



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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: 1-22

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

Upon the application of:

Name: Oswaldo Izaguirre

Address: 2506 North Lane
Weslaco Tx
78599

Phone: (956) 272-8211

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

Water Supplier: NAWS
Utility Provider: M.V.E.C. AEP
Account/ESI No.: 38136-002
 Temporary Pole Permanent Service

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

West N Adams Trak Lot 15
Block 181

[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: 1-22

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

Osbaldo Izaguirre

Known to me [or proved to me in the oath of 10563453 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:

West + Adams Tract lot 15 Blk 181"

[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~~]

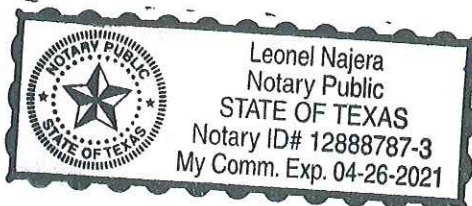
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 October 18th, 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: February 26, 2016

Grantor: ROGER M. PUCKETT AND RONALD E. PUCKETT, SUCCESSOR TRUSTEES OF THE LOMIE M. PUCKETT FAMILY PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979

Grantor's Mailing Address: 57 Dry Canyon
Coeville, California 96107
Mono County

Grantee: OSBALDO IZAGUIRRE and wife, DELICIA IZAGUIRRE

Grantee's Mailing Address: 2506 North Ln.
Weslaco, Texas 78596
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a note of even date that is in the principal amount of SIXTY-FOUR THOUSAND AND NO/100 DOLLARS (\$64,000.00), and is executed by Grantee, payable to the order of ELSA STATE BANK & TRUST CO., 300 W. Edinburg, Elsa, Hidalgo County, Texas 78543. The note is secured by a vendor's lien retained in favor of ELSA STATE BANK & TRUST CO., in this Deed and by a Deed of Trust of even date from Grantee to CESAR GONZALEZ, Trustee.

Property (including any improvements):

A tract of land containing 4.11 acres more or less out of Lot 15, Block 181, THE WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas; and being more particularly described by metes and bounds as follows:

Tracts 2, 3, and 4, as described in an unrecorded plat by Charles L. Meldon, Civil Engineer and Surveyor, dated October 23, 1968, and containing 4.11 acres of land, more or less, and described by metes and bounds as follows:

BEGINNING at the Southwest corner of Tract 2 on the West line of Lot 15, from whence the Southwest corner of Lot 15 bears South 136.83 feet;

THENCE, North, 441.46 feet (along the West line of Lot 15), to the Northwest corner of Tract 4;

THENCE, East, 382.60 feet to the Northeast corner of Tract 4;

THENCE, South, 6 degrees 05 minutes East, 443.97 feet to the Southeast corner of Tract 2;

THENCE, West, 429.65 feet (along the South boundary of Tract 2), to the PLACE OF BEGINNING.

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

A Road Easement along the West side of subject property as shown on plat recorded in Volume 2, Pages 34 through 37, Map Records of Hidalgo County, Texas.

Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 3, Page 34 thru 37, Map Records Hidalgo County, Texas.

Easements, rights, rules and regulations in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

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

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from W.J. Vaughn and wife, M.C. Vaughn, also known as Mary C. Vaughn to R.J. Scheig, dated February 28, 1948, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 80, Page 40, Oil and Gas Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Mrs. M.C. Vaughn, a widow to Taylor Oil and Gas Co., dated December 10, 1953, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 157, Page 588, Oil and Gas Records Hidalgo County, Texas.

Oil, Gas and Mineral Lease, together with all rights relative thereto, express or implied, from Mrs. M.C. Vaughn, a widow to V.F. Newhaus, dated December 11, 1958, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 225, Page 174, Oil and Gas Records Hidalgo County, Texas.

Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant hereunder or tenant at will.

Prescriptive rights for roads, public or private, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

Any right, interest or claim that may exist, arise or may be asserted against the title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO., and are transferred to that party without recourse on Grantor.

THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2,
DATED AUGUST 2, 1979

By: *[Signature]*
ROGER M. PUCKETT,
Successor Trustee

By: _____
RONALD E. PUCKETT,
Successor Trustee

By: _____
DONNA RAE PUCKETT,
Successor Trustee

(Acknowledgement)

STATE OF CALIFORNIA
COUNTY OF ~~MONO~~ *Los Angeles*

This instrument was acknowledged before me on the 26th day of February, 2016,
by ROGER M. PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.

[Signature]
Notary Public, State of California



STATE OF CALIFORNIA
COUNTY OF MONO

This instrument was acknowledged before me on the _____ day of February, 2016, by
RONALD E. PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.

Notary Public, State of California

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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO., and are transferred to that party without recourse on Grantor.

THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2,
DATED AUGUST 2, 1979

By: _____
ROGER M. PUCKETT,
Successor Trustee

By: Ronald E. Puckett, Successor Trustee
RONALD E. PUCKETT,
Successor Trustee

By: _____
DONNA RAE PUCKETT,
Successor Trustee

(Acknowledgement)

STATE OF CALIFORNIA
COUNTY OF MONO

This instrument was acknowledged before me on the _____ day of February, 2016,
by ROGER M. PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.

Notary Public, State of California

(Acknowledgment)

STATE OF CALIFORNIA Oregon
COUNTY OF ~~MONO~~ COOS

This instrument was acknowledged before me on the 16th day of February, 2016, by
RONALD E. PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.

Christina Cancino
Notary Public, State of California Oregon

STAMP
CANCINO
LIC-OREGON
N NO. 922336
ES NOVEMBER 20, 2017

OFFICIAL STAMP
CHRISTINA CANCINO
NOTARY PUBLIC-OREGON
COMMISSION NO. 922336
MY COMMISSION EXPIRES NOVEMBER 20, 2017

STAMP
CANCINO
LIC-OREGON
N NO. 922336
ES NOVEMBER 20, 2017

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.

ELSA STATE BANK & TRUST CO., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and superior title to the Property are retained for the benefit of ELSA STATE BANK & TRUST CO., and are transferred to that party without recourse on Grantor.

THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2,
DATED AUGUST 2, 1979

By: _____
ROGER M. PUCKETT,
Successor Trustee

By: _____
RONALD E. PUCKETT,
Successor Trustee

By: *Donna Rae Puckett*
DONNA RAE PUCKETT,
Successor Trustee

(Acknowledgement)

STATE OF CALIFORNIA
COUNTY OF MONO

This instrument was acknowledged before me on the _____ day of February, 2016,
by ROGER M. PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.

Notary Public, State of California

(Acknowledgment)

STATE OF CALIFORNIA
COUNTY OF MONO

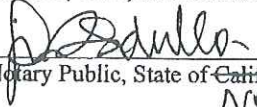
This instrument was acknowledged before me on the _____ day of February, 2016, by
RONALD E. PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY
PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.

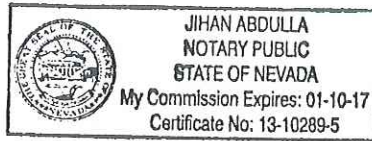
Notary Public, State of California

(Acknowledgment)

STATE OF ~~CALIFORNIA~~ *Nevada*
COUNTY OF ~~MONO~~ *Douglas*

This instrument was acknowledged before me on the 26 day of February, 2016, by DONNA RAE PUCKETT, Successor Trustee of THE LOMIE M. PUCKETT FAMILY PRESERVATION TRUST NUMBER 2, DATED AUGUST 2, 1979, on behalf of said trust.


Notary Public, State of ~~California~~ *Nevada*



AFTER RECORDING RETURN TO:
Osbaldo Izaguirre and wife, Delicia Izaguirre
2506 North Ln.
Weslaco, Texas 78596

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: GF#3164496;JW/bm

23966
PARTITION DEED

7.50
Pd.

THE STATE OF TEXAS
COUNTY OF HIDALGO

X
X KNOW ALL MEN BY THESE PRESENTS:
X

WHEREAS, WE, LOMIE M. PUCKETT, a feme sole, of California, LUTHER L. VAUGHN (aka L. L. VAUGHN) of Wilson County, Texas, and SARAH A. VAUGHN of Bee County, Texas, have and hold in common a certain tract of land in Hidalgo County, Texas, described as follows:

All that certain tract of land in Hidalgo County, Texas, containing 8.2 acres, more or less, being a part of Lot No. 15, Block No. 181, of the American Rio Grande Land and Irrigation Company's West Tract Subdivision of the Llano Grande Grant, being composed of a 4.0 acre tract of land described in a deed from A. C. Henrichson, et ux, to W. J. Vaughn, et ux, dated March 9, 1935, of record in Vol. 399, Pages 379-380, Deed Records, Hidalgo County, Texas, and a 4.02 acre tract of land described in a deed from A. C. Henrichson, et ux, to W. J. Vaughn, et ux, dated April 12, 1938, of record in Vol. 441, Pages 500-501, Deed Records, Hidalgo County, Texas, being 8.02 acres, more or less, and being all that part of Lot 15, Block 181, West Tract Subdivision of the Llano Grande Grant, in Hidalgo County, Texas, which lies South and West of the Water Control & Improvement District No. 9 Canal (said entire portion of said Lot 15, Block 181 lying South and West of said Canal, containing 16.02 acres, more or less) and being all of said part of Lot 15, Block 181, lying South and West of said Canal SAVE AND EXCEPT from said part of Lot 15, Block 181, lying South and West of said Canal, the East 8 acres of said part of Lot 15, Block 181 which lies South and West of said Canal to be parallel to the West line of said Lot 15, Block 181, and being more fully described as follows:

BEGINNING at a point, on the Southwest corner of said Lot No. 15;
THENCE N. 1022.5 feet to a corner (along the West line of Lot 15);
THENCE S. 56 deg. 34 min. E., 432.14 feet to a corner;
THENCE S. 6 deg. 5 min. E., 768.74 feet;
THENCE South 20.0 feet to a corner;
THENCE West 442.10 feet to the PLACE OF BEGINNING.

WHEREAS, the said LOMIE M. PUCKETT, LUTHER L. VAUGHN and SARAH A. VAUGHN, each own an undivided interest in and to the said tract of land and the said parties at this time are desirous of making a partition of the same and desire their respective interests in and to said tract of land to be partitioned into separate tracts

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of land for each's own separate use and benefit and that said tract of land is susceptible to partition in kind; it is thereby covenanted, granted, concluded and agreed by and between said parties, and each of them covenants, grants, concludes and agrees, for himself or herself, his, her heirs and assigns, that a partition of said land shall be made as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That WE, LOMIE M. PUCKETT and LUTHER L. VAUGHN, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the said SARAH A. VAUGHN, as her own property and estate, all of our undivided interest in and to the following described real property situated in Hidalgo County, Texas, to-wit:

Tract 1, as described in an unrecorded plat by Charles L. Melden, Civil Engineer and Surveyor, dated October 23, 1968, and containing 1.37 acres of land, more or less, and described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 15 for the Southwest corner of Tract 1;
THENCE North 136.83 feet (along the West line of Lot 15) to the Northwest corner of Tract 1;
THENCE East 429.65 feet to the Northeast corner of Tract 1;
THENCE South 6 deg. 5 min. E., 117.49 feet;
THENCE South 20.0 feet to the Southeast corner of Tract 1;
THENCE West 442.10 feet to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described Tract 1, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said SARAH A. VAUGHN, her heirs and assigns forever; and WE, the said LOMIE M. PUCKETT and LUTHER L. VAUGHN, do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said SARA A. VAUGHN, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Further, WE, the said SARAH A. VAUGHN, joined proforma by her husband, ARTHUR P. VAUGHN, (aka A. P. VAUGHN), and LUTHER L. VAUGHN, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the said LOMIE M. PUCKETT, as her own property and estate, all

of our undivided interest in and to the following described real property situated in Hidalgo County, Texas, to-wit:

Tracts 2, 3 and 4, as described in an unrecorded plat by Charles L. Melden, Civil Engineer and Surveyor, dated October 23, 1968, and containing 4.11 acres of land, more or less, and described by metes and bounds as follows:

BEGINNING at the Southwest corner of Tract 2 on the West line of Lot 15, from whence the Southwest corner of Lot 15 bears South 136.83 feet;

THENCE North 441.46 feet (along the West line of Lot 15) to the Northwest corner of Tract 4;

THENCE East 382.60 feet to the Northeast corner of Tract 4;

THENCE South 6 deg. 05 min. E., 443.97 feet to the Southeast corner of Tract 2;

THENCE West 429.65 feet (along the South boundary of Tract 2) to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described Tracts 2, 3 and 4, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said LOMIE M. PUCKETT, her heirs and assigns forever; and WE, the said SARAH A. VAUGHN and husband, ARTHUR P. VAUGHN, and LUTHER L. VAUGHN, do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said LOMIE M. PUCKETT, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Further, WE, the said SARAH A. VAUGHN, joined proforma by her husband, ARTHUR P. VAUGHN, and LOMIE M. PUCKETT, a feme sole, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the said LUTHER L. VAUGHN, as his own property and estate, all of our undivided interest in and to the following described real property situated in Hidalgo County, Texas, to-wit:

Tracts 5 and 6, as described in an unrecorded plat by Charles L. Melden, Civil Engineer and Surveyor, dated October 23, 1968, and containing 2.74 acres of land, more or less, and described by metes and bounds as follows:

BEGINNING at the Southwest corner Tract 5 on the West line of Lot 15, from whence the Southwest corner of Lot 15 bears South 578.29 feet;

THENCE North 444.21 feet to the Northwest corner of Tract 6;

THENCE South 56 deg. 34 min. E., 432.14 feet to the Northeast corner of Tract 6;

THENCE South 6 deg. 05 min. E., 207.28 feet to the Southeast corner of Tract 5;

THENCE West 382.60 feet (along the North boundary of Tract 4)

to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the above described Tracts 5 and 6, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said LUTHER L. VAUGHN, his heirs and assigns forever; and WE, the said SARAH A. VAUGHN and husband, ARTHUR P. VAUGHN, and LOMIE M. PUCKETT, do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said LUTHER L. VAUGHN, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

HEIRSHIP INFORMATION

WALLACE JOHNSON VAUGHN (aka W. J. VAUGHN) was born on March 14, 1875.

MARY CATHERINE JOHNSON (aka M. C. VAUGHN) was born on September 27, 1877.

WALLACE JOHNSON VAUGHN and MARY CATHERINE JOHNSON were married in 1896, which marriage continued until the death of WALLACE JOHNSON VAUGHN on March 8, 1948, in Weslaco, Hidalgo County, Texas. WALLACE JOHNSON VAUGHN died intestate and no administration was needed, taken out nor is pending on his estate. MARY CATHERINE VAUGHN died in Humble, Harris County, Texas, on May 29, 1961. MARY CATHERINE VAUGHN died intestate and no administration was needed, taken out, nor is pending on her estate. WALLACE JOHNSON VAUGHN and MARY CATHERINE VAUGHN were each only married one time and that time to each other. Neither adopted any children and the following named children were the only children born to their marriage:

1. EBER M. VAUGHN, a son, (aka E. M. VAUGHN) who died on July 28, 1972, at the age of 74 years.
2. LUTHER L. VAUGHN, a son, (aka L. L. VAUGHN) who is 72 years of age.
3. LOMIE M. PUCKETT, a daughter, (aka L. M. VAUGHN) who is 67 years of age.
4. OSCAR L. VAUGHN, a son, who is 64 years of age.
5. ARTHUR P. VAUGHN, a son, (aka A. P. VAUGHN) who is 62 years

of age.

