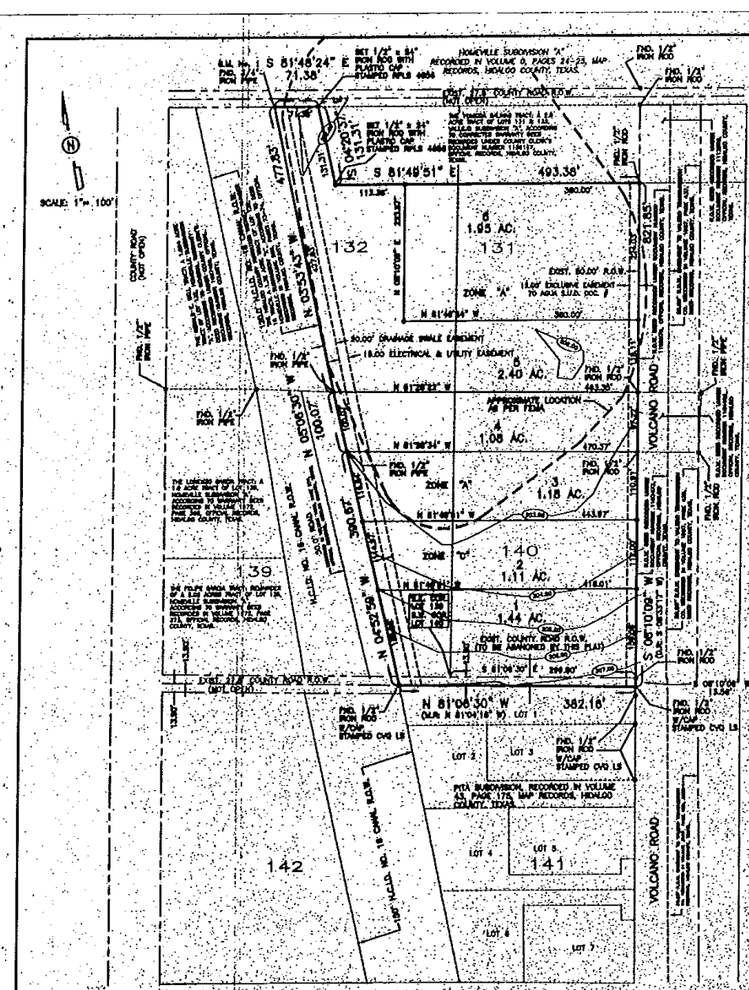


INDEX OF SHEETS

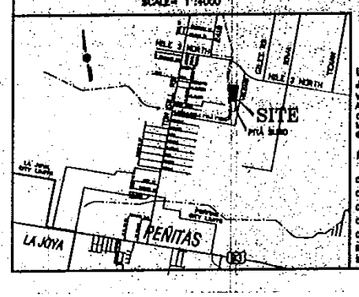
SHEET 1.- [illegible]

SHEET 2.- [illegible]

SHEET 3.- [illegible]

LOCATION MAP

SCALE= 1"=4000'



FLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION ZONE "A" AREAS OF 100-YEAR FLOODING; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. (M.F.E. EL=303.0') AND FLOOD ZONE DESIGNATION ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0400 C EFFECTIVE DATE NOVEMBER 16, 1982

2.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT. (THERE SHALL BE NO OTHER USE, OTHER THAN A SINGLE FAMILY DWELLING UNLESS IT IS PRECEDED ON THE PLAT BY A LOT ON AN USED FOR BUSINESS OTHER THAN A RESIDENCE.)

3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD OR 18" ABOVE ROAD GRADE, WHICHEVER IS GREATER. SUBDIVISION DEPOSIT MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION PERMIT FOR AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AS BUILT DRAWINGS SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

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

VALLEJO SUBDIVISION, IS LOCATED IN WEST HIDALGO COUNTY, 1,287' SOUTH OF THE INTERSECTION OF MILE 3 NORTH ROAD AND ON THE WEST SIDE OF VOLCANO ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PENITAS ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PENITAS (POPULATION 1,123). VALLEJO SUBDIVISION, LIES APPROXIMATELY FIVE (5) MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. NO. 3

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER	GUADALUPE CALDERON	3008 VOLCANO ROAD	PENITAS, TEXAS 78576		
OWNER	[illegible]				
OWNER	LINO VILLEJO	P.O. BOX 181	PENITAS, TEXAS 78576		
OWNER	RICARDO GARCIA	P.O. BOX 743	PENITAS, TEXAS 78576		
OWNER	RACHEL HINOJOSA	P.O. BOX 735	PENITAS, TEXAS 78576		
ENGINEER	ALFONSO QUINTANILLA	134 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0857
SURVEYOR	ALFONSO QUINTANILLA	134 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0857

4.- LEGEND: ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4464, UNLESS OTHERWISE NOTED.

5.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6.- MINIMUM BUILDING SETBACK LINES:

FRONT	50.00'
FRONT VOLCANO ROAD	60.00'
SIDE	10.00'
SIDE ADJOINING STREET	15.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER	
REAR	10.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER	

7.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

8.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE CRITERIA THE OWNER(S) WILL BE REQUIRED TO DETAIN A TOTAL OF 18.14 ACRE (1,000 -FEET SUB-) ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 3

9.- NO FILL ON PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE OR UTILITY EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAN OF FENCES, BUILDINGS, WEEDS, TREES, OR OTHER OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE WHALES.

10.- BENCHMARK No. 11-CLEV-J SEA.30 FOUND 3/4" IRON PIPE LOCATED AT SOUTHEAST CORNER OF PROPOSED SUBDIVISION. NGVD, 88 DATUM

11.- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN DRAINAGE WHALE EASEMENT AND LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF WHALE.

12.- EACH LOT HAS A 15' WIDE PUBLIC UTILITY AND/OR 30' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT. THE REAR OF THE LOT IS DEFINED AS THAT PORTION FARTHEST FROM PROP. STREET OR CONT. STREET.

13.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 18 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.

14.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO ORDER ABOVE OR BELOW GROUND UTILITIES TO BE INSTALLED ON ANY LOT UNTIL THE PLAT HAS BEEN FILED, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A DRAINAGE PERMIT FROM THE DISTRICT. (H.C.I.D. NO. 18 DISTRICT)

15.- NO PERMANENT STRUCTURES, DOWELS, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED ON EAST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

16.- ALL LOTS SHALL BE FOR RESIDENTIAL AND/OR COMMERCIAL USE.

17.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC WASTEWATER ONLY.
B. A REPAIR DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTIFAMILY USE.
C. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 31,750 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
D. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
E. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS LINE BE ALSO SHOWN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
F. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING PROFILE, LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

18.- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.

19.- IF THE PURCHASER(S) OF LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGER METER IS REQUIRED THEN THE LOT WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE (IN SUCH LARGER METER).

20.- THE RESIDENTIAL LOTS (1 THRU 6) SHOULD REFLECT SERVICE BY A 5/8" METER.

21.- 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 PROGRESS IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
GUADALUPE CALDERON, LINO VALLEJO, RACHEL HINOJOSA & RICARDO GARCIA, THE OWNER & SUBDIVIDER OF VALLEJO SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSEFUL OF INSTALLING AN APPROVED OSSF, ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.

22.- EACH PURCHASED 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.

23.- SIDEWALKS WILL NOT BE REQUIRED BY THIS PLAT.

