



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR July 8th, 2025

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>9</u>
TOTAL CERTIFICATES	<u>11</u>

AI-99960

Planning Department

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 07/08/2025

Submitted For: Iliana Rocha, PLANNING DEPT.

Submitted By: Iliana Rocha

Department: PLANNING DEPT.

Information

CAPTION

- 1. Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)
- 2. Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)

BACKGROUND

Fiscal Impact

Attachments

SIVAD ENTERPRISES 4-8980
 PROPERTIES BY MILK & HONEY 4-9784
 PROPERTIES BY MILK & HONEY 4-9785
 PROPERTIES BY MILK & HONEY 4-9786
 PROPERTIES BY MILK & HONEY 4-9787
 PROPERTIES BY MILK & HONEY 4-9788
 PROPERTIES BY MILK & HONEY 4-9789
 PROPERTIES BY MILK & HONEY 4-9790
 PROPERTIES BY MILK & HONEY 4-9791
 YUCA PROPERTIES-JUAN MUNIZ 4-9224
 MARIA BELMARES 1-10668

Form Review

Inbox	Reviewed By	Date
(Originator)	Iliana Rocha	07/02/2025 02:30 PM
Form Started By: Iliana Rocha		Started On: 07/02/2025 02:30 PM

JULY 2025

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

 7/2/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8980

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

Upon the application of:

OSIVAD Enterprises Inc.
Name: Jesús Ricardo Valdez

Address: 1716 W Loop 374
Palmview, Texas
78
Phone: 956 378 2111

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

Water Supplier: Sharyland Water Supply

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

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

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

Ramseyer Gardens W70'-E90'-N100' Lot 23 0.16
AC Net Lot 32

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Rudolph F. [Signature]
Hidalgo County Judge 7/9/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/9/25 [Signature]

ATTEST [Signature]
Hidalgo County Clerk 7/9/25
Date

[Signature]



PLANNING DEPARTMENT

Rev. 12-21-23

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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-8980

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

JESUS RICARDO VALDEZ/SIVAD Enterprises Inc.

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

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

RAMSEYER GARREWS W70 - E90 - N100 LOT 23 DOLK ACNET
LOT 32

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

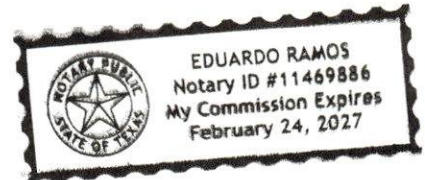
-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on 24TH - JUNE, 2025, to certify which, witnesses my hand and seal of office.

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

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

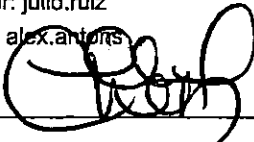
SIVAD ENTERPRISE INC.
8300 N TAYLOR RD #B
MCALLEN , TX 78504
(956) 369-6772
(956) 777-0527

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1185Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E90'-N100'
LOT 23 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$102000
- [10] Flood Zone: Zone AE

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

Total Amount.....\$30.00


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

_____  _____
Cashier Date 10/11/24

10#1041215

[NOTICE]

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


Signature of Owner or Applicant

10/11/2024
Date

WARRANTY DEED

Date: March 22, 2019

Grantor: CITRUS CITY LAKE DEVELOPMENT CORPORATION a Texas Corporation

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

Grantee: SIVAD ENTERPRISE INC. , a Texas Corporation

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

Consideration:

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

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

EXHIBIT A, legal and EXHIBIT B PLAT.

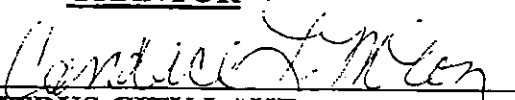
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belong to have and to hold it to Grantee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

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

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

Signed to be effective on the Date given above.

GRANTOR


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

STATE OF TEXAS

§
§ **CORPORATE ACKNOWLEDGEMENT**
§

COUNTY OF HIDALGO

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

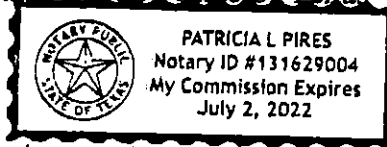
CANDACE L. McCOY , President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **CITRUS CITY LAKE DEVELOPMENT CORPORATION**, and that he executed the same as the act of such corporation for the purposes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



Notary Public, State of Texas

After Recording Return To:
Citrus City Lake Development Corporation

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



EXHIBT A

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

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

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

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

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

Tract 1: West 323'-South 175' excl North 71.60- West 126'; Lot 23 Ramseyer Gardens #1,
1.09 Acre Net: HCAD: 266347, Parcel Address Rio Red Circle

Tract 2: East 199'-West 522'-125'-North 250' Lot 23 Ramseyer Gardens #1, .57 acre net
HCAD: 266340: Parcel Address 3157 Rio Red Circle

Tract 3: East 130'-West 647'-South 125'-North 250' Lot 23 Ramseyer Gardens #1, 0.37 Acre
HCAD: 266339: Parcel Address Rio Red Circle

Tract 4: East 930'-North 125' & West 370'-East 460' -South 175' Lot 23 Ramseyer Gardens #1
4.14 Acre Net, HCAD 266335 Rio Red Circle

Tract 5: West 323'-North 25' Lot 21 Ramseyer Gardens #1, and East 140'-West 662'-South
South 100' and East 300'-S225' Excluding 0.08 Acre, Lake, Lot 22, 2.04 Acre Gross
And 1.99 Acre net. HCAD 255693 Parcel Address Rio Grande Care Rd.

Tract 6: .53 Acre Lot 21 and Lot 22 2.43 Acre and 2.73 Acre Lake 5.39 Acre Net
HCAD 255693 Parcel Address : 3218 Rio Red Circle

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



LAKEVIEW SUBDIVISION
B

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

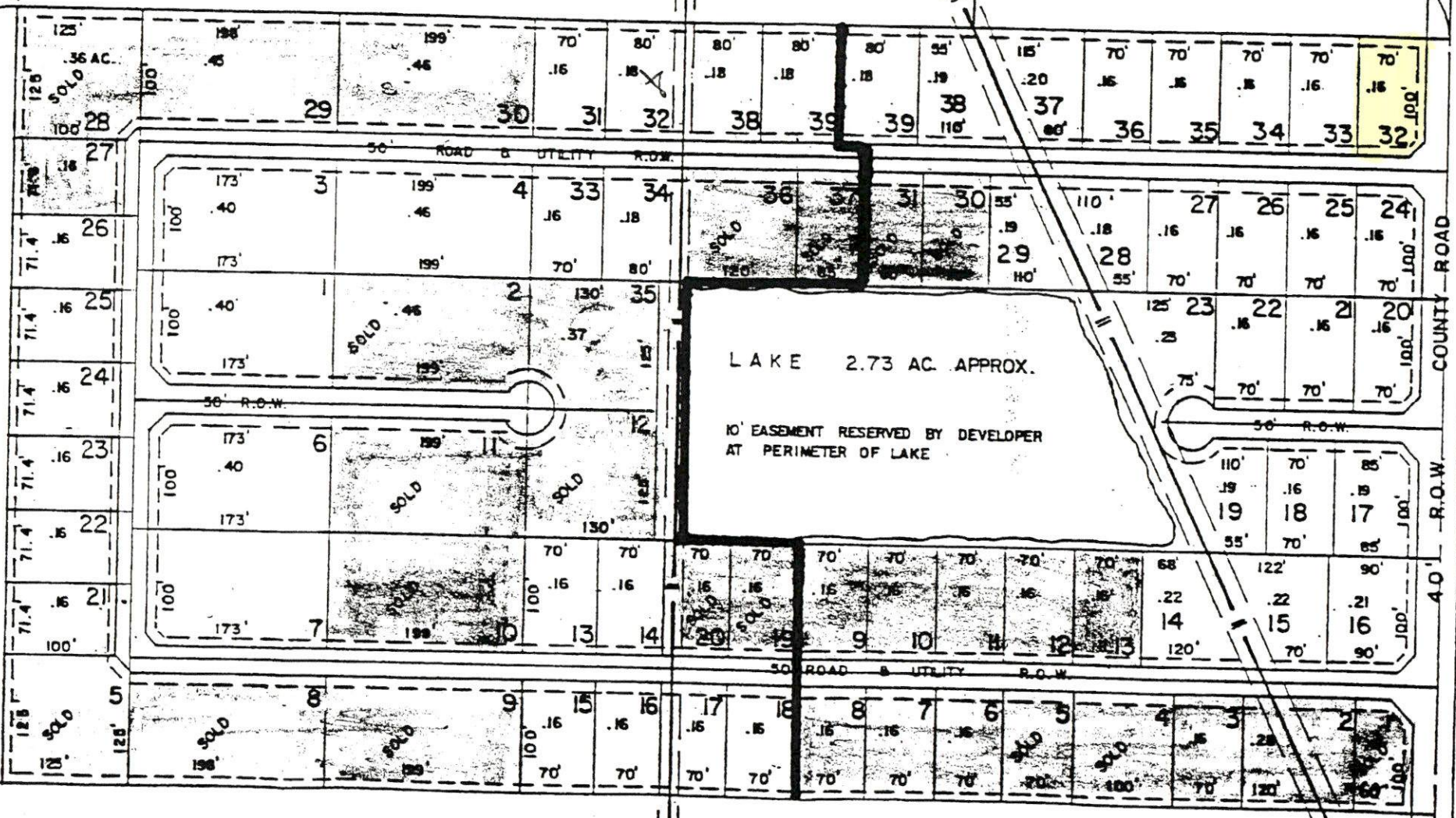
1452.0'

750.0'

Exhibit B

B

A





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
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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: 4-9784

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

Upon the application of:
Properties By Milk and Honey LLC
Name: Ricardo Valdez
Address: 4925 Rio Red Circle
Edinburg, Texas
78541
Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u> / /</u>	<u>6/27/28</u>

Water Supplier: Sharyland Water Supply
Utility Provider: M.V.E.C. AEP
Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

Rumseyer Gardens N71.40' - S103.40' - W100' LOT 23
AKA LOT 26 0.164 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[Signature]
Planning Department Authorized Signature

Ricardo F. [Signature]
Hidalgo County Judge 7/9/25
Date

ATTEST: [Signature]
Hidalgo County Clerk 7/9/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25



PLANNING DEPARTMENT

Rev. 12-21-23

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9784

**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

Josue R. Valdez / Properties By Milk and Honey LLC

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

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

Rumsey Gardens N 71.40' - S 103.40' - W 100' LOT 23 AXA LOT 26 0.164 AC ."

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

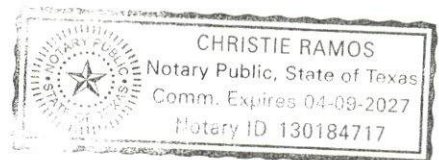
~~-OR-~~

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

[Signature] (Signature)

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

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Sta. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Misolon, 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 4-9784
Receipt No.: 041335
R0800-01-000-0023-36

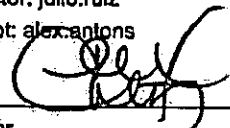
PROPERTIES BY MILK & HONEY LLC
1015 N TEXAS BLVD STE 20B NO 129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232

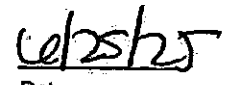
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1235Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS N71.40'-S103.40'-
W100' LOT 23 AKA LOT 26 0.164AC
- [6] Location: RIO GRANDE CARE RD & CACTUS RD 26B
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS
AND REGULATIONS
Description: Permit 4-9784
Price: \$200.00

Total Amount.....\$200.00

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


Cashier


Date

[NOTICE]

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

6/25/25
Date

Capital Title
GF# 24-819141-67

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 30, 2025

Grantor: Frank Mido Scalise, a single person

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

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

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

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

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a point at the Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

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

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

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

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

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

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

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS. HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

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

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

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

DUC-3044023

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

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

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

Reservations from Conveyance: None

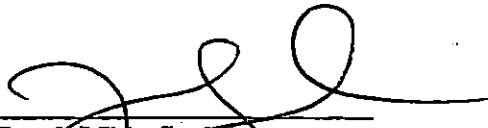
Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

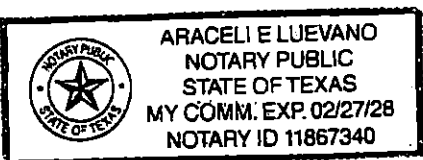
EXECUTED this 30th day of April, 2025.




Frank Mido Scalise

THE STATE OF Texas §
COUNTY OF Hidalgo §
§

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





NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

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

LAKEVIEW SUBDIVISION

B

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

1452.0'

750.0'

Exhibit B

B

A

20' EASEMNT. FOR IRRIGATION PIPE LINE

779.0'

30' EASEMNT. FOR GAS MAIN

488.0'

COUNTY ROAD

40' R.O.W.

LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER AT PERIMETER OF LAKE

SOLD

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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: 4-9785

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

Upon the application of:
Properties By Milk n Honey

Name: ~~Ricardo Valdez~~ LLC

Address: 4929 Rio Red Cir.
Edinburg, Texas
78541

Phone: 956 378 2111

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

Water Supplier: Sharyland Water Supply

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

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

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

Ramseyer Gardens 571.60' - N 196.60' - W 100'

LOT 23 AKA LOT 27 0.164 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. ENTER
Hidalgo County Judge 7/9/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25 me

ATTY: [Signature]
Hidalgo County Clerk 7/9/25
Date 03



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: 4-9785

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Jesus R Valdez / Properties By Milk and Honey LLC

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

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

Ramsey Gardens 571.60' - N196-60' - W100' LOT 23 AKA LOT 27 0.164 ." AC

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

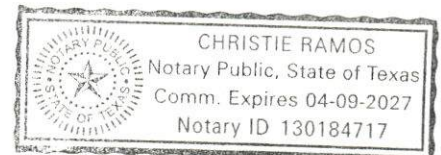
-OR-

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

[Signature] (Signature)

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

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joo Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorfield 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 4-9785
Receipt No.: 041336
R0800-01-000-0023-37

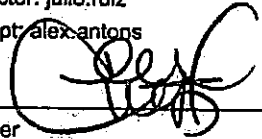
PROPERTIES BY MILK & HONEY LLC
1015 N TEXAS BLVD STE 20B NO 129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1276Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS S71.60'-N196.60'-W100' LOT 23 AKA LOT 27 0.164AC
- [6] Location: RIO GRANDÉ CARE RD & CACTUS RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-9785
Price: \$200.00

Total Amount.....\$200.00

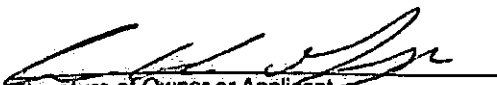
Method of Payment: Check
Check/M.O.#: 1188
Payment: \$200.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier 

Date 6/25/25

[NOTICE]

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

Signature of Owner or Applicant 

Date 6/25/25

Capital Title
GF# 24-319145-ED

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 19th, 2024

Grantor: Frank M. Scalise aka Frank Mido Scalise, a single person

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

Grantee: Properties by Milk & Honey, LLC

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

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

Property (including any improvements):

BEING The North 196.6 feet of the West 125.00 feet of Lot 23, RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, (aka Lots 27 and 28, Block B, of the Unrecorded Map of Lakeview Subdivision), reference to which is here made for all purposes; said 0.56 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod at the Northwest corner of said Lot 23 for the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE, South 81 degrees 31 minutes East and coincident with the North line of said Lot 23, a distance of 125.00 feet to a set 1/2" iron rod for the Northeast corner of this tract;

THENCE, South 8 degrees 59 minutes West and parallel to the West line of said Lot 23, a distance of 100.0 feet pass a set 1/2" iron rod in the apparent North right of way line of Rio Red Cir. N., at a total distance of 196.6 feet to a point for the Southeast corner of this tract;

THENCE, North 81 degrees 31 minutes West and parallel with the North line of said Lot 23, a distance of 25.0 feet pass a set 1/2" iron rod in the apparent West right of way line of Rio Red Cir. N., at a total distance of 125.00 feet to a set 1/2" iron rod in the West line of said Lot 23 for the Southwest corner of this tract;

THENCE, North 8 degrees 59 minutes East and coincident with the West line of said Lot 23, a distance of 196.6 feet to the POINT OF BEGINNING, containing 0.56 gross acre of land, more or less, of which 0.05 acre of land lies in Rio Red Cir. N.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:


This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations,

governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

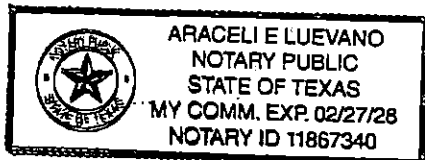
When the context requires, singular nouns and pronouns include the plural.


EXECUTED this 19 day of November, 2024.


Frank M. Scalise aka Frank Mido Scalise

THE STATE OF Texas §
COUNTY OF Hidalgo §

19 Before me, a Notary Public, the foregoing instrument was acknowledged on 19 day of November, 2024 by Frank M. Scalise aka Frank Mido Scalise who personally appeared before me, and who is known to me through Visual ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.




NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

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

LAKEVIEW SUBDIVISION

B

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

1452.0'

750.0'

Exhibit B

B

A

20' EASEMNT. FOR IRRIGATION PIPE LINE

779.0'

30' EASEMNT. FOR GAS MAIN

488.0'

COUNTY ROAD

4.0' R.O.W.

LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER
AT PERIMETER OF LAKE

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

36 AC.

50.0

50.0

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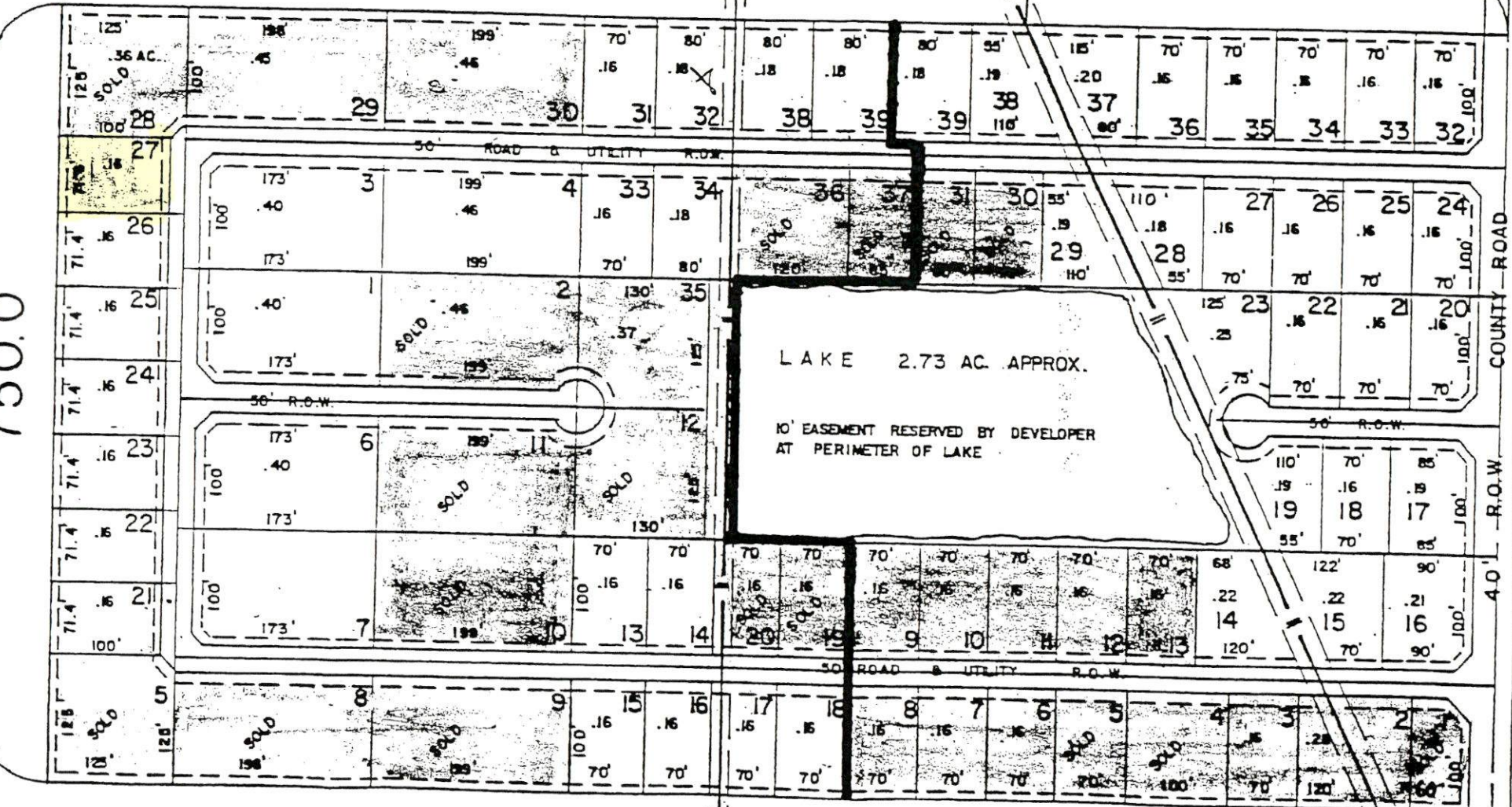
50.0

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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 4

Anthony Uresti
Director of Planning

Application No: 4-9786

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

Upon the application of:
Properties By Milk and Honey LLC
Name: Ricardo Valdez
Address: 4921 Rio Red Cir.
Edinburg, Texas
78541
Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	<u>1 / 1</u>	<u>(Water only)</u> <u>Water only</u> <u>6/27/25</u>

Septics for Electricity

Water Supplier: Sharyland Water Supply
Utility Provider: M.V.E.C. TAEP
Account/ESI No.: N/A
 Temporary Pole Permanent Service

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

Ramsayer Gardens N 39.40' - W 100' LOT 22
& S 32' - W 100' LOT 23 AKA LOT 25 0.164 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land, and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

[Signature] 7/9/25
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25

ATTEST: [Signature] 7/9/25
Hidalgo County Clerk Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9784

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Jesus R Valdes / Properties By Milk and Honey LLC,

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

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

Romseyer Gardens N 39.40' W 100' LOT 22 & 532' - W 100' LOT 23 AKA LOT ." 25 0.164 AC

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

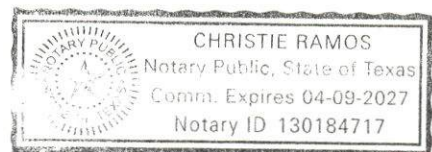
~~OR~~

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

[Signature] (Signature)

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

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





Chapter 232, Texas Local Government Code

6/25/2025 3:14:07 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9786
Receipt No.: 041338
R0800-01-000-0022-19

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

- PROPERTIES BY MILK & HONEY LLC
1015 N TEXAS BLVD SSTE 20B NO 129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232
[1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1295Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS N39.40'-W100' LOT 22 & S32'-W100' LOT 23 AKA LOT 25.0.164AC
[6] Location: RIO GRANDE CARE RD & CACTUS RD 25B
[7] Sewage: N/A
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$110000
[10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS
Description: Permit 4-9786
Price: \$200.00
Total Amount.....\$200.00
Method of Payment: Check
Check/M.O.#: 1188
Payment: \$200.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier: [Signature]
Date: 6/25/25

[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: [Signature]
Date: 6/25/25

Capital Title
GF# 24-819141-57

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 30, 2025

Grantor: Frank Mido Scalise, a single person

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

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

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

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

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a point at the Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

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

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

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

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

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

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

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS. HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

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

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

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

DCC-3044023

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

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

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

Reservations from Conveyance: None

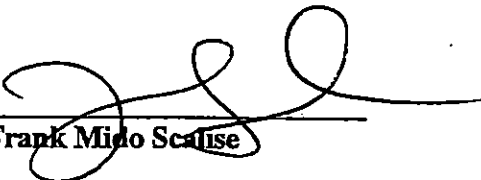
Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

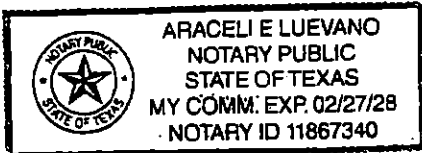
When the context requires, singular nouns and pronouns include the plural.

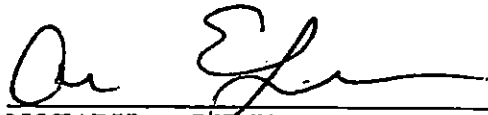
EXECUTED this 30th day of April, 2025.


