

| PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY | | |
|--|---------------------------------------|------------------------|
| | APPLICANT | APPLICATION NO. |
| 1. | MARIA VIDAURRI | 3-197 |
| 2. | IRACEMA M. TREVINO | 3-69 |
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| | COMM. COURT: NOVEMBER 20, 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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 3-197

1/30/18

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

Upon the application of:

Name: María Vidarrui

Address: 6105 N. Doffing Rd
Mission, TX
78574

Phone: (956) 432-7644

| Approved by Environmental Health: | Temporary Service | Final Service |
|-----------------------------------|----------------------|----------------------|
| Inspection/Permit No: | Authorized Signature | Authorized Signature |
| Date Approved: | <u>1 / 1</u> | <u>1/1/18</u> |

Water Supplier: Agua Sud

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

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

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

Doffing Acres Lot 9

[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.

Sandra Carter 1/1/18
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 |
|--|---|---|

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3197
1/30/18

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

Mania Vidarrui

Known to me [or proved to me in the oath of Texas ID Card or through
T ID# 17104008 (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:

Doffing Acres Lot 9"

[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-

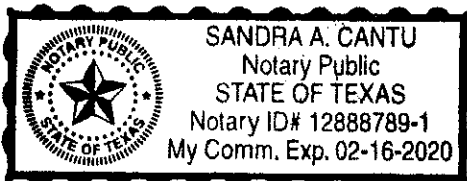
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Mania Vidarrui (Signature)

SUBSCRIBED AND SWORN TO before me on November 1, 2018, to certify which, witnesses my hand and seal of office.

Sandra Cantu

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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.

GIFT DEED

Date: July 26, 2017

Grantor: Ricardo Vasquez, Jr.

Grantor's Mailing Address (including county): 5005 Vanessa
Mission, Texas 78574
Hidalgo County, Texas

Grantee: Maria Vidaurri

Grantee's Mailing Address (including county): 5005 Vanessa
Mission, Texas 78574
Hidalgo County, Texas

Consideration: In consideration of the love and affection that Grantor has for Grantee

Property (including any improvements):

Lot(s) 9, Doffing Acres Subdivision, Being a Subdivision of 10.88 acres out of all Lot 42, Nick Doffing Subdivision No. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 28, Map Records, Hidalgo County, Texas, Reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note") dated March 20, 1996, in the original principal amount of Three Hundred Seventy One Thousand Eight Hundred and 00/100 Dollars (\$371,800.00), payable to the order of International Bank of Commerce, which is described in and secured by a deed of trust filed for record in the Office of the County Clerk of Hidalgo County, Texas;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easement, rights-of-way, and prescriptive rights whether of record or not;
5. All recorded restrictions, reservations covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;
7. Any discrepancies, conflicts or shortages in area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the

- creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or their applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
 11. The prior reservation or conveyance of all oil, gas and other minerals previously reserved or conveyed by any parties having the right to do so.

Conveyance:

Grantor gives and conveys, with full intention, the above-described Property unto Grantee as a gift. Grantor retains no reversionary right or interest in and to the property. Grantor gives, grants and conveys unto Grantee all of Grantor's right, title and interest in and to the above-described Property.

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

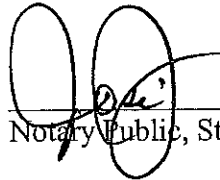


 RICARDO VASQUEZ, JR.

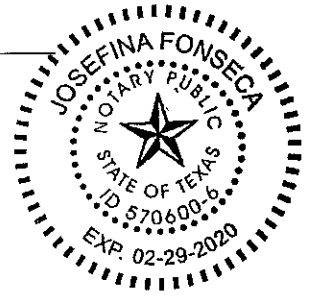
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

State of Texas §
 § Acknowledgment
 County of Hidalgo §

This instrument was acknowledged before me on the 26th day of July, 2017, by RICARDO VASQUEZ, JR.



 Notary Public, State of Texas



**AFTER RECORDING
 RETURN TO:**
 Mari Vidaurri
 5005 Vanessa
 Mission TX 78574

PREPARED BY:
 Kelly K. McKinnis
 Attorney At Law
 Annex Office:
 302 E. Coma, Suite B
 Hidalgo TX 78557



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 | Misslon, 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 |

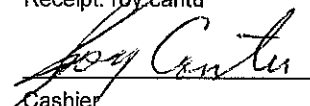
Permit No.: Permit 3-197
Receipt No.: 001148
D6008-00-000-0009-00