24.- ALL LOTS IN VALLEJO SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE WHALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN VALLEJO SUBDIVISION, TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE WHALE" AREA. LOT OWNER OF VALLEJO SUBDIVISION AND ANY SUBSEQUENT OWNER OF THE "DRAINAGE WHALE" AREA, SHALL HOLD THE HIDALGO COUNTY DRAINAGE DISTRICT HARMLESS FOR ANY DAMAGES OR LIABILITY ARISING FROM THE SUBDIVISION PLAT AND INSTRUMENTS FOR AN UNDERSIZED OF THE DRAINAGE WHALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY 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 OWNER IN VIOLATION IN THE OWNER THE DRAINAGE DISTRICT DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS IN VALLEJO SUBDIVISION BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED, IF A FULLY DEVELOPED SUBDIVISION WITH ALL APPROPRIATE STREETS AND LOCAL LINES AND DRAINAGE SYSTEM IS FULLY DEVELOPED AND ACTUALLY SERVICES ALL THE LOTS IN VALLEJO SUBDIVISION, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (BUT NOT THE OBLIGATION) OF THE ADDITIONAL OF A DITCH TO LOT 16 OF VALLEJO SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO RELOCATE THE DRAINAGE WHALES PURSUANT TO THE PLAT NOTE, BY AND INSTRUMENT, A SUBDIVISION PLAT FILED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION SHOWN HEREON ARE IN ACCORDANCE WITH THE DRAINAGE STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 551. HOWEVER, THE DISTRICT HAS NOT REVIEWED THE DRAINAGE PLANS FOR CERTAIN LOTS IN THE SUBDIVISION. THE DISTRICT HAS NOT REVIEWED THE DRAINAGE PLANS FOR ALL FUTURE LOTS BASED ON REASONABLE ASSUMPTIONS REGARDING SITE DRAINAGE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MEET THE DRAINAGE STANDARDS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

SUBDIVISION PLAT OF VALLEJO SUBDIVISION

A 9.16 ACRE TRACT OF LAND OUT OF LOTS 131, 132, 139 AND 140, BLOCK 12, HOMEVILLE SUBDIVISION "A", HIDALGO, COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 24-25, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1653, PAGE 274, WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 614324, AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 722101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 9.16 ACRE TRACT OF LAND OUT OF LOTS 131, 132, 139 AND 140, BLOCK 12, HOMEVILLE SUBDIVISION "A", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 24-25, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1653, PAGE 274, WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 614324, AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 722101, 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 1/2" IRON ROD WITH CAP STAMPED CVG LS FOUND AT THE INTERSECTION OF THE CENTERLINE OF AN ABANDONED 27.30 FOOT COUNTY ROAD AND THE WEST RIGHT OF WAY LINE OF VOLCANO ROAD FOR THE NORTHEAST CORNER OF PITA SUBDIVISION (RECORDED IN VOLUME 43, PAGE 175, MAP RECORDS, HIDALGO, COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 81°48'24" E, 849.60 FEET AND S 08°10'08" W, 13.84 FEET FROM THE SOUTHEAST CORNER OF LOT 110;

THENCE, N 81°06'30" W (BASE BEARING N 81°06'18" W), ALONG THE CENTERLINE OF SAID ABANDONED 27.30 FOOT COUNTY ROAD AND THE NORTH LINE OF PITA SUBDIVISION, A DISTANCE OF 382.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED CVG LS FOUND FOR THE NORTHWEST CORNER OF PITA SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08°53'30" W, ALONG THE EAST LINE OF A FIFTY FOOT ROAD (RECORDED IN VOLUME 1653, PAGE 274, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,330.30 FEET TO A 1/2" IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 81°48'51" E, ALONG THE EAST LINE OF SAID 50.00 FOOT ROAD, A DISTANCE OF 493.38 FEET TO A 1/2" IRON PIPE FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 08°10'08" W, ALONG THE EAST LINE OF A 130.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO.18 CANAL RIGHT OF WAY (RECORDED IN VOLUME 808, PAGES 73-74, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 177.83 FEET TO A 3/8" IRON PIPE FOUND ON THE SOUTH LINE OF A 27.30 FOOT COUNTY ROAD (NOT OPEN) FOR THE NORTHWEST CORNER OF THE TRACT;

THENCE, S 81°48'24" E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 27.30 FOOT COUNTY ROAD (NOT OPEN), A DISTANCE OF 71.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4464 SET FOR THE NORTHEAST CORNER OF THE VONDA SALINAS TRACT (A 2.0 ACRE TRACT OUT OF LOTS 131 AND 132, HOMEVILLE SUBDIVISION "A", ACCORDING TO CORRECTIVE WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1186157, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THE TRACT;

THENCE, S 04°30'27" E, ALONG THE WEST LINE OF THE VONDA SALINAS TRACT, A DISTANCE OF 131.31 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4464 SET FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THE TRACT;

