



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-07-2026

PROPOSED WESTGATE HILLS SUBDIVISION, PRECINCT No. 1

ENGINEER JOSE DELGADO, P.E. DEVELOPER: JOSE ANGEL JIMENEZ JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY 2 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 1

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MILE 6 WEST ROAD APPROXIMATELY ½ MILE SOUTH OF MILE 12 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-02-2026 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE ROAD SIDE DITCH IMPROVEMENTS DISCHARGING TO MILE 6 WEST ROAD.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 6 WEST ROAD.

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

Final Approval *with financial guarantee.*

* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

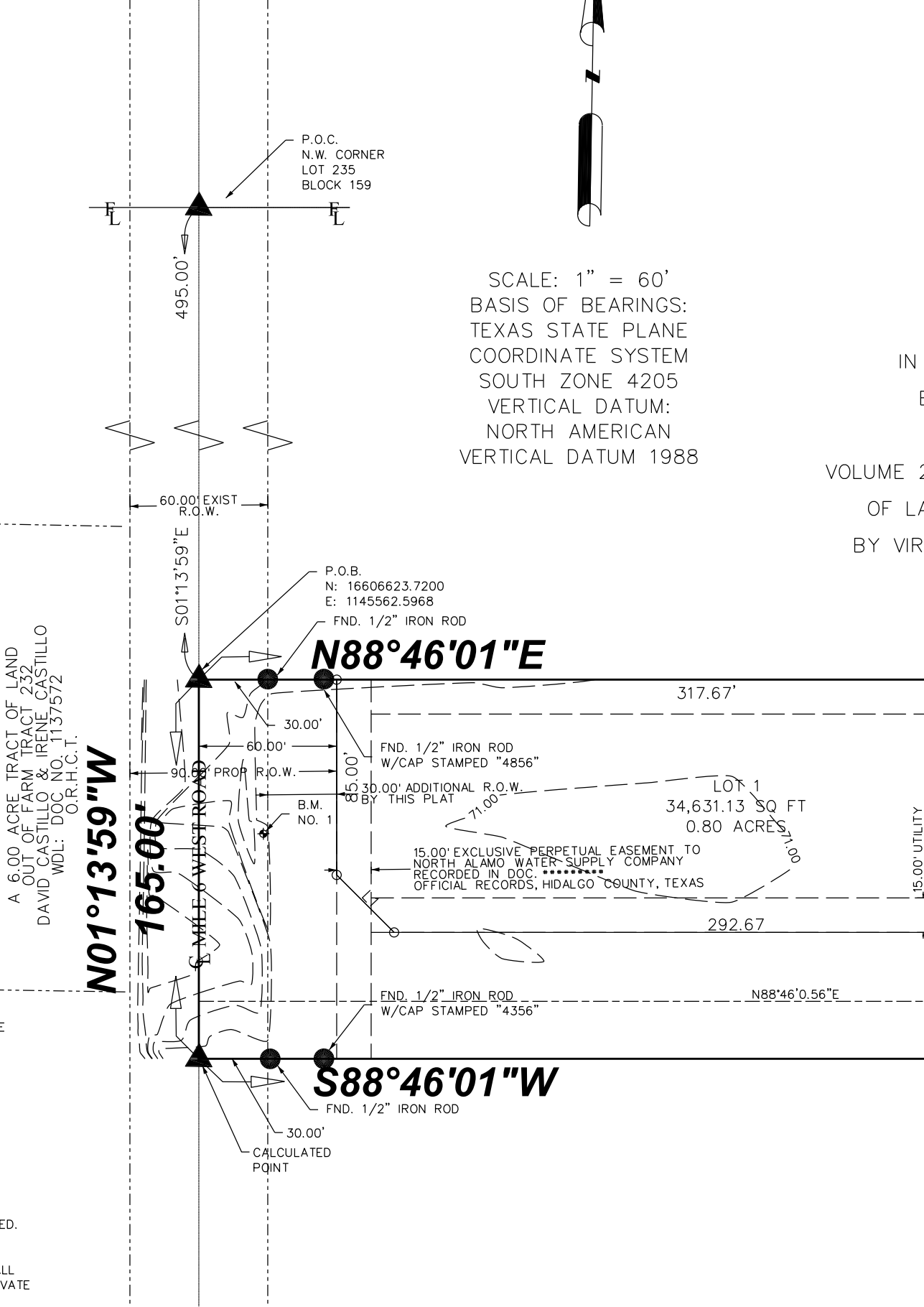
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"
2. SETBACKS: FRONT (MILE 6 WEST ROAD): 50.00 FEET
3. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 3. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. LOTS 1 AND 2 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES.
5. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE HIGHER THAN 23.00 OR 18" ABOVE THE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 20,500 GALLON CUBIC-FEET (0.47 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVEMENT AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. 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. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
9. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF 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. 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.
11. ALL PUBLIC UTILITY 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.
12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR 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 PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
13. 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.
14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
15. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
16. JOSE ANGELO JIMENEZ, JR. THE OWNER & SUBDIVIDER OF WESTGATE HILLS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
17. DRAINAGE DETENTION SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
18. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
19. HOMEOWNERS ASSOCIATION COVENANTS FOR WESTGATE HILLS SUBDIVISION AS RECORDED UNDER DOCUMENT NUMBER XXXXXXXXXXXXXXXX.
20. ALL LOTS IN WESTGATE HILLS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN WESTGATE HILLS SUBDIVISION TO THE AREA DEFINED ON THIS SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF WESTGATE HILLS SUBDIVISION, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES OF 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 OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING WESTGATE HILLS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN WESTGATE HILLS SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN WESTGATE HILLS SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
21. ALL FENCES ABUTTING GRASS DITCH R.O.W. SHALL BE PLACED WITHIN INDIVIDUAL'S LOT AS TO NOT IMPED WITH MAINTENANCE OF DITCH.
22. STREETLIGHTS MUST BE LOCATED EVERY 300 FEET.
23. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.
24. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.
25. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
26. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
27. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
28. ALL PRIVATE STREETS, INCLUDING OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
29. AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO, TEXAS, HIDALGO COUNTY, AND HIDALGO COUNTY DRAINAGE DISTRICT 1. HARMLESS AND INDEMNIFY SAID CITY, COUNTY, AND DISTRICT FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.
30. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HIDALGO COUNTY, AND HIDALGO COUNTY DRAINAGE DISTRICT 1 HARMLESS AND INDEMNIFY SAID CITY, COUNTY, AND DISTRICT FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.
31. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO, HIDALGO COUNTY, AND HIDALGO COUNTY DRAINAGE DISTRICT 1 AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ALL LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
32. PROPERTY HAS OPTED OUT OF CITY OF WESLACO'S E.T.S.
33. DEVELOPMENT HAS WORKING DETENTION OF 22,160 CUBIC-FEET.

METES AND BOUNDS DESCRIPTION:

A 5.000 ACRE TRACT OF LAND BEING SITUATED IN HIDALGO COUNTY TEXAS AND BEING OUT OF FARM TRACT 235, BLOCK 159, WEST TRACT SUBDIVISION; LLANO GRANDE GRANT; SAID WEST TRACT SUBDIVISION BEING RECORDED IN VOLUME 2, PAGE 34-37, OF THE HIDALGO COUNTY MAP RECORDS, SAID TRACT OF LAND BEING DESCRIBED AND CONVEYED TO JOSE ANGELO JIMENEZ JR. BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3680816, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 235, BLOCK 159, ON MILE 6 WEST ROAD, THENCE SOUTH 01 DEGREES 13 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 235, BLOCK 159, A DISTANCE OF 495.00 FEET TO A CALCULATED POINT (N 1666623.7200, E 1145562.9968) AT THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT OF LAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.
THENCE NORTH 88 DEGREES 46 MINUTES 01 SECONDS EAST, OVER AND ACROSS SAID LOT 235, BLOCK 159, AND THE NORTH LINE OF SAID 5.000 ACRE TRACT OF LAND AT A DISTANCE OF 30.00 FEET PASSED A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SAID MILE 6 WEST ROAD AT A DISTANCE OF 1,290.00 FEET PASS A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #8388" SET ON LINE FOR REFERENCE CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID LOT 235, BLOCK 159 AND AT THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT OF LAND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 235, BLOCK 159 AND OF SAID 5.000 ACRE TRACT OF LAND A DISTANCE OF 165.00 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID 5.000 ACRE TRACT OF LAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 88 DEGREES 46 MINUTES 01 SECONDS WEST, OVER AND ACROSS SAID LOT 235, BLOCK 159 AND THE SOUTH LINE OF SAID 5.000 ACRE TRACT OF LAND AT A DISTANCE OF 1,290.00 FEET PASSED A 1/2" IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #8388" SET ON LINE FOR REFERENCE, AT A DISTANCE OF 1,289.93 FEET PASSED A 1/2" IRON ROD FOUND ON LINE, AT A DISTANCE OF 1,290.00 FEET PASS A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF SAID MILE 6 WEST ROAD CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 235, BLOCK 159 AT THE SOUTHWEST CORNER OF SAID 5.000 ACRE TRACT OF LAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 01 DEGREES 13 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 235, BLOCK 159 AND OF SAID 5.000 ACRE TRACT OF LAND A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

ALL COORDINATES, BEARINGS, AND DISTANCES NOTED WITHIN THIS METERS AND BOUNDS DESCRIPTION ARE IN U.S. SURVEY FEET AND REFERENCE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205 AND IN GRID COORDINATES.



