





# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23

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

**Anthony Uresti**  
Assistant Director

Application No: 4-7603  
Flood Zone  
AH

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

Upon the application of:

Name: Noel Barrera

Address: 676 Caballo Lane

Edinburg, TX 78542

Phone: 956-458-3640

Approved by Environmental Health:	Temporary Service	Final Service
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved: <u>1 / 1</u>		<u>54718</u> <u>10 / 5 / 23</u>

Water Supplier: City of Edinburg

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

Account/ESI No.: 10032789464498194  
 Temporary Pole  Permanent Service

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

The West One-Half (w 1/2) of the West 8.07 AC  
of East 15.13 AC of Lot "E" Santa Cruz Ranch  
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 October 17, 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.~~

*[Signature]*  
Planning Department Authorized Signature

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

\_\_\_\_\_  
Date

ATTEST:

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

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 4-7603

**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

Noel Barrera

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Texas Driver 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:

The west one-half (w1/2) of the west 8.67 ac of East 15.13 AC of Lot "E" Santa Cruz Ranch 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."

Noel Barrera

(Signature)

SUBSCRIBED AND SWORN TO before me on 8th of August, 2023, to certify which, witnesses my hand and seal of office.

Jennifer L. Zamora  
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	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-7603  
Receipt No.: 030800  
S1600-00-001-0005-07

- BARRERA NOEL
- 676 CABALLO LN
- EDINBURG, TX 78573
- (956) 458-3640
- (956) 458-3640
- [1] Contractor: self
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: SANTA CRUZ RANCH W1/2-W8.67AC-E15.13AC LOT E BLK 1 4.3AC GR 4.20AC NET
- [6] Location: CABALLO LN & 281
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$75000
- [10] Flood Zone: Zone AH

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: Yes  
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
 Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS  
 Description: Permit 4-7603  
 Price: \$30.00  
**Total Amount.....\$30.00**  
 Method of Payment: Check  
 Check/M.O.#: 1019  
 Payment: \$30  
 Change Due: \$0.00  
 Application: maria.cerda  
 Inspector: julio.ruiz  
 Receipt: maria.cerda  
 \_\_\_\_\_  
 Cashier  
 \_\_\_\_\_  
 Date 08/02/23

ID# 277567

[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.

Noel Barrera  
Signature of Owner or Applicant

8-2-23  
Date

2

Charge to VLTC  
GF#181,842/JM

### 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: February 22, 2023

Grantor: CARLOS CANTU RODRIGUEZ AND WIFE, KARLA M. SALAZAR; and  
COSME GARCIA AND WIFE, YESENIA RESENDEZ-GARCIA

Grantor's Mailing Address:

CARLOS CANTU RODRIGUEZ and KARLA M. SALAZAR  
1104 Starshine Drive  
Edinburg, Texas 78542

COSME GARCIA and YESENIA RESENDEZ-GARCIA  
1019 Starshine Drive  
Edinburg, Texas 78542

Grantee: NOEL BARRERA, a single person

Grantee's Mailing Address: 1007 E. 3 Mile Line Rd.  
Palmhurst, Texas 78573

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements): The West One-Half (W 1/2) of the West 8.67 acres of the East 15.13 acres of Lot "E", SANTA CRUZ RANCH SUBDIVISION out of the San Salvador Del Tule Grant, Hidalgo County, Texas, according to the Map recorded in Volume "Z", Page 161, Deed Records of Hidalgo County, Texas.

