

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	OMAR MIRELES	3-6081
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: AUGUST 20, 2024	

PLANNING DEPARTMENT

County of Hidalgo



Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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

Anthony Uresti
Assistant Director

Application No: 3-6081

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

12/15/23

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Omar Mireles

Address: 3602 Buddy owens
McAllen TX 78504

Phone: (956) 313-3633

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>Ruoff R</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>/ /</u>	<u>Exatun S</u> <u>7/31/24</u>

Water Supplier: Sharyland

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

Account/ESI No.: 100327894-
[] Temporary Pole [] Permanent Service

regarding the land described as:

John H Shary Lot 456 A/K/A Casa Paraiso Lot 1

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 11/1/2023);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by Joy Carter);
- yes 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 Ruoff R);
- 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 8-2-24);
- 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 Ruoff R);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by 8-2-24);

Joy Carter
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 7-24-23

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A 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

Anthony Uresti
Assistant Director

Application No: 3-6081

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: Omar Mireles

Address: 3602 Baddy Owens
McAllen TX, 78504

Phone: 956-313-3633

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.): John H. Shary Lot 456

A/K/A Casa Paraiso Lot 1

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Omar Mireles
Requesting Party (Signature)

8/12/24
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:

8/12/24
Date

Fory Carter
County Official

ASSUMPTION WARRANTY DEED

Date: November 17, 2023

Grantor: **NANCY CINDY RODRIGUEZ**

Grantor's Mailing Address (including county):

2912 N. 51st Street
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: **OMAR MIRELES**

Grantee's Mailing Address (including county):

3602 Buddy Owens Avenue
McAllen, Texas 78504
Hidalgo County, Texas

Consideration: A cash consideration paid to Grantor by Grantee and Grantee's assumption of the unpaid principal and earned interest on the note in the original principal sum of **One Hundred Seventy-Five Thousand Dollars and No Cents (\$175,000.00)** dated **February 1, 2022**, executed by **NANCY CINDY RODRIGUEZ**, and payable to the order of **MANUEL ANGEL MURILLO**. The note is secured by a Vendor's Lien and additionally secured by a Deed of Trust dated **February 1, 2022**, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File Number **3307708**. Grantee agrees to indemnify and hold Grantor harmless from payment of the note and from performance of Grantor's obligations specified in the instruments securing payment of the note. Grantor assigns to Grantee both the casualty insurance policy on the property and all funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

The East 125.00 feet, more or less, of the West 585.00 feet, more or less, of the South 706.60 feet, more or less, of Lot 456, JOHN H. SHARY SUBDIVISION, a Subdivision in Hidalgo County, Texas, according to the Map or Plat thereof, recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession.
3. Easements, rights-of-way, and prescriptive rights, whether of record or not.
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

5. Rights of adjoining owners in any walls and fences situated on a common boundary.
6. Any discrepancies, conflicts, or shortages in area or boundary lines.
7. Any encroachments or overlapping of improvements.
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority.
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.


Grantor, for the consideration and subject to the reservations from, and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

To Grantor, a reservation of the vendor's lien and superior title to the property and its improvements until the note assumed by Grantee has been fully paid according to its terms, at which time this deed will become absolute. Except as provided in any deed of trust to secure assumption, Holder's release of the assumed liens will release this vendor's lien without the joinder of Grantor.

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 shall become absolute.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

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



 NANCY CINDY RODRIGUEZ

ACCEPTED:



 OMAR MIRELES

APPROVED BY:



 MANUEL ANGEL MURILLO

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17th day of November, 2023
by **NANCY CINDY RODRIGUEZ**.



Rebecca Acedo

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 17th day of November,
2023, by **OMAR MIRELES**.



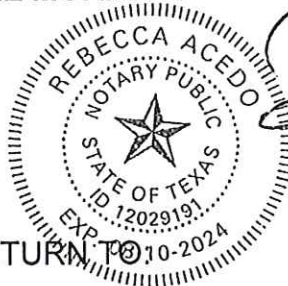
Rebecca Acedo

Notary Public, State of Texas

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 27th day of November,
2023, by **MANUEL ANGEL MURILLO**.



Rebecca Acedo

Notary Public, State of Texas

AFTER RECORDING RETURN TO

Law Offices of David A. Ewers, P.C.
P.O. Box 720059
McAllen, Texas 78504

PREPARED BY:

Law Offices of David A. Ewers, P.C.
P.O. Box 720059
McAllen, Texas 78504

Assumption Warranty Deed.wpd



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-6081

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Receipt No.: 032636
S2950-00-000-0456-50

MIRELES OMAR
3602 BUDDY OWENS AVE
MCALLEN, TX 78504
(956) 313-3633
(956) 437-5040

Community Panel Number: 4803340295D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 15', Side 15', Corner '
Special Conditions: Must comply with all HCPD set backs and regulations.

- [1] Contractor: DAVID FLORES
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling

Description: Permit 3-6081
Price: \$30.00

- [4] Size of Structure: 4545Sq.Ft.
- [5] Legal Description: JOHN H SHARY E125'-W585'-S706.6' LOT

Total Amount.....\$30.00

[5] Legal Description: JOHN H SHARY E125'-W585'-S706.6' LOT
456 2.03AQ GR 1.97AC NET N/A Casa Paraíso lot 1

Method of Payment: Cash

- [6] Location: Mile 6 Between Shary & Taylor

Check/M.O.#:

- [7] Sewage: N/A

Payment: \$30.00

- [8] Construction Type: Wood

Change Due: \$0.00

- [9] Est. Cost of Construction: \$300000

Application: sandra.cantu

- [10] Flood Zone: Zone X

Inspector: guillermo.rodriguez

Receipt: sandra.cantu

Sandra Cantu 12/5/23
Cashier 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]
Signature of Owner or Applicant

12/5/23
Date