

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	EDEISY CHAPA	1-1401
	COMM. COURT: JANUARY 15, 2019	



# 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: 1-1401

### 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: Edeisy Chapas

Address: P.O. Box 1338  
Donna, TX  
78537

Phone: 956-325-8450

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 1</u>	<u>existing septic</u> <u>1 18 1 19</u>

Water Supplier: DAW

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

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

regarding the land described as:

Tropical Palms Est. #2 Lot 36

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 10/24/2012);  
(ATVSSalida)

(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  
Director of Planning

Precinct 1 2 3 4

Application No: 1-1401

### 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: Edelisy Charrs  
Address: P.O Box 1338  
Danna, TX 78537  
Phone: 956-328-8450

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

Tropical Palms Est No. 2 lot 36

#### 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)

1/8/19  
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:

1/8/19  
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.**

**General Warranty Deed**

**Date:** December 20, 2018

**Grantor:** DANIEL PERALEZ, JR., a single man; and GUADALUPE GARCIA, a single woman

**Grantor's Mailing Address:**

DANIEL PERALEZ, JR. and GUADALUPE GARCIA  
1706 E. Hernandez Rd.  
Donna, TX 78537

**Grantee:** EDEISY CHAPA, a single person

**Grantee's Mailing Address:**

ARMANDO PALACIOS and ESPERANZA R. PALACIOS  
EDEISY CHAPA  
P.O. Box 1338  
Donna, TX 78537

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Lot 36, TROPICAL PALMS ESTATES NO. 2 SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 41, Pages 15 and 16, 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:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

**Exceptions to Conveyance and Warranty:**

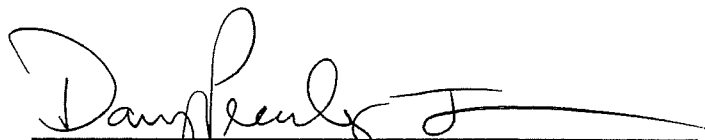
- 1) Covenants Dated October 31, 2002, filed November 1, 2002 under Document Number 1136712; dated November 5, 2002, filed November 6, 2002 under Document Number 1137964, Official Records and Volume 41, Pages 15 and 16, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based 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.
- 2) Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No.1.
- 3) Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of Tropical Palms Estates No.2 Subdivision, recorded in Volume 41, Pages 15 and 16, Map Records of Hidalgo County, Texas.
- 4) Easement for roadways, canals, drainage ditches, etc. in favor of C.H. Swallow and Company as shown by instrument dated September 25, 1922, recorded in Volume 153, Page 154, Deed Records of Hidalgo County, Texas.
- 5) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Helen Engelman Stagle to Texas & Oil Corp., dated July 18, 1978, recorded in Volume 376, Page 149, Oil and Gas Records of Hidalgo County, Texas.
- 6) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Pablo Jacinto and wife, Guadalupe R. Jacinto, as Lessor, and Texas Oil and Gas Corp., as Lessee, dated August 21, 1978, recorded in Volume 377, Page 185, Oil and Gas Records of Hidalgo County, Texas.
- 7) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 23, 2000, filed November 2, 2000 under Document Number 917921; dated January 15, 2002, filed January 30, 2002 under Document Number 1046741 and dated January 15, 2002, filed January 30, 2002 under Document Numbers 1046742, 1046743 and 1046744, all in the Official Records of Hidalgo County, Texas.
- 8) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 14, 2005, filed September 2, 2005 under Document Number 1516718, dated June 8, 2006, filed October 3, 2006, under Document Number 1670233, and amended dated October 13, 2006, filed December 8, 2006, under Document Number 1695726 dated June 8, 2006, filed October 3, 2006, under Document Number 1670234, and amended dated October 9, 2006, filed December 8, 2006, under Document Number 1695727, dated June 8, 2006, filed October 3, 2006, under Document Number 1670235, and amended dated November 9, 2006, filed December 8, 2006, under Document Number 1695728, dated June 8, 2006, filed October 3, 2006, under Document Number

