





# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct D2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-11442

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

Upon the application of:

Name: Jose Ortiz

Address: 513 N. 5<sup>th</sup>

Donna, TX 78537

Phone: (956) 681-7114

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

Water Supplier: NAWSC

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:

Piquito De Oro Lot # 10

[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 \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Precinct ① 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-11442

**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

Jose M. Ortiz

Known to me [or proved to me in the oath of TXDL# 20071539 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:

Prquito De Oro lot # 10."

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

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

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

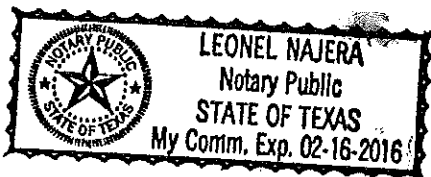
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

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

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on July 16<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.



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

# Chapter 232 Texas LGC Application

APPLICATION NO:

1-11442

Jul. 2, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

P6960-00-000-0110-00

[ 1 ] OWNER: ORTIZ, JOSE M.

513 N. 5TH ST.  
DONNA, TX 78537

Telephone No. 681-7114

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
PIQUITO DE ORO LOT 110

LOCATION: 0 SIOUX & VAL VERDE RD.

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BLOC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$30,000

[ 5 ] SIZE OF STRUCTURE: 1,500 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RES. ZONE C-25

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG.  
FRONT 25' REAR 15' SIDE 6' CORNER SIDE 10' FINISH  
FLOOR ELEV. 18" NATURAL GROUND

### FOR COUNTY USE ONLY APPLICATION FEES

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 0425C Pct: 1

Community No.: 480336

Certification of Elevation  
Required:  YES  NO  BFE

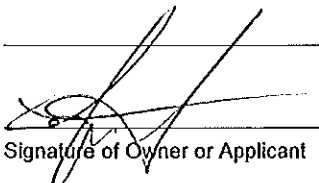
- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

  
Prepared by

07/2/14  
Date

  
Approved by

7/13/14  
Date

  
Signature of Owner or Applicant

7/2/14  
Date

### [ NOTICE ]

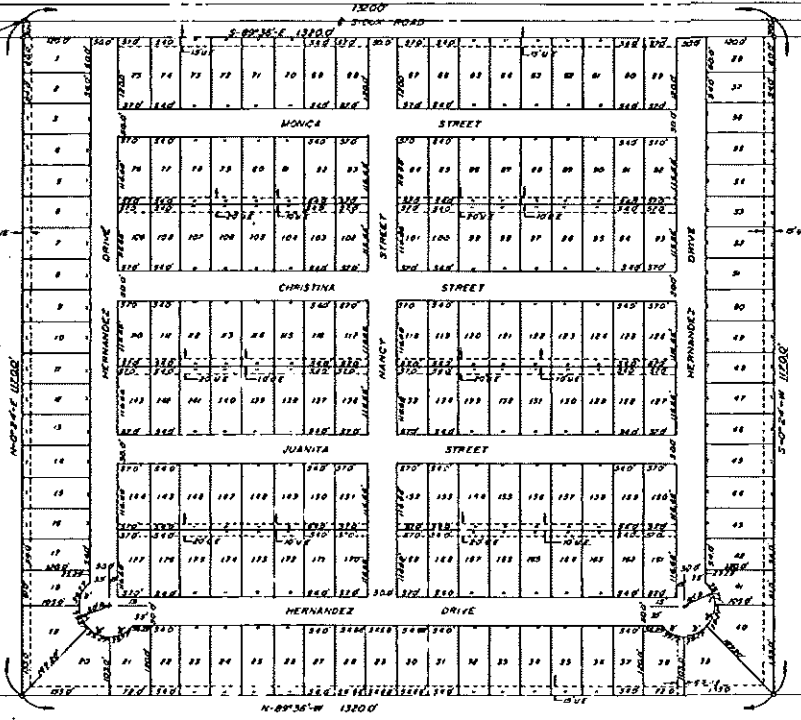
SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SCALE: 1"=100'