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 TRANSFERREES (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 EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 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 RESURVEY THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE(S) 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT 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 REFERRED 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LENS EXCEPT THE FOLLOWING:
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO 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 HAS EXECUTED THIS INSTRUMENT THIS DAY OF 20.
JOSE ANGELO JIMENEZ, JR.
6710 N MILE 6 RD
WESLACO, TX 75799

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), JOSE ANGELO JIMENEZ JR., OWNER(S) OF THE 5.000 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WESTGATE HILLS SUBDIVISION GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES, THE USE OF THE STREETS, AND EASEMENTS HERON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 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 THE 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.

BY: JOSE ANGELO JIMENEZ JR. DATE
ADDRESS: 6710 N MILE 6 RD WESLACO, TX, 75799

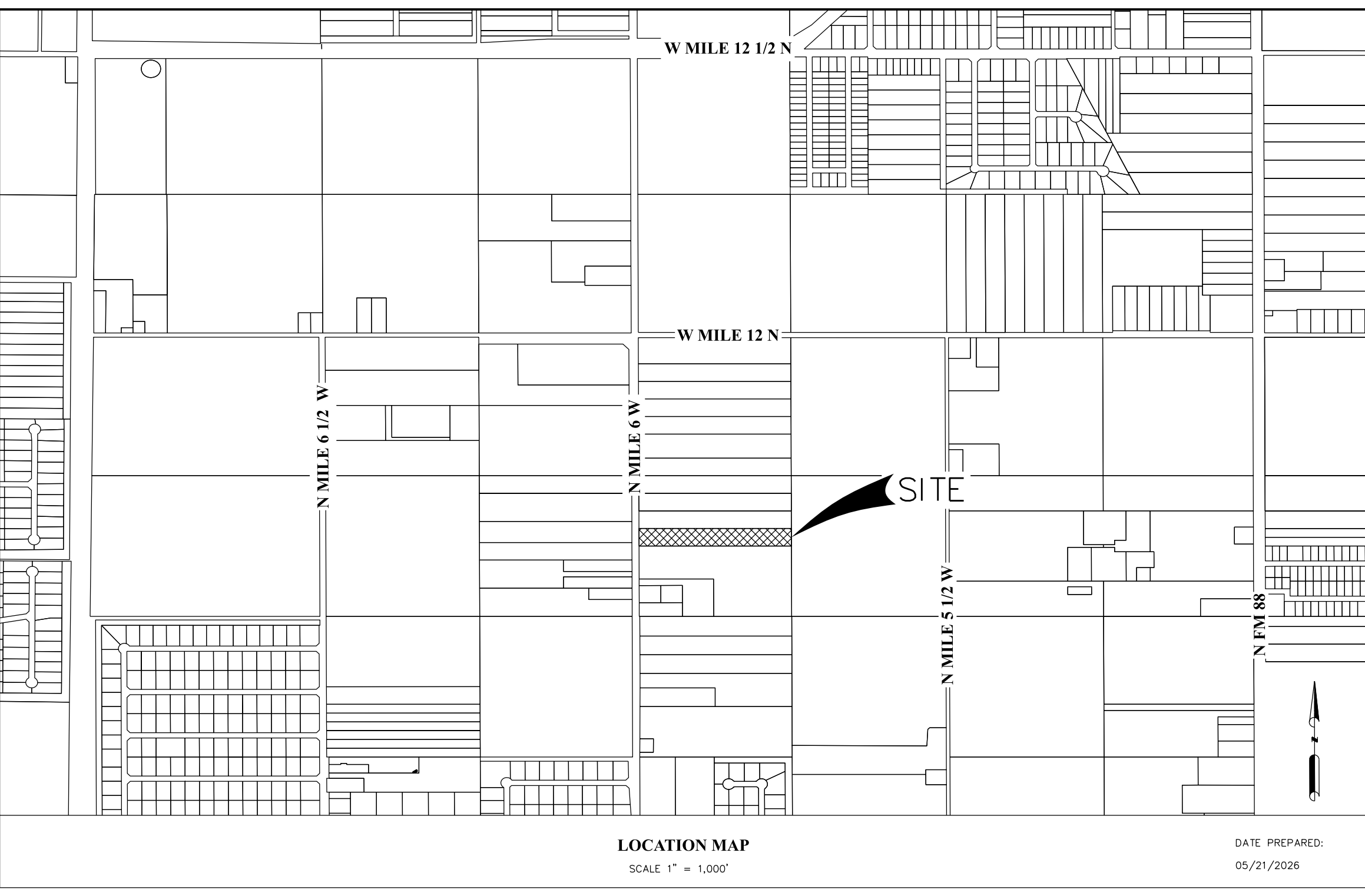
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 20.

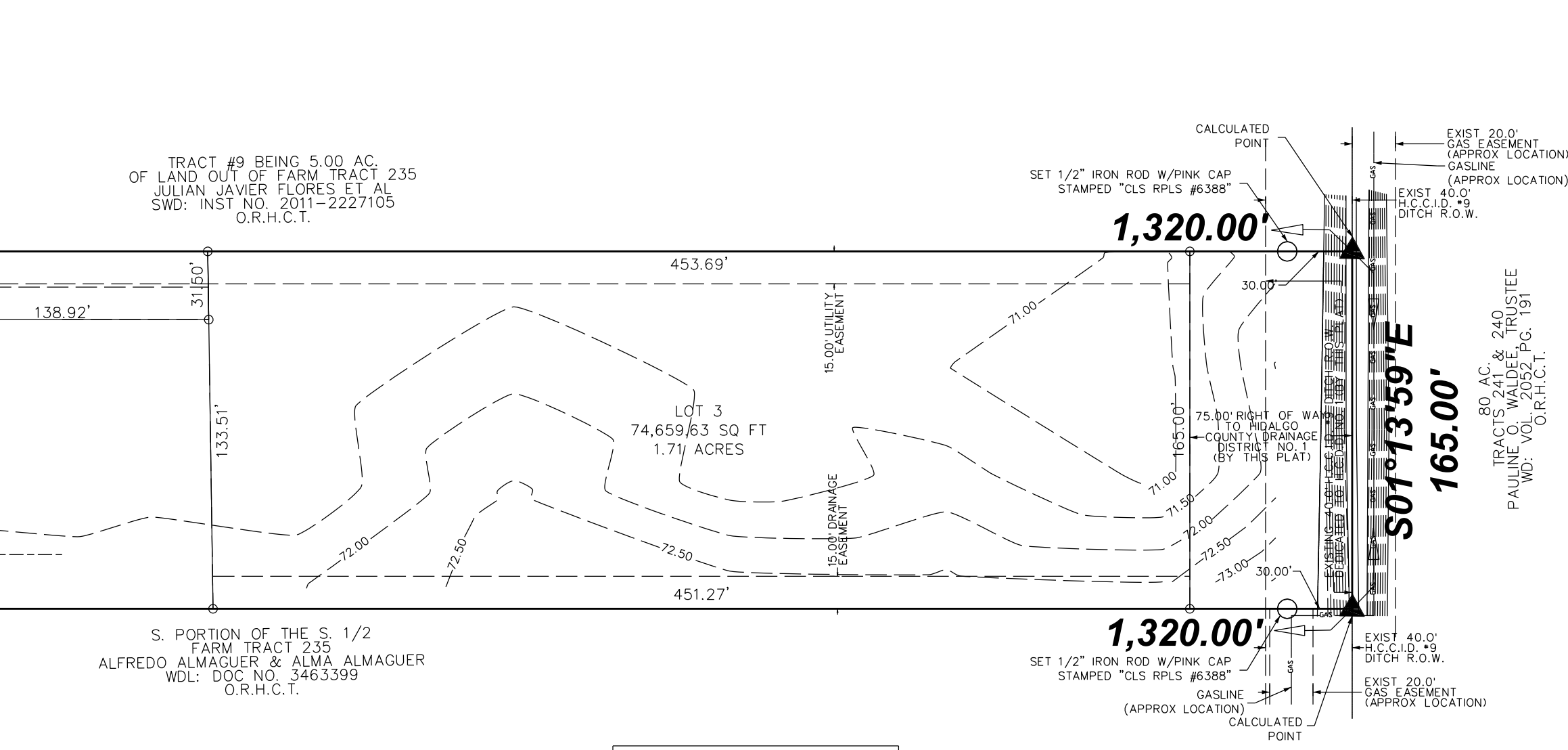
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES, _____

SUBDIVISION PLAT OF WESTGATE HILLS SUBDIVISION

A 5.0000 ACRE TRACT OF LAND BEING SITUATED IN HIDALGO COUNTY TEXAS AND BEING OUT OF FARM TRACT 235, BLOCK 159, WEST TRACT SUBDIVISION; LLANO GRANDE GRANT; SAID WEST TRACT SUBDIVISION BEING RECORDED IN VOLUME 2, PAGE 34-37, OF THE HIDALGO COUNTY MAP RECORDS, SAID TRACT OF LAND BEING DESCRIBED AND CONVEYED TO JOSE ANGELO JIMENEZ JR BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3680816, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
WESTGATE HILLS SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF N. MILE 6 W RD, APPROXIMATELY 0.36 MILE SOUTH OF THE INTERSECTION OF MILE 12 N RD AND N. MILE 6 W RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE HIDALGO COUNTY BASE MAP (CALCULATION 4-1-97) (2007 CONDUIT). WESTGATE HILLS SUBDIVISION LIES WITHIN THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE AND HALF-MILE EXTRA-TERRITORIAL JURISDICTION (CITY LOCAL GOVERNMENT CODE 42.001, IT LIES IN P.C.T. 1).



