

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION**  
I, JUAN C. RODRIGUEZ AND DAVID RODRIGUEZ OWNERS OF THE LAST ACRES TRACT OF LAND DESCRIBED HEREIN, DO HEREBY SUBDIVIDE THE TRACT OF LAND INTO THE SUBDIVISION PLAT AND DEEDS TO PUBLIC USE THE CITY, TOWN AND COUNCILS OWNERS.  
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 212.002 AND THAT:  
(A) THE WATER QUALITY AND CONNECTION TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) WATER CONNECTION TO THE LOT BY SOME OTHER MEANS, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOT MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTION IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

JUAN C. RODRIGUEZ \_\_\_\_\_ DAVID RODRIGUEZ \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN C. RODRIGUEZ AND DAVID RODRIGUEZ, KNOWN TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSONS WHOSE NAMES AND SIGNATURES TO THE FOREGOING INSTRUMENT, HAD, BY ME, BEEN RECORDED, ENCLARED THAT THEIR SIGNATURES, THEMSELVES AND THEIR ACTS AND CONSENTS AND WHEREAS THAT THEY ENCLOSED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008

NOTARY PUBLIC  
CITY OF WESCO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.002(1) AND § 212.002(2)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE "RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION" HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESCO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

MAYOR OF THE CITY OF WESCO \_\_\_\_\_  
ATTEND: SECRETARY OF THE CITY OF WESCO \_\_\_\_\_

THIS PLAT OF RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESCO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

CITY CLERK \_\_\_\_\_

THE PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, SUBJECT TO THE CONDITION THAT THE SUBDIVISION WILL RECEIVE SEWERAGE AND WATER SERVICE TO EXTENSIVE FACILITIES WHICH THE DISTRICT WILL PROVIDE ONLY REGULAR WATER SERVICE. SUFFICIENT FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND OWNER(S) OF THE LOTS. THE LOTS, HOWEVER, SHALL BE CONNECTED TO THE DISTRICT'S SEWERAGE FACILITY.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

ATTEND: SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT ADOPTED UNDER THE WATER CODE § 46.021 (2). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED HEREIN, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS SUCCESSORS TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.002(1)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2008.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEND: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I, PABLO PENA, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 2, 2008.

PABLO PENA, JR. \_\_\_\_\_ DATE SURVEYED \_\_\_\_\_  
S.P.L.S. No. 3274

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

PABLO F. PENA, JR. \_\_\_\_\_ DATE OF PREPARATION \_\_\_\_\_  
P.E. No. 3499

**PENA ENGINEERING**  
POST OFFICE BOX 4320  
McALLEN TEXAS 78502  
OFFICE (956) 682-8812  
FAX (956) 631-7382  
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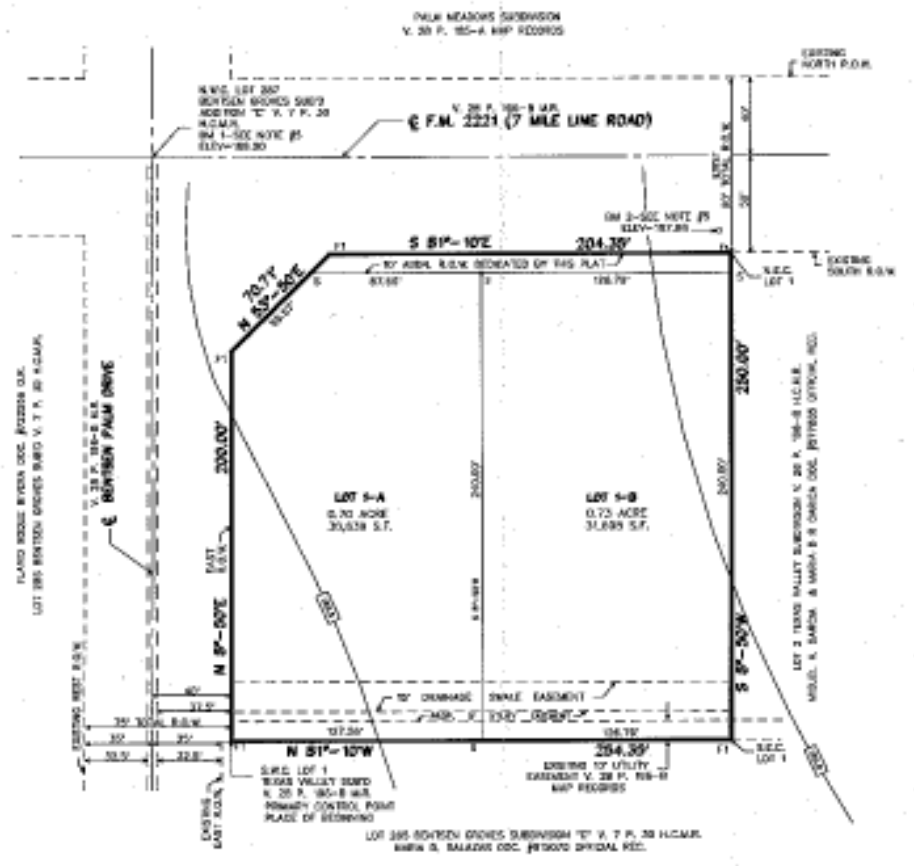
SUBDIVISION PLAT OF