6. LILLIAN ANN MAURER, a daughter, was first married to JOHNNY GOULD, which marriage ended in divorce. Subsequently, LILLIAN ANN GOULD married STANLEY MAURER, which marriage ended in the death of STANLEY MAURER on July 12, 1970.

EXECUTED on this the 25th day of October, 1974.

Lomie M. Puckett
LOMIE M. PUCKETT

Luther L. Vaughn
LUTHER L. VAUGHN

Arthur P. Vaughn
ARTHUR P. VAUGHN

Sarah A. Vaughn
SARAH A. VAUGHN

(ACKNOWLEDGMENTS)

THE STATE OF TEXAS
COUNTY OF Bee

X
X
X

BEFORE ME, the undersigned authority, on this day personally appeared LOMIE M. PUCKETT known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER my hand and seal of office on this the 26th day of October, 1974.

Janet McDaniel
Notary Public, in and for, Bee County, Texas. JANET McDANIEL
Notary Public
Bee County, Texas

THE STATE OF TEXAS
COUNTY OF Bee

X
X
X

BEFORE ME, the undersigned authority, on this day personally appeared LUTHER L. VAUGHN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER my hand and seal of office on this the 26th day of October, 1974.

Janet McDaniel
Notary Public, in and for, Bee County, Texas. JANET McDANIEL
Notary Public
Bee County, Texas

THE STATE OF TEXAS
COUNTY OF Bee

X
X
X

BEFORE ME, the undersigned authority, on this day personally appeared ARTHUR P. VAUGHN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER my hand and seal of office on this the 26th day of October, 1974.

Janet McDaniel
Notary Public, in and for, Bee County, Texas. JANET McDANIEL
Notary Public
Bee County, Texas

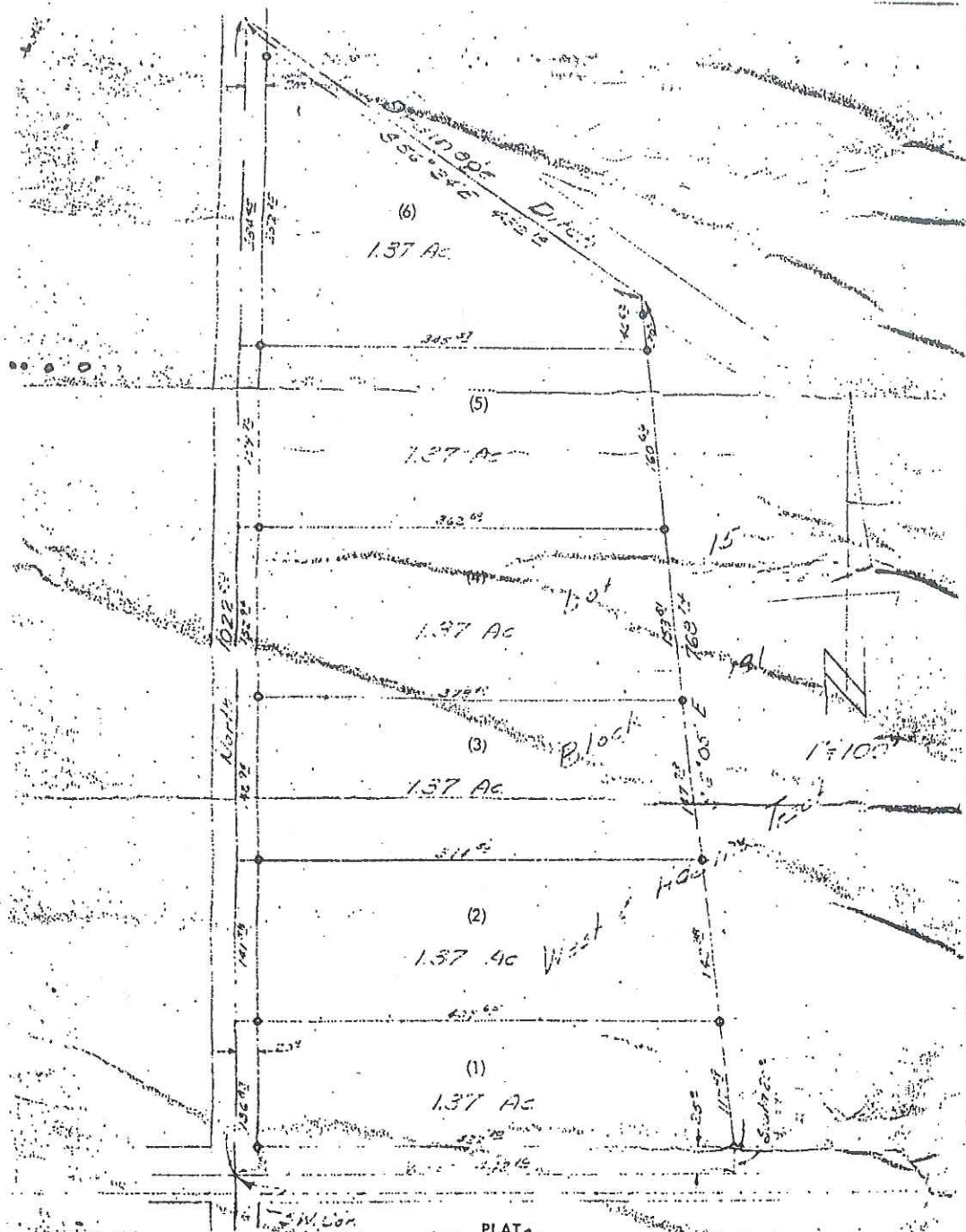
THE STATE OF TEXAS
COUNTY OF Bee

X
X
X

BEFORE ME, the undersigned authority, on this day personally appeared SARAH A. VAUGHN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER my hand and seal of office on this the 26th day of October, 1974.

Janet McDaniel
Notary Public, in and for, Bee County, Texas. JANET McDANIEL
Notary Public
Bee County, Texas



PLAT
Showing
SURVEY OF 8.23 ACRES OUT OF LOT 15, BLOCK 181
WEST AND ADAMS TRACTS
HIDALGO COUNTY, TEXAS

I, Charles L. Melden, Civil Engineer and Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction.



Charles L. Melden
CHARLES L. MELDEN
Civil Engineer and Surveyor
Edinburg, Texas
Surveyed: October 23, 1968

23966

PARTITION DEED

FILED FOR RECORD THIS DATE

At *2:14* o'clock *p.*M.

OCT 25 1974

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *M. A. Sanchez*

Return: L. L. Vaughn, 910-
4th Street, Floresville, Texas,
78114.

ROBERT D. ESCHENBURG
ATTORNEY AT LAW
P. O. BOX 238
FLORESVILLE, TEXAS 78114



COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Ph: 956-968-4734
Fax: 956-973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

Permit No.: Permit 1-22
Receipt No.: 000121
W2500-00-181-0015-10

IZAGUIRRE OSBALDO & DELICIA
2506 NORTH LN
WESLACO, TX 78596
(956) 272-8211
(956) 272-8211

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 30 Residential, additions/renovations (adding rooms, carport/garage and storage, etc.)
- [4] Size of Structure: 2000Sq.Ft.
- [5] Legal Description: WEST & ADAMS 3.81AC-W8.22AC LOT 15 BLK 181; AN IRR TR N430'-S566.83'-W432' LOT 15 BLK 181 4.11 AC GR 3.81 AC NET
- [6] Location: MILE 10 N. & MILE 6 1/2 W.
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$3000
- [10] Flood Zone: Zone X

Community Panel Number: 480334 0450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY W/ALL COUNTY SETBACKS & REG.
Description: Permit 1-22
Price: \$30.00
Description: Unauthorized Construction Penalty
Price: \$30.00

Total Amount.....\$60.00


Method of Payment: Check
Check/M.O.#: 1416
Payment: \$60.00
Change Due: \$0.00
Application: gilbert.pecina
Inspector: gilbert.pecina
Receipt: leo.najera


