





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 05-18-20

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

T.J. Arredondo, CFM  
Director of Planning

Precinct 1 2 3 4

Application No: 4-2373

### 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: Isabel Lopez

Address: 1925 Zenaida Ave  
McAllen, Tx 78504

Phone: (956) 984-9756

Approved by Environmental Health:	Temporary Service	Final Service <u>Mario Ramirez</u> <u>4-2373</u>
Inspection/Permit No:	Authorized Signature <u>4-2373</u>	Authorized Signature <u>septic installed</u>
Date Approved:	<u>1 / 1</u>	<u>10/08/20</u>

Water Supplier: Sharyland Water Supply

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000008942  
 Temporary Pole     Permanent Service

regarding the land described as:

Lot 6, Moreno Subdivision Phase 3

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 8/29/14);

(verified by [Signature]);

(verified by M Ramirez);

(verified by M Ramirez);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Application No: 4-2373

### 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: Isabel Lopez

Address: 1925 Zenaida Ave

McAllen, Tx 78504

Phone: (956) 984-9756

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

Lot 6, Moreno Subdivision, Phase III, an addition to the City of McAllen Hidalgo County Texas, according to map or plat thereof recorded under document No. 2544231, Official Records of Hidalgo County Texas.

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

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

X Isabel Lopez  
Requesting Party (Signature)

10-8-20  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat.

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/14/20  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

10/16/2019 2:08:59 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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Ph: 956-205-7045  
Fax: 956-205-7049

Permit No.: Permit 4-2373  
Receipt No.: 009430  
M6415-03-000-0006-00

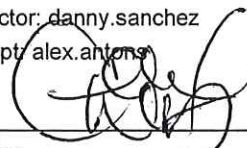
LOPEZ ISABEL  
1925 ZENaida AVE  
MCALLEN, TX 78504  
(956) 455-8899  
(956) 784-9756

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
Special Conditions: must comply with all setbacks and regulations required by the hcpd  
Description: Permit 4-2373  
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 5260Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 6
- [6] Location: 23rd and rogers
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

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

Method of Payment: Check  
Check/M.O.#: 525  
Payment: \$30.00  
Change Due: \$0.00  
Application: alex.antons  
Inspector: danny.sanchez  
Receipt: alex.antons

  
\_\_\_\_\_  
Cashier

10/16/19  
Date

Prop. ID# 959747

[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

10/16/19  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY THIS 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**

**Date:** December 14, 2017

**Grantor:** The Esperanza Z. Moreno Trust Dated 23rd Day of February 2007

**Grantor's Mailing Address (including county):**

16840 Pine Ridge Dr  
Granada Hills, California 91344

**Grantee:** Isabel Lopez,

**Grantee's Mailing Address (including county):**

1925 Zenaida Ave  
McAllen, Texas 78504  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot Six (6), MORENO SUBDIVISION, PHASE III, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded under Document No. 2544231, Official Records, Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations From and Exceptions to Conveyance and Warranty:**

1. Standby fees, taxes and assessments by any taxing authority for the year 2017, and subsequent years;
2. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
3. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
4. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded under Document No. 2544231, Official Records of Hidalgo County, Texas.
5. Subject to rights of way, easements and conditions as more fully described and reserved in Warranty Deed recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.
6. Right of way easement granted to Sharyland Water Supply Corporation dated April 10, 1980,

- recorded in volume 1669, Page 7, Deed Records, Hidalgo County, Texas.
7. Conveyance of Water Rights in favor of the City of McAllen dated September 10, 2005, under Document No. 1547184, Official Records, Hidalgo County, Texas.
  8. Water Service Agreement dated December 8, 2006, recorded under document No. 1696252, Official Records, Hidalgo County, Texas.
  9. Uniform Subdivision Non-Standard Water Service Agreement in favor of Sharyland Water Supply Corporation, a Texas Corporation dated December 12, 2006, recorded under Document No. 1697658, Official Records, Hidalgo County, Texas.
  10. Agreement for infrastructure improvements in favor of City of McAllen, dated November 27, 2012, recorded under Document no. 2410223, Official Records, Hidalgo County, Texas.
  11. Maintenance and/or special assessment(s) payable to Moreno Subdivision, a Texas nonprofit association, as set out in instrument dated March 28, 2013, filed April 19, 2013, under Document No. 2403914, Official Records, Hidalgo County, Texas.
  12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 2, 1955, recorded in Volume 168, Page 147, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
  13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1977, recorded in Volume 365, Page 373, Volume 365, Page 376 and Volume 265, Page 932, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
  14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 27, 1983, recorded in Volume 429, Page 555 and dated April 27, 1983, recorded in Volume 429, Page 560, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
  15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 25, 1983, recorded in Volume 1862, Page 900 and dated July 28, 1983, recorded in volume 1883, Page 772, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
  16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 28, 1983, recorded in Volume 1883, Page 722, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
  17. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated October 26, 1948, recorded in Volume 654, Page 211, Deed Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
  18. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 12, 1952, recorded in Volume 133, Page 196, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this

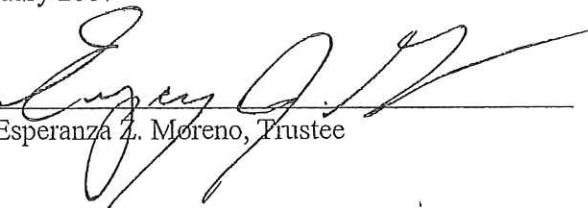
instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

- 19. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 13, 1971, recorded in Volume 1278, Page 608, Deed Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- 20. Any visible and apparent unrecorded easements on the insured property.
- 21. Right of parties in possession.
- 22. Rights of the Public in and to any portion of subject property lying within a public road.
- 23. 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.
- 24. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 25. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of any Municipal and/or other Governmental Authority.

Grantor, for the consideration, receipt of which is acknowledged, 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 conveyance and warranty.

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

The Esperanza Z. Moreno Trust Dated 23<sup>rd</sup> Day of February 2007

By:   
Esperanza Z. Moreno, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

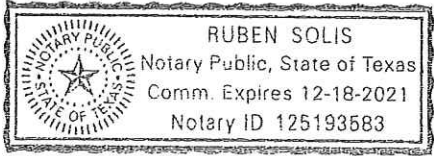
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COUNTY OF HIDALGO

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This instrument was acknowledged before me on December 14<sup>th</sup>, 2017, by Esperanza Z. Moreno, Trustee for The Esperanza Z. Moreno Trust Dated 23rd Day of February 2007, on behalf of said Trust.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF JOSE LUIS FLORES  
1111 W. Nolana Ave  
McAllen, Texas 78504

AFTER RECORDING RETURN TO:

LAW OFFICE OF JOSE LUIS FLORES  
1111 W. Nolana Ave  
McAllen, Texas 78504