**"RESUBDIVISION OF LOT 1  
TEXAS VALLEY SUBDIVISION"**

A 1.431 ACRE TRACT OF LAND IN LOT 1, TEXAS VALLEY SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 28 PAGE 196-B OF THE MAP RECORDS OF SAID COUNTY;

NOTES: NONE OF RECORDS IS THE EAST LINE OF LOT 1, TEXAS VALLEY SUBDIVISION V. 28 P. 196-B MAP RECORDS OF SAID COUNTY.  
AT EACH SUBDIVISION CORNER MONUMENTS ARE SHOWN IN GENERAL. EACH CORNER IS PLACED WITH A PLASTIC FLAG MARKED WITH COORDINATES (2008 W. 81° 10' 10" N. 28° 10' 10" E. 2008 W. 81° 10' 10" N. 28° 10' 10" E. (2008) 812-8812.

LEGEND  
1" = 1000' 1/2" DIAMETER IRON ROD  
S = SET 1/2" DIAMETER IRON ROD  
R.O.W. = RIGHT OF WAY  
S.C. = SURVEY CONTROL POINT  
ADJ. = ADJACENT



HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT ON \_\_\_\_\_ 2008.

HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 2008.

HIDALGO COUNTY ASSISTANT CHIEF DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATE  
\_\_\_\_\_ 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 \_\_\_\_\_ SHEETS \_\_\_\_\_ THE PLAT BEING OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.

HIDALGO COUNTY CLERK \_\_\_\_\_

**METS AND BOUNDS DESCRIPTION**

A 1.431 ACRE TRACT IN LOT 1 TEXAS VALLEY SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 28 PAGE 196-B MAP RECORDS OF SAID COUNTY, SAID LAST BEING MORE PARTICULARLY DESCRIBED BY METS AND BOUNDS AS FOLLOWS:  
BEGINNING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, FOR THE SOUTHWEST CORNER HEREBY;  
THENCE WITH THE WEST LINE OF SAID LOT, THE EAST B.O.W. OF BENTON PALM DRIVE, N 81°-05' 20.30" WEST TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND TO A CORNER HEREBY;  
THENCE N 81°-05' 20.30" WEST TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND TO A CORNER HEREBY;  
THENCE WITH NORTH LINE OF SAID LOT, THE SOUTH B.O.W. OF F.M. 2221, S 81°-10' 20.30" WEST TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, FOR THE NORTHEAST CORNER HEREBY;  
THENCE WITH THE EAST LINE OF SAID LOT, S 81°-10' 20.30" WEST TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER HEREBY;  
THENCE WITH THE SOUTH LINE OF SAID LOT, N 81°-10' 20.30" WEST TO THE PLACE OF BEGINNING CONTAINING ONE AND FOUR HUNDRED EIGHTY-ONE (1431) ACRES, MORE OR LESS.

REVISION NOTES			
NO.	SHEET	REVISION	DATE

- 1. FLOOD ZONE DESIGNATION: ZONE "X" (UNDESIGNED) (COMMUNITY PANEL NUMBER 44024 2200 0 MAP NUMBER: JUNE 6, 2000, 2006 "X" - AREAS DETERMINED TO BE SUBJECT TO 100-YEAR FLOOD PLANS THE FEDERAL ENGINEERING MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL PLANNING AGENCIES IDENTIFIED NO OTHER AREAS WHERE THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOOD PLANS. CONSTRUCTION OF RESIDENTIAL HOMES WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLANS IS PROHIBITED UNLESS THE HOMES QUALIFIED FOR REPAIRS UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 1901 THROUGH 1907).
- 2. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: BENTON PALM DRIVE 40.00 FEET FROM: 20.00 FEET ON N. LINE WITH EXISTING STRUCTURE ON LOT 1-B OR WHATEVER IS GREATER 30.00 CORNER 30.00 FEET 30.00 FEET ON EASTMENT WHATEVER IS GREATER AND 20.00 FEET ALONG BENTON PALM DRIVE. 15.00 FEET ON EASTMENT WHATEVER IS GREATER.
- 3. NO MORE THAN ONE-THREE (1/3) PART DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL BE AS PER PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE DEPARTMENT APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF 7 MILE LINE ROAD OR 10 HIGHER ABOVE MEAN SEA LEVEL WHATEVER IS GREATER.
- 5. ELEVATION CERTIFICATE SHALL BE SUBMITTED FOR CONSTRUCTION TO VERIFY PER AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE. SEE THE PLAN FOR A DEVELOPER'S FLOOR PLAN APPROVAL.
- 6. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 7. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 8. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 9. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 10. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 11. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 12. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 13. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 14. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 15. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 16. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 17. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 18. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 19. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.
- 20. 1" - FINISH FLOOR ELEVATION SHALL BE 5' ABOVE THE CORNER OF THE NORTHWEST CORNER OF LOT 1, BENTON PALM DRIVE 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 1 TEXAS VALLEY SUBDIVISION.



**VICINITY MAP SCALE: 1"=500'**  
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY  
RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION IS WITHIN HIDALGO COUNTY PROJECT NO. 3 AND IS LOCATED IN NORTHEASTERN HIDALGO COUNTY ON THE NORTHEAST CORNER INTERSECTION OF F.M. 2221 (7 MILE LINE ROAD) AND BENTON PALM DRIVE. THE NEAREST MUNICIPALITY IS THE CITY OF WESCO, (POPULATION 45,229 - 2004 CENSUS). RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION IS LOCATED WITHIN THE CITY OF WESCO, BUT IS WITHIN THE CITY'S FIVE-MILE EXTRAJURISDICTION JURISDICTION (5.4 UNDER LOCAL GOVERNMENT CODE § 212.002).

**INDEX TO SHEET OF RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION PLAT**  
SHEET 1: MEASURING BOOK, LOCATION MAP AND EIT PRELIMINARY MAP, LOT, EASEMENTS AND EASEMENT LAYOUTS, METS AND BOUNDS DESCRIPTION, SURVEYING OBSERVATIONS, PLAT NOTES AND REVISIONS, ENGINEERING CERTIFICATION, ATTORNEY'S CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, ENGINEERING CERTIFICATION, RIGHT OF WAY & HEALTH DEPARTMENT CERTIFICATION.  
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WORK AND METS AND BOUNDS DESCRIPTION, SURVEYING OBSERVATIONS, PLAT NOTES AND REVISIONS, ENGINEERING CERTIFICATION, ATTORNEY'S CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, ENGINEERING CERTIFICATION, RIGHT OF WAY & HEALTH DEPARTMENT CERTIFICATION.

**PRELIMINARY CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JUAN C. RODRIGUEZ, 81, 25 BOX 1961	WESCO, TX 78174	361-3887
	DAVID RODRIGUEZ, 81, 25 BOX 1961	WESCO, TX 78174	361-3888
SURVEYOR:	PABLO PENA, JR., 1221 W. BRIDGEMAN	MCALLEN, TX 78501	682-8812
ENGINEER:	PABLO F. PENA, JR., 1221 W. BRIDGEMAN	MCALLEN, TX 78501	682-8812