- VIDAURRI MARIA
- 5005 VANESSA DR
- MISSION, TX 78574
- (956) 432-7646
- (956) 432-7646
- [1] Contractor: N/A
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2668Sq.Ft.
- [5] Legal Description: DOFFING ACRES LOT 9
- [6] Location: DOFFING RD & 5 ML
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$185000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0290D
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 25', Side 7', Side 7', Corner '
Special Conditions: must comply w/all regulations and setbacks.
Description: Permit 3-197
Price: \$30.00

Total Amount.....\$30.00

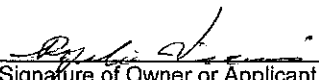
Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: beto.garza
Inspector: beto.garza
Receipt: roy.cantu


Cashier

1/30/18
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 or Applicant

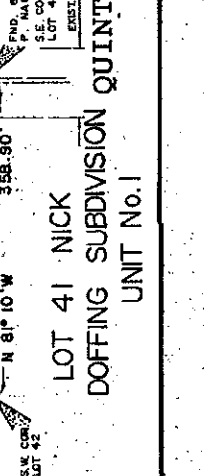
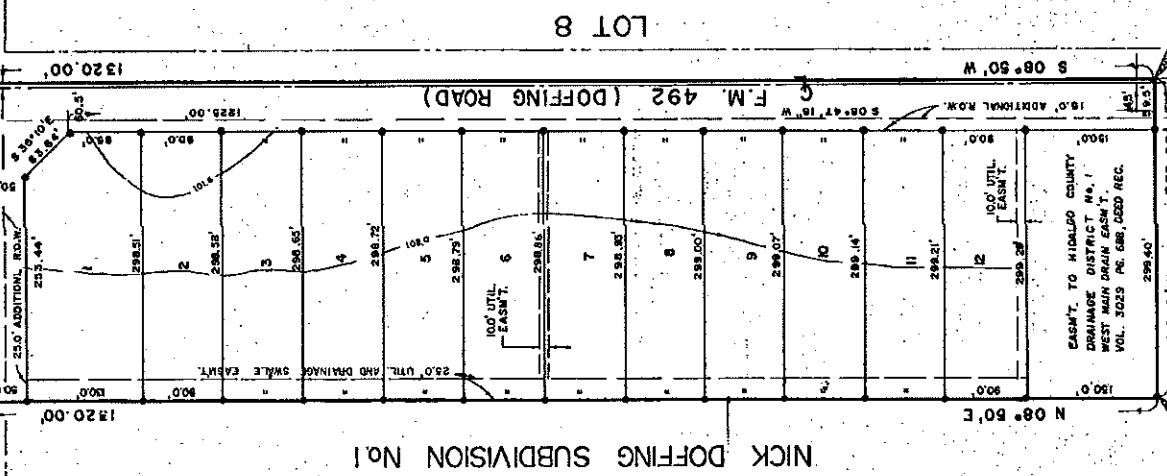
1/30/18
Date

Rogelio V. daurri

NICK DOFFING SUBDIVISION No. 1

LOT 51

EXIST. 50.0' R.O.W. N.W. COR. LOT 42
 MILE 5 NORTH ROAD S 81° 10' E 358.90'



DOFFING ACRES SUBDIVISION

BEING A SUBDIVISION OF 10.88 ACRES OUT OF ALL LOT 42, NICK DOFFING SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS.

NOTES AND BOUNDS

1. 10.88 ACRES TRACT OF LAND BEING ALL OF LOT 42, NICK DOFFING SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS, AS SHOWN ON THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.88 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60 PENNY NAIL FOUND IN THE CENTERLINE OF MILE 5 NORTH ROAD FOR THE NORTHEAST CORNER OF LOT 42, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 08° 50' 00" ALONG THE EAST LINE OF LOT 42, PASSING AT 100.00 FEET AS A 90° 00' 00" ANGLE TO THE RIGHT A 1/2" IRON ROD SET AT 55.50 FEET FOR THE INTERSECTION OF THE WEST R.O.W. LINE OF F.M. 492 AND THE SOUTH R.O.W. LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO A 60 PENNY NAIL FOUND FOR THE SOUTHWEST CORNER OF LOT 42, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 81° 10' 00" ALONG THE SOUTH LINE OF LOT 42, PASSING A 1/2" IRON ROD SET AT 54.50 FEET FOR THE WEST R.O.W. LINE OF F.M. 492, A TOTAL DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF LOT 42, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 08° 50' 00" E, ALONG THE WEST LINE OF LOT 42, PASSING A 1/2" IRON ROD SET AT 1270.00 FEET FOR THE SOUTH R.O.W. LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF LOT 42, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 81° 10' 00" E, ALONG THE NORTH LINE OF LOT 42, AND THE CENTERLINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.88 ACRES OF LAND MORE OR LESS.