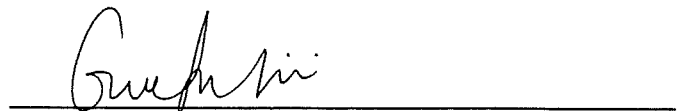
- 1670236, and amended dated October 12, 2006, filed December 8, 2006, under Document Number 1695729, Official Records of Hidalgo County, Texas.
- 9) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 207, Deed Records of Hidalgo County, Texas.
  - 10) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 209, Deed Records of Hidalgo County, Texas.
  - 11) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 211, Deed Records of Hidalgo County, Texas.
  - 12) Mineral and/or royalty reservation contained in deed dated March 16, 1925, recorded in Volume 201, Page 214, Deed Records of Hidalgo County, Texas.
  - 13) Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated February 13, 2003, filed May 16, 2003 under Document Number 1200021 and amended dated February 15, 2003, filed November 18, 2004 under Document Number 1405369, both in the Official Records of Hidalgo County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantees 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

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

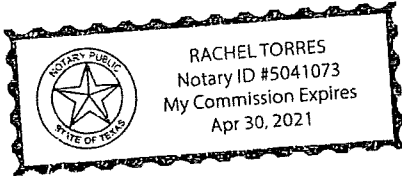
  
DANIEL PERALEZ, JR.

  
GUADALUPE GARCIA

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Dec 20, 2018, by DANIEL PERALEZ, JR.

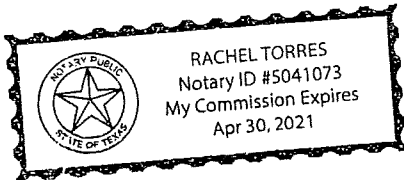


Rachel Torres  
Notary Public, State of Texas

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on Dec 20, 2018, by GUADALUPE GARCIA.



Rachel Torres  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
AFTER RECORDING RETURN TO:  
JONES, GALLIGAN, KEY & LOZANO L.L.P.  
2300 West Pike Boulevard  
Suite 300  
WESLACO, TX 78596  
Tel: (956) 968-5402  
Fax: (956) 968-6089



COUNTY OF HIDALGO

PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
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Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

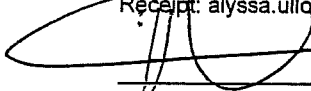
Permit No.: Permit 1-1401  
 Receipt No.: 005711  
 T7920-02-000-0036-00

- PALACIOS ARMANDO & ESPERANZA R. PALACIOS & EDEISY  
 CHAPA  
 P.O. BOX 1338  
 DONNA, TX 78537  
 (956) 325-8450  
 (956) 325-8450
- [1] Contractor: SELF
  - [2] Water System: North Alamo WSC
  - [3] Class of Work: 25 Residential, new, Single Family Dwelling
  - [4] Size of Structure: 2100Sq.Ft.
  - [5] Legal Description: TROPICAL PALMS ESTATES #2 LOT 36
  - [6] Location: fm 493 & ML 12 1/2
  - [7] Sewage: N/A
  - [8] Construction Type: Brick
  - [9] Est. Cost of Construction: \$60000
  - [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
 Precinct: 1  
 Certification of Elevation Required: No  
 Setbacks: Front 30', Rear 20', Side 10', Side 10', Corner '  
 Special Conditions: must comply with all county setbacks and regulations  
 Description: Permit 1-1401  
 Price: \$30.00

**Total Amount.....\$30.00**


Method of Payment: Check  
 Check/M.O.#: 9005  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alyssa.ulloa  
 Inspector: gilbert.mata  
 Receipt: alyssa.ulloa

  
 \_\_\_\_\_  
 Cashier

1/8/19  
 \_\_\_\_\_  
 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

1/8/19  
 \_\_\_\_\_  
 Date