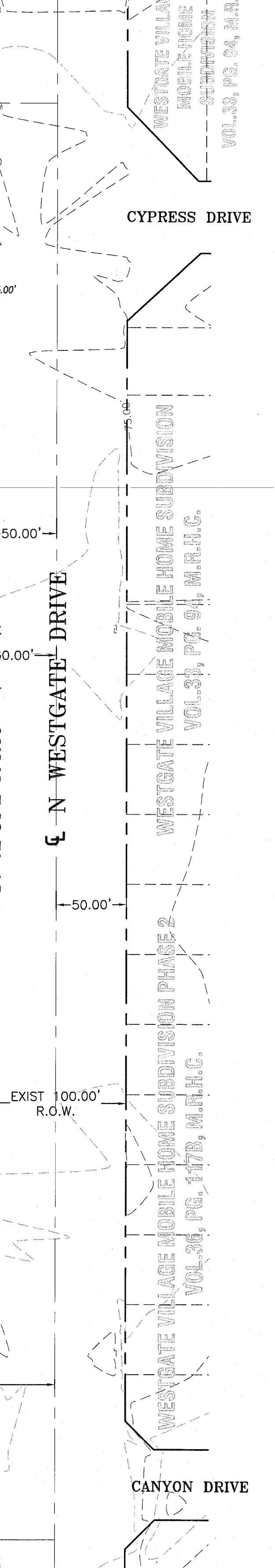