LINE DATA TABLE
CURVE BEARING LENGTH
LT N46T13.59.44W 35.36'

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 THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE HAS NOT REVIEWED AND IS 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 CERTIFICATION OF APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028(G)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF WESTGATE HILLS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ AT _____ AM/PM _____ DATE

HIDALGO COUNTY JUDGE _____ DATE _____
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT #9, FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK ON _____ DATE _____
DATED THIS _____ DAY OF _____ 20____

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL AS H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

INDEX OF SHEETS
SHEET 1--HEADING INDEX, LOCATION MAP AND ELS. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF WESLACO MAYOR CERTIFICATION, CITY OF WESLACO PLANNING DEPT. CERTIFICATION, HCDD (SPANISH VERSION) SUBDIVIDER CERTIFICATION & STATEMENT; REVISION NOTES; SHEET 3--DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

Table with 4 columns: NAME, ADDRESS, PHONE, and PRINCIPAL CONTACT. Includes contact information for Owner (Jose Angel Jimenez Jr), Engineer (Jose F. Delgado, P.E.), and Surveyor (Manuel Carrizales, RPLS).

Table with 4 columns: DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY. Includes dates and names for the preparation and approval of the plat.

FINAL WATER AND SEWER ENGINEERING REPORT FOR WESTGATE HILLS SUBDIVISION

WATER SUPPLY DESCRIPTION AND COSTS
 WESTGATE HILLS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS EXISTING 6 INCH DIAMETER WATER LINES RUNNING ALONG THE EAST AND WEST SIDES OF MILE 6 WEST ROAD. FROM THE 6 INCH DIAMETER WATERLINE, IMPROVEMENTS CONSIST OF INSTALLING A 12" WATERLINE WITHIN THE DEDICATED EASEMENT. THE EXISTING WATER METER WILL BE RELOCATED AND CONTINUE TO SERVE THE EASTERN MOST LOT. AN 8 INCH DIAMETER LINE WILL BE INSTALLED ALONG THE NORTH SIDE OF GARCIA STREET, AND WILL INCLUDE A FIRE HYDRANT AND FLUSH VALVE. THIS LINE WILL INCLUDE A DOUBLE WATER SERVICE CONNECTION FOR LOTS 1 AND 2. A SINGLE WATER SERVICE CONNECTION WILL BE INSTALLED AT THE END FOR LOT 3. THE ESTIMATED TOTAL COST OF WATER IMPROVEMENTS IS \$3,000,000.

THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION AND COSTS
 SEWAGE FROM WESTGATE HILLS SUBDIVISION WILL BE TREATED BY ON-SITE SEWAGE FACILITIES ("OSSF") TO BE INSTALLED AND SUBMITTED AT THE BUILDING PERMIT PHASE. THE UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR "OSSF" AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT MEETS ADEQUATE AREA REQUIREMENTS FOR "OSSF".

SOIL EVALUATION REPORT:
 EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY INDICATED A HIDALGO SANDY CLAY LOAM FOR THE MAJORITY OF THE SITE WITH MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST OF MODERATE DEEP OR DEEP, MODERATE WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATE FINE TEXTURE TO MODERATE COARSE TEXTURE. THESE SOILS HAVE MODERATE RATE OF WATER TRANSMISSION. THERE WERE FOUR (4) TEST BORNES MADE AT ORIGINATE AREAS OF THE SUBDIVISION. THERE IS NO INDICATION OF GROUNDWATER OR RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$3,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$3,000,000.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$3,000.00 FOR THE ENTIRE SUBDIVISION. \$3,000.00.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION WESTGATE HILLS

PROVISION DE AGUA, DESCRIPCION Y GASTOS
 LA SUBDIVISION WESTGATE HILLS HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE LINEAS DE AGUA EXISTENTES DE 6" DE DIAMETRO QUE RECORREN EL ESTE Y EL OESTE DE LA CARRETERA MILE 6 WEST. DESDE LA LINEA DE AGUA DE 6" DE DIAMETRO, LAS MEJORAS CONSISTEN EN LA INSTALACION DE UNA LINEA DE AGUA DE 12" DENTRO DE LA SERVIDUMBRE DEDICADA. EL MEDIDOR DE AGUA EXISTENTE SERA REUBICADO Y CONTINUARA DANDO SERVICIO AL LOTE MAS AL ESTE. SE INSTALARA UNA LINEA DE 8" DE DIAMETRO A LO LARGO DEL LADO NORTE DE GARCIA STREET, E INCLUIRA UN HIDRANTE CONTRA INCENDIOS Y UNA VALVULA DE PURGA. ESTA LINEA INCLUIRA UNA CONEXION DOBLE DE SERVICIO DE AGUA PARA LOS LOTES 1 Y 2. SE INSTALARA UNA CONEXION SIMPLE DE SERVICIO DE AGUA AL FINAL PARA EL LOTE 3. EL COSTO TOTAL ESTIMADO DE LAS MEJORAS DE AGUA ES DE \$3,000,000.

EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION Y GASTOS
 SE INSTALARA UNA FOSA SEPTICA EN LA FASE DE PERMISO DE CONSTRUCCION. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCONTRARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE AL MENOS MEDIO ACRE. EL ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICO UN SUELO FRANCO ARCILLOSO ARENOSO DE HIDALGO PARA LA MAYOR PARTE DEL SITO CON UNA TASA DE INFILTRACION MODERADA CUANDO ESTA COMPLETAMENTE HUMEDO. ESTOS CONSISTEN PRINCIPALMENTE EN SUELOS DE PROFUNDIDAD MODERADA O PROFUNDA, CON DRENAJE MODERADO O BUEN DRENAJE, QUE TIENEN UNA TEXTURA DE FINA A GRUESA MODERADA. ESTOS SUELOS TIENEN UNA TASA MODERADA DE TRANSMISION DE AGUA. LIBERON CUATRO (4) PRUEBAS CON AGUJEROS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYA BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDAO DE HIDALGO EN LA CANTIDAD DE (\$3,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDAO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UNA FOSA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDAO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

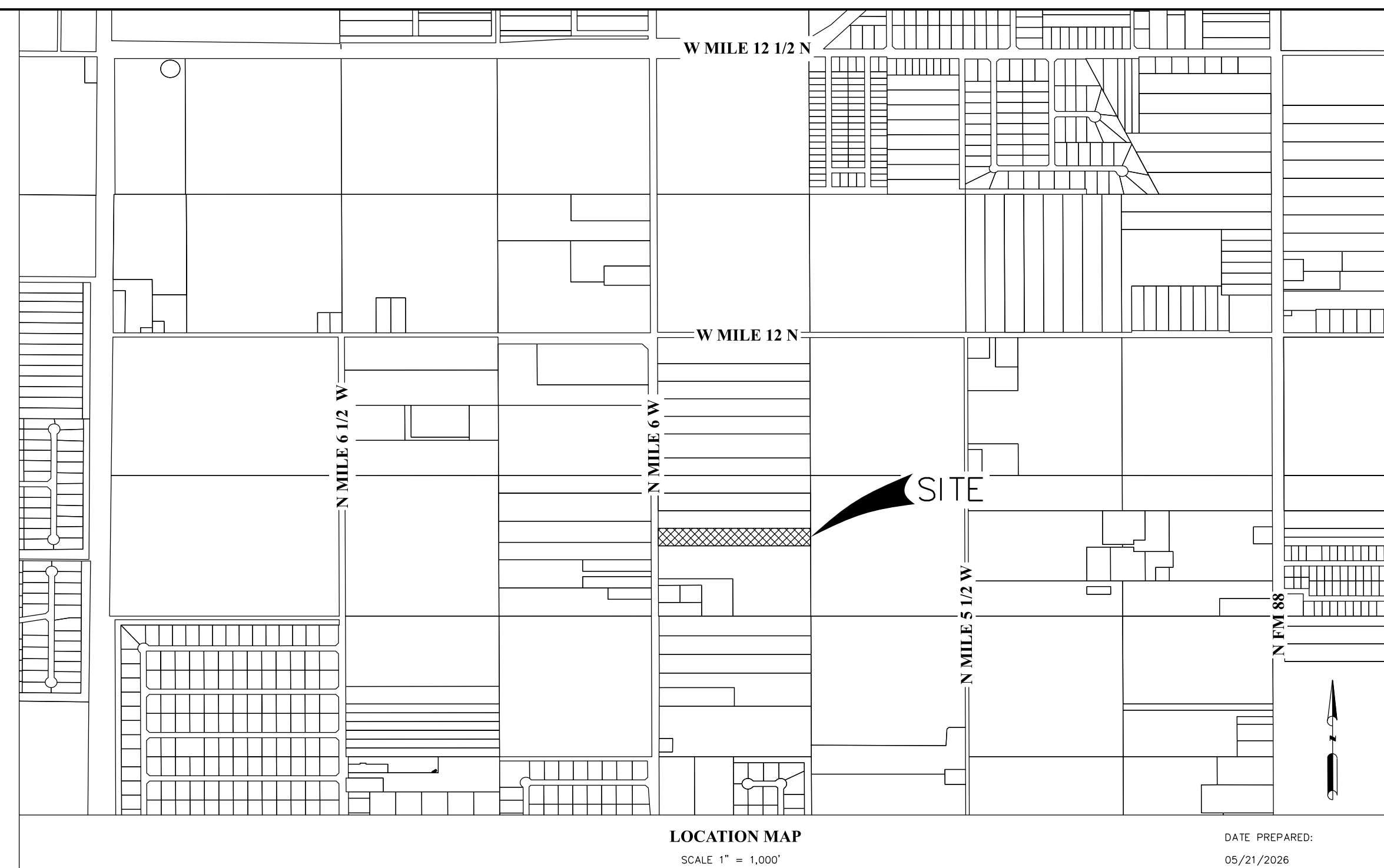
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$3,000.00 O \$3,000.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$3,000.00 A UN COSTO TOTAL DE \$3,000.00 TODA LA SUBDIVISION.