- NOTES
1. ALL LOTS ARE TO BE PLANNED FOR 1/2 ACRES.
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CURVE DATA				
STATION	ANGLE	LENGTH	CHORD	RADIUS
100	120°00'	20.00'	34.64'	100.00'
101	120°00'	20.00'	34.64'	100.00'
102	120°00'	20.00'	34.64'	100.00'
103	120°00'	20.00'	34.64'	100.00'
104	120°00'	20.00'	34.64'	100.00'
105	120°00'	20.00'	34.64'	100.00'
106	120°00'	20.00'	34.64'	100.00'
107	120°00'	20.00'	34.64'	100.00'
108	120°00'	20.00'	34.64'	100.00'
109	120°00'	20.00'	34.64'	100.00'
110	120°00'	20.00'	34.64'	100.00'
111	120°00'	20.00'	34.64'	100.00'
112	120°00'	20.00'	34.64'	100.00'
113	120°00'	20.00'	34.64'	100.00'
114	120°00'	20.00'	34.64'	100.00'
115	120°00'	20.00'	34.64'	100.00'
116	120°00'	20.00'	34.64'	100.00'
117	120°00'	20.00'	34.64'	100.00'
118	120°00'	20.00'	34.64'	100.00'
119	120°00'	20.00'	34.64'	100.00'
120	120°00'	20.00'	34.64'	100.00'



1500' CANAL ROW  
DONNA IRRIGATION DISTRICT NO. 1 UPPER EAST MAIN

21757  
FILE FOR RECORD THIS DATE  
N 31 1/2 1/2  
J.A. 8 1982

PLAN OF  
**PIQUITO DE ORO**  
3546 ACRE TRACT  
OUT OF  
BLOCK 182 OF THE HILL-HALBERT TRACT  
EL GATO AND LA BLANCA COASTS  
INDAGO COUNTY, TEXAS

APPROVED  
FOR RECORDING  
BY: *[Signature]*  
JAN 8, 1982

APPROVED FOR RECORDING  
BY COMMISSIONERS COURT  
FOR THE COUNTY OF INDAGO  
COUNTY, TEXAS  
BY: *[Signature]*

STATE OF TEXAS  
COUNTY OF INDAGO  
I, JOSE A. HERNANDEZ, UNDEVELOPED OWNER OF THE PROPERTY HEREIN DESCRIBED, DOES HEREBY MOVT, DEDICATE AND CONVEY THE FOREGOING MAP OR PLAN AND BOOK  
HEREBY TO THE P.A.I.C. FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, SPRINGS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN  
EXPRESSE

BY: *[Signature]*

STATE OF TEXAS  
COUNTY OF INDAGO  
BEFORE ME, THE UNDERSIGNED A NOTARY, ON THIS PERSONALLY APPEARS JOSE A. HERNANDEZ, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7  
DAY OF APRIL 1982.

BY: JOSE A. HERNANDEZ 40-982

THIS PLAN APPROVED BY THE DONNA IRRIGATION DISTRICT NO. 1 BOARD COUNTY NO. 1 ON THIS THE 7 DAY OF APRIL 1982.

ATTEST: SECRETARY *[Signature]*  
PRESIDENT *[Signature]*

STATE OF TEXAS  
COUNTY OF INDAGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC SURVEYOR 3119 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN  
IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 30/04/82.

CHECKED FOR DRAINAGE  
BY: *[Signature]*

APPROVED FOR RECORDING  
BY: *[Signature]*

DATE 1-23-82  
REVISED  
SCALE 1"=100'  
JOB NO. E-82-003  
CHECKED BY  
DRAWN BY JAM

**Phase II ENGINEERING**  
PHONE (512) 781-8857  
P.O. BOX 805 PHARR, TEXAS

**PIQUITO DE ORO**

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

## **GENERAL WARRANTY DEED**

**Date:** April 21, 2014

**Grantor:** CAMILO IBARRA and wife, ALMA RAQUEL IBARRA

**Grantor's Mailing Address:**

CAMILO IBARRA and ALMA RAQUEL IBARRA  
2921 N. Springfield Ave.  
Chicago, Illinois 60618  
Cook County

**Grantee:** JOSE M. ORTIZ, a single man

**Grantee's Mailing Address:**

JOSE M. ORTIZ  
513 N. 5<sup>th</sup> Street  
Donna, Texas 78537-4801  
Hidalgo County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 110, PIQUITO DE ORO, Hidalgo County, Texas, according to map thereof recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.

