

**SUBDIVISION PLAT OF
VELASQUEZ
SUBDIVISION**
BEING A RESUBDIVISION OF
9.55 ACRES OUT OF
FARM TRACT 178
VOL. 2, PGS. 34-37 H.C.M.R.
HIDALGO COUNTY, TEXAS

LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VELASQUEZ SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON
THE WEST SIDE OF F.M. 88 (MILE 5 WEST RD) APPROXIMATELY
330' SOUTH OF ITS INTERSECTION WITH MILE 11 NORTH ROAD.
THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO
APPROXIMATELY 4,500 LF. DUE NORTH. ACCORDING TO THE
OFFICIAL MAP IN THE OFFICE OF PLANNING FOR THE CITY OF
WESLACO, TEXAS BUT INSIDE THE 2 MILE ETJ OF
WESLACO UNDER LOCAL GOVERNMENT CODE 42.021. CITY OF
WESLACO POPULATION 31,442 (2005 CENSUS) PREDICT NO. 1

DORA R. CAVAZOS & NOE ARNOLDO CAVAZOS
VOL. 1580, PG. 703 H.C.D.R.

INDEX TO SHEETS OF VELASQUEZ SUBDIVISION
SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETC.
PRINCIPAL CONTACTS, MAP- LOT, STREETS, AND
EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS),
H.C.D.R.# CERTIFICATION, IRRIGATION DISTRICT NO. 9
CERTIFICATION, HIDALGO COUNTY CERTIFICATION,
ENGINEER'S CERTIFICATION, SURVEYOR'S CERTIFICATION,
PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION,
CERTIFICATION, ATTESTATION, CITY APPROVAL,
COUNTY CLERK'S RECORDING CERTIFICATE, REVISION
NOTES.
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE,
MAP OF WATER AND SANITARY SEWER / OSSP
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE
AND DRAINAGE SWALES, AND ENGINEERING
CERTIFICATION, REVISION NOTES.

N.E. CORNER OF
QUICK C.C. SUBDIVISION
VOL. 25, PG. 131 B, H.C.M.R.

MILE 11 NORTH

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

I, AS OWNER OF THE _____ ACRES TRACT OF LAND DESCRIBED WITHIN THE PROPOSED
VELASQUEZ SUBDIVISION _____, SURRENDER THE LAND
AS SPECIFIED IN THE SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK,
AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT
CODE § 228.002 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE
(C) ELECTRICAL CONNECTIONS FROM ED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM
STATE STANDARDS, AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE
MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RESIGNED & ESTELA VELASQUEZ
197-A, SOUTH TEXAS
WESLACO, TEXAS 78098

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

FRONTO TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO
SEEMS BY HIS FREELY GIVEN DECLARATION THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR
IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE
VELASQUEZ SUBDIVISION
WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER
MY SUPERVISION _____ MARCH 23, 2007

FRED L. KURTH, RPLS # 4700
DATE SURVEYED: MARCH 23, 2007
T BOOK - 216 PG. 11



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A REGISTERED PROFESSIONAL
ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER
ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND
ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

KELLEY A. HELLER VELA, P.E. # 87481
DATE PREPARED: MARCH 23, 2007
JOB NO. (ENG.) 070235
JOB NO. (SUR.) 0700343



HIDALGO COUNTY DRAINAGE DISTRICT NO. 9 HEREBY CERTIFIED THAT THE
DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF
THE DISTRICT ADOPTED UNDER TEX. WATER CODE 46.21 (a). THE DISTRICT
HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES
DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON
GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF
THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE
DETERMINATIONS.

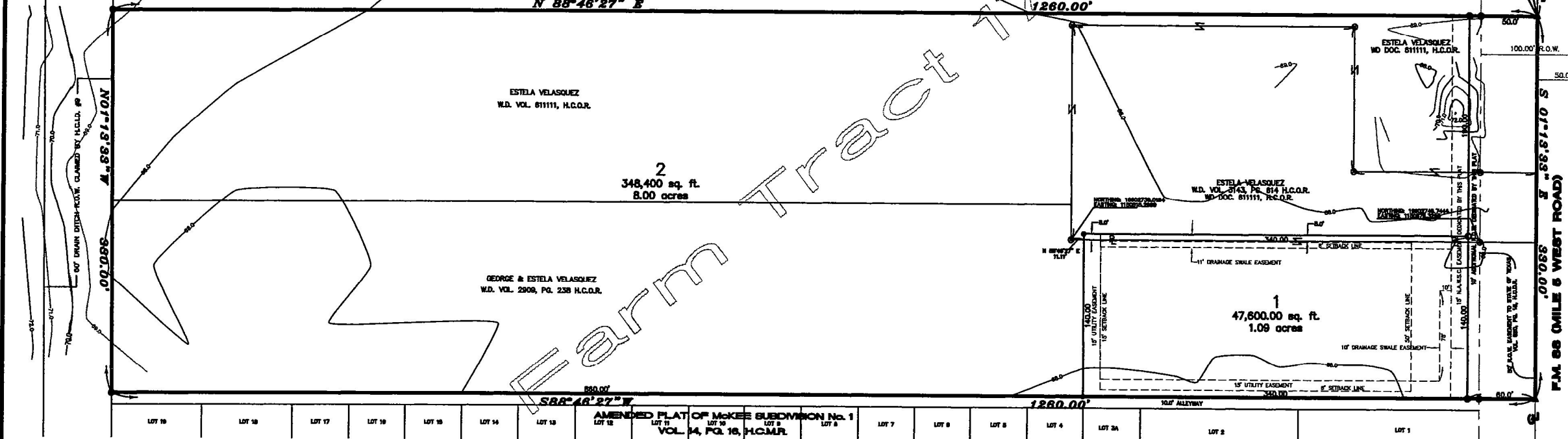
HIDALGO COUNTY DRAINAGE DISTRICT NO. 9
BY: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 228.008 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF
VELASQUEZ SUBDIVISION
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY
COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____



METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 9.55 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS,
BEING PART OR PORTION OF FARM TRACT 178, THE WEST AND ADAMS TRACTS, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS,
SAID 9.55 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID FARM TRACT 178 AND THE NORTHEAST
CORNER OF QUICK P.C. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
25, PAGE 131 B, HIDALGO COUNTY MAP RECORDS, SAID CORNER BEING THE INTERSECTION OF
MILE 11 NORTH & F.M. 88 (MILE 5 WEST ROAD);
THENCE, S 01°13'33\"/>

GENERAL PLAT NOTES & RESTRICTIONS
1. THIS PROPERTY IS LOCATED IN ZONE "C" (UNSHADED).
ZONE "C" - AREAS TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, COMMUNITY PANEL NUMBER 460334 0430 C,
DATED JUNE 8, 2000 WITH AN APPROVAL LDM# DATED MAY 30, 2002.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE EXIST. TOP OF CURB OR EXIST. PG. CL. OR 12\"/>

RIGHT OF WAY EASEMENT
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE
PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND
TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE
PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER
GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY
CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND
SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT,
BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS
AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO EXERCISE, CONSTRUCT,
INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN,
REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER
AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF
INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE
FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT
HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY
AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED
EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN
GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER
LINE THEREOF BEING THE PIPELINE INSTALLED.
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND
THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO
AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE
FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS
THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING
SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS,
WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15'
IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR
ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION,
MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES
REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF
THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE
BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE
COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND
THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS,
EXCEPT THE FOLLOWING:
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH
FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE
PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE
REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT
FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE
OWNS IT, WHICHEVER IS LONGER.

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 218.009(C) AND §
218.0118(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VELASQUEZ SUBDIVISION
WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
WESLACO ON _____ DATE _____

MAYOR OF THE CITY OF WESLACO _____ DATE _____
SECRETARY OF THE CITY OF WESLACO _____ DATE _____

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 218.009(C) AND §
218.0118(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VELASQUEZ SUBDIVISION
WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF
_____ ON _____ DATE _____

PAZ CHAIRPERSON OF THE CITY OF WESLACO _____ DATE _____

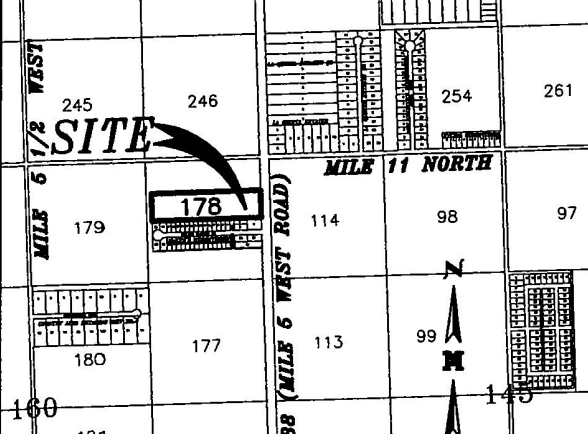
COUNTY CLERK'S RECORDING CERTIFICATE
I, _____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT
BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M.
ON _____, _____, AND WAS RECORDED IN BOOK _____ SHEET(S) _____
THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M.
ON _____

HIDALGO COUNTY CLERK _____ ATTEST: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 9
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
DATED THIS _____ DAY OF _____ YEAR _____

PRESIDENT _____ DATE _____
SECRETARY _____ DATE _____

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____



GENERAL NOTES
A. SPECIAL REVIEW IS REQUIRED FOR ALL OSSP SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN
SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANKS (S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
13. DRAINAGE SWALE EASEMENTS: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY
DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS,
PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE
EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
14. GEORGE & ESTELA VELASQUEZ - THE OWNER & SUBDIVIDER OF VELASQUEZ SUBDIVISION RETAINS AN
EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON
SHEET 1 OF THIS PLAT.
15. DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
16. TROTT PERMITS FOR UTILITY, AND DRIVEWAY ARE REQUIRED FOR THIS SUBDIVISION LOT PRIOR TO CONSTRUCTION OF
DRIVEWAY ACCESS ON TO FM 88 (MILE 5 WEST) AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE
HIDALGO COUNTY PLANNING DEPARTMENT.
17. A 5' SIDEWALK IS REQUIRED ALONG F.M. 88 (MILE 5 WEST ROAD) AND TO BE INSTALLED BY DEVELOPER AT TIME
OF SUBDIVISION CONSTRUCTION.
18. DEVELOPER SHALL INSTALL STREET LIGHTS AT TIME OF DEVELOPMENT OF SUBDIVISION.
19. SUBJECT TO: RIGHT OF WAY EASEMENT FOR ROADS, CANALS AND DRAINAGE DITCHES RESERVED IN DEED DATED MAY 17, 1919
FROM AMERICAN JOO DRAINAGE LAND AND IRRIGATION COMPANY TO CAL LANDTRUST, RECORDED IN VOLUME 74, PAGE 111, DEED
RECORDS, HIDALGO COUNTY, TEXAS, UNLESS IN NATURE.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE
_____ DAY OF _____, 20 _____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT THE STATE OF TEXAS & COUNTY OF HIDALGO & BEFORE ME,
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON _____

THIS DAY PERSONALLY APPEARED _____ KNOWN
TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY)
DEDICATED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE
_____ DAY OF _____, 20 _____

SHEET 1 OF 2

NO.	SHEET	REVISION	DATE	APPROVED