

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	THERESA ANNE CANTU	4-29
2.	DANIEL ALVARADO AND CARMINA E. LOREDO	4-303
	COMM. COURT: MAY 1, 2018	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th 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: 4-303

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Daniel Alvarado

Address: 7500 Barb Mar Ln.
Edinburg TX 78541

Phone: 956-369-1024

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u>4/18/14</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 100 327894 93197599
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

7500 Barb Mar Ln, Edinburg TX 78541 5.90ac out of
lot #2 Whittenburg + Looney Subd. of lot #9 + lot #12

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST: _____
Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-303

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Daniel Alvarado

Known to me [or proved to me in the oath of _____ or through
Texas DL (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

5.90ac out of lot #2 Whittensburg + Looney Sub. of 14th + 10th #12

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Dany Alvarado (Signature)

SUBSCRIBED AND SWORN TO before me on 17th day April, 2018, to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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: March 16, 2016

Grantor: RUBEN RAMIREZ AND WIFE, ROSA A. RAMIREZ

Grantor's Mailing Address: 305 Sherman Ave.
Pasadena, Texas 77503

Grantee: DANIEL ALVARADO AND WIFE, CARMINA E. LOREDO

Grantee's Mailing Address: 3015 Nellie Ave.
Edinburg, Texas 78541

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements): 5.90 acres of land, more or less, out of Lot Two (2), Whittenburg and Looney Subdivision, of Lots Nine (9) and Twelve (12), of the East Retama Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 42, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and said 5.90 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at found "1/2" iron pipe lying in the North line of a 40.00 foot Dedicated Road and at the Northwest corner of said Lot 2, Whittenburg and Looney Subdivision, Hidalgo County, Texas, for the Northwest corner hereof;

THENCE, coincident with the North line of said Lot 2 and the North line of said 40.00 foot Dedicated Road (not in use), South 81 degrees 21 minutes East, at 666.60 feet pass a set "1/2" iron rod in the West line of the Lull Drainage Ditch Easement, at 689 feet pass the West edge of an existing drainage ditch, at 727.0 feet (deed: 728.0 feet) in all to a point at the Northeast corner of said Lot 2, lying inside said drainage ditch, for the Northeast corner hereof;

THENCE, within said drainage ditch and coincident with the East line of said Lot 2 and the West right-of-way line of Southern Pacific Railroad (S.P.R.R.) right-of-way, South 8 degrees 26 minutes West, at 40.0 feet pass a point in South right-of-way line of said 40 foot Dedicated Road (not in use), at 352.39 feet in all to a point inside said drainage ditch, for the Southeast corner hereof;

THENCE, North 81 degrees 25 minutes West, at 39 feet pass West edge of said drainage ditch, at 62.95 feet pass the West line of said Lull Drainage Ditch Easement, at 709.46 feet pass a found "1/2" iron rod in the East right-of-way line of Bar-Mar Ln. (a 40.0 foot county road), at 729.46 feet in all to a found cotton picker spindle in the West line of said Lot 2 and in the centerline of Bar-Mar Ln., for the Southwest corner hereof;

THENCE, coincident with the West line of said Lot 2 and the centerline of Bar-Mar Ln., North 8 degrees 50 minutes East, 353.24 feet to the PLACE OF BEGINNING, of which 0.81 acre lies in dedicated road right-of-way and 0.44 acre lies in drainage ditch easement.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

- Roadways as shown on the map of Whittenburg and Looney Subdivision, recorded in Volume 8, Page 42, Map Records of Hidalgo County, Texas and as shown on survey dated March 4, 2016, Job No.16-48905, prepared by Arturo A. Salinas, a registered professional land surveyor, No.4802.
- Irrigation Contract as shown by instrument dated March 11, 1933, recorded in Volume "P", Page 438, Deed Records of Hidalgo County, Texas.
- Agreement by and between, Hidalgo County Water Control and Improvement District No.1 and Hidalgo County Water Control and Improvement District No.15, as shown by instrument dated November 1, 1944, recorded in Volume 18, Page 380, Deed Records of Hidalgo County, Texas.

