



OFFICE OF THE COUNTY JUDGE  
County of Hidalgo

RICHARD F. CORTEZ  
County Judge

**CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA**

**COMMISSIONERS COURT AGENDA FOR October 29th, 2024**

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>5</u>
<b>TOTAL CERTIFICATES</b>	<u>7</u>



# 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: 1-9802

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

Upon the application of:

Name: Marta Anita

Address: 4078 Mile 12 1/2 N  
Mercedes, TX. 78570

Phone: 512-775-8300

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

Water Supplier: North Alamo Water Supply Corp

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

Account/ESI No.: 100327894482037651  
 Temporary Pole  Permanent Service

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

North Capihallo

[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 Oct. 29, 2024, 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

[Signature] 10/29/24  
Hidalgo County Judge Date

ATTEST: [Signature] 10/30/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24



# 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: 1-9802

**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

Marta Elena Avila

Known to me [or proved to me in the oath of TXDL # 16930462 or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

4078 Mile 12 1/2 N. Rd. Mercedes, TX. 78570."

[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-

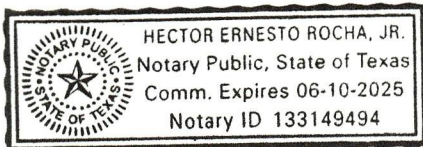
3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on 4th October, 2024, to certify which, witnesses my hand and seal of office.

[Signature]



**NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS**



Chapter 232, Texas Local Government Code

10/3/2024 10:53:41 AM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 1-9802

Receipt No.: 037109

N3400-00-000-2031-02

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

AVILA MARTA ELENA  
4530 MILE 12 1/2 N  
MERCEDES, TX 78570  
(512) 775-8300  
(512) 775-8300

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: NORTH CAPISALLO E315.66'-W476.49'-S1060' FT 2031 A/K/A TRS B & C 7.68AC GR 7.54AC NET
- [6] Location: MILE 12 1/2 N. & FM 491
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$90000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340450C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: **MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS**  
Description: Permit 1-9802  
Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$40.00  
Change Due: \$10.00  
Application: sonia.diaz  
Inspector: gilbert.pecina  
Receipt: sonia.diaz

Cashier *Sonia Diaz* Date 10/3/24

[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

10-3-2024  
Date

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.

## GIFT DEED

Date: March 27, 2024

Grantor: MARIA DEL PILAR CANO

Grantor's Mailing Address (including county): 4530 Mile 12 ½ North  
Mercedes, Texas 78570  
Hidalgo County, Texas

Grantee: MARTA ELENA AVILA, as her sole and separate property

Grantee's Mailing Address (including county): 4530 Mile 12 ½ North  
Mercedes, Texas 78570  
Hidalgo County, Texas

Consideration: For the love and affection.

Property (including any improvements):

Being 4.78 acres of land situated in Hidalgo County, Texas, also being described as **TRACT C**, and being out of Farm Tract 2031 of the NORTH CAPISALLO DISTRICT SUBDIVISION, as per map recorded in Volume 2, Page 7, of the Hidalgo County Map Records, and said 4.78 acre tract more particularly described by metes and bounds as follows attached hereto as Exhibit "A".

Reservations from and Exceptions to Conveyance and Warranty:

All valid, existing, and enforceable liens and exceptions of record.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and 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 forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

**DISCLAIMER**

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, ON COMPLIANCE WITH HIDALGO COUNTY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; ON COMPLIANCE WITH ANY INCORPORATED CITY ORDINANCES, RESOLUTIONS, RESTRICTIONS, AND SUBDIVISION REQUIREMENTS; NOR ON THE SUFFICIENCY AND ACCURACY OF THE LEGAL DESCRIPTION.

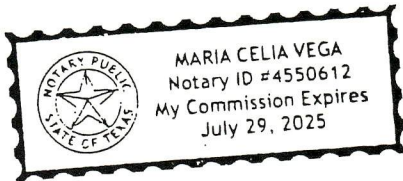
When the context requires, singular nouns and pronouns include the plural.

  
MARIA DEL PILAR CANO

(Certificate of Acknowledgment)

State of Texas  
County of Hidalgo

On this 27 day of March, 2024, before me, personally appeared MARIA DEL PILAR CANO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

MARTA ELENA AVILA  
4530 Mile 12 1/2 North  
Mercedes, Texas 78570



ROBLES & ASSOCIATES, PLLC

FIRM No. 10096700  
PROFESSIONAL LAND SURVEYORS

P.O. BOX 476 WESLACO, TEXAS 78599-0476 PHONE (956) 968 - 2422 FAX (956) 969 - 2011

DESCRIPTION OF 4.78 ACRES OF LAND OUT OF FARM TRACT 2031, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS

Being 4.78 acres of land situated in Hidalgo County, Texas, also being described as Tract C, and being out of Farm Tract 2031 of the North Capisallo District Subdivision, as per map recorded in Volume 2, Page 7 of the Hidalgo County Map Records, and said 4.78 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set on the centerline of Mile 12 1/2 North Road, and the south line of said Farm Tract 2031, for the southwest corner of said tract herein described; said nail bears EAST, 315.66 feet from the southwest corner of said Farm Tract 2031;

THENCE, NORTH, with the east line of a 4.78 acre tract described as Tract B in Document #2815903 of the Hidalgo County Official Records, passing at a distance of 15.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the north right-of-way line of said Mile 12 1/2 North Road, passing at a distance of 1220.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set on line for reference, and continuing for a total distance of 1320.00 feet to a point for the northeast corner of said 4.78 acre tract and the northwest corner of said tract herein described;

THENCE, EAST, 144.34 feet with the north line of said Farm Tract 2031 and the south line of Farm Tract 2030 to a point for the most northerly northeast corner of said tract herein described;

THENCE, SOUTH 52°29'45"EAST, 17.16 feet, continuing with the north line of said Farm Tract 2031 and the south line of said Farm Tract 2030 to a point for the most easterly northeast corner of said tract herein described;

THENCE, SOUTH, with the west line of a 4.78 acre tract described in Document #605947 of the Hidalgo County Official Records, passing at a distance of 139.55 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set on line for reference, passing at a distance of 1294.55 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the north right-of-way line of said Mile 12 1/2 North Road, and continuing for a total distance 1309.55 feet to a 60d nail set on the south line of said Farm Tract 2031 for the southwest corner of said 4.78 acre tract and the southeast corner of said tract herein described;

THENCE, WEST, 157.95 feet with the center line of said Mile 12 1/2 North Road, the south line of said Farm Tract 2031 and the north line of Farm Tract 2032 to the POINT OF BEGINNING and containing 4.78 acres of land more or less

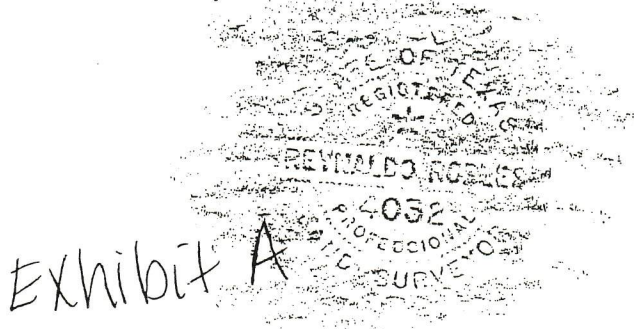
NOTE: This metes and bounds description is accompanied by a survey plat of even survey date.

