

SEPTEMBER 2025

SUBMITTAL DATE	FOR APPROVAL BY C.COURT ON							ROUTING STAFF	RETURNED DATE BY C.COURT	RECEIVED BY STAFF
8/14/2026	APPLICANT 9/01/2026	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST				
8/12/2026	JOSE MORIN	MORENO		5	4-11078	WATER	MC			
8/13/2026	GRACIELA CURIEL	EVERGREEN DEVELOPMENT	67		4-10339	UTILITIES	MC			



PLANNING DEPARTMENT

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

RECEIVED
By: [Signature]

Aug 2 2026

Hidalgo County
Planning Dept.

Anthony Uresti
Director of Planning

Application No: 4-11070

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:

Jose Morin

Address:

15021 N.

Deport Rd

Edinburg Tx 78539

Phone:

956-240-1365

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>/ /</u>	<u>09/02/21</u>

Water Supplier:

Shary water Supply

Utility Provider:

☒ M.V.E.C.

☐ AEP

Account/ESI No.:

N/A

☒ Temporary Pole

☐ Permanent Service

regarding the land described as:

Moreno Lot 5

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 11/16/20);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

RECEIVED

June 11, 1968

Mr. J. H. Brown
1000 North 1st Street
St. Paul, Minnesota 55401



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: 4-11078

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: Jose Morin

Address: 15021 N Depot Rd
Edinburg Tx 78539

Phone: 956-240-1365

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

Moreno Lot 5

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Jose Morin
Requesting Party (Signature)

7-22-2026
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- ☒ Deed
☐ Executory Contract
☐ Lease
☐ Rent Receipt
☐ Affidavit
☐ Other (describe) DNT

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

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

08/14/26
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

7/22/2026 1:28:37 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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 4-11078

Receipt No.: 048119

M6415-00-000-0005-00

MORIN JOSE & ANGELICA MORIN

15021 N DEPOT RD

EDINBURG, TX 78541

(956) 240-1361

(956) 240-1361

[1] Contractor: SELF

[2] Water System: Sharyland WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 3861Sq.Ft.

[5] Legal Description: MORENO LOT 5

[6] Location: DEPOT RD. & W ROGERS RD.

[7] Sewage: N/A

[8] Construction Type: Block

[9] Est. Cost of Construction: \$280000

[10] Flood Zone: Zone X

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: No

Setbacks: Front 60', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH ALL REGULATIONS & RULES SET BY HIDALGO COUNTY PLANNING DEPARTMENT

Description: Permit 4-11078

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check

Check/M.O.#: 1364

Payment: \$200.00

Change Due: \$0.00

Application: elizabeth.lopez

Inspector: anitra.champion

Receipt: elizabeth.lopez

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 of Owner or Applicant

7-22-2026
Date

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: August 27, 2025

Grantor: VICTORIA GONZALEZ ESPINO, joined herein pro forma by her husband,
JESUS ESPINO GARZA

Grantor's Mailing Address: 9551 N. Moorefield Rd.
Edinburg, Texas 78539
Hidalgo County

Grantee: JOSE MORIN and wife, ANGELICA MORIN

Grantee's Mailing Address: 15021 N. Depot Rd.
Edinburg, Texas 78541
Hidalgo 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 5, of MORENO SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 38, Page 164, Map Records of Hidalgo County, Texas.

Reservations from Conveyance:

Subject To:

None

Exceptions to Conveyance and Warranty:

Subject To:

Restrictions as shown in the map as recorded in Volume 38, Page 164, Map Records, Hidalgo County, Texas.

Right of way easement granted to Hidalgo County, by Encarnacion Aguinaga and wife, Carmen Aguinaga, dated September 23, 1975, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1457, Page 666, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Sharyland Water Supply Corporation, by Encarnacion Aguinaga and wife, Carmen Aguinaga, dated July 25, 1979, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1634, Page 234, Deed Records, Hidalgo County, Texas.

Right of way easement granted to Sharyland Water Supply Corporation, by Encarnacion Aguinaga and wife, Carmen Aguinaga, dated April 10, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1669, Page 7, Deed Records, Hidalgo County, Texas.

Conveyance of Water Rights dated October 29, 2000, from Ignacio Moreno and wife, Esperanza Moreno, to the City of McAllen filed for record in the Office of the County Clerk of Hidalgo County, Texas, on December 29, 2000, under Clerk's File No. 931782.

Water Service Agreement between Sharyland Water Supply Corporation and Ignacio Moreno and wife, Esperanza Moreno, dated August 29, 2001, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 7, 2001, under Clerk's File Nos. 1005895 and 1005896.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 38, Page 164, Map Records of Hidalgo County, Texas.

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

Easements or claims of easements which are not a part of the public record.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from H. L. Cross, Lazaro Hinojosa, Jr. and Robert L. Schwarz, Co-Trustees of the J. T. Cross Family Trust, dated December 13, 1977 to TXO Production Corp., dated April 2, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 429, Page 555, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from La Verne Cross, Lazaro Hinojosa, Jr. and Robert L. Schwarz, Co-Trustees of the La Verne Cross Family Trust, dated December 23, 1977 to TXO Production Corp., dated April 27, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 429, Page 560, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Joy G. Luitien as Independent Executrix and Testamentary Trustee under the Will of Mike E. George, deceased and Joy G. Luitjen, as Agent and Attorney in fact for Letha K. George, a widow, to TXO Production Corp., dated April 25, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1862, Page 900, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Georgia Moffitt, widow of H.F. Moffitt, deceased, James M. Moffitt, individually and as Testamentary Trustee under the Will of H. F. Moffitt, deceased, and N. Buescher, Jr., Independent Executor and Testamentary Trustee under the Will of Nancy M. Buescher, deceased, to TXO Production Corp., dated July 28, 1983, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1883, Page 772, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deeds recorded in Volume 576, Page 625, and Volume 654, Page 211, both in Deed Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 6, 2004, under Clerk's File No. 1282945.

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 2025 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.


VICTORIA GONZALEZ ESPINO,

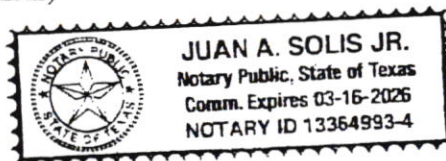

JESUS ESPINO GARZA

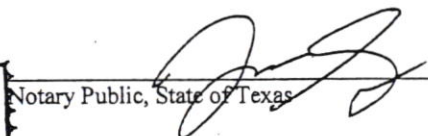
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27 day of August, 2025, by
VICTORIA GONZALEZ ESPINO.

(SEAL)



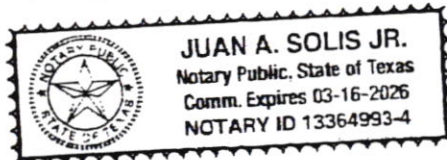

Notary Public, State of Texas

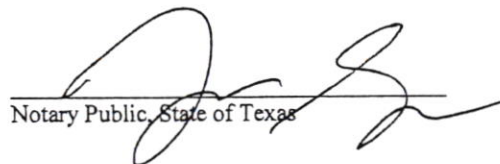
(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 27 day of August, 2025, by
JESUS ESPINO GARZA.

(SEAL)




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOSE MORIN and ANGELICA MORIN
15021 N. Depot Rd.
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3204958;RO/ab