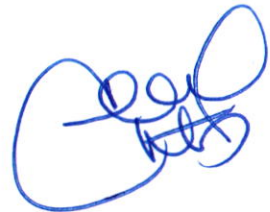


JULY 2025

SUBMITTAL DATE	FOR APPROVAL BY	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING STAFF	RETURNED DATE	RECEIVED BY STAFF
07/02	C.COURT ON 07/08							BY C.COURT	
	APPLICANT								
6/24/2025	SIVAD ENTERPRISES	RAMSEYER GARDENS	23		4 - 8980	UTILITIES	AA		
	PROPERTIES BY MILK &		23 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 26		4-9784	WATER	AA		
	PROPERTIES BY MILK &		23 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 27		4-9785	WATER	AA		
	PROPERTIES BY MILK &		23 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 25		4-9786	WATER	AA		
	PROPERTIES BY MILK &		22 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 24		4-9787	WATER	AA		
	PROPERTIES BY MILK &		22 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 23		4-9788	WATER	AA		
	PROPERTIES BY MILK &		22 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 22		4-9789	WATER	AA		
	PROPERTIES BY MILK &		22 AKA						
6/27/2025	HONEY	RAMSEYER GARDENS	LOT 21		4-9790	WATER	AA		
	PROPERTIES BY MILK &								
6/27/2025	HONEY	RAMSEYER GARDENS	23		4-9791	WATER	AA		
	YUCA PROPERTIES/								
7/2/2025	JUAN MUNIZ	LA QUIETUD	68		4-9224	WATER	AA		

 7/2/25



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: 4-8980

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

Upon the application of:

SIVAD Enterprises Inc.

Name: Jesus Ricardo Valdez

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
_____	_____	<u>Rudolph</u>
Inspection/Permit No:	_____	<u>55987</u>
Date Approved:	<u>/ /</u>	<u>6/25/25</u>

Address: 1716 W Loop 374

Palmview, Texas

78

Phone: 956 378 2111

Water Supplier: Sharyland Water Supply

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

Account/ESI No.: 100 327894 88525672
 Temporary Pole Permanent Service

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

Ramseyer Gardens W70'-E90'-N100' Lot 23 D.16

AC Net Lot 32

[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.~~

[Signature]
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: 4-8980

**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 RICARDO VALDEZ/SIVAD Enterprises Inc.

Known to me [or proved to me in the oath of _____ or through RESIDENT ALIEN 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:

RAMSEYER GARDENS W70 - E90 - N100 LOT 23 D016 AC NET LOT 32

[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."

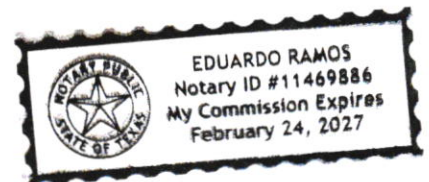
-OR-

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 24TH - JUNE, 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 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-8980
Receipt No.: 037244
R0800-01-000-0023-18

SIVAD ENTERPRISE INC.
8300 N TAYLOR RD #B
MCALLEN , TX 78504
(956) 369-6772
(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: 1185Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E90'-N100'
LOT 23 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$102000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: ~~None~~ ^{an}
Setbacks: Front 25', Rear 15', Side 6', Side ', Corner 15'
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIOND
Description: Permit 4-8980
Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$40.00
Change Due: \$10.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons




Cashier
Date 10/11/24

10#1041215

[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

Oct 11, 2024
Date

WARRANTY DEED

Date: March 22, 2019

Grantor: CITRUS CITY LAKE DEVELOPMENT CORPORATION a Texas Corporation

Grantors Mailing Address:
8300 N. Taylor Rd. #B
McAllen, Texas 78504

Grantee: SIVAD ENTERPRISE INC. , a Texas Corporation

Grantee's Mailing Address:
8300 N. Taylor Rd #B
McAllen, Texas 78504

Consideration:

For Ten Dollars (10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, has sold, conveyed, transferred to Grantee the following described tracts:

Property: Tracts of Land and Lots, in Hidalgo County, Texas, said tracts being more particularly described AKA Lakeview Subdivision, divided out of Lots 21, 22, and Lot 23 Ramseyer Gardens Subdivision, County of Hidalgo, State of Texas, more fully described as follows in the attached A and plat attached hereto Exhibit B:

EXHIBIT A, legal and EXHIBIT B PLAT.

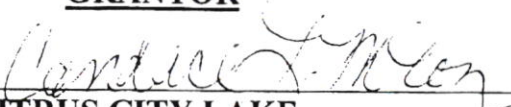
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belong to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever; and Grantor does hereby bind himself, his heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made subject to Grantee assuming all liability for taxes incurred or accruing prior to the date of this conveyance.

When the context requires, singular nouns and pronouns include the plural.
This instrument was prepared based on information furnished by the parties and no independent title search has been made.

Signed to be effective on the Date given above.

GRANTOR


**CITRUS CITY LAKE
DEVELOPMENT CORPORATION**
BY: President Candace L. McCoy

STATE OF TEXAS

§
§ **CORPORATE ACKNOWLEDGEMENT**
§

COUNTY OF HIDALGO

This instrument was acknowledged before me this 22 day of March , 2019, personally appeared

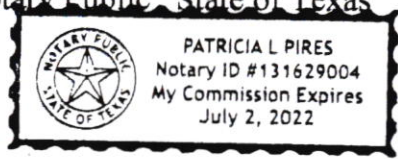
CANDACE L. McCOY , President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **CITRUS CITY LAKE DEVELOPMENT CORPORATION**, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.



Notary Public, State of Texas

After Recording Return To:
Citrus City Lake Development Corporation

8300 N. Taylor Rd. #B
McAllen, Texas 78504



EXHIBT A

The North 5 Acres of Lot 21, and all of Lot 22 and Lot 23 Ramseyer Gardens Subdivision #1, Hidalgo County Texas, **AKA Lakeview Subdivision A& B, (hereto attached subdivision plat)**

More or Less: 12 Acres out of the above tracts including 2.73 acre lake w/ 10 easement and including the 50' dedicated ROW and utility easement on Rio Red Circle.

Save and Except: Lots sold per legal description and metes and bounds

Subject to: Easements of Record, right of ways for subdivision ,

20 foot irrigation Easement as shown on plat and 30 foot gas easement

Tract 1: West 323'-South 175' excl North 71.60- West 126'; Lot 23 Ramseyer Gardens #1,

1.09 Acre Net: HCAD: 266347, Parcel Address Rio Red Circle

Tract 2: East 199'-West 522'-125'-North 250' Lot 23 Ramseyer Gardens #1, .57 acre net

HCAD: 266340: Parcel Address 3157 Rio Red Circle

Tract 3: East 130'-West 647'-South 125'-North 250' Lot 23 Ramseyer Gardens #1, 0.37 Acre

HCAD: 266339: Parcel Address Rio Red Circle

Tract 4: East 930'-North 125' & West 370'-East 460' -South 175' Lot 23 Ramseyer Gardens #1

4.14 Acre Net, HCAD 266335 Rio Red Circle

Tract 5: West 323'-North 25' Lot 21 Ramseyer Gardens #1, and East 140'-West 662'-South

South 100' and East 300'-S225' Excluding 0.08 Acre, Lake, Lot 22, 2.04 Acre Gross

And 1.99 Acre net. HCAD 255693 Parcel Address Rio Grande Care Rd.

Tract 6: .53 Acre Lot 21 and Lot 22 2.43 Acre and 2.73 Acre Lake 5.39 Acre Net

HCAD 255693 Parcel Address : 3218 Rio Red Circle

The above tracts will be surveyed and if need be corrected. Purposes are for Correction and transfer of title.



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