- Easement for reservoir, canals and drainage ditches as shown by instrument dated October 19, 1945, recorded in Volume 569, Page 316 and dated January 18, 1946, recorded in Volume 575, Page 353, Deed Records of Hidalgo County, Texas.
- Conveyance of Water Rights as shown by instrument dated February 9, 1956, recorded in Volume 854, Page 260 and dated May 23, 1963, recorded in Volume 1064, Page 347, Deed Records of Hidalgo County, Texas.
- Easement granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 1335, Page 471, Deed Records, Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated November 14, 1947, recorded in Volume 647, Page 487, Deed Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in Deed dated March 8, 1999, filed May 13, 1999 under Document Number 756372, Official Records of Hidalgo County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 8, 1979, recorded in Volume 380, Page 1000, Oil and Gas Records of Hidalgo County, Texas.
- Rights or claims, if any, of adjoining property owner in and to that portion of property lying between the fence and North and South boundary property lines, as shown on a survey dated 3/4/2016 by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 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.
- Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.

RUBEN RAMIREZ

Rosa A. Ramirez

ROSA A. RAMIREZ

(Acknowledgment)

STATE OF TEXAS

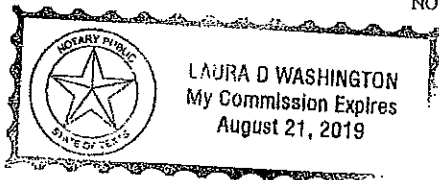
COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on March 16th, 2016 by Rosa A. RUBEN RAMIREZ.

Laura D Washington

NOTARY PUBLIC - STATE OF TEXAS



- Easement for reservoir, canals and drainage ditches as shown by instrument dated October 19, 1945, recorded in Volume 569, Page 316 and dated January 18, 1946, recorded in Volume 575, Page 353, Deed Records of Hidalgo County, Texas.
- Conveyance of Water Rights as shown by instrument dated February 9, 1956, recorded in Volume 854, Page 260 and dated May 23, 1963, recorded in Volume 1064, Page 347, Deed Records of Hidalgo County, Texas.
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- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 8, 1979, recorded in Volume 380, Page 1000, Oil and Gas Records of Hidalgo County, Texas.
- Rights or claims, if any, of adjoining property owner in and to that portion of property lying between the fence and North and South boundary property lines, as shown on a survey dated 3/4/2016 by Arturo A. Salinas, Registered Professional Land Surveyor # 4802.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 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.
- Standby fees, taxes and assessments by any taxing authority for the year 2016, and subsequent years, the payment of which Grantee assumes.

Grantor and Grantee agree that Grantor has conveyed the Property and Grantee has accepted the Property in its "AS IS" CONDITION, with any and all defects and without warranty except for the warranties of title and the warranties in the contract executed between Grantor and Grantee.

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.



RUBEN RAMIREZ

ROSA A. RAMIREZ

(Acknowledgment)

STATE OF TEXAS SOUTH CAROLINA
COUNTY OF CHARLESTON[§]

This instrument was acknowledged before me on March 16, 2016 by RUBEN RAMIREZ.


NOTARY PUBLIC - STATE OF TEXAS 460
SOUTH CAROLINA

AMBER S. DEUTSCH
Notary Public for South Carolina
My Commission Expires 2-6-2024

(Acknowledgment)

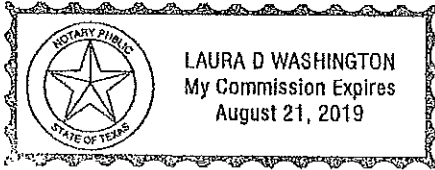
STATE OF TEXAS

COUNTY OF Harris

NOTARY PUBLIC

This instrument was acknowledged before me on March 16th, 2016 by ROSA A. RAMIREZ.

