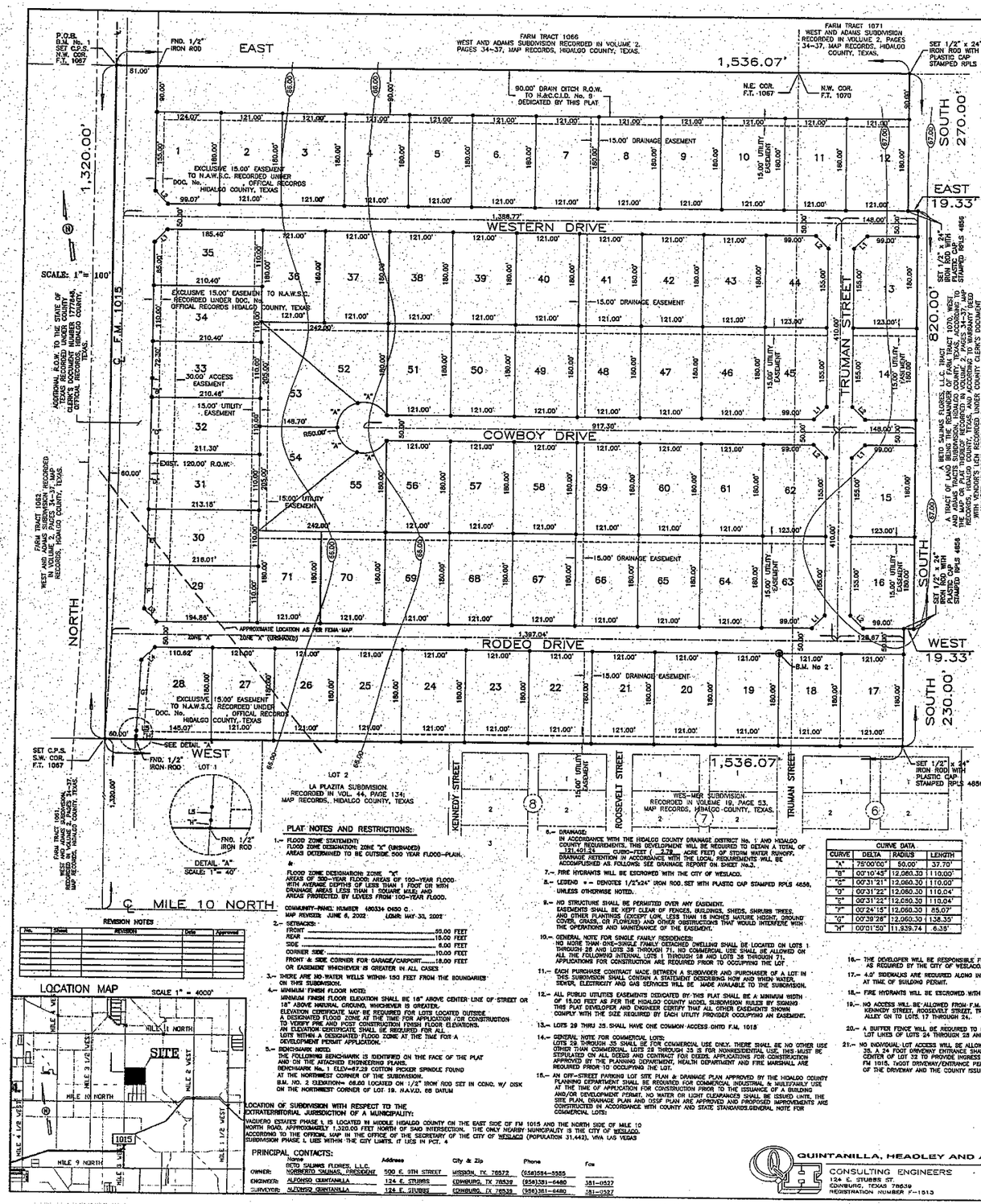

SUBDIVISION PLAT OF:

VAQUERO ESTATES PHASE I

A 46.91 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 1067 AND 6.82 ACRES OUT OF FARM TRACT 1070, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1443250, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 46.91 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 1067 AND 6.82 ACRES OUT OF FARM TRACT 1070, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1443250, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF F.M. 1015 FOR THE NORTHWEST CORNER OF FARM TRACT 1067 AND THE NORTHWEST CORNER OF THIS TRACT,

THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACTS 1067 AND 1070, PASSING A 1/2" IRON ROD FOUND AT 81.00 FEET FOR THE EAST RIGHT OF WAY LINE OF F.M. 1015, A TOTAL DISTANCE OF 1,536.07 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE; SOUTH, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 90.00 FEET FOR THE SOUTH LINE OF A DRAIN DITCH RIGHT OF WAY; A TOTAL DISTANCE OF 270.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT,

THENCE; EAST, A DISTANCE OF 19.33 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT,

THENCE; SOUTH, A DISTANCE OF 820.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT,

THENCE; WEST, A DISTANCE OF 19.33 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT,

THENCE; SOUTH, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF FARM TRACT 1070 FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE; WEST, ALONG THE SOUTH LINE OF FARM TRACTS 1067 AND 1070, PASSING A 1/2" IRON ROD FOUND AT 1,478.07 FEET FOR THE EAST RIGHT OF WAY LINE OF F.M. 1015, A TOTAL DISTANCE OF 1,536.07 FEET TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF F.M. 1015 FOR THE SOUTHWEST CORNER OF FARM TRACT 1067 AND THE SOUTHWEST CORNER OF THIS TRACT,

THENCE; NORTH, ALONG THE WEST LINE OF FARM TRACT 1067 AND WITHIN THE RIGHT OF WAY OF F.M. 1015, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.91 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH V.A. BLACK SUBDIVISION, RECORDED IN VOLUME 19, PAGE 176, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

9-27-10
DATE

LOT	AREA (S.F.)	AREA (AC.)
1	22,045.32	0.506
2-12	21,780.00	0.500
13-16	21,827.50	0.501
17	21,816.63	0.501
18	22,338.80	0.513
17-27	21,780.00	0.500
28	24,890.46	0.571
29	23,651.53	0.543
30	23,618.34	0.542
31	23,363.24	0.536
32	23,212.11	0.533
33	23,168.71	0.532
34	23,160.72	0.532
35	22,886.33	0.525
36-43	21,780.00	0.500
44-45	21,827.50	0.501
46-51	21,780.00	0.500
52	23,594.11	0.542
53-54	22,202.13	0.510
55	23,594.11	0.542
56-61	21,780.00	0.500
62-63	21,827.50	0.501
64-71	21,780.00	0.500

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°00'00" W	35.36'
L2	S 45°00'00" E	35.36'
L3	N 43°53'41" W	34.67'
L4	S 46°17'01" W	36.14'
L5	S 03°17'05" W	10.05'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	75°00'00"	50.00'	37.70'
"B"	00°10'45"	12,060.30	110.00'
"C"	00°31'21"	12,060.30	110.00'
"D"	00°31'22"	12,060.30	110.04'
"E"	00°31'22"	12,060.30	110.04'
"F"	00°24'15"	12,060.30	85.07'
"G"	00°39'26"	12,060.30	138.35'
"H"	00°01'50"	11,939.74	6.35'

RIGHT OF WAY EASEMENT

KNOW 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, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of actually 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 Grantor 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 an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it 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 Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this___ day of _____, 20___.

BETO SALINAS FLORES, L.L.C.
NORBERTO SALINAS, PRESIDENT

NOTE:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE No. 49.211(c). 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. 1

BY: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

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

BETO SALINAS FLORES, L.L.C.
I, NORBERTO SALINAS, PRESIDENT AS OWNER OF THE 46.91 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS 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 §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

_____ DATE

BETO SALINAS FLORES, L.L.C.
NORBERTO SALINAS, PRESIDENT
500 E. 9TH STREET
MISSION, TX. 78572
TELEPHONE: (956) 584-5555

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared BETO SALINAS FLORES, L.L.C. NORBERTO SALINAS, PRESIDENT proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20___.

LILIA A. QUINTANILLA Notary Public, State of Texas My Commission Expires July 23, 2012.

LILIA A. QUINTANILLA– NOTARY PUBLIC

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the VAQUERO ESTATES PHASE I, was reviewed and approved by the City Council of the City of Weslaco on _____.

Mayor of the City of Weslaco — Date

ATTEST:
Secretary of the City of Weslaco — Date

CITY OF WESLACO
CERTIFICATE OF PLANNING AND ZONING APPROVAL

I THE UNDERSIGNED CERTIFY that this plat of the VAQUERO ESTATES PHASE I, was reviewed and approved by the Planning and Zoning of the City of Weslaco on _____.

Chairperson of the City of Weslaco — Date

ATTEST:
Secretary of the City of Weslaco — Date

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the VAQUERO ESTATES PHASE I, was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge — Date

ATTEST:
Hidalgo County Clerk — Date

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS_____ DAY OF _____ 20___.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.&C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

_____
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS ALFONSO QUINTANILLA 95534 PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

2-2-11
DATE

INDEX OF SHEETS

SHEET 1.– HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S HIDALGO COUNTY R.O.W. CERTIFICATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; REVISION NOTES.

SHEET 2.– WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 3.– DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

HIDALGO COUNTY TEXAS

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

ON: _____ AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY:_____ DEPUTY

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE STATEMENTS
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN.
&
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 480334 0450 C.
MAP REVISED: JUNE 6, 2002 LOMR: MAY 30, 2002

2.– SETBACKS:
FRONT ..... 50.00 FEET
REAR ..... 15.00 FEET
SIDE ..... 6.00 FEET
CORNER SIDE ..... 10.00 FEET
FRONT & SIDE CORNER FOR GARAGE/CARPORT..... 18.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

3.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

4.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND HOST CONSTRUCTION FINISH FLOOR ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCHMARK No. 1 ELEV=67.29 COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SUBDIVISION.
B.M. NO. 2 ELEVATION= 68.60 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHWEST CORNER OF LOT 19. N.A.V.D. 88 DATUM

6.– DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 121,491.24 CUBIC-FEET OF 2.78 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.2.

7.– FIRE HYDRANTS WILL BE ESCROWED WITH THE CITY OF WESLACO.

8.– LEGEND = = DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

9.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.

10.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 THROUGH 28 AND LOTS 33 THROUGH 71. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS: 1 THROUGH 28 AND LOTS 33 THROUGH 71.
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

11.– 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.

12.– ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

13.– LOTS 29 THRU 35 SHALL HAVE ONE COMMON ACCESS ONTO F.M. 1015

14.– GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 29 THROUGH 35 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 28 THROUGH 35 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

15.– AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.GENERAL NOTE FOR COMMERCIAL LOTS:

16.– THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION. AS REQUIRED BY THE CITY OF WESLACO.

17.– 4.0' SIDEWALKS ARE REQUIRED ALONG INTERIOR STREETS AND ALONG F.M. 1015 AT TIME OF BUILDING PERMIT.

18.– FIRE HYDRANTS WILL BE ESCROWED WITH THE CITY OF WESLACO.

19.– NO ACCESS WILL BE ALLOWED FROM F.M. 1015 ON TO LOTS 1 AND 28; AND FROM KENNEDY STREET, ROOSEVELT STREET, TRUMAN STREET, AND THE EXISTING 20.00 FOOT ALLEY ON TO LOTS 17 THROUGH 24.

20.– A SECTION FENCE WILL BE REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE REAR LOT LINES OF LOTS 24 THROUGH 28 AND LOTS 29 THROUGH 35.

21.– NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FROM FM 1015 ON TO LOTS 29 THROUGH 35. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON THE CENTER OF LOT 32 TO PROVIDE INGRESS AND EGRESS TO LOTS 29 THROUGH 35 FROM FM 1015. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPER AND/OR BUILDING PERMIT.

REVISION NOTES

No.	Sheet	REVISION	Date	Approval

LOCATION MAP — SCALE 1" = 400'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VAQUERO ESTATES PHASE I, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF FM 1015 AND THE NORTH SIDE OF MILE 10 NORTH ROAD. APPROXIMATELY 1,320.00 FEET NORTH OF SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,443), VIVA LAS VEGAS SUBDIVISION PHASE I, LIES WITHIN THE CITY LIMITS. IT LIES IN PCT. 4

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	BETO SALINAS FLORES, L.L.C. NORBERTO SALINAS, PRESIDENT	500 E. 9TH STREET	MISSION, TX 78572	(956)584-5555	
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
REGISTRATION NUMBER F-1513
Quintanilla@headley-associates.net

Sheet No. 1 OF 3 SHEETS	FILENAME : F:\DATA\SUBDIVS\WESLACO\VAQUERO ESTATES PHASE I\PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	SEPT. 27, 2010	M.G.		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY