

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY	
APPLICANT	APPLICATION NO.
1. Isaac Garza & Jacob Garza	4-15836
2. Laura Elia Vasquez and Maria Loudes Diaz	4-16827
3. Elmer and Jennifer Avelar	4-16868
COMM. COURT: JUNE 13, 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: 4-16868

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

Upon the application of:

Name: Elmer Avelar

Address: P.O. Box 4155
Edinburg TX -
78540

Phone: 956-792-3905

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<u>R. Rows</u> Authorized Signature
Date Approved:	<u>1 1</u>	<u>SEPTIC INSTALLATION</u> <u>5 126 117</u>

PM-51200

Water Supplier: Noeth Alamo

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:

Elmer Avelar

R.B. Curry Survey #2 Lot # 1

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

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

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

~~-OR-~~

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

[Signature]
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

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: 4-16868

**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

Elmer Arnuldo Avelar

Known to me [or proved to me in the oath of Elmer A. Avelar or through TXAS DRIVERS 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:

R.B. Curry Survey #2 Lot #1"

[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."

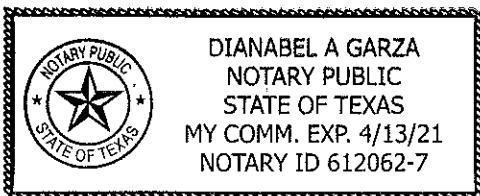
~~-OR-~~

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 June 1, 2017, to certify which, witnesses my hand and seal of office.

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



Chapter 232 Texas LGC Application

APPLICATION NO:

4-16868

May. 24, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

1304 S. 25th Ave
TEL 318-2840

EDINBURG TX 78539
FAX 318-2844

C9800-00-002-0001-08

[1] OWNER: AVELAR, ELMER
AVELAR, JENNIFER
P.O. BOX 4155
EDINBURG, TX 78540

[7] LEGAL DESC./NAME OF SUBDIVISION
CURRY N155'-W84.55'-E363.20'-
T 1 BLK 2 0.30AC GR 0.25AC NET

Telephone No.

LOCATION: 0

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$24,000

[5] SIZE OF STRUCTURE: 1,301 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: NEW RESIDENCE

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 50' SIDE 6' REAR 15' SIDE 6'
MIN. ELEV. 18" ABOVE NATURAL GROUND

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 0

Community No.: 032SD

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.

Gilberto Mata 5-24-17
Prepared by Date

AGuillermo Rodrigues 5-24-17
Approved by Date

X [Signature] 5-24-17
Signature of Owner or Applicant 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.

General 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: May 16, 2017

Grantor: ROSA LINDA DIAZ, A SINGLE PERSON

Grantor's Mailing Address: 926 Robins Rd.
Lansing, Michigan 48917-2090
Eaton County

Grantee: ELMER AVELAR AND WIFE, JENNIFER AVELAR

Grantee's Mailing Address: P.O. Box 4155
Edinburg, Texas 78540
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

0.30 acre tract of land, being designated as Tract No. 7 out of the North 3.10 acres of the East 19.57 acres of Lot No. 1 of the R. B. Curry Survey Subdivision No. 2, as recorded in Volume 2, Page 23 of the Plat Records of Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of this tract, said point of beginning bears S 81 degrees 11 seconds E, 278.65 feet to the northeast corner of Lot 1, R. B. Curry Survey Subdivision No. 2;

THENCE, along the east line of this tract, S 8 degrees 49 seconds W, first passing a 1/2" iron rod set at 25.00 feet on the South R.O.W. line of Tex-Mex Road, a 50.00 foot Road, a total distance of 155.00 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE, along the south line of this tract, N 81 degrees 11 seconds W, 84.55 feet to a 1/2" iron rod set for the southwest corner of this tract;

THENCE, along the west line of this tract, N 8 degrees 49 seconds E, first passing a 1/2" iron rod set at 130.00 feet on the South R.O.W. line of Tex-Mex Road, a total distance of 155.00 feet to a point for the Northwest corner of this tract;

THENCE, along the north line of this tract and the center line of Tex-Mex Road, a 50.00 foot Road R.O.W., S 81 degrees 11 seconds E, a total distance of 84.55 feet to the original point of beginning and containing 0.30 acres of land, of which 0.05 acre lie within Road R.O.W.

Reservations from and Exceptions to Conveyance and Warranty:

Subject To:

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 2, Page 23, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo County Water Control & Improvement District No. 1.

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

Oil, gas and mineral lease recorded in Volume 117, Page 7, Oil & Gas Lease Records of Hidalgo County, Texas.

All the oil, gas and other minerals on, in under or that may be produced from the subject property are excepted herefrom in instrument dated October 14, 1957, recorded in Volume 901, Page 22, Deed Records, Hidalgo County, Texas.

All rights, titles and interests in and to all portions of the proposed insured land lying within a drainage ditch, drainage pipe, drainage line, a canal or an irrigation line as may be claimed in fee by Hidalgo County Irrigation District No. 1.

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.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2017 and all subsequent years.

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.

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, (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.

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



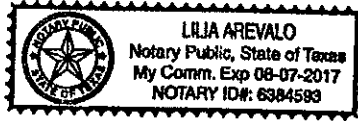
ROSA LINDA DIAZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 16 day of May, 2017, by
ROSA LINDA DIAZ.

(SEAL)



Lilia Arevalo
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Elmer Avelar
P.O. Box 4155
Edinburg, Texas 78540

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100 2017-131
McAllen, Texas 78501
File No.: GF#3172999;LA/jt

(D) In the event Purchasers shall default in the prompt payment of said indebtedness or shall violate or omit to perform any of the provisions of this Agreement and such default, violation or omission shall continue for a period of 7 days and in any of such events Sellers may give thirty (30) days written notice to Purchasers, Purchasers expressly waiving further demand or notice, that unless Purchasers shall cure said default within said thirty (30) day period Sellers may declare the entire unpaid indebtedness, together with all interest then accrued thereon, immediately due and payable and enforce the collection thereof or declare this contract cancelled and of no further force and effect. In the event Sellers elect to declare this contract cancelled and of no further force and effect all monies that have been paid to or deposited with Sellers hereunder shall be forfeited and belong to Sellers as liquidated damages to compensate Sellers for breach of this contract and for rental and deterioration of the property. Immediately upon this contract being declared cancelled and of no further force and effect, all of the rights, claims and interests of the Purchasers in and to said property shall thereupon terminate and be at an end and the property shall unconditionally belong to Sellers.

7. Notwithstanding anything herein contained to the contrary it is agreed that if the herein described real property is used or to be used as the Purchasers residence, notice of Sellers intention to enforce the forfeiture and/or acceleration shall be in accordance with Article 1301b of the Revised Civil Statutes of Texas if in effect at the time of said notice of forfeiture and/or acceleration.

8. Neither this contract nor the property herein described may be assigned, sold, pledged, or mortgaged by the Purchasers without first obtaining the prior written consent of Sellers. Failure to obtain such consent shall be considered an event of default subject to paragraph 6(D) above.

9. It is agreed that written notice from Sellers addressed and mailed by certified or registered mail to the Purchasers at the address set forth after the Purchaser's signature below shall be sufficient notice of cancellation of this contract it being specifically agreed by Purchasers that no further notice shall be necessary.

10. No waiver by Sellers of any breach of any term, covenant or condition hereof shall be deemed a waiver of the same or subsequent breach of the same or any other term, covenant or condition. The acceptance of any installment payment by Sellers shall not be deemed a waiver of any earlier breach by Purchasers of any term, covenant or condition hereof regardless of Seller's knowledge of such breach when said payment is accepted. No covenant, term or condition of this agreement shall be deemed waived unless it is waived in writing.

11. This contract contains all of the terms and conditions of the agreement between Purchasers and Sellers. No statement, representation or warranty of any kind or nature whatsoever made by either party or by any other person shall be relied upon by either party unless included herein.

12. Until further notice all payments will be made by Purchasers to Sellers at Rt. 1 Box 458-A, Edinburg, Texas or Rt. 1 Box 449-D, Edinburg, Texas.

13. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, executors and legal representatives of Purchasers hereunder but no assignment or transfer by Purchasers under this contract or their interests in the property described shall be valid unless Purchasers shall comply with Paragraph 8 above.

EXECUTED in duplicate originals this 30 day of July, 1986.

PURCHASERS

SELLERS

Rosa Linda Diaz
ROSA LINDA DIAZ

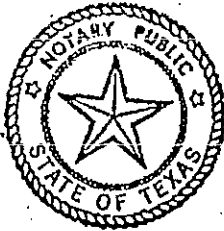
Felipe Galaviz
FELIPE GALAVIZ

Rt. 1 Box 193
Edinburg, TX 78539
Address

Elena Galaviz
ELENA GALAVIZ

Rt. 1 Box 458-A
Edinburg, Texas 78539
Address

SUBSCRIBED AND SWORN TO BEFORE ME, on the 30th day of July,
1986, to certify which witness my hand and seal of office.



Leticia G. Balderas
Notary Public, State of Texas
My commission expires: 3-8-89

LETICIA G. BALDERAS
Notary Public, Hidalgo County, Texas

1984 STEEL BATTERY
BEAVER & ROSSIGNOL
CHICAGO, ILL.

133435

VOL 2383 PAGE 269

LAW OFFICE
JOHNSON & ROSSIGNOL
CHICAGO, ILL.

DEC 24 1986

APPROVED
BY _____

BY _____
Special Agent in Charge
Chicago, Illinois
FBI

CR 1460
Re - FELIPE CALANCA
Re 1 Bu 458-A
F. D. INBans



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

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1304 South 25th Street
Edinburg, Texas 78542
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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: 4-16827

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

Upon the application of:

Name: Laura Elia Varquez

Address: 1051 Anderson rd
Donna T
78537

Phone: 616 375 68-25

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	<u>R Rios</u> Authorized Signature
Inspection/Permit No:		<u>SEPTIC-INSTALL</u>
Date Approved:	<u>1 1</u>	<u>5 12 6 1 1 7</u>

PER-51189

Water Supplier: NIA

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

Account/ESI No.: # 196734-003
 Temporary Pole Permanent Service
Mobile Home

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

Hill-Halbert Lot 19 all of lot # 01

[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 25th Street
Edinburg, Texas 78542
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Precinct No.1 Substation
1902 Joe Stephens Ave.
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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:

4-16827

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

Laura Elia Vazquez

Known to me [or proved to me in the oath of ID# 42195703 or through Tx Temporary Permit (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:

Hill Halbert Lot #19 all of Lot # 01"

[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]

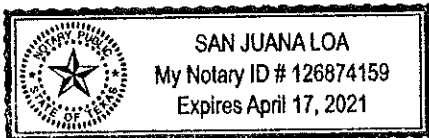
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Laura Elia Vazquez (Signature)

SUBSCRIBED AND SWORN TO before me on 16th May, 2017, to certify which, witnesses my hand and seal of office.



San Juana Loa
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16827

May. 16, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

H3476-00-000-0001-00

[1] OWNER: VASQUEZ, LAURA E.
DIAZ, MARIA L.
1051 E. ANDERSON
DONNA, TX 78537

[7] LEGAL DESC./NAME OF SUBDIVISION
HILL-HALBERT LOT 19
LOT # 1
PH. 616-375-6825

Telephone No. -

LOCATION: 0 MILE 15 AND VALVERDE

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: META

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

[10] EST. COST OF CONST.: \$16,000

[5] SIZE OF STRUCTURE: 1,216 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
[X] NO

[6] USE OF BUILDING: MOBILE HOME

Special Conditions: No construction allowed over any easements.
MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 50' SIDE 10' REAR 265' SIDE 10'
MIN. ELEV. 18" ABOVE CL OF STREET

FOR COUNTY USE ONLY
APPLICATION FEES

Gilberto Mata 5-16-17
Prepared by Date

OTHER
TOTAL AMOUNT \$30.00
Light [X] Water [X]

Avron Hernandez 5-9-17
Approved by Date

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4
Community No.: 0425C
Certification of Elevation
Required: YES [X] NO BFE

X Laura Elia Vasquez 5-16-17
Signature of Owner or Applicant Date

- 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.

[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.

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 DRIVER'S LICENSE NUMBER.

**COPY****CORRECTION WARRANTY DEED WITH VENDOR'S LIEN**

Date: November 29, 2006

Grantor: Kyle Bennett, Individually and as Trustee for the Kyle Bennett Living Trust

Grantor's Mailing Address (including county): P.O. Box 365, La Blanca, Hidalgo County, Texas 78558-0365

Grantee: Laura Elia Vasquez and Maria Lourdes Diaz

Grantee's Mailing Address (including county): 440 Fleetwood, Alamo, Hidalgo County, Texas 78516

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration and a note of even date that is in principal amount of FIFTY THOUSAND 00/100TH DOLLARS (\$50,000.00), plus a second note in the principal amount of TEN THOUSAND AND 00/100 to be paid on December 31, 2007, and is executed by Grantees, payable to order of Grantor. Both notes are secured by a vendor's lien retained in this deed and by deed of trust of even date from Grantee's to RAMONA FLORES, Trustee.

Property (including any improvements):

All of Lot 1 and 2, HILL-HALBERT LOT 19 SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 29, Page 15, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- (1) Subject to any and all Oil and Gas Leases of record, if any.
- (2) Easements, rights, rules and regulations in favor of Hidalgo County Water Improvement District.
- (3) Visible and apparent easements on or across the subject property.
- (4) Taxes for the year 2006 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to the 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 hereby binds Grantor and Grantor's heirs, executors, administrators, 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 to warranty.


But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

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

Preparer has not examined the title to this property and expresses no opinion as to the condition of title.

NOTE CONCERNING CORRECTION: This deed is being filed again for record as a correction deed to correct certain incorrect information and to substitute for the deed as originally recorded clerk's #1561899, Official Records Hidalgo County, Texas on December 30, 2005. The following incorrect information is being corrected: when this deed was first recorded Considerations had only \$50,000.00 principal amount and \$10,000.00 were missing now \$10,000.00 were added which are to be paid by December 31, 2007. Other than the stated correction, no changes were made in the deed as originally recorded, and the effective date of this correction relates back to the effective date of the deed being corrected.

GRANTOR:



Kyle Bennett, Individually and as
Trustee for the Kyle Bennett Living
Trust

GRANTEE:



LAURA ELIA VASQUEZ

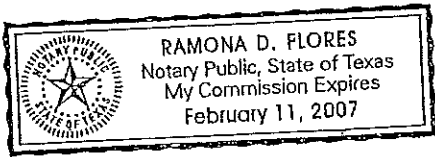


MARIA LOURDES DIAZ

ACKNOWLEDGEMENT

The State of Texas §
County of Hidalgo §

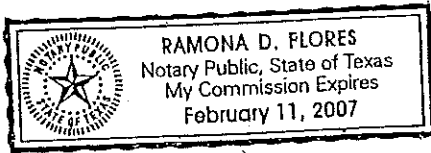
This instrument was acknowledged before me this 8th day of Dec
2006, by Kyle Bennett, Individually and as Trust for the Kyle Bennett Living Trust.



Ramona Flores
Notary Public in and for
Hidalgo County, Texas

The State of Texas §
County of Hidalgo §

LAURA ELIA VASQUEZ AND MARIA LOUDES DIAZ acknowledged this instrument
before me this 8th day of December 2006.



Ramona D. Flores
Notary Public in and for
Hidalgo County, Texas

After Recording Return To:
Bennett Investments
P.O. Box 365
La Blanca, Texas 78558

Filed for Record in:
Hidalgo County
by
Eddy Trevino
County Clerk
On: Dec 08, 2006 at 03:04P
As a Recording
Document Number: 1696098
Total Fees 24.00
Receipt Number - 817627
By,
Rebecca Marriscal, Deputy

STATE OF TEXAS
 COUNTY OF HIDALGO

1. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HILL-HALBERT LOT IS SUBDIVISION TO THE COUNTY OF HIDALGO AND HER NAME IS SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL THREE ALLEY'S PARKS WATER COURSES DRAINS EGRESS' S AND FOR ALL OTHER PURPOSES THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

James Aranda
 JAMES ARANDA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1427/93
 CHALLER TEXAS 75504

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OLGA BLANCA GONZALEZ, LEONOR GONZALEZ AND LA BLANCA GRANT, ALL OF WHOM ARE LEGALLY MARRIED TO ME TO BE THE PERSON WHOSE NAMES ARE THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3rd DAY OF 1994



Notary Public
 NOTARY PUBLIC
 COUNTY OF HIDALGO TEXAS

COUNTY JUDGE HIDALGO COUNTY

1. BECAUSE I QUIZ THE UNDERSIGNED JUDGE OF THE COUNTY OF HIDALGO HEREBY CERTIFY THAT THIS SUBDIVISION AT COUNTRIES IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THIS COUNTY WHEREIN MY APPROVAL IS REQUIRED

APPROVED ON RECORDING
 COUNTY JUDGE HIDALGO COUNTY

WATER DISTRICT:
 THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO 1 ON THIS DAY OF 1993 A.D. 1993

Secretary
 SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOWN ALL MEN BY THESE PRESENTS

1. THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT AND THE LAND CONNECTY HEREON AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION ON THE GROUND



James Aranda
 JAMES ARANDA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1427/93
 CHALLER TEXAS 75504

STATE OF TEXAS
 COUNTY OF HIDALGO

KNOWN ALL MEN BY THESE PRESENTS

1. THE UNDERSIGNED ROLANDO CRUZ A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE STATUTES GOVERNING ENGINEERING



Rolando Cruz
 ROLANDO CRUZ
 REGISTERED PROFESSIONAL ENGINEER
 2/26/93
 KANTZEN TEXAS 75504

NETS AND BOUNDS DESCRIPTION

A 19.34 acre tract of land out LOT 19 HILL-HALBERT SUBDIVISION out of the El Gato and La Blanca Grants Hidalgo County Texas as per the map recorded in Vol 1 Pg 35 Hidalgo County Texas

CONVENING at the Southeast corner of Lot 19 HILL-HALBERT SUBDIVISION North 89 degrees 35 minutes East a distance of 590.0 feet to the POINT OF BEGINNING

THENCE North 0 degrees 24 minutes West on a line parallel with the West line of Lot 19 1020.0 feet to the Northeast corner hereof

THENCE North 89 degrees 35 minutes East on a line parallel with the North line of Lot 19 728.64 feet to a point for the Northeast corner hereof

THENCE South 0 degrees 24 minutes East 1808 feet to a point for a Southeast corner hereof

THENCE South 8 degrees 49 minutes West 1014.30 feet to a point for the Southeast corner hereof

THENCE South 89 degrees 35 minutes West along the South line of Lot 19 566.16 feet to a point for the Southeast corner and POINT OF BEGINNING and containing 1756000 more or less

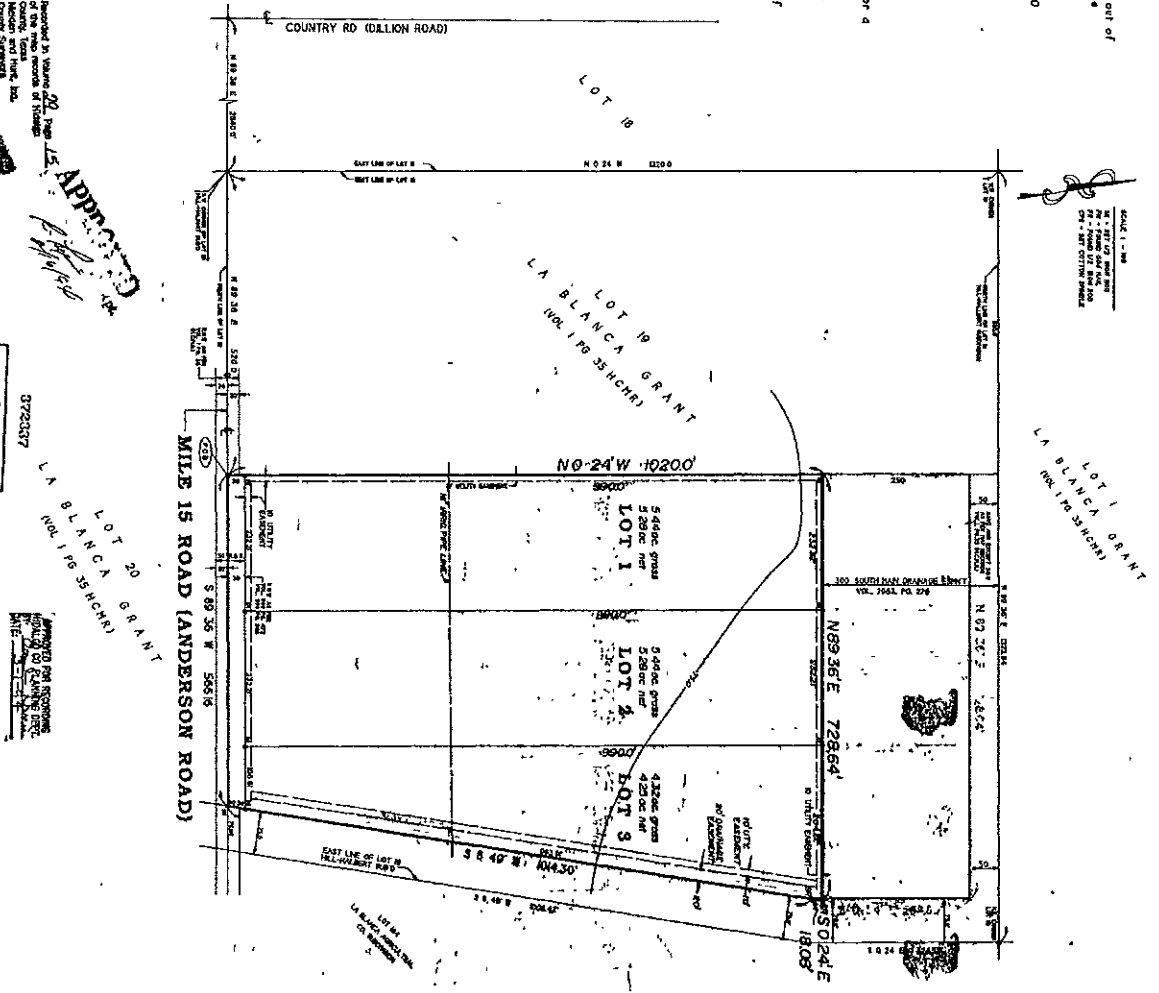
NOTES:

1. FINISH FLOOR ELEVATION IS ABOVE EXISTING CENTERLINE OF ANDERSON ROAD
2. ONE-SINGLE FAMILY RESIDENCE PER LOT
3. MINIMUM FRONT SETBACK LINE 30 FEET
4. MINIMUM REAR SETBACK LINE 25 FEET
5. MINIMUM SIDE SETBACK LINE 10 FEET
6. THE SUBDIVIDER SHALL PLACE A SIGN OF HONOR IN RECORD DETERMINE BY THE COUNTY AT DIRECTION
7. THIS PROPERTY LIES ZONE C AS PER PER A FLOOD INSURANCE RATE MAP PANEL # 480334 0425 C
8. NO VISIBLE WATER WELLS WITHIN 150 RADIIUS



HILL-HALBERT LOT 19 SUBDIVISION

BEING A SUBDIVISION OF A 5.20 ACRE TRACT OF LAND OUT LOT 19 HILL-HALBERT SUBDIVISION OUT OF THE EL GATO AND LA BLANCA GRANTS HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOL 1 PG 35 HIDALGO COUNTY TEXAS