Surveyed: March 01, 2024

Basis of bearings: 1/2-inch iron rods found for the north line of Acres Del Valle Subdivision, as per map recorded in Volume 34, Page 49 of the Hidalgo County Map Records.

21756A  
3-11-24


*Reynaldo Robles*  
Reynaldo Robles, R.P.L.S. #4032





OCTOBER 2024

<b>SUBMITTAL DATE</b>	<b>FOR APPROVAL BY C.COURT ON</b>	<b>APPLICANT</b>	<b>LEGAL DESCRIPTION</b>	<b>LOT</b>	<b>BLOCK</b>	<b>PERMIT#</b>	<b>REQUEST</b>	<b>ROUTING STAFF</b>	<b>RETURNED DATE BY C.COURT</b>	<b>RECEIVED BY STAFF</b>
10/23/24	10/29/2024									
10/22/2024		MONICA CASTELLANO	MORENO SUBDIVISION PH 3		11	4-8623	WATER	AA		
10/22/2024		ANGEL PALACIOS	POSZ ESTATES		2	4-9005	UTILITIES	AA		
		PROPERTIES BY MILK & HONEY/ MATTHEW	RAMSEYER GARDENS LOT							
10/9/2024		PIERSON	23/ LAKEVIEW	33A		4-8920	UTILITIES	AA		
		PROPERTIES BY MILK & HONEY/ MATTHEW	RAMSEYER GARDENS LOT							
10/9/2024		PIERSON	23/ LAKEVIEW	34A		4-8921	UTILITIES	AA		
		PROPERTIES BY MILK & HONEY/ MATTHEW	RAMSEYER GARDENS LOT							
10/9/2024		PIERSON	23/ LAKEVIEW	36A		4-8922	UTILITIES	AA		
		PROPERTIES BY MILK & HONEY/ MATTHEW	RAMSEYER GARDENS LOT							
10/9/2024		PIERSON	23/ LAKEVIEW	35A		4-8923	UTILITIES	AA		

  
10/23/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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Mission, TX 78572  
956-205-7045

Precinct 1 2 3 **4**

**Anthony Uresti**  
Director of Planning

Application No: 4-8623

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Monica Castellano

Address: 2600 Moreno Dr.  
Edinburg TX  
78541

Phone: 956 225 7019

Approved by Environmental Health:	Temporary Service  Authorized Signature	Final Service  Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>10 / 22 / 24</u>

*prod. OFE comment*

Water Supplier: Sharyland

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

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

regarding the land described as:

Moreno Subdivision, Phase 3, Lot 11

on Oct. 29, 2024, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 8/29/14);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge  
Date 10/29/24

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 10/30/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24 BRW



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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956-968-4734

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2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8023

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Monica Castellano

Address: 2600 Moreno Dr  
Edinburg TX 78541

Phone: 956 2257019

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Moreno subdivision ph.3 lot 11

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Monica Castellano  
Requesting Party (Signature)

10/22/24  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/23/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-8623

Receipt No.: 035812

M6415-03-000-0011-00

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

CASTELLANO FERNANDO & MONICA MARIBEL

2708 BAYLOR AVE  
MCALLEN, TX 78501

(956) 984-9225  
(956) 391-5952

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 3642Sq.Ft.
- [5] Legal Description: MORENO PH 3 LOT 11
- [6] Location: rogers and depot rd
- [7] Sewage: City of Edinburg
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$300000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 25', Rear 30', Side 6', Side 6', Corner '  
 Special Conditions: must comply with all setbacks and regulations required by the hcpd  
 Description: Permit 4-8623  
 Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$30  
 Change Due: \$0.00  
 Application: melissa.lopez  
 Inspector: danny.sanchez  
 Receipt: melissa.lopez

*Melissa Lopez* 7/9/24  
 Cashier Date

*ID# 959752*

[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

7/8/2024  
 \_\_\_\_\_  
 Date

CHARGE San Jacinto Title Services-McAllen  
GF# 2024388 Closer D.G.

**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.**

**General Warranty Deed**

Date: SEPTEMBER 30, 2020

Grantor: RAUL D'LORM and LAURA D'LORM

Grantor's Mailing Address: 3307 PELICAN LAKE AVE.  
EDINBURG, TEXAS 78539  
HIDALGO COUNTY

Grantee: FERNANDO CASTELLANO and MONICA MARIBEL CASTELLANO

Grantee's Mailing Address: 2708 BAYLOR AVE.  
MCALLEN, TEXAS 78504  
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot Eleven (11), MORENO SUBDIVISION, PHASE III, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded under Document No. 2544231, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:


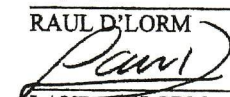
- a. Restrictive covenants as recorded in Document No. 2403914, Official Records and Document No. 2544231, Map Records of Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded under Document No. 2544231, Map Records of Hidalgo County, Texas.
- f. Subject to rights of way, easements and conditions as more fully described and reserved in Warranty Deed recorded in Volume 100, Page 381, Deed Records of Hidalgo County, Texas.
- g. Right of way easement granted to Sharyland Water Supply Corporation dated July 25, 1979, recorded in volume 1634, Page 234, Deed Records, Hidalgo County, Texas.
- h. Right of way easement granted to Sharyland Water Supply Corporation dated April 10, 1980, recorded in volume 1669, Page 7, Deed Records, Hidalgo County, Texas.

- i. Conveyance of Water Rights in favor of the City of McAllen dated September 10, 2005, under Document No. 1547184, Official Records, Hidalgo County, Texas.
- j. Water Service Agreement dated December 8, 2006, recorded under document No. 1696252, Official Records, Hidalgo County, Texas.
- k. Uniform Subdivision Non-Standard Water Service Agreement in favor of Sharyland Water Supply Corporation, a Texas Corporation dated December 12, 2006, recorded under Document No. 1697658, Official Records, Hidalgo County, Texas.
- l. Agreement for infrastructure improvements in favor of City of McAllen, dated November 27, 2012, recorded under Document no. 2410223, Official Records, Hidalgo County, Texas.
- m. Subject to terms, conditions and stipulations of instrument filed August 29, 2014, recorded under Document No. 2544231, Official Records of Hidalgo County, Texas.
- n. Maintenance and/or special assessment(s) payable to Moreno Subdivision, a Texas nonprofit association, as set out in instrument dated March 28, 2013, filed April 19, 2013, under Document No. 2403914, Official Records, Hidalgo County, Texas.
- o. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in rear property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
- p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 28, 1944, recorded in Volume 55, Page 495, Oil and Gas Records of Hidalgo County, Texas.
- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated February 2, 1955, recorded in Volume 168, Page 147, Oil and Gas Records of Hidalgo County, Texas.
- r. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1977, recorded in Volume 365, Page 373, Volume 365, Page 376 and Volume 265, Page 932, Oil and Gas Records of Hidalgo County, Texas.
- s. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 27, 1983, recorded in Volume 429, Page 555 and dated April 27, 1983, recorded in Volume 429, Page 560, Oil and Gas Records of Hidalgo County, Texas.
- t. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 25, 1983, recorded in Volume 1862, Page 900 and dated July 28, 1983, recorded in volume 1883, Page 772, Oil and Gas Records of Hidalgo County, Texas.
- u. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 28, 1983, recorded in Volume 1883, Page 722, Oil and Gas Records of Hidalgo County, Texas.
- v. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated April 10, 1946, recorded in Volume 576, Page 625, Deed Records of Hidalgo County, Texas.
- w. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated October 26, 1948, recorded in Volume 654, Page 211, Deed Records of Hidalgo County, Texas.
- x. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated September 12, 1952, recorded in Volume 133, Page 196, Oil and Gas Records of Hidalgo County, Texas.

- y. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 27, 1960, recorded in Volume 972, Page 55, Oil and Gas Records of Hidalgo County, Texas.
- z. Interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated January 13, 1971, recorded in Volume 1278, Page 608, Deed Records of Hidalgo County, Texas.
- aa. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- bb. Building, Zoning, Platting and/or Regulatory Laws and/or Ordinances of the City of McAllen and/or other Governmental Authority.

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.

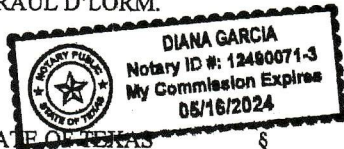
When the context requires, singular nouns and pronouns include the plural.

  
 \_\_\_\_\_  
 RAUL D'LORM  
  
 \_\_\_\_\_  
 LAURA D'LORM

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

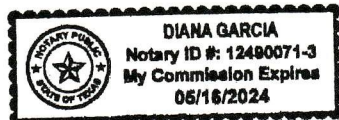
This instrument was acknowledged before me on the 30<sup>th</sup> day of September, 2020, by RAUL D'LORM.

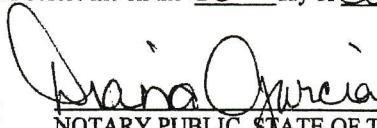


  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 30<sup>th</sup> day of September, 2020, by LAURA D'LORM.



  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
 SLUSHER & ASSOCIATES, PLLC  
 4900 N. 10<sup>TH</sup>, STE, E-2  
 McALLEN, TEXAS 78504  
 GF#202438831

AFTER RECORDING, RETURN TO:  
 FERNANDO CASTELLANO and MONICA MARIBEL CASTELLANO  
 2708 BAYLOR AVE.  
 MCALLEN, TEXAS 78504



# 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: 4-9005

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	1 / 1	11 / 22 / 24

Part-  
ocf  
connection

Name: ANGEL PALACIOS

Address: PO BOX 58  
Alamo TX 78516  
1324 W. ELDONA RD

Water Supplier: NORTH ALAMO WATER

Utility Provider:  M.V.E.C.       AEP

Phone: 956 239-1455

Account/ESI No.: 1000120924

Temporary Pole       Permanent Service

regarding the land described as:

POS2 ESTATES LOT #2 1324 W. ELDONA RD ALAMO TX 78516

on Oct. 29, 2024, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- YES A plat has been prepared; (Date approved 9-11-24);
- YES A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- YES water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- NOYES an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- YES individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- YES electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

[Signature]  
Hidalgo County Judge

10/29/24  
Date

ATTEST: [Signature]  
Hidalgo County Clerk

10/30/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24 BMS



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
956-318-2840

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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: 4-9005

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: ANGEL PALACIOS

Address: PO BOX 58 ALAMO TX 78516  
1324 W. ELDONA R.D ALAMO TX 78516

Phone: 956-239-1455

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

POS2 ESTATES LOT 2 1324 W. ELDONA R.D ALAMO TX 78516

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Cesal Palacios  
Requesting Party (Signature)

10-22-24  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/23/24  
Date

[Signature]  
County Official



COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-9005

Receipt No.: 037377

P8120-00-000-0002-00

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

PALACIOS TARYNN & ANGEL PALACIOS

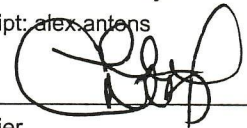
P.O. BOX 58  
ALAMO, TX 78516  
(956) 239-1455  
(956) 239-1455

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1760Sq.Ft.
- [5] Legal Description: POSZ ESTATES LOT 02
- [6] Location: ELDORA RD & ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$100000
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
 Precinct: 4  
 Certification of Elevation Required: No  
 Setbacks: Front 40', Rear 15', Side 15ES', Side 15WS', Corner '  
 Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
 Description: Permit 4-9005  
 Price: \$30.00

**Total Amount.....\$30.00**

Method of Payment: Cash  
 Check/M.O.#:  
 Payment: \$50.00  
 Change Due: \$20.00  
 Application: alex.antons  
 Inspector: israel.lozoya  
 Receipt: alex.antons

  
 \_\_\_\_\_  
 Cashier

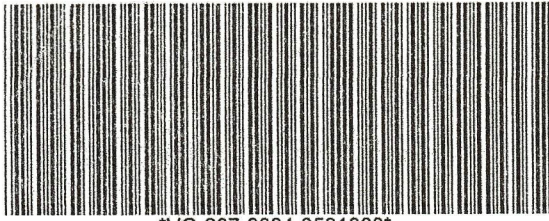
10/21/24  
 \_\_\_\_\_  
 Date

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 \_\_\_\_\_  
 Signature of Owner or Applicant

10-21-24  
 \_\_\_\_\_  
 Date



\*VG-207-2024-3581068\*

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

Document No: 3581068

Billable Pages: 3

Recorded On: September 16, 2024 09:49 AM

Number of Pages: 4

GIFT DEED

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

Total Recording: \$ 43.00

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

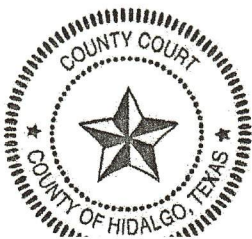
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3581068  
Receipt No: 20240916000062  
Recorded On: September 16, 2024 09:49 AM  
Deputy Clerk: Maria Perez  
Station: CH-1-CC-K01

Record and Return To:

Angel Palacios  
PO Box 58  
Original returned to customer  
ALAMO TX 78516



STATE OF TEXAS  
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.  
County Clerk

**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.**

## **GIFT DEED**

**Date: SEPTEMBER 12, 2024**

**Grantor: Rebecca A. Posz-Tamez  
231 Perry Road, Ellensburg, WA, 78926**

**Grantor: Carlo J. Posz  
1326 Eldora Road, Alamo, Texas, 78516**

**Grantor: Ivonne J. Posz  
8618 Dudely Dr., San Antonio, TX, 78230**

**Grantor: Tarynn I. Palacios  
P.O. Box 58, Alamo, Texas, 78516**

**Grantee: Tarynn I. Palacios, and husband, Angel Palacios  
P.O. Box 58, Alamo, Texas, 78516**

**Consideration: For the love and affection for our Sister, and, myself, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee(s) herein named, the receipt of which is hereby acknowledged, do hereby grant and convey without reservation all of those lands described below – "Property"**

**Property (including any improvements):**

**ALL OF LOT 2, POSZ ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3580156, MAP RECORDS OF HIDALGO COUNTY, TEXAS.**

**BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES. ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.**

**Reservations from and Exceptions to Conveyance and Warranty:**

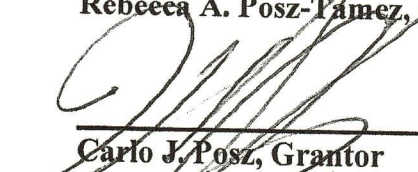
- 1) SUBJECT TO all mineral reservations, if any, of record.
- 2) SUBJECT TO oil and gas leases, if any, of record.
- 3) SUBJECT TO easements and building restrictions and conditions, if any, of records.
- 4) SUBJECT TO all easements, rules, regulations, and rights in favor of the applicable Hidalgo County Irrigation District No. 2, if any.
- 5) SUBJECT TO all visible easements, if any, of record.
- 6) SUBJECT TO all subdivision rules and regulations of the County of Hidalgo and applicable City jurisdiction(s).
- 7) SUBJECT TO 2024 taxes and subsequent years.


Grantor, for the consideration 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 hereby 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 warranty.

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

*No Title Examination was prepared in connection with the preparation of this document, nor was any made. The Preparer expresses no opinion as to title to this property.*

  
\_\_\_\_\_  
Rebecca A. Posz-Tamez, Grantor

  
\_\_\_\_\_  
Carlo J. Posz, Grantor

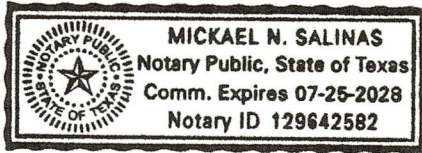
  
\_\_\_\_\_  
Ivonne J. Posz, Grantor

  
\_\_\_\_\_  
Tarynn I. Palacios, Grantor

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12th. day of SEPTEMBER,  
2024, by Rebecca A. Posz-Tamez, Carlo J. Posz, Ivonne J. Posz and Tarynn I. Palacios.



  
\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires on:  
7-25-2028

ATER RECORDING RETURN TO: Tarynn I. Palacios, P.O. Box 58, Alamo, Texas, 78516



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

Main Office  
2818 S. Business Hwy  
281  
Edinburg, Texas 78539  
956-318-2840

Precinct No. 1 Substation  
1900 Joe Stephens Ave.  
Ste. A  
Weslaco, TX 78596  
956-968-4734

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8920

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

Upon the application of:

*Properties by Milk & Honey LLC*

Name: Matthew Pierson

Address: 2939 Rio Red Circle N.  
Edinburg Texas

Phone: 956-777-0527

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
_____	_____	<i>[Signature]</i>
Inspection/Permit No: Date Approved:	_____	<u>21647 env</u> <u>10/19/24</u>

*(pd. OSCF)*

Water Supplier: Sharyland Water

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

Account/ESI No.: 10032789480712612  
 Temporary Pole  Permanent Service

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

Lot 33A LA Review / Ramseyer Gardens

Ramseyer Gardens W10'-E160'-N100' Lot 23 0.16 AC NET.

*[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]*

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Oct. 29, 2024, 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

Ricardo F. Lopez 10/29/24  
Hidalgo County Judge Date

ATTEST: [Signature] 10/30/24  
Hidalgo County Clerk Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-8920

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Matthew Pierson

Known to me [or proved to me in the oath of driver license or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

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

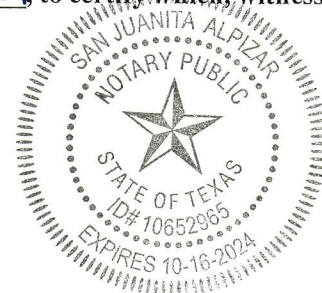
-OR-

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.~~"

MHP (Signature)

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

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

PROPERTIES BY MILK & HONEY LLC

1015 N TEXAS BLVD 20 B#129

WESLACO , TX 78596

(956) 777-0527

(956) 777-0527

[1] Contractor: SELF

[2] Water System: Sharyland WSC

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 1195Sq.Ft.

[5] Legal Description: RAMSEYER GARDENS W70'-E160'-N100'

LOT 23 0.16AC NET

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

[7] Sewage: N/A

[8] Construction Type: Brick

[9] Est. Cost of Construction: \$110000

[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D

Precinct: 4

Certification of Elevation Required: Yes

Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '

Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS

Description: Permit 4-8920

Price: \$30.00

Total Amount.....\$30.00

Method of Payment: Check

Check/M.O.#: 1051

Payment: \$30

Change Due: \$0.00

Application: melissa.lopez

Inspector: julio.ruiz

Receipt: melissa.lopez

Handwritten signature of Melissa Lopez

Cashier

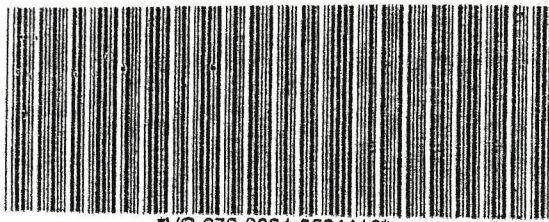
10/2/24
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Handwritten signature of Owner or Applicant
Signature of Owner or Applicant

10/2/24
Date



\*VG-972-2024-3564416\*

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

Document No: 3564416

Billable Pages: 4

Recorded On: July 16, 2024 10:52 AM

Number of Pages: 5

WARRANTY DEED

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

Total Recording: \$ 47.00

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

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

File Information:

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

Record and Return To:

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



STATE OF TEXAS  
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

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

**WARRANTY DEED**

**Date:** July 11, 2024

**Grantor:** SIVAD Enterprise, Inc., a Texas Corporation

**Grantor's Mailing Address:** 10322 N. 23<sup>rd</sup> Lane  
McAllen, Texas 78504

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

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

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

**Property (including any improvements):**

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

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

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

Easements of record, if any;

Easements and conditions as may be contained in plat of subdivision

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

All visible easements and restrictions of record, if any;

Property is part of an un restricted and un platted subdivision and therefore and those note meet current rules and regulations by the County of Hidalgo.

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

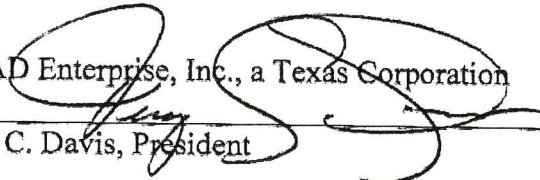
Standby Fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years which Grantee assumes.

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

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

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

SIVAD Enterprise, Inc., a Texas Corporation

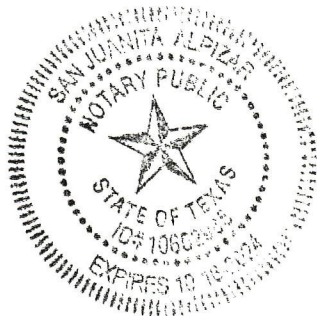
By:   
Jerry C. Davis, President

**(CORPORATE ACKNOWLEDGMENT)**

STATE OF TEXAS

COUNTY OF HIDALGO

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



  
Notary Public, State of Texas

June 24, 2024

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

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

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

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

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

THENCE, North line of Lot 32, 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, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.