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


1. Restrictions set out on map recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas, but omitting any covenant condition or restriction, if any, based on race, color, religion, sex handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

2. A ten foot (10') Utility Easement along the rear of said property as shown on plat recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.
3. Easements and conditions as shown on the Map recorded in Volume 22, Page 124, Map Records of Hidalgo County, Texas.
4. Easements, rights, rules, and regulations in favor of Donna Irrigation District, Hidalgo County, No. 1.
5. Easements, or claims of easements, which are not recorded in the public record.
6. One-half (½) of all oil, gas, and other minerals reserved in Deed dated February 10, 1969, recorded in Volume 1226, Page 858, Official Records of Hidalgo County, Texas.
7. Standby fees, taxes and assessments by any taxing authority for the year 2014 and subsequent years.

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

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

  
\_\_\_\_\_  
CAMILO IBARRA

  
\_\_\_\_\_  
ALMA RAQUEL IBARRA

STATE OF ILLINOIS

§  
§  
§

COUNTY OF COOK

This instrument was acknowledged before me on April 25, 2014, by CAMILO IBARRA and ALMA RAQUEL IBARRA.



Stan Pociask  
Notary Public, State of ILLINOIS

**PREPARED IN THE OFFICE OF:**

PHIL HARRIS, Attorney at Law  
420 South Missouri Avenue  
P.O. Box 8066  
Weslaco, Texas 78599-8066

**AFTER RECORDING RETURN TO:**

PHIL HARRIS, Attorney at Law  
420 South Missouri Avenue  
P.O. Box 8066  
Weslaco, Texas 78599-8066



# PLANNING DEPARTMENT

Rev. 02-19-10

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Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-11403

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

Upon the application of:

Name: Oscar Alvarado

Address: 237 S. Pat Cannon  
Weslaco TX 78596

Phone: 956-454-3102

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

Water Supplier: NAWSC

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:

Country Breeze Estates Lot # 10

[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 \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

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

-OR-

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

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Rev. 02-19-10

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Precinct 1 2 3 4

Raul E. Sesin, P.E., CFM  
Planning Administrator

Application No: 1-11463

**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

OSCAR ALVARADO

Known to me [or proved to me in the oath of TXID# 11882695 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:

COUNTRY BREEZE ESTATES LOT 10"

[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."

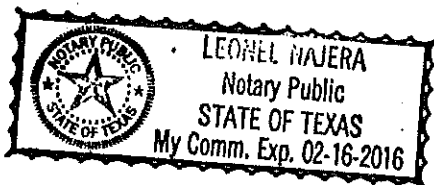
-OR-

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."

Oscar Alvarado

(Signature)

SUBSCRIBED AND SWORN TO before me on JUNE 27<sup>th</sup>, 2014, to certify which, witnesses my hand and seal of office.



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

Chapter 232 Texas LGC Application

APPLICATION NO:

1-11463

Jul. 9, 2014

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

C8540-00-000-0010-00

[ 1 ] OWNER: ALVARADO, OSCAR  
237 S PAT CANNON ST

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
COUNTRY BREEZE ESTATES LOT 10

WESLACO TX 78596-6557

Telephone No. 778-8689

LOCATION: 0 MILE 5 1/2 & MILE 10

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: BRIC

[ 4 ] PURPOSE OF APPLICATION: NEW RESIDENCE  
25-RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$180,000

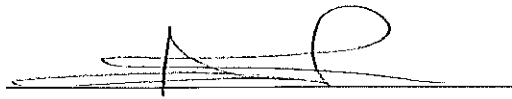
[ 5 ] SIZE OF STRUCTURE: 2,100 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA:      YES  
     NO

[ 6 ] USE OF BUILDING: RES. ZONE X-25

**Special Conditions: No construction allowed over any easements.**  
MUST COMPLY W/ALL COUNTY SETBACKS & REG  
FRONT 50' REAR 15' SIDE 15' EAST SIDE 20' FINISH  
FLOOR ELEV. 18" ABOVE NATURAL GROUND

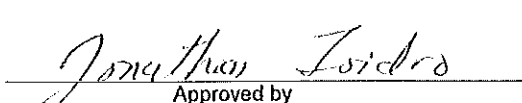
FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

7/9/14  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Light [X] Water [X]

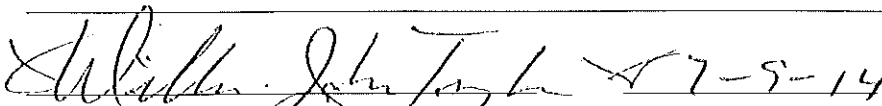
  
Approved by

7/9/14  
Date

Flood Zone: NO  
Panel No. /Suffix: 0450C Pct: 1

Community No.: 480334

Certification of Elevation  
Required:      YES  NO      BFE

  
Signature of Owner or Applicant

7-9-14  
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

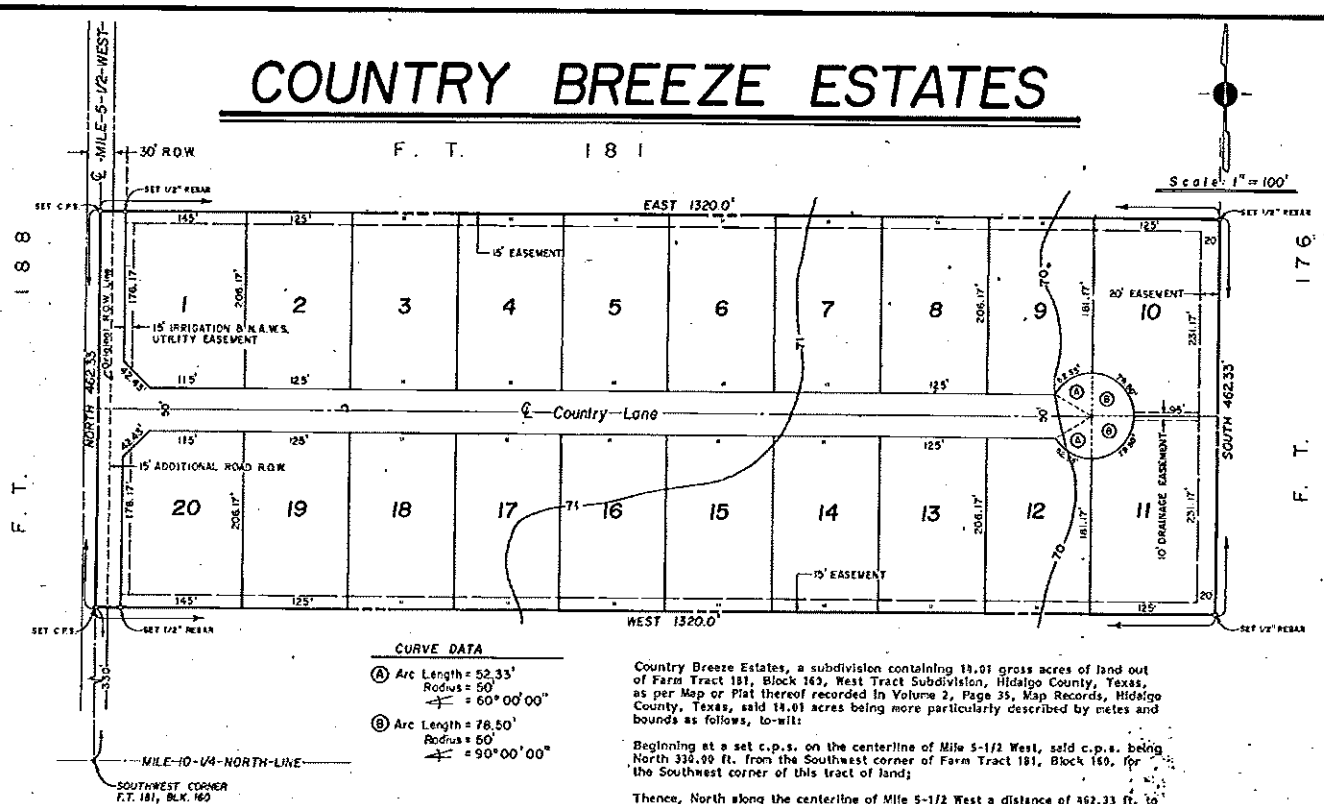
SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

# COUNTRY BREEZE ESTATES

F. T. 181

Scale: 1" = 100'



**CURVE DATA**

- Ⓐ Arc Length = 52.33'  
Radius = 50'  
∠ = 60° 00' 00"
- Ⓑ Arc Length = 78.50'  
Radius = 50'  
∠ = 90° 00' 00"

Country Breeze Estates, a subdivision containing 19.01 gross acres of land out of Farm Tract 181, Block 162, West Tract Subdivision, Hidalgo County, Texas, as per Map or Plat thereof recorded in Volume 2, Page 35, Map Records, Hidalgo County, Texas, said 19.01 acres being more particularly described by metes and bounds as follows, to-wit:

Beginning at a set c.p.s. on the centerline of Mile 5-1/2 West, said c.p.s. being North 320.00 ft. from the Southwest corner of Farm Tract 181, Block 160, for the Southwest corner of this tract of land;

Thence, North along the centerline of Mile 5-1/2 West a distance of 462.33 ft. to a set c.p.s. for the Northwest corner of this tract of land;

Thence, East at 30.00 ft. to a set 1/2-inch rebar on the East right-of-way line of Mile 5-1/2 West, in all a distance of 1,320.00 ft. to a set 1/2-inch rebar for the Northeast corner of this tract of land;

Thence, South a distance of 462.33 ft. to a set 1/2-inch rebar for the Southeast corner of this tract of land;

Thence, West at 1,320.00 ft. to a set 1/2-inch rebar on the East right-of-way line of Mile 5-1/2 West, in all a distance of 1,320.00 ft. to the POINT OF BEGINNING, AND CONTAINING 19.01 gross acres of land, more or less.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, the undersigned, owner of the land shown on this plat and designated herein as Country Breeze Estates, a subdivision to Hidalgo County, Texas, and whose name is subscribed hereto, approve, accept, and adopt the accompanying map of said subdivision, and hereby dedicate to the use of the public streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purpose and consideration therein expressed.

*Roy Davis*  
Roy Davis, Owner  
Recorded in Volume 28 Page 163A  
of the map records of Hidalgo County, Texas  
Melden and Hunt, Inc.  
County Surveyors

**STATE OF TEXAS  
COUNTY OF HIDALGO**

Before me, the undersigned authority, on this day personally appeared Roy Davis, 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 considerations therein stated.

Given under my hand and seal of office this 11th day of June 1993.

*Rosa Maria Aguirre*  
Notary Public, Hidalgo County

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, the undersigned, a Registered Public Surveyor and Engineer in the State of Texas, hereby certify that this plat is true and correctly made, and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

*William R. Shea*  
William R. Shea, RPS #3772, PE #25753

The undersigned, Mayor of the City of Weslaco, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

*Scott Braught*  
Mayor - City of Weslaco

**STATE OF TEXAS  
COUNTY OF HIDALGO**

This plat of Country Breeze Estates has been submitted to and considered by the Planning and Zoning Commission of the City of Weslaco, Texas, and is hereby approved by such Commission.

Dated this 10th day of July 1993.

*William F. Kellaway*  
Chairman  
*Mary H. Aguirre*  
Secretary

I, the undersigned, Judge of the County of Hidalgo, hereby certify that this Subdivision Plat conforms to all requirements of the Subdivision Regulations of this County wherein my approval is required.

APPROVED FOR RECORDING  
BY  
*William "Billy" LEO*  
County Clerk  
Hidalgo County, Texas

J. Edgar Ruiz, County Judge -  
Hidalgo County  
By *...* Deputy  
APRIL 1993

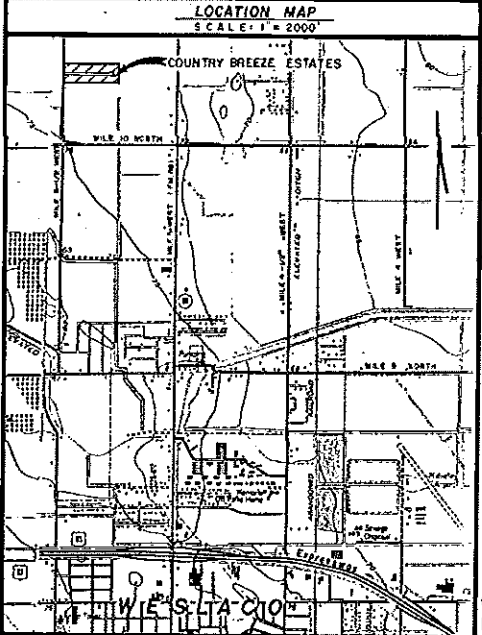
**FLOOD ZONE C** - Areas of minimal flooding

**Minimum Floor Elevations**  
Lots 1 thru 6 & 17 thru 20 - 72.50  
Lots 7, 14, 15, & 16 - 72.00  
Lots 8, 9, 12, & 13 - 71.50  
Lots 10 & 11 - 71.00

**OWNER'S ADDRESS:**  
P.O. Box 416  
Weslaco, Texas 78596

- NOTES:**
- (1) 18" culverts shall be installed at lot entrances by lot purchaser.
  - (2) No waterways are visible within 150' of this subdivision.
  - (3) No fences shall be built over an easement.
  - (4) One single family dwelling per lot.
  - (5) The septic tank system shall be approved by the County Health Department before occupancy of the subdivision.
  - (6) Building setback lines shall be: Front 50'; Sides 15'; and Rear 15'.

