



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: 4-8920

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

Upon the application of:

Properties by Milk & Honey LLC

Name: Matthew Pierson

Address: 2939 Rio Red Circle N.
Edinburg Texas

Phone: 956-777-0527

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>12-19-124</u>

(pd. USC)

Water Supplier: Shawland Water

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

Account/ESI No.: 10032789480712612
[] Temporary Pole [] Permanent Service

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

Lot 33A (A Review / Ramseyer Gardens)
Ramseyer Gardens W10'-E160'-N100' Lot 23 0.16 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.~~

[Signature]
Planning Department Authorized Signature

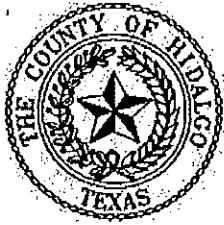
Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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Anthony Uresti
Director of Planning

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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:

Lot 32A Ramseyer Gardens
Ramseyer Gardens W 70' - E 160' - N 100' Lot 23 O.16 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."

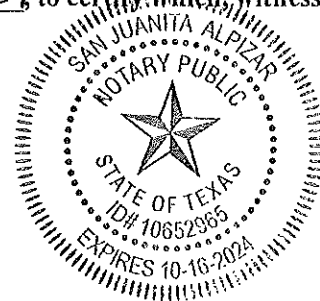
-OR-

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."

MHP (Signature)

SUBSCRIBED AND SWORN TO before me on 10-9, 2024, to certify which, witnesses my hand and seal of office.

S. Alpizar
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

Permit No.: Permit 4-8920
Receipt No.: 037089
R0800-01-000-0023-19

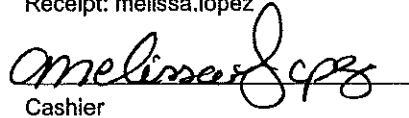
PROPERTIES BY MILK & HONEY LLC

1015 N TEXAS BLVD 20 B#129
WESLACO, TX 78596
(956) 777-0527
(956) 777-0527

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1195Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E160'-N100'
LOT 23 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-8920
Price: \$30.00
Total Amount.....\$30.00

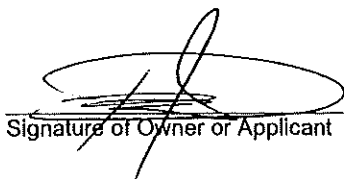
Method of Payment: Check
Check/M.O.#: 1051
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: julio.ruiz
Receipt: melissa.lopez


Cashier

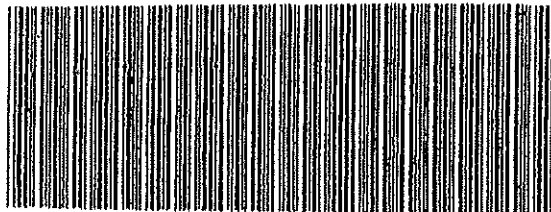
10/2/24
Date

[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

10/2/24
Date



VG-872-2024-3564416

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3564416

Billable Pages: 4

Recorded On: July 16, 2024 10:52 AM

Number of Pages: 5

WARRANTY DEED

*****Examined and Charged as Follows*****

Total Recording: \$ 47.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

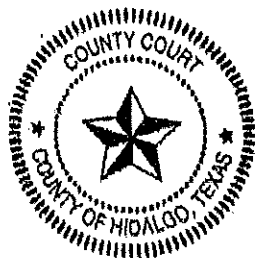
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3564416
Receipt No: 20240716000125
Recorded On: July 16, 2024 10:52 AM
Deputy Clerk: Luisa Vazquez
Station: CH-1-CC-K31

Record and Return To:

San Juanita Alpizar
2021 Esperanza Ave.
Original Returned to Customer
MISSION TX 78574



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, 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 BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: July 11, 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/100 DOLLARS and other good and valuable consideration.

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.

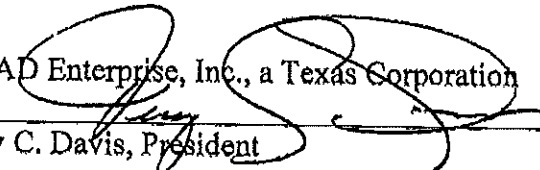
Standby Fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years which Grantee assumes.

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

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

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

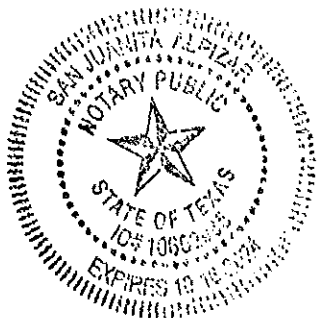
By: 
Jerry C. Davis, President

(CORPORATE ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 12th day of July, 2024, by Jerry C. Davis, President of SIVAD Enterprise, Inc., a Texas Corporation, on behalf of said corporation.




Notary Public, State of Texas

June 24, 2024

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 33, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of lot 33 and lot 32, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, from the Northeast corner said Lot 23,

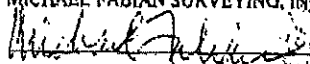
THENCE, with the East line of lot 33 and West line of lot 32, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set on the intersection with the North line of 50 foot Rio Red Circle (North), for the for the Southeast corner hereof;

THENCE, with South line of Lot 33 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 33, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 34;

THENCE, with the West line of lot 33 and East line of lot 34, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of lot 33, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 33, Ramseyer Gardens;

THENCE, North line of Lot 32, Lakeview Subdivision, Unit "A" (unrecorded), the North line of lot 33 and South line of lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.