*Michael Fabian*

Michael Fabian  
Registered Professional Land Surveyor  
#48893  
Firm # 10193965

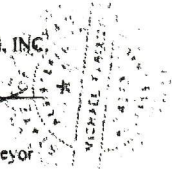


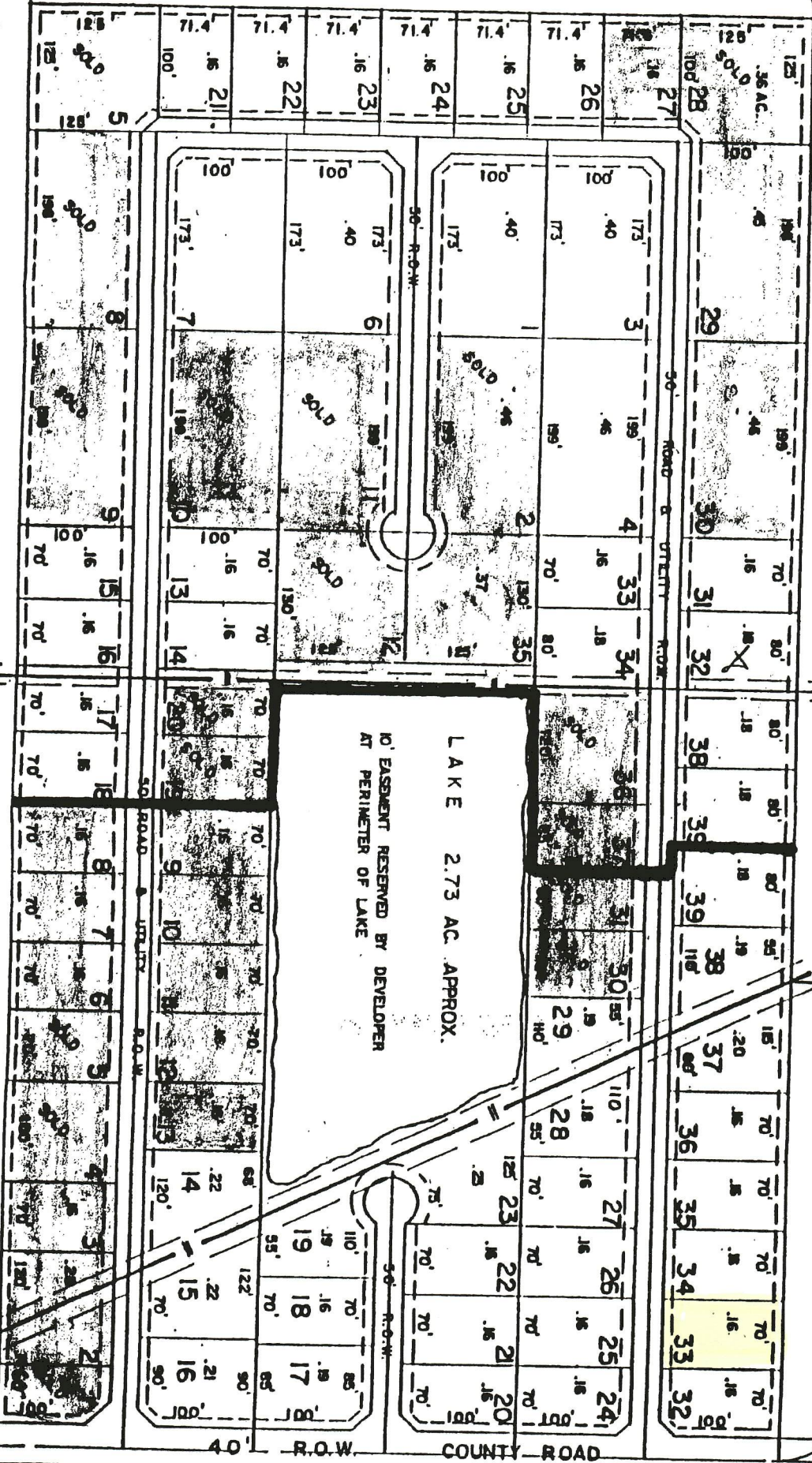
EXHIBIT B

750.0'

# LAKEVIEW SUBDIVISION B

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

1452.0'



B

30' EASEMENT FOR IRRIGATION PIPE LINE

A

30' EASEMENT FOR GAS MAIN

779.0'

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

COUNTY ROAD

R.O.W.



# 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: 4-8921

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

Upon the application of:

*Properties by milk & Honey LLC*  
Name: Matthew Pierson

Address: 2953 Rio Red Circle N.  
Edinburg TX

Phone: 956-777-0521

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	<u>10/19/24</u>

Water Supplier: Sharyland Water

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

Account/ESI No.: 100327894473696294  
 Temporary Pole  Permanent Service

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

Lot 34 A Lakeview / Ramseyer Gardens  
Ramseyer Gardens W70' - E230' - N100' Lot 23 0.16 AC NET

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Oct. 29, 2024, 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

Richard F. Carter  
Hidalgo County Judge  
10/29/24  
Date

ATTEST:

Anton Burajada  
Hidalgo County Clerk  
10/30/24  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24 BMS



# 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: 4-8921

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Matthew Pierson

Known to me [or proved to me in the oath of driver license or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot 34A Lakeview/Ramseyer Gardens  
Ramseyer Gardens W70'-E230'-N100' 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-

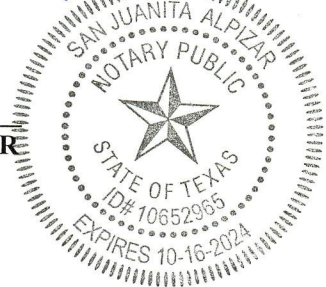
3B. "~~The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999.~~"

MP

\_\_\_\_\_  
(Signature)

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

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





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 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 4-8921  
Receipt No.: 037090  
R0800-01-000-0023-20

PROPERTIES BY MILK & HONEY LLC

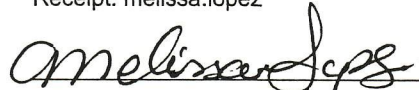
1015 N TEXAS BLVD  
WESLACO , TX 78596  
(956) 777-0527  
(956) 777-0527

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1235Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E230'-N100'  
LOT 23 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & RED CIRCLE RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS  
Description: Permit 4-8921  
Price: \$30.00

**Total Amount.....\$30.00**

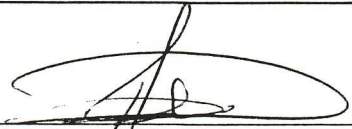
Method of Payment: Check  
Check/M.O.#: 1051  
Payment: \$30  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: julio.ruiz  
Receipt: melissa.lopez

  
Cashier

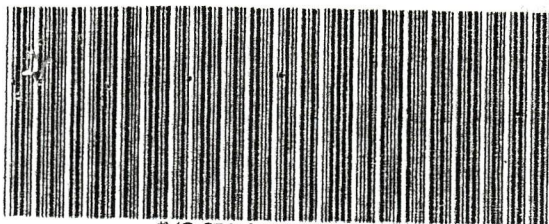
10/2/24  
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

  
Signature of Owner or Applicant

10/2/24  
Date



\*VG-972-2024-3564417\*

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

Document No: 3564417

Billable Pages: 4

Recorded On: July 16, 2024 10:52 AM

Number of Pages: 5

WARRANTY DEED

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

Total Recording: \$ 47.00

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

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

File Information:

Document No: 3564417  
Receipt No: 20240716000125  
Recorded On: July 16, 2024 10:52 AM  
Deputy Clerk: Luisa Vazquez  
Station: CH-1-CC-K31

Record and Return To:

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



STATE OF TEXAS  
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

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

**WARRANTY DEED**

**Date:** July 11, 2024

**Grantor:** SIVAD Enterprise, Inc., a Texas Corporation

**Grantor's Mailing Address:** 10322 N. 23<sup>rd</sup> Lane  
McAllen, Texas 78504

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

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

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

**Property (including any improvements):**

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

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

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

Easements of record, if any;

Easements and conditions as may be contained in plat of subdivision

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

All visible easements and restrictions of record, if any;

Property is part of an un restricted and un platted subdivision and therefore and those note meet current rules and regulations by the County of Hidalgo.