JOSE F. DELGADO, P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. 132119

DATE

SCALE: 1" = 60'
 BASIS OF BEARINGS:
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE 4205
 VERTICAL DATUM:
 NORTH AMERICAN
 VERTICAL DATUM 1988



DATE PREPARED:
 05/21/2026

SUBDIVIDER CERTIFICATION

I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTION INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, (NAME) JOSE ANGELO JIMENEZ JR., SUBDIVIDERS OF WESTGATE HILLS SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECORDS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE ANGELO JIMENEZ JR. DATE
 6710 N MILE 6 RD. WESLACO, TX, 75799

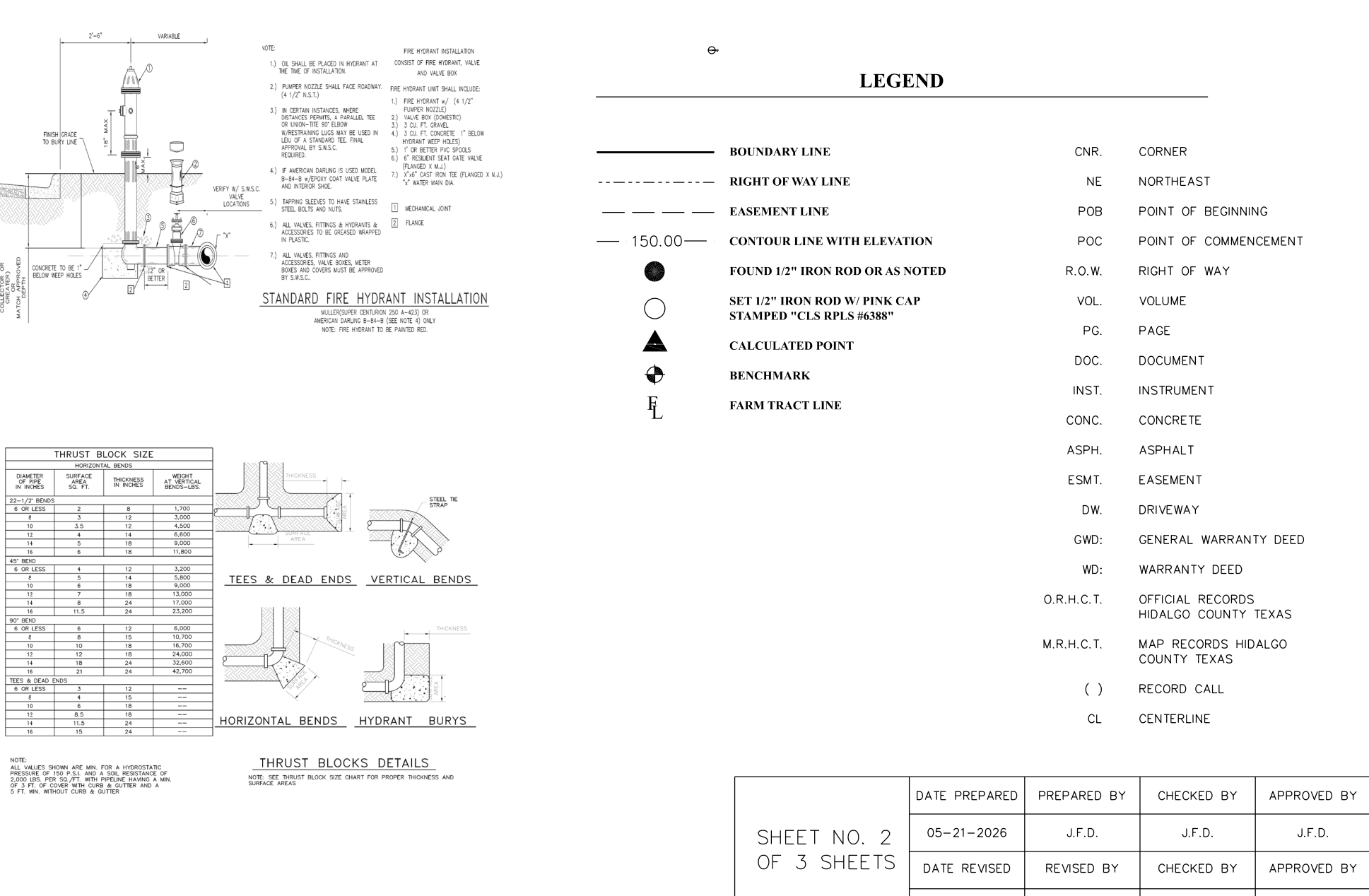
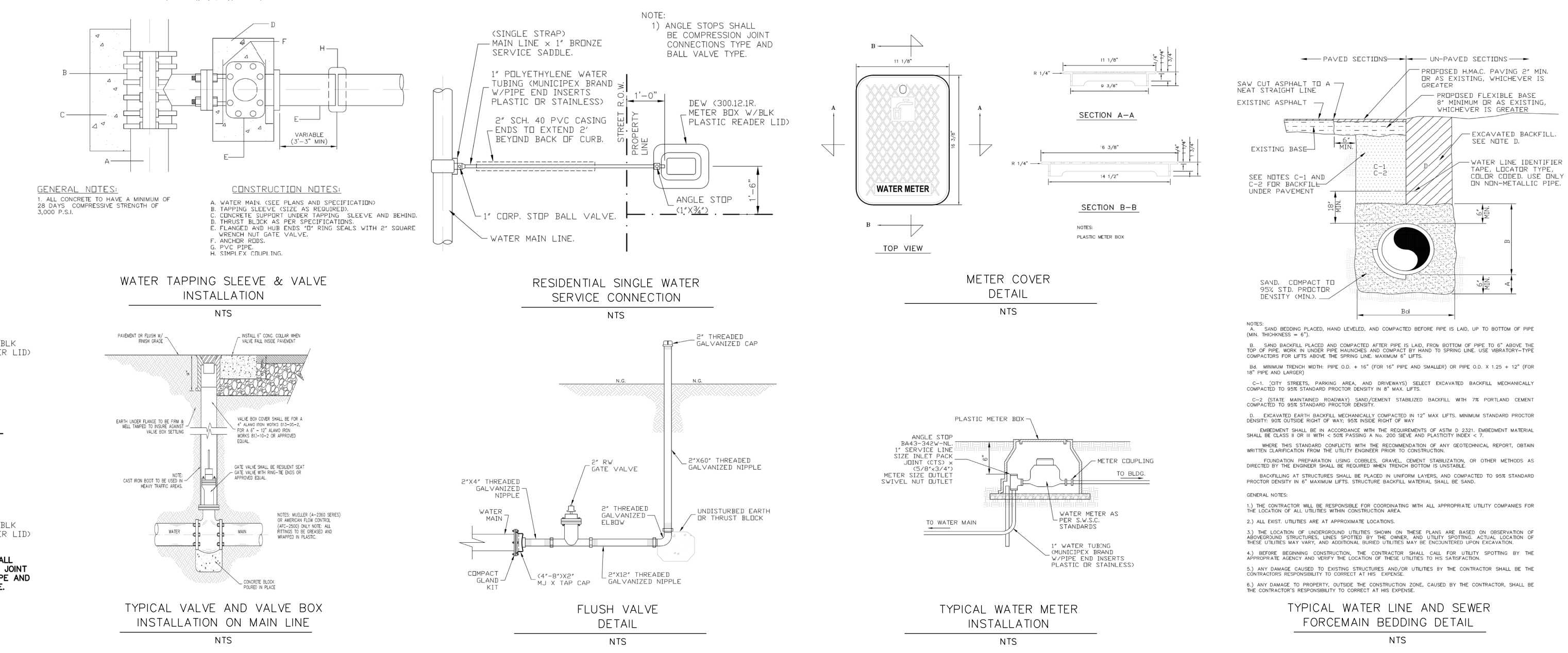
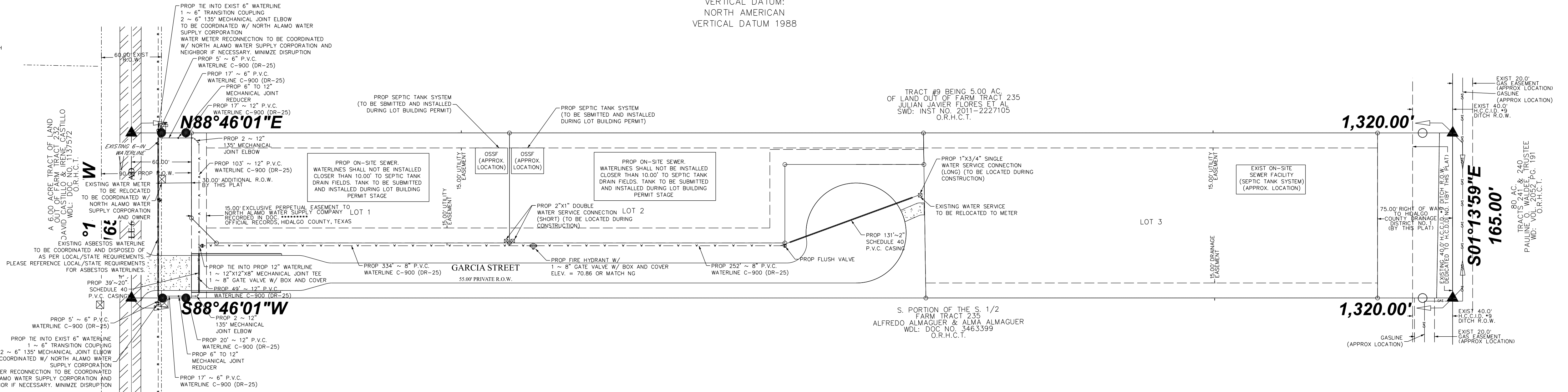
STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON (S) (NAMES) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____ 20____.