Frank Mido Scalise

THE STATE OF Texas §
COUNTY OF Hidalgo §
§
§

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




NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

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

LAKEVIEW SUBDIVISION

B

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

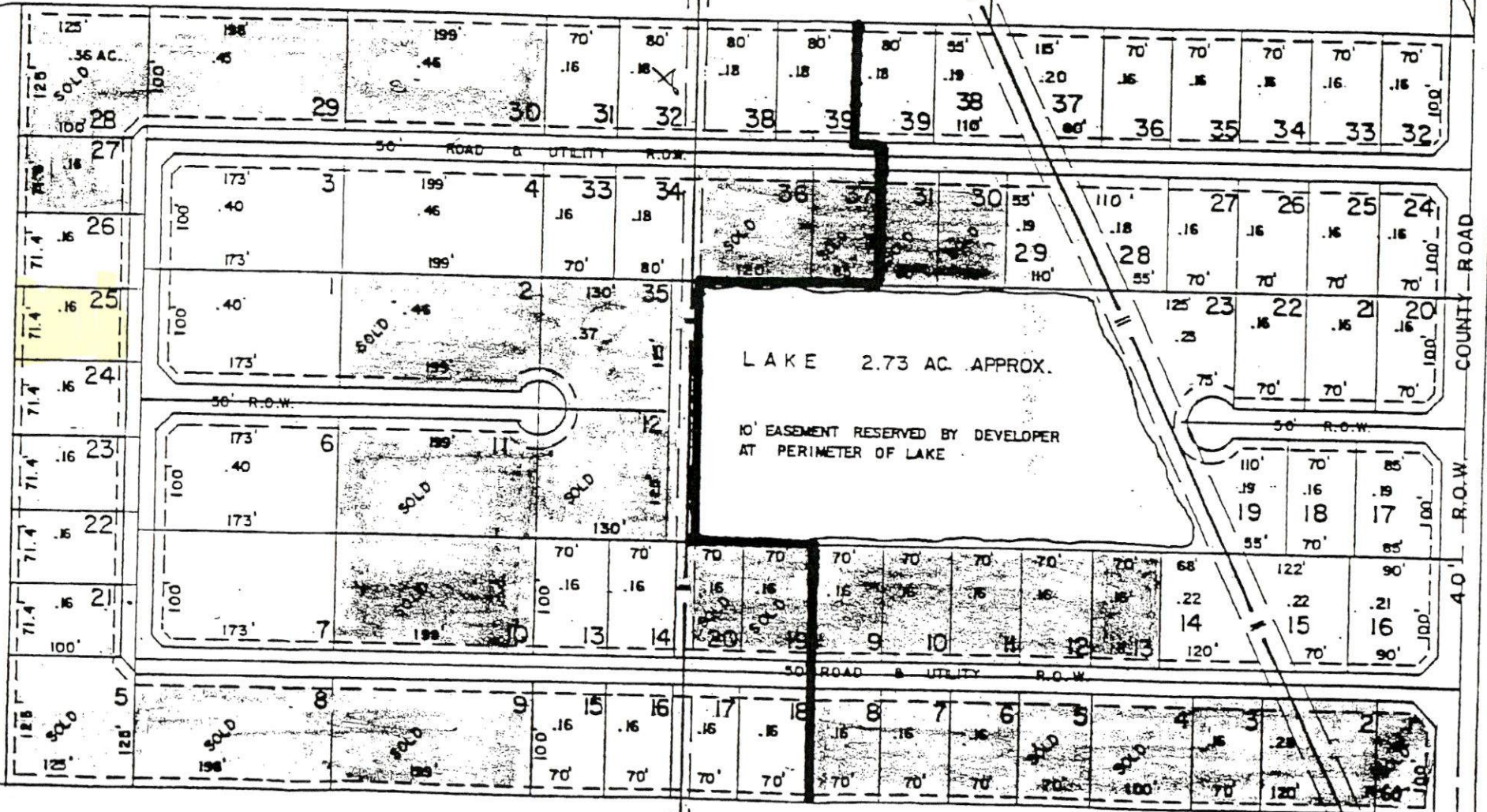
1452.0'

750.0'

Exhibit B

B

A





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: 4-9787

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

Upon the application of:
Properties By Milk and Honey LLC
Name: Ricardo Valdez
Address: 4917 Rio Red Cir.
Edinburg, Texas
78541
Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>Water only</u> <u>6/27/25</u>

Water Supplier: Sharyland Water Supply
Utility Provider: M.V.E.C. AEP
Account/ESI No.: N/A
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:
Ramseyer Gardens N71.40' - S260.60' - W100'
LOT 22 AKA LOT 24 0.164 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature
Ricardo F. Uresti
Hidalgo County Judge
Date: 7/9/25
ATTEST: [Signature]
Hidalgo County Clerk
Date: 7/9/25
APPROVED BY COMMISSIONERS COURT ON: 7/8/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9787

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Jesus R. Valdez / Properties By Milk and Honey LLC

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

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

Ramseyer Gardens N 71.40' - S 260.60' - W 100' Lot 22 AKA LOT 24 0.164 . AC

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

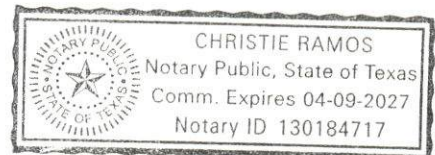
-OR-

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

[Signature] (Signature)

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

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





Chapter 232, Texas Local Government Code
COUNTY OF HIDALGO
PLANNING DEPARTMENT

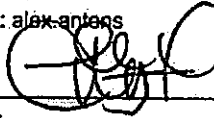
6/25/2025 3:16:58 PM

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: 956-973-7650	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9787
 Receipt No.: 041339
 R0800-01-000-0022-18

- PROPERTIES BY MILK & HONEY
 1015 N TEXAS BLVD STE 208-NO 129
 WESLACO, TX 78596
 (956) 432-2232
 (956) 432-2232
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1200Sq.Ft.
 - [5] Legal Description: RAMSEYER GARDENS N71.40'-S260.60'-W100' LOT 22 AKA LOT 24 0.164AC
 - [6] Location: RIO GRANDE CARE RD & CACTUS RD 24B
 - [7] Sewage: N/A
 - [8] Construction Type: Brick
 - [9] Est. Cost of Construction: \$110000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS**
 Description: Permit 4-9787
 Price: \$200.00
Total Amount.....\$200.00
 Method of Payment: Check
 Check/M.O.#: 1188
 Payment: \$200.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: julio.ruiz
 Receipt: alex.antons



 Cashier

6/25/25

 Date

[NOTICE]

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



 Signature of Owner or Applicant

6/25/25

 Date

Capital Title
GF# 24-819191-ED

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 30, 2025

Grantor: Frank Mido Scalise, a single person

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

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

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

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

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a point at the Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

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

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

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

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

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

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

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS. HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

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

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

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

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

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

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 22, 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 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

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

LAKEVIEW SUBDIVISION

B

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

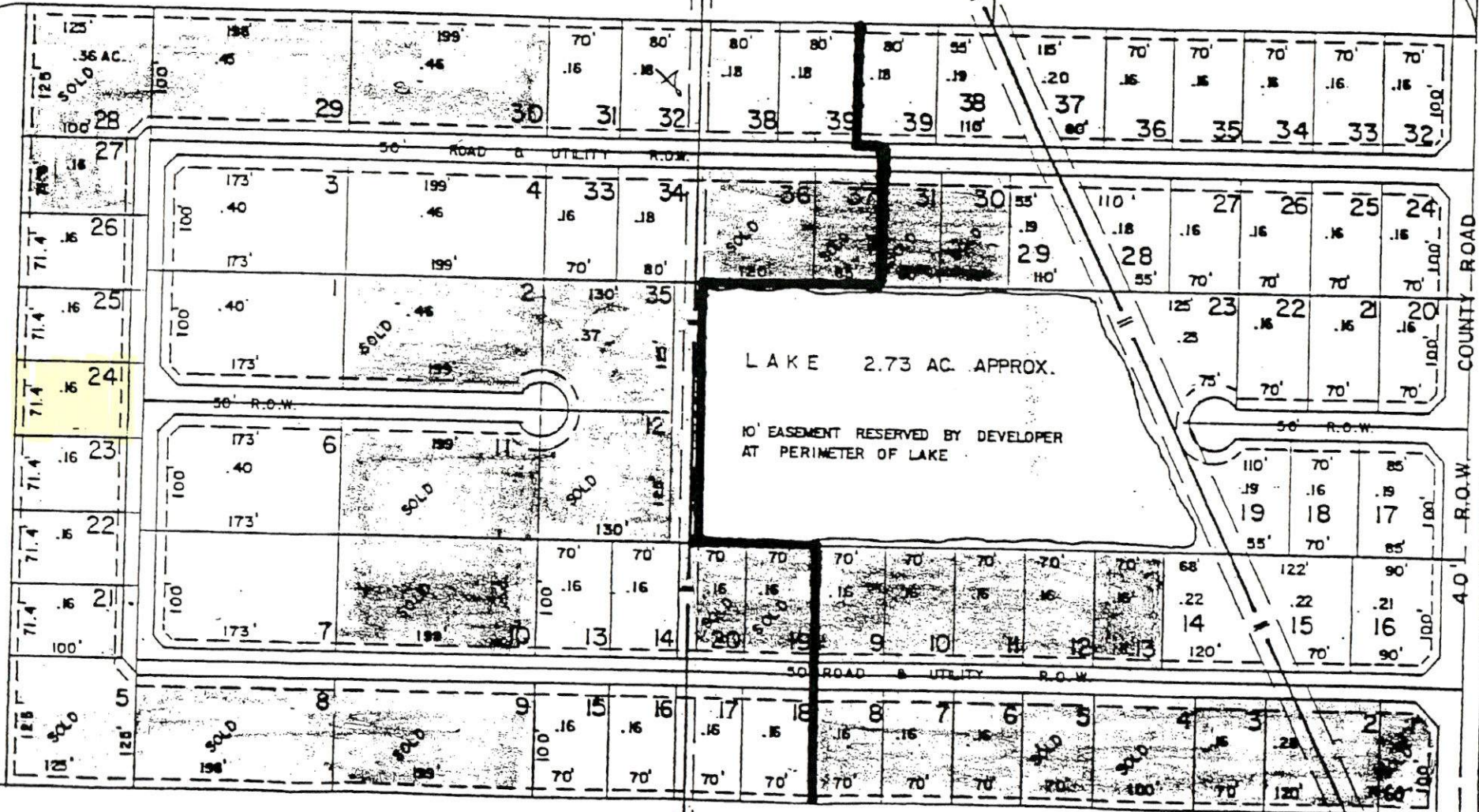
1452.0'

750.0'

