

PLANNING DEPT. PCTS 1 CERTIFICATE OF PLAT & UTILITY STATUS

APPLICANT

APPLICATION NO.

1. JAVIER MIRANDA

1-3397

COMM. COURT: AUGUST 11, 2020



# PLANNING DEPARTMENT

Rev. 05-18-20

## 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: 1-3397

### 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: Javier Miranda

Address: 7601 White Eagle  
rd, Donna TX  
78537

Phone: 956-619-0672

Approved by Environmental Health	Temporary Service	Final Service
<u>[Signature]</u> Authorized Signature		Authorized Signature
Inspection/Permit No:	<u>Pending Septic Inst.</u>	
Date Approved:	<u>08/04/2020</u>	<u>/ /</u>

Water Supplier: North Plains

Utility Provider:  M.V.E.C.     AEP

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

regarding the land described as: PASTOS VERDES 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; (Date approved 9-12-07);

yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);

NO water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);

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; (verified by [Signature]);

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; (verified by [Signature]);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature      Hidalgo County Judge      Date

ATTEST:      Hidalgo County Clerk      Date



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## 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: Javier A. Mizaray

Address: 4601 Whisk east rd

Danna Tx 78537

Phone: 956-619-0672

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

Dustus vandes<sup>lot</sup> # 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)

8-4-2020  
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:

8/4/20  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

8/3/2020 12:19:31 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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Mission, Texas 78572  
Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 1-3397  
Receipt No.: 013558  
P4409-00-000-0010-00

MIRANDA JAVIER A & SELENA GARZA

413 CHEROKEE LN  
ALAMO, TX 78516  
(956) 619-0672  
(956) 619-0672

- [1] Contractor: self
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2299Sq.Ft.
- [5] Legal Description: PASTOS VERDES LOT 10
- [6] Location: SIoux & VALVERDE RD.
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$50000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C

Precinct: 1

Certification of Elevation Required: No

Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner'

Special Conditions: MUST COMPLY WITH ALL COUNTY

SETBACKS & REGULATIONS

Description: Permit 1-3397

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

*[Handwritten Signature]*  
\_\_\_\_\_  
Cashier

8/3/20  
\_\_\_\_\_  
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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Owner or Applicant

8-3-2020  
\_\_\_\_\_  
Date

CHARGE: VLTC  
GF# 165942 / JM

**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: February 7, 2020

Grantor: IVAN VARGAS and wife, VERONICA ISABEL RIOS-VARGAS a/k/a VERONICA I. RIOS

Grantor's Mailing Address: 550 San Antonio Circle  
Alamo, Texas 78516

Grantee: JAVIER ALONZO MIRANDA and wife, SELENA GARZA

Grantee's Mailing Address: 413 Cherokee Lane  
Alamo, Texas 78516

### Consideration:

TEN AND NO/100THS (\$10.00) DOLLARS and a note of even date executed by Grantee and payable to the order of SECURITY SERVICE FEDERAL CREDIT UNION in the principal amount of THIRTY FOUR THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$34,200.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SECURITY SERVICE FEDERAL CREDIT UNION and by a first-lien deed of trust of even date from Grantee to RUTH W. GARNER, Trustee.

### Property (including any improvements):

All of Lot 10, PASTOS VERDES SUBDIVISION, an Addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 53, Pages 181-183, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes

Reservations to Conveyance: NONE.

### Exceptions from Conveyance and Warranty:

1. Restrictive covenants dated September 14, 2007, filed September 14, 2007 under Document Number 2007-1806342 and dated August 12, 2009, filed August 27, 2009 under Document Number 2009-2029282, Official Records and Volume 53, Pages 181-183, Map Records of Hidalgo County, Texas.
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 Pastos Verdes Subdivision, recorded in Volume 53, Pages 181-183, Map Records of Hidalgo County, Texas.
4. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 28, 1960, by and between M.A. Hanson and wife, Luella R. Hanson, as Lessor, and Harry E. Reese, as Lessee, recorded on , in Volume 257, Page 548, Oil and Gas Records of Hidalgo County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 22, 1960, by and between Walter G. Weaver and wife, Henrietta Grell Weaver, as Lessor, and Harry E. Reese, as Lessee, recorded on December 22, 1960, in Volume 257, Page 550, 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 Luella R. Hanson, as Lessor, and Santa Fe Energy Company, as Lessee, dated July 27, 1984 recorded in Volume 2032, Page 404, Official Records of Hidalgo County, Texas.

7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, by and between Walter G. Weaver and wife, Henrietta Grell Weaver, as Lessor, and Santa Fe Energy Company, as Lessee, recorded in Volume 2032, Page 406, Official Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated September 17, 1951, recorded in Volume 743, page 383, Deed Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deeds dated August 30, 2006, filed September 22, 2006 under Document Number 2006-1666527 and dated August 12, 2009, filed August 27, 2009 under Document Number 2009-2029282, Official Records of Hidalgo County, Texas.
10. All water rights reserved as shown by instrument dated August 12, 2009, filed August 27, 2009 under Document Number 2009-2029282, Official Records of Hidalgo County, Texas.
11. Visible and apparent easements on or across the property herein described.
12. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
13. 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.
14. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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.

SECURITY SERVICE FEDERAL CREDIT UNION, 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 and superior title to the Property are retained for the benefit of SECURITY SERVICE FEDERAL CREDIT UNION and are transferred to SECURITY SERVICE FEDERAL CREDIT UNION without recourse against Grantor.

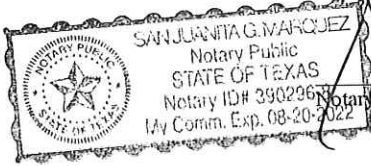
When the context requires, singular nouns and pronouns include the plural.

  
IVAN VARGAS

  
VERONICA ISABEL RIOS-VARGAS a/k/a  
VERONICA I. RIOS

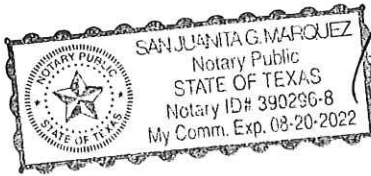
STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 21<sup>st</sup> day of February, 2020, by IVAN VARGAS.

 [Signature]  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 21<sup>st</sup> day of February, 2020, by VERONICA ISABEL RIOS-VARGAS a/k/a VERONICA I. RIOS.

 [Signature]  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:  
JEFFERSON A. CRABB  
6013 N. 10<sup>th</sup> Street  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:  
JAVIER ALONZO MIRANDA  
SELENA GARZA  
413 Cherokee Lane  
Alamo, Texas 78516