



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-7474

### 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:

Approved by Environmental Health:	Temporary Service _____	Final Service <u>[Signature]</u>
Name: <u>Francisco J. Garza</u>	Authorized Signature _____	Authorized Signature <u>[Signature]</u>
Inspection/Permit No:	_____	_____
Date Approved:	<u>1 / 1</u>	<u>12 / 16 / 24</u>

Name: Francisco J. Garza

Address: 2609 Moreno Dr  
Edinburg, TX  
78541

Phone: 9566039191

Water Supplier: N/A

Utility Provider:  M.V.E.C.     AEP

Account/ESI No.: 1000124748  
 Temporary Pole     Permanent Service

regarding the land described as:

Moreno PH3 Lot 08

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 8/29/14);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- 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 [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]);

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct 1 2 3 (4)

**Anthony Uresti**  
Director of Planning

Application No: 4-7476

### 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: Francisco J. Garza  
Address: 2609 moreno Dr. Edinburg  
Tx. 78541  
Phone: (956) 6039191

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

Moreno Ph. 3 lot 8

**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)

12/16/2024  
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:

1/2/25  
Date

[Signature]  
County Official




COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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

Permit No.: Permit 4-7476  
Receipt No.: 030229  
M6415-03-000-0008-00

- GARZA FRANCISCO JAVIER & ELISABETH RIOS
- 5632 ACAPULCO ST
- RIO GRANDE , TX 78582
- (956) 844-4327
- (956) 844-4327
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3687Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 8
- [6] Location: ROGERS RD & N 23RD ST
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$180000
- [10] Flood Zone: Zone X

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 4-7476  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 263  
 Payment: \$30.00  
 Change Due: \$0.00  
 Application: alex.antons  
 Inspector: israel.lozoya  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

6/26/23  
 \_\_\_\_\_  
 Date

10# 959749

[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

6-26-23  
Date

SIERRA TITLE  
CLOSER gms GF# 3196972

### General Warranty Deed

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.

Date: January 9, 2023

Grantor: **ESPERANZA Z. MORENO, TRUSTEE OF THE ESPERANZA Z. MORENO TRUST DATED FEBRUARY 23, 2007**

Grantor's Mailing Address: 16840 Pineridge Dr.  
Granada Hills, California 91344  
Los Angeles County

Grantee: **FRANCISCO JAVIER GARZA and wife, ELISABETH RIOS**

Grantee's Mailing Address: 5632 Acapulco St.  
Rio Grande City, Texas 78582  
Starr County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):  
Lot 8, MORENO SUBDIVISION, PHASE III, an Addition to the City of McAllen, Hidalgo County, Texas, according to the Plat or Map thereof filed for record on August 29, 2014, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's File No. 2544231.

Reservations from Conveyance:  
Subject To:

None

Exceptions to Conveyance and Warranty:  
Subject To:

Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 19, 2013, under Clerk's File No. 2403914, and as shown by plat filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 29, 2014, under Clerk's File No. 2544231.

Easements for Canals, laterals, etc. as shown in Deed dated December 3, 1919, recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Encarnacion Aguinaga and wife, Carmen Aguinaga to Sharyland Water Supply Corporation, by instrument dated April 10, 1980, recorded in Volume 1669, Page 7, Deed Records of Hidalgo County, Texas.

Conveyance of Water Rights granted to City of McAllen, dated September 10, 2005, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 21, 2005, under Clerk's File No. 1547184.

Fifteen foot (15') Drainage Swale Easement along the South line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Utility Easement along the North fifteen feet (15.0') of the South thirty feet (30.0') of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Five foot (5.0') Utility Easement along the North line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Easements and conditions as shown on the Map filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 29, 2014, under Clerk's File No. 2544231.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1.

Easements, or claims of easements, which are not of public record.

Twenty-Five foot (25.0') or greater for easements, building set back line along the front line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Thirty foot (30.0') or greater for easements, building set back line along the rear line of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Six foot (6.0') or greater for easements, building set back line along the sides of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Eighteen foot (18.0') Garage building set back line, except where greater setback is required, greater setback applies of the subject land according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

No structure shall be permitted over any easements according to the Map or Plat thereof, filed for record in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 2544231.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joy G. Luitien et al, to TXO Production Corp., dated April 25, 1983, recorded in Volume 1862, Page 900 Official Records of Hidalgo County Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Georgia Moffitt, et al, to TXO Production Corp., dated July 28, 1983, recorded in Volume 1883, Page 772 Official Records of Hidalgo County Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain Warranty deed from J. C. Powell and Mignon Powell to Joe Hill and Irene Hill dated April 10, 1946, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 576, Page 625, Deed Records Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, reserved to grantor in that certain Warranty deed from H. F. Moffitt to Fred H. Coburn, dated October 26, 1948, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 654, Page 211, Deed Records Hidalgo County, Texas.

Mineral interest, together with all rights relative thereto, express or implied, as described in that certain instrument executed by Texan Land Company to Mike E. George, dated September 12, 1952, filed for record in the Office of the County Clerk of Hidalgo, County, Texas in Volume 133, Page 196, Oil and Gas Lease Records Hidalgo County, Texas.

Terms, conditions, and stipulations contained in Water Service Agreement between Sharyland Water Supply Corp., to RGV Horizon Developers, Ltd., dated December 8, 2006, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 11, 2006, under Clerk's File No. 1696252.

Liens for assessments as set out by Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas on April 19, 2013, under Clerk's File No. 2403914.

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.

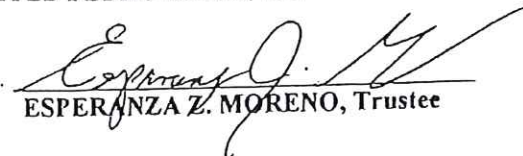
All ad valorem taxes for the year 2023 and all subsequent years.

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.

THE ESPERANZA Z. MORENO TRUST  
DATED FEBRUARY 23, 2007

By.   
ESPERANZA Z. MORENO, Trustee

CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT

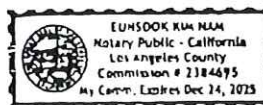


STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }

On this 11 day of January, 2023, before me, Eunsook Kim Nam, Notary Public, personally appeared ESPERANZA Z. MORENO, Trustee of THE ESPERANZA Z. MORENO TRUST DATED FEBRUARY 23, 2007, on behalf of such trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

  
Notary Public Signature



(Notary Public Seal)

AFTER RECORDING RETURN TO:  
Francisco Javier Garza and Elisabeth Rios  
5632 Acapulco St.  
Rio Grande City, Texas 78582

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3196972;MS/ct