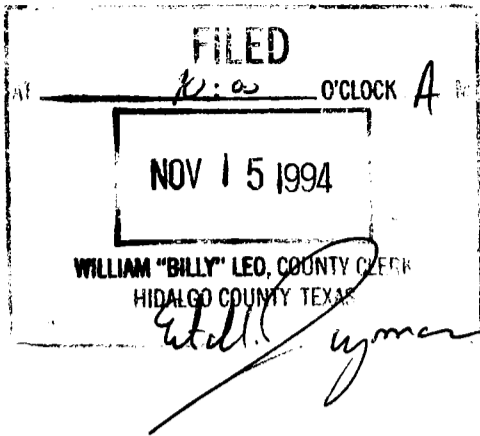


420021



=====

WESTGATE WOODS SUBDIVISION UNIT NO. 3 - PCT. #1

A SUBDIVISION CONTAINING 29.65 ACRES OF LAND, BEING OUT OF FARM TRACT 729, BLOCK 165, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

-----

APPROVED BY:

Checked for Drainage

Notary

Reg. Prof. Surveyor - #3772

Reg. Prof. Engineer - #24573

Mayor - City of Weslaco

Planning & Zoning Commission - City of Weslaco

Hidalgo County Health Department

Hidalgo County Planning Department

Hidalgo County Commissioners' Court

-----

TAX CERTIFICATES:

Hidalgo County Planning Department Flood Control Program - #23434

Hidalgo/Cameron Counties Irrigation Dist. #9 - #0119, #0123, #0120, #124, #0118 & #0122

Weslaco City/School Tax Office - #2-#4

Hidalgo County Tax Office - #32064-#32066

Percolation Test

Application for Discharging Storm Water into Hidalgo County Drainage District No. 1 System

Declaration of Covenants, Conditions and Restrictions for Westgate Woods Subdivision Unit #2

EPA Notice of Intent for Storm Water Discharges Associated with Industrial Activity Under the NPDES General Permit Drainage Report

-----

RETURN TO: THE WESTGATE COMPANY  
P.O. BOX 416  
WESLACO, TX 78596

Filing & Recording Fees Pd. (\$91.00) - Rec. #145202

Receipt

---

HIDALGO County Recorder's Office  
WILLIAM (BILLY) LEO  
P.O. BOX 58  
EDINBURG, TX, 78540  
210-318-2137

---

Transaction# 73295

DOC# 420021      No. Pages: 1      10:57:13  
LARGE MAP                      \$ 85.00  
RECORD MGT                     \$ 5.00  
SECURITY FEE                   \$ 1.00

Total	\$	91.00
Cash Tendered	\$	0.00
Check Amt. Tendered	\$	0.00
Change Due	\$	0.00
Balance	\$	91.00

Total number of documents: 2  
Total number of fees : 3

---

Filed By THE WESTGATE COMPANY  
of THE WESTGATE COMPANY  
on 11-15-94 at 10:56:32  
with ESTELLAGUZMAN

HIDALGO COUNTY  
PLANNING DEPARTMENT  
COUNTY COMMISSIONERS' NOTES  
NOVEMBER 8, 1994

FINAL PLAT APPROVAL:  
WESTGATE WOODS SUBDIVISION  
PHASE III

OWNER: BOB L. DAVIS  
MARGARET L. MCALLEN

ENGINEER: SIGLER, WINSTON  
AND GREENWOOD  
& ASSOCIATES

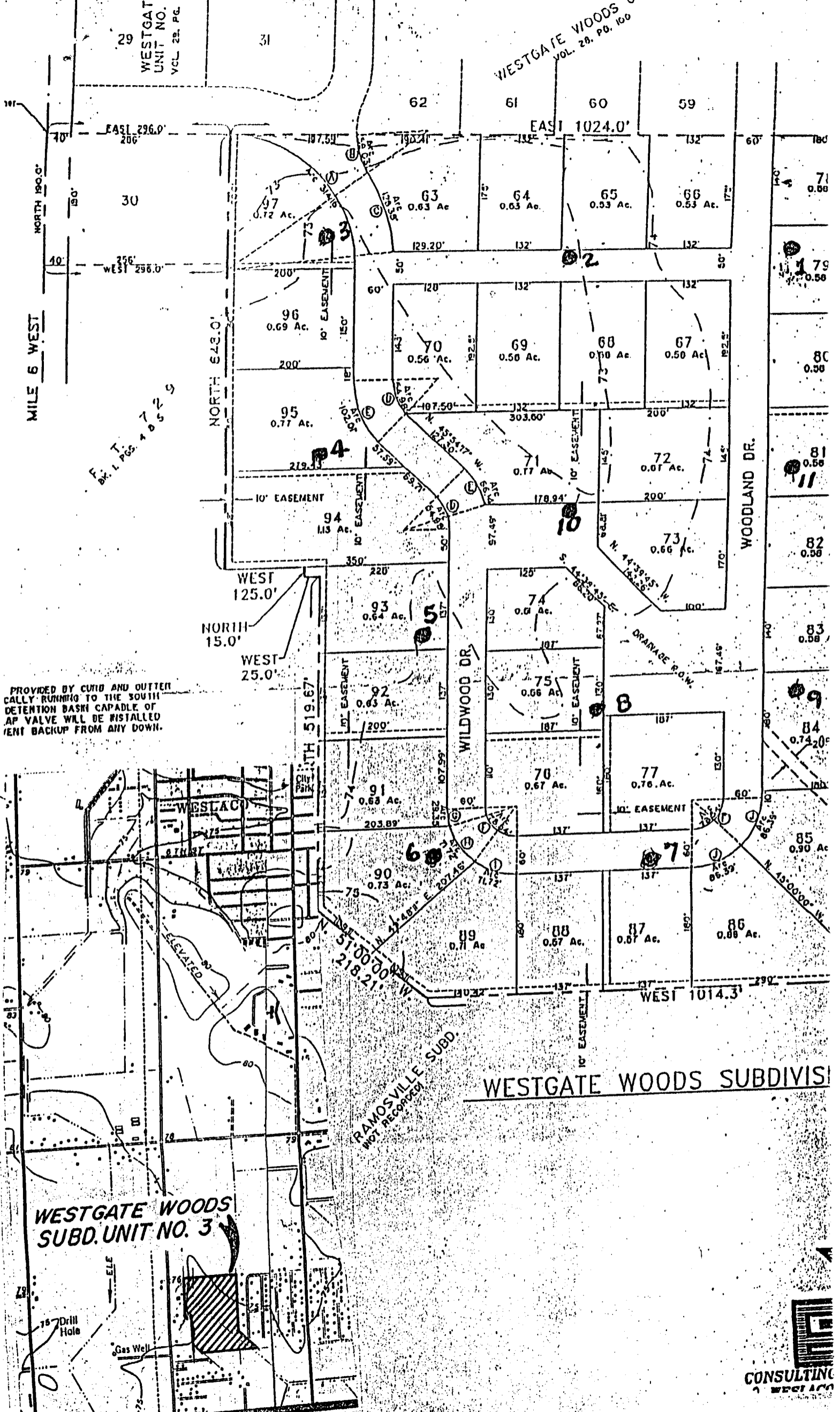
On Oct. 10, 1994, preliminary approval was granted to said subdivision. Since then the Developer has completed all the improvements in accordance to the City of Weslaco and the County of Hidalgo therefore, we are recommending final approval and recording of said subdivision.

1. This subdivision is in Pct. 1. It is located approximately 1 mile south of Mile 6 North on the east side of Mile 6 West.
2. This subdivision was approved by the Planning and Zoning and City Council of the City of Weslaco.
3. This subdivision will consist of 35 (1/2 acre) Lots which will be used for residential.
4. The water services will be provided by the City of Weslaco.
5. The drainage report was reviewed, checked and approved by Melden & Hunt, Inc.
6. The percolation test were approved by the Hidalgo County Health Department.
7. All tax certificates were submitted to the Planning Department.
9. No monies were paid for the Driveway Culvert pipes since this subdivision will have curb and gutter.
10. The Flood Zone to this property is Flood Zone "B".
11. Staff is recommending final plat approval of this 35 Lot Subdivision subject to the completion of the construction in accordance to the City of Weslaco and the Hidalgo County Subdivision Rules and Regulations.

SUB4/C110894C

WESTGATE  
UNIT NO.  
VOL. 28, PG. 3

WESTGATE WOODS U.  
VOL. 28, PG. 100



F. T. 1. 255. 7. 9. 5. 2. 9

PROVIDED BY CUTO AND OUTTER  
CALLY RUNNING TO THE SOUTH  
DETENTION BASIN CAPABLE OF  
AP VALVE WILL BE INSTALLED  
TO PREVENT BACKUP FROM ANY DOWN.

WESTGATE WOODS  
SUBD. UNIT NO. 3

WESTGATE WOODS SUBDIVISION

RAMOSVILLE SUBD.  
NOT RECORDED



HIDALGO COUNTY  
PLANNING DEPARTMENT

11/8/94

COUNTY COMMISSIONERS' NOTES

OCTOBER 10, 1994

Final

~~PRELIMINARY PLAT APPROVAL:~~  
WESTGATE WOODS SUBDIVISION  
PHASE III

OWNER: BOB L. DAVIS  
MARGARET L. MCALLEN

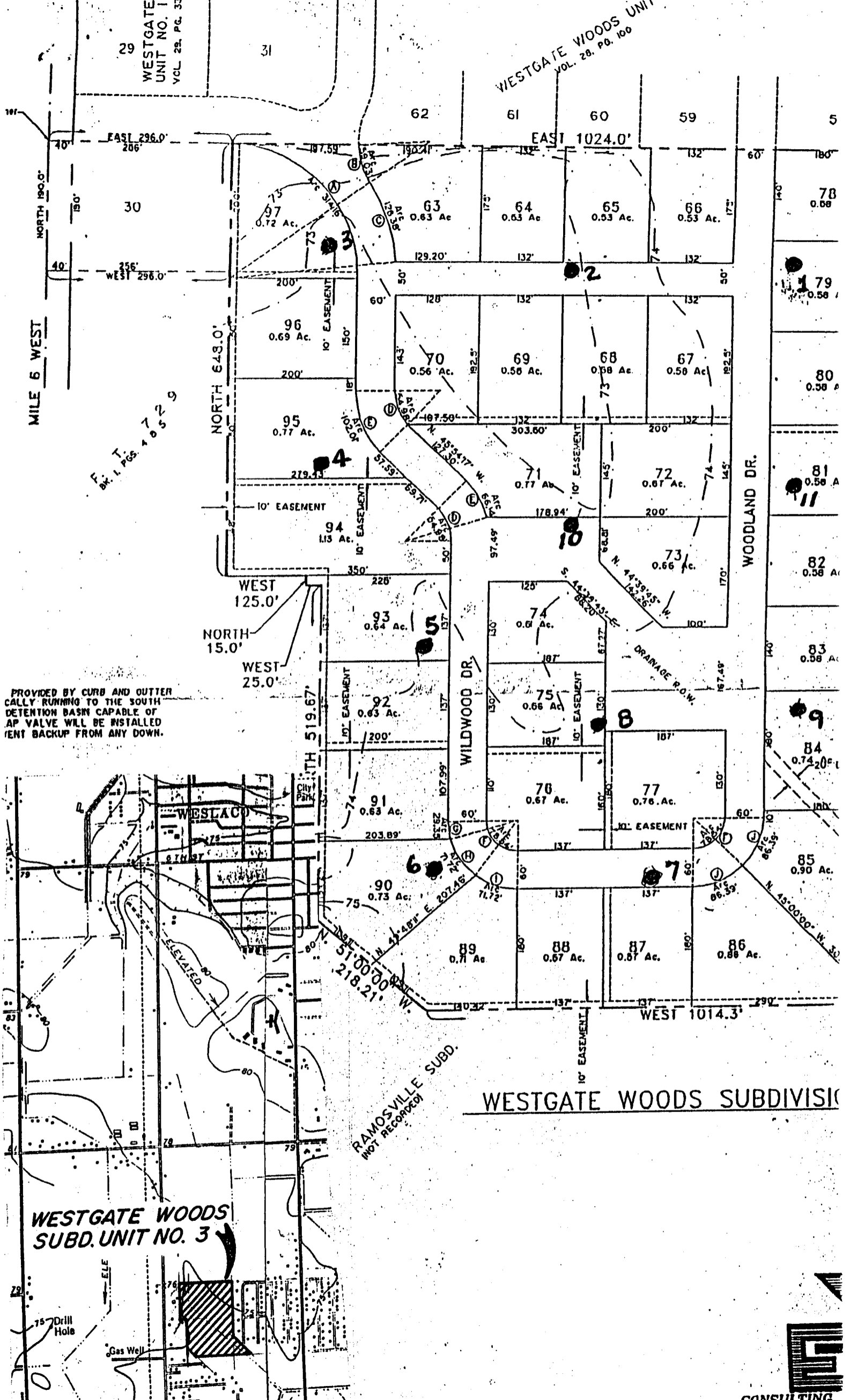
ENGINEER: SIGLER, WINSTON  
AND GREENWOOD  
& ASSOCIATES

1. This subdivision is in Pct. 1. It is located approximately 1 mile south of Mile 6 North on the east side of Mile 6 West.
2. This subdivision was approved by the Planning and Zoning and City Council of the City of Weslaco.
3. This subdivision will consist of 35 (1/2 acre) Lots which will be used for residential.
4. The water services will be provided by the City of Weslaco.
5. The drainage report was reviewed, checked and approved by Melden & Hunt, Inc.
6. The percolation test were approved by the Planning Department.
7. All tax certificates were submitted to the Planning Department.
9. No monies were paid for the Driveway Culvert pipes since this subdivision will have curb and gutter.
10. The Flood Zone to this property is Flood Zone "B".
11. Staff is recommending preliminary plat approval of this 35 Lot Subdivision subject to the completion of the construction in accordance to the City of Weslaco and the Hidalgo County Subdivision Rules and Regulations.

SUB3/C101094C

WESTGATE  
UNIT NO. 1  
VOL. 28, PG. 33

WESTGATE WOODS UNIT  
VOL. 28, PG. 100



PROVIDED BY CURB AND OUTER  
CALLY RUNNING TO THE SOUTH  
DETENTION BASIN CAPABLE OF  
AP VALVE WILL BE INSTALLED  
10' BACKUP FROM ANY DOWN.

WESTGATE WOODS  
SUBD. UNIT NO. 3

WESTGATE WOODS SUBDIVISION



COUNTY SUBDIVISION

C/C DATE 10-10-94

Zone B

*Preliminary*  
 NAME OF SUBDIVISION: Westgate Woods Subd. Phase III  
 OWNER(S): Bob L. DAVIS, MARGARET L. McALLEN  
 DATE SUBMITTED: 9-12-94 BY: Sigler, Winston, Greenwood & Assoc

1. THIS SUBDIVISION IS IN PCT. 1 IT IS LOCATED approximately 1 mile south of mile 6 North and on the East side of mile 6 west.

2. A.) IT IS INSIDE THE CITY OF Weslaco E.T.J. AND APPROVED BY P&Z AND City Council.  
 B.) IT IS IN THE RURAL AREA OF THE COUNTY.

3. IT WILL CONSIST OF 35 (± AC) LOT(S) WHICH WILL BE OR IS BEING USED FOR  
 1.) RESIDENTIAL 2.) COMMERCIAL 3.) OTHER: \_\_\_\_\_

4. THE WATER SERVICES WILL BE PROVIDED BY city of Weslaco OR CITY. THERE IS AN EXISTING \_\_\_\_\_ INCH WATER LINE ON mile 6 west ROAD OR STREET.

5. DRAINAGE REPORT WAS REVIEWED AND APPROVED BY THE COUNTY ENGINEERS.

6. PERCOLATION TEST WAS DONE BY THE ENGINEERS AND APPROVED BY COUNTY HEALTH DEPARTMENT.

7. SEPTIC TANKS WILL BE USED (OR) ~~BEING USED~~. (CIRCLE ONE)

8. TAX CERTIFICATES FROM THE COUNTY, SCHOOL, CITY AND IRR. DIST. WERE SUBMITTED TO THE PLANNING DEPARTMENT.

9. THE PLAT WAS APPROVED BY THE Adolph County IRR. DIST. No. 9 OR ~~UNITED IRR. DIST.~~

10. A LETTER OF CREDIT FROM \_\_\_\_\_ No. \_\_\_\_\_ IN THE AMOUNT OF \$ \_\_\_\_\_ WAS SUBMITTED AND ADDRESSED TO THE COUNTY COMMISSIONERS' COURT. A COST ESTIMATE FOR THE CONSTRUCTION OF ALL THE IMPROVEMENTS WERE REVIEWED BY THE COUNTY ENGINEER AND APPROVED. CONSTRUCTION COST FOR THE IMPROVEMENTS ARE:  
 WATER LINE ON-SITE: \$ N/A PAVING STREET ON-SITE: \$ \_\_\_\_\_  
 DRAINAGE ON-SITE: \$ \_\_\_\_\_ SEWAGE ON-SITE: \$ \_\_\_\_\_

11. THERE WAS ALSO A 2% INSPECTION FEE PAID FOR THE IMPROVEMENTS IN THE AMOUNT OF N/A TO THE PLANNING DEPARTMENT.

12. OTHER: curb & gutter no culverts pipe needed.

OFFICIAL RECEIPT FOR FEES



HIDALGO COUNTY PLANNING DEPARTMENT  
FLOOD CONTROL PROGRAM

RECEIPT No 23434

9-12-1994

RECEIVED OF:

Bob DAVIS

\$ 25.00

FILE NO.

Twenty five dollars & 00/100  
Westgate Woods S/D Pt III

DOLLARS

FLOOD CONTROL FEES

010-365-000-00

SUBDIVISION FEES

010-341-400-00

ENGINEERING FEES

PAYABLE

010-202-401-00

BUILDING		
MECHANICAL-ELECTRICAL		
FOUNDATION		
OTHER		

FILING FEE	25.00	
INSPECTION FEE		
DRAINAGE		
OTHER		

ENGINEERING FEES		
------------------	--	--

DEFERRED REVENUE

---229---00

PMT. FOR CULVERTS		
-------------------	--	--

TOTAL 25.00

CASH

M.O.

CHECK  # 1192

*Ry Gonzales*  
INSPECTOR

AUDITOR'S FORM — HCPD 001: REV 5/94

THE WESTGATE COMPANY

% BOB DAVIS

P. O. BOX 416

WESLACO, TX 78596

1192

9/9/94

88-2358  
1149

PAY TO THE ORDER OF

Hidalgo County Planning Comm.

\$ 25.00

Twenty five and no/100

DOLLARS



Mid Valley Bank

P.O. BOX 8008 / WESLACO, TEXAS 78598

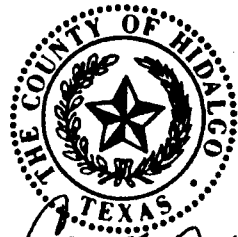
FOR

*Bob L. Davis*

⑈001192⑈ ⑆⑆114923581⑆ ⑈01 2612 8⑈



**WILLIAM (BILLY) LEO**  
County Clerk, Hidalgo County  
EDINBURG, TEXAS



OFFICIAL RECEIPT No. 1452026

Received of The Westgate Company Date 9-9 1994  
Cash \$ \_\_\_\_\_ Check \$ 91.00 Charge \$ \_\_\_\_\_  
Address P.O. Box 4116  
Westaco Tx 78976  
CK# 1191

	Map Dep.	91.00
	Westgate Woods	
	Unit # 3	
	TOTALS	91.00

By M. Lyons Deputy

White Copy - Customer • Yellow Copy - Accounting • Pink Copy - Office

Office Of  
HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9  
P. O. BOX 237 - MERCEDES, TX 78570

CERTIFICATE OF PAYMENT  
FLAT RATE ASSESSMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

}

TC

Nº 0119

I, JUDY BEALL; Tax Assessor and Collector for Hidalgo & Cameron Counties Irrigation District No. 9, do certify that all Flat Rate assessments assessed against the below described property

A tract of land containing the South 10.71 acres - an irrigation tract lying West of a drainage ditch out of Farm Tract 729, out of West Tract Subdivision, out of the LLano Grande Grant, Hidalgo County, Texas On district records in the name of Bob L Davis

has been paid to and including the 31 day of December 1994

Dated this 9 day of September 1994

Tax Assessor and Collector

HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9

By

John Kause  
Deputy



# TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9  
P. O. Box 237  
Mercedes, Texas 78570

No 0123

---

Property Owner	Property Description
Name Bob L Davis	A tract of land containing
Address P O Box 416	the S 10.71 acres out of
City Weslaco, Tx 78596	Farm Tract 729 out of West
State	Tract Subdivision 10.71
Zip	ac net

Property Account Number W3800-00-729-0000-32 Current Tax Levied \$5.13

---

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s):

Year Delinquent	Delinquent Taxes, Penalties & Interest
1.	\$ - 0 -
2.	\$ - 0 -
3.	\$ - 0 -
4.	\$ - 0 -
5.	\$ - 0 -
TOTAL	\$ - 0 -

---

The above-described property has / is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

---



September 9, 1994

Date of Tax Certificate

Office Of  
HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9  
P. O. BOX 237 - MERCEDES, TX 78570

CERTIFICATE OF PAYMENT  
FLAT RATE ASSESSMENT

STATE OF TEXAS  
COUNTY OF HIDALGO



TC

No 0120

I, JUDY BEALL; Tax Assessor and Collector for Hidalgo & Cameron Counties Irrigation District No. 9, do certify that all Flat Rate assessments assessed against the below described property

A tract of land containing the East 1024 feet of the North 663 feet out of Farm Tract 729, out of the West Tract Subdivision, out of the Llano Grande Grant, Hidalgo County, Texas On district records in the name of Westgate Company

has been paid to and including the 31 day of December 1994

Dated this 9 day of September 1994

\_\_\_\_\_  
Tax Assessor and Collector

HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9

By

A handwritten signature in cursive script, appearing to read "Joyce Krause".

Deputy



# TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9  
P. O. Box 237  
Mercedes, Texas 78570

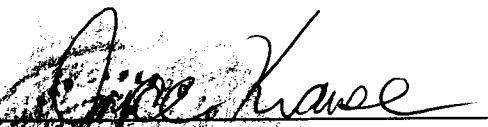
No. 0124

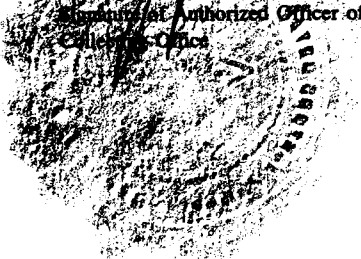
Property Owner		Property Description
Name	Westgate Company	A tract of land containing the E 1024 feet of the N 663 feet out of Farm Tract 729 out of West Tract Sub-division 15.59 ac net
Address	% Bob L Davis	
City	P O Box 416	
State	Weslaco, Tx 78596	
Zip		
Property Account Number	W3800-00-729-0000-86	Current Tax Levied \$9.29

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s):

Year Delinquent	Delinquent Taxes, Penalties & Interest
1.	\$ - 0 -
2.	\$ - 0 -
3.	\$ - 0 -
4.	\$ - 0 -
5.	\$ - 0 -
TOTAL	\$ - 0 -

The above-described property has / is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

  
Authorized Officer of  
Collection Office



September 9, 1994  
Date of Tax Certificate

Office Of  
HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9  
P. O. BOX 237 - MERCEDES, TX 78570

CERTIFICATE OF PAYMENT  
FLAT RATE ASSESSMENT

STATE OF TEXAS  
COUNTY OF HIDALGO



TC

No 0118

I, JUDY BEALL; Tax Assessor and Collector for Hidalgo & Cameron Counties Irrigation District No. 9, do certify that all Flat Rate assessments assessed against the below described property

A tract of land containing the South 3.36 acres - an irrigation tract lying East of a drainage ditch out of Farm Tract 729, out of West Tract Subdivision, out of the Llano Grande Grant, Hidalgo County, Texas On district records in the name of Bob L Davis

has been paid to and including the 31 day of December 1994

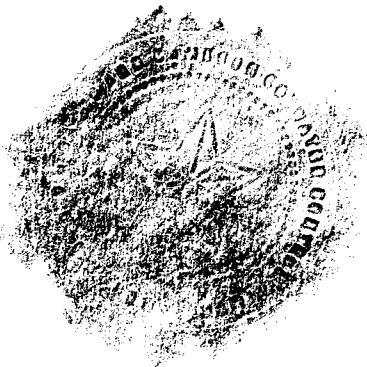
Dated this 9 day of September 1994

Tax Assessor and Collector

HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9

By

Gyce Kause  
Deputy



# TAX CERTIFICATE

HIDALGO & CAMERON COUNTIES  
IRRIGATION DISTRICT NO. 9  
P. O. Box 237  
Mercedes, Texas 78570

No 0122

---

Property Owner		Property Description
Name	Bob L Davis	A tract of land containing
Address	P O Box 416	the S 3.36 ac out of Farm
City		Tract 729 out of West Tract
State	Weslaco, Tx 78596-0416	Subdivision 3.36 ac gr
Zip		2.00 ac net

Property Account Number W3800-00-729-0000-16 Current Tax Levied \$1.19

---

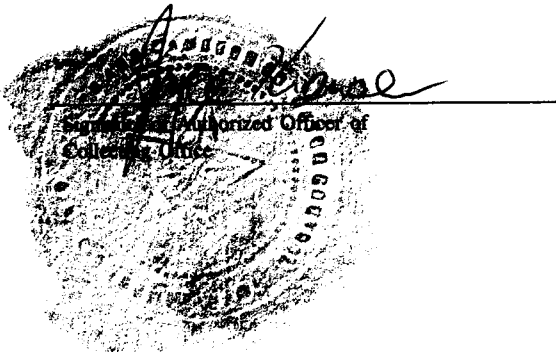
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s):

Year Delinquent	Delinquent Taxes, Penalties & Interest
1.	\$ - 0 -
2.	\$ - 0 -
3.	\$ - 0 -
4.	\$ - 0 -
5.	\$ - 0 -
	<hr/>
	TOTAL \$ - 0 -

---

The above-described property has / is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

---



September 9, 1994  
Date of Tax Certificate

TAX CERTIFICATE  
OFFICE OF THE TAX ASSESSOR AND COLLECTOR  
WESLACO CITY/SCHOOL TAX OFFICE  
P O BOX 1216 / 312 WEST 5TH  
WESLACO TX 78596

CERTIFICATE NUMBER: 4  
DATE: SEPTEMBER 12, 1994  
G.F. NO.:

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W380000-729-0000-86 NUMBER OF ACRES
WESTGATE COMPANY	WEST TRACT E1024'-N663' FT 729 15.59AC NET	

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WESLACO IND SCHOOL DISTRICT					
				WESLACO IND SCHOOL DISTRICT TOTAL DUE	\$.00
GRAND TOTAL DUE					\$.00

\* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES \*

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM BOB L. DAVIS \$10.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 12 DAY OF SEPTEMBER , 1994.

ABELARDO TAPIA JR.  
TAX ASSESSOR/COLLECTOR  
WESLACO CITY/SCHOOL TAX OFFICE  
BY Gracie Blanco

1993	BASE TAX
WESLACO IND SCHOOL DISTRICT	64.93



TAX CERTIFICATE  
 OFFICE OF THE TAX ASSESSOR AND COLLECTOR  
 WESLACO CITY/SCHOOL TAX OFFICE  
 P O BOX 1216 / 312 WEST 5TH  
 WESLACO TX 78596

CERTIFICATE NUMBER: 3  
 DATE: SEPTEMBER 12, 1994  
 G.F. NO.:

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W380000-729-0000-32 NUMBER OF ACRES
DAVIS, BOB L	WEST TRACT S10.71AC-AN IRR TR LYING W OF DRAINAGE DITCH FT 7 29 10.71AC NET	

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WESLACO IND SCHOOL DISTRICT					
				WESLACO IND SCHOOL DISTRICT TOTAL DUE	\$.00
				GRAND TOTAL DUE	\$.00

\* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES \*

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM BOB L. DAVIS \$10.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 12 DAY OF SEPTEMBER , 1994.

ABELARDO TAPIA JR.  
 TAX ASSESSOR/COLLECTOR  
 WESLACO CITY/SCHOOL TAX OFFICE

BY Gracie Blanco

1993	BASE TAX
WESLACO IND SCHOOL DISTRICT	35.82

TAX CERTIFICATE  
 OFFICE OF THE TAX ASSESSOR AND COLLECTOR  
 WESLACO CITY/SCHOOL TAX OFFICE  
 P O BOX 1216 / 312 WEST 5TH  
 WESLACO TX 78596

CERTIFICATE NUMBER: 2  
 DATE: SEPTEMBER 12, 1994  
 G.F. NO.:

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W380000-729-0000-16 NUMBER OF ACRES
DAVIS, BOB L	WEST TRACT S3.36AC-AN IRR TR L YING E OF DRAINAGE DITCH FT 72 9 3.36AC GR 2.00AC NET	

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WESLACO IND SCHOOL DISTRICT					
				TOTAL DUE	\$.00
HIDALGO/KENEDY COUNTY ED DIST					
				TOTAL DUE	\$.00
GRAND TOTAL DUE					\$.00

\* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES \*

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM BOB DAVIS \$10.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 12 DAY OF SEPTEMBER, 1994.

ABELARDO TAPIA JR.  
 TAX ASSESSOR/COLLECTOR  
 WESLACO CITY/SCHOOL TAX OFFICE

BY Gracie Blanco

1993	BASE TAX
WESLACO IND SCHOOL DISTRICT	8.33
HIDALGO/KENEDY COUNTY ED DIST	0.00

This certificate issued by the office of Hidalgo County Tax Office  
For the Taxing Entities: HIDALGO COUNTY (GHD)  
DRAINAGE DISTRICT #1 (DR1)  
FIRE DISTRICT #01 (FD1)  
SOUTH TEXAS SCHOOL (SST)

For the Property Item: R326869  
Account #: W3800-00-729-0000-86  
WEST TRACT E1024'-N663' FT 729 15.59AC  
NET

Owned by:  
WESTGATE COMPANY  
C/O BOB L DAVIS  
PO BOX 416  
WESLACO, TX 78596-0416

This document is to certify that after a careful check of the tax records of this office the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entity described above:

Entity	Year	Statement ID	Tax Due	Penalty & Interest
No Delinquent Bills Exist for the Property Described Above				
GHD	Taxes Paid on 1993 Bills:		\$18.91	
DR1	Taxes Paid on 1993 Bills:		\$5.48	
FD1	Taxes Paid on 1993 Bills:		\$0.79	
SST	Taxes Paid on 1993 Bills:		\$1.74	

This certification does not include any mineral estates in and to said land where severance thereof has been effected by sale, reservation, lease, pooling agreement, utilization or otherwise.

(If Applicable) The above described property has/is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined in Section 11.47 of the Texas Property Tax Code Paragraph (i)

Signature of Authorized Officer of the Collecting Office

Date of Issue

09/09/94

This Certificate was requested by BOB DAVIS CK 1190

Fee of 10.00 09/09/94

TAX CERTIFICATE

Certificate # 32065

This certificate issued by the office of Hidalgo County Tax Office
For the Taxing Entities: HIDALGO COUNTY (GHD)
DRAINAGE DISTRICT #1 (DR1)
FIRE DISTRICT #01 (FD1)
SOUTH TEXAS SCHOOL (SST)

For the Property Item: R326864 Owned by:
Account #: W3800-00-729-0000-32 DAVIS, BOB L
WEST TRACT S10.71AC-AN IRR TR LYING W PO BOX 416
OF DRAINAGE DITCH FT 729 10.71AC NET WESLACO, TX 78596-0416

This document is to certify that after a careful check of the tax records
of this office the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:

Table with 3 columns: Entity, Year, Statement ID, Tax Due, Penalty & Interest. Rows include GHD Taxes Paid on 1993 Bills: \$10.43, DR1 Taxes Paid on 1993 Bills: \$3.02, FD1 Taxes Paid on 1993 Bills: \$0.44, SST Taxes Paid on 1993 Bills: \$0.96.

This certification does not include any mineral estates in and to said land where severance thereof has been effected by sale, reservation, lease, pooling agreement, unitization or otherwise.

(If Applicable) The above described property has/is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined in Section 11.03 of the Texas Property Tax Code Paragraph (i)

Signature of [Signature] of the Collector

09/09/94
Date of Issue

This Certificate was requested by BOB DAVIS CK 1190
Fee of 10.00 paid 09/09/94

TAX CERTIFICATE

Certificate # 32066

This certificate issued by the office of Hidalgo County Tax Office
For the Taxing Entities: HIDALGO COUNTY (GHD)
DRAINAGE DISTRICT #1 (DR1)
FIRE DISTRICT #01 (FD1)
SOUTH TEXAS SCHOOL (SST)

For the Property Item: R326863 Owned by:
Account #: W3800-00-729-0000-16 DAVIS, BOB L
WEST TRACT S3.36AC-AN IRR TR LYING E OF PO BOX 416
DRAINAGE DITCH FT 729 3.36AC GR 2.00AC WESLACO, TX 78596-0416
NET

This document is to certify that after a careful check of the tax records
of this office the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:

Table with 4 columns: Entity, Year, Statement ID, Tax Due, Penalty & Interest. Rows include 'No Delinquent Bills Exist for the Property Described Above' and tax payment details for GHD, DR1, FD1, and SST for 1993.

This certification does not include any mineral estates in and to said land where severance thereof has been effected by sale, reservation, lease, pooling agreement, unitization or otherwise.

(If Applicable) The above described property has/is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined in Section 11.43 of the Texas Property Tax Code Paragraph (i)

Signature of Authorized Officer of the Collecting Office

Date of Issue

This Certificate was requested by BOB DAVIS CK 1190
Fee of \$10.00 on 09/09/94

CHAS. A. GREENWOOD, P.E.  
 PRESIDENT  
 WM. R. SHEA, P.E.  
 EXECUTIVE VICE-PRESIDENT

SIGLER, WINSTON, GREENWOOD  
 & ASSOCIATES, INC.  
 Consulting Engineers

JOE B. WINSTON, JR., P.E.  
 SECRETARY

P. O. BOX 478  
 WESLACO, TEXAS 78596-0478 XX  
 1604 E. HWY. 83 AC 512 968-2194  
 McALLEN, TEXAS 78501 □  
 1418 BEECH, SUITE 124 AC 512 682-1326  
 (REPLY TO OFFICE INDICATED)

PERCOLATION TEST

Tested For: Westgate Woods No. 3 Project No. 94-134  
Weslaco Texas

Date: 8 / 30 / 94

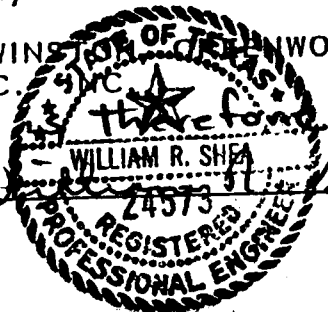
Remarks:

Type of Soil(s) Sandy Clay  
 Diameter of Hole 12 inches  
 Depth of Hole 30 inches

Test No.	Time (In minutes)			Water Level (In Inches)			Percolation Rate (Time Required for Water to Fall One Inch In Minutes)
	Start	End	Difference	Start	End	Difference	
1	8:22	8:52	30	12	16 1/2	4 1/2	6.67
2	8:25	8:55	30	12	17	5	6.00
3	8:27	8:57	30	12	16 1/2	4 1/2	6.67
4	8:30	9:00	30	12	17 1/2	5 1/2	5.45
5	8:32	9:02	30	12	16	4	7.50
6	8:35	9:05	30	12	17 1/2	5 1/2	5.45
7	8:37	9:07	30	12	18 1/2	6 1/2	4.61
8	8:40	9:10	30	12	15 1/2	3 1/2	8.57
9	8:43	9:13	30	12	16 3/4	4 3/4	6.31
10	8:46	9:16	30	12	16	4	7.50
11	8:49	9:19	30	15	3		10.00

Respectfully submitted,

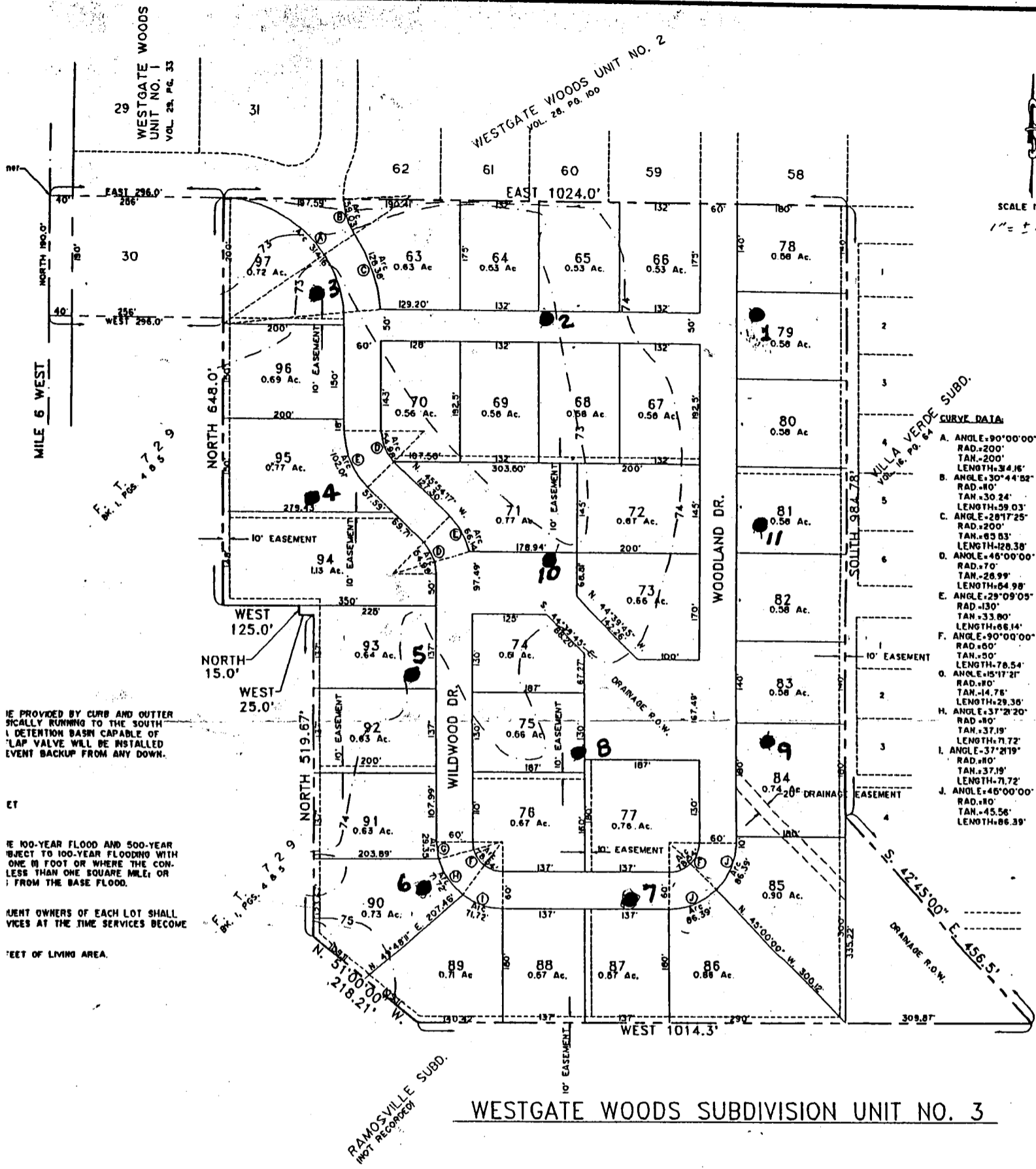
SIGLER, WINSTON, GREENWOOD  
 & ASSOC.



**APPROVED**  
 The Hidalgo County Health Dept.  
 percolation rate is 6.79 Min/Inch  
 8/30/94

6.79 Min/Inch  
 W. R. Shea P.E.

74.73



SCALE 1" = 50'

- CURVE DATA:**
- A. ANGLE=90°00'00" RAD.=200' TAN.=200' LENGTH=344.16'
  - B. ANGLE=30°44'52" RAD.=80' TAN.=30.24' LENGTH=59.03'
  - C. ANGLE=20°17'25" RAD.=200' TAN.=65.83' LENGTH=128.38'
  - D. ANGLE=46°00'00" RAD.=70' TAN.=28.99' LENGTH=64.98'
  - E. ANGLE=29°09'05" RAD.=130' TAN.=33.80' LENGTH=66.14'
  - F. ANGLE=90°00'00" RAD.=60' TAN.=50' LENGTH=78.54'
  - G. ANGLE=15°17'21" RAD.=80' TAN.=14.78' LENGTH=29.36'
  - H. ANGLE=37°2'20" RAD.=80' TAN.=37.19' LENGTH=71.72'
  - I. ANGLE=37°2'19" RAD.=80' TAN.=37.19' LENGTH=71.72'
  - J. ANGLE=46°00'00" RAD.=80' TAN.=45.56' LENGTH=86.39'

BE PROVIDED BY CURB AND OUTER SIDEWALK RUNNING TO THE SOUTH AND A DETENTION BASIN CAPABLE OF 100 G.P.M. CAPACITY. A LAP VALVE WILL BE INSTALLED TO PREVENT EVENT BACKUP FROM ANY DOWNSTREAM.

ET

BE 100-YEAR FLOOD AND 500-YEAR FLOOD SUBJECT TO 100-YEAR FLOODING WITH ONE (1) FOOT OR WHERE THE CONCENTRATION IS LESS THAN ONE SQUARE MILE; OR FROM THE BASE FLOOD.

ADJACENT OWNERS OF EACH LOT SHALL BE NOTICED BY MAIL AT THE TIME SERVICES BECOME AVAILABLE.

NET AREA OF LIVING AREA.

**WESTGATE WOODS SUBDIVISION UNIT NO. 3**

RAMOSVILLE SUBD.  
NOT RECORDED

Sigler,  
Winston,  
Greenwood,  
& Associates, Inc.



CONSULTING ENGINEERS  
WESLACO-MCALLEN  
TEXAS

MAY, 1994

APPLICATION FOR DISCHARGING STORM WATER INTO H. C. D. D.  
NO. SYSTEM

Applicant City of Westlaco Texas (Westgate Woods Unit No. 3)

Address 500 S. Kansas

Receiving Ditch Lateral of Drain 37 Sta. on Ditch NA

New or existing entrance New

Location of Drainage Area (Furnish Map)

Number of acres or Square Miles 29.65 Acres

Runoff from Tables furnished 17.0 C.F.S.

Size of Structures 24" and 30" Size Entr. Ditch NA

F. I. Ent. ~~Ditch~~ Pipe 67.0

F. I. Rec. Ditch 67.0

Project Engineer Sigler, Winston Greenwood & Assoc. Inc.

Address 1604 E. Hwy. 83 Westlaco, Texas

Signed Gene Draught  
(Name) City of Westlaco  
9-9-94  
(Date)

APPROVAL OF IRRIGATION DISTRICT

This is to certify that we have reviewed the above application and we hereby approve the plan and application as shown.

To whom it may concern:  
It is understood that the rate of flow of drain water will be no greater than the rate of flow of drain water when the land was in agricultural use. F.W.

HIDALGO + CAMERON County Prop. Dist #9  
(Irrigation District)  
By: Frank White  
Title: General Manager  
Date: 9/9/94

APPROVAL OF DRAINAGE DISTRICT

APPROVED this ... day of ... 19...

HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE

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



DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR WESTGATE WOODS SUBDIVISION UNIT #3

THE STATE OF TEXAS     )  
                              )     KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF HIDALGO     )

WHEREAS, Westgate Properties, a Partnership of Bob L. Davis & Hidalgo Mortgage Co, Inc., a Texas Corporation, and Bob L. Davis, Individually, of 607 International Ave., Weslaco, Texas, hereinafter jointly called Developers are Owners of all that certain real property located at Mile Six (6) West & Mile 5 1/2 North, near Weslaco, Hidalgo County, Texas, known as Westgate Woods Subdivision Unit # 3 as described on attached Exhibit "A".

WHEREAS, the Developers will convey the lots as described on the plat of the subdivision, subject to certain protective covenants, set forth, pursuant to an established general plan for the improvement, development and sale of said property.

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property or any part thereof, and their heirs, successors, and assigns, and which easements, restrictions, covenants, and conditions shall inure to the benefit of each owner thereof.

ARTICLE ONE

DEFINITIONS  
OWNER

1.01. "Owners" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot or portion of a lot on which there is or will be built a detached single family dwelling, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

PROPERTIES

1.02. "Properties" shall mean and refer to that certain real property herein described, and any additions thereto.

LOT

1.03. "Lot" shall mean and refer to that portion of any of Westgate Woods Subdivision Unit #3 plots of land shown upon the plat and subdivision map recorded in the Map Records of Hidalgo County, Texas, on which there is or will be built a single family dwelling.

ARTICLE TWO

ARCHITECTURAL CONTROL  
ARCHITECTURAL CONTROL COMMITTEE

2.01. Developers shall designate and appoint the initial Architectural Control Committee ("Committee") consisting of three (3) qualified persons in addition to Developers, which committee shall serve until December 31, 1993. If any member becomes unable or unwilling to continue to serve during such term, Developers shall appoint a successor to finish the respective term. After December 31, 1993, Bob L. Davis will continue to serve as a member of the Architectural Committee until all building plots in said subdivision are sold and no longer owned by the Developers. Thereafter the Developers shall continue to appoint Bob L. Davis and three other property owners annually as long as there remain any undeveloped building plots. After all lots have been developed then the Owners of lots will elect or appoint a Committee of three (3) persons annually from the group of Owners. The committee members shall remain in office until such time as the owners shall elect new committee members.

2.02. Function. The Committee shall perform the functions provided for and consistent with the provisions of this Declaration.

APPROVAL OF PLANS AND SPECIFICATIONS

2.03. No building, fence, wall, road, driveway or other structure shall be commenced, erected, altered or maintained upon the properties, nor shall any exterior addition to, or change or alterations therein, be made, except as set forth below, until samples of the brick or exterior paint (if brick is not to be used) and roofing materials, and the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted, to, and approved in writing by, the Committee.

FAILURE OF COMMITTEE TO ACT

2.04. In the event that any plans and specifications are submitted to the Committee as provided herein, and such Committee shall fail either to approve or reject such plans and specifications for a period of Thirty (30) days following such submission, approval by the Committee shall not be required, and full compliance with this Article shall be deemed to have been made. The owner providing such plans to the committee shall do so in writing and shall obtain a written receipt setting forth the time and date of delivery and such receipt shall be extended in writing by a committee member.

FAILURE TO COMPLY

2.05. In the event that any lot owner fails to comply with any provision of the agreement then and in that event, the committee or any lot owner may enforce the terms hereof either at law or in equity and shall have the right to seek injunctive relief. The prevailing party in such action shall be entitled to receive its reasonable attorney's fees and costs of court as may be awarded by a court of competent jurisdiction.

ARTICLE THREE

LOT MAINTENANCE

3.01. In the event an Owner of any Lot shall fail to maintain the premises in a neat and orderly manner, the Developer or the Committee shall have the right, through its agents and employees, to enter upon said Lot and to, maintain, and clean the Lot at the expense of Owner.

ARTICLE FOUR

USE RESTRICTIONS  
RESIDENTIAL USE

4.01. Such lots, and each and every one thereof, are for single-family residential purposes only not to exceed two stories in height. No building or structure intended for or adapted to business purposes, and no apartment house, mobile or manufactured home, lodging house, rooming house, or other multiple-family dwelling shall be erected, placed, permitted, or maintained on such premises, or on any part thereof. No improvement or structure whatever, other than a private dwelling house, patio walls, swimming pool, garage, or servants' quarters may be erected, altered, placed, maintained or permitted to remain on any lot in such premises, without the express written consent of the Committee.

4.02. Any single story residence constructed on said Lots must have a ground floor area of not less than 1,900 square feet, exclusive of open or screened porches, terraces, patios, driveways, and garages. A two story residence must contain not less than 1,900 square feet. The ground floor must contain a minimum of 1,500 square feet of living area, exclusive of open or screened porches, terraces, patios, driveways, and garages. The exterior walls of any residence shall consist of not less than Sixty percent (60%) masonry or masonry veneer construction, unless the unanimous consent of the Committee approves a variance. Roofs may be composition, wood shake shingles, mission tile or metal roof. Composition roof must be 240 pound per square or better; metal roof must be individually approved by the Committee based on color, design, and harmony with existing structures in the subdivision. No block or tile exterior walls shall be permitted unless stucco or plaster is applied as a finish and prior written Committee approval has been obtained. Such stucco or plaster must be a minimum of 7/8" thick of harmonious texture and painted with a non-noxious color. No evaporative cooler or air conditioning units shall be placed, installed, or maintained on the roof or wall of any building or structure. All coolers and air conditioning units shall be concealed from view from the front of the residence lot.

SETBACK

4.03. No building shall be erected nearer than Thirty feet (30') to the front line or side street nor with the building front farther from the front property line than Sixty-five feet (65') nor closer than Ten feet (10') to the side interior building plot lines. No buildings structures, outbuilding and appurtenances shall be nearer than 30 feet to any side street. All buildings, structures, fences, outbuildings, and appurtenances are subject to the setback restrictions set out in the plat of Westgate Woods Subdivision. If two (2) or more Lots, or portions thereof, are consolidated into a building site in conformity with the provisions of Paragraph 4.04, these setback provisions shall be applied to such resultant building site as if it were one (1) original, platted Lot.

RESUBDIVISION OR CONSOLIDATION

4.04. None of said Lots shall be resubdivided in any fashion.

EASEMENTS

4.05. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No utility company, water district, political subdivision, or other authorized entity using the easements herein referred to shall be liable for any damage done by them or their assigns, successors, agents, employees, or servants, to shrubbery, trees, or flowers, or to other property of the Owners situated within any such easements; but shall be liable for any damages done by them outside such easements.

OCCUPANCY

4.06. No private dwelling house erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed, as herein required. Nor shall any residence, when completed, be in any way occupied until made to comply with the approved plans, the requirements herein, and all other covenants, conditions, reservations, and restrictions herein set forth. No temporary house, temporary dwelling, temporary garage, temporary outbuilding, trailer home, or other temporary structure shall be placed or erected upon any lot either permanently or temporary except during the construction of a permanent structure. Said temporary structure may not be used as living quarters at any time and must be removed immediately upon completion of permanent structure. Rental of servants' quarters is prohibited, the occupancy thereof being limited to either guests or servants. Should a structure be destroyed or partially destroyed by any means the Owner shall immediately remove the debris or rebuild the said structure.

#### TIME TO COMPLETE

4.07. With reasonable diligence, and in all events within Nine (9) months from the commencement of construction (unless completion is prevented by war, strikes, or act of God) any dwelling commenced shall be completed as to its exterior and all temporary structures shall be removed.

#### SIGNAGE

No signs of any character shall be allowed on any Lot except one sign of not more than Six (6) square feet advertising the property for sale or rent; provided, however, that Developer and any other persons or entity engaged in the construction and sale of residences within the subdivision shall have the right, during the construction to erect a sign not to exceed twenty (20) square feet.

#### GARBAGE TANKS, EQUIPMENT, ETC.

4.09. No Lot shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. No elevated tanks of any kind shall be erected placed, or permitted on any part of such premises. All antennas, clotheslines, garbage cans, equipment, coolers, wood piles, or storage piles shall be walled or fenced in to conceal them from the view of neighboring lots, roads, or streets. Plans for all enclosures of this nature must be approved by the Committee prior to construction.

#### ANIMALS

4.10. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that no more than Two (2) dogs and Two (2) cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. Household pets must be confined to an area on the property of the owner and when off the property of the owner such pets must be accompanied by some person and restrained by proper leash or other device.

#### FENCES, WALLS AND AIR CONDITIONING UNITS

4.11.(A) No fence or wall, shall be placed, or permitted to remain, on any Lot nearer to the street or streets adjoining such Lot than the main residence on such Lot. Developer will be permitted to build a decorative subdivision entry fence. No fence shall be erected or maintained on any Lot until first approved by the Committee in writing.

4.11.(B) All fences shall be constructed of western cedar, redwood, or masonry, brick or combination of masonry, brick and cedar or redwood, only. There shall be no chain-link fences of any other material whatsoever, facing on the street unless completely concealed within a fence constructed in accordance with this subparagraph. All fencing shall be minimum height of Four (4) feet and shall not be higher than Six (6) feet except for Security fence around perimeter of Subdivision.

#### TRUCKS, BUSES, BOATS AND TRAILERS

4.12. No truck, bus, trailer, boat, R.V., commercial vehicle, or equipment shall be left parked or placed on any street in the subdivision; and shall not be permitted to be parked on any lot except for construction and repair equipment while a residence or residences are being built or repaired on such lot; and no truck, bus, boat, R.V. or trailer shall be parked on the driveway or any portion of the Lot in such manner as to be visible from any street in the subdivision.

#### PROHIBITED ACTIVITIES

4.13. No noxious or offensive trade or activity shall be conducted upon any Lot or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No professional, business, or commercial activity to which the general public is invited or allowed shall be conducted on any Lot.

#### FIREARMS

4.14. The use or discharge of firearms, pellet or air guns, air rifles and the use of fireworks is prohibited within the subdivision.

#### UTILITY LINES AND ANTENNAS

4.15. All electrical service and telephone lines shall be placed underground and no outside electrical lines shall be placed overhead except during construction. Overhead lines on poles will be permitted only on the perimeters of the subdivision. No exposed or exterior radio or television transmission or receiving antennas including satellite dishes shall be erected, placed, or maintained on any part of such premises, unless hidden from view from any street in the subdivision.

#### GARAGE

4.16. Carports are prohibited. No garage or other outbuilding shall be placed, erected, or maintained upon any part of such premises except for use in connection with a residence already constructed or under construction at the time that such garage or other outbuilding is placed or erected upon the property. Nothing herein shall be construed to prevent the incorporation and construction of either attached or detached garage as a part of such dwelling house. Front entry garages are expressly prohibited.

#### DRIVEWAYS

4.17. Driveways must be constructed of concrete, brick, or other material receiving the written approval of the Committee.

SEWERAGE

4.18. No outside toilets will be permitted or shall be located or maintained on any lot in the subdivision except approved portable units during the construction of any dwelling.

ARTICLE FIVE

FUTURE SUBDIVISION DEVELOPMENT

5.01. Developers, their heirs, or assigns, reserve the right to use all easements, and streets in these properties in connection with future residential development near the properties herein described. No Owner shall have a claim for reimbursement damages, injunctive relief, or any claim of whatsoever kind or nature based upon such use.

ARTICLE SIX

GENERAL PROVISIONS  
ENFORCEMENT

6.01. The Developers, or any Owner, shall have the right but not the obligation to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SEVERABILITY

6.02. Invalidation of any one of these covenants or restrictions by judgement or court order shall in no way affect any other provisions, and all other provisions shall remain in full force and effect.

DURATION AND AMENDMENT

6.03. The covenants, conditions, and restrictions of this Declarations shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the Developer or the Owner of any Lot subject to this Declaration, and their respective legal representatives, heirs, successors, and assigns, and unless amended as provided herein, shall be effective for a term of Twenty (20) years from the date this Declaration is recorded, after which time said covenants, conditions, and restrictions shall remain in force and effect until this Declaration is amended, altered or removed by an instrument signed by not less than 75% of the then Lot Owners after the expiration of the primary term. No amendment shall be effective until recorded in the Deed Records of Hidalgo County, Texas, nor until the approval of any governmental regulatory body which is required shall have been obtained in writing.

6.04. A waiver or modification of any of the provisions, requirements, conditions, or restrictions herein contained by the Committee shall not be construed as a waiver of future enforcement of such provision, requirement, condition or restriction, except as to the condition, requirement or restriction waived in writing by the Committee.

EXECUTED by the said Developer, this \_\_\_\_ day of \_\_\_\_\_, of 1993.

WESTGATE PROPERTIES, A PARTNERSHIP COMPOSED OF:

BY: \_\_\_\_\_  
BOB L. DAVIS, PARTNER

BY: \_\_\_\_\_  
MARGARET L. MCALLEN, PRES. PARTNER  
HIDALGO MORTGAGE CO., INC., A TEXAS CORP.

AND BOB L. DAVIS, INDIVIDUAL

BY: \_\_\_\_\_  
BOB L. DAVIS, Individual

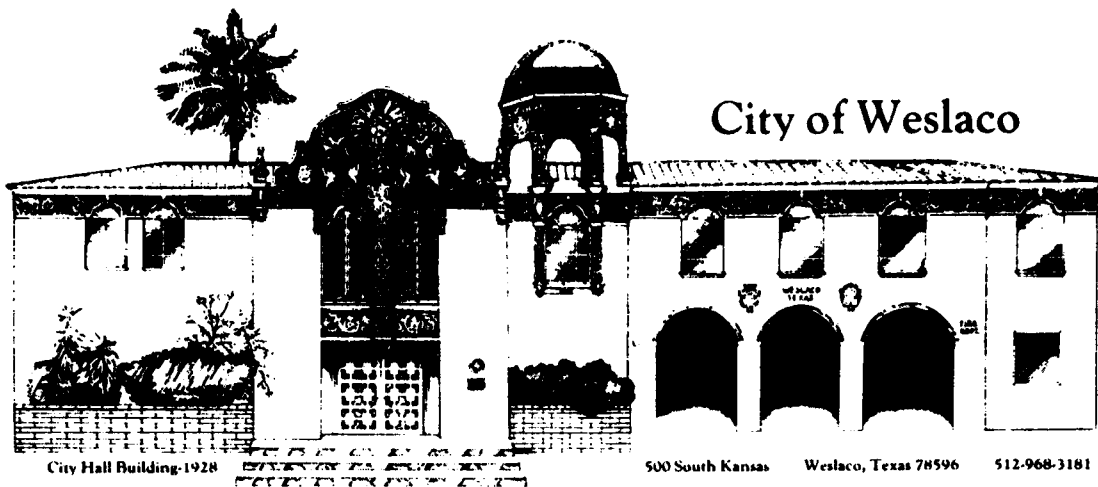
THE STATE OF TEXAS     )  
COUNTY OF HIDALGO    )

This instrument was acknowledged before me on the \_\_\_\_\_ day of June, 1993 by BOB L. DAVIS .

\_\_\_\_\_  
NOTARY PUBLIC

This instrument was acknowledged before me on the \_\_\_\_\_ day of June, 1993 by MARGARET L. MC ALLEN .

\_\_\_\_\_  
NOTARY PUBLIC



September 20, 1994

PLANNING DEPARTMENT

Mr. Roy Gonzalez  
Hidalgo County Planning  
Department  
101 South Tenth Street  
Edinburg, Texas 78539

RE: WESTGATEWOODS SUBDIVISION  
UNIT 3

Dear Mr. Gonzalez:

This is to inform you that Westgatewoods Subdivision Unit 3 is being provided with potable water by the City.

If you have any further questions, please do not hesitate to call our office at (214) 866/3151, Extension 251.

Sincerely,

A handwritten signature in black ink, appearing to read "Jose E. Trevino".

José E. Trevino  
Assistant Planning Director

JRT/te

File



"The City on the Grow"

DAVIS REAL ESTATE  
BARRY DICKERSON, VICE-PRESIDENT  
PAUL J. HELLER, JR. SECRETARY

TEL NO.210-968-4574

Sep 25,94 23:47 P.02

DIRECTORS:  
JACK HARBISON, JR., PRESIDENT

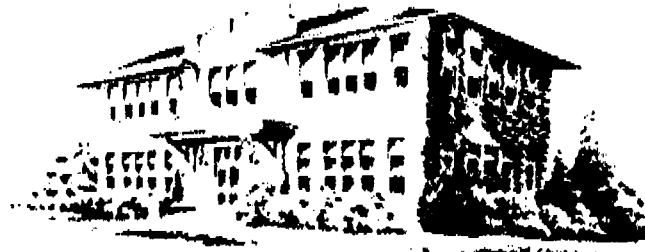
W. HALPH POWEL  
KIRK F. SCHWAR.

# HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT

No. 9

SERVING THE LANDS  
TRIBUTARY TO

MERCEDES-WESLACO  
ELSA-EDCOUCH-LA VILLA  
82,000 ACRES



FRANK WHITE, JR.  
General Manager

GLENN JARVIS  
General Attorney

GENERAL OFFICE  
(210) 585-2411  
FAX (210) 686-0521

P.O. BOX 237

MERCEDES, TEXAS

78570-0237

July 27, 1994

To whom it may concern:

H.C.C.I.D. #9 has no objections to the proposed Westgate Woods Subdivision Unit #3 as long as the rate of flow of drain water will be no greater than the rate of flow of drain water when the land was in agricultural use.

The proposed installation of a drain pipe in the existing ditch that will have a road crossing on the surface will be undertaken by the developer and maintained or repaired, when necessary, by parties other than the District.

Yours truly,

Frank White  
General Manager

MCF/lm

# R U I Z

J. EDGAR RUIZ  
HIDALGO COUNTY JUDGE

HIDALGO COUNTY  
PLANNING DEPARTMENT

September 21, 1994

Bob Davis  
The Westgate Company  
P. O. Box 416  
Weslaco, Texas 78596

RE: WESTGATE WOODS SUBDIVISION PHASE III

Dear Mr. Davis:

The Planning has received Westgate Woods Subdivision Phase III for County Commissioners' Court approval and the following items are needed to be complied with before consideration for approval is given:

1. Need to submit original tax certificates from the Irrigation District;
2. Under Notes need to state, "No visible water wells are permitted within 150 feet of any septic tank system;
3. Need plat to be approved by Hidalgo County Irrigation District (if applicable);
4. Percolation test needs to be checked, reviewed and approved by the Hidalgo County Health Department;
5. Need EPA Notice of Intent application to be submitted by the Developer (copy enclosed);
6. Need to submit a section of a F.E.M.A. map showing the location of the proposed subdivision. This is part of the Subdivision's Drainage Report review. This will verify the flood zone indicated on the plat to be recorded is correct. Each copy of the map should be 8 1/2" x 11", legible and also include the following:
  - a. Community Panel Number; and
  - b. Map revision date
7. Need a Final Inspection Letter of approval from the City of Weslaco reference to all utilities.

Bob Davis

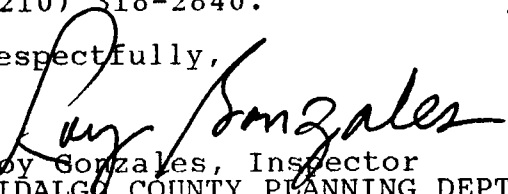
Sept. 21, 1994

Page 2

Please provide us with the items mentioned above so that we may consider the subdivision for approval.

If you have any questions, please do not hesitate to call me at (210) 318-2840.

Respectfully,

  
Roy Gonzales, Inspector  
HIDALGO COUNTY PLANNING DEPT.

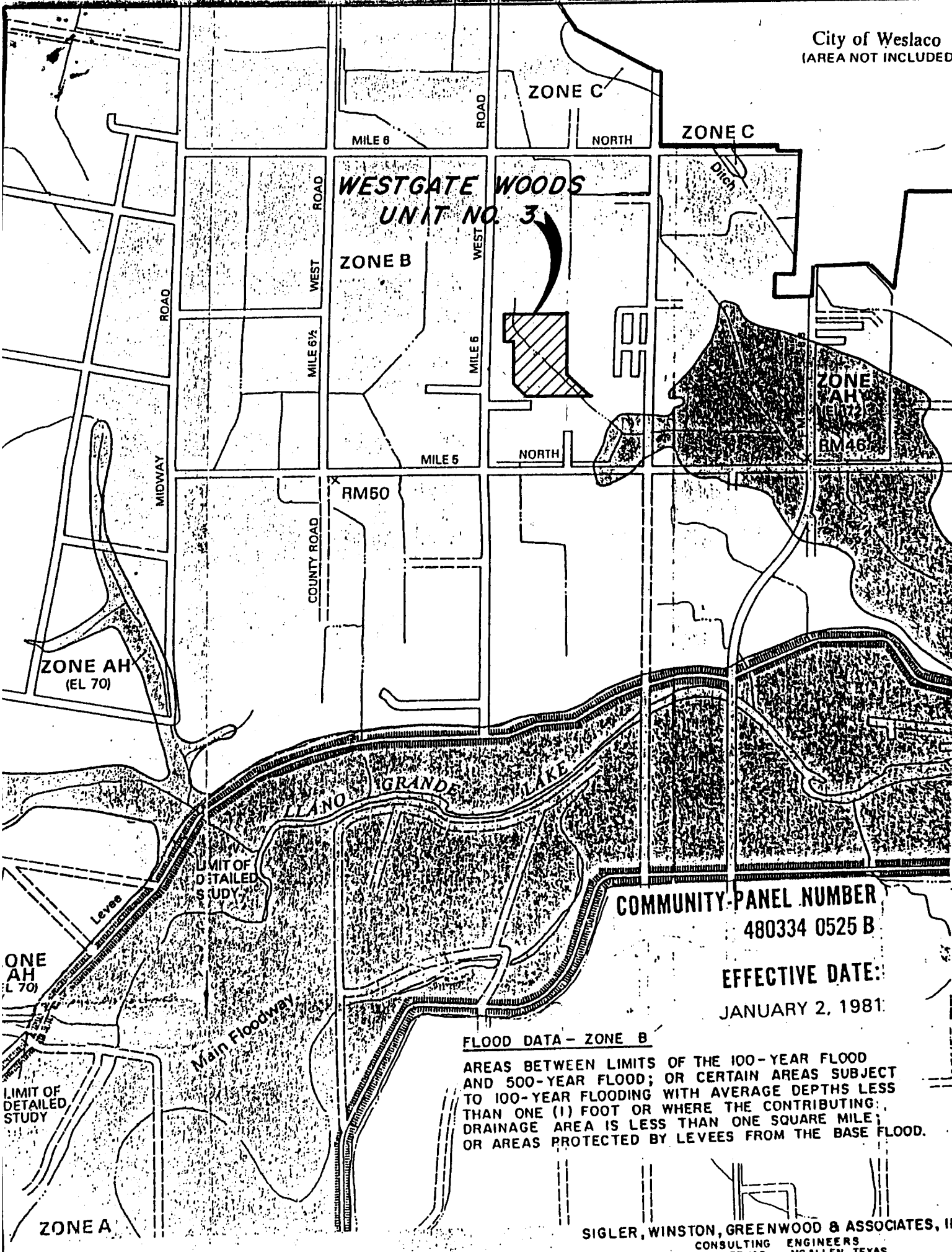
icc

enclosure

pc: Commissioner Samuel Sanchez, Pct. 1  
Bill Shea, Sigler, Winston and Greenwood & Assoc.

SUB3/BD92194





COMMUNITY-PANEL NUMBER  
480334 0525 B

EFFECTIVE DATE:  
JANUARY 2, 1981.

**FLOOD DATA - ZONE B**  
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD  
AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT  
TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS  
THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING  
DRAINAGE AREA IS LESS THAN ONE SQUARE MILE;  
OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

NPDES  
FORM



United States Environmental Protection Agency  
Washington, DC 20460

Notice of Intent (NOI) for Storm Water Discharges Associated with Industrial Activity Under the NPDES General Permit

Submission of this Notice of Intent constitutes notice that the party identified in Section I of this form intends to be authorized by a NPDES permit issued for storm water discharges associated with industrial activity in the State identified in Section II of this form. Becoming a permittee obligates such discharger to comply with the terms and conditions of the permit. ALL NECESSARY INFORMATION MUST BE PROVIDED ON THIS FORM.

I. Facility Operator Information

Name: BOB DAVIS Phone: 2109684571  
Address: P.O. Box 416 Status of Owner/Operator:  M  
City: WESLACO State: TX ZIP Code: 78596

II. Facility/Site Location Information

Name: Westgate Woods Unit No3 Is the Facility Located on Indian Lands? (Y or N)  N  
Address: MILE 6 WEST AND MILE 5 1/2 NORTH  
City: Weslaco Hidalgo County State: TX ZIP Code: 78596  
Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

III. Site Activity Information

MS4 Operator Name: Hidalgo County  
Receiving Water Body: Main Floodway System  
If You are Filing as a Co-permittee, Enter Storm Water General Permit Number: NA Are There Existing Quantitative Data? (Y or N)  N Is the Facility Required to Submit Monitoring Data? (1, 2, or 3)  6  
SIC or Designated Activity Code: Primary: 1 2nd: \_\_\_\_\_ 3rd: \_\_\_\_\_ 4th: \_\_\_\_\_  
If This Facility is a Member of a Group Application, Enter Group Application Number: NA  
If You Have Other Existing NPDES Permits, Enter Permit Numbers: NA

IV. Additional Information Required for Construction Activities Only

Project Start Date: 101094 Completion Date: 120194 Estimated Area to be Disturbed (in Acres): 26 Is the Storm Water Pollution Prevention Plan in Compliance with State and/or Local Sediment and Erosion Plans? (Y or N)  Y

V. Certification: I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Print Name: Bob Davis Date: 912794

Signature: Bob Davis

BOB L. DAVIS  
WESTGATE WOODS UNIT 3  
P.O. BOX 416  
WESLACO, TEXAS 78596  
PH. 210 968 4571

Sept. 27, 1994

Mr. Roy Gonzales, Inspector  
Hidalgo County Planning Dept.  
P. O. Box 1356  
Edinburg, Texas, 78540

Re: Westgate Woods Sub'd. Unit 3

Dear Mr. Gonzales,

As you requested, I have attached the additional items pertaining to the application I have pending for approval of the above subdivision by the County Commissioners. The items included are:

- 1.. Tax certificates from Irrigation District # 9
2. Attachment under "Notes" that there will be no water wells permitted within 150 feet of any septic tank system.
3. Letter from Irrigation District approving subdivision.
4. Percolation test results have been submitted.
5. EPA Notice of Intent
6. F.E.M.A. map showing location of subdivision verifying flood zone, Community Panel Number and Map revision date.