Reservations from Conveyance: NONE

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

1. Easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No. 15.
2. Roads, ensemments and reservations as may appear on the map and dedication of Santa Cruz Ranch Subdivision, recorded in Volume "Z", Page 161, Deed Records of Hidalgo County, Texas.
3. Failure of the Propety to have rights of INGRESS AND EGRESS from a public thoughafare.
4. Easement as shown by instrument dated February 23, 1973, recorded in Volume 1620, Page 968, Deed Records of Hidalgo County, Texas.
5. Easement as shown by instrument dated April 25, 1985, recorded in Volume 2165, Page 104, Official Records of Hidalgo County, Texas.
6. Mineral and/or royalty reservation contained in deed dated January 20, 1947, recorded in Volume 611, Page 238, Deed Records of Hidalgo County, Texas.
7. Mineral and/or royalty reservation contained in deed dated Janunry 27, 1948, recorded in Volume 621, Page 631, Deed Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated February 19, 1948, recorded in Volume 642, Page 61, Deed Records of Hidalgo County, Texas.
9. Mineral and/or royalty reservation contained in deed dated February 23, 1973, recorded in Volume 1371, Page 993, Deed Records; corrected by deed dated February 23, 1973, recorded in Volume 1394, Page 321; and corrected by deed dated February 23, 1973, recorded in Volume 1450, Page 237, Deed Records of Hidalgo County, Texas.
10. Mineral and/or royalty reservation contained in deed dated March 28, 1973, recorded in Volume 1360, Page 160, Deed Records of Hidalgo County, Texas.
11. Mineral and/or royalty reservation contained in deed dated April 12, 1974, recorded in Volume 1395, Page 551, Deed Records of Hidalgo County, Texas.
12. Mineral and/or royalty reservation contained in deed dated November 24, 2020, filed December 10, 2020 under Document Number 3174385, Official Records of Hidalgo County, Texas.
13. All water rights reserved as shown by instrument dated December 30, 1988, recorded in Volume 2725, Page 649, Official Records of Hidalgo County, Texas.

- 14. All water rights reserved as shown by instrument dated December 30, 1988, recorded in Volume 2700, Page 257, Official Records of Hidalgo County, Texas.
- 15. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
- 16. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- 17. 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.
- 18. Standby fees, taxes and assessments by any taxing authority for the year 2023, 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.

  
 KARLA M. SALAZAR

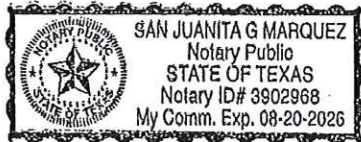
  
 YESENIA RESENDEZ-GARCIA


(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 23<sup>rd</sup>, 2023 by KARLA M. SALAZAR.



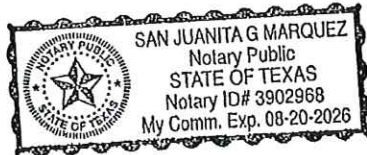
  
 NOTARY PUBLIC, STATE OF TEXAS


(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 24<sup>th</sup>, 2023 by YESENIA RESENDEZ-GARCIA.



  
 NOTARY PUBLIC, STATE OF TEXAS

Carlos Cantu  
CARLOS CANTU RODRIGUEZ

(Acknowledgment)

STATE OF Texas §  
COUNTY OF Brazoria §

This instrument was acknowledged before me on 02/23, 2023 by CARLOS CANTU RODRIGUEZ.

[Signature]  
NOTARY PUBLIC, STATE OF Texas



VOL 2632 PAGE 96  
**The State of Texas,**  
 County of HIDALGO

76717

} Know All Men by These Presents: 10  
12

That I, Bob Boecker, claiming other property as my homestead,

of the County of Hidalgo State of Texas for and in consideration  
 of the sum of

TEN AND NO/100 ----- DOLLARS

and other good and valuable consideration  
 to me paid, and secured to be paid, by Jose A. Moreno and San Juanita Moreno, the receipt  
 of which is hereby acknowledged, and the further consideration of the sum of Eighteen  
 Thousand and No/100 (\$18,000.00) Dollars, as evidenced by one certain ~~as follows~~  
 promissory note of even date herewith in said amount, executed by Jose A. Moreno and  
 San Juanita Moreno, and payable to the order of Bob Boecker, upon the terms, and  
 conditions as specified thereon, said note containing the usual and customary pro-  
 visions as to acceleration of maturity and attorney's fees for collection, the payment  
 of which note is secured by the vendor's lien herein retained, and is additionally  
 secured by a Deed of Trust of even date herewith to Jamie Munal, Trustee,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
 Jose A. Moreno and San Juanita Moreno

of the County of Hidalgo State of Texas all that certain  
 tract of land situated in Hidalgo County, Texas, and described as follows, to-wit:

The West One-half (W 1/2) of the West 8.67 acres of the East 15.13 acres of  
 Lot "E", Santa Cruz Ranch Subdivision out of the San Salvador del Tule  
 Grant, Hidalgo County, Texas, according to the map and plat of record in  
 Volume Z, Page 161, Deed Records of Hidalgo County, Texas.  
 Save and except all oil, gas and other minerals, and all geothermal energy.  
 Save and except (to the fullest extent permitted by law) all water rights  
 and rights to water (whether riparian, appropriative or otherwise) presently  
 appended or annexed to said property. All visible and apparent easements,  
 Rights, rules, regulations, easements and liens in favor of Santa Cruz  
 Irrigation District No. 15. Taxes for the year 1988 and subsequent years.  
 Thirty foot road easement as set out in Deed dated February 23, 1973, recorded  
 in Volume 1620, Page 968, Deed Records of Hidalgo County, Texas. Easement  
 across the North 20 feet for ingress and egress as set forth in Deed recorded  
 in Volume 2165, Page 104, Official Records of Hidalgo County, Texas. Existing  
 lien in favor of James D. Moore and wife, Eleanor D. Moore.

The County of Hidalgo requires that all toilets be connected to a septic system  
 approved by the County Health Department and no OUTDOOR PRIVY are permitted.  
 The BUYER agrees to get a building permit and comply with all county requirements.

**WARNING CONCERNING WATER:**

WATER IS NOT POTABLE WATER, AND HAS NOT BEEN PURIFIED OR FILTERED. THE WATER IS  
 NOT FIT FOR HUMAN CONSUMPTION NOR DESIGNED OR INTENDED FOR HUMAN CONSUMPTION.  
 BUYER AGREES THAT IF THEY USE SUCH WATER, IF AVAILABLE, THEY WILL USE IT ONLY  
 FOR ITS INTENDED USE, THE OPERATION OF SEPTIC SYSTEMS, AND WILL NOT CONSUME IT  
 OR ALLOW ANYONE ELSE TO CONSUME IT. FURTHER, BUYER ACKNOWLEDGED THAT THEY KNOW  
 THAT SELLER WILL NOT OPERATE SUCH SYSTEM, OR PROVIDE WATER. EACH WELL WILL BE  
 SHARED EQUALLY WITH THE TRACTS IMMEDIATELY JOINING THE TRACT WITH THE WELL. ALL  
 COSTS WILL BE SHARED EQUALLY BY THOSE TAPPED UP TO THE WELL.

Thirty foot road easement as set out in Deed dated February 23, 1973, recorded in Volume 1620, Page 968, Deed Records of Hidalgo County, Texas. Easement across the North 20 feet for ingress and egress as set forth in Deed recorded in Volume 2165, Page 104, Official Records of Hidalgo County, Texas.

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 Jose A. Moreno and San Juanita Moreno, their

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Jose A. Moreno and San Juanita Moreno, 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.

WITNESS my hand at McAllen, Texas  
this 26th day of May 19 88

Witness at request of Grantor:

..... *Bob Boecker* .....  
..... Bob Boecker .....  
.....