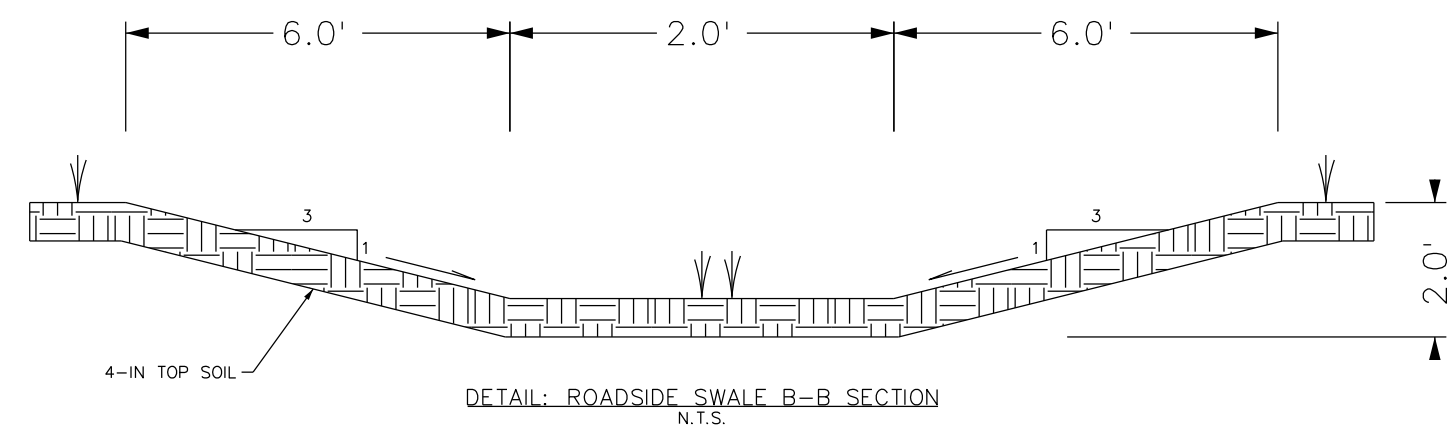
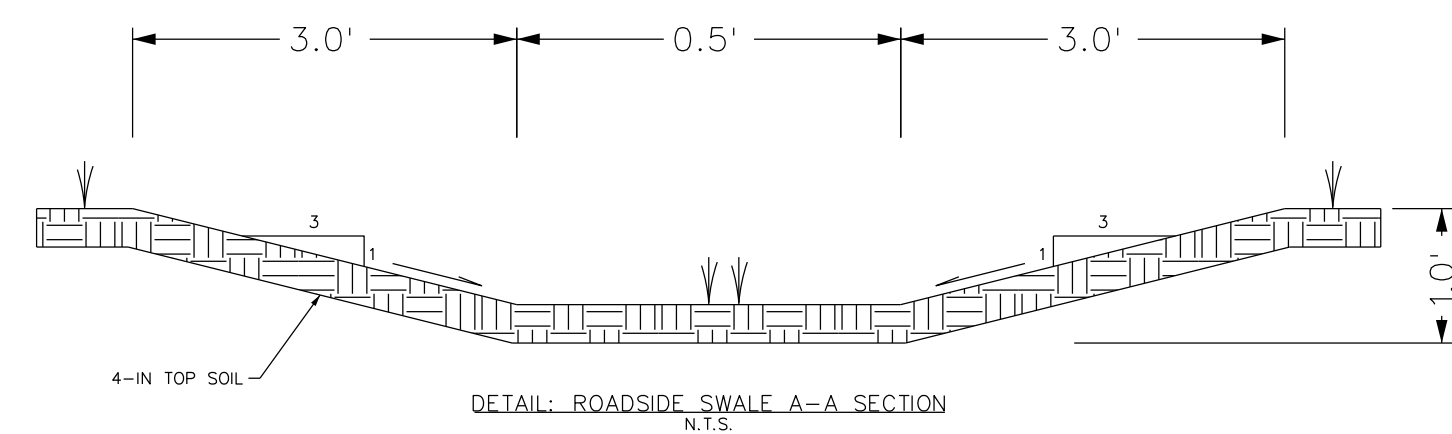
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES, _____

WATER AND SEWER UTILITY LAYOUT OF PROPOSED WESTGATE HILLS SUBDIVISION

A 5.000 ACRE TRACT OF LAND BEING SITUATED IN HIDALGO COUNTY TEXAS AND BEING OUT OF FARM TRACT 235, BLOCK 159, WEST TRACT SUBDIVISION; LLANO GRANDE GRANT; SAID WEST TRACT SUBDIVISION BEING RECORDED IN VOLUME 2, PAGE 34-37, OF THE HIDALGO COUNTY MAP RECORDS, SAID TRACT OF LAND BEING DESCRIBED AND CONVEYED TO JOSE ANGELO JIMENEZ JR BY VIRTUE OF WARRANT DEED RECORDED IN DOCUMENT NUMBER 3680816, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS



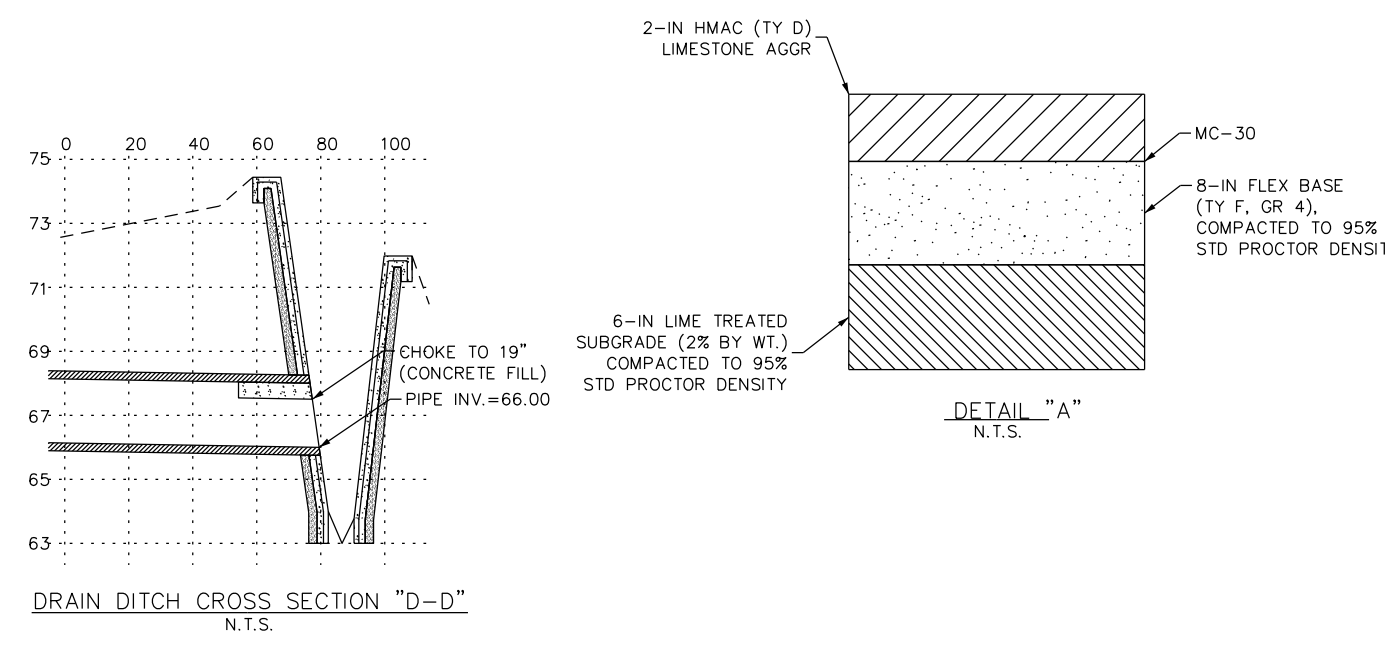
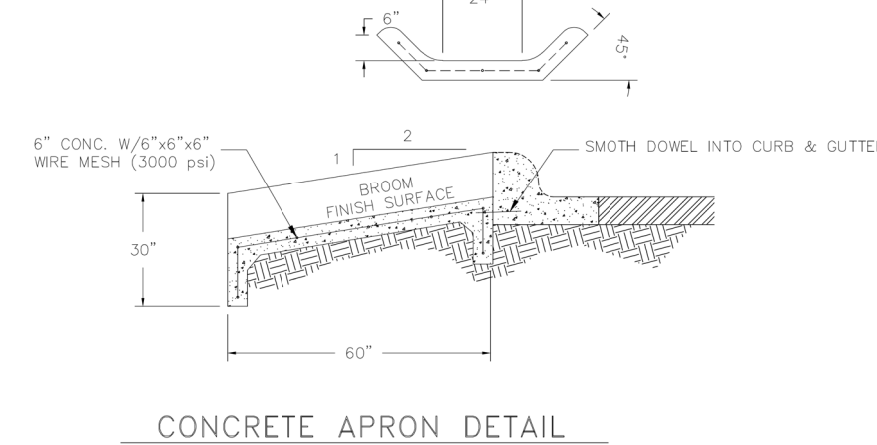
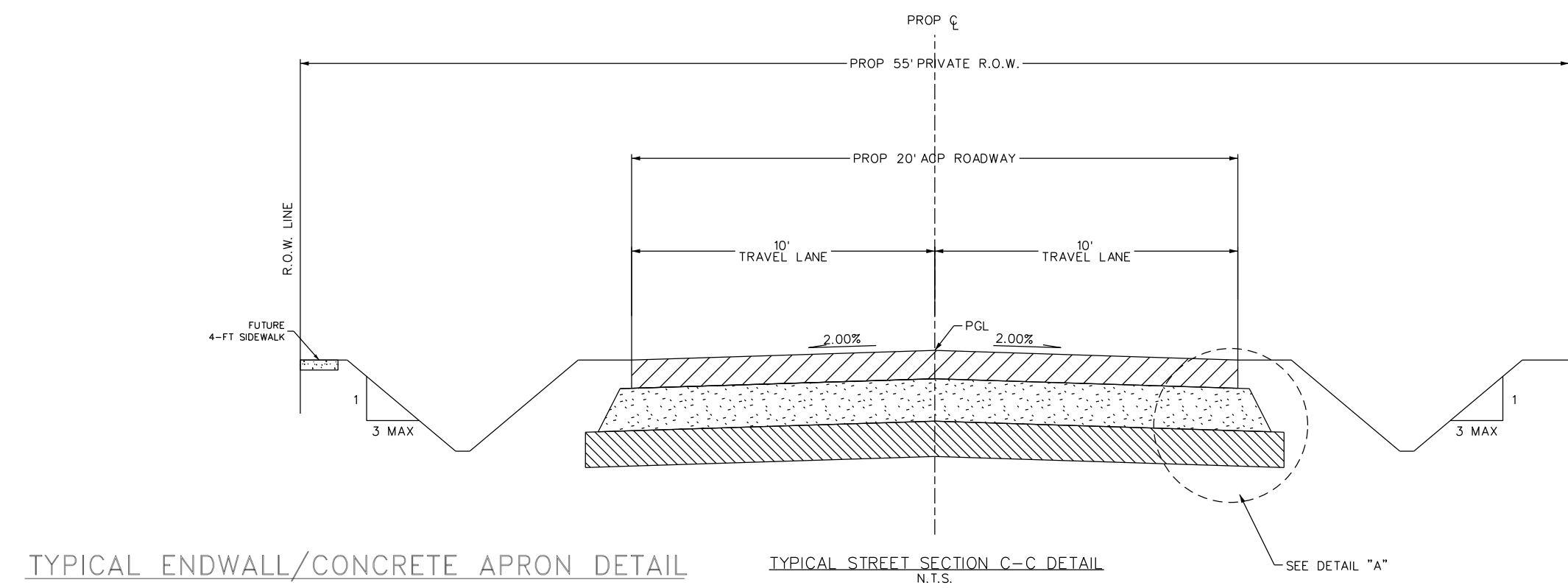
SHEET NO. 2 OF 3 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	05-21-2026	J.F.D.	J.F.D.	J.F.D.
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



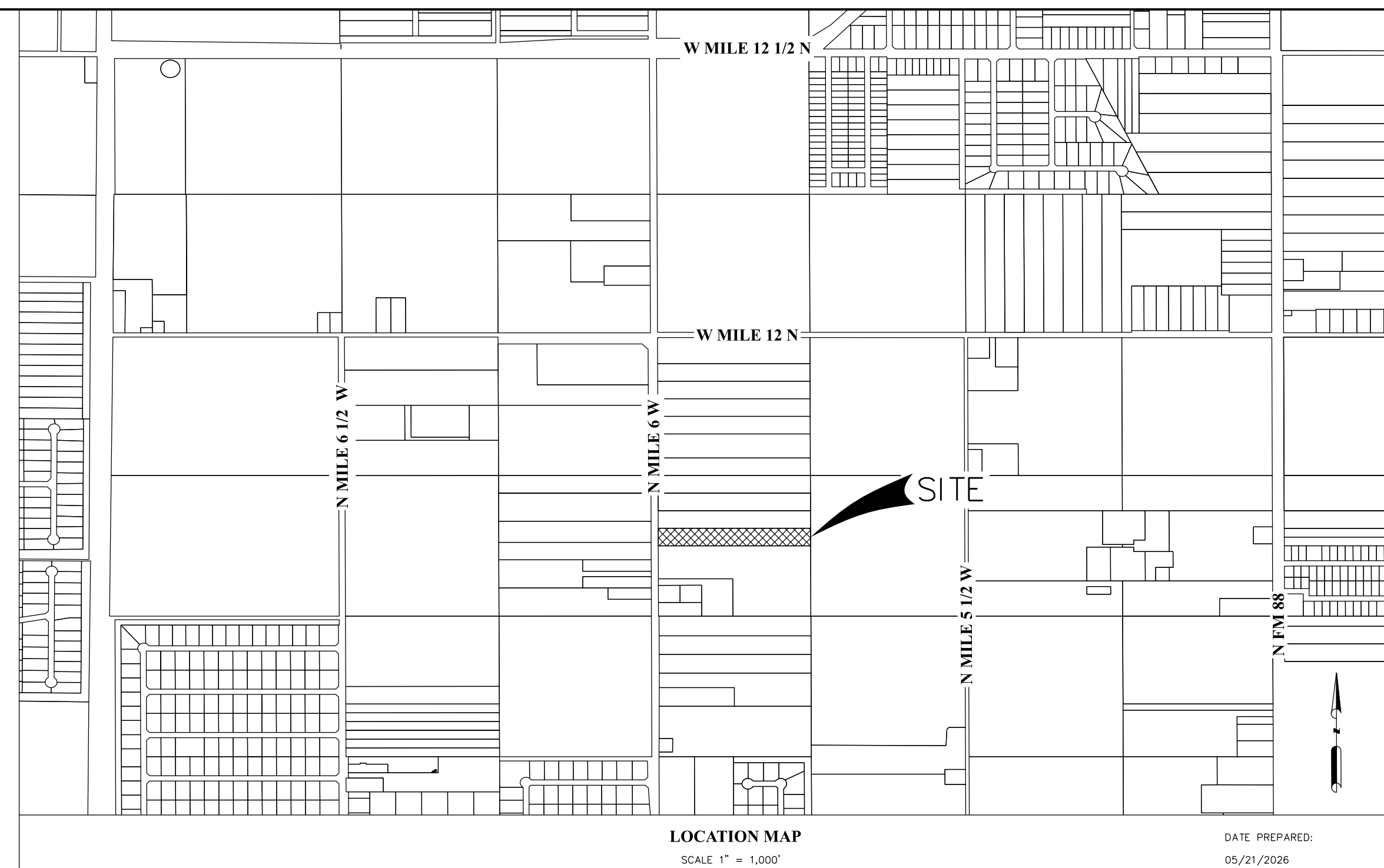
V_{tot} REQUIRED = 20,591.00 CU.FT (0.47 ACRE-FEET)
 V_{tot} DETAINED = 22,160.00 CU.FT (0.51 ACRE-FEET)

COST ESTIMATE

WATER DISTRIBUTION:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVEMENT IMPROVEMENTS:	_____
SEPTIC TANK (0599):	_____

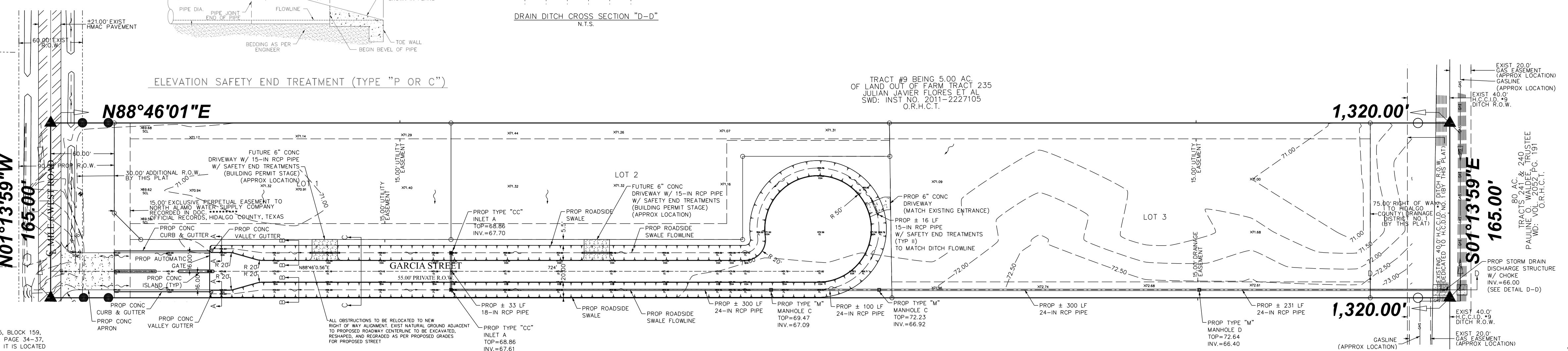


ELEVATION SAFETY END TREATMENT (TYPE "P OR "C")



DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT OF PROPOSED WESTGATE HILLS SUBDIVISION

A 5.000 ACRE TRACT OF LAND BEING SITUATED IN HIDALGO COUNTY TEXAS AND BEING OUT OF FARM TRACT 235, BLOCK 159, WEST TRACT SUBDIVISION; LLANO GRANDE GRANT; SAID WEST TRACT SUBDIVISION BEING RECORDED IN VOLUME 2, PAGE 34-37, OF THE HIDALGO COUNTY MAP RECORDS. SAID TRACT OF LAND BEING DESCRIBED AND CONVEYED TO JOSE ANGEL JIMENEZ JR BY VIRTUE OF WARRANT DEED RECORDED IN DOCUMENT NUMBER 3680816, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS



DRAINAGE REPORT FOR WESTGATE HILLS SUBDIVISION

LOCATION OF PROPERTY: A 5.000 ACRE TRACT OF LAND BEING SITUATED IN HIDALGO COUNTY TEXAS AND BEING OUT OF FARM TRACT 235, BLOCK 159, WEST TRACT SUBDIVISION; LLANO GRANDE GRANT; SAID WEST TRACT SUBDIVISION BEING RECORDED IN VOLUME 2, PAGE 34-37, OF THE HIDALGO COUNTY MAP RECORDS. THIS PROPERTY IS LOCATED IN THE E.T.A. OF THE CITY OF MESQUITE AND IT IS LOCATED APPROXIMATELY 0.35 MILES SOUTH OF THE INTERSECTION OF EAST MILE 12 NORTH AND MILE 6 WEST.

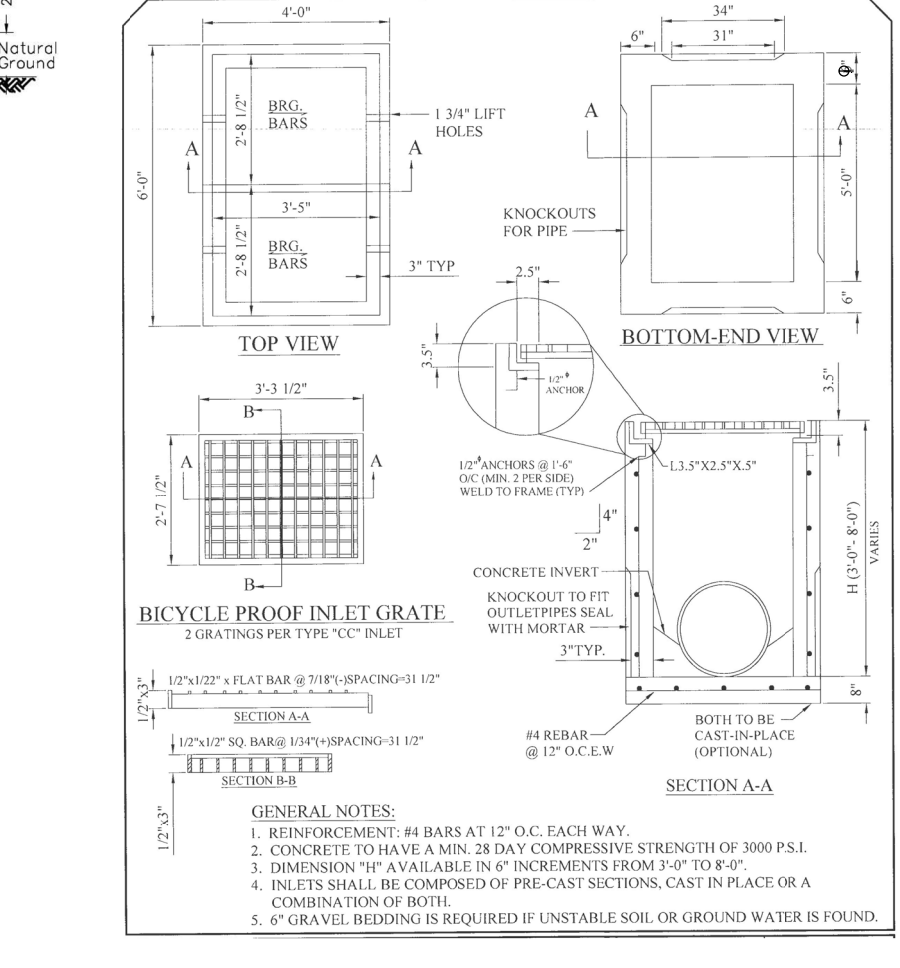
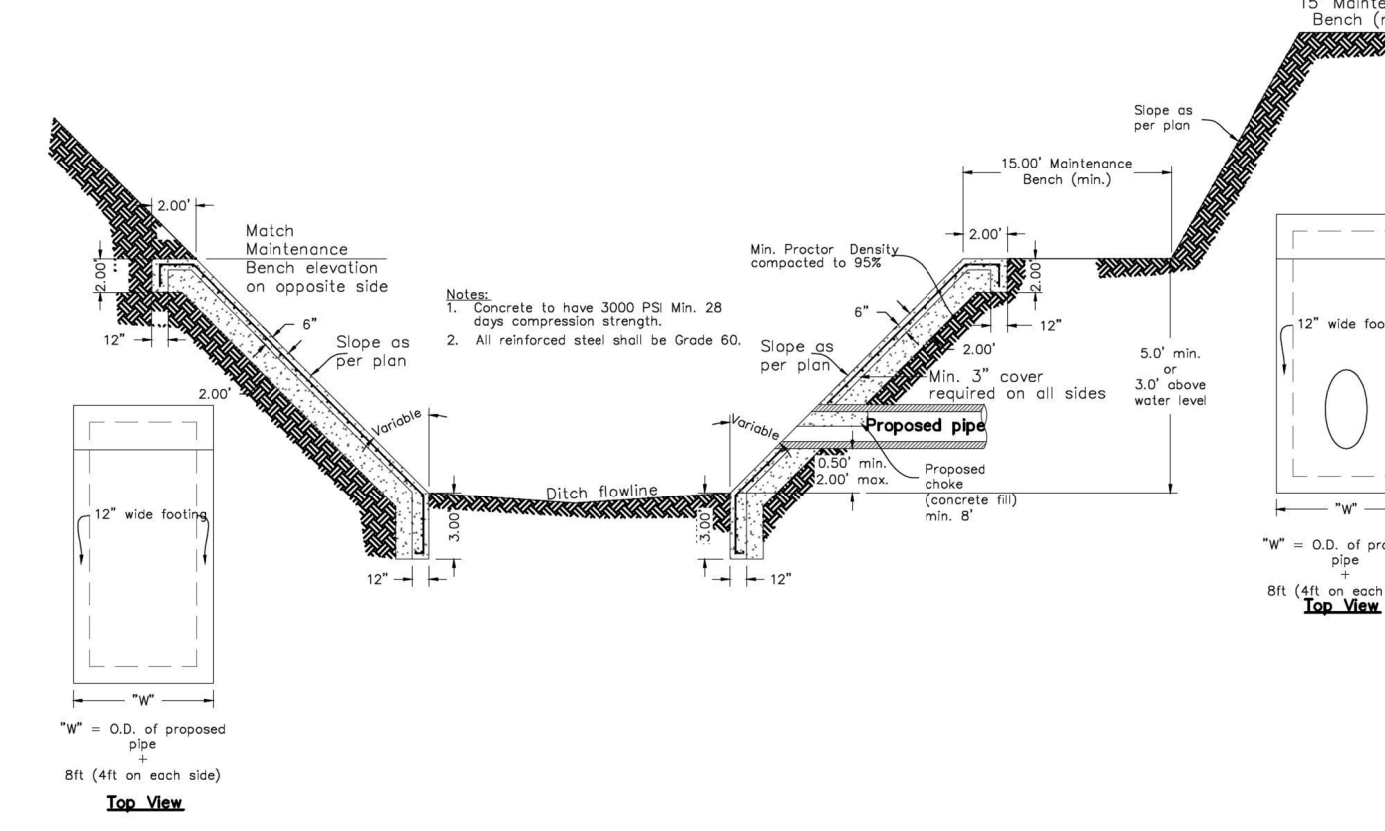
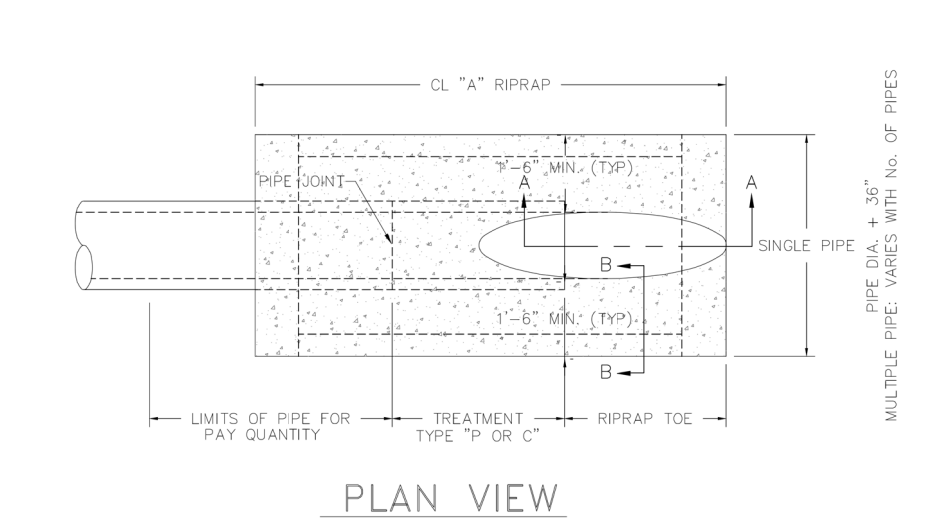
EXISTING USE AND DRAINAGE PATTERN: THE TRACT INCLUDES AN EXISTING RESIDENTIAL HOME. ACCORDING TO TOPOGRAPHIC DATA, SURFACE STORM RUNOFF ON THIS TRACT FLOWS IN A SOUTHWESTERLY DIRECTION TOWARD MILE 6 W RD WHERE THE RUNOFF IS INTERCEPTED BY AN EXISTING OPEN DITCH ALONG THE WEST LOT LINE OF THIS PROPERTY. THEREAFTER THE RUNOFF FLOWS SOUTH WHERE IT IS INTERCEPTED BY AN EXISTING OPEN DITCH SYSTEM KNOWN AS "TEXT" DRAIN DITCH. THIS SECTION OF THE DITCH IS PART OF THE DRAINAGE DITCH SYSTEM OF HCDD#9, MAINTAINED BY HCDD#9.