APPROVED FOR RECORDING

- NOTES:
1. DRAINAGE DETENTION REQUIRED PER LOT 340 C.F.
 2. LOT 1 SHALL HAVE ACCESS TO MILE 5 NORTH ROAD IF RESIDENTIAL AND SHALL HAVE ACCESS TO MILE 5 NORTH ROAD AND/OR TO F.M. 492 IF COMMERCIAL.
 3. 6.0' FENCE BUFFER REQUIRED ALONG THE SOUTH SIDE OF LOT 12
 4. FLOOD ZONE DESIGNATION: ZONE "C"
 5. AREAS OF MINIMAL FLOODING
 6. C.F.M. 480324 CSUO C MAP REVISED: 11-16-82
 7. ONE SINGLE FAMILY DWELLING PER LOT.
 8. CONCRETS MUST BE PROVIDED FOR ALL DRIVEWAYS
 9. MINIMUM FINISH FLOOR ELEVATION: 18' ABOVE CENTERLINE OF F.M. 492
 10. THERE ARE NO WATER WELLS WITHIN 150.00 FEET FROM THE FRONT BRASS
 11. MINIMUM BUILDING SETBACK LINES: 40.0' FRONT, 20.0' BRASS, 7.0' SIDE
 12. NO SIDEWALK REQUIRED ON THIS PLAT.
 13. NO BUILDING PERMITTED OVER ANY EASMT.

1. RICHARDO E. SALINAS, P.E. HEREBY CERTIFY THAT THE LA JOVA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE DOFFING ACRES SUBDIVISION WITHIN THE HIDALGO COUNTY, TEXAS. THE PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS PART OF THE STATE OF TEXAS. THE LA JOVA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE IMPROVEMENTS ARE AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

2. RICHARDO E. SALINAS, P.E. HEREBY CERTIFY THAT THE LA JOVA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE DOFFING ACRES SUBDIVISION WITHIN THE HIDALGO COUNTY, TEXAS. THE PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS PART OF THE STATE OF TEXAS. THE LA JOVA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE IMPROVEMENTS ARE AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

APPROVED FOR RECORDING

NOTES:

1. DRAINAGE DETENTION REQUIRED PER LOT 340 C.F.
2. LOT 1 SHALL HAVE ACCESS TO MILE 5 NORTH ROAD IF RESIDENTIAL AND SHALL HAVE ACCESS TO MILE 5 NORTH ROAD AND/OR TO F.M. 492 IF COMMERCIAL.
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10. THERE ARE NO WATER WELLS WITHIN 150.00 FEET FROM THE FRONT BRASS
11. MINIMUM BUILDING SETBACK LINES: 40.0' FRONT, 20.0' BRASS, 7.0' SIDE
12. NO SIDEWALK REQUIRED ON THIS PLAT.
13. NO BUILDING PERMITTED OVER ANY EASMT.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT HAS/HAVE BEEN ADVISED BY THE DOFFING ACRES SUBDIVISION DISTRICT NO. 5, COUNTY OF HIDALGO, TEXAS, PUBLIC UTILITIES, WATER, GAS, SEWER, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON FOR THE PURPOSE OF CONSIDERATION, THEREBY APPROVED.

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND CONSENTATIONS HEREIN CONTAINED.

CITIZEN WHOSE BY NAME AND SEAL OF OFFICE, THIS THE 19th DAY OF Oct. 1983, A.D.

Susan J. Headley
 SUSAN J. HEADLEY, NOTARY PUBLIC

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS DAY OF 1983.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 WILL NOT BE RESPONSIBLE FOR DAMAGE OR LIABILITY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF BELIEVED, THIS WILL NOT BE AT DISTRICT EXPENSE.

ATTEST:
 SECRETARY
 PRESIDENT

1. THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSISSIPPA, MISSISSIPPA COUNTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLETES ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN APPROVAL IS REQUIRED.

CHAIRMAN - PLANNING COMMISSION

1. THE UNDERSIGNED, MAYOR OF THE CITY OF MISSISSIPPA, MISSISSIPPA COUNTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLETES ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN APPROVAL IS REQUIRED.

MAYOR

STATE OF TEXAS
 COUNTY OF HIDALGO

1. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATES.