Name: Mr. Bob Boecker  
Address: 800 North McCall  
McAllen, Texas 78501

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 26th day of May, 1988

by Bob Boecker

My commission expires:

Frances E. Bull  
Notary Public, State of Texas  
Notary's printed name: Frances E. Bull

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

by \_\_\_\_\_

My commission expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

by \_\_\_\_\_

My commission expires:

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name:

151  
Warranty Deed 76717  
(WITH VENDOR'S LIEN)  
FROM

Bob Boecker  
TO  
Jose A. Moreno and San Juanita Moreno

FILED FOR RECORD  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

at \_\_\_\_\_ o'clock  
By \_\_\_\_\_ County Clerk  
Deputy  
1 PM 4 02  
RECORDED  
WILL  
A.D. 19 \_\_\_\_\_  
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  
Longhorn Investments  
800 North McCall  
McAllen, Texas 78501



# PLANNING DEPARTMENT County of Hidalgo

Rev. 7-24-23

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

**Anthony Uresti**  
Assistant Director

Application No: 4-7830

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

Upon the application of:

Name: Emma Hernandez

Address: 3131 Rio Red Ln  
Edinburg Tx 78541

Phone: 903-461-3231

Approved by Environmental Health:	Temporary Service	Final Service
<u>For water only NO SEPTICS</u>	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>10 / 10 / 2023</u>

Water Supplier: Sharyland water

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

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

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

Ramseyer Gardens #1 Subdivision  
E130'-N652'-N250' Lot 22 + E130'-N652'-550' Lot 23 0.74 AC

[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 October 17, 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

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

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 7-24-23

## 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

**Anthony Uresti**  
Assistant Director

Application No: 4-7830

**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

Emma Hernandez Avila

Known to me [or proved to me in the oath of \_\_\_\_\_ or through Passport (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:

Ramsayer Garden #1 E 130'-W 652'-N 250' Lot 22 + E 130'-W 652'-S 50'  
1st 23 0.74AC

[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]

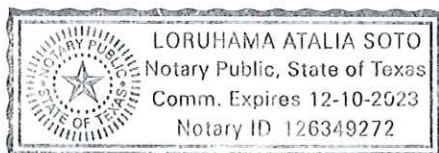
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Emma Hernandez (Signature)

SUBSCRIBED AND SWORN TO before me on October 09, 2023, to certify which, witnesses my hand and seal of office.



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



Chapter 232, Texas Local Government Code  
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

10/5/2023 2:26:48 PM

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

Permit No.: Permit 4-7830  
Receipt No.: 031784  
R0800-01-000-0022-07

HOLLAND MARIA & EMMA HERNANDEZ

3131 RIO RED  
EDINBURG, TX 78541  
(903) 461-3231  
(903) 461-3231

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 168Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS #1 E130'-W652'-N250' LOT 22 & E130'-W652'-S50' LOT 23 0.74AC
- [6] Location: RIO GRANDE CARE RD & MONTE CRISTO
- [7] Sewage: N/A
- [8] Construction Type: Metal
- [9] Est. Cost of Construction: \$1000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 15', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS  
Description: Permit 4-7830  
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*      10/5/23  
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.

*Emma Hernandez*  
Signature of Owner or Applicant

10/05/23  
Date

## 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: December 29, 2015

Grantor: BLUE CACTUS PROPERTIES, LLC

Grantor's Mailing Address: 601 Trenton Rd., Ste. D PMB 101  
McAllen, Texas 78504  
Hidalgo County

Grantee: MARIA HOLLAND and EMMA HERNANDEZ, both single persons

Grantee's Mailing Address: P.O. Box 636  
Rowlett, Texas 75030  
Dallas County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-SIX THOUSAND AND NO/100 DOLLARS (\$26,000.00). 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 JOHN ROBERT KING, Trustee.

Property (including any improvements):

TRACT A:

A tract of land being the East 130 feet of the West 652 feet of the North 125 feet of the South ½ of combined Lots 22, 23, and the North ¼ of Lot 21, RAMSEYER GARDENS, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

TRACT B:

A tract of land being the East 130 feet of the West 652 feet of the South 50 of Lot 23, and the East 130 feet of the West 652 feet of the North 75 feet of Lot 22, RAMSEYER GARDENS, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas.

