

2009-45087

P-7

THE STATE OF TEXAS

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STATUTORY AFFIDAVIT FOR FIXING LIEN

*

COUNTY OF HARRIS

RICHARD L. PETRONELLA, Affiant, on behalf of FLORES RENOVATIONS, doing business in Houston, County of Harris, State of Texas, having furnished labor and/or materials for constructed improvements to improve real property herein described, for the purposes of perfecting a lien on said property and improvements to secure the amount of the claim therefor, makes this affidavit and on oath states:

1. The amount of the claim is principal in the sum of \$18,671.82 and said amount is just, reasonable, and unpaid.

2. HERITAGE PARK POINTE HOMEOWNERS ASSOCIATION HOUSTON is/are the owner(s) or the reputed owner(s) of said land and the owner(s) or the reputed owner(s) of the improvements located thereon.

3. A general statement of the labor and/or materials is as follows: pool renovations, labor, building and other materials, carpentry and gravel. In April 2009, the amount furnished was \$18,671.82.

4. Said labor and/or materials were furnished to J. B. CONTRACTORS & DEVELOPMENT, LLC, pursuant to a contract with such party, same having been furnished for the improvement of the property located in Harris County, Texas, and being more particularly described as follows:

RESERVE "C" IN BLOCK 1, OF HERITAGE PARK, SECTION 20, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF DULY RECORDED UNDER FILM CODE # 359112, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND COMMONLY KNOWN AS THE RECREATION POOL AREA AT 3402 SIGNAL HILL, FRIENDSWOOD, TEXAS.

5. HERITAGE PARK POINTE HOMEOWNERS ASSOCIATION is/are the owner(s) and J. B. CONTRACTORS & DEVELOPMENT, LLC, is/are the original contractor on the above job site and the entity to whom FLORES RENOVATIONS, furnished the aforementioned labor and/or materials.

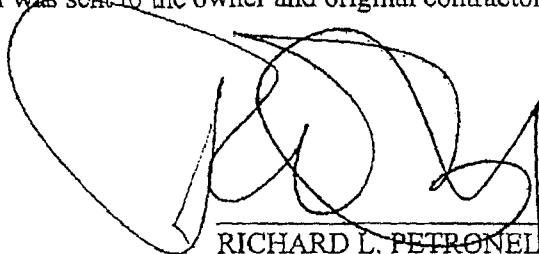
6. The claimant's business address and telephone number are as follows:

FLORES RENOVATIONS
ATTN: SERGIO FLORES
405 GARDEN PATH DR.
ROUND ROCK, TEXAS 78664
512.563.1661




7. Notice of the claim was sent to the owner and original contractor on the same date as the date of this lien.

DATED: May 6, 2009


RICHARD L. PETRONELLA, Agent for
FLORES RENOVATIONS

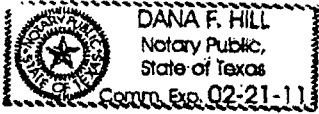
SUBSCRIBED AND SWORN TO BEFORE ME on May 6, 2009, to certify which witness my hand and official seal.





Notary Public, State of Texas

THE STATE OF TEXAS *
*
COUNTY OF HARRIS *

The above instrument was acknowledged before me, the undersigned notary public, by the said RICHARD L. PETRONELLA, Agent for FLORES RENOVATIONS on May 6, 2009.




Notary Public, State of Texas

Notice of this claim was sent to the owner(s) at the following address(es) by certified mail return receipt requested on even date herewith:

VIA CMRRR #1387 2777
HERITAGE PARK POINTE HOMEOWNERS ASSOCIATION
HOUSTON COMMUNITY MANAGEMENT SERVICES, INC.
REGISTERED AGENT
17049 EL CAMINO REAL, STE., 100
HOUSTON, TEXAS 77058

Notice of this claim was sent to the original contractor at the following address(es) by certified mail return receipt requested on even date herewith:

VIA CMRRR #1387 2784

J. B. CONTRACTORS & DEVELOPMENT, LLC
CORPORATION SERVICE COMPANY
REGISTERED AGENT
701 BRAZOS STREET, STE., 1050
AUSTIN, TEXAS 78701

VIA CMRRR #1387 2791

J. B. CONTRACTORS & DEVELOPMENT, LLC
ATTN: MANAGER
P O BOX 3443
PEARLAND, TEXAS 77588

AFTER RECORDING RETURN TO:

**Petronella Law Firm, P.C.
8 Greenway Plaza, Suite 606
Houston, Texas 77046**

PETRONELLA LAW FIRM, P.C.

ATTORNEYS AT LAW
EIGHT GREENWAY PLAZA
SUITE 606
HOUSTON, TEXAS 77046-0801
(713) 965-0606
FAX (713) 965-0676
WWW.PETRONELLALAWFIRM.COM

RICHARD L. PETRONELLA
BOARD CERTIFIED SINCE 1984
TEXAS BOARD OF LEGAL SPECIALIZATION
REAL ESTATE COMMERCIAL & RESIDENTIAL
EMAIL: RICHARD@PETRONELLALAWFIRM.COM

May 6, 2009

NOTIFICATION TO OWNER(S)

VIA CMRRR #1387 2777

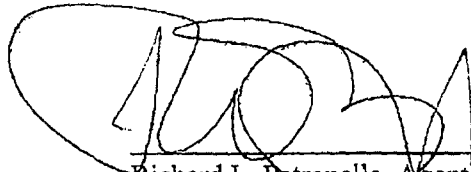
HERITAGE PARK POINTE HOMEOWNERS ASSOCIATION
HOUSTON COMMUNITY MANAGEMENT SERVICES, INC.
REGISTERED AGENT
17049 EL CAMINO REAL, STE., 100
HOUSTON, TEXAS 77058

Pursuant to V.A.T.C., Property Code, Section 53.056, you are hereby notified as owner(s) of the property being improved in Harris County, Texas, more particularly described as follows:

RESERVE "C" IN BLOCK 1, OF HERITAGE PARK, SECTION 20,
AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO
THE MAP AND PLAT THEREOF DULY RECORDED UNDER
FILM CODE # 359112, OF THE MAP RECORDS OF HARRIS
COUNTY, TEXAS AND COMMONLY KNOWN AS THE
RECREATION POOL AREA AT 3402 SIGNAL HILL,
FRIENDSWOOD, TEXAS

that the undersigned makes a claim for a debt incurred by J. B. CONTRACTORS & DEVELOPMENT, LLC, the unpaid balance of which is the amount of \$18,671.82 as the result of the undersigned having furnished labor and/or materials to the said J. B. CONTRACTORS & DEVELOPMENT, LLC. In April 2009, the amount furnished was \$18,671.82. If this claim remains unpaid, you may become personally liable and your property subject to a lien unless you withhold funds from the contractor for payment of this claim or unless this claim is otherwise settled or paid.

As required by V.A.T.C., Property Code, Section 53.055, entitled "Notice of Filed Affidavit," you are hereby notified as owner(s) of this property that a Statutory Affidavit for Fixing Lien has been filed by the undersigned. A copy of said affidavit is enclosed herewith.



Richard L. Petronella, Agent for
FLORES RENOVATIONS

Notice of this claim was sent to the original contractor at the following address(es) by certified mail return receipt requested on even date herewith:

VIA CMRRR #1387 2784

J. B. CONTRACTORS & DEVELOPMENT, LLC
CORPORATION SERVICE COMPANY
REGISTERED AGENT
701 BRAZOS STREET, STE., 1050
AUSTIN, TEXAS 78701

VIA CMRRR #1387 2791

J. B. CONTRACTORS & DEVELOPMENT, LLC
ATTN: MANAGER
P O BOX 3443
PEARLAND, TEXAS 77588

PETRONELLA LAW FIRM, P.C.

ATTORNEYS AT LAW
EIGHT GREENWAY PLAZA
SUITE 606
HOUSTON, TEXAS 77046-0801
(713) 965-0606
FAX (713) 965-0676
WWW.PETRONELLALAWFIRM.COM

RICHARD L. PETRONELLA
BOARD CERTIFIED SINCE 1984
TEXAS BOARD OF LEGAL SPECIALIZATION
REAL ESTATE COMMERCIAL & RESIDENTIAL
EMAIL: RICHARD@PETRONELLALAWFIRM.COM

May 6, 2009

DEMAND TO OWNER(S)

VIA CMRRR #1387 2777

HERITAGE PARK POINTE HOMEOWNERS ASSOCIATION
HOUSTON COMMUNITY MANAGEMENT SERVICES, INC.
REGISTERED AGENT
17049 EL CAMINO REAL, STE., 100
HOUSTON, TEXAS 77058

Demand is hereby made on you as owner(s) of the real property located in Harris County, Texas, more particularly described as follows:

RESERVE "C" IN BLOCK 1, OF HERITAGE PARK, SECTION 20,
AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO
THE MAP AND PLAT THEREOF DULY RECORDED UNDER
FILM CODE # 359112, OF THE MAP RECORDS OF HARRIS
COUNTY, TEXAS AND COMMONLY KNOWN AS THE
RECREATION POOL AREA AT 3402 SIGNAL HILL,
FRIENDSWOOD, TEXAS

for payment of the sum of \$18,671.82 past due and owing to from funds withheld by you as owner(s) pursuant to notice given to you by the undersigned on even date herewith.


RICHARD L. PETRONELLA, Agent for
FLORES RENOVATIONS

Page 2

Notice of this claim was sent to the original contractor at the following address(es) by certified mail return receipt requested on even date herewith:

VIA CMRRR #1387 2784

J. B. CONTRACTORS & DEVELOPMENT, LLC
CORPORATION SERVICE COMPANY
REGISTERED AGENT
701 BRAZOS STREET, STE., 1050
AUSTIN, TEXAS 78701

VIA CMRRR #1387 2791

J. B. CONTRACTORS & DEVELOPMENT, LLC
ATTN: MANAGER
P O BOX 3443
PEARLAND, TEXAS 77588