



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: 4-9553

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

Upon the application of:

Name: Sugar Phase 1 LLC

Address: 1015 N Texas Blvd.
20b # 129
Weslaco, Texas 78596

Phone: 956 378 2111
956 432 2232

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>existing OSSF</u>
Date Approved:	<u>/ /</u>	<u>05 / 27 / 25</u>

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 1003 2789 4682 7154 0
 Temporary Pole Permanent Service

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

Josue R. Valdez Ramsayer Gardens W70 · E160 · S100 -
N250 · 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 June 10, 2025, 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

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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
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9553

**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

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver 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:

Rampyer Garden

W70' E160' S100' N250' LOT 23 0.16 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."

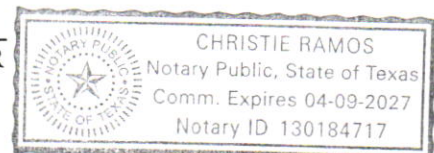
-OR-

~~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."~~

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office: 2818 S Business Hwy 281, Edinburg, Texas 78539
Precinct No. 1 Substation: 1900 Joe Stephens Ave. Ste. A, Weslaco, Texas 78596
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, Texas 78572

Permit No.: Permit 4-9553
Receipt No.: 040240
R0800-01-000-0023-31

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW, TX 78572
(956) 432-2232
(956) 378-2111

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1275Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS W70'-E160'-S100'-N250' LOT 23 0.16AC NET
[6] Location: RIO GRANDE CARE RD & CACTUS RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$108300
[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 REGULATIONSLOT 25
Description: Permit 4-9553
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier (Signature)

4/23/25
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)
Signature of Owner or Applicant

4-23-25
Date

LAKEVIEW SUBDIVISION

B

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

1452.0'

779.0'

30' EASEMNT. FOR GAS MAIN

488.0'

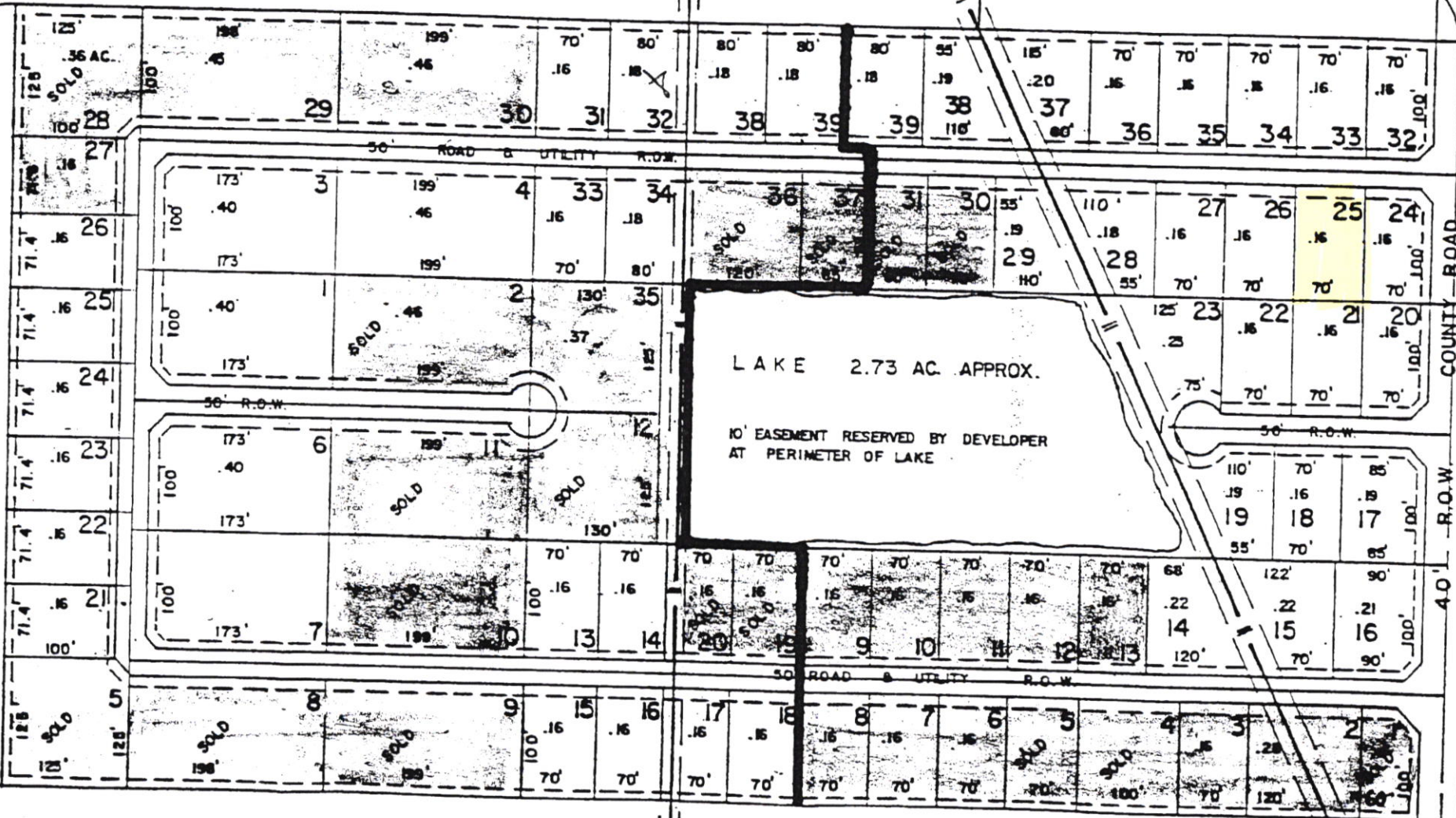
750.0'

Exhibit B

B

A

20' EASEMNT. FOR IRRIGATION PIPE LINE



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 4, 2025

Grantor: Strad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 18322 N 23rd Lane, McAllen, TX 78504

Grantee: Sugar Phase 1 LLC

Grantee's Mailing Address: 1716 SW Loop E, Palyview, TX 78572

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,092,672.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first-lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT I:

DESCRIPTION OF A 0.200 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 37, 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 37 and Lot 36, 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, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 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, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 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 38, 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 between Lot 38 and Lot 37, 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, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 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, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 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 39, 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 39 and Lot 38, 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, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 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, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 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 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", 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 31, and Lot 32, Unit B, Lakeview Subdivision, (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, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, 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 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 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 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 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 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", 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 between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (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, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, 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, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 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 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", 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 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (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, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, 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, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 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 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", 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 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (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, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the for the Southeast corner hereof/said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, 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, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 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 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, 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 at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

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 25, 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 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min.17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, 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.

TRACT X:

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 26, 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 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min.17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, 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.

TRACT XI:

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 27, 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 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, 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.

TRACT XII:

DESCRIPTION OF A 0.189 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 28, 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 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 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 29, 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 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, 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 South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, 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 14, for the Northwest corner hereof, said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, 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 South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, 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 16, 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 Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, 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 17, 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 Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, 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 18, 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 Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, 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 19, 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 Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND 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 21, 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 Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, 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.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND 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 22, 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 Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND 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 23, 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 Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located. North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

GENERAL INFO

ACCOUNT

Property ID: 20836273
 Geographic ID: R0800-01-000-0023-31
 Type: R
 Zoning: CNTY
 Agent:
 Legal Description: RAMSEYER GARDENS W70'-E160'-S100'-N250' LOT 23 0.16AC NET
 Property Use:

OWNER

Name: SUGAR PHASE I LLC
 Secondary Name:
 Mailing Address: 1716 W LOOP P PALMVIEW TX 78572
 Owner ID: 1301824
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address:
 Market Area:
 Market Area CD:
 Map ID: VOL 9 PG 16
 Zoning: CNTY

PROTEST

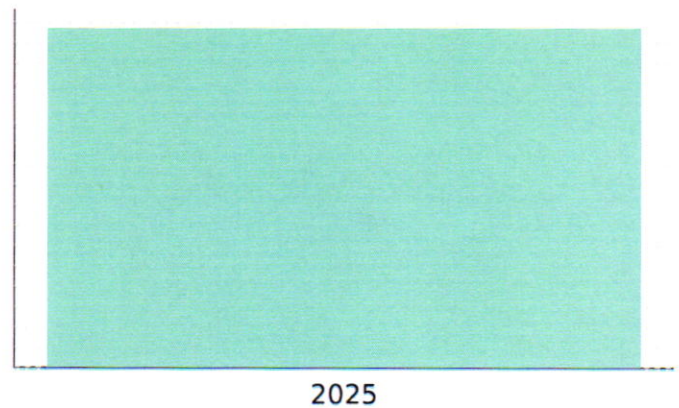
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$16,771
Special Use Land Market:	\$0
Total Land:	\$16,771
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$16,771
Special Use Exclusion (-):	\$0
Appraised:	\$16,771
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$16,771

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$16,771	\$0	\$0	\$16,771	\$0	\$16,771

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
DR1	DRAINAGE DISTRICT #1	0.112300	\$16,771	\$16,771
FD3	EMS DIST #03	0.007400	\$16,771	\$16,771
GHD	HIDALGO COUNTY	0.575000	\$16,771	\$16,771
JCC	SOUTH TEXAS COLLEGE	0.162000	\$16,771	\$16,771
SEB	EDINBURG ISD	0.872700	\$16,771	\$16,771
SST	SOUTH TEXAS SCHOOL	0.049200	\$16,771	\$16,771

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	0.1600	6,969.6	\$2.41	\$16,771	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/6/25	WDV	WARRANTY DEED/VENDO	SIVAD ENTERPRISES INC	SUGAR PHASE I LLC				3619754