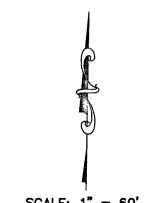
CANYON DRIVE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATED THIS DAY OF April 2023

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF
- 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- 3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. 4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIMISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS
- 5. H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT DEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERPERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9



SCALE: 1" = 60'BEARING OF BASIS TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWORK

| ABBREVIATION LEGEN | | | |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--|--|
| R.O.W. P.O.B. P.O.C. S.W.C. F.T. F.M. U.E. & | RIGHT-OF-WAY POINT OF BEGINNING POINT OF COMMENCING SOUTHWEST CORNER FARM TRACT FARM-TO-MARKET UTILITY EASEMENT CENTER LINE LOT LINE | | |

| LEGEND | | | | | |
|--------|-----------------------|-----------------------------|--|--|--|
| 0 | _ | SET 1/2 INCH IRON ROD | | | |
| | _ | FOUND 1/2 INCH IRON ROD | | | |
| | _ | FOUND COTTON PICKER SPINDLE | | | |
| ۵ | | COTTON PICKER SPINDLE SET | | | |
| 0 | - | CONCRETE MONUMENT SET | | | |
| | | CONCRETE MONUMENT FOUND | | | |
| Ā | _ | CALCULATED POINT | | | |
| മ | _ | POWER POLE | | | |
| (XXXX) | _ | RECORD CALL | | | |
| XXXX | XXXX - NATURAL GROUND | | | | |
| X | _ | FOUND 'X' MARK IN CONCRETE | | | |

METES AND BOUNDS DESCRIPTION

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.57 ACRES TRACT BEING MORE ARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION, RECORDED IN DOCUMENT NO. 2897354, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD (45.00-FOOT R.O.W.), FOR THE NORTHWEST CORNER OF THE HEREIN

THENCE N 88°47'30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID CYPRESS ROAD, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE (100.00-FOOT R.O.W.). A DISTANCE OF 250.00 FEET TO AN "X" MARK IN CONCRETE FOUND. FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (50.00-FOOT R.O.W.), A

DISTANCE OF 250.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST

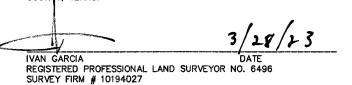
DISTANCE OF 970,00 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT THENCE S 88°47'30" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, TO THE SOUTHEAST CORNER OF LOT 86 OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A

FHENCE S 01°12'30" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF N WESTGATE DRIVE,

CORNER OF THE HEREIN DESCRIBED TRACT: THENCE N 01°12'23" W ALONG THE EAST BOUNDARY LINE OF THE SAID, THE VILLAGES AT WESTGATE SUBDIVISION, SAME BEING PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE, A DISTANCE OF 970.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.57 ACRES, MORE OR LESS.

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO





GENERAL NOTES:

100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED JUNE 6. 2000.

BOX, JERRY J TRUSTEE W3800-00-145-0000-

*SSWW INTERSTATE HWY 2 U. S. EXPRESSWAY 83

- 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE
- 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

F.T. 156

-02 CHAPA RACQUEL 6

LOCATION MAP

- 3, NO ACCESS SHALL BE GRANTED ONTO WESTGATE FOR LOT 1. SHARED ACCESS POINTS WILL BE PROVIDED BETWEEN LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.
- 4. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE:

LOT 1: 76.60 LOT 4: 76.30 LOT 2: 76.50 LOT 5: 76.20 LOT 3: 76.20 LOT 6: 76.20

- 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING
- -->B.M. NO. 1-, ELEV. 74.66 N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N 16590466.8400, E 1145859.8780.
 -->B.M. NO. 2-, ELEV. 74.40 N.G.V.D. 88, DESCRIPTION: SQUARE CUT TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N 16590769.7000, E 1145856.1530
- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64.522 CUBIC-FEET (1.481 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER(S) OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN IN THE TABLE BELOW IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED BELOW DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION

| LOT # | VOLUME REQUIRE | | |
|-------------|----------------------------------------------|--------------------------------------------------|--|
| 1 | 8,003 CF | 0.184 AC-I | |
| 2 | 1 ' | 0.186 AC-F | |
| 3 | 8,088 CF | 0.186 AC-F | |
| 4 | 8,088 CF | 0.186 AC-I | |
| 5 | 7,834 CF | 0.180 AC-F | |
| 6 | 7,834 CF | 0.180 AC-F | |
| 7 | 16,587 CF | 0.381 AC-F | |
| 3 4 5 | 8,088 CF 8,088 CF 7,834 CF 7,834 CF | 0.186 AC- 0.186 AC- 0.180 AC- 0.180 AC- | |

- 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
- 8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 10. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- 11. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- 12. A 5.00 FOOT SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJOINING THE LOT.
- 13. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- 14. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- 15. DRAINAGE EASEMENTS TO BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.
- 16. ANY ALTERATION OR COVERING OF DRAINAGE EASEMENTS ARE PROHIBITED.



THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT. IVAN GARCIA P.E. R.P.L.S. REG. PROFESSIONAL ENGINEER NO. 115662





FILED FUR RECORD ...
HIDALGO COUNTY
ARTURO GUAJARDO, JR
HIDALGO COUNTY CLER

ON: 9-25-2024 AT 11: 32 (AM) PM INSTRUMENT NUMBER 3584127

PROJECT:

REVISIONS:

1 - OF - 1

IVAN GARCIA P.E. R.P.L.S

IVAN GARCIA P.E. R.P.L.S.

IVAN GARCIA P.E. R.P.L.S

DANIEL RODRIGUEZ E.I.T

1" = 60'

SUB 22 029

MARCH 27, 2023

DOC# 3216386, M.R.H.C. PHONE & FAX NAME 326 W MILE 11 N OWNER(S): FALARS-V INC WESLACO, TX. 78596 WESTGATE COMMERCIAL HOLDINGS LLC 29242 SEABISCUIT DRIVE FAIR OAKS RANCH, TX. 78015 SURVEYOR: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083 ENGINEER: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE 78539 (956) 380-5152 (956) 380-5083

(DEDICATED BY THIS PLAT)

10.00' UTILITY EASEMENT

59688 SQ FT

S88° 47′ 30′W † 250.00′

& CANYON ROAD

76.00 10.00' UTILITY EASEMENT

AZTEC COMMERCIAL WESTGATE SUBDIVISION

EXIST. 50.00' R.O.W.

(AS PER DOC#2833903, O.R.H.C.)

(DEDICATED BY THIS PLAT)

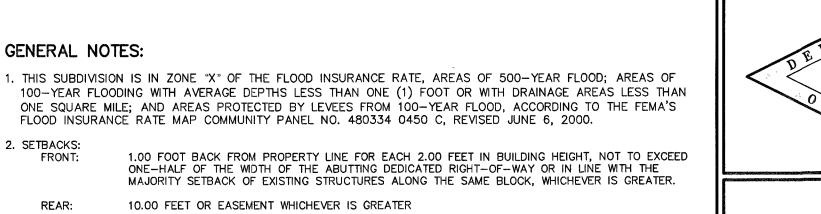
(DEDICATED BY THIS PLAT)

50.00' R.O.W.

TO CITY OF WESLACO

(AS PER DOC#1629653,

O.R.H.C.)



F.T. 129

CLECKLER-HEALD ELEM SCHOOL

PROJECT SITE 00-00-131-0000-

SCALE: 1" = 1000

7853 5083

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FINAL

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