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

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

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

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

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

SIVAD Enterprise, Inc., a Texas Corporation

By: \_\_\_\_\_

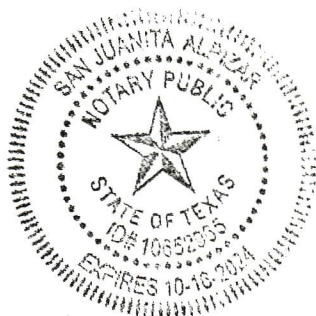
Jerry C. Davis, President

**(CORPORATE ACKNOWLEDGMENT)**

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 15<sup>th</sup> day of July, 2024, by Jerry C. Davis, President of SIVAD Enterprise, Inc., a Texas Corporation, on behalf of said corporation.



S. Alpizar

Notary Public, State of Texas

June 24, 2024

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT ALSO KNOWN AS LOT 34, 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 34 and lot 3. 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, 160.0 feet, from the Northeast corner said Lot 23,

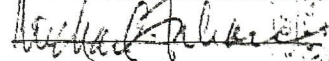
THENCE, with the East line of lot 34 and West line of lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set on the intersection with the North line of 50 foot Rio Red Circle (North), for the for the Southeast corner hereof;

THENCE, with South line of Lot 34 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 34, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 33;

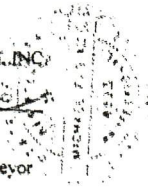
THENCE, with the West line of lot 34 and East line of lot 35, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of lot 33, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 34, 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, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.



Michael Fabian  
Registered Professional Land Surveyor  
#4893  
Firm # 10193965



LAKEVIEW SUBDIVISION

B

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

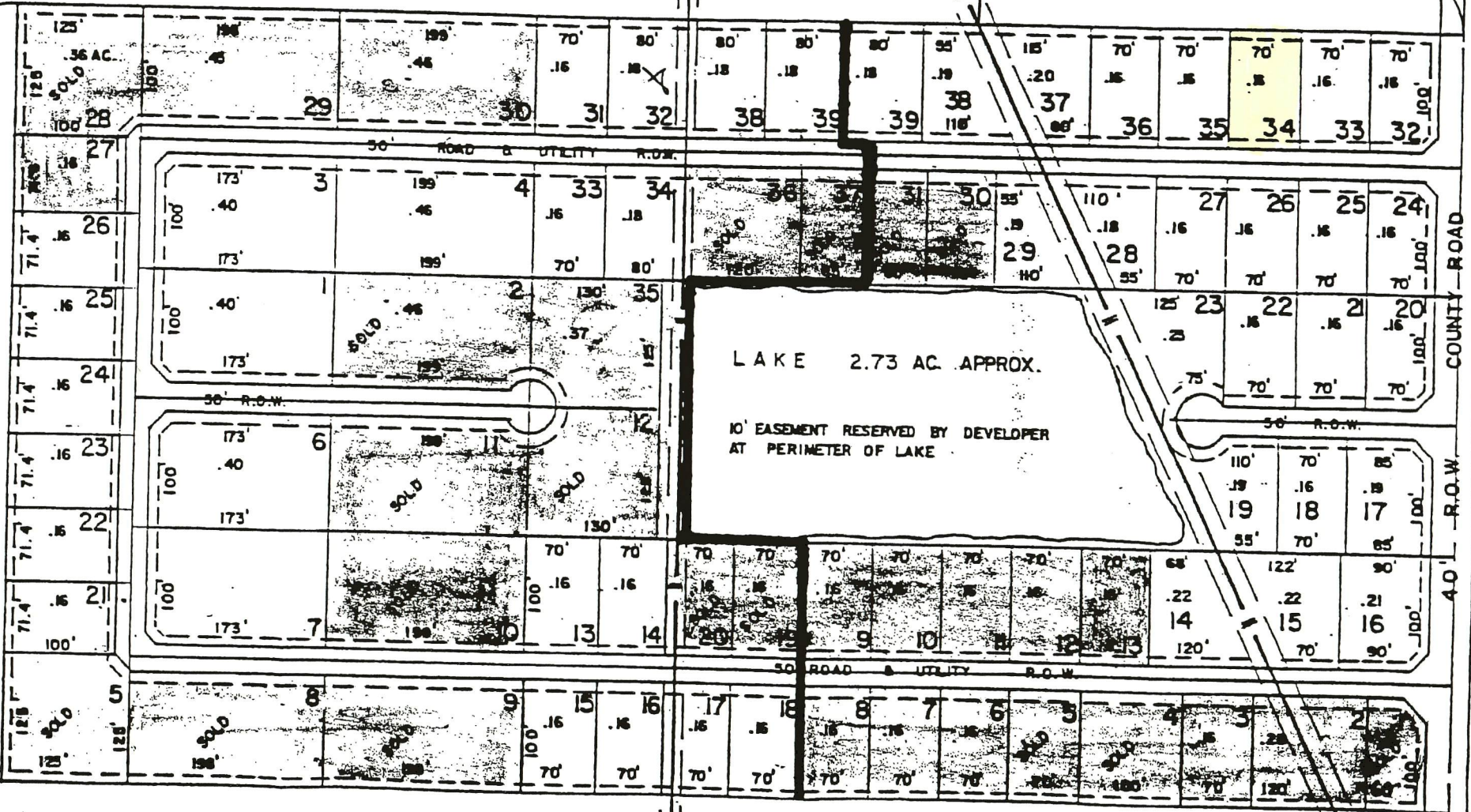
1452.0'

750.0'

Exhibit B

B

A



779.0'

30' EASEMENT FOR GAS MAIN

488.0'

LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER  
AT PERIMETER OF LAKE

20' EASEMENT FOR  
IRRIGATION PIPE LINE

COUNTY ROAD  
R.O.W.



