



RICHARD F. CORTEZ  
County Judge

# OFFICE OF THE COUNTY JUDGE

## County of Hidalgo

### CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

### COMMISSIONERS COURT AGENDA FOR August 19th, 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>2</u>
<b>TOTAL CERTIFICATES</b>	<b><u>4</u></b>

AI-100327

Planning Department 3.0.

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 08/19/2025

**Submitted For:** Iliana Rocha, PLANNING DEPT. **Submitted By:** Iliana Rocha

**Department:** PLANNING DEPT.

---

**Information**

**CAPTION**

Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)

**BACKGROUND**

---

**Fiscal Impact**

**Attachments**

JOHNOTHON GONZALEZ 1-11134

---

**Form Review**

**Inbox**

**Reviewed By**

**Date**

Budget & Management

Final Approval

Form Started By: Iliana Rocha

Started On: 08/06/2025 03:32 PM





# PLANNING DEPARTMENT

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 1-11134

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

Upon the application of:

Name: Jonathan Gonzalez

Address: 8606 Turner  
Drive Donna TX

Phone: 956-472-1103

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

Water Supplier: NAWS

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:

Hall FiField W120'-E414.18' N100'-S420' B11C 222 0.28 AC A/K/A  
lot 3 + 4

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on August 19th, 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. Cuervo  
Hidalgo County Judge

8/19/25  
Date

[Signature]  
Hidalgo County Clerk

AUG 21 2025  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/19/25 DHS  
AJ-100327

[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: 1-11134

**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

Jonathon Gonzalez

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

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

Hall Field W120' E120' E414.18' N100' S420' Blk 222 0.28 AC. MVA Lts 304

[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]

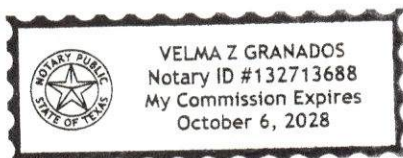
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

Jonathon Gonzalez (Signature)

SUBSCRIBED AND SWORN TO before me on July 28, 2025 to certify which, witnesses my hand and seal of office.



Velma Z Granados  
NOTARY PUBLIC AND FOR  
THE STATE OF TEXAS



Chapter 232, Texas Local Government Code

7/28/2025 2:01:20 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

Permit No.: Permit 1-11134  
Receipt No.: 041860  
H0800-00-222-0000-48


GONZALEZ JOHNOTHON  
8606 TURNER DR  
DONNA, TX 78537  
(956) 472-1106  
(956) 272-3196


- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 44 Mobile homes
- [4] Size of Structure: 728Sq.Ft.
- [5] Legal Description: HALL FIFIELD W120'-E414.18'-N100'-S420'  
BLK 222 0.28AC A/K/A LOTS 3 & 4
- [6] Location: WHALEN & BUSS. 83
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$36400
- [10] Flood Zone: Zone B

Community Panel Number: 4803340425C  
Precinct: 1  
Certification of Elevation Required: No  
Setbacks: Front 30', Rear 15', Side 6', Side 6', Corner '  
Special Conditions: MUST COMPLY WITH ALL COUNTY  
SETBACKS & REGULATIONS  
Description: Permit 1-11134  
Price: \$200.00

**Total Amount.....\$200.00**

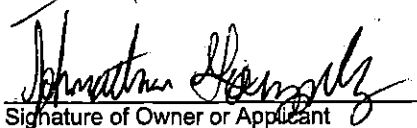
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200.00  
Change Due: \$0.00  
Application: heather.segura  
Inspector: gilbert.pecina  
Receipt: heather.segura

  
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

7/28/25  
Date

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE AND OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTREST 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**

**DATE:** July 18, 2025

**GRANTOR:** VESTA INTERNATIONAL SOLUTIONS, LLC

**GRANTOR'S MAILING ADDRESS:** 929 E. ESPERANZA ST. MCALLEN,  
HIDALGO COUNTY, TEXAS 78501

**GRANTEE:** JOHNOTHON GONZALEZ

**GRANTEE'S MAILING ADDRESS:** 8606 TURNER DR DONNA,  
HIDALGO COUNTY, TEXAS 78537

**CONSIDERATION:** Ten and NO/100 (\$10,00) DOLLARS and other good and valuable consideration paid to the Grantor, the receipt of which is hereby acknowledge.

**PROPERTY (including improvements):**

Lot 3: The North 50.00 feet of South 420.00 feet of the West 120.00 feet of the East 414.18 feet of Lot 222, HALL-FIFIELD TRACT, Hidalgo County, Texas.

