



PLANNING DEPARTMENT

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: 4-9789

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

Upon the application of:

Properties By Milk and Honey LLC

Name: Ricardo Valdez

Address: 4909 Rio Red Cir.

Edinburg, Texas

78541

Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>6/27/25</u>

Water Supplier: Sharyland Water Supply

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 N71.40' - S117.80' - W100' LOT 22

AKA LOT 22 0.164 AC

[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 July 8, 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.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9789

**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 / Properties By Milk and Honey LLC,

Known to me [or proved to me in the oath of _____ or through
permanent resident card (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:

Rumseyer Gardens N71.40' - S117.80' - W100' LOT 22 AKA LOT 22 0.164." AC

[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."

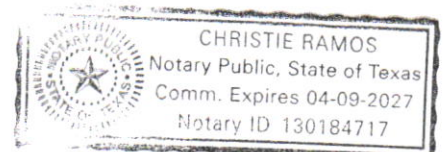
-OR-

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 June 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	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 4-9789
Receipt No.: 041342
R0800-01-000-0022-16

PROPERTIES BY MILK & HONEY LLC

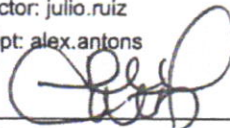
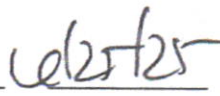
1015 N TEXAS BLVD 20B #129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1215Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS N71.40'-S117.80'-W100' LOT 22 AKA LOT 22 0.164AC
- [6] Location: RIO GRANDE CARE RD & CATUS RD 22B
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND DREGULATIONS
Description: Permit 4-9789
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check
Check/M.O.#: 1188
Payment: \$200.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons


Cashier

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

Date

Capital Title
GF# 24-819141-ED

General Warranty Deed

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: April 30, 2025

Grantor: Frank Mido Scalise, a single person

Grantor's Mailing Address: 707 La Vista, McAllen, TX 78501

Grantee: Properties by Milk & Honey, LLC, a Texas Limited Liability Company

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

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND 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 21, 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 Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

THENCE, with the West line of Lot 22, Ramseyer Gardens and East line of said Retama Acres Block "B", North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), 46.4 feet to an iron rod w/MF cap set at the common West corner between Lots 21 and 22, Unit B, for the Northwest corner hereof;

THENCE, with the North line of Lot 21 and South line of Lot 22, parallel to the North line of Lot 21, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East (map North 81 Deg. 37 Min. 00 Sec. East), 100.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit B, for the Northeast corner hereof, said point located on the West line of 50 foot Rio Red Circle (West),

THENCE, with the East line of Lot 21, Unit B, and West line of 50 foot Rio Red circle (West),

parallel to the West line of Lot 22 and Lot 21, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West (map South 08 Deg. 59 Min. 00 Sec. West), at 46.4 feet pass the common line between Lot 22 and 21, Ramseyer Gardens, and at 71.4 feet to an iron rod w/MF cap set at the Southeast corner of Lot 21, Unit B, for the Southeast corner hereof, said point located on the North line of Lot 5;

THENCE, with the South line of Lot 21, and North line of Lot 5, Unit B, and North line of Hidalgo County Drainage District No 1 Tract, as recorded in Document # 2744725, official records, parallel North line of Lot 21, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West (map North 81 Deg. 37 Min. 00 Sec. West), 100.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit B, for the Southwest corner hereof;

THENCE, with the West line of Lot 21, Ramseyer Gardens and East line of Retama Acres Block "B", North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), 25.0 to the POINT OF BEGINNING, containing 0.164 acres of land more or less, comprised of 0.057 acres in Lot 21, and 0.107 acres in Lot 22.

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET 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 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common West corner between Lots 22 and 21, Unit B, for the Southwest corner of the following described Tract of land, said point located North 08 Deg. 29 Min. 17 Sec. East, 46.4 feet from the Southwest corner of Lot 22, Ramseyer Gardens, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

THENCE, with the West line of Lot 22, Ramseyer Gardens, and East line of said Retama Acres Block "B", and West line of Lot 22, Unit B, North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), 71.4 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, Unit B, for the Northwest corner hereof, said point also being the Southwest corner of Lot 23, Unit B;

THENCE, with the North line of Lot 22 and South line of Lot 23, Unit B, parallel to the South line of Lot 22, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East (map North 81 Deg. 37 Min. 00 Sec. East), 100.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit B, for the Northeast corner hereof, said point located on the West line of 50 foot Rio Red Circle (West),

THENCE, with the East line of Lot 22, Unit B, parallel to the West line of Lot 22. Ramseyer Gardens and with the West line of 50 foot Rio Red Circle (West), South 09 Deg. 29 Min. 17 Sec.

