



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

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

Precinct 1 2 3 ④

Anthony Uresti
Director of Planning

Application No: 4-8699

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

Upon the application of:

Name: Matthew Person
Properties by munic! Hony LLC

Address: 3220 Rio Red Circle
Edinburg Tx 78541

Phone: 956-777-0527

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	<i>MR Ramirez</i> Authorized Signature
Date Approved:	<u> / / </u>	<u>08/12/24</u>

Water Supplier: Sharyland Water

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

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

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

Ramsayer Gardens E178'-W323'-N100'-S200' LOT 22
AKA Lot 6 0.397 AC NET

[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 _____



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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8699

**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

Matthew Pierson

Known to me [or proved to me in the oath of driver license 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:

3220 Rio Red Circle Edinburg, TX 78541
Ramseyer Garden E1731-W3231-N100'-S200' Lot 22 AKA Lot 4 0.397 ac net
[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 8-9, 2024, to certify which, witnesses my hand and seal of office.

S. Alpizar
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 THIS 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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: June 20, 2024

Grantor: SIVAD Enterprise, Inc., a Texas Corporation

Grantor's Mailing Address: 10322 N. 23rd Lane
McAllen, Texas 78504

Grantee: Properties by Milk & Honey, LLC, a Texas limited liability company

Grantee's Mailing Address: 1015 N. Texas Blvd, 20 B#129
Weslaco, Texas 78596

Consideration: Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$58,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Mathew Pierson, Trustee.

Property (including any improvements):

See Exhibits "A" and "B" attached hereto and made apart hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Grantor reserves all oil, gas, mineral, water, wind, and surface rights in and under the property and that may be produced from the property.

Easements of record, if any;

Easements and conditions as may be contained in plat of subdivision

Easements, rights, rules, and regulations in favor of pertaining water district, if any;

All visible easements and restrictions of record, if any;

Property is part of an un restricted and un platted subdivision and therefore and those note meet current rules and regulations by the County of Hidalgo.

Subject to the subdivision regulations of the County of Hidalgo and/or the Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

Standby Fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years which Grantee assumes.

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 when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

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

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN ("AS IS, WHERE IS") TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

No title examination was requested in connection with the preparation of this document nor was any made. The preparer expresses no opinion on title to this property.

SIVAD Enterprise, Inc., a Texas Corporation

By: _____

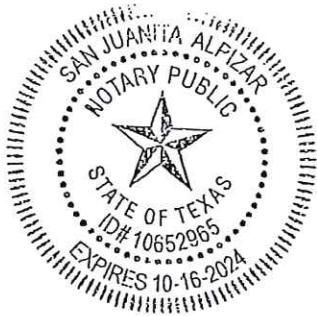
Jerry C. Davis, President

(CORPORATE ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 21st day of June, 2024, by Jerry C. Davis, President of SIVAD Enterprise, Inc., a Texas Corporation, on behalf of said corporation.



S. Alpizar

Notary Public, State of Texas

May 10, 2024

DESCRIPTION OF A 0.397 ACRE TRACT OF LAND OUT OF LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.SAID TRACT ALSO KNOWN AS LOT 6, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a point at the Southwest corner of lot 6, for the Southwest corner of the following described Tract of land, said point located South 81 Deg. 06 Min. 43 Sec. East, 150.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet from the Southwest corner of Lot 22, Ramseyer Gardens, said point located on the East line of 50 foot Rio Red Circle (West);

THENCE, with the West line of Lot 6 and East line of 50 Red River Circle (West), parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to a point at the intersection with the South line of 50 foot Rio Red Lane (West), for the Northwest corner hereof, said point being the Northwest corner of lot 6;

THENCE, with the North line of lot 6 and South line of 50 foot Rio Red Lane (West), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 173.0 feet to a point at the Northeast corner of Lot 6, for the Northeast corner hereof, said point also known as the Northwest corner of lot 11, a 0.57 acre Tract as recorded in document # 2820797, official records,

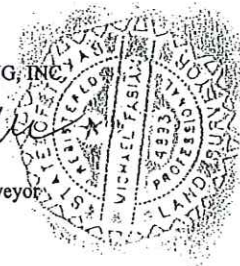
THENCE, with the East line of lot 6 and West line of lot 11, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to a point at the Southeast corner of Lot 6, for the Southeast Corner hereof, said point also being the Northeast corner of Lot 7, a 0.57 acre Tract;

THENCE, with the South line of Lot 6 and North line of lot 7, parallel to the South line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 173.0 feet to the POINT OF BEGINNING, containing 0.397 acres of land more or less, out of Lot 22, Ramseyer Gardens, also known as Lot 6, of the unrecorded map of Lakeview Subdivision
Unit B.

MICHAEL FABIAN SURVEYING, INC.



Michael Fabian
Registered Professional Land Surveyor
#4893
Firm # 10193965



SPECIAL
WARRANTY DEED

DOC# 346632

STATE OF TEXAS |
COUNTY OF HIDALGO |

KNOW ALL MEN BY THESE PRESENTS

THAT CITRUS CITY LAKE DEVELOPMENT CORPORATION, a Texas Corporation of the County of Hidalgo, State of Texas AND


WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, of the County of El Paso, State of Texas for and in consideration of the sum of TEN AND NO/100'S-----

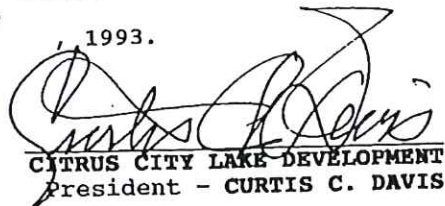
-----DOLLARS

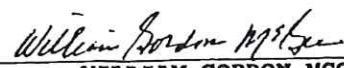
to us in hand paid by S. DAVIS ENTERPRISE as follows:
Rt. 2 Box 152-B
McAllen, Texas 78504