The City of Weslaco will be furnishing city water and we will get their Final Inspection Letter of approval of all utilities.

I trust this will now enable us to get this on the next Commissioners Meeting agenda.

Yours truly,

Bob L. Davis

**R U I Z**

J. EDGAR RUIZ  
HIDALGO COUNTY JUDGE

HIDALGO COUNTY  
PLANNING DEPARTMENT

TO: HIDALGO COUNTY HEALTH DEPT.

FROM: HIDALGO COUNTY PLANNING DEPT.

DATE: 9-28-94

RE:

We are submitting to your Department Westgate Woods Subdivision

for your review. Also attached are the following:

- Percolation Test Results
- Water Statement from the Corp.

Approved

Disapproved

*J. Ruiz*  
SIGNATURE OF PERSON REVIEWING PLAT

9/29/94  
DATE

SUB2/MHRP/3-22-94

APPLICATION FOR DISCHARGING STORM WATER INTO H. C. D. D.  
NO. 1 SYSTEM

Applicant City of Westlaco Texas (Westgate Woods Unit No. 3)

Address 500 S. Kansas

Receiving Ditch Lateral of Drain 37 Sta. on Ditch NA

Flow or existing entrance New

Location of Drainage Area (Furnish Map)

Number of acres or Square Miles 29.65 Acres

Runoff from Tables furnished 17.0 C.F.S.

Size of Structures 24" and 30" Size Entr. Ditch NA

F. I. Ent. ~~Ditch~~ <sup>Pipe</sup> 67.0

F. I. Rec. Ditch 67.0

Project Engineer Sigler, Winston Greenwood & Assoc. Inc.

Address 1604 E. Hwy. 83 Westlaco, Texas

Signed *Gene Drought*  
(Signature) City of Westlaco  
(Date) 9-9-94

APPROVAL OF IRRIGATION DISTRICT

This is to certify that we have reviewed the above application and we hereby approve the plan and application as shown.

To whom it may concern:  
It is understood that the rate of flow of drain water will be no greater than the rate of flow of drain water when the land was in agricultural use. J.W.

HIDALGO + CAMERON County Prop. Dist #9  
(Irrigation District)

By: *Frank White*

Title: General Manager

Date: 9/9/94

APPROVAL OF DRAINAGE DISTRICT

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE

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

SIGLER, WINSTON, GREENWOOD & ASSOC., INC.

Weslaco, McAllen

Subdivision Drainage Report:

I. General Information:

1. Subdivision Name: Westgate Woods Subd. - Phase III
2. Location of Subdivision: Mile 6 West & Mile 5 1/2 North
3. Discharge Location (Attach Map): \_\_\_\_\_
4. Engineer: Sigler, Winston Greenwood and Assoc Inc.
5. Subdivision Area in Acres: 29.65
6. Contributing Drainage Area to Use Proposed Drainage Facilities, in Acres: 76.2

II. Runoff:

1. Runoff from Unimproved Area of Proposed Subdivision --
  - a. Runoff Basis (Formula Used): See Attached Table
  - b. Storm Frequency, or Inches Rain/Hr: \_\_\_\_\_
  - c. Storm Duration: \_\_\_\_\_ hours

Calculations below (or attach) in CFS.

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2. Runoff from Improved Contributing Area --

- a. Runoff Basis (Formula) Used: \_\_\_\_\_
- b. Storm Frequency, or Inches Rain/Hr: \_\_\_\_\_
- c. Storm Duration: \_\_\_\_\_ hours

Calculations below (or attach) in CFS.

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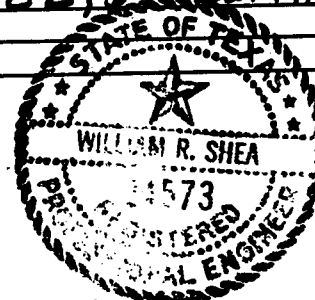
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III. Drainage Facilities:

1. Describe the Proposed Drainage Facilities:  
Storm water runoff is provided through a network of  
of pipelines to a detention pond located in the  
central area of Phase III. Outfall piping will be reduced  
to create a holding capacity of 182,697 cu. ft.



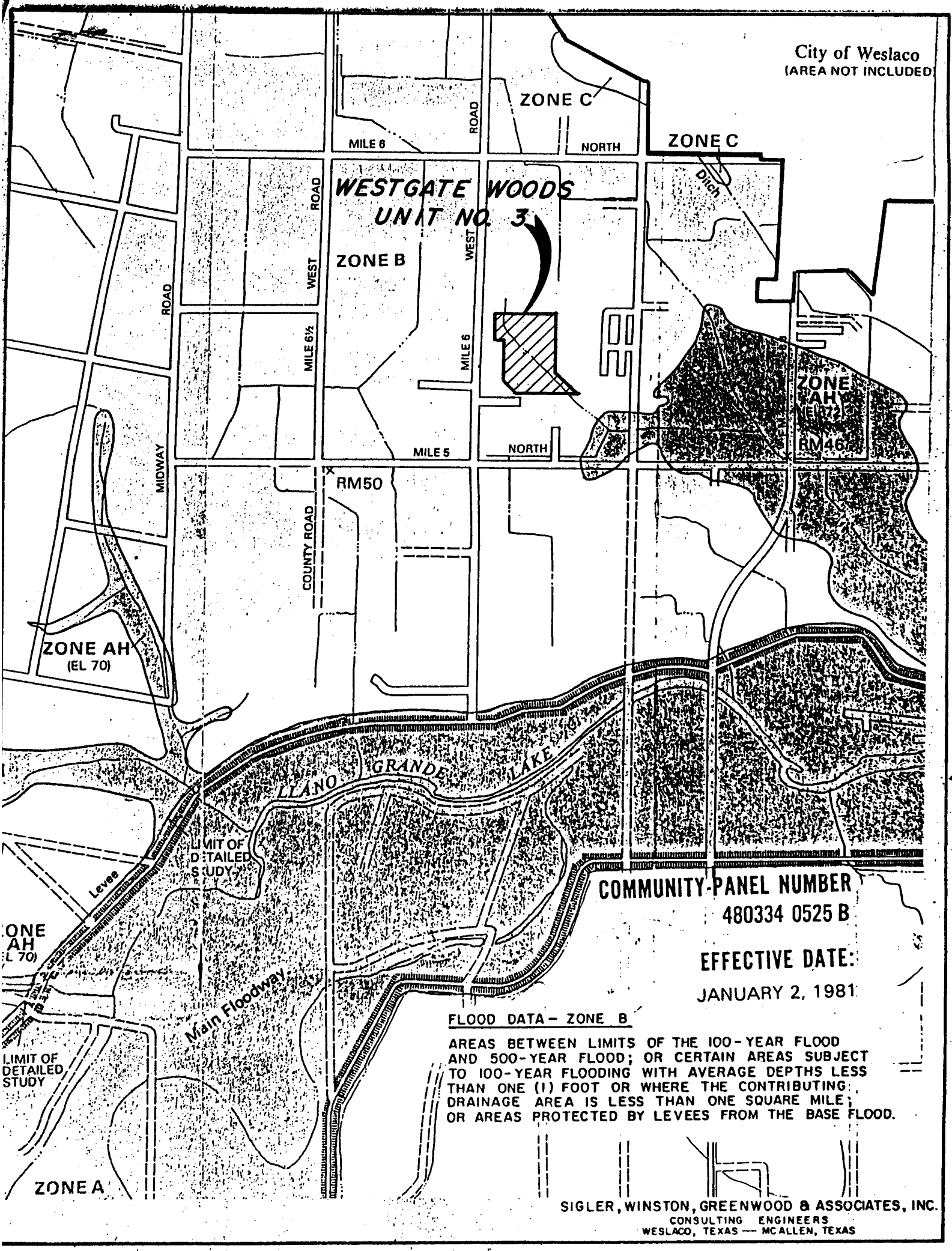
Westgate Woods Subdivision -Phase III  
 Total Volume Required for Phases I-III

Detention Required for a 10 yr. storm

Undeveloped Q,cfs      22.86  
 Weighted C=              0.3  
 Contributing Area=      76.2

Time (min) tc	Intensity in/hr	Qin cfs	Vol in CF	Q out cfs	Vol out CF	Required Volume CF
10	8.73	199.57	119740.68	22.86	13716.00	106024.68
15	7.29	166.65	149984.46	22.86	20574.00	129410.46
20	6.30	144.02	172821.60	22.86	27432.00	145389.60
25	5.57	127.33	190995.30	22.86	34290.00	156705.30
30	5.01	114.53	206151.48	22.86	41148.00	165003.48
35	4.56	104.24	218907.36	22.86	48006.00	170901.36
40	4.20	96.01	230428.80	22.86	54864.00	175564.80
50	3.60	82.30	246888.00	22.86	68580.00	178308.00
60	3.22	73.61	264993.12	22.86	82296.00	182697.12
90	2.43	55.55	299968.92	22.86	123444.00	176524.92
120	1.98	45.26	325892.16	22.86	164592.00	161300.16
150	1.68	38.40	345643.20	22.86	205740.00	139903.20
180	1.47	33.60	362925.36	22.86	246888.00	116037.36
210	1.31	29.95	377327.16	22.86	288036.00	89291.16
240	1.19	27.20	391728.96	22.86	329184.00	62544.96
270	1.09	24.92	403661.88	22.86	370332.00	33329.88
300	1	22.86	411480.00	22.86	411480.00	0.00

City of Weslaco  
(AREA NOT INCLUDED)



**WESTGATE WOODS  
UNIT NO. 3**

ZONE B

ZONE C

ZONE C

ZONE AH  
(EL 72)

RM 46

ZONE AH  
(EL 70)

RM 50

**COMMUNITY-PANEL NUMBER  
480334 0525 B**

**EFFECTIVE DATE:  
JANUARY 2, 1981**

**FLOOD DATA - ZONE B**

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

**SIGLER, WINSTON, GREENWOOD & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
WESLACO, TEXAS — MCALLEN, TEXAS



INSTRUMENTS WITH FILE

NUMBER 420021

THRU \_\_\_\_\_

ARE FILED IN OTHER RECORDS  
INDICATED BELOW

MAP

ASSUMED NAME

HOSPITAL LIEN

WITHDRAWAL