Lot 4: The North 50.00 feet of the South 370.00 feet of the West 120.00 feet of the East 414.18 feet of Lot 222, HALL-FIFIELD TRACT, Hidalgo County, Texas.

**RESERVATIONS FROM CONVEYANCE EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Validly existing easements, right-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyance of the surface fee estate, that effect the property.

Grantor, for the consideration and subject to the reservation from conveyance and the exceptions to conveyance and warranty, grants, sells, and conveys to Grantees 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 when the claim is by, through, or under Grantor but not otherwise, 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.

This instrument was prepared based on the information furnished by both parties, and no independent title search has been made.

**AGREED AND ACCEPTED BY:**

**Grantor:**

VESTA INTERNATIONAL SOLUTIONS, LLC  
Texas limited liability company

BY: \_\_\_\_\_

Miriam Cruz, Manager

*Acknowledgement*

STATE OF TEXAS

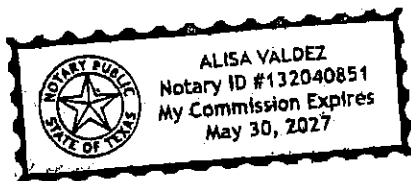
§

COUNTY OF HIDALGO

§

§

This instrument was Sworn, Subscribed, and Acknowledged before me, Notary Public, in and for the State of Texas on the 18<sup>th</sup> of July 2025, by Miriam Cruz, Manager of VESTA INTERNATIONAL SOLUTIONS, LLC a Texas limited liability company on behalf of said company.



Alisa Valdez  
NOTARY PUBLIC SIGNATURE

**AGREED AND ACCEPTED BY:**

**Grantee:**

Johnathon Gonzalez  
**JOHNATHON GONZALEZ**

*Acknowledgement*

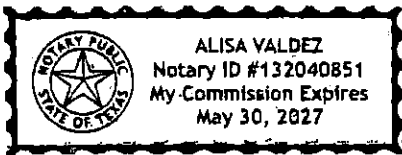
STATE OF TEXAS

COUNTY OF HIDALGO

2025 07 18

Before me, Notary Public in and for the State of Texas, on this day personally appeared **JOHNATHON GONZALEZ**, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18<sup>th</sup> day of July, 2025.



Alisa Valdez  
NOTARY PUBLIC SIGNATURE


**OWNER'S POLICY REJECTION FORM**

Pursuant to requirement of Article 9.55, Insurance Code, as amended, the undersigned hereby acknowledges that she has been advised that on Owner's Policy is available to purchase. If purchaser fails to obtain said policy, there will be no title insurance coverage to the undersigned in the event of a defect in the title to the real estate which is being acquired.

Lot 3: The North 50.00 feet of South 420.00 feet of the West 120.00 feet of the East 414.18 feet of Lot 222, HALL-FIFIELD TRACT, Hidalgo County, Texas.

Lot 4: The North 50.00 feet of the South 370.00 feet of the West 120.00 feet of the East 414.18 feet of Lot 222, HALL-FIFIELD TRACT, Hidalgo County, Texas.

**Agreed and Accepted By:**

  
\_\_\_\_\_  
**JOHNOTHON GONZALEZ**

**Acknowledgement**

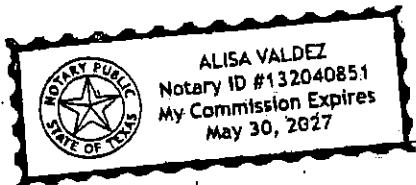
STATE OF TEXAS

§  
§  
§

COUNTY OF HIDALGO

Before me, Notary Public in and for the State of Texas, on this day personally appeared **JOHNOTHON GONZALEZ**, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18<sup>th</sup> day of July, 2025.



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

WARRANTY DEED

Date: July 25, 1994

Grantor: JOSEPH JAY ANTHONY

Grantor's Mailing Address (including county):

JOSEPH JAY ANTHONY  
Rt. 1, Box 442  
Donna, Texas 78537  
Hidalgo County

Grantee: JOSEFINA C. GONZALEZ

Grantee's Mailing Address (including County):

P. O. BOX 152  
ALAMO, TEXAS 78516  
HIDALGO COUNTY

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

Property (including any improvements):

Lot 3: The North 50.00 feet of the South 420.00 feet of the West 120.00 feet of the East 414.18 feet of Lot 222, Hall-Fifield Tract, Hidalgo County, Texas; and

Lot 4: The North 50.00 feet of the South 370.00 feet of the West 120.00 feet of the East 414.18 feet of Lot 222, Hall-Fifield Tract, Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

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

same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

*Joseph Jay Anthony*  
\_\_\_\_\_  
JOSEPH JAY ANTHONY

**ACKNOWLEDGMENT**

THE STATE OF TEXAS ]

COUNTY OF HIDALGO ]

This instrument was acknowledged before me on July 25, 1994, by JOSEPH JAY ANTHONY.

*Lucille M. Wallace*  
\_\_\_\_\_  
Notary Public, State of Texas



FILED FOR RECORD  
DOC# 399600 \$11  
07-25-1994 12:41:53  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY

AI-100419

Planning Department 3.0.

**CC CONSENT AGENDA SPECIAL MTG**

**Meeting Date:** 08/19/2025

**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**

PROPERTIES BY MILK & HONEY 4-9927

ELIZABETH RAMIREZ 4-9769

MARIA D PEÑA 4-9918

**Form Review**

**Inbox**

**Reviewed By**

**Date**

Budget & Management

Final Approval

Form Started By: Iliana Rocha

Started On: 08/13/2025 11:28 AM

AUGUST 2025

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

PROPERTIES BY MILK &

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

*[Handwritten signature]*

8/13/25



# PLANNING DEPARTMENT

Rev. 12-21-23

## County of Hidalgo

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

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

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

Precinct 1 2 3 4

**Anthony Uresti**  
Director of Planning

Application No: 4-9927

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

Upon the application of:

Name: Properties by Milk and Honey LLC

Address: 1015 N Texas Blvd.  
Ste. 201 #129  
Weslaco, TX 78596  
Phone: 956 378 2111

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

Water Supplier: Sharyland Water Supply

Utility Provider: [ ] M.V.E.C. [x] JAEP

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

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

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on August 19, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

[Signature]  
Planning Department Authorized Signature

Rolando F. Lopez 8/19/25  
Hidalgo County Judge Date

[Signature]  
ATTEST Hidalgo County Clerk Date AUG 21 2025

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/19/25 BMS  
AI-100419

[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: 4-9927

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

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

THE STATE OF TEXAS     §  
COUNTY OF HIDALGO   §

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

Jesus R Valdez

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

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

Ramseyer Gardens E173 - W323 - S100 LOT 22 0.397 AC AKA LOT 7

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

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

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

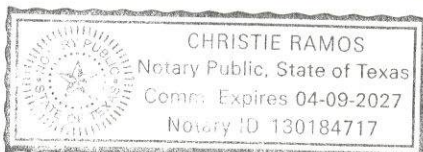
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

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

SUBSCRIBED AND SWORN TO before me on August 4, 2025, to certify which, witnesses my hand and seal of office.



\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

LAKEVIEW SUBDIVISION

B

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

1452.0'

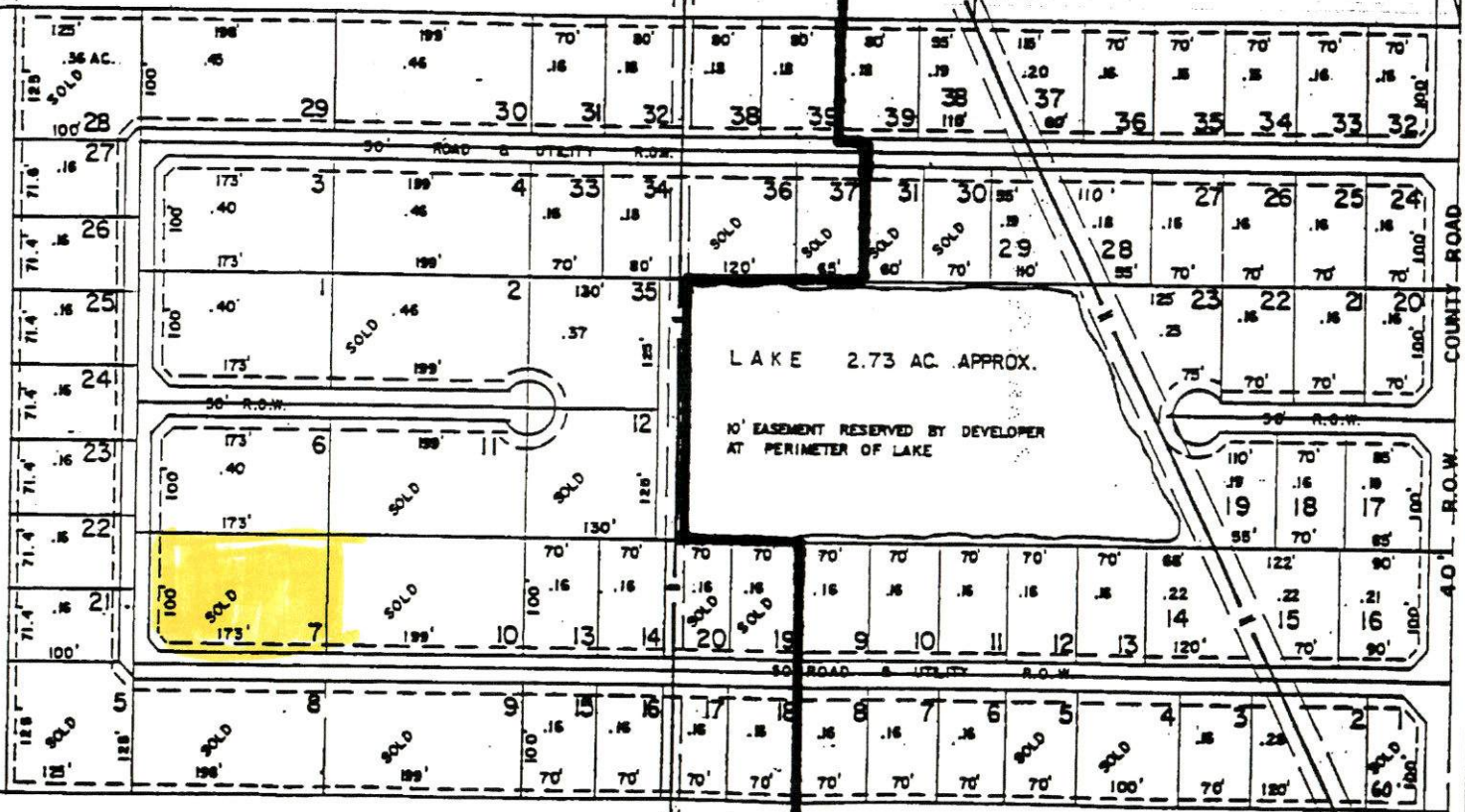
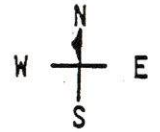
750.0'

B A

779.0'

20' EASEMENT FOR GAS MAIN

488.0'



LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER  
AT PERIMETER OF LAKE

LAKEVIEW SUBDIVISION

A

B

A

B A

20' EASEMENT FOR  
IRRIGATION PIPE LINE



Chapter 232, Texas Local Government Code

8/1/2025 12:29:55 PM

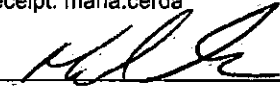
COUNTY OF HIDALGO  
PLANNING DEPARTMENT

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

- PROPERTIES BY MILK & HONEY LLC
- 1015 N TEXAS BLVD 20B #129
- WESLACO, TX 78596
- (956) 432-2232
- (956) 432-2232
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1385Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS E173'-W323'-S100'  
LOT 22 0.397AC AKA LOT 7
- [6] Location: RIO GRANDE CARE RD & RIO RED CIRCLE
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$110000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 107.9', Side 6N', Side', Corner 10'  
Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS**  
Description: Permit 4-9927  
Price: \$200.00  
**Total Amount.....\$200.00**  
Method of Payment: Check  
Check/M.O.#: 1259  
Payment: \$200  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: julio.ruiz  
Receipt: maria.cerda

  
Cashier

08/01/25  
Date

[NOTICE]

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

  
Signature of Owner or Applicant

8/1/25  
(Date)

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

**WARRANTY DEED**

**Date:** April 10, 2025

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

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

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

**Grantee's Mailing Address:**

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

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

**Property (including any improvements):**

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

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

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

**Easements of record, if any;**

**Easements and conditions as may be contained in plat of subdivision**

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

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

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

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

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

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

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

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

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

SIVAD Enterprise, Inc., a Texas Corporation

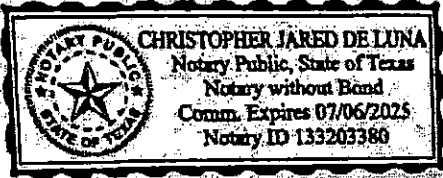
By   
Jerry C. Davis, President

**(CORPORATE ACKNOWLEDGMENT)**

STATE OF TEXAS

COUNTY OF HIDALGO

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



  
NOTARY PUBLIC, STATE OF  
TEXAS

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_

March 24, 2025

DESCRIPTION OF A 0.397 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS SAID TRACT ALSO KNOWN AS LOT 7, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT B, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

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

THENCE, with the West line of Lot 7 and East line of 50 Red River Circle (West), parallel to the West line of Lot 22, Ramsayer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 7, Unit B, for the Northwest corner hereof, said point being the Southwest corner of lot 6, Unit B;

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

THENCE, with the East line of lot 7 and West line of lot 10, Unit B, parallel to the West line of Lot 22, Ramsayer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 7, Unit B, for the Southeast Corner hereof, said point also being located on the North line of 50 Rio Red Circle (South);

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

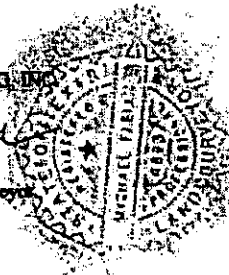
*Handwritten initials/signature*

EXHIBIT B

MICHAEL FABIAN SURVEYING, INC.

*Handwritten signature of Michael Fabian*

Michael Fabian  
Registered Professional Land Surveyor  
#4893  
Firm # 10193965



"A" EXHIBIT

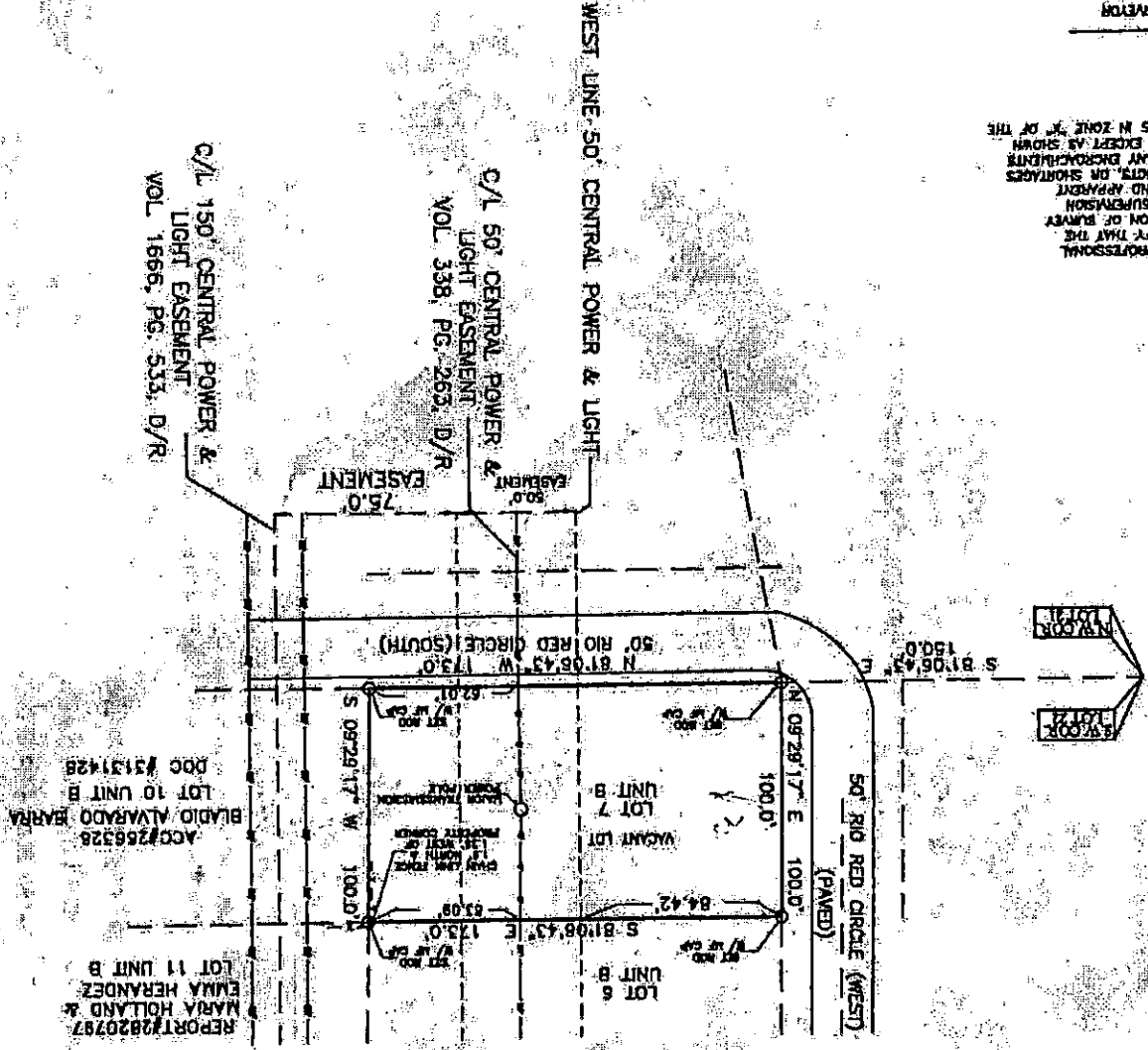
MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR

Part copy

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCUMBRANCES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAPS.

MICHAEL FABIAN SURVEYING, INC.  
1203 E. HACKBERRY AVE.  
MCKINNEY, TEXAS 75069  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
COUNTY CLERK  
COUNTY CLERK

MAP  
A 0.397 ACRE TRACT  
OF LAND OUT OF LOT 22, RAMSEYER  
GARDENS, HIDALGO COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN  
VOLUME 8, PAGE 16, MAP RECORDED  
HIDALGO COUNTY, TEXAS, SAID TRACT  
ALSO KNOWN AS LOT 7, OF THE  
UNRECORDED MAP OF LAKEVIEW  
SUBDIVISION, UNIT B.



REPORT#2820797  
MARIA HOLLAND &  
EMMA HERANDEZ  
LOT 11 UNIT B

ACC#266328  
BLADIO ALVARADO FARIA  
LOT 10 UNIT B  
DOC #3131428

Handwritten signature

SPECIAL  
WARRANTY DEED

DOC# 346632

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO

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


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

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

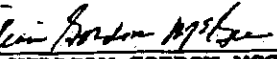
CASH, and other good and valuable consideration, the receipt of which is hereby acknowledged, AND for the expressed purpose to correct the legal description described by metes and bounds as was previously Granted, Sold and Conveyed by CITRUS CITY LAKE DEVELOPMENT CORPORATION unto the said WILLIAM GORDON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

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

Texas. This 20<sup>th</sup> day of July 1993.

  
CITRUS CITY LAKE DEVELOPMENT  
Secretary - JUNE DAVIS

  
CITRUS CITY LAKE DEVELOPMENT  
President - CURTIS C. DAVIS

  
WILLIAM GORDON MCGEE  
Individual Grantor

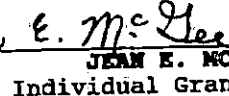
  
JEAN E. MCGEE  
Individual Grantor

EXHIBIT "A"

STATE OF TEXAS |  
COUNTY OF HIDALGO |

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

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

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

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

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

The West 125 feet of the North 25 feet of Lot 21, and the West 323 feet of Lot 22, and the West 323 feet of the South 175 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 21, 22, 23, 24, 25, 26, 27, 28, and Lots 1, 5, 6 and 7, Block B, Lakeview Subdivision. And

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


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

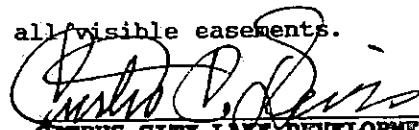
The East 930 feet of the North 125 feet of Lot 23, Ramseyer Gardens Subdivision. Further described as Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, and 39, Block B, Lakeview Subdivision and Lots 32, 33, 34, 35, 36, 37, 38 and 39, Block A, Lakeview Subdivision.


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

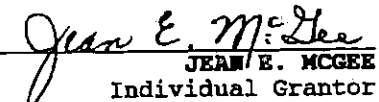
SUBJECT to Lien of Record.

SUBJECT to easements of record, and all visible easements.

  
CITRUS CITY LAKE DEVELOPMENT  
Secretary-JUNE DAVIS

  
CITRUS CITY LAKE DEVELOPMENT  
President-CURTIS C. DAVIS

  
WILLIAM GORDON MCGEE  
Individual Grantor

  
JEAN E. MCGEE  
Individual Grantor

Mailing address of grantee:

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

(Corporate Acknowledgement)

THE STATE OF TEXAS

COUNTY OF HIDALGO

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

My Commission expires  
3-1-97



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

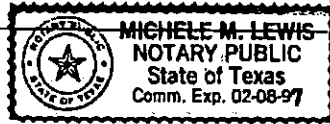
(Acknowledgement)

THE STATE OF TEXAS

COUNTY OF HIDALGO

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

My Commission expires:



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

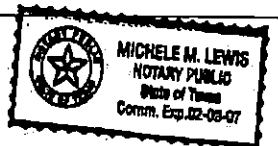
(Acknowledgement)

THE STATE OF TEXAS

COUNTY OF HIDALGO

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

My Commission expires:



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

FILED FOR RECORD  
DOC# 346532 #15  
10-05-1993 10:52:20  
WILLIAM (BILLY) LEO  
HIDALGO COUNTY



# 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: 4-9769

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Elizabeth Ramirez

Address: 4010 Ansley dr  
Edinburg TX  
78542

Phone: (956) 609-1752

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		56013
Date Approved:	/ /	08/12/25

Water Supplier: North Alamo

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

lot 78 Damian Acres PH 2

on August 19, 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 8/19/25);
- 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;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature] Planning Department Authorized Signature      [Signature] Hidalgo County Judge      8/19/25 Date

[Signature] ATTEST Hidalgo County Clerk      AUG 21 2025 Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 8/19/25  
AI-100919

DS



# 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: 4-9769

### 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: Elizabeth Ramirez

Address: 4010 Ansley dr  
Edinburg TX 78742

Phone: 956 609 1752

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

Lot 78 Damian acres Ph. 2

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

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

Elizabeth Ramirez  
Requesting Party (Signature)

6-23-21  
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:

8/13/25  
Date

[Signature]  
County Official



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 4-9769  
Receipt No.: 041291  
D0687-02-000-0078-00

RAMIREZ MARTIN & ELIZABETH

4010 ANSLEY DR  
EDINBURG, TX 78542  
(956) 715-4467  
(956) 715-4467

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1684Sq.Ft.
- [5] Legal Description: DAMIAN ACRES PH 2 LOT 78
- [6] Location: ALBERTA RD & CESAR CHAVEZ RD
- [7] Sewage: N/A
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$40000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340425C  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 25', Rear 40', Side 7', Side 7', Corner'  
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD  
Description: Permit 4-9769  
Price: \$200.00  
**Total Amount.....\$200.00**  
Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200  
Change Due: \$0.00  
Application: melissa.lopez  
Inspector: israel.lozoya  
Receipt: melissa.lopez

*Melissa Lopez* 6/23/25  
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 FLOOR 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.

*Elizabeth Ruiz*  
Signature of Owner or Applicant

6/23/25  
Date

## 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: December 22, 2021

Grantor: Elizabeth Solis, a married person, not joined by her spouse, because the property herein conveyed constitutes no part of their homestead

Grantor's Mailing Address (including county): 1743 Federal Ave. SW  
Wyoming, Michigan 49509  
Kent County, Michigan

Grantee: Martin Ramirez, and spouse, Elizabeth Ramirez

Grantee's Mailing Address (including county): 4010 Ansley Dr.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

Lot 78, Damian Acres Phase II, Hidalgo County, Texas, according to the map or plat recorded in Volume 36, Pages 162-164, Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT all oil, gas, and other minerals in, on, under, or that may be produced from the above described land which have been reserved or conveyed by prior owners in documents recorded in the office of the Hidalgo County Clerk.

Reservations from and Exceptions to Conveyance and Warranty:

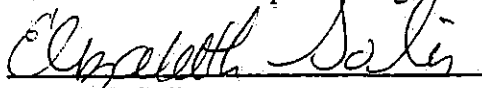
1. All leases and options for leases of oil, gas, and other minerals and geophysical permits shown of record in Hidalgo County, Texas, but only to the extent that same are still in effect.
2. Visible and apparent easements on or across the subject property.
3. Easements, rights-of-way, prescriptive rights, whether of record or not.

4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.
5. Rights of adjoining owners in any walls and fences situated on a common boundary.
6. Any discrepancies, conflicts, or shortages in area or boundary lines.
7. Any encroachments or overlapping of improvements.
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority.
9. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years.

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

**NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.**

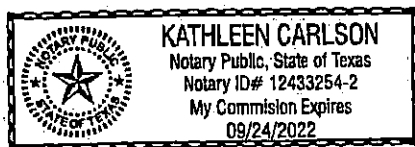
When the context requires singular nouns and pronouns include the plural.

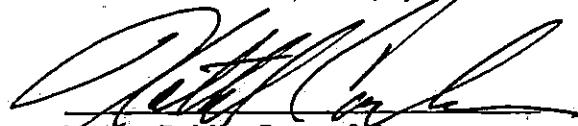
  
 Elizabeth Solis

(Acknowledgment)

State of Texas  
 County of Hidalgo

This instrument was acknowledged before me on December 22, 2021, by Elizabeth Solis.