THENCE, S 81°48'51" E, ALONG THE SOUTH LINE OF THE VONDA SALINAS TRACT, A DISTANCE OF 443.38 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF VOLCANO ROAD FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THE TRACT;

THENCE, S 08°10'08" W (DEED RECORD, S 08°33'17" W), ALONG THE WEST RIGHT OF WAY LINE OF VOLCANO ROAD, A DISTANCE OF 881.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.16 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH NORTH ROSE ACRES SUBDIVISION, RECORDED IN VOLUME 43, PAGE 181, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION PLAT SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

7-8-10
DATE

ALFONSO QUINTANILLA
R.P.L.S. No. 4464

COUNTY OF HIDALGO
STATE OF TEXAS

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.

6-3-11
DATE

ALFONSO QUINTANILLA
P.E. No. 56614

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VALLEJO SUBDIVISION HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ A.D.

HIDALGO COUNTY HEALTH INSPECTOR _____ DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VALLEJO SUBDIVISION HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ A.D.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE

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

WE, GUADALUPE CALDERON, LINO VALLEJO, RACHEL HINOJOSA AND RICARDO GARCIA, AS OWNERS OF OF THE 9.16 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VALLEJO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

6-3-11 — LOTS 3 & 4, GUADALUPE CALDERON, 3008 VOLCANO ROAD, PENITAS, TEXAS 78576
6-3-11 — LOTS 1 & 2, RACHEL HINOJOSA, P.O. BOX 735, PENITAS, TEXAS 78576
6-3-11 — LOT 5, RICARDO GARCIA, P.O. BOX 743, PENITAS, TEXAS 78576
6-3-11 — LOTS 1, 2, & 3, LINO VALLEJO, P.O. BOX 181, PENITAS, TEXAS 78576

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THIS DAY PERSONALLY APPEARED GUADALUPE CALDERON, RACHEL HINOJOSA, LINO VALLEJO, AND RICARDO GARCIA, proved to me through the Texas Department of Public Safety Driver License to be the persons whose name is subscribed to the foregoing instrument, being duly sworn, on their oath, stated that the statements therein are true and correct, and acknowledged that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of June, 2011

NOTARY PUBLIC

STATE OF OREGON
COUNTY OF Malheur

This instrument was acknowledged before me on 17th June, 2011 by RACHEL HINOJOSA

Yvette Carmelita Zeather
NOTARY PUBLIC - STATE OF OREGON

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

BE THE UNDERSIGNED CERTIFY that this plat of the VALLEJO SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ date
ATTEST:
Hidalgo County Clerk _____ date

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE [illegible] UTILITY DISTRICT HAS APPROVED THE POTABLE WATER PLAT, THAT THE AREA WITHIN THE DISTRICT IS LOCATED IN HIDALGO COUNTY, TEXAS, THE AREA WITHIN THE UTILITY DISTRICT IS THE SUBJECT OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO SERVE POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, THAT IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS, THE AREA WITHIN THE UTILITY DISTRICT HAS A PRIMARY WATER SUPPLY TO THIS SUBDIVISION AT THE TIME THAT ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE SET, WATER LATERALS ARE GRADEWELL AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANCISCO FLORES
DIRECTOR, MANAGER
[illegible] UTILITY DISTRICT

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 18 SUBJECT TO THE FOLLOWING: THAT IT WILL BE THE RESPONSIBILITY OF THE OWNER OF THE LOTS IN THE SUBDIVISION, PROVIDED THAT IT WILL BE MADE FOR APPROPRIATE EASEMENTS AND THE INSTALLATION OF PROPERLY DESIGNED DRAINAGE FACILITIES, TO BE DETERMINED BY THE DISTRICT, TO BE PLACED TO SUCH LOTS FROM THE DISTRICT DITCHES OR LATERALS, AND IN THE EVENT OF SUCH REQUIREMENT, IT WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

GIVEN THIS THE ____ DAY OF _____, A.D.

PRESIDENT _____ ATTEST: SECRETARY _____

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
134 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE: 956-381-6480
FAX: 956-381-0857
ENGINEERING REGISTRATION NUMBER F-1615
LAND SURVEYORS
PHONE: 956-381-6480
FAX: 956-381-0857
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 1 OF 3 SHEETS	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]