


AUGUST 2025

SUBMITTAL									
DATE	FOR APPROVAL BY						ROUTING	RETURNED	RECEIVED BY
8/13/25	C.COURT ON 08/19/25						STAFF	DATE	STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST		BY C.COURT	

PROPERTIES BY MILK &

8/6/2025	HONEY LLC	RAMSEYER GARDENS	7		4-9927	WATER	AA		
8/12/2025	ELIZABETH RAMIREZ	DAMIAN ACRES PH 2	78		4-9769	WATER	AA		
		MGM GRAND RANCHES PH							
7/31/2025	MARIA D PENA	4A	429		4-9918	WATER	AA		


8/13/25



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: 4-9927

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

Upon the application of:

Name: Properties by Milk and Honey LLC
Properties

Address: 1015 N Texas Blvd.
Ste. 208 #129
Weslaco, TX 78596

Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	/ /

Water Supplier: Sharyland Water Supply

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

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

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

Romseyer Gardens E 173 - W323 - 5100 LOT 22 0.397 AC AKA LOT 7


[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 August 19, 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: 4-9927

**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 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:

Ramseyer Gardens E 173 - W 323 - S 100 LOT 22 0.397 AC AKA LOT 7

[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]

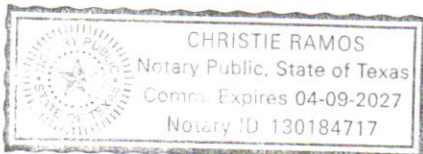
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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 August 6, 2025, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

8/1/2025 12:29:55 PM

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 4-9927
Receipt No.: 041958
R0800-01-000-0022-15

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: 1385Sq.Ft.

[5] Legal Description: RAMSEYER GARDENS E173'-W323'-S100'

LOT 22 0.397AC AKA LOT 7

[6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE

[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 107.9', Side 6N', Side ', Corner 10'

Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS**

Description: Permit 4-9927

Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Check

Check/M.O.#: 1259


Payment: \$200

Change Due: \$0.00

Application: maria.cerda

Inspector: julio.ruiz

Receipt: maria.cerda



Cashier

08/01/25
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 of Owner or Applicant

8/1/25

Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: April 10, 2025

Grantor: SIVAD Enterprise, Inc., a Texas Corporation

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

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

Grantee's Mailing Address:

1015 N. Texas Blvd, 20 B#129
Weslaco, Texas 78599

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

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

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

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

Easements of record, if any;

Easements and conditions as may be contained in plat of subdivision

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

any; All visible easements and restrictions of record, if any;

Property is part of an unrestricted and unplatted subdivision and therefore they meet current rules and regulations by the County of Hidalgo.

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

Standby Fees, taxes and assessments by any taxing authority for the year 2025 and subsequent years which Grantee assumes.

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

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

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

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

SIVAD Enterprise, Inc., a Texas Corporation

By: _____

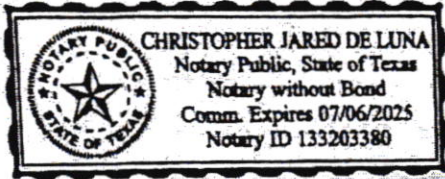
Jerry C. Davis, President


(CORPORATE ACKNOWLEDGMENT)

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 11 day of April, 2025, by Jerry C. Davis, President of SIVAD Enterprise, Inc., a Texas Corporation, on behalf of said corporation.




NOTARY PUBLIC, STATE OF
TEXAS

AFTER RECORDING, RETURN TO:

March 24, 2025

DESCRIPTION OF A 0.397 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 7, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a point at the Southwest corner of lot 7, for the Southwest corner of the following described Tract of land, said point located, South 81 Deg. 06 Min. 43 Sec. East, 150.0 feet from the Southwest corner of Lot 22, Ramseyer Gardens, said point located on the intersection of the East line of 50 foot Rio Red Circle (West) and North line of 50 foot Rio Red Circle (South);

THENCE, with the West line of Lot 7 and East line of 50 Red River Circle (West), parallel to the West line of Lot 22, Ramseyer Gardens, 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 7, Unit B, for the Northwest corner hereof, said point being the Southwest corner of lot 6, Unit B;

THENCE, with the North line of lot 7 and South line of lot 6, parallel to the South line of Lot 22, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 84.42 feet pass the West line of 50 foot Central Power & Light Company Easement and at 134.42 feet pass a point on the East line of said 50 foot easement and at 173.0 feet to an iron rod set at the Northeast corner of Lot 7, Unit B, for the Northeast corner hereof, said point also known as the Northwest corner of lot 10, Unit B, a 0.57 acre Tract as recorded in document # 3131428, official records,

THENCE, with the East line of lot 7 and West line of lot 10, Unit B, parallel to the West line of Lot 22, 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 7, Unit B, for the Southeast Corner hereof, said point also being located on the North line of 50 Rio Red Circle (South);

THENCE, with the South line of Lot 7, Unit B, and North line of 50 foot Rio Red Circle (South), and with the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 37.01 feet pass a point on the East line of the 50 foot Central Power & Light Company Easement, at 87.01 feet pass a point on the West line of said electrical Easement and 173.0 feet to the POINT OF BEGINNING, containing 0.397 acres of land more or less, in Lot 22, Ramseyer Gardens, also known as Lot 7, Unit B of the unrecorded map of Lakeview Subdivision Unit B.

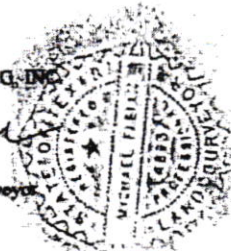
Handwritten signature

EXHIBIT B

MICHAEL FABIAN SURVEYING, INC.

Handwritten signature of Michael Fabian

Michael Fabian
Registered Professional Land Surveyor
#4893
Firm # 10193965



SPECIAL
WARRANTY DEED

DOC# 346632

STATE OF TEXAS :
COUNTY OF HIDALGO :

KNOW ALL MEN BY THESE PRESENTS

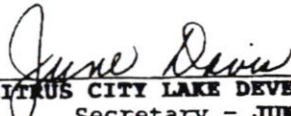
THAT CITRUS CITY LAKE DEVELOPMENT CORPORATION, a Texas Corporation of the County of Hidalgo, State of Texas AND

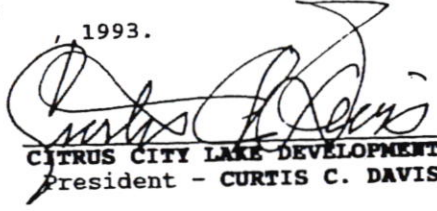
WILLIAM GORDON MCGEE and wife, JEAN E. MCGEE, of the County of El Paso, State of Texas for and in consideration of the sum of TEN AND NO/100'S-----

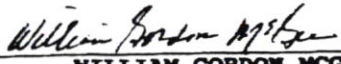
-----DOLLARS
to us in hand paid by S. DAVIS ENTERPRISE as follows:
Rt. 2 Box 152-B
McAllen, Texas 78504

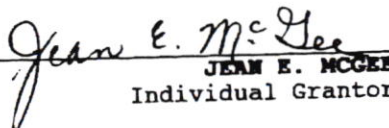
CASH, and other good and valuable consideration, the receipt of which is hereby acknowledged, AND for the expressed purpose to correct the legal description described by metes and bounds as was previously Granted, Sold and Conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION unto the said WILLIAM GORDON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

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


CITRUS CITY LAKE DEVELOPMENT
Secretary - JUNE DAVIS


CITRUS CITY LAKE DEVELOPMENT
President - CURTIS C. DAVIS


WILLIAM GORDON MCGEE
Individual Grantor


JEAN E. MCGEE
Individual Grantor

STATE OF TEXAS |
 COUNTY OF HIDALGO |

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

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

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

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

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

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

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

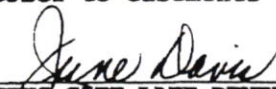
The East 349 feet of the West 672 feet of the South 125 feet of the North 250 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 33 and 34, Block B, Lakeview Subdivision. To include the East 349 feet of the West 672 feet of Lot 23, Ramseyer Gardens Subdivision. Further described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

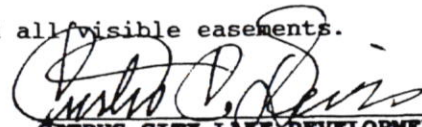
The East 930 feet of the North 125 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Lakeview Subdivision and Lots 32, 33, 34, 35, 36, 37, 38 and 39, Block A, Lakeview Subdivision.

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

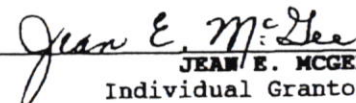
SUBJECT to Lien of Record.

SUBJECT to easements of record, and all visible easements.


 CITRUS CITY LAKE DEVELOPMENT
 Secretary-JUNE DAVIS


 CITRUS CITY LAKE DEVELOPMENT
 President-CURTIS C. DAVIS


 WILLIAM GORDON MCGEE
 Individual Grantor


 JEAN E. MCGEE
 Individual Grantor

Mailing address of grantee:

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

(Corporate Acknowledgement)

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

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

My Commission expires
3-1-97



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

(Acknowledgement)

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

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

My Commission expires:



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

(Acknowledgement)

THE STATE OF TEXAS |
COUNTY OF HIDALGO |

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

My Commission expires:



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

FILED FOR RECORD
DOC# 346632 #15
10-05-1993 10:52:20
WILLIAM (BILLY) LEO
HIDALGO COUNTY