  
 Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Martin Ramirez & Elizabeth Ramirez  
4010 Ansley Dr.  
Edinburg, Texas 78542

PREPARED BY:  
Law Office of Patrick Moore, PLLC  
701 E. Expwy 83, Suite 330  
McAllen, Texas 78501

S:\WORK\FILES\Solis Eliz.Ramirez Deed\Cash Deed.wpd



# 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: 4-9918

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

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Mana D Peña

Address: 1715 Wayne  
DR

Edinburg, TX 78542

Phone: (956) 369-6694

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:

MGM Grand Ranches PH4 A Lot 429

on August 19, 20 25, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

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

- yes A plat has been prepared; (Date approved 8/19/25);
- 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]);

Planning Department Authorized Signature

Hidalgo County Judge

8/19/25  
Date

APPROVED BY  
COMMISSIONERS COURT

ON: 8/19/25

HI-100419

ATTEST

Hidalgo County Clerk

AUG 21 2025  
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: 4-9918

### 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 D Peña

Address: 1715 Wayne DR  
Edinburg TX 78542

Phone: (956) 366-0694

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

MGM Grand Ranches PH 4A Lot 429

**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 D Peña      7-31-25  
Requesting Party (Signature)      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:

8/8/25  
Date

[Signature]  
County Official



Chapter 232, Texas Local Government Code

7/31/2025 12:24:14 PM

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

Permit No.: Permit 4-9918

Receipt No.: 041928

M3849-4A-000-0429-00

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
--	---	--

PENA JORGE LUIS & MARIA DE JESUS


1715 WAYNE DR  
EDINBURG, TX 78542  
(956) 289-0053  
(956) 289-0053

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 4195Sq.Ft.
- [5] Legal Description: MGM GRAND RANCHES PH 4A LOT 429
- [6] Location: TOWER RD & S. ALAMO RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$350000
- [10] Flood Zone: Zone X

Community Panel Number: 4803340325D  
Precinct: 4  
Certification of Elevation Required: No  
Setbacks: Front 40', Rear 40', Side 6', Side 6', Corner'  
Special Conditions: MUST COMPLY WITH RULES & REGULATIONS SET BY HIDALGO COUNTY PLANNING DEPARTMENT  
Description: Permit 4-9918  
Price: \$200.00

**Total Amount.....\$200.00**

Method of Payment: Cash  
Check/M.O.#:  
Payment: \$200  
Change Due: \$0.00  
Application: maria.cerda  
Inspector: anitra.champion  
Receipt: maria.cerda

  
Cashier

07/31/25  
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

7-31-25  
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.**

**WARRANTY DEED WITH VENDOR'S LIEN**  
Conforms to State Bar of Texas Form

Date: September 6, 2024

Grantor: David Martinez and Maria Guadalupe Martinez, a married couple

Grantor's Mailing Address: 9614 N. 29th Ln.  
McAllen, TX 78504  
Hidalgo County, Texas

Grantee: Jorge Luis Pena and Maria De Jesus Pena, a married couple

Grantee's Mailing Address: 6008 E. Curry Rd.  
Edinburg, TX 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Ninety-Three Thousand Six Hundred 00/100ths Dollars (\$93,600.00) and is executed by Grantee, payable to the order of RALLY CREDIT UNION. The note is secured by a vendor's lien retained in favor of RALLY CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Kevin M. Maraist, Trustee.

Property (including any improvements):

Lot Four Hundred Twenty-Nine (429), MGM GRAND RANCHES PHASE IV-A, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Page 44-46, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

RALLY CREDIT UNION, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note described. The vendor's lien and the superior title to the Property are retained for the benefit of RALLY CREDIT UNION and are transferred to RALLY CREDIT UNION without recourse on Grantor.

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

GRANTOR:

David Martinez  
David Martinez

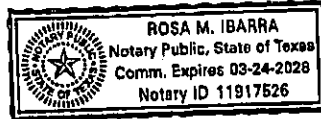
Maria Guadalupe Martinez  
Maria Guadalupe Martinez

(Acknowledgements)

THE STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on this 6 day of September, 2024, by David Martinez for the purposes and consideration therein expressed.

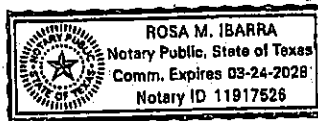


Rosa M. Ibarra  
NOTARY PUBLIC

THE STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on this 6 day of September, 2024, by Maria Guadalupe Martinez for the purposes and consideration therein expressed.



Rosa M. Ibarra  
NOTARY PUBLIC

AFTER RECORDING RETURN TO:  
Jorge Luis Pena and Maria De Jesus Pena  
6008 E. Curry Rd.  
Edinburg, TX 78542

PREPARED BY:  
TEXAS LAND LAW, PLLC  
Info@TexasLandLaw.com  
File/GF Number: 24017188.LTTX