# 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: 4-8922

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

Upon the application of:

Properties by Milk & Honey LLC

Name: Matthew Pierson

Address: 3005 Rio Red Circle N  
Edinburg TX 785

Phone: 956-777-0527

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>/ /</u>	<u>10 / 9 / 24</u>

Water Supplier: Sharyland Water

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

Account/ESI No.: 10032789427738563  
 Temporary Pole  Permanent Service

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

Lot 36A Lakeview, Ramseyer Gardens  
Ramseyer Gardens W70'-E370'-N100' Lot 23 0.16 AC NET

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Oct 29, 2024, 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

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24 BHS



**PLANNING DEPARTMENT**  
**County of Hidalgo**

Rev. 12-21-23

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: 4-8922

**AFFIDAVIT**  
**TO APPLY TO THE COUNTY OF HIDALGO**  
**FOR CERTIFICATE OF WATER SERVICE AVAILABILITY**  
**UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Matthew Pierson

Known to me [or proved to me in the oath of driver license or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot B&A Lakewood/Ramsayer Gardens  
Ramsayer Gardens W16'-E370'-N100' 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."

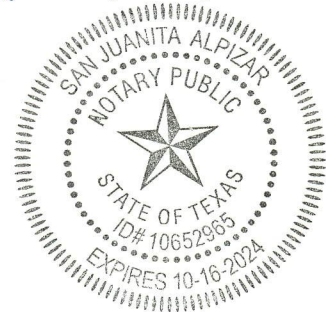
~~-OR-~~

~~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."~~

MAP (Signature)

SUBSCRIBED AND SWORN TO before me on 10-9, 20 24 to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. 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 4-8922  
Receipt No.: 037091  
R0800-01-000-0023-22

PROPERTIES BY MILK & HONEY, LLC  
105 N TEXAS BLVD 20B #129  
WESLACO, TX 78596  
(956) 777-0527  
(956) 777-0527

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1180Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E370'-N100'  
LOT 23 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS  
Description: Permit 4-8922  
Price: \$30.00

**Total Amount.....\$30.00**

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

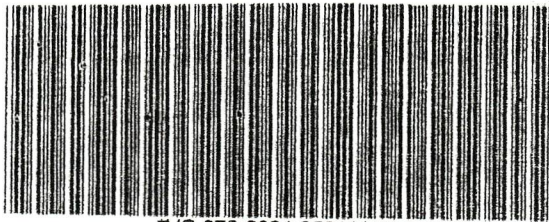
*Melissa Lopez* 10/2/24  
Cashier Date

[NOTICE]

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\_\_\_\_\_  
Signature of Owner or Applicant

10/2/24  
\_\_\_\_\_  
Date



\*VG-972-2024-3564419\*

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

Document No: 3564419

Billable Pages: 4

Recorded On: July 16, 2024 10:52 AM ✓

Number of Pages: 5

WARRANTY DEED

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

Total Recording: \$ 47.00

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

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File Information:

Document No: 3564419  
Receipt No: 20240716000125  
Recorded On: July 16, 2024 10:52 AM  
Deputy Clerk: Luisa Vazquez  
Station: CH-1-CC-K31

Record and Return To:

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



STATE OF TEXAS  
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

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**WARRANTY DEED**

**Date:** July 11, 2024

**Grantor:** SIVAD Enterprise, Inc., a Texas Corporation

**Grantor's Mailing Address:** 10322 N. 23<sup>rd</sup> Lane  
McAllen, Texas 78504

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

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

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

**Property (including any improvements):**

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

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

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

Easements of record, if any;

Easements and conditions as may be contained in plat of subdivision

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

All visible easements and restrictions of record, if any;

Property is part of an un restricted and un platted subdivision and therefore and those note meet current rules and regulations by the County of Hidalgo.

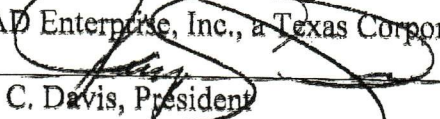
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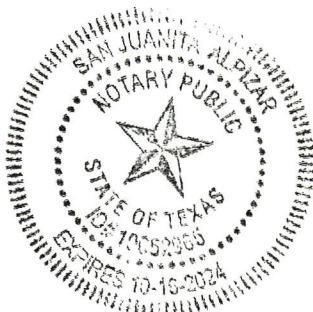
SIVAD Enterprise, Inc., a Texas Corporation  
By:   
Jerry C. Davis, President

**(CORPORATE ACKNOWLEDGMENT)**

STATE OF TEXAS

COUNTY OF HIDALGO

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



  
Notary Public, State of Texas

June 24, 2024

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 36. 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 36 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, 300.0 feet, from the Northeast corner said Lot 23.

THENCE, with the East line of lot 36 and West line of lot 35, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set on the intersection with the North line of 50 foot Rio Red Circle (North), for the for the Southeast corner hereof;

THENCE, with South line of Lot 36 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 36, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 37;

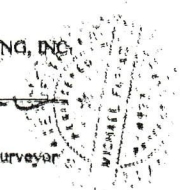
THENCE, with the West line of lot 36 and East line of lot 37, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of lot 35, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 36, 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, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.