Michael Fabian
Registered Professional Land Surveyor
#4893
Firm # 10193965

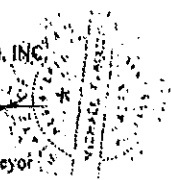


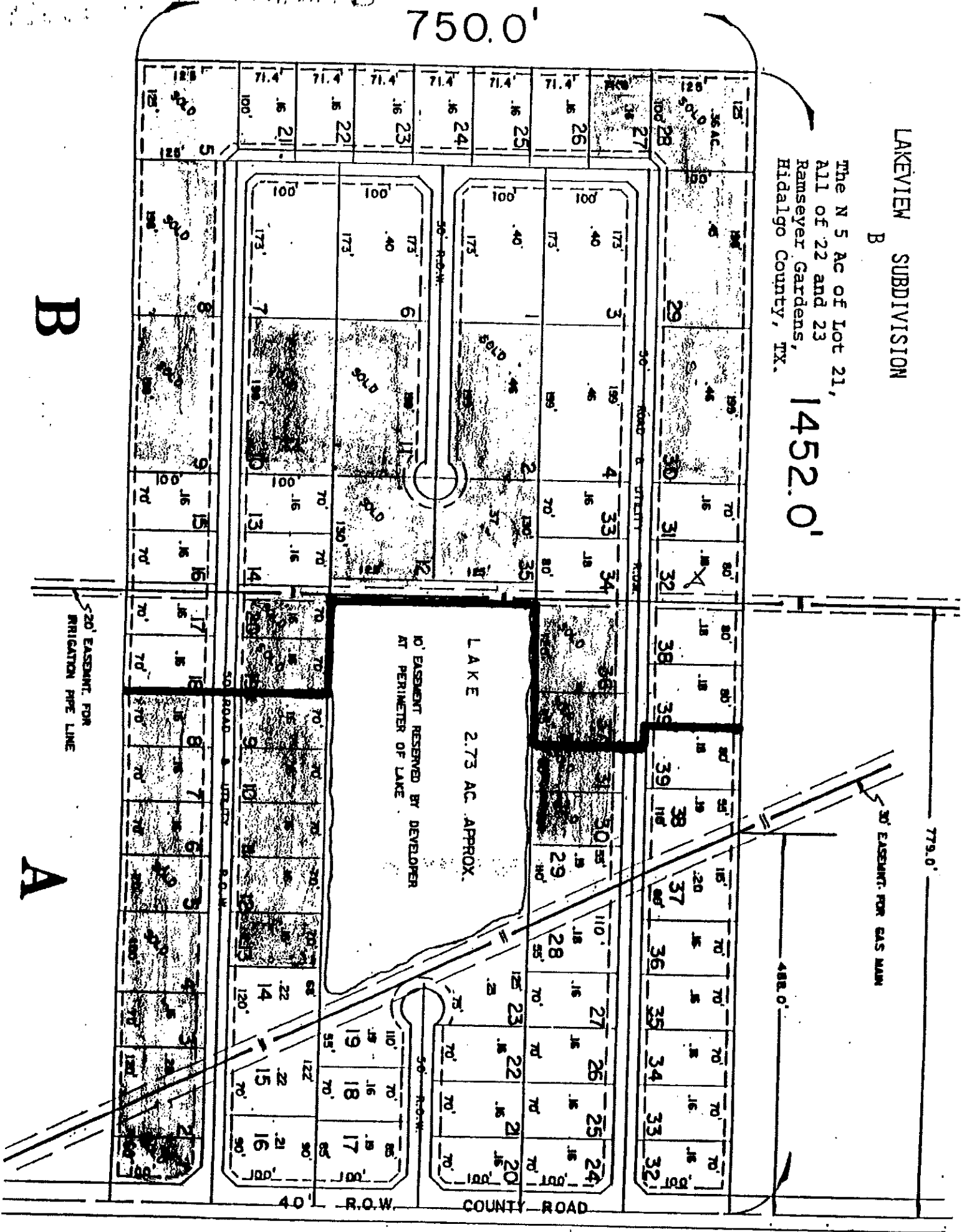
EXHIBIT B

750.0'

LAKEVIEW SUBDIVISION B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'



B

A

5'20' EASEMENT FOR IRRIGATION PIPE LINE

30' EASEMENT FOR GAS MAIN

779.0'

COUNTY ROAD

R.O.W.

488.0'

LAKE 2.73 AC. APPROX.
10' EASEMENT RESERVED BY DEVELOPER
AT PERIMETER OF LAKE

50' ROAD & UTILITY R.O.W.

50' ROAD & UTILITY R.O.W.

50' R.O.W.

50' R.O.W.

125' 36 AC. 27
100' 28
125' 27
71.4' .16 26
71.4' .16 25
71.4' .16 24
71.4' .16 23
71.4' .16 22
100' .16 21
125' 5

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