Cashier

10/13/17
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN ADMINISTRATOR INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

10-13-17
Date



PLANNING DEPARTMENT

County of Hidalgo

Rev. 06-03-15

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

Precinct No.1 Substation
1902 Joe Stephens Ave.
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956-968-4734
956-973-7850

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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-26

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

Upon the application of:

Name: Victor Davila

Address: 6937 Vera LN
Mercedes Tx
78570

Phone: 956-973-7044

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service _____ Authorized Signature
Inspection/Permit No: Date Approved:	_____ / /	_____ / /

Water Supplier: CITY OF Mercedes

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

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

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

Southern valley Est. Lot 11

[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
County of Hidalgo

Rev. 06-03-15

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956-205-7045
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No:

1-26

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

Victor Davila

Known to me [or proved to me in the oath of ID# 02018101 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:

Southern Valley Est lot 11

[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."

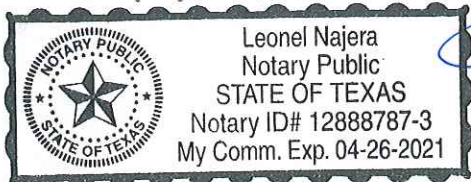
-OR-

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."

Victor Davila (Signature)

SUBSCRIBED AND SWORN TO before me on October 18th, 2017, to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 9, 2016

Grantor: SOUTHERN FIELDS ALOE, INC.

Grantor's Mailing Address (including county): P.O. Box 1330
Mercedes, Texas 78570
Hidalgo County, Texas

Grantee: VICTOR DAVILA and wife, SILVIA ELIZABETH DAVILA

Grantee's Mailing Address (including county): 710 S. Vermont Ave.
Mercedes, Texas 78570
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TEN THOUSAND FOUR HUNDRED AND NO/100THS DOLLARS (\$10,400.00). 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 BYRON JAY LEWIS, trustee.

Property (including any improvements):

Lot Eleven (11), SOUTHERN VALLEY ESTATES SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 171-A, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in VOLUME 2726, PAGE 806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument dated June 1, 1976, recorded in Volume 1495, Page 540, and dated July 7, 1977, recorded in Volume 1536, Page 996, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed herein or not.

Easement dated April 23, 1943, recorded in Volume 511, Page 140, Deed Records, Hidalgo County Texas.

Easement and Right of Way dated January 12, 1987, recorded in Volume 2399, Page 663, Official Records, Hidalgo County Texas.

Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2017 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, 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 to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

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

SOUTHERN FIELDS ALOE, INC.

By: *John Sigrist*
JOHN SIGRIST, President

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 12 of December, 2016,
by JOHN SIGRIST, President of SOUTHERN FIELDS ALOE, INC., a Texas corporation, on
behalf of said corporation



Melissa Munoz

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
VICTOR DAVILA and wife,
SILVIA ELIZABETH DAVILA
710 S. Vermont Ave.
Mercedes, Texas 78570

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 909429;NC:vm



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 1-26
Receipt No.: 000139
S4845-00-000-0011-00

DAVILA VICTOR & SILVIA E
710 S VERMONT AVE
MERCEDAS, TX 78570
(956) 975-7044
(956) 472-5551

Community Panel Number: 480334 0525B
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST CUMPLY WITH ALL COUNTY
SETBACKS & REGULATIONS
Description: Permit 1-26
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alyssa.ulloa
Inspector: leo.najera
Receipt: alyssa.ulloa

- [1] Contractor: SELF
- [2] Water System: Military WSC
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 2368Sq.Ft.
- [5] Legal Description: SOUTHERN VALLEY ESTATES LOT 11
- [6] Location: MILE 2 & MILE 6
- [7] Sewage: City of Mercedes
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$155120
- [10] Flood Zone: Zone B

Cashier

10/16/17
Date

[NOTICE]

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Signature of Owner or Applicant

10-16-17
Date