PROPOSED USE AND DRAINAGE IMPROVEMENTS: THE PROPOSED DEVELOPMENT CONTAINS A PRIVATE, 1 SINGLE FAMILY RESIDENCE AND 2 MULTI FAMILY LOT SUBDIVISION. THE POST DEVELOPMENT IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A 2-LANE ROAD WITH THE REQUIRED STORM RUNOFF DETENTION PROVIDED VIA ADJACENT ROADSIDE DITCHES. THE ROADSIDE DITCHES WILL DRAIN VIA TYPE CC INLETS AND RCP PIPE TO COVER STORM WATER INTO THE 75' DRAIN DITCH ADJACENT TO THE REAR SIDE OF THE PROPERTY.

CALCULATIONS: THE ENTIRE 5.00 ACRES ARE LOCATED IN ZONE "X" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4803340450C, MAP REVISED: JUNE 6, 2000. THE SOLIDS IN THIS AREA ARE HIDALGO FINE SANDY LOAM (S15) AND HIDALGO SANDY CLAY LOAM (S019). THESE SOLIDS BELONG TO HYDROLOGIC GROUP B. THE PRE-DEVELOPMENT PEAK DISCHARGE OF STORM RUNOFF IS 5.31 CFS BASED ON THE 10-YEAR STORM FREQUENCY. THE POST-DEVELOPMENT PEAK DISCHARGE OF STORM RUNOFF IS 14.87 CFS BASED ON THE 50-YEAR STORM FREQUENCY. TOTAL REQUIRED DETENTION IS 20,591 CUBIC FEET.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 4803340450C, MAP REVISED: JUNE 6, 2000.

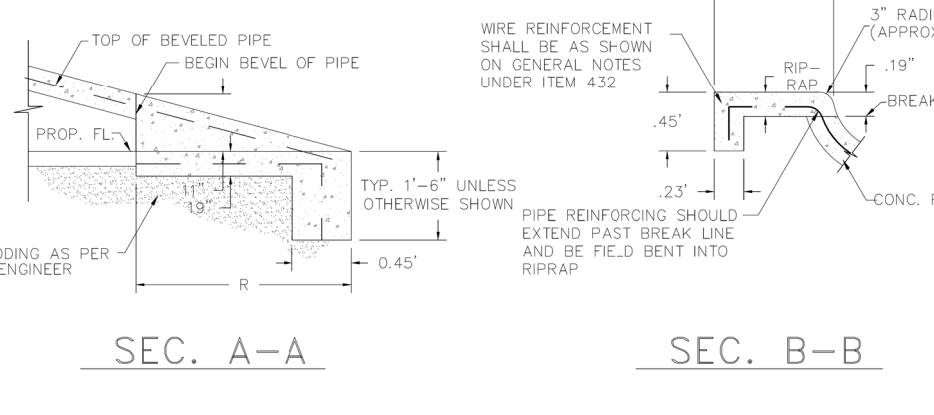
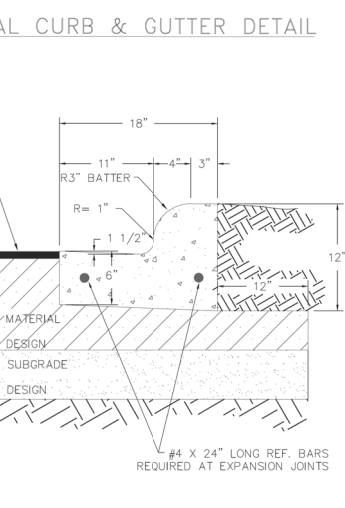
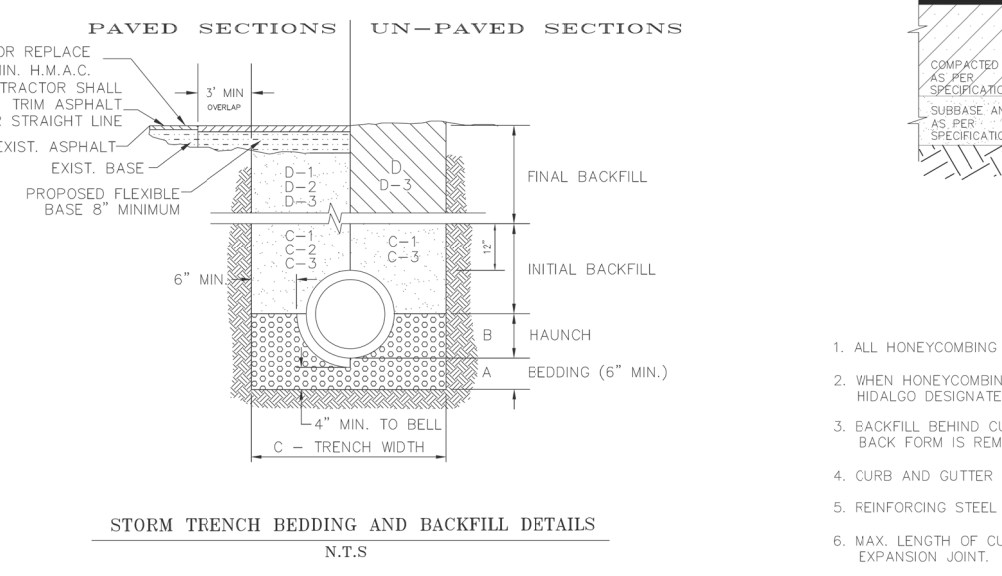
TYPICAL ENDWALL/CONCRETE APRON DETAIL



LEGEND

—	BOUNDARY LINE	CNR	CORNER
- - -	RIGHT OF WAY LINE	NE	NORTHEAST
- · - · -	EASEMENT LINE	POB	POINT OF BEGINNING
●	CONTOUR LINE WITH ELEVATION	POC	POINT OF COMMENCEMENT
○	150.00	R.O.W.	RIGHT OF WAY
○	FOUND 12" IRON ROD OR AS NOTED	VOL	VOLUME
○	SET 12" IRON ROD W/ PINK CAP STAMPED "CLS RFLS #388"	PG	PAGE
●	CALCULATED POINT	DOC	DOCUMENT
▲	BENCHMARK	INST	INSTRUMENT
■	FARM TRACT LINE	CONC	CONCRETE
		ASPH	ASPHALT
		ESMT	EASEMENT
		DW	DRIVEWAY
		GW	GENERAL WARRANTY DEED
		WD	WARRANTY DEED
		O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
		M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
		()	RECORD CALL
		CL	CENTERLINE

PREPARED BY: JOSE F. DELGADO, P.E. DATE: _____



GENERAL NOTES:

- REINFORCEMENT #4 BARS AT 12" O.C. EACH WAY.
- CONCRETE TO HAVE A MIN. 28-DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
- DIMENSIONS "W" AVAILABLE IN 6" INCREMENTS FROM 24" TO 60".
- INLETS SHALL BE COMPOSED OF PRECAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
- 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

TYPE "CC" INLET

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS

DATE PREPARED: 05-21-2026

PREPARED BY: J.F.D.

CHECKED BY: J.F.D.

APPROVED BY: J.F.D.

DATE PREPARED	05-21-2026	PREPARED BY	J.F.D.	CHECKED BY	J.F.D.	APPROVED BY	J.F.D.
DATE REVISED		REVISED BY		CHECKED BY		APPROVED BY	