

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	BLANCA BERAZA	1-2186
2.		
3.		
4.		
	COMM. COURT: AUGUST 6, 2019	



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: 1-2186

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: Blanca Beraza

Address: 8116 beach Dr
Donna TX
78537

Phone: (976) 373-8636

Approved by Environmental Health:	Temporary Service _____	Final Service <u>MRanning</u>
Inspection/Permit No:	Authorized Signature _____	Authorized Signature <u>Pre-installed septic</u>
Date Approved:	<u>1 / 1</u>	<u>07/30/19</u>

Water Supplier: Alamo water supply (WSC)

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

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

regarding the land described as: Tropical Palms Est. # 2 lot 32

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 10-24-02);

(verified by [Signature]);

(verified by MRanning);

(verified by MRanning);

(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

Application No: 1-2186

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: Blanca Beraza

Address: 8116 Beach Dr

Donna TX 78537

Phone: (956) 373-8634

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

Tropical Palms Est #2 lot 32

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Blanca Beraza
Requesting Party (Signature)

7-30-19
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:

7/30/19
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: July 20 ,2019

Grantor: Jose Fidencio Beraza and Brenda Araceli Beraza

Grantor's Mailing Address: 3111 Rosa St
Mercedes, Texas 78570

Grantee: Blanca Alicia Beraza

Grantee's Mailing Address: 3111 Rosa Sr
Mercedes, Texas 78570

CONSIDERATION: TEN Dollars and no/100 (\$10.00) Dollars and other consideration.

Property (including any improvements)

All of Lot 32,, TROPICAL PALMS ESTATES NO.2 SUBDIVISION,Hidalgo County, Texas as per map or plat thereof recorded in Volume 41, Page 15, Map Records , Hidalgo County,Texas.

Reservation from Conveyance: None

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 41, Page 15, Deed Records, Hidalgo County, Texas.

- b. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- d. Rights of claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 22, Page 30, Map Records, Hidalgo County, Texas.
- f. Right of way easement granted to Reynosa Pipe Line Company, recorded in Volume 610, Page 173, Deed Records, Hidalgo County, Texas.
- g. Right of way easement granted to Central Power and Light Company, recorded in Volume 750, Page 295, Deed Records, Hidalgo County, Texas.
- h. Right of way easement granted to Truckline Gas Co., recorded in Volume 845, Page 204, Deed Records, Hidalgo County, Texas.
- i. Right of way easement granted to Coastal States Gas Producing Company, recorded in Volume 1129, Page 209, Deed Records, Hidalgo County, Texas.
- j. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 31, 1984, recorded in Volume 2002, Page 772, being Document No. 74116 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- k. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 31, 1984, recorded in Volume 2031, Page 147, being Document No. 83095 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 25, 1984, recorded in Volume 2031, Page 157, being Document No. 83098 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 30, 1984, recorded in Volume 2031, Page 159, being Document No. 83099 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 12, 1984, recorded in Volume 2070, Page 691, being Document No. 95725 and unitized in instrument dated June 30, 1985, recorded in Volume 2186, Page 303, being Document No. 132257 and amended in Volume 2235, Page 80, Official Records, Hidalgo County, Texas.
- o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 871, being Document No. 153515, Official Records, Hidalgo County, Texas.

- p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 873, being Document No. 153516, Official Records, Hidalgo County, Texas.
- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 875, being Document No. 153517, Official Records, Hidalgo County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 877, being Document No. 153518, Official Records, Hidalgo County, Texas.
- s. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 879, being Document No. 153519, Official Records, Hidalgo County, Texas.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 881, being Document No. 153520, Official Records, Hidalgo County, Texas.
- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 15, 1986, recorded in Volume 2254, Page 883, being Document No. 153521, Official Records, Hidalgo County, Texas.
- v. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 12, 1986, recorded in Volume 2265, Page 78, being Document No. 156815, Official Records, Hidalgo County, Texas.
- w. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 16, 1989, recorded in Volume 2717, Page 374, being Document No. 102242, Official Records, Hidalgo County, Texas.
- x. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 378, being Document No. 102244, Official Records, Hidalgo County, Texas.
- y. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 27, 1989, recorded in Volume 2717, Page 380, being Document No. 102245, Official Records, Hidalgo County, Texas.
- z. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 382, being Document No. 102246 Official Records, Hidalgo County, Texas.
- aa. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 384, being Document No. 102247, Official Records, Hidalgo County, Texas.
- bb. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 10, 1989, recorded in Volume 2717, Page 392, being Document No. 102251, Official Records, Hidalgo County, Texas.
- cc. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 24, 1989, recorded in Volume 2717, Page 402, being Document No. 102255, Official Records, Hidalgo County, Texas.

- dd. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 20, 1989, recorded in Volume 2721, Page 808, being Document No. 103682, Official Records, Hidalgo County, Texas.
- ee. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530101, Officials Records of Hidalgo County, Texas.
- ff. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530102, Officials Records of Hidalgo County, Texas.
- gg. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530103, Officials Records of Hidalgo County, Texas.
- hh. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 1, 2005, recorded under Document No 1530104, Officials Records of Hidalgo County, Texas.
- ii. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 30, 2005, recorded under Document No 1566232, Officials Records of Hidalgo County, Texas.
- jj. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 30, 2005, recorded under Document No 1566233, Officials Records of Hidalgo County, Texas.
- kk. Coal, lignite, oil, gas or other mineral interests, together with the rights incident thereto, contained in instrument dated January 6, 1982, recorded on February 25, 1982 in/under Volume 1769, Page 348 of the Deed Records of Hidalgo County, Texas, which document contains the following language, "Save and Except there is hereby reserved unto Grantors herein, their heirs and assigns, all of the oil, gas and other minerals, in and under and that may be produced form the above described property".
- ll. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- mm. Zoning and building ordinances in favor of the City of Donna.

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.

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

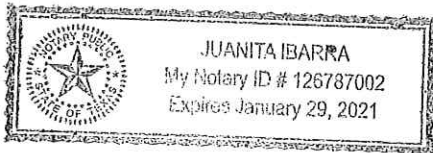
BY: Jose Beraza Brenda Bs
Jose Fidencio Beraza and Brenda Araceli Beraza

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20th day of July
2019, by Jose Fidencio Beraza and Brenda Araceli Beraza.



Juanita Ibarra
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO

Blanca Alicia Beraza

3111 Rosa St

Mercedes, Texas 78570



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
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Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-2186
Receipt No.: 008470
T7920-02-000-0032-00

BERAZA BLANCA A
3111 ROSA ST
MERCEDES, TX 78570
(956) 373-8637
(956) 373-8637

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2916Sq.Ft.
- [5] Legal Description: TROPICAL PALMS ESTATES #2 LOT 32
- [6] Location: ROSEVELT & FM 493 RD.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$98000
- [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 & REGULATIONS
Description: Permit 1-2186
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

Date

7/29/19

[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.

Alicia Beraza
Signature of Owner or Applicant

7-29-19
Date