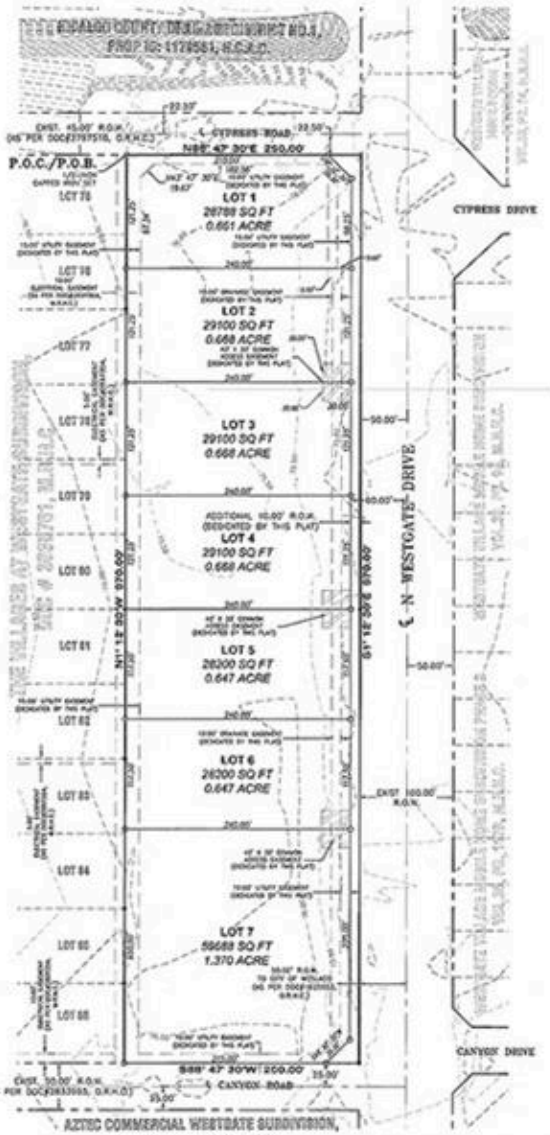
DATE OF PREPARATION: MARCH 27, 2023

PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.77 ACRE TRACT OF LAND OUT OF A 40.00 FOOT WIDE STRIP OF LAND BETWEEN TWO TRACTS OF LAND, BLOCK 175, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 24-27, MAP RECORDS OF HIDALGO COUNTY, TEXAS



LOCATION MAP SCALE: 1" = 1000'

STATE OF TEXAS – COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

4/27/2023

4/27/2023

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

12-13-2023

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

12-13-2023

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

9-12-24

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

SCALE: 1" = 80'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND

B.L.	BUILDING LINE
P.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
P.R.	POINT OF REFERENCE
S.W.C.	SOUTHWEST CORNER
F.F.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.P.	CENTER LINE
L.F.	LIP LINE

LEGEND

○	= SET 1/2 INCH IRON ROD
●	= FOUND 1/2 INCH IRON ROD
△	= FOUND CENTER PUNCH STRIKE
⊗	= NAIL WITH SHINER SET
⊗	= REFERENCE MONUMENT SET
⊗	= REFERENCE MONUMENT FOUND
⊗	= CALCULATED POINT
⊗	= FENCE POST
(RING)	= RECORD CALL
(FOUND)	= FOUND, BRASS
(FOUND)	= FOUND "X" MARK IN CONCRETE

NOTES AND BOUNDS DESCRIPTION

GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD, AREAS OF 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 0425 E, REVISED JUNE 6, 2000.
2. SETBACKS:
   FRONT: 1.00 FEET EACH FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED 40.00 FEET OR AVERAGE OF THE MAJORITY OF THE STRUCTURES WITHIN 300 FEET ON THE SAME BLOCK FACE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
   REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO ACCESS SHALL BE GRANTED DIRECT ACCESS TO 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	75.00	LOT 4	74.50	LOT 5	75.40
LOT 2	75.00	LOT 5	74.50		
LOT 3	75.00	LOT 6	74.50		
		LOT 7	74.50		

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
   [illegible] TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE, GPS POINT, GRID COORDINATES N [illegible] E [illegible]
   [illegible] TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE, GPS POINT, GRID COORDINATES N [illegible] E [illegible]
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 [illegible] FOOT (AC-FOOT) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPERS OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE WITHIN THEIR THE ESTIMATED VOLUME SHOWN IN THE TABLE BELOW IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT CURRENTLY SHOWN DUE TO THE REPORTED AREA BEING GREATER THAN THE ACCURACY DISCLOSED FOR THE CALCULATION OF THIS SUBDIVISION.

LOT #	VOLUME REQUIRED
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]
6	[illegible]
7	[illegible]

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LYING TURF THAT IS FOUND NATURE HEIGHT, GROUND COVER, GRASS, OR PLANTED) 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. OWNER LOT OR HOUSE SHOULD BE CONSTRUCTED AT FLATNEST POSSIBLE POINT FROM INSPECTIONS AND IN COMPLIANCE WITH ADDITIVE ENVIRONMENT OPENINGS.
11. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
12. A 5.00 FOOT SIDEWALK ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT, BY OWNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJACENT THE LOT.
13. STREET LIGHT MUST BE LOCATED EVERY 200 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 DENSIFIC OF DRAINAGE EASEMENTS ARE PROHIBITED.

STATE OF TEXAS – COUNTY OF HIDALGO

3/28/23

STATE OF TEXAS – COUNTY OF HIDALGO

3/28/23

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON 9-25-2024 AT 11:32 AM
INSTRUMENT NUMBER 3284137
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

NAME		ADDRESS			PHONE & FAX
OWNER: FILANCO INC / WESTGATE COMMERCIAL VILLAGE GLZ		2015 W BUS 77 N / 20000 SCHERSKIRT DRIVE	WESLACO, TX / PAR EDAS, MANDA, TX	78596 / 78575	
SURVEYOR: RIO DELTA ENGINEERING	PE, RPLS	921 S. 10TH AVENUE	EDINBURG, TX	78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	PE, RPLS	921 S. 10TH AVENUE	EDINBURG, TX	78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

FINAL

PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

DESIGNED	IVAN GARCIA P.E. R.P.L.S.
CALCULATED	IVAN GARCIA P.E. R.P.L.S.
DRAWN	IVAN GARCIA P.E. R.P.L.S.
CHECKED	IVAN GARCIA P.E. R.P.L.S.
PROJECT MANAGER	DANIEL RODRIGUEZ C.I.T.
SCALE	1" = 80'
DATE	MARCH 27, 2023
PROJECT	SUB 22 029
REVISIONS	
SHEET	1-OF-1