[Handwritten Signature]
NOTARY PUBLIC - STATE OF TEXAS



AFTER RECORDING RETURN TO :
DANIEL ALVARADO &
CARMINA E. LOREDO
3015 Nellie Ave. XXXX
Edinburg, Texas 78541

PREPARED IN THE LAW OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No.: 146903

STATE OF TEXAS
COUNTY OF HIDALGO

DOC# 397566

WARRANTY DEED

Date: June 14, 1994

Grantor: ALLAN HUDDLESTON NEIGHBORS, JR.,
a single person, also known as
A. H. Neighbors, Jr. and
Allan H. Neighbors, Jr.

Grantor's Mailing Address (including county):

2708 Pecos Street
Austin, Travis County, Texas 78703

Grantee: NEIGHBORS FAMILY LIMITED PARTNERSHIP

Grantee's Mailing Address (including county):

2708 Pecos Street
Austin, Travis County, Texas 78703

Consideration: Ten and no/100 Dollars (\$10.00) and other
valuable consideration.

Property (including any improvements):

5.90 acres of land out of Lot Two (2), Whittenburg and
Looney Subdivision of Lots Nine (9) and Twelve (12), of the
East Retama Subdivision, a subdivision of portions of the
San Salvador Del Tule Grant, Hidalgo County, Texas, and
being more particularly described by metes and bounds in
Exhibit A attached hereto and incorporated herein by
reference.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and
all easements, rights-of-way, and prescriptive rights,
whether of record or not; all presently recorded
restrictions, reservations, covenants, conditions, oil and
gas leases, mineral severances, and other instruments, other
than liens and conveyances, that affect the property; rights
of adjoining owners in any walls and fences situated on a
common boundary; any discrepancies, conflicts, or shortages
in area or boundary lines; any encroachments or overlapping
of improvements; all zoning laws, regulations and ordinances
of municipal and/or other governmental authorities, if any,
but only to the extent that they are still in effect,
relating to the hereinabove described property; and taxes
for the year 1994, the payment of which Grantee assumes.

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 conveyance and warranty.

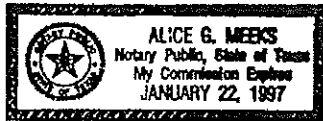
When the context requires, singular nouns and pronouns include the plural.

Allan H.
ALLAN HUDDLESTON NEIGHBORS, JR.

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 14
day of June, 1994, by Allan Huddleston Neighbors,
Jr.



Alice G. Meeks
Notary Public, State of Texas
Notary's Name Printed:
Alice G. Meeks
My Commission Expires: 1-22-97

AFTER RECORDING RETURN TO:

Saegert, Angenend & Augustine, P.C.
P. O. Box 410
Austin, Texas 78767

EXHIBIT "A"

5.90 acres of land out of Lot Two (2), Whittenburg and Looney Subdivision, of Lots Nine (9) and Twelve (12), of the East Retama Subdivision, a subdivision of portions of the San Salvador Del Tule Grant, Hidalgo County, Texas:

BEGINNING at the Northwest corner of Lot 2 of said Whittenburg and Looney Subdivision, Hidalgo County, Texas, for the Northwest corner hereof;

THENCE, with the North line of Lot 2 and the North line of 40.0 foot Dedicated Road (not in use); South $81^{\circ} 21'$ East, at 663.5 feet pass the West edge drain ditch at 700.5 feet pass the East edge of drain ditch and at 728.0 feet, the Northeast corner of Lot 2, for the Northeast corner hereof;

THENCE, with the East line of Lot 2 and the West right-of-way line of S.P.R.R. right-of-way; South $8^{\circ} 26'$ West, at 40.0 feet pass a pipe on South right-of-way line of 40.0 foot Dedicated Road (not in use) and at 352.39 feet to a pipe, for the Southeast corner hereof;

THENCE, parallel to the North line of Lot 2; North $81^{\circ} 25'$ West, at 26.5 feet pass East edge of drain ditch and at 63.5 feet pass West edge of drain ditch, at 709.46 feet a pipe on East right-of-way line of 40.0 foot county road and at 729.46 feet a point on the West line of Lot 2, for the Southwest corner hereof;

THENCE, with the West line of Lot 2 in center of county road; North $8^{\circ} 50'$ East, 353.24 feet to the PLACE OF BEGINNING, containing 5.90 acres of land, more or less, of which 0.81 acre is in county roads, and 0.27 acre is in use by drain ditch.

FILED FOR RECORD
DOC# 397566 \$13
07-13-1994 12:22:23
WILLIAM (BILLY) LEO
HIDALGO COUNTY



Chapter 232, Texas Local Government Code

2/12/2018 11:25:03 AM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	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

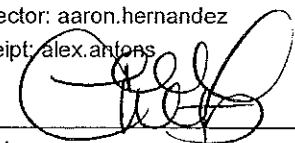
Permit No.: Permit 4-303
Receipt No.: 001279
W5500-00-000-0002-00

- ALVARADO DANIEL & CARMINA E LOREDO
3015 NELLIE AVE
EDINBURG, TX 78541
(956) 369-1024
(956) 369-1024
- [1] Contractor: SELF
 - [2] Water System: City of Edinburg
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 3805Sq.Ft.
 - [5] Legal Description: WHITTENBURG-LOONEY TR 2 N353.24'-W729.46' IRR TR 5.90AC GR 4.82AC NET
 - [6] Location: SEMINARY & BAR-MARS
 - [7] Sewage: N/A
 - [8] Construction Type: Brick
 - [9] Est. Cost of Construction: \$200000
 - [10] Flood Zone: Zone AE

Community Panel Number: 480334-0325D AE-25
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 20', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY SETBACKS AND REGULATIONS / B.F.E 86'
Description: Permit 4-303
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: aaron.hernandez
Receipt: alex.antons

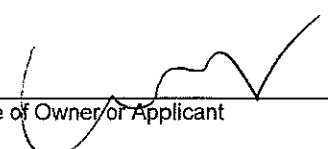


Cashier

2/12/18
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/Applicant

2/12/18

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

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1902 Joe Stephens Ave.
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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 429

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: THEESA CANTU

Address: 17508 N CITRUS DR.
EDENBURG, TX

Phone: (956) 624-1485

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>R Rios</u> Authorized Signature
Inspection/Permit No:		<u>51654</u>
Date Approved:	<u>1 1</u>	<u>04/19/18</u>

Water Supplier: NAWS

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

Account/ESI No.: N/A
[] Temporary Pole [x] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

de tract of land out of
CITRUS Properties lot #15

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th 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
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Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 429

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

TERESA CANTU

Known to me [or proved to me in the oath of TX DL # 10381005 or through Valid ID (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot # 15, 17508 N. Citrus Dr. Edinburg TX.
A 7.16 acre tract of land out of Citrus Properties lot # 15
[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

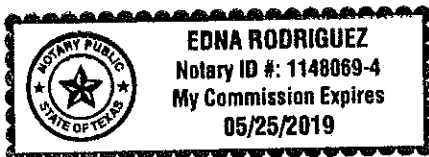
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42, and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on April 19, 2018, to certify which, witnesses my hand and seal of office.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STG/MC
SIERRA TITLE
GF# 2173372

Warranty Deed with Vendor's Lien

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: October 19, 2017

Grantor: JOHN T. STEELE, TRUSTEE OF THE JOHN T. STEELE REVOCABLE TRUST AGREEMENT DATED APRIL 30, 2010

Grantor's Mailing Address: 6611 Elder Avenue
Springfield, Virginia 22150
Fairfax County

Grantee: THERESA ANNE CANTU, a married woman

Grantee's Mailing Address: 3717 Lafferty Lane
McAllen, Texas 78504
Hidalgo County

Consideration: ONE HUNDRED THIRTY SEVEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$137,600.00) which said sum represents the first draw on that certain note in the principal amount of TWO HUNDRED SEVENTY EIGHT THOUSAND NINE HUNDRED NINETY FIVE AND NO/100 DOLLARS (\$278,995.00), of even date herewith, executed by Grantee to BANK OF SOUTH TEXAS, 840 N. Cage Blvd., Pharr, Hidalgo County, Texas 78577. The note is secured by a vendor's lien retained in favor of BANK OF SOUTH TEXAS in this deed and by a Deed of Trust of even date from Grantee to DARRYL K. LEMKE, Trustee.