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

Right-of-Way Easement granted to Tunkline Gas Supply Company, by instrument dated July 6, 1950, recorded in Volume 696, Page 519, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Trunkline Gas Supply Company, by instrument dated November 14, 1952, recorded in Volume 760, Page 87, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Sharyland Water Supply Corp., by instrument dated August 27, 1979, recorded in Volume 1638, Page 145, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted to Central Power and Light Company, by instrument dated January 18, 1980, recorded in Volume 1666, Page 533, Official Records of Hidalgo County, Texas.

Easement granted to Southwestern Bell, by instrument dated July 13, 1983, recorded in Volume 1851, Page 901, Official Records of Hidalgo County, Texas.

Easement reserved and more particularly described in Deed dated August 11, 1983, and corrected by instruments recorded in Volume 1902, Page 290, and Volume 2149, Page 200, Official Records of Hidalgo County, Texas. (as to Tract A)

Easements reserved and as more particularly described in Deed dated July 24, 1986, recorded in Volume 2322, Page 467, Official Records of Hidalgo County, Texas. (as to Tract B)

Easements and conditions as shown on the Map recorded in Volume 9, Page 16, Map Records of 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 of public record.

All oil, gas, and other minerals reserved in Deed dated August 11, 1983, and corrected by instruments recorded in Volume 1902, Page 290, and Volume 2149, Page 200, Official Records of Hidalgo County, Texas. (as to Tract A)

All oil, gas, and other minerals reserved in Deed dated July 24, 1986, recorded in Volume 2322, Page 467, Official Records of Hidalgo County, Texas. (as to Tract B)

Liens for assessments as shown in the Restrictions contained in Deed recorded in Volume 1902, Page 290, Official Records of Hidalgo County, Texas. (as to Tract A)

Liens for assessments as shown in the Restrictions contained in Deed recorded in Volume 2322, Page 467, Official Records of Hidalgo County, Texas. (as to Tract B)

Any portion of the herein described property lying within the boundaries of any road or roadway, public or private.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

All ad valorem taxes for the year 2016 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.

BLUE CACTUS PROPERTIES, LLC

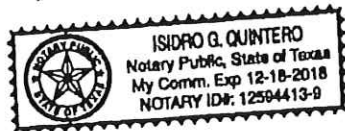
By: DOVE PROPERTY HOLDINGS, LLC  
Its Member/Manager

By: Jay Schwichtenberg  
JAY SCHWICHTENBERG, Manager

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 29 day of December, 2015, by JAY SCHWICHTENBERG, Manager of DOVE PROPERTY HOLDINGS, LLC, a Wyoming Limited Liability Company, Member/Manager for BLUE CACTUS PROPERTIES, LLC, a Texas limited liability company, on behalf of such limited liability company.



Isidro G. Quintero  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Maria Holland and Emma Hernandez  
P.O. Box 636  
Rowlett, Texas 75030

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF#3163637;IQ/bm

175155

The State of Texas,

County of HIDALGO

} Know All Men by These Presents:

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 DOLLARS AND NO/100ths (\$10.00)

DOLLARS

to it paid, and secured to be paid, by Carlos Pacheco, Jr.  
3207 No. 27 1/2, McAllen, Texas 78501

as follows:

One (1) installment vendor's lien note in the principal sum of \$10,750.00 dated July 24, 1986 due and payable in 127 monthly installments of \$150.00 each including interest at the rate of 12% per annum from date until maturity; with the first installment to become due and payable on or before the 25th day of September, 1986 and a like installment to become due and payable on or before the 25th day of each and every 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 CARLOS PACHECO, JR.

of the County of Hidalgo State of Texas all that certain lot, tract or parcel of land situated in Hidalgo County, State of Texas, being more fully described as follows, to-wit:

The East 130 feet of the West 652 feet of the South 50 feet of Lot #23, Ramseyer Gardens Subdivision, and the East 130 feet of the West 652 feet of the North 75 feet of Lot #22, Ramseyer Gardens Subdivision, 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 lien of record. SUBJECT to easements of record and all visible easements.