STATE OF TEXAS
 COUNTY OF HIDALGO

1. THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER



PLANNING DEPARTMENT

Rev. 06-03-15

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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

3-69
11/20/17

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

Upon the application of:

Name: Tracema M. Trevino

Address: 7220 Lantana Blvd

Mission TX 78574

Phone: (956) 890-2946

| Approved by Environmental Health: | Temporary Service | Final Service |
|-----------------------------------|----------------------|--|
| | Authorized Signature | <u>Arredondo</u> Authorized Signature |
| Inspection/Permit No: | | <u>Existing</u> |
| Date Approved: | <u>1 / 1</u> | <u>11/19/17</u> |

Water Supplier: NA

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

Account/ESI No.: 100327894-441 79072
 Temporary Pole Permanent Service

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

Citrus City lot 57 BIK49

[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.

Sandra Centeno 11/9/18
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:

3-69
11/20/17

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

Iracema M. Trevino Garcia

Matricula Consular

MC Known to me [or proved to me in the oath of consular ID card or through
ID# 201764280 (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:

Citrus City Lot 57 Bk 49."

[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."

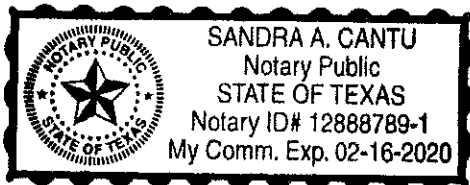
-OR-

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."

Iracema Trevino (Signature)

SUBSCRIBED AND SWORN TO before me on November 9, 2018, to certify which, witnesses my hand and seal of office.

Sandra Cantu
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



2816579

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

Date: MAY 19, 2017

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):

P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: IRACEMA M. TREVINO GARCIA

Grantee's Mailing Address (including County):

3509 SERENIDAD AVE.
MISSION, TX 78574
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of **\$28,500.00** and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):

LOT 57, BLOCK 49 OF THE TOWNSITE OF CITRUS CITY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGES 42 AND 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Reservations From and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT all oil, gas, and other minerals not previously reserved by prior Grantors are expressly reserved by grantor herein, together with the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease;

SUBJECT TO Only one temporary or permanent single-family dwelling may be located on each lot, which is restricted to single family use by the plat of the subdivision and/or by restrictive covenants referred to in this instrument.

SUBJECT TO Declaration of Restrictive Covenants, if any, recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

SUBJECT TO visible and apparent easements on or across the subject property;

SUBJECT TO minimum floor elevations, minimum building setback lines, utility easements, and other requirements shown on the map of said subdivision if available;

SUBJECT TO all recorded restrictions, reservations, covenants, conditions, oil, gas and mineral leases, mineral severances and other instruments, other than liens and conveyances, that affect the property;

SUBJECT TO Easements, right-of-way, and prescriptive rights, whether of record or not;

SUBJECT TO taxes for the current year and all subsequent years, payment of which are expressly assumed by the Grantee herein.

SUBJECT TO Right of redemption resulting from the property tax foreclosure deed recorded on March 28, 2017 as Document Number 2800630 in the Official Records of Hidalgo County, Texas.

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 claim is by, through or under Grantor, but not otherwise.

Grantor has executed and delivered this Deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this Deed and has purchased the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitations, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions, drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until Purchase 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.

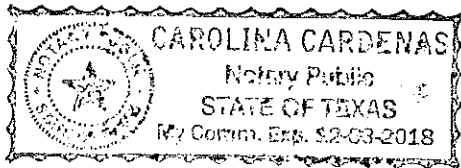
JGF ENTERPRISES, L.P.

BY: JG
J. Gary Frisby, President
JGF LAND CO., INC.
Its sole general partner

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on May 19, 2017
by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF
ENTERPRISES, L.P., a Texas Limited Partnership on behalf of said Partnership.



Carolina Cardenas
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

JGF ENTERPRISES, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

AFTER RECORDING RETURN TO:

IRACEMA M. TREVINO GARCIA
3509 SERENIDAD AVE.
MISSION, TX 78574



Chapter 232, Texas Local Government Code

11/20/2017 10:50:56 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 3-69
Receipt No.: 000462
C4750-00-049-0057-00

GARCIA IRACEMA M. TREVINO
7220 LANTANA BLVE
MISSION, TX 78504
(956) 890-2946
(956) 890-2946

- [1] Contractor: Self
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 440Sq.Ft.
- [5] Legal Description: CITRUS CITY LT 57 BLK 49
- [6] Location: WESTERN RD AND 107
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$1300
- [10] Flood Zone: Zone X

Community Panel Number: 0290D 480334
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS
Description: Permit 3-69
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30.00
Change Due: \$0.00
Application: roy.cantu
Inspector: roy.cantu
Receipt: sandra.cantu