Exhibit B

B

A





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: 4-9788

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

Upon the application of:
Properties By Milkand Honey LLC

Name: Ricardo Valdez

Address: 4913 Rio Red Cir
Edinburg, Texas
78540

Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>water only</u>
Date Approved:	<u>1 / 1</u>	<u>6/27/25</u>

Water Supplier: Sharyland Water Supply

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

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

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

Ramseyer Gardens N71.40' - S189.20' - W 100' LOT 22
AKA LOT 23 0.164 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Uresti
Hidalgo County Judge
7/9/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25

ATTEST [Signature]
Hidalgo County Clerk
7/9/25
Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9788

**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

José R. Valdez / Properties By Milk and Honey LLC

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

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

Ramsey Gardens N 71.40' - S 189.20' - W 100' LOT 22 AKA LOT 23 0.164." AC

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

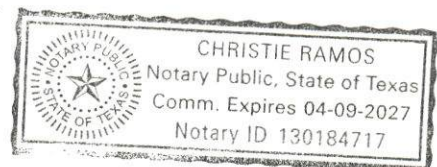
~~-OR-~~

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

[Signature] (Signature)

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

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave, Sta. 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 4-9788
Receipt No.: 041341
R0800-01-000-0022-17

PROPERTIES BY MILK & HONEY LLC
1015 N TEXAS BLVD STE 208 NO 129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1275Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS N71.40'-S189.20'-
W100' LOT 22 AKA LOT 23 0,164AC
- [6] Location: RIO GRANDE CARE RD & CACTUS RD 23B
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS**
Description: Permit 4-9788
Price: \$200.00

Total Amount.....\$200.00

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

Cashier

6/25/25

Date

[NOTICE]

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

Signature of Owner or Applicant

6/25/25

Date

Capital Title
GF# 24-819191-ED

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 30, 2025

Grantor: Frank Mido Scalise, a single person

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

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

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

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

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a point at the Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

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

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

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

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

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

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

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS. HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

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

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

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

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

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

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

Reservations from Conveyance: None


Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

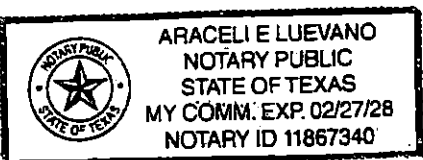
EXECUTED this 30th day of April, 2025.




Frank Mido Scalise

THE STATE OF Texas §
 §
COUNTY OF Hidalgo §

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





NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

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

LAKEVIEW SUBDIVISION

B

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

1452.0'

750.0'

Exhibit B

B

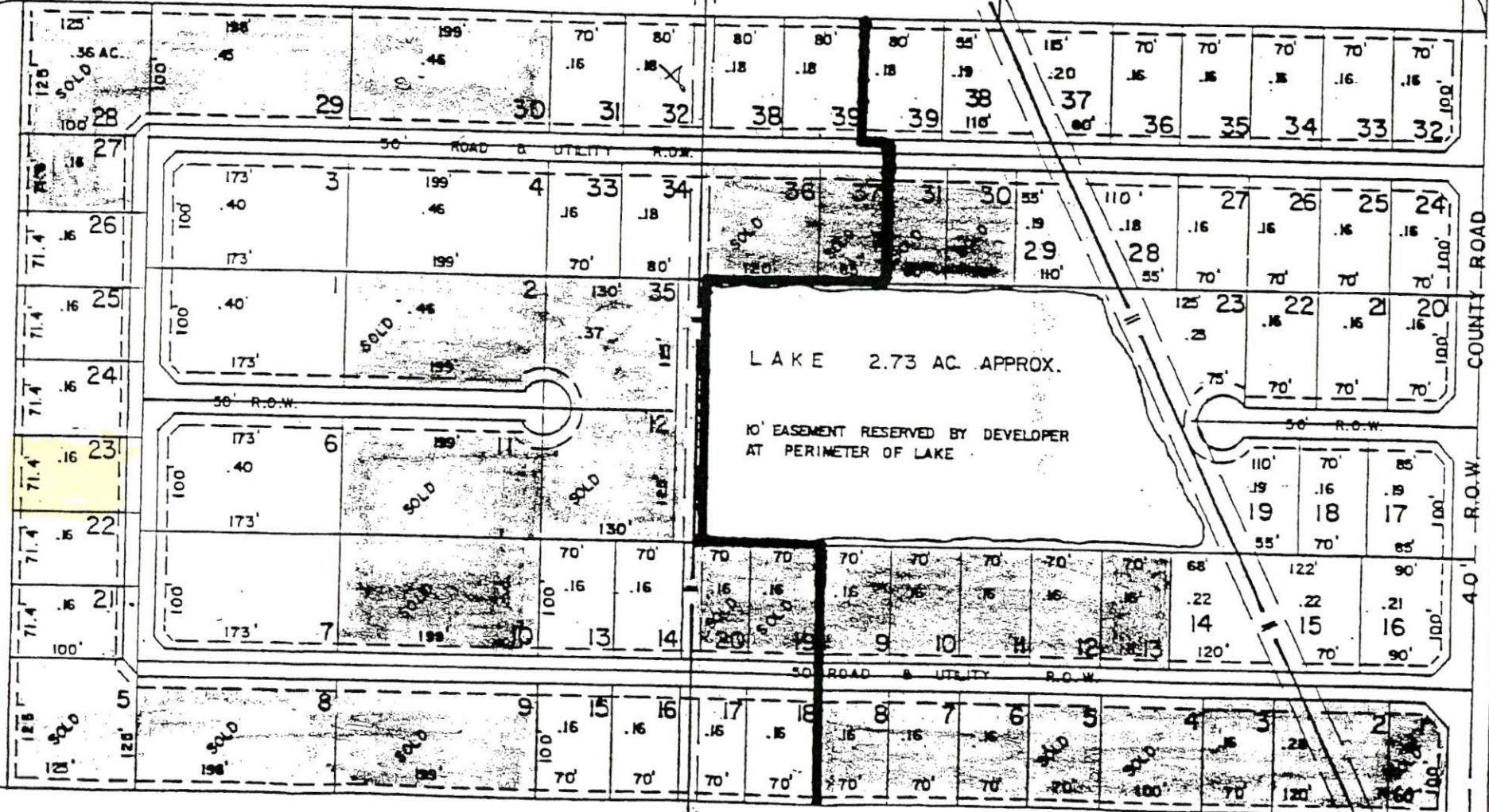
A

20' EASEMNT. FOR IRRIGATION PIPE LINE

30' EASEMNT. FOR GAS MAIN

LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER AT PERIMETER OF LAKE





PLANNING DEPARTMENT

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9789

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

Upon the application of:
Properties By Milk and Honey LLC
Name: Ricardo Valdez
Address: 4909 Rio Red Cir.
Edinburg, Texas
78541
Phone: 956 378 2111

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

Water Supplier: Sharyland Water Supply

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

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

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

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

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 7/9/25
Hidalgo County Judge Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25 [Signature]

ATTEST: [Signature] 7/9/25
Hidalgo County Clerk Date

03



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: 4-9789

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Jesus R Valdez / Properties By Milk and Honey LLC,

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

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

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

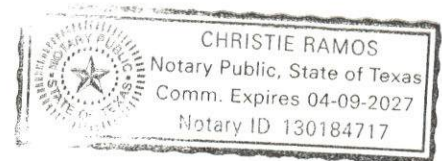
~~-OR-~~

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

[Signature] (Signature)

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

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 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. Moorcroft Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

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

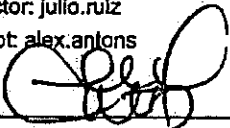
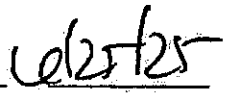
PROPERTIES BY MILK & HONEY LLC
1015 N TEXAS BLVD 20B #129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232

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

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

Total Amount.....\$200.00

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


Cashier

Date

(NOTICE)

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


Signature of Owner or Applicant
Date 6/25/25

Capital Title
GF# 24-819191-67

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 30, 2025

Grantor: Frank Mido Scalise, a single person

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

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

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

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

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a point at the Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

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

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

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

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

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

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

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS. HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

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

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

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

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

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

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

DOL-3044023

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

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

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

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

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

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

Reservations from Conveyance: None

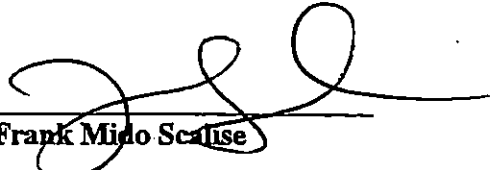
Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

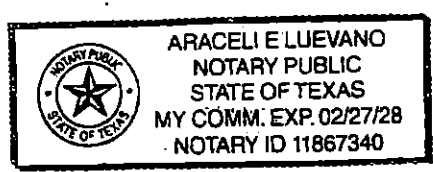
When the context requires, singular nouns and pronouns include the plural.


EXECUTED this 30th day of April, 2025.


Frank Mido Scalise

THE STATE OF Texas §
COUNTY OF Hidalgo §
§
§

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




NOTARY PUBLIC, STATE OF
Texas

AFTER RECORDING, RETURN TO:

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

LAKEVIEW SUBDIVISION

B

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

1452.0'

750.0'

Exhibit B

B

A

20' EASEMNT. FOR IRRIGATION PIPE LINE

779.0'

30' EASEMNT. FOR GAS MAIN

488.0'

50' ROAD & UTILITY R.O.W.

50' R.O.W.

50' R.O.W.

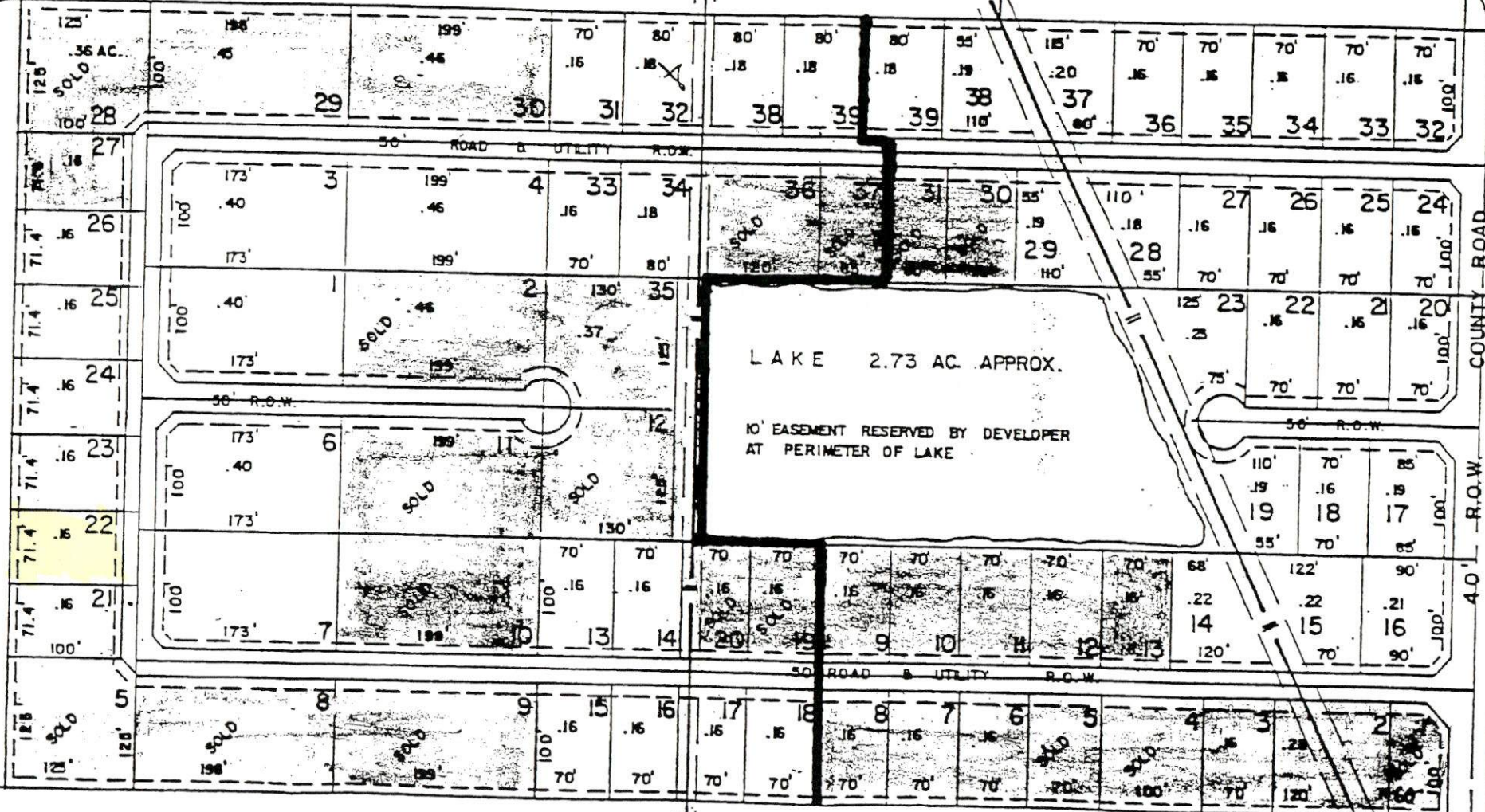
50' ROAD & UTILITY R.O.W.

COUNTY ROAD

40' R.O.W.

LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER
AT PERIMETER OF LAKE





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: 4-9790

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

Upon the application of:

Properties By

Name: Milk and Honey LLC

Address: 4905 Rio Red Cr
Edinburg, Texas
78541

Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		
Date Approved:	<u>1 / 1</u>	<u>6/22/25</u>

Water Supplier: Sharyland Water Supply

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

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

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

Ramsayer Gardens N25'-W100' LOT 21 & 546.40'-W100'
LOT 22 AKA LOT 21 0.164 AC

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25

Hidalgo County Judge

7/9/25
Date

ATTEST
Hidalgo County Clerk

7/9/25
Date

03



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: 4-0790

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Jesus R. Valdez / Properties By Milk and Honey LLC.

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

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

Ramseyer Gardens N25'-W100' LOT 21 & S46.40'-W100' LOT 22 AKA LOT 21 0.164 AC

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

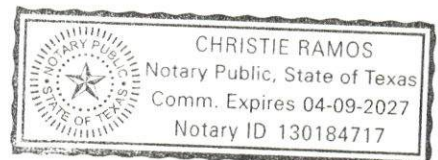
-OR-

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

[Signature] (Signature)

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

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





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorcroft Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 958-318-2840	Ph: 958-968-4734	Ph: 958-205-7045
Fax: 958-318-2844	Fax: 958-973-7850	Fax: 958-205-7049

Permit No.: Permit 4-9790
Receipt No.: 041343
R0800-01-000-0021-11

- PROPERTIES BY MILK & HONEY, LLC
- 1015 N TEXAS BLVD STE 20B #129
- WESLACO, TX 78596
- (956) 432-2232
- (956) 432-2232
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1265Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS N25'-W100' LOT 21 & S46.40'-W100' LOT 22 AKA LOT 21 0.164AC
- [6] Location: RIO GRANDE CARE RD & CACTUS RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
 Precinct: 4
 Certification of Elevation Required: No
 Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
 Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS**
 Description: Permit 4-9790
 Price: \$200.00
Total Amount.....\$200.00
 Method of Payment: Check
 Check/M.O.#: 1188
 Payment: \$200.00
 Change Due: \$0.00
 Application: alex.antons
 Inspector: julio.ruiz
 Receipt: alex.antons

 Cashier

6/25/25
 Date

[NOTICE]

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

 Signature of Owner or Applicant

6/25/25
 Date

Capital Title
GF# 24-819191-57

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: April 30, 2025

Grantor: Frank Mido Scalise, a single person

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

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

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

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

Property (including any improvements):

TRACT I:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET OF THE NORTH 1/2 OF LOT 21 AND LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9; PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at a point at the Northwest corner of Lot 21, for a point in the West line of the following described Tract of land, said point located on the East line of Retama Acres Block "B", recorded in Volume 9, Page 46, Map Records;

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

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

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

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

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

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

TRACT II:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS. HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

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

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

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

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

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

TRACT III:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT IV:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 22, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 24, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT V:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST 100 FEET LOT 22 AND LOT 23, RAMSYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

TRACT VI:

BEING A DESCRIPTION OF A 0.164 ACRE TRACT, MORE OR LESS, OF LAND OUT OF THE WEST 100 FEET LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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

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

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

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

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

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

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

LAKEVIEW SUBDIVISION
B

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

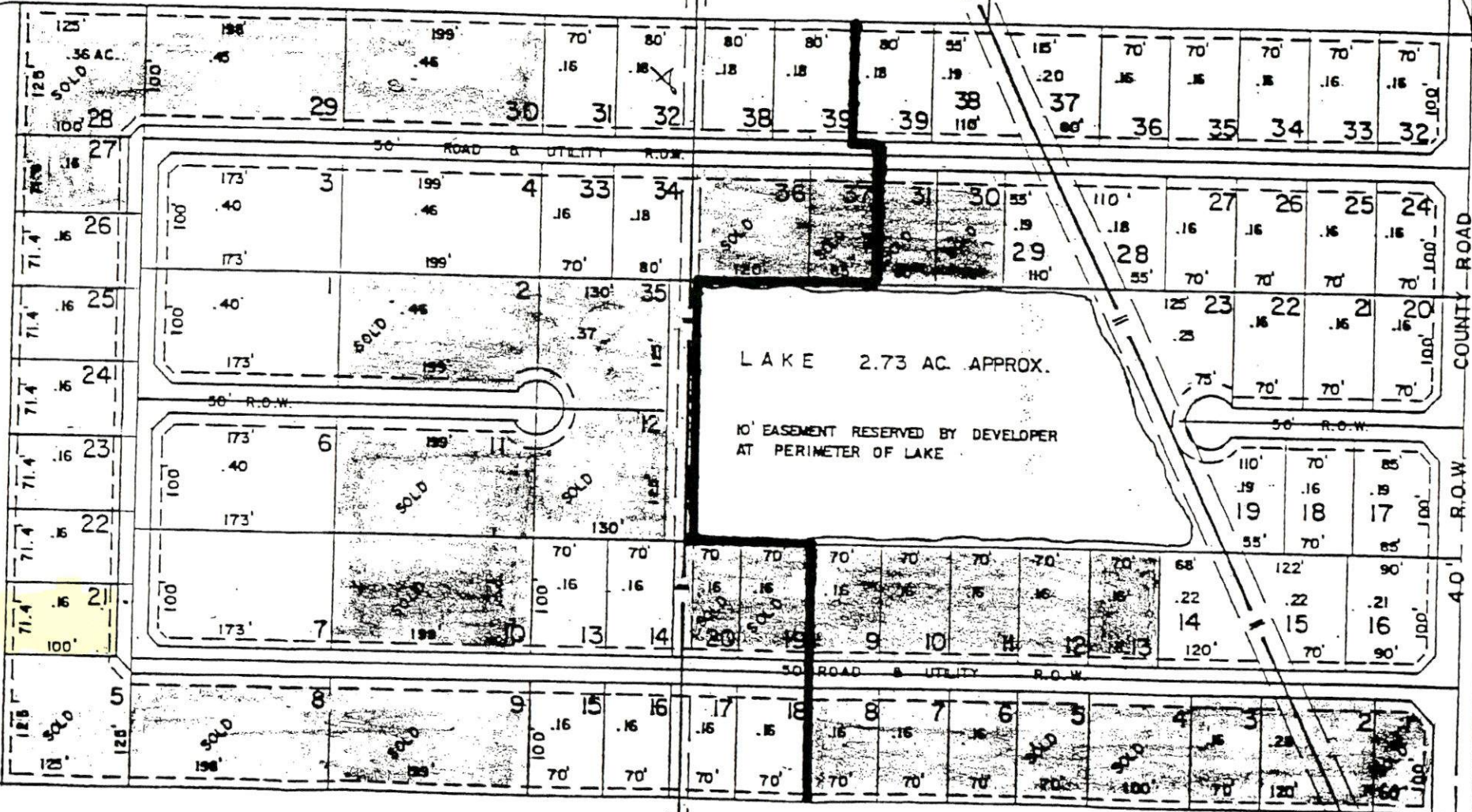
1452.0'

750.0'

Exhibit B

B

A





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: 4-9791

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

Upon the application of:

Properties By Milk and Honey LLC

Name: Ricardo Valdez

Address: 4933 Rio Red Cir

Edinburg, Texas

78541

Phone: 956 378 2111

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 / 1</u>	<u>Water only</u> <u>6/23/25</u>

Water Supplier: Sharyland Water Supply

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

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

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

Ramseyer Gardens #1 N 196.6' - W 125' - LOT 23
0.52 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 July 8, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

[Signature] 7/9/25
Hidalgo County Judge Date

[Signature] 7/9/25
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25

[Signature]



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: 4-9791

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

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

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

Jesus R. Valdez

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

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

Ramseyer Gardens #1 N196.6' - W125' - LOT 23 0.52 AC Net."

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

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

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

~~-OR-~~

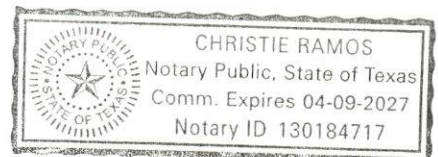
~~3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."~~

[Signature]

(Signature)

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





Chapter 232, Texas Local Government Code

6/25/2025 3:25:07 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

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

Permit No.: Permit 4-9791
Receipt No.: 041344
R0800-01-000-0023-07

- PROPERTIES BY MILK & HONEY LLC
1015 N TEXAS BLVD 20B NO129
WESLACO, TX 78596
(956) 432-2232
(956) 432-2232
- [1] Contractor: SELF
 - [2] Water System: Sharyland WSC
 - [3] Class of Work: 25 Residential, new, Single Family Dwelling
 - [4] Size of Structure: 1385Sq.Ft.
 - [5] Legal Description: RAMSEYER GARDENS #1 N 196.6'-W125'-
LOT 23 0.52 AC NET
 - [6] Location: Rio Grande Care Rd & Cactus Rd 28b
 - [7] Sewage: N/A
 - [8] Construction Type: Brick
 - [9] Est. Cost of Construction: \$110000
 - [10] Flood Zone: Zone X

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: must comply with county setbacks and regulations
Description: Permit 4-9791
Price: \$200.00
Total Amount.....\$200.00

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

Cashier

Date

6/25/25

[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

6/25/25
Date

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 19th, 2024

Grantor: Frank M. Scalise aka Frank Mido Scalise, a single person

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

Grantee: Properties by Milk & Honey, LLC

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

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

Property (including any improvements):

BEING The North 196.6 feet of the West 125.00 feet of Lot 23, RAMSEYER GARDENS SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, (aka Lots 27 and 28, Block B, of the Unrecorded Map of Lakeview Subdivision), reference to which is here made for all purposes; said 0.56 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod at the Northwest corner of said Lot 23 for the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE, South 81 degrees 31 minutes East and coincident with the North line of said Lot 23, a distance of 125.00 feet to a set 1/2" iron rod for the Northeast corner of this tract;

THENCE, South 8 degrees 59 minutes West and parallel to the West line of said Lot 23, a distance of 100.0 feet pass a set 1/2" iron rod in the apparent North right of way line of Rio Red Cir. N., at a total distance of 196.6 feet to a point for the Southeast corner of this tract;

THENCE, North 81 degrees 31 minutes West and parallel with the North line of said Lot 23, a distance of 25.0 feet pass a set 1/2" iron rod in the apparent West right of way line of Rio Red Cir. N., at a total distance of 125.00 feet to a set 1/2" iron rod in the West line of said Lot 23 for the Southwest corner of this tract;

THENCE, North 8 degrees 59 minutes East and coincident with the West line of said Lot 23, a distance of 196.6 feet to the POINT OF BEGINNING, containing 0.56 gross acre of land, more or less, of which 0.05 acre of land lies in Rio Red Cir. N.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations,

LAKEVIEW SUBDIVISION

B

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

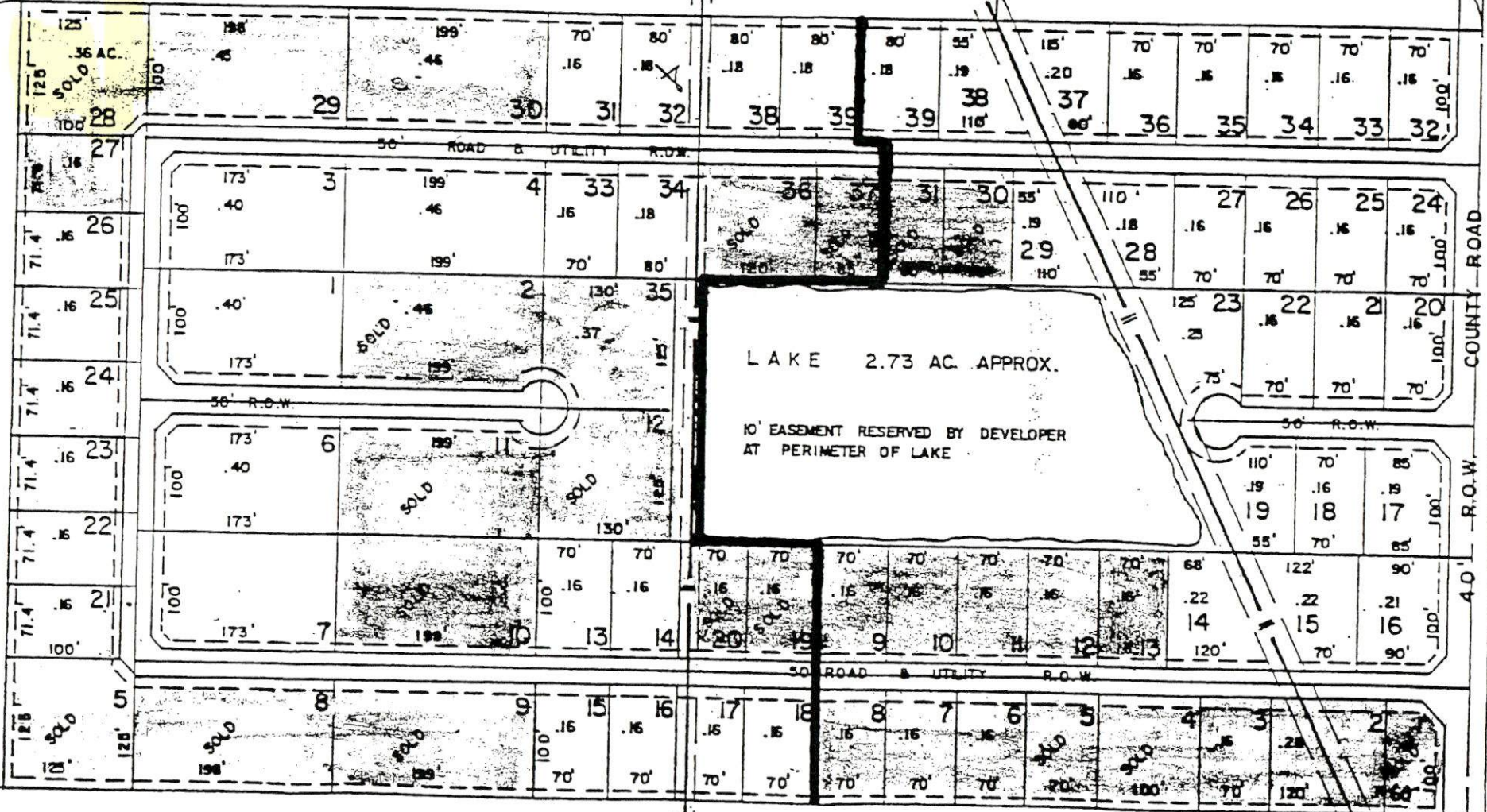
1452.0'

