

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Crystal Escobar	4-6907
	COMM. COURT: JANUARY 31, 2023	



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
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:

4-6907

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

Upon the application of:

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	/ /	1/17/23

Name: Crystal Escobar

Address: 709 Cactus St
Edinburg TX
78541

Phone: 956-270-9233

Water Supplier: City Edinburg

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

Account/ESI No.: 100327894/140519840
[] Temporary Pole [x] Permanent Service

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

lot 18 a re subdivision of lot 11
Seminary Heights Subdivision

[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 January 31, 2023, 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: [Signature]
Hidalgo County Judge: _____
Date: _____

ATTEST: Hidalgo County Clerk: _____
Date: _____



PLANNING DEPARTMENT

Rev. 6-14-22

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A 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: 4-6907

**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

Crystal Escobar

Known to me [or proved to me in the oath of _____ or through Driver's License (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 18, a re-subdivision of lot 11 Seminary Heights Subdivision

[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."

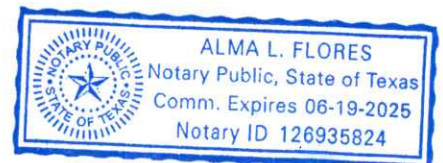
-OR-

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."

x Crystal Escobar (Signature)

SUBSCRIBED AND SWORN TO before me on January 17 2023 to certify which, witnesses my hand and seal of office.

Alma Flores
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-6907
Receipt No.: 027487
S2400-00-000-0011-18

ESCOBAR CRYSTAL & OMAR
708 CACTUS LN
EDINBURG , TX 78541
(956) 270-9233
(956) 270-9233

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1288Sq.Ft.
- [5] Legal Description: SEMINARY HEIGHTS LOT 18-R/S LOT 11
10 AC TR
- [6] Location: SEMINARY RD & LOS VETERANOS RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$73000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS AND REGULATIONS
Description: Permit 4-6907
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez

Melissa Lopez
Cashier

1/12/23
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.

Crystal Escobar
Signature of Owner or Applicant

1-12-23
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: December 6, 2022

Grantor: Antonio Plaza and Bertha Plaza, a married couple

Grantor's Mailing Address:

Antonio Plaza
Bertha Plaza
5006 Inca Dr.
San Juan, TX 78589

Grantee: Crystal Escobar and Omar J. Escobar, single persons

Grantee's Mailing Address:

Crystal Escobar
Omar J. Escobar
708 Cactus Ln.
Edinburg, TX 78541

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to David J. Guerrero, trustee.

Property (including any improvements):

Lot 18, a re-subdivision of Lot 11, Seminary Heights Subdivision, Hidalgo County, Texas, according to the Plat or Map thereof recorded in Volume 9, Page 23, Map Records of Hidalgo County, Texas and being more particularly described as follows: from the Southwest corner of Lot 11, Seminary Heights Subdivision, proceed easterly along the south boundary of said Lot 11, a distance of 290.4 feet for the point of beginning; thence easterly along said south boundary, a distance of 145.2 feet; thence northerly parallel to the West boundary of Lot 11, a

distance of 150 feet; thence westerly parallel to the south boundary, a distance of 145.2 feet; thence southerly back to the point of beginning.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

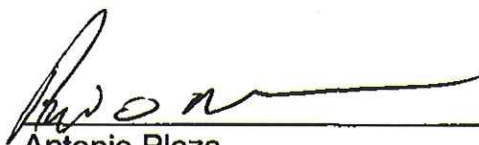
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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 will become absolute.

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

PREPARER HAS NOT EXAMINED TITLE TO THIS PROPERTY AND EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.



Antonio Plaza



Bertha Plaza

ACCEPTED BY:

Crystal Escobar
Crystal Escobar

Omar J. Escobar
Omar J. Escobar

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on December 6, 2022, by Antonio Plaza and Bertha Plaza.



Leticia Balderas
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on December 6, 2022, by Crystal Escobar.

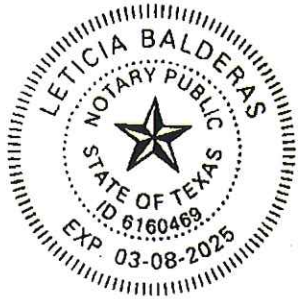


Leticia Balderas
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on December 6, 2022, by Omar J. Escobar.



Leticia Balderas

Notary Public, State of Texas

PREPARED AND AFTER RECORDING
RETURN TO THE OFFICE OF:

MEYER & GUERRERO, LLP
308 North 15th St.
McAllen, Texas 78501
Tel: (956) 631-8121
Fax: (956) 631-1489

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.

1573918

SHERIFF'S TAX DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hidalgo County, dated January 3, 2006 on a certain judgment rendered in said Court on February 24, 2005, in a certain suit **NUMBER T-237-04-C**, styled **Edinburg Consolidated Independent School District, Hidalgo-Kenedy County Education District No. 10, South Texas Community College and Hidalgo County vs Candido Salas, Jr., et al**, I, Guadalupe "Lupe" Treviño, Sheriff of said County, did upon January 3, 2006, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on January 8, 2006, in The Monitor, a newspaper published in the County of Hidalgo, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in February, 2006, beginning at 10:30 a.m. sold said hereinafter described land or lots at public venue, at the east side doors of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, TRUSTEE
100 EAST CANO
HIDALGO COUNTY ADMINISTRATION BUILDING
EDINBURG, TEXAS 78539**

for the use and benefit of itself and **South Texas College and Hidalgo County**, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Guadalupe "Lupe" Treviño, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Edinburg Consolidated Independent School District, in trust, for the use and benefit of itself and South Texas College and Hidalgo County and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

0.5 ACRE, MORE OR LESS, SITUATED IN THE SOUTHWEST CORNER OF LOT 11, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JANUARY 15, 1986 FROM CITRUS CITY LAKE DEVELOPMENT CORPORATION TO CANDIDO SALAS, JR., ET UX., RECORDED IN VOLUME 2242, PAGE 854, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS ON LOT 18 OF THE RE-SUBDIVISION OF LOT 11, SEMINARY HEIGHTS BEING A UNRECORDED SUBDIVISION

TO HAVE AND TO HOLD the above described premises unto the said Edinburg Consolidated Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

Sale is made subject to delinquent taxes, penalties and interest for the years 2005 and current year taxes which should be paid by grantee(s) herein.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 8th day of March, 2006.

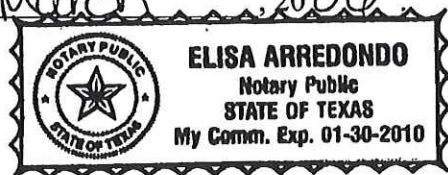
Guadalupe "Lupe" Treviño
Sheriff, Hidalgo County, Texas

STATE OF TEXAS X

COUNTY OF HIDALGO X

Before me, the undersigned authority, on this day personally appeared Guadalupe "Lupe" Treviño, Sheriff of Hidalgo County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF March, 2006



Elisa Arredondo
Notary Public, State of Texas
Commission Expires: 01-30-2010

After recording return to:

LINEBARGER GOGGAN BLAIR
& SAMPSON, L.L.P.
Attorneys at Law
1726 West University Drive
Edinburg, Texas 78539

Filed for Record in:
Hidalgo County
by Eddy Trevino
County Clerk

On: Mar 23, 2006 at 01:40P

As a Recording

Document Number: 1593918
Total Fees: 24.00

Receipt Number - 752030
By: Marylou Cantor, Deputy

The State of Texas, }
County of HIDALGO

149599

Know All Men by These Presents: *TC*

That CITRUS CITY LAKE DEVELOPMENT CORPORATION
a Corporation, duly organized and existing under the Laws of the State of TEXAS
for and in consideration of the sum of TEN AND NO/100 (\$10.00)-----
-----DOLLARS

to it paid, and secured to be paid, by CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS
806 South 19th, Edinburg, TX 78539
as follows:

One installment vendor's lien note dated January 15, 1986, in the principal amount of \$1,895.00, payable in 240 monthly installments of \$24.95 each, including interest at the rate of 15% per annum, with the first installment to become due and payable on or before the 17th day of February, 1986, and a like installment to become due the 17th day of each succeeding month thereafter until the entire principal balance has been paid in full;

has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said
CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS
of the County of HIDALGO State of TEXAS all that certain
lot, tract or parcel of land situated in the County of Hidalgo, State of Texas, being more fully described as follows, to-wit:

From the southwest corner of Lot 11, Seminary Heights Subdivision, proceed easterly along the south boundary of said Lot 11, a distance of 290.4 feet for the Point of Beginning; thence easterly along said south boundary, a distance of 145.2 feet; thence northerly parallel to the west boundary of Lot 11, a distance of 150 feet; thence westerly parallel to the south boundary, a distance of 145.2 feet; thence southerly back to the point of beginning, according to the map or plat thereof on file and of record in the office of the County Clerk of Hidalgo County, Texas; SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.

SUBJECT to property restrictions attached hereto.
SUBJECT to easements of record and all visible easements, and Grantor reserves the right unto itself, its successors and assigns, an easement of 10 feet along the south boundary for utilities and irrigation; 25 feet along the north boundary consisting of 15 feet for a road right-of-way and 10 feet for utilities and irrigation.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said
CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS, their heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said
CANDIDO SALAS, JR. and wife, ENRIQUETA SALAS, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its duly authorized officers and to be sealed with the Seal of the Corporation, at Mission, Texas

this 15th day of January A. D. 19 86

Attest:
William J. Rathmell
William J. Rathmell, Secretary
(Seal)

CITRUS CITY LAKE DEVELOPMENT CORPORATION
By *Curtis C. Davis*
Curtis C. Davis, President

159

Warrantly Reed
(BY CORPORATION)
WITH VENDORS LEM
FROM

TO

TO

FILED FOR RECORD

This _____ day of _____ A.D. 19____
at _____ o'clock _____ M

By _____ County Clerk.
Deputy

RECORDED

A.D. 19____

In _____ County Records

In Book _____ on Page _____

By _____ County Clerk.
Deputy

Recording Fee \$ _____

This instrument should be filed immediately with the
County Clerk for record

WHEN RECORDED RETURN TO

The Odess Company, Dallas, TX 75238

Mailing address of grantee:
Name: CANIDO AND ENRIQUETA SALAS, JR.
Address: 806 South 19th Edinburg, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 15th day of January, 1986
by Curtis C. Davis, President
of Citrus City Lake Development Corporation
a Texas corporation, on behalf of said corporation

My commission expires: _____
BETTY LATER
Notary Public in and For
Hidalgo County, Texas
My Commission Expires 12/1/89

Notary Public, State of Texas
Notary's printed name: Betty Later

(Corporate Acknowledgment)

VOL 2242 PAGE 855

DEED RESTRICTIONS FOR TRACTS OF LAND OUT OF

VOL 2242 PAGE 856

EDINBURG WEST SUBDIVISION

1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained herein are covenants running with the land, and shall create mutual, equitable servitudes upon each tract and shall create reciprocal rights and obligations between the respective owners of tracts within the described property.
2. Every residential dwelling constructed or erected on any of the tracts shall contain 1,200 square feet or more and must be constructed of at least 80% rock, brick or stucco. This 1,200 square feet must be enclosed floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, carports and other outbuildings).
3. Each tract has a specified and dimensioned area which limits the extent of the portions thereof upon which any improvements can be constructed. The following minimum dimension shall govern for front, side and rear set backs on all tracts.
 - A. Fifteen (15) feet from the road and utility easement along the front of each tract.
 - B. Six (6) feet from each side line.
 - C. Ten (10) feet from the rear lot line.
4. No outside toilet shall be constructed on any lot. All toilets shall be connected to a septic tank approved by the Hidalgo County Health Department.
5. No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within, as distinguished from outside, dwellings, and no buildings or construction materials or supplies shall be parked, permitted, stored or located upon any street in the subdivision or on any tract thereof in such a manner or location as to be visible to the users of any street. No trucks, trailers, automobiles, or commercial vehicles may be parked or stored on the private street or easement facing the street.
6. Above ground containers for trash or garbage may not be located in front of a residence or along any street frontage on any day other than pickup day. No portion of the above described property shall be used for dumping trash or other refuse.
7. Maintenance of the road running through the center of the tract shall be the responsibility of the individual tract owners, and costs shall be prorated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his individual responsibility and will be kept trimmed and clean; trees will be properly cared for.
8. The tract owners may form an organization to provide for the maintenance of the road, irrigation, land, etc., collection of the monies therefore, and to enforce these restrictions. Any assessment for maintenance which is incurred in accordance with the rules of the organization formed by the individual tract owners will be a lien against the property until paid.
9. No tract shall be used for business purposes.
10. No animal shall be kept on any tract that may become a nuisance to other owners.
11. No 1/2 acre tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than any one family.

APPROVED AND ACCEPTED:

CITRUS CITY LAKE DEVELOPMENT CORPORATION

Candido Salas, Jr.
Candido Salas, Jr.

Enriqueta Salas
Enriqueta Salas

Curtis C. Davis, President
Curtis C. Davis

5 PM - Citrus City Lake.

FILED FOR RECORD VOL. 2242, PAGE 857
'86 JAN 30 AM 8 46
J. EDGAR RUIZ
COUNTY CLERK
HIDALGO COUNTY, TEXAS

149599