CHECKED BY: *James Aranda*
 BY: *Rolando Cruz*

ARANDA & GONZALES
 CONSULTING ENGINEERS
 2200 W. Loop West, Suite 510, Houston, Texas 77057-1000-2022

DATE OF PREPARATION: 08/28/93



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: 4-16836

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

Upon the application of:

Name: Isaac, Jacob Garcia

Address: 9207 Galactic
Dr Edinburg

TX 78542 Lot 3,4
Phone: (956) 598-0581

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	5 / 30 / 17

Water Supplier: N/A

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

Account/ESI No.: # 100 327894578 29777
 Temporary Pole Permanent Service

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

Palm Lake Lot #3 & 4 Block #C

[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
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Edinburg, Texas 78542
956-318-2840
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956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3

Application No: 4-16836

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

Isaac Garza, Jacob Garza

Known to me [or proved to me in the oath of 37436810 or through
TX-DL (description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

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

Palm Lake Lot # 3 & 4 Block # 6."

[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."

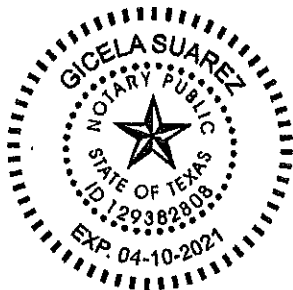
-OR-

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."

J. J.

Isaac Garza (Signature)

SUBSCRIBED AND SWORN TO before me on May 30, 2017, to certify which, witnesses my hand and seal of office.



Gicela Suarez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

x

Chapter 232 Texas LGC Application

APPLICATION NO:

4-16836

May. 17, 2017

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

P0900-00-006-0003-00

[1] OWNER: GARZA, JACOB & ISAAC

16715 CITRUS RD
EDINBURG, TX 78541

Telephone No. 884-8710

[7] LEGAL DESC./NAME OF SUBDIVISION
PALM LAKE SUBD. RETAMA LOT#3-4
BLK-6

LOCATION: 0 281 & 2812

[2] CONTRACTOR: SELF

[8] SEWAGE: EXIST

[3] WATER SYSTEM: OTHE

[9] CONSTRUCTION TYPE: WOOD

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$12,000

[5] SIZE OF STRUCTURE: 960 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES

[6] USE OF BUILDING: NEW RESIDENCE

NO

Special Conditions: No construction allowed over any easements.

MUST COMPLY W/ ALL COUNTY SETBACKS AND REGULATIONS
SETBACKS FRONT 25' SIDE 6' REAR 15' SIDE 6'
MIN. ELEV. 24" ABOVE CL OF STREET

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO 480334 Pct: 4
Panel No. /Suffix: _____

Community No.: 03250

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.

Gilberto Mata 5-17-17
Prepared by Date

Julio Ruiz 4-5-17
Approved by Date

X Isaac Green 5-17-17
Signature of Owner or Applicant 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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

Date: MARCH 23, 2017

Grantor: JGF ENTERPRISES, L.P.

Grantor's Mailing Address (including county):
P.O. BOX 1000
MISSION, TEXAS 78573-1000
HIDALGO COUNTY

Grantee: JACOB GARZA
ISAAC GARZA

Grantee's Mailing Address (including County):
16715 CITRUS RD.
EDINBURG, TX 78541
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS, and other good and valuable consideration and the further consideration of a note (the "Purchase Note") of even date, that is in the principal amount of \$34,450.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to DAVID CROOK, Trustee.

Property (including any improvements):

LOTS# 3 AND 4, BLOCK 6, 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.

Reservations From and Exceptions to Conveyance and Warranty:

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

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

SUBJECT TO Declaration of Restrictive Covenants, recorded as Document Number 2769650 recorded in the Official Records of Hidalgo County, Texas, and all subsequent Amendments of declaration of restrictive covenants recorded in the Official Records of Hidalgo County, Texas;

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

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

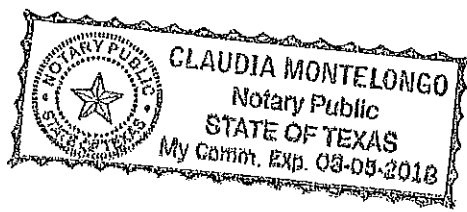
JGF ENTERPRISES, L.P.