West (map South 08 Deg. 59 Min. 00 Sec. West), 71.4 feet to an iron rod w/MF cap set at the Southeast corner of Lot 22, Unit B, for the Southeast corner hereof, said point also being the Northeast corner of Lot 21, Unit B;

THENCE, with the South line of Lot 22 and North line of Lot 21, Unit B, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West (map North 81 Deg. 37 Min. 00 Sec. West), 100.0 feet to the POINT OF BEGINNING, containing 0.164 acres of land more or less.

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET 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 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron rod w/MF cap set at the common West corner between Lots 23 and 22, Unit B, for the Southwest corner of the following described Tract of land, said point located North 08 Deg. 29 Min. 17 Sec. East, 117.8 feet from the Southwest corner of Lot 22, Ramseyer Gardens, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

THENCE, with the West line of Lot 22, Ramseyer Gardens, and East line of said Retama Acres Block "B", and West line of Lot 23, Unit B, North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), 71.4 feet to an iron rod w/MF cap set at the Northwest of Lot 23, Unit B, for the Northwest corner hereof, said point also being the Southwest corner of Lot 24, Unit B;

THENCE, with the North line of Lot 23 and South line of Lot 24, Unit B, parallel to the South line of Lot 22, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East (map North 81 Deg. 37 Min. 00 Sec. East), 100.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit B, for the Northeast corner hereof, said point located on the West line of 50 foot Rio Red Circle (West),

THENCE, with the East line of Lot 23, Unit B, parallel to the West line of Lot 22, Ramseyer Gardens and with the West line of 50 foot Rio Red Circle (West), South 09 Deg. 29 Min. 17 Sec. West (map South 08 Deg. 59 Min. 00 Sec. West), 71.4 feet to an iron rod w/MF cap set at the Southeast corner of Lot 23, for the Southeast corn hereof, said point also being the Northeast corner of Lot 22, Unit B;

THENCE, with the South line of Lot 23 and North line of Lot 22, Unit B, parallel South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West (map North 81 Deg. 37 Min. 00 Sec. West), 100.0 feet to the POINT OF BEGINNING, containing 0.164 acres of land more or less.

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET 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 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron rod w/MF cap set at the common West corner between Lots 24 and 23, Unit B, for the Southwest corner of the following described Tract of land, said point located North 08 Deg. 29 Min. 17 Sec. East, 189.2 feet from the Southwest corner of Lot 22, Ramseyer Gardens, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

THENCE, with the West line of Lot 22, Ramseyer Gardens, and East line of said Retama Acres Block "B", and West line of Lot 24, Unit B, North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), 71.4 feet to an iron rod w/MF cap set at the Northwest corner of Lot 24, Unit B, for the Northwest corner hereof, said point also being the Southwest corner of Lot 25, Unit B;

THENCE, with the North line of Lot 24 and South line of Lot 25, Unit B, parallel to the South line of Lot 22, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East (map North 81 Deg. 37 Min. 00 Sec. East), 100.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 24, Unit B, for the Northeast corner hereof, said point located on the West line of 50 foot Rio Red Circle (West),

THENCE, with the East line of Lot 24, Unit B, parallel to the West line of Lot 22, Ramseyer Gardens and with the West line of 50 foot Rio Red Circle (West), South 09 Deg. 29 Min. 17 Sec. West (map South 08 Deg. 59 Min. 00 Sec. West), 71.4 feet to an iron rod w/MF cap set at the Southeast corner of Lot 24, for the Southeast corner hereof, said point also being the Northeast corner of Lot 23, Unit B;

THENCE, with the South line of Lot 24 and North line of Lot 23, Unit B, parallel South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West (map North 81 Deg. 37 Min. 00 Sec. West), 100.0 feet to the POINT OF BEGINNING, containing 0.164 acres of land more or less.

