

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Javier Aguirre	4-16353
2.	Ontoniel Resendez	4-16344
3.	JGF Enterprises LP	4-16317
COMM. COURT: JANUARY 24, 2017		



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-110353

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

Upon the application of:

Name: Arner Aguirre

Address: 1710 Benito Ramirez
Edinburg TX
78542

Phone: 956-475-26107

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	1 / 10 / 17

Water Supplier: N/A

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

Account/ESI No: 10032789418211555
 Temporary Pole Permanent Service

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

The east 133ft of the west 298ft of the N. 4.3acs
of lot #1 Blk #35 Santa Cruz Gardens #2

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No:

4-16353

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

Sauier Aguirre

Known to me [or proved to me in the oath of _____ or through
ID 22941698 (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 East 1/3 of the West 2/3 of the N. 4.3 ac of
Santa Cruz Gardens 2 lot # 1 Block 35."

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

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

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

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

-OR-

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

(Signature)

SUBSCRIBED AND SWORN TO before me on Jan 10, 2017, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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: April 19, 2016

Grantor: Roberto Quiroz

Grantor's Mailing Address :
2120 E Richardson Rd
EDINBURG, TEXAS 78542
HIDALGO COUNTY

Grantee: Javier Aguirre Garcia

Grantee's Mailing Address :
2701 Rhett Dr.
Pharr TX 78577
HIDALGO COUNTY

Consideration:

Ten and NO/100 DOLLARS and other valuable consideration and a note of even date that is in the principal amount of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000) 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.

Property (including any improvements):

The East 133 feet of the West 298 Feet of the North 4.3 Acres of Lot 1, Blk 35, Santa Cruz Gardens Subdivision Unit No. 2, Hidalgo County Texas According to the map recorded in volume 8, Page 18, Map Records in the office of the county clerk of Hidalgo County, Texas reference to which is here made for all purposes.

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 hereby 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 the note described is fully paid according to its terms, at which time this deed shall become absolute.

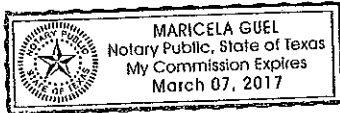
When the context requires, singular nouns and pronouns include the plural.

[Handwritten signature of Roberto Quiroz]
Roberto Quiroz

(Acknowledgment)

STATE OF TEXAS)
COUNTY OF HIDALGO)

This instrument was acknowledged before me on the 19 day of April, 2016, by Roberto Quiroz



[Handwritten signature of Notary Public]
Notary Public, State of Texas

"This instrument was prepared solely from information and instruction provided by the client. No title Examination was prepared in connection with the preparation of this document, nor was any made. The preparer expresses no opinion as to title to this property or as to any property taxes due."

WARRANTY DEED

DOC# 422767

Date: November 17, 1994

Grantor: MARIA PALOMO, a single person

Grantor's Mailing Address (including county): 1705 Terrace Drive
Mission, Hidalgo County, Texas

Grantee: LUIS CONTRERAS and wife, OLGA CONTRERAS

Grantee's Mailing Address (including county): c/o1012 East San Antonio Street
Pharr, Hidalgo County, Texas 78577

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

Property (including any improvements):

All of a tract of land consisting of 1.908 acres more or less described as the East 133 feet of the West 298 feet of the North 4.3 acres of Lot 1, Block 35, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Maria Palomo

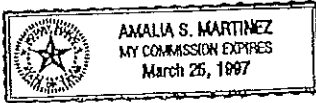
MARIA PALOMO, a single person

(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on the 17th day of November, 1994, by MARIA PALOMO, a single person.