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

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on March 23, 2017
by J. Gary Frisby, President of JGF LAND CO., INC. the sole General Partner of JGF ENTERPRISES,
L.P., a Texas Limited Partnership on behalf of said Partnership.



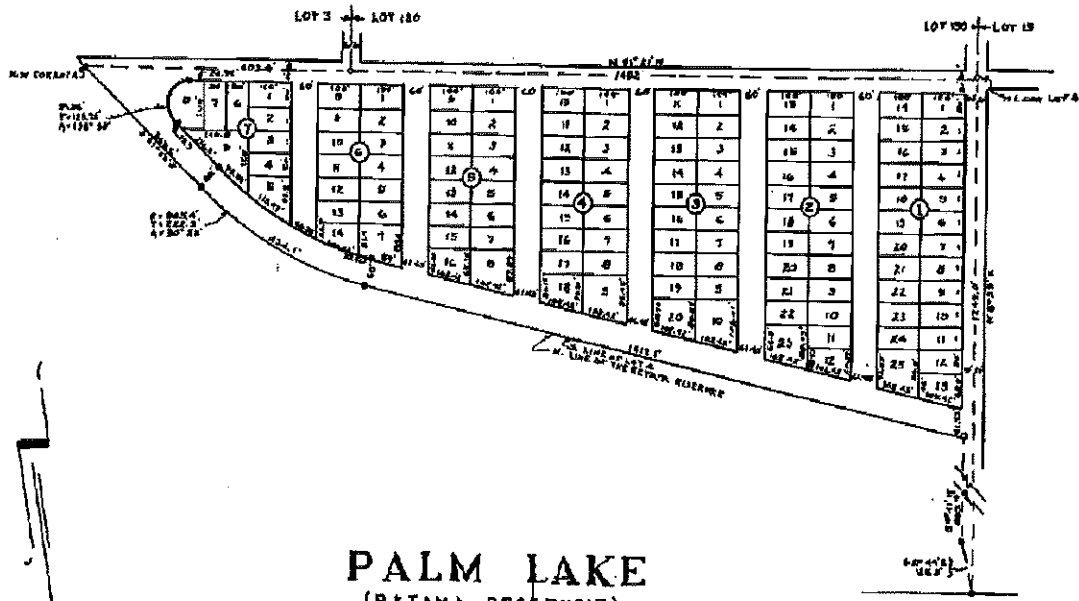
Claudia Montelongo
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

AFTER RECORDING RETURN TO:

JACOB GARZA
ISAAC GARZA
16715 CITRUS RD.
EDINBURG, TX 78541



PALM LAKE
(RETAMA RESERVOIR)

C. L. Fabian, Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct plat of the subdivision of Lot Number 4 of "Seminary Heights", a subdivision of Lands out of the East Retama Subdivision, San Salvador del Tule Grant, Hidalgo County, Texas.

C. L. Fabian
C. L. Fabian, Licensed Land Surveyor

State of Texas:
County of Hidalgo:

I, Mike E. George, owner of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the roads designated thereon.

Mike E. George
Mike E. George

State of Texas:
County of Hidalgo:

Subscribed and sworn to before me this 18 day of February, A. D. 1948.

W. W. [Signature]
Notary Public in and for
Hidalgo County, Texas.

MAP
OF THE
PALM LAKE SUBDIVISION
OF LOT 4 OF SEMINARY HEIGHTS,
A SUBDIVISION OF A PART OF THE EAST RETAMA SUBDIVISION
OUT OF THE RETAMA PASTURE, SAN SALVADOR DEL TULE GRANT,
HIDALGO COUNTY, TEXAS.

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
MC ALLEN, TEXAS.

SCALE: 1" = 200'

DATE: JANUARY 27, 1948.