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, 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 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron rod w/MF cap set at the common West corner between Lots 25 and 24, Unit B, for the Southwest corner of the following described Tract of land, said point located North 08 Deg. 29 Min. 17 Sec. East, 260.6 feet from the Southwest corner of Lot 22, Ramseyer Gardens, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

THENCE, with the West line of Lot 22 and Lot 23, Ramseyer Gardens, and East line of said Retama Acres Block "B", and West line of Lot 25, Unit B, North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), at 39.4 feet pass the common corner between Lot 22 and Lot 23, Ramseyer Gardens, and at 71.4 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, Unit B, for the Northwest corner hereof, said point also being the Southwest corner of Lot 26, Unit B;

THENCE, with the North line of Lot 25 and South line of Lot 26, Unit B, parallel to the South line of Lot 22, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East (map North 81 Deg. 37 Min. 00 Sec. East), 100.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 25, for the Northeast corner hereof, said point located on the West line of 50 foot Rio Red Circle (West),

THENCE, with the East line of Lot 25, Unit B, parallel to the West line of Lot 23 and Lot 22, Ramseyer Gardens and with the West line of 50 foot Rio Red Circle (West), South 09 Deg. 29 Min. 17 Sec. West (map South 08 Deg. 59 Min. 00 Sec. West), at 32.0 feet pass the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 71.4 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25, Unit B, for the Southeast corner hereof, said point located on the North line of Lot 24, Unit B;

THENCE, with the South line of Lot 25 and North line of Lot 24, Unit B, parallel South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West (map North 81 Deg. 37 Min. 00 Sec. West), 100.0 feet to the POINT OF BEGINNING, containing 0.164 acres of land more or less.

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET 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 B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron rod w/MF cap set at the common West corner between Lots 26 and 25, Unit B, for the Southwest corner of the following described Tract of land, said point located North 08 Deg. 29 Min. 17 Sec. East, 32.0 feet from the Southwest corner of Lot 23, Ramseyer Gardens, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

THENCE, with the West line of Lot 23, Ramseyer Gardens, and East line of said Retama Acres Block "B", and West line of Lot 26, Unit B, North 09 Deg. 29 Min. 17 Sec. East (map North 08 Deg. 59 Min. 00 Sec. East), 71.4 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, Unit B, for the Northwest corner hereof, said point also being the Southwest corner of the Frank Scalise Tract (known as Lot 27, Unit B), recorded in Document # 2949306, Official Records, for the Northwest corner hereof,

THENCE, with the North line of Lot 26 and South line of Lot 27, Unit B, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East (map North 81 Deg. 37 Min. 00 Sec. East), 100.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 26, Unit B, for the Northeast corner hereof, said point located on the West line of 50 foot Rio Red Circle (West);

THENCE, with the East line of Lot 26, Unit B, and West line of 50 foot Rio Red Circle (West), parallel to the West line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West (map South 08 Deg. 59 Min. 00 Sec. West), 71.4 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26, Unit B, for the Southeast corner hereof, said point also being the Northeast corner of Lot 25, Unit B;

THENCE, with the South line of Lot 26 and North line of Lot 25, Unit B, parallel South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West (map North 81 Deg. 37 Min. 00 Sec. West), 100.0 feet to the POINT OF BEGINNING, containing 0.164 acres of land more or less.

Reservations from Conveyance: None

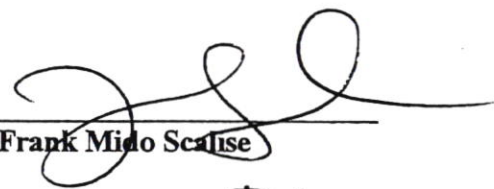
Exceptions to Conveyance and Warranty:

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 herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

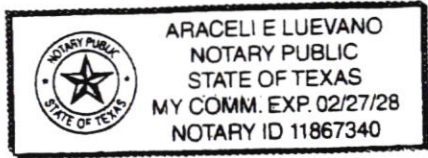
When the context requires, singular nouns and pronouns include the plural.


EXECUTED this 30th day of April, 2025.


Frank Mido Scalise

THE STATE OF Texas §
COUNTY OF Hidalgo §
§
§

Before me, a Notary Public, the foregoing instrument was acknowledged on 30th day of April, 2025 by Frank Mido Scalise who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.




NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

LAKEVIEW SUBDIVISION

B

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

1452.0'

750.0'

Exhibit B

B

A