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

CARLOS PACHECO, JR., his

heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns, to Warranty and Forever Defend, all and singular the said premises unto the said

CARLOS PACHECO, JR., his

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 24th day of July A. D. 19 86

Attest: William J. Rocheill, Secretary

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

VOL 2322 Page 468  
Mailing address of grantee:

Name: Carlos Pacheco, Jr.  
Address: 3207 No. 27 1/2  
McAllen, TX 78501

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 24th day of July, 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 10/21/89

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

152

**Warranty Deed**  
(BY CORPORATION)  
WITH VENDOR'S LIEN  
FROM \_\_\_\_\_  
TO \_\_\_\_\_

FILED FOR RECORD

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

County Clerk.  
By \_\_\_\_\_ Deputy

RECORDED

\_\_\_\_\_ A.D. 19 \_\_\_\_\_  
County Records  
In Book \_\_\_\_\_, on Page \_\_\_\_\_

County Clerk.  
By \_\_\_\_\_ Deputy

Recording Fee \$ \_\_\_\_\_  
This instrument should be filed immediately with the  
County Clerk for record.  
WHEN RECORDED RETURN TO \_\_\_\_\_

The Odess Company, Dallas, TX 75236

THE N/5 ACRES OF LOT 21, AND ALL OF LOTS 22 AND 23  
RAMSEYER GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS,  
to be known as LAKEVIEW SUBDIVISION

1. These restrictions are for the mutual benefit of owners of tracts of land out of the above described property. All provisions contained hereir 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 720 square feet or more of enclosed floor space devoted to living purposes exclusive of roofed and un-roofed porches, terraces, garages, carports and other out-buildings. Each residence shall have a hard surfaced driveway with properly installed drainage culvert, a covered patio a minimum of 10x20, a covered carport a minimum of 10 x 20, and the dwelling must be skirted, tied-down and hooked up to the water sytem and the county approved sewage system.
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 dimensions shall govern for front, side and rear set-backs on all tracts. Ground-level improvements such as driveways, and fences are excluded from the scope of this paragraph.
  - A. Fifteen (15) feet from the road and utility easement along the front of each tract, or forty (40) feet from the road centerline, whichever is greater.
  - 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 system 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 building 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 other motor vehicles may be parked or stored on the private street or easement facing the street.
6. No trash, ashes, garbage or other refuse shall be dumped or stored on any portion of the above described property, including the lake.
7. Maintenance of the lake, the pressurized irrigation system, and the road running through the tract shall be the responsibility of the individual tract owners, and costs shall be pro-rated among the owners in relation to the size of the tract which each owns. Maintenance of the land purchased by the owner is his responsibility and will be kept neat and clean.
8. The tract owners may form an organization to provide for the maintenance of the lake, pressurized irrigation system, and the road, for the collection of the monies therefor, 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 tract in the above described property shall contain more than one residential dwelling, nor shall it be occupied permanently by more than one family.

12. No fence of any kind, and no recreational or exercise equipment (such as a swing set, merry-go-round, gymnasium equipment, etc.), and no clothes line or similar device will be permitted on any tract between the road frontage and the residence. Any variation from this restriction, for example, in the case of a corner lot, shall require written approval from Citrus City Lake Development Corporation or the owners of a majority of the lots within Lakeview Subdivision.

CITRUS CITY LAKE DEVELOPMENT CORPORATION



APPROVED AND ACCEPTED:



---

---

22Pa-Citrus City Lake

vol 2322 PAGE 471

FILED FOR RECORD  
86 AUG 5 AM 8 44  
J. ERIC RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

175155