Sandra Cantu 11/20/17
Cashier Date

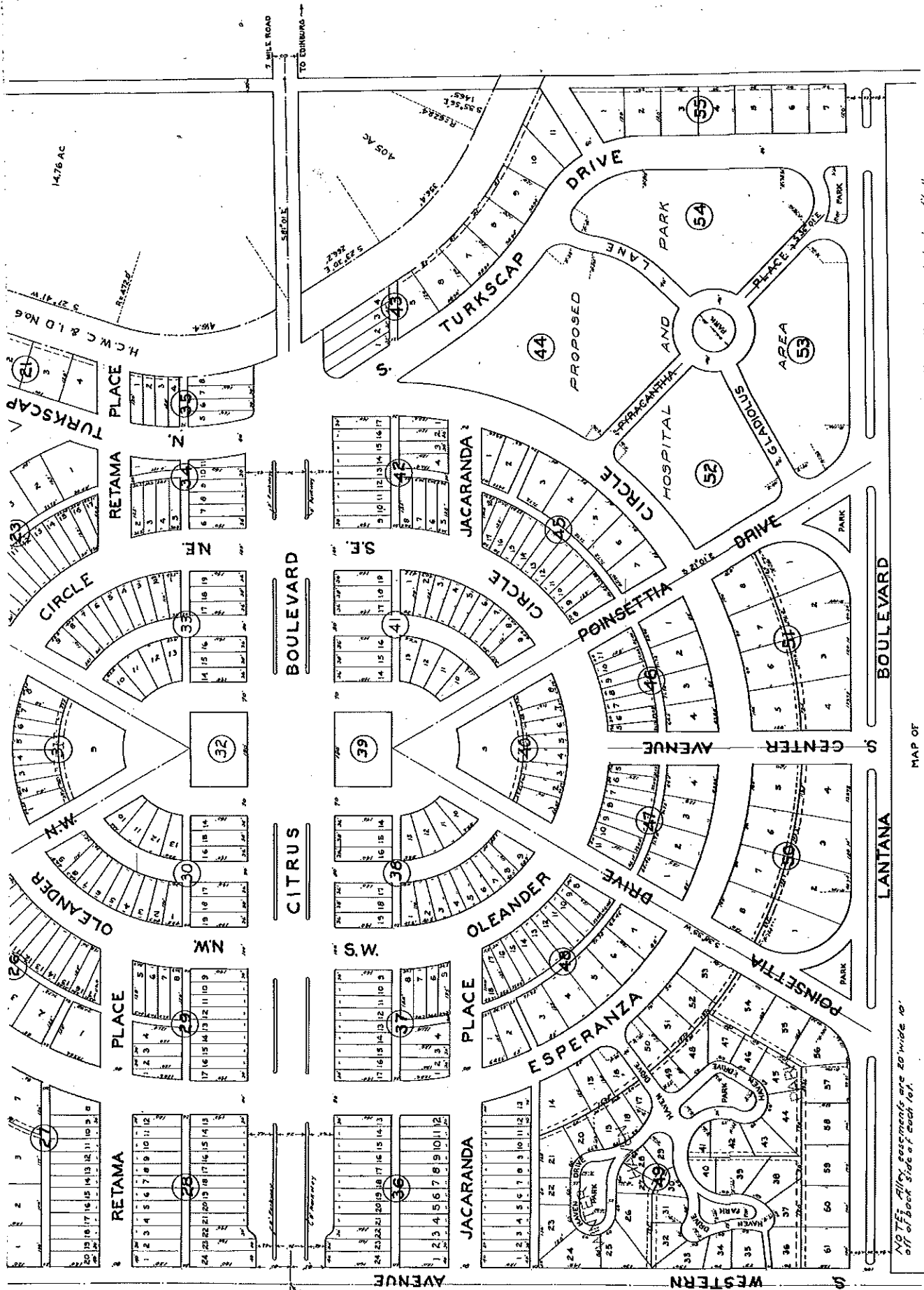
[NOTICE]

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.

Iracema Treviño
Signature of Owner or Applicant

11-20-17
Date

Iracema Treviño



MAP OF
CITRUS CITY
 HIDALGO COUNTY, TEXAS.

BEING A SUBDIVISION OF THE SOUTH 1860 ACRES OF BLOCK 17
 Scale 1"=100'

I, Charles A. Melden, Civil Engineer, do hereby certify the foregoing map to be a true and correct representation of lands hereon described as actually surveyed by me on the ground.
 Charles A. Melden, Civil Engineer
 Survey and subdivided to before me this 15th day of January 1948 A.D.

NO CITY, assessments are 20' wide 10' off of each side of each lot.

Declaration accompanying the above map recorded in Volume 13100 of the Deed Records Office of the County Clerk, Hidalgo County, Texas

1948