Property (including any improvements):

A 7.66 acre tract of land out of Lot 15, CITRUS PROPERTIES SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 13, Page 23 of the Map Records of said County, said tract being more particularly described by metes and bounds as follows;

Beginning at a cotton picker spindle found at the Southeast corner of said Lot 15, for the Southeast corner hereof;

Thence with the South line of said Lot North 81 degrees 34 minutes West, at 20.00 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Melden & Hunt" at the West Right of Way of Eubanks Road, at 1278.47 feet found a one-half (1/2) inch diameter iron rod at the East Right of Way of Citrus Drive, at 1298.47 feet in all to a one-half (1/2) inch diameter iron rod found at the Southwest corner of said Lot 15, for the Southwest corner hereof;

Thence with the West line of said Lot, the centerline of said Citrus Drive, North 08 degrees 35 minutes 50 seconds East 266.47 feet to the Northwest corner hereof;

Thence parallel with the North line of said Lot, the South line of Hidalgo County Drainage District No.1 Right of Way as described in Document Number 2587412 of the Official Records of said County, South 81 degrees 34 minutes East, at 20.00 feet pass the East Right of Way of said Road, at 24.40 feet found a one-half (1/2) inch diameter iron rod with cap stamped "Teds 4637", at 430.29 feet in all to a one-half (1/2) inch diameter iron rod with cap stamped "PENA 5242" set for a point of deflection;

Thence South 71 degrees 52 minutes 33 seconds East 89.11 feet to a one-half (1/2) inch diameter iron rod with cap stamped "PENA 5242" set for a point of deflection;

Thence continuing with the South Right of Way of said Drain Ditch South 81 degrees 34 minutes East, at 761.06 feet found a one-half (1/2) inch diameter iron rod with cap stamped

"Teds 4637", at 761.56 feet pass the West Right of Way of Eubanks Road, at 781.56 feet in all to the Northeast corner hercof;

Thence with the East line of said Lot, the centerline of Eubanks Road South 08 degrees 35 minutes West 251.48 feet to the PLACE OF BEGINNING, containing Seven and sixty-six hundredths (7.66) acres, more or less.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 13, Page 23, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15.

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

Reservation of all oil, gas, and other minerals, together with all rights relative thereto, express or implied, reserved to grantor in that certain deed, dated February 28, 1980, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1669, Page 245, Official Records Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.

The encroachment of that certain Barbed Wire fence, and to any claim or assertion of ownership by adjacent land owner(s) in and to that land lying between the established property line of the insured land and said fence, the approximate location(s) of which is(are) shown on the survey prepared by Pena Engineering, Pablo Pena III, Registered Professional Land Surveyor No. 5242, last dated July 22, 2017.

Any portion of subject property lying within the bounds or boundaries of any road or roadway, The approximate location(s) of which is(are) shown on shown on the survey prepared by Pena Engineering, Pablo Pena III, Registered Professional Land Surveyor No. 5242, last dated July 22, 2017.

All ad valorem taxes for the year 2018 and all subsequent years.

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 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 and Exceptions to Conveyance and Warranty.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, without covenant or warranty express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting properties (except to the extent, if any, that such strips or gores abut or provide access to other properties owned by Grantor), (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed, but reserving and retaining unto Grantor, its successors

and assigns, the nonexclusive and coextensive right to the use and benefit of the same for the benefit of any other properties owned by Seller to which such rights are appurtenant.

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.

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

BANK OF SOUTH TEXAS, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the hereinbefore described \$137,600.00 draw, the vendor's lien, together with the superior title to said Property, is retained for the benefit of BANK OF SOUTH TEXAS and the same are hereby transferred and assigned to BANK OF SOUTH TEXAS.