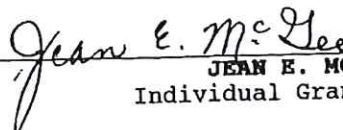
CASH, and other good and valuable consideration, the receipt of which is hereby acknowledged, AND for the expressed purpose to correct the legal description described by metes and bounds as was previously Granted, Sold and Conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION unto the said WILLIAM GORDON MCGEE, and wife, JEAN E. MCGEE, on the 5th day of February, 1987 as recorded in Volume 2414, Page 464, Official Records of Hidalgo County, Texas, who further Granted, Sold and Conveyed unto the said S. DAVIS ENTERPRISE on the 21st day of April, 1989 as recorded in Volume 2749, Page 328, Official Records of Hidalgo County, Texas all that certain Lot, tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit: See "EXHIBIT A"

TO HAVE AND TO HOLD said premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said S. DAVIS ENTERPRISE, its successors, heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said S. DAVIS ENTERPRISE, its heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Witness our hands at McAllen, Texas. This 20th day of JULY, 1993.


CITRUS CITY LAKE DEVELOPMENT
Secretary - JUNE DAVIS


CITRUS CITY LAKE DEVELOPMENT
President - CURTIS C. DAVIS


WILLIAM GORDON MCGEE
Individual Grantor


JEAN E. MCGEE
Individual Grantor

STATE OF TEXAS ;
COUNTY OF HIDALGO ;

THIS property is the same property which was previously conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION to WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, who further conveyed the same property to S. DAVIS ENTERPRISE, lot tract or parcel of land, situated in the County of Hidalgo, State of Texas, being more fully described as follows; to wit:

The West 120 feet of the East 200 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lot 2, Block A, Lakeview Subdivision. And

The West 490 feet of the East 930 feet of the North 5 Acres of Lot 21, Ramseyer Gardens Subdivision. Further described as Lots 6, 7 and 8, Block A, Lakeview Subdivision. Also Lots 15, 16, 17 and 18, Block B, Lakeview Subdivision. And

The East 300 feet of the South 225 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 14, 15, 16, 17, 18 and 19, Block A, Lakeview Subdivision. And

The East 140 feet of the West 662 feet of the South 100 feet Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 13 and 14, Block B, Lakeview Subdivision. And

The West 125 feet of the North 25 feet of Lot 21, and the West 323 feet of Lot 22, and the West 323 feet of the South 175 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 21, 22, 23, 24, 25, 26, 27, 28, and Lots 1, 3, 6 and 7, Block B, Lakeview Subdivision. And

The West 375 feet of the East 465 feet of the South 175 feet of Lot 23 and the West 375 feet of the East 465 feet of the North 75 feet of Lot 22, Ramseyer Gardens Subdivision. Further described as Lots 20, 21, 22, 23, 25, 26, 27, 28 and 29, Block A, Lakeview Subdivision. And

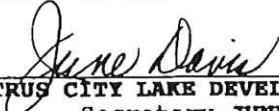
The East 349 feet of the West 672 feet of the South 125 feet of the North 250 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 33 and 34, Block B, Lakeview Subdivision. To include the East 349 feet of the West 672 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lot 4, Block B, Lakeview Subdivision. And

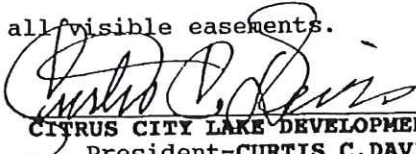
The East 930 feet of the North 125 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Lakeview Subdivision and Lots 32, 33, 34, 35, 36, 37, 38 and 39, Block A, Lakeview Subdivision.

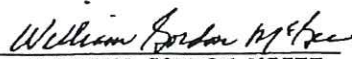
SAVE AND EXCEPT any and all oil, gas and other minerals that may be found in, on and under said land and premises.


SUBJECT to Lien of Record.

SUBJECT to easements of record, and all visible easements.


CITRUS CITY LAKE DEVELOPMENT
Secretary-JUNE DAVIS


CITRUS CITY LAKE DEVELOPMENT
President-CURTIS C. DAVIS


WILLIAM GORDON MCGEE
Individual Grantor


JEAN E. MCGEE
Individual Grantor

Mailing address of grantee:

Name: S. DAVIS ENTERPRISE
Address: Rt. 2 Box 152-B
McAllen, Texas 78504

(Corporate Acknowledgement)

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

This instrument was acknowledged before me on the 20th day of July, 1993, by CURTIS C. DAVIS, President of CITRUS CITY LAKE DEVELOPMENT CORPORATION a Texas Corporation, on behalf of said Corporation.

My Commission expires 3-1-97



Betty Salinas
Notary Public,
State of Texas
Notary's Printed Name:
Betty Salinas

(Acknowledgement)

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

This instrument was acknowledged before me on the 20th day of July, 1993, by WILLIAM GORDON MCGEE

My Commission expires:



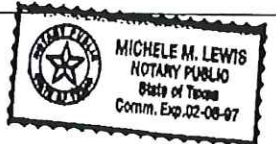
Michele M. Lewis
Notary Public,
State of Texas
Notary's Printed Name:

(Acknowledgement)

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

This instrument was acknowledged before me on the 20th day of July, 1993, by JEAN E. MCGEE

My Commission expires:



Michele M. Lewis
Notary Public,
State of Texas
Notary's Printed Name: