, L.L.C., a Texas Limited Liability Company

Grantor's Mailing Address: 1406 McKee Drive  
Edinburg, Texas 78539

Grantee: GERARDO DANIEL CHAPA, JR., a married person

Grantee's Mailing Address: 1929 Loma Vista St.  
San Juan, Texas 78589

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of TEXAS NATIONAL BANK in the principal amount of ONE HUNDRED SIXTY-NINE THOUSAND SEVEN HUNDRED FIFTY-FOUR AND NO/100 DOLLARS (\$169,754.00) of which FORTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$49,500.00) was advanced in part payment of the purchase price of the herein described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to PEDRO SALAZAR, Trustee.

Property (including any improvements):

All of Lot 10, ALAMO CROSSING SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 73-75, 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: To the extent they validly exist:

1. Restrictive covenants as set forth in instrument dated June 12, 2007, filed June 21, 2007 under Document Number 2007-1773128, Official Records and Volume 53, Pages 73-75, Map Records of Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.
3. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Alamo Crossing Subdivision, recorded in Volume 53, Pages 73-75, Map Records of Hidalgo County, Texas.
4. Easement for roadways and canal rights of way in favor of Alamo Land and Sugar Company as shown by instrument dated January 29, 1916, recorded in Volume 57, Page 143, Deed Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 27, 1963, by and between Dwight Cilley and wife, Franca A. Cilley, as Lessor, and James L. Goode, as Lessee, recorded in Volume 28, Page 615, Oil and Gas Records of Hidalgo County, Texas.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 7, 1976, by and between Wayne I. Muir and wife, Sarah M. Muir, as Lessor, and Mellon Energy Company, as Lessee, recorded in Volume 362, Page 680, Oil and Gas Records of Hidalgo County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lone Star Limited Partnership, as Lessee, filed May 13, 1999 under Document Number 773520; filed November 2, 1999 under Document Number 819759 and filed August 11, 1999 under Document Number 797844, Official Records of Hidalgo County, Texas.
8. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instruments filed July 14, 2000 under Document Number 888450; filed January 10, 2001 under Document Number 934688 and filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated February 1, 2007, filed February 21, 2007 under Document Number 2007-1724652 and dated January 14, 2011, filed January 25, 2011 under Document Number 2011-2173199, Official Records of Hidalgo County, Texas.
10. Any part of the herein described property lying within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.

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

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

13. Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

TEXAS NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of TEXAS NATIONAL BANK and are transferred to TEXAS NATIONAL BANK without recourse against Grantor.

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

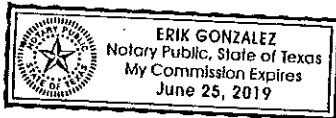
VALSEY, LLC, a Texas Limited Liability Company

By: \_\_\_\_\_  
ROEL A. RODRIGUEZ, Member

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on October \_\_\_\_\_, 2016 by ROEL A. RODRIGUEZ, Member of VALSEY, LLC, a Texas Limited Liability Company, on behalf of said company.



*Erik Gonzalez*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
GERARDO DANIEL CHAPA, JR.  
1929 Loma Vista St.  
San Juan, Texas 78589

PREPARED IN THE LAW OFFICE OF:  
L.G. "JERRY" CANALES  
6013 N. 10th Street  
McAllen, Texas 78504  
File No. 149336

# Chapter 232 Texas LGC Application

APPLICATION NO:

4-16118

Oct. 19, 2016

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

A1755-00-000-0010-00

[ 1 ] OWNER: CHAPA, GERARDO DANIEL JR

1929 LOMA VISTA ST  
SAN JUAN, TX 78589

Telephone No. 739-9987

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
ALAMO CROSSING LOT#10

LOCATION: 0 MINNESOTA & ALAMO

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

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

[ 10 ] EST. COST OF CONST.: \$147,000

[ 5 ] SIZE OF STRUCTURE: 2,530 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-B

**Special Conditions: No construction allowed over any easements.**

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:35' SIDES:6'

MINIMUM ELEV: 18" ABOVE TOP OF CURB

FOR COUNTY USE ONLY  
APPLICATION FEES

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

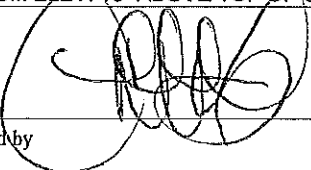
Light  Water

Flood Zone: NO  
Panel No. /Suffix: 042SC 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.

  
Prepared by \_\_\_\_\_ Date 10/19/16

Roy Cantu  
Approved by \_\_\_\_\_ Date 10/18/16

Roe Rdz  
Signature of Owner or Applicant \_\_\_\_\_ Date 10-19-16

## [ 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.