Michael Fabian  
Registered Professional Land Surveyor  
#4893  
Firm # 10193965



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

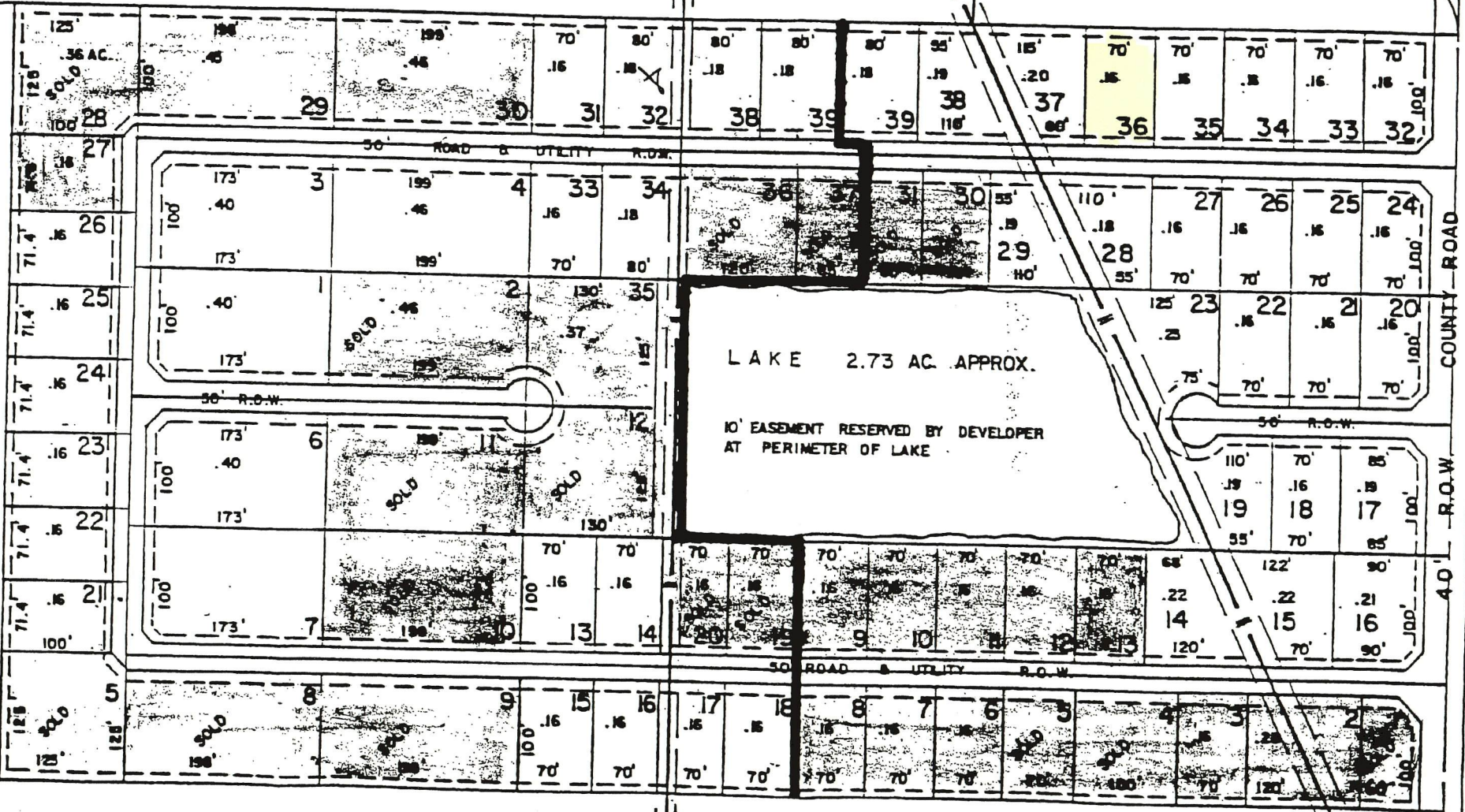
A

20' EASEMNT. FOR  
IRRIGATION PIPE LINE

10' EASEMENT RESERVED BY DEVELOPER  
AT PERIMETER OF LAKE

LAKE 2.73 AC. APPROX.

30' EASEMNT. FOR GAS MAIN





# 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 <sup>4</sup>

**Anthony Uresti**  
Director of Planning

Application No: 4-8923

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

Upon the application of:

*Properties by milk & Honey LLC*

Name: Matthew Pierson

Address: 2965 Rio Red Circle N  
Edinburg TX 78596

Phone: 956-777-0527

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	/ /	10   9   24

*(pd. OSSF)*

Water Supplier: Sharyland Water

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

Account/ESI No.: 1003278943857044  
 Temporary Pole  Permanent Service

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

Lot 35 A Lake view / Ramseyer Gardens  
Ramseyer Gardens W10' - E300' - N100' Lot 23 0.16 AC NET

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on Oct. 29, 2024, 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

Ricardo F. Cuiter  
Hidalgo County Judge  
Date 10/29/24

ATTEST: [Signature]  
Hidalgo County Clerk  
Date 10/30/24

APPROVED BY  
COMMISSIONERS COURT  
ON: 10/29/24 BBS



# 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: 4-8923

**AFFIDAVIT  
TO APPLY TO THE COUNTY OF HIDALGO  
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY  
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day personally appeared

Matthew Pierson

Known to me [or proved to me in the oath of driver license or through  
(description of federal or state government ID card with photograph and signature)],  
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Lot 35 A (overview) Ramseyer Gardens  
Ramsayer Gardens W70'-E300'-N100' Lot 230.16 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."

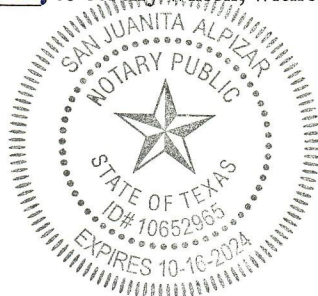
-OR-

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."

MP (Signature)

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

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





COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 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 4-8923  
Receipt No.: 037092  
R0800-01-000-0023-21

PROPERTIES BY MILK & HONEY, LLC  
1015 N TEXAS BLVD 20B #129  
WESLACO, TX 78594  
(956) 777-0527  
(956) 777-0527

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: Yes  
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS  
AND REGULATIONS  
Description: Permit 4-8923  
Price: \$30.00

**Total Amount.....\$30.00**

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

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1205Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E300'-N100'  
LOT 23 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone AE

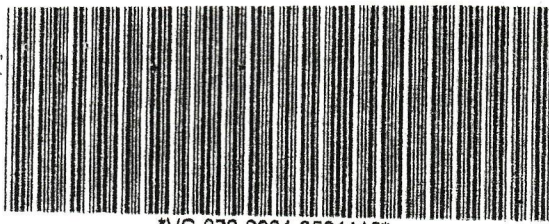
*Melissa Lopez* 10/2/24  
Cashier Date

[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

10/2/24  
\_\_\_\_\_  
Date



\*VG-972-2024-3564418\*

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

Document No: 3564418

Billable Pages: 4

Recorded On: July 16, 2024 10:52 AM

Number of Pages: 5

WARRANTY DEED

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

Total Recording: \$ 47.00

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

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

File Information:

Document No: 3564418  
Receipt No: 20240716000125  
Recorded On: July 16, 2024 10:52 AM  
Deputy Clerk: Luisa Vazquez  
Station: CH-1-CC-K31

Record and Return To:

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



STATE OF TEXAS  
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

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

**WARRANTY DEED**

**Date:** July 11, 2024

**Grantor:** SIVAD Enterprise, Inc., a Texas Corporation

**Grantor's Mailing Address:** 10322 N. 23<sup>rd</sup> Lane  
McAllen, Texas 78504

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

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

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

**Property (including any improvements):**

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

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

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

Easements of record, if any;

Easements and conditions as may be contained in plat of subdivision

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

All visible easements and restrictions of record, if any;

Property is part of an un restricted and un platted subdivision and therefore and those note meet current rules and regulations by the County of Hidalgo.

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

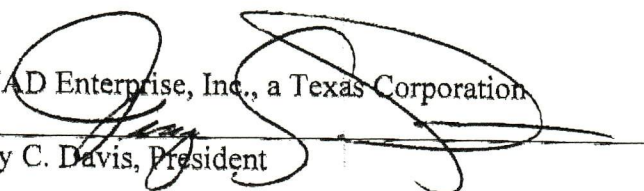
Standby Fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years which Grantee assumes.

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

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

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

SIVAD Enterprise, Inc., a Texas Corporation

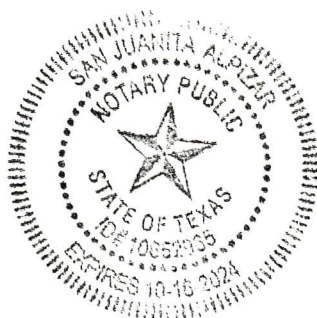
By:   
Jerry C. Davis, President

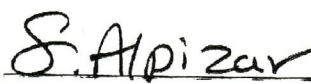
**(CORPORATE ACKNOWLEDGMENT)**

STATE OF TEXAS

COUNTY OF HIDALGO

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



  
Notary Public, State of Texas

June 24, 2024

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 35, 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 35 and lot 34, 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, 230.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of lot 35 and West line of lot 34, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set on the intersection with the North line of 50 foot Rio Red Circle (North), for the for the Southeast corner hereof;

THENCE, with South line of Lot 35 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 35, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 36;

THENCE, with the West line of lot 35 and East line of lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of lot 35, 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 35, 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, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

MICHAEL FABIAN SURVEYING, INC.

Michael Fabian  
Registered Professional Land Surveyor  
#4893  
Firm # 10193965



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