750.0'

EXHIBIT B

B

A





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: 4-9224

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:

Yuca Properties do

Name: Juan Muniz

3321 Tepoztlan

Address: _____

Edinburg, TX

78542

Phone: 956 491 9837

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature
Inspection/Permit No:	_____ Date Approved: <u>1 / 1</u>	<u>Sewer</u> <u>07/02/25</u>

Water Supplier: North Alamo water

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

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

regarding the land described as:

Lot 68 La Quijada

on July 8, 2025, 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 5/14/04);
- 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]);
- yes 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]);
- No 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 7/9/25

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25

ATTEST: [Signature]
Hidalgo County Clerk Date 7/9/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

Precinct No. 1 Substation
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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: 4-9224

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:

Yca Parentesco
Name: Juan Muniz

Address: 3321 TEROZTIAN ST
Edinburg, TX 78542

Phone: 956 491 9837

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

Lot 68 La Quietud

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

[Handwritten Signature]
Requesting Party (Signature) Date 7/2/25

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of plat.

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

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

7/2/25
Date

[Handwritten Signature]
County Official



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 4-9224
Receipt No.: 038437
L1780-00-000-0068-00

YUCAS PROPERTIES LP
3000 ZENAIDA AJ
MCALLEN, TX 78504
(956) 491-9837
(956) 491-9837

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 01 Residential, new, Single Family Dwelling
[4] Size of Structure: 1300Sq.Ft.
[5] Legal Description: LA QUIETUD LOT 68
[6] Location: FM 2812 & KENYON RD
[7] Sewage: North Alamo WSC
[8] Construction Type: Brick
[9] Est. Cost of Construction: \$70000
[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 4-9224
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$30
Change Due: \$0.00
Application: melissa.lopez
Inspector: israel.lozoya
Receipt: melissa.lopez

Cashier (Signature)

Date 1/6/25

[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 (Signature)

Date 1/6/25

WARRANTY DEED

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

Date: October 9, 2024

Grantor: Diego Espinoza and spouse, Viviana Mireles
Address: 22419 Uresti Rd., Edinburg, TX 78542

Grantee: Yucas Properties, LP
Address: 3321 Tepoztlan St., Edinburg, TX 78542

Consideration: Ten and no/100 (\$10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property:

Lot 68, LA QUIETUD SUBDIVISION, an addition to the City of Edinburg, Hidalgo County, Texas, according to the plat thereof recorded in Volume 45, Pages 41-43, Map Records, Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from Conveyance 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, 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 Exceptions to Conveyance and Warranty.

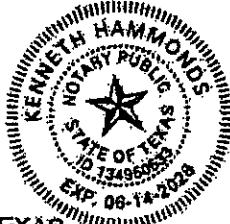
IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Diego Espinoza

Viviana Mireles

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9th day of October, 2024 by Diego Espinoza.



[Signature]
Notary Public
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 9th day of October, 2024 by Viviana Mireles.



[Signature]
Notary Public
My Commission Expires: _____

AFTER RECORDING RETURN TO:
Yucas Properties, LP
3321 Tepoztlan St., Edinburg, TX 78542

PREPARED FOR: DANTE TITLE, INC.
1012 Martin Ave., Suite A, McAllen, Texas 78504 File: MCA24091196



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: 1-10008

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: Date Approved:	Authorized Signature _____ / /	Authorized Signature _____ / /

Name: Maria Belmarez

Address: 1017 Tabasco St
Alamo, TX 78516

Phone: 956-376-3201

Water Supplier: N.A.W.S

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

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

regarding the land described as:

Los Indios Estates Lot 26

on _____, 20____, 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 7-13-2012);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by H. Ser);
- 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 H. Ser);
- 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 H. Ser);
- 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 H. Ser);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by H. Ser);

[Signature]
Planning Department Authorized Signature

[Signature]
Hidalgo County Judge
Date 7/9/25

APPROVED BY
COMMISSIONERS COURT
ON: 7/8/25

ATTEST:
[Signature]
Hidalgo County Clerk
Date 7/9/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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

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

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

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 1-10668

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: Maria Belmarz

Address: 1017 Tobasco St

Alamo, TX 78516

Phone: 956-376-3201

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

Los Indios Estates 6 of 26

STATUS OF PERSON OR ENTITY MAKING REQUEST:

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

Maria Belmarz
Requesting Party (Signature)

6/20/25
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:

6/27/25
Date

[Signature]
County Official



Chapter 232, Texas Local Government Code

4/25/2025 10:57:46 AM

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 1-10668
Receipt No.: 040296
L6212-00-000-0026-00

BELMARES MARIA
1017 TABASCO ST
ALAMO, TX 78516
(956) 376-3201
(956) 376-3201

- [1] Contractor: SELF
[2] Water System: North Alamo WSC
[3] Class of Work: 29 Residential, move in or relocated building
[4] Size of Structure: 576Sq.Ft.
[5] Legal Description: LOS INDIOS ESTATES LOT 26
[6] Location: SIOUX & HUTTO RD.
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$8000
[10] Flood Zone: Zone C

Community Panel Number: 4803340425C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 35', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL COUNTY
SETBACKS & REGULATONS
Description: Permit 1-10668
Price: \$200.00
Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: sonia.diaz
Inspector: gilbert.pecina
Receipt: sonia.diaz

Cashier: [Signature] Date: 4/25/25

[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

04/25/25
Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM 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.

Special Warranty Deed with Vendor's Lien

Date: July 16, 2012

Grantor: SWB RGV VENTURES, LTD., a Texas limited partnership

Grantor's Mailing Address: P.O. Box 365
La Blanca, Hidalgo County, Texas 78558

Grantee: MARIA BELMARES, a single person

Grantee's Mailing Address: 1017 Tabasco
Alamo, Hidalgo County, Texas 78516

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of THIRTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$34,400.00) The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to SUELEMA LUNA, Trustee.

Property (including any improvements):

All of Lot 26, LOS INDIOS ESTATES SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Document Number 2325397, Official Records of Hidalgo County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

1. Restrictive covenants of record under Document Number 2326133, Official Records, Hidalgo County, Texas.
2. Statutory easements, rules, regulations and rights in favor of Donna Irrigation District Hidalgo County No. 1.
3. Roadways; canal across the North 40 feet of property; 50 foot easement and right of way across the South 50 feet of the North 150 feet of property; irrigation pipeline easement across the North 10 feet of the South 40 feet of property; 30 foot road right of way across the South side of property as shown on the map of Hill-Halbert Tract, recorded in Volume 1, Page 35, Map Records of Hidalgo County, Texas and as shown on the survey dated

through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

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

SWB RGV VENTURES, LTD., a Texas limited partnership

By: **BENNETT-FLORES INVESTMENTS, L.L.C.**, a Texas limited liability company

Its: **General Partner**

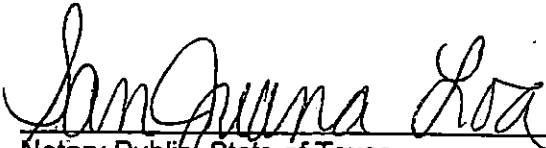
By: 
_____ **KYNDEL W. BENNETT, President**

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 23, 2012, by **KYNDEL W. BENNETT**, President of **BENNETT-FLORES INVESTMENTS, L.L.C.**, a Texas limited liability company, General Partner of **SWB RGV VENTURES, LTD.**, a Texas limited partnership, on its behalf in said capacity.




_____ **Notary Public, State of Texas**