**DRAINAGE STATEMENT:**  
Drainage for this subdivision will be provided by natural overland flow to the southeast and also by the proposed curb & gutter, which will carry storm water to the east to a 4' concrete channel then on to a proposed swale that will carry the water south to an existing drain ditch.



352397

FILED  
JUL 2 1993  
WILLIAM "BILLY" LEO COUNTY CLERK  
HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING  
BY  
*William F. Kellaway*  
Chairman  
*Mary H. Aguirre*  
Secretary

CHECKED FOR DRAINAGE  
BY: *...* 10-21-93

*Abel Flores*  
10-8-93

DOC# 400625

JF 221862

**WARRANTY DEED WITH VENDOR'S LIEN**Conforms to Form 604 of Texas Law

Date: July 20, 1994

Grantor: SAUL RIOS and wife, YOLANDA RIOS

Grantor's Mailing Address (including county): P. O. Box 163  
Westaco, Texas 78599-0163  
Hidalgo County, Texas

Grantee: OSCAR ALVARADO

Grantee's Mailing Address (including county): 237 S. Pat Cannon Avenue  
Westaco, Texas 78596  
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 Twelve Thousand and 00/100 Dollars (\$12,000.00) and is executed by Grantee, payable to the order of LONE STAR NATIONAL BANK. The note is secured by a vendor's lien retained in favor of LONE STAR NATIONAL BANK in this deed and by a deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, Trustee.

Property (including any improvements):

All of Lot Ten (10), Country Breeze Estates, an Addition to the City of Westaco, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 28, Page 163-A, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of parties in possession.
2. All the oil, gas and other minerals in, under or that may be produced from the subject property are excepted herefrom in instrument recorded on March 22, 1993 under Clerks File No. 311101, Official Records, Hidalgo County, Texas.
3. Oil, Gas & Mineral Lease dated June 10, 1953, recorded in Volume 147, Page 108, Oil and Gas Records, Hidalgo County, Texas, and utilized in instrument dated May 19, 1958, recorded in Volume 214, Page 429, Oil and Gas Records, Hidalgo County, Texas.
4. Non-Drilling Agreement recorded on March 22, 1993 under Clerks File No. 311100, Official Records, Hidalgo County, Texas.

Warranty Deed with Vendor's Lien  
Page 1 of 3


- 5. Easements, rules, regulations and rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.
- 6. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- 7. Easements, or claims of easements, which are not recorded in the public records.
- 8. Restrictive covenants of record dated June 4, 1993, filed for record July 6, 1993 under clerk's file no. 331103, Official Records, and in Volume 28, Page 163A, Map Records, Hidalgo County, Texas.

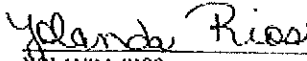
Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, 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.

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.

LONE STAR NATIONAL BANK, 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 LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse on Grantor.

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

  
 SAUL RIOS

  
 YOLANDA RIOS

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1994, by SAUL RIOS.



Angie Cortez  
Notary Public, State of Texas  
ANGIE CORTEZ  
Printed Name of Notary  
My Commission Expires: 9-11-97

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 20<sup>th</sup> day of July, 1994, by YOLANDA RIOS.



Angie Cortez  
Notary Public, State of Texas  
ANGIE CORTEZ  
Printed Name of Notary  
My Commission Expires: 9-11-97

AFTER RECORDING RETURN TO:

Anita G. Lozano  
Jones, Galligan & Key, L.L.P.  
P. O. Drawer 1247  
Weslaco, Texas 78599-1247

PREPARED BY:

Anita G. Lozano  
Jones, Galligan & Key, L.L.P.  
P. O. Drawer 1247  
Weslaco, Texas 78599-1247

File/GF Number: 10568/GF 221862

CHARGE:  
EDWARINS ABSTRACT & TITLE CO.