JOHN T. STEELE, TRUSTEE OF THE
JOHN T. STEELE REVOCABLE
TRUST AGREEMENT DATED APRIL
30, 2010

By: John T. Steele, Trustee
JOHN T. STEELE, Trustee

(Acknowledgement)

STATE OF VIRGINIA
COUNTY OF FAIRFAX

This instrument was acknowledged before me on the 19th day of October, 2017, by JOHN T. STEELE, Trustee of THE JOHN T. STEELE REVOCABLE TRUST AGREEMENT DATED APRIL 30, 2010, on behalf of such trust.

(SEAL)

Sandra Briones
Notary Public, State of Virginia

SANDRA BRIONES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APR. 30, 2020
COMMISSION # 7232079

AFTER RECORDING RETURN TO:
Theresa Anne Cantu and Jose L. Cantu
3717 Lafferty Lane
McAllen, Texas 78504

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
FileNo.:GT#3173372;A/C/ct



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
1304 South 25th Street
Edinburg, Texas 78542
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 4-29
Receipt No.: 000108
C5050-00-000-0015-00

CUSTOM HOMES BY LOZANO

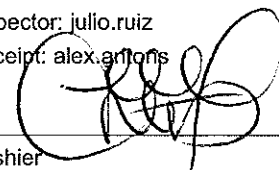
214 N 16TH ST #119
MCALLEN , TX 78501
(956) 483-0515
(956) 483-0515

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3200Sq.Ft.
- [5] Legal Description: CITRUS PROPERTIES LOT 15 7.74 AC NET
- [6] Location: HOEHN DR & MONTE CRISTO
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$128000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0325 D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 50', Rear 50', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-29
Price: \$30.00

Total Amount.....\$30.00

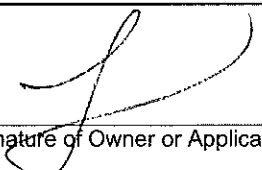
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.0
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier 

Date 10/13/17

[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 

Date 10/13/17



1/2 S. 1/4, PARISH, A REPRESENTATIVE PUBLIC UTILITY, POWER CO., SECURE THE PROGRESS AND DEVELOPMENT OF THE STATE OF TEXAS BY THE CONSTRUCTION OF PUBLIC UTILITIES AND THE PROMOTION OF THE INTERESTS OF THE PEOPLE THEREOF.

Signature of Daniel Peterkin, Jr., President of Citrus Properties, Inc.

SECTION 4 SUBDIVISION OF LOT 5, BLOCK 1, OF LOT 4, BLOCK 20, LOT 1, TRACT 5, IN DISTRICT 21, COUNTY OF HIDALGO, TEXAS, BEING A SUBDIVISION OF THE LANDS OF THE STATE OF TEXAS, AS SHOWN ON THE MAP OF THE PUBLIC UTILITY, POWER CO., SECURE THE PROGRESS AND DEVELOPMENT OF THE STATE OF TEXAS BY THE CONSTRUCTION OF PUBLIC UTILITIES AND THE PROMOTION OF THE INTERESTS OF THE PEOPLE THEREOF, FILED FOR RECORD IN THE PUBLIC UTILITY, POWER CO., SECURE THE PROGRESS AND DEVELOPMENT OF THE STATE OF TEXAS BY THE CONSTRUCTION OF PUBLIC UTILITIES AND THE PROMOTION OF THE INTERESTS OF THE PEOPLE THEREOF, IN THE COUNTY OF HIDALGO, TEXAS, ON FEBRUARY 17, 1930.

CITRUS PROPERTIES SUBDIVISION

Block	Lot	Acres	Area
97	1000	100.00	100.00
96	1000	100.00	100.00
95	1000	100.00	100.00
94	1000	100.00	100.00
93	1000	100.00	100.00
92	1000	100.00	100.00
91	1000	100.00	100.00
90	1000	100.00	100.00
89	1000	100.00	100.00
88	1000	100.00	100.00
87	1000	100.00	100.00
86	1000	100.00	100.00
85	1000	100.00	100.00
84	1000	100.00	100.00
83	1000	100.00	100.00
82	1000	100.00	100.00
81	1000	100.00	100.00
80	1000	100.00	100.00
79	1000	100.00	100.00
78	1000	100.00	100.00
77	1000	100.00	100.00
76	1000	100.00	100.00
75	1000	100.00	100.00
74	1000	100.00	100.00
73	1000	100.00	100.00
72	1000	100.00	100.00
71	1000	100.00	100.00
70	1000	100.00	100.00
69	1000	100.00	100.00
68	1000	100.00	100.00
67	1000	100.00	100.00
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44	1000	100.00	100.00
43	1000	100.00	100.00
42	1000	100.00	100.00
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40	1000	100.00	100.00
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37	1000	100.00	100.00
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28	1000	100.00	100.00
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24	1000	100.00	100.00
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14	1000	100.00	100.00
13	1000	100.00	100.00
12	1000	100.00	100.00
11	1000	100.00	100.00
10	1000	100.00	100.00
9	1000	100.00	100.00
8	1000	100.00	100.00
7	1000	100.00	100.00
6	1000	100.00	100.00
5	1000	100.00	100.00
4	1000	100.00	100.00
3	1000	100.00	100.00
2	1000	100.00	100.00
1	1000	100.00	100.00

STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT, Citrus Properties, Inc., a Corporation domiciled in the County of Cook, State of Illinois, owner of the land herein mapped and platted, does hereby declare the attached map or plat together with the certificate of C. L. Fabian, Registered Public Surveyor, McAllen, Texas, thereto attached, and does hereby designate and describe the lands shown thereon and embraced therein to be known as CITRUS PROPERTIES SUBDIVISION of lands in Hidalgo County, Texas, being a resubdivision of Lot 5; 33.23 acres of Lot 6 out of Block 20; Lots 1 through 6, both inclusive, out of Block 21; Lots 1 through 6, both inclusive, out of Block 22; Lots 1, 2, 3, and 4, the West 1/2 of Lot 3 and the Southwest 1/4 of Lot 4, out of Block 29 of the Rio Grande Development Company Subdivision (revised plat), of lands out of the San Salvador del Tule Grant, in Hidalgo County, Texas, and does hereby grant and dedicate the streets and roads as shown thereon to the use of the public and of Hidalgo County, Texas, as long as it shall accept, maintain and protect the same to the use and benefit of the public, reserving and retaining, however, unto said Owners, their successors, assigns and licensees, in all things, the right to any and all oil, gas and minerals not heretofore reserved and conveyed, underlying or that may be recovered from the land underlying that portion of the property dedicated as streets and roads, and also the right to construct, maintain and operate from time to time, and as often and during such periods of time as it may deem proper, over, upon, across and along said streets and roads either all or any of the following, to-wit: Irrigation canals, gates, meters, bridges, pipes, siphons or other structures, pipelines or appurtenances used in connection with or for conveying or distributing water, oil, gas or other commodities.

The acreage embraced within each of the lots delineated within the attached map is calculated to the center of the road or street and is subject to the easement in favor of Hidalgo County and the State of Texas for the use of such portion thereof as roadways, hereinafter provided.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 1st day of October, A. D. 1930.

ATTEST: CITRUS PROPERTIES, INC. Daniel Peterkin, Jr., President

STATE OF ILLINOIS COUNTY OF COOK

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DANIEL PETERKIN, JR., President of CITRUS PROPERTIES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purpose and consideration therein expressed as the act and deed of said corporation, and in the capacity as therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of October, 1930.

Notary Public in and for Cook County, Illinois

My Commission Expires: 7/1/31

APPROVED FOR RECORDING FOR RECORDING

APPROVED FOR RECORDING COMMISSIONERS' COURT

READ AND SIGNATURE