Amalia S. Martinez

Notary Public, State of Texas

Notary's name (printed) _____

Notary's commission expires:

FILED FOR RECORD
DOC# 422767 \$11
12-01-1994 11:07:40
WILLIAM (BILLY) LEO
HIDALGO COUNTY

AFTER RECORDING RETURN TO :

PRESTIA & ORNELAS
P. O. Box 876
Edinburg, Texas 78540-0876

PREPARED IN THE LAW OFFICE OF:

PRESTIA & ORNELAS
P.O. Box 876
Edinburg, Texas 78540-0876

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16353

Jan. 10, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

S1700-02-035-0001-05

[1] OWNER: AGUIRRE, JAVIER GARCIA

1710 BENITO RAMIREZ
EDINBURG, TX 78542

Telephone No. 475-6107

[7] LEGAL DESC./NAME OF SUBDIVISION
SANTA CRUZ GARDENS #2 E133'-W2
'-N624.36'- LOT 1 BLK 35 1.908
C NET

LOCATION: 0 B RAMIREZ & JASMAN

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

[4] PURPOSE OF APPLICATION: MOBILE HOMES

44- MOBILE HOMES

[10] EST. COST OF CONST.: \$2,000

[5] SIZE OF STRUCTURE: 216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES NO

[6] USE OF BUILDING: RESD. ZONE-AE

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:50' BACK:15' SIDES:6'

MINIMUM ELEV. 86.00-B.F.E.

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER

TOTAL AMOUNT \$30.00

Light [X]

Water [X]

Flood Zone: M1

Panel No. /Suffix: Pct: 4

Community No.: 480334

Certification of Elevation Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
B. No more than one single family residence per lot.
C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by

[Signature]

1/10/17
Date

Aaron Hndr
Approved by

1/10/17
Date

[Signature]
Signature of Owner or Applicant

01/10/17
Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-16244

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

Upon the application of:

Name: Oniel Resendez

Address: 710 Little St.
San Juan, TX 78589

Phone: (956) 215-1188

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____	_____
	1 / 1	City of Pharr 1 / 19 / 17

Water Supplier: NAWSC

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

Account/ESI No.: 192291-013
 Temporary Pole Permanent Service

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

710 Little St. San Juan, TX
Lot 9 and the west 3.43 feet of lot 8
Tiny Acres 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 _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-16344

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

Otoniel Resendez

Known to me [or proved to me in the oath of TX DL-06107598 or through
(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:
710 Little St. San Juan, TX and the well 3.43 feet of 108
Lot 9 Tiny Acres 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]

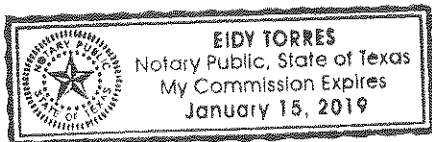
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

~~-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on Jan 06, 2017, to certify which, witnesses my hand and seal of office.



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

**CHARGE TO: VLTC
GF #146379 (AR)**

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

Date: January 30, 2016

Grantor: JCJP INVESTMENTS, LLC, a Texas Limited Liability Company

Grantor's Mailing Address: 133 Las Villas Blvd
Hidalgo, Texas 78557
Hidalgo County

Grantee: OTONIEL RESENDEZ, a single person

Grantee's Mailing Address: 5005 North Ebony St.
Pharr, Texas 78577
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

1.00 acre, more or less, being all of Lot 9 and the West 3.43 feet of Lot 8, TINY ACRES SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 11, Page 15, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Roadways as shown on the map of Tiny Acres Subdivision, recorded in Volume 11, Page 15, Map Records of Hidalgo County, Texas.

Exclusion of Property from boundaries of Hidalgo County Water Improvement District No.2 as shown by instrument dated October 28, 1971, recorded in Volume 1301, Page 827, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deeds dated October 8, 1956, recorded in Volume 872, Page 578, Deed Records and dated August 26, 2015, filed October 2, 2015 under Document Number 2015-2651046, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 14, 1961, by and between Loren N. Haggard, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 263, Page 305 and assigned to Tidewater Oil Company by instrument dated April 18, 1961, recorded in Volume 267, Page 621, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 10, 1962, by and between Ricardo De Leon and wife, Ramona M. De Leon, as Lessor, and Charles A. Brandt, as Lessee, recorded in Volume 274, Page 64 and assigned to Tidewater Oil Company by instrument dated December 10, 1962, recorded in Volume 275, Page 153, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 7, 1966, by and between Edith P. Foster Haggard, as Lessor, and Tidewater Oil Company, as Lessee, recorded in Volume 306, Page 386, Oil and Gas Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 4, 1987, by and between The 16th Street Church of God, as Lessor, and Royal Oil & Gas Corporation, as Lessee, recorded in Volume 2573, Page 671, Official Records of Hidalgo County, Texas.

Leases for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of Samson Lonestar Limited Partnership, filed August 5, 1999 recorded under Document Number 796220, Official Records of Hidalgo County, Texas.

Any part thereof lies within canal right of way claimed in fee simple by Hidalgo County Irrigation District No. 2.

Any claim or allegation that the land, 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.

Any portion of the property described herein within the limits or boundaries of W. Little St.

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.

Taxes for the year 2016 and all 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, 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 context requires, singular nouns and pronouns include the plural.

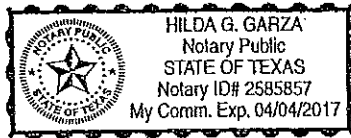
JCJP INVESTMENTS, LLC, a Texas Limited Liability Company

By: [Signature]
JUAN J. CHAVEZ, Member

By: [Signature]
JOEL PRADO, Member

STATE OF TEXAS §
COUNTY OF HIDALGO §

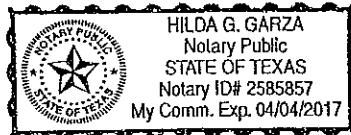
This instrument was acknowledged before me on this 1st day of February, 2016 by JUAN J. CHAVEZ, Member of JCJP INVESTMENTS, LLC, a Texas Limited Liability Company, on behalf of said company.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 30th day of January, 2016 by JOEL PRADO, Member of JCJP INVESTMENTS, LLC, a Texas Limited Liability Company, on behalf of said company.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Ciro Ochoa, Jr.
6013 N. 10th St.
McAllen, Texas 78504
GF No. 146379/AR/mm

AFTER RECORDING RETURN TO:
Otoniel Resendez
5005 North Ebony St.
Pharr, Texas 78577

WARRANTY DEED

DOC# 326709

Date: December 10, 1992

Grantor: JULIAN CANTU QUINTANILLA and wife, FIDELFA CANTU

Grantor's Mailing Address (including county): 402 Morrell, Baytown, Harris County, Texas 77520

Grantee: RODRIGO SANTOS, JR., JESUS M. SANTOS and EVERARDO SANTOS

Grantee's Mailing Address (including county): *Rodrigo Santos JR* *JESUS M. Santos* *Everardo Santos*
313 Highway 83, La Feria, Texas Cameron County 78559

Consideration: Ten and no/100ths (\$10.00) and all the other good and valuable consideration.

Property (including any improvements):

tract or parcel of land situated in the County of Hidalgo, State of Texas, and further described as follows, to-wit:

A 1.00 acre tract of land being all of Lot 9 and the West 3.43 ft. of Lot 8, Tiny Acres Subdivision as recorded in Vol. 11, Pg. 15 of the Plat Records of Hidalgo County, Texas, said 1.00 acre tract being more particularly described as follows; BEGINNING at an iron pipe found on the SW corner of this tract, said iron pipe also being the SW corner of Lot 9; THENCE N 8 degrees 29' E, 207.00 feet to an iron pin set for the NW corner of this tract, said iron pin also being the NW corner of Lot 9; THENCE S 81 degrees 31' E, 210.43 feet to an iron pin set for the Northeast corner of this tract; THENCE S 8 degrees 29' W, 207.00 feet to an iron pin set for the Southeast corner of this tract; THENCE N 81 degrees 31' W, 210.43 feet to the point of original beginning and containing 1.00 acres of land.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT 1/2 of all oil, gas and other minerals, as reserved in Deed dated October 8, 1956, from Loren N. Haggard to Ricardo de Leon and wife, Ramona de Leon and recorded in Vol. 872, Pg. 578, Deed Records of Hidalgo County, Texas.

SUBJECT TO THE FOLLOWING:

1. Easements and reservations as reflected by the Map and Plat of record in Vol. 11, Pg. 15, Map Records of Hidalgo County, Texas.
2. All visible and apparent easements and rights of parties in possession.
3. Oil Lease dated December 10, 1962, executed by Ricardo de Leon and wife, Ramona M. de Leon to Charles A. Brandt and recorded in Vol. 274, Pg. 64, Oil and Gas Lease Records of Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Julian Cantu

JULIAN CANTU

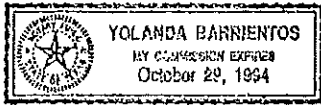
Fidelma Cantu

FIDELMA CANTU

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14TH day of DECEMBER, 19 92
by



Yolanda Barrientos

Notary Public, State of Texas
Notary's name (printed): YOLANDA BARRIENTOS

Notary's commission expires: OCTOBER 29, 1994

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 ____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

LAW OFFICES OF L. ARON PENA
600 S. CLOSNER
EDINBURG, TEXAS 78539

PREPARED IN THE LAW OFFICE OF:

LAW OFFICES OF L. ARON PENA
600 S. CLOSNER
EDINBURG, TEXAS 78539
210-383-5311

FILED FOR RECORD
DOC# 326709 \$10
06-10-1993 08:51:14
WILLIAM (BILLY) LEO
HIDALGO COUNTY

1012 355

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16344

Jan. 6, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

T5600-00-000-0009-00

[1] OWNER: RESENDEZ, OTONIEL

710 LITTLE ST
SAN JUAN, TX 78589

Telephone No. 451-3516

[7] LEGAL DESC./NAME OF SUBDIVISION
TINY ACRES LOT 9 & W3.43' LOT

LOCATION: 0 MINNESOTA & VETERANS

[2] CONTRACTOR: SELF

[8] SEWAGE: PUBLI

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BRIC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE

25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$50,000

[5] SIZE OF STRUCTURE: 1,400 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:40' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY
APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

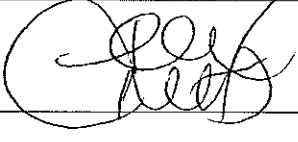
Light [X] Water [X]

Flood Zone: NO
Panel No. /Suffix: 0425C Pct: 4

Community No.: 480334

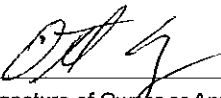
Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by 

Date 1/6/17

Approved by Guillermo R. Resendez Date 1/6/17

Signature of Owner or Applicant 

Date 1-6-17

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-116317

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

Upon the application of:

Name: JGF Enterprises L.P.

Address: 7530 S. Los Charcos
Mission, Tx 78572

Phone: (956) 383-3222

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>Chendi Lan</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>Pre Installed</u>
		<u>1 / 10 / 12</u>

Water Supplier: City of Edinburg

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:

Palm Lake Lot #18 Block #4

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

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

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

-OR-

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

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

Main Office 1304 South 25 th Street Edinburg, Texas 78542 956-318-2840 956-318-2844	Precinct No.1 Substation 1902 Joe Stephens Ave. Weslaco, TX 78596 956-968-4734 956-973-7850	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045 956-205-7049
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T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 **4**

Application No: 4-16317

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

Jose G. Betancourt

Known to me [or proved to me in the oath of Jose G. Betancourt or through
(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:

Palm Lake Lot #18 Block #4"

[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."

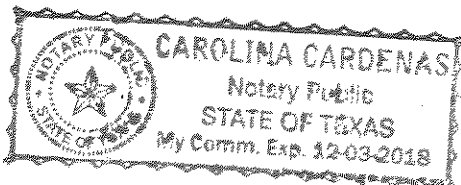
~~OR-~~

~~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."~~

[Handwritten Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on January 10, 2017, to certify which, witnesses my hand and seal of office.



Carolina Cardenas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

WARRANTY DEED

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

Date: November 17, 2015

Grantor: William Emmitt Davis and Edith Fay Davis, Co-Trustees of the Davis Family Trust under Trust dated the 2nd day of June, 2015, and Beverly D. Harrell

Grantor's Mailing Address (including county): 2201 Mallard Drive
Duncan, OK 73533
Stephens County, OK

Grantee: JGF Enterprises, L.P., a Texas limited partnership

Grantee's Mailing Address (including county): P. O. Box 1000
Mission, Texas 78573-1000
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 10 through 18, Block 4; Lots 1 through 16, Block 5; Lots 1 through 14, Block 6; and Lots 1 through 9, Block 7, Palm Lake Subdivision Retama, Hidalgo County, Texas, as per amended map or plat thereof recorded in Volume 9, Page 28, Map Records, Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations from and Exceptions to Conveyance and Warranty:

1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.

- 2. Easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15.
- 3. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- 4. Standby fees, taxes and assessments by any taxing authority for the year 2016, and 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 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 warranty.

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

William Emmitt Davis
 William Emmitt Davis, Co-Trustee of the Davis Family Trust under Trust dated the 2nd day of June, 2015

Edith Fay Davis
 Edith Fay Davis, Co-Trustee of the Davis Family Trust under trust dated the 2nd day of June, 2015

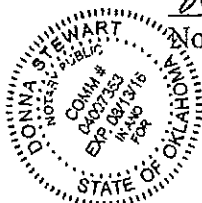
Beverly D. Harrell
 Beverly D. Harrell

(Acknowledgment)

State of Oklahoma
 County of Stephens

This instrument was acknowledged before me on Nov. 19, 2015 by William Emmitt Davis, Co-Trustee of the Davis Family Trust under trust dated the 2nd day of June, 2015.

Donna Stewart
 Notary Public, State of Oklahoma



(Acknowledgment)

State of Oklahoma
County of Stephens

DS

This instrument was acknowledged before me on Nov. 19, 2015 by Edith Fay Davis, Co-Trustee of the Davis Family Trust under Trust dated the 2nd day of June, 2015.

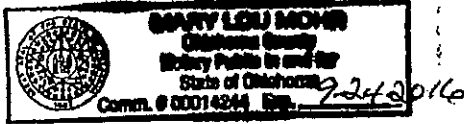


Donna Stewart
Notary Public, State of Oklahoma

(Acknowledgment)

State of Oklahoma
County of Stephens

This instrument was acknowledged before me on November 19, 2015 by Beverly D. Harrell.



Mary Lou Mohr
Notary Public, State of Oklahoma

AFTER RECORDING RETURN TO:

JGF Enterprises, L.P.
P. O. Box 1000
Mission, Texas 78573-1000

PREPARED BY:

David Crook
Attorney At Law
100 Savannah, Suite 380
McAllen, Texas 78503

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16317

Dec. 28, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

P0900-00-004-0018-00

[1] OWNER: JGF ENTERPRISES LP
BETANCOURT, JOSE G.
7530 S. LOS CHARCOS
MISSION, TX. 78572

Telephone No. 383-3222

[7] LEGAL DESC./NAME OF SUBDIVISION
PALM LAKE LOT#18 BLOCK#4

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: MOBILE HOMES
44- MOBILE HOMES

[10] EST. COST OF CONST.: \$7,500

[5] SIZE OF STRUCTURE: 360 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS

FRONT:25' BACK:15' SIDES:6'

MINIMUM ELEV. 18" ABOVE CENTER LINE OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light [X] Water [X]

Flood Zone: NO Panel No. /Suffix: 032510 Pct: 4

Community No.: 480334

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Prepared by

12/28/16
Date

Approved by

12/27/16
Date

Signature of Owner or Applicant

12-28-16
Date

[NOTICE]

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