

SUBDIVISION PLAT OF: PALOS ROJOS SUBDIVISION No. 2

A 30.02 ACRE TRACT OF LAND (MAP AND DEED RECORD: 30.00 ACRES) BEING ALL OF FARM TRACT 263, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER 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 1427372, AND ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1540276, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION PALOS ROJOS, INC. NORBERTO SALINAS, PRESIDENT & LOTS 26 AND 27 SENON V. MOYA, SR.

PALOS ROJOS, INC. NORBERTO SALINAS, PRESIDENT & LOTS 26 AND 27 SENON V. MOYA, SR. 500 E. 9TH STREET WESLACO, TX 78752 TELEPHONE: (956) 584-5555

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared to me the person 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 purposes and consideration therein expressed.

LUISA A. GONZALEZ - 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 PALOS ROJOS SUBDIVISION No. 2, was reviewed and approved by the City Council of the City of Weslaco, on

Mayor of the City of Weslaco Date Secretary of the City of Weslaco Date

STATE OF TEXAS CITY OF WESLACO I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE PALOS ROJOS SUBDIVISION No. 2, 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 HCCD #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.

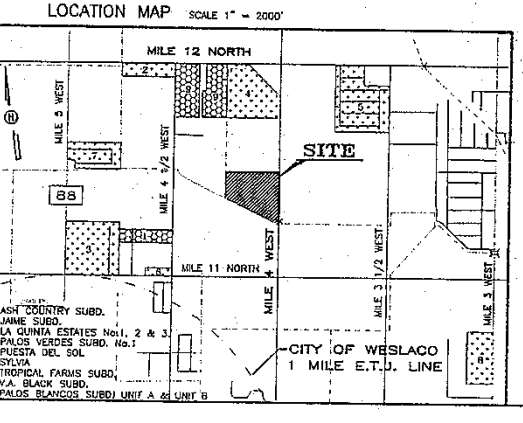
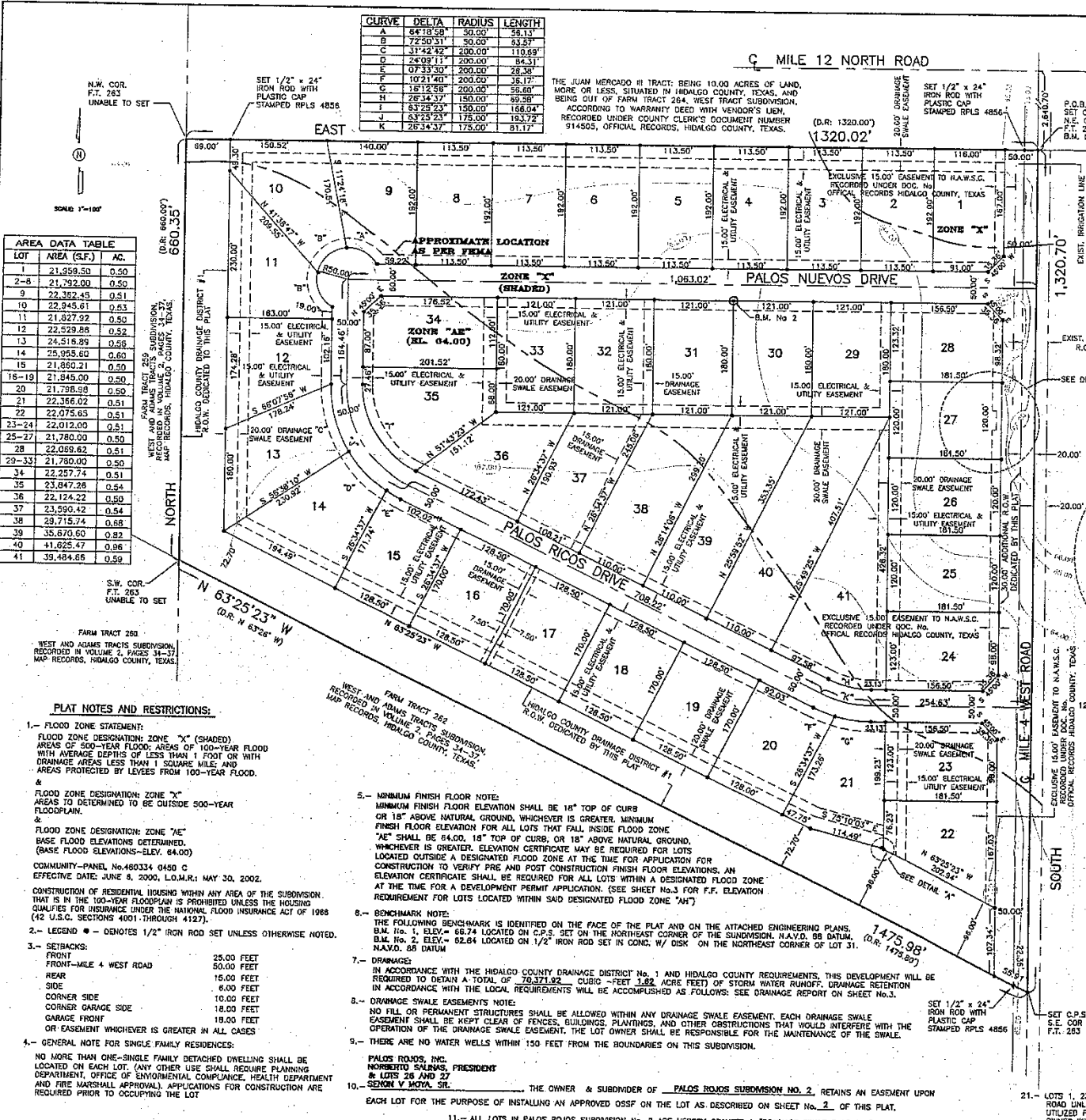
IN WITNESS WHEREOF the said Grantor executed this instrument this day of 20

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.

ALFONSO QUINTANILLA P.E. No. 614-H DATE

FILED FOR RECORD IN HIDALGO COUNTY, TX HIDALGO COUNTY CLERK

INDEX OF SHEETS SHEET 1 - HEADINGS INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS, MAP, LOTS, STREETS, AND EASEMENT LOCATION, DISTRICT FILES AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL, COUNTY CLERK'S CERTIFICATION, HIDALGO COUNTY RECORDING CERTIFICATE, H.C.C.I.D. #9 CERTIFICATION, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE, REVISION NOTES.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: PALOS ROJOS SUBDIVISION, IS LOCATED IN THE EAST HIDALGO COUNTY ON THE WEST SIDE OF MILE 4 WEST ROAD AND AT 2,600.00 FEET SOUTH OF MILE 12 NORTH ROAD, 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 28,935). PALOS ROJOS SUBDIVISION LIES APPROXIMATELY 1 1/2 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PRECEDENT NO. 1.

CONSULTING ENGINEERS LAND SURVEYORS QUINTANILLA, HEADLEY AND ASSOCIATES, INC. 124 E. STUBBS EDINBURG, TEXAS 78839 ENGINEERING REGISTRATION NUMBER 19113 SURVEYING REGISTRATION NUMBER 100411-00

AREA DATA TABLE

LOT	AREA (SQ. FT.)	AC.
1	21,959.50	0.50
2-6	21,792.00	0.50
9	22,352.43	0.51
10	22,945.61	0.53
11	21,827.92	0.50
12	22,929.86	0.53
13	24,518.80	0.56
14	25,955.60	0.59
15	21,860.21	0.50
16-19	21,845.00	0.50
20	21,798.99	0.50
21	22,366.02	0.51
22	22,075.63	0.51
23-24	22,012.00	0.51
25	22,059.82	0.51
26-33	21,780.00	0.50
34	22,257.74	0.51
35	23,847.28	0.54
36	22,124.22	0.50
37	23,590.42	0.54
38	29,715.74	0.68
39	35,670.60	0.82
40	41,625.47	0.96
41	39,484.66	0.91

PLAT NOTES AND RESTRICTIONS: 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADDED) 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; AREAS PROTECTED BY LEAVES FROM 100-YEAR FLOOD. FLOOD ZONE DESIGNATION: ZONE "7" AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. FLOOD ZONE DESIGNATION: ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED. (BASE FLOOD ELEVATIONS-ELEV. 64.00) COMMUNITY-PANEL No. 480334 0450 C EFFECTIVE DATE: JUNE 8, 2000, L.O.M.R.: MAY 30, 2002. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4011 THROUGH 4127).

2. LEGEND: - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. 3. SETBACKS: FRONT - MILE 4 WEST ROAD 25.00 FEET 80.00 FEET 15.00 FEET 6.00 FEET 10.00 FEET 18.00 FEET 18.00 FEET 18.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES. 4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. MINIMUM FINISH FLOOR ELEVATION FOR ALL LOTS THAT FALL INSIDE FLOOD ZONE "AE" SHALL BE 64.00, 18" TOP OF CURB, 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 PRE AND POST 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. (SEE SHEET No.3 FOR F.F. ELEVATION REQUIREMENT FOR LOTS LOCATED WITHIN SAID DESIGNATED FLOOD ZONE "AE") 6. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1, ELEV. = 66.74 LOCATED ON C.P.S. SET ON THE NORTHEAST CORNER OF THE SUBDIVISION, N.A.V.D. 88 DATUM. B.M. No. 2, ELEV. = 62.84 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHEAST CORNER OF LOT 31. 7. 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 2,600.00 CUBIC FEET 3.82 ACRES FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE COMPLETED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3. 8. DRAINAGE SWALE EASEMENTS NOTE: 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. 9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION. 10. PALOS ROJOS, INC. NORBERTO SALINAS, PRESIDENT & LOTS 26 AND 27 SENON V. MOYA, SR. THE OWNER & SUBDIVIDER OF PALOS ROJOS SUBDIVISION No. 2, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT. 11. ALL LOTS IN PALOS ROJOS SUBDIVISION No. 2 ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN PALOS ROJOS SUBDIVISION No. 2 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE DRAINAGE SWALE AREAS. LOT OWNERS OF PALOS ROJOS SUBDIVISION No. 2 THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY ACTION OR BY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALE DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING PALOS ROJOS SUBDIVISION No. 2 BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN PALOS ROJOS SUBDIVISION No. 2, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN PALOS ROJOS SUBDIVISION No. 2, ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALE DEPICTED ON THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS: Name Address City & Zip Phone Fax OWNER: PALOS ROJOS, INC. NORBERTO SALINAS, PRESIDENT 500 E. 9TH ST. MISSION, TX 78752 (956)584-5555 LOTS 26 AND 27 SENON V. MOYA, SR. 87 E. BOX 62 MERCEDES, TEXAS 78750 ENGINEER: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78839 (956)381-6480 (956) 381-0527 SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78839 (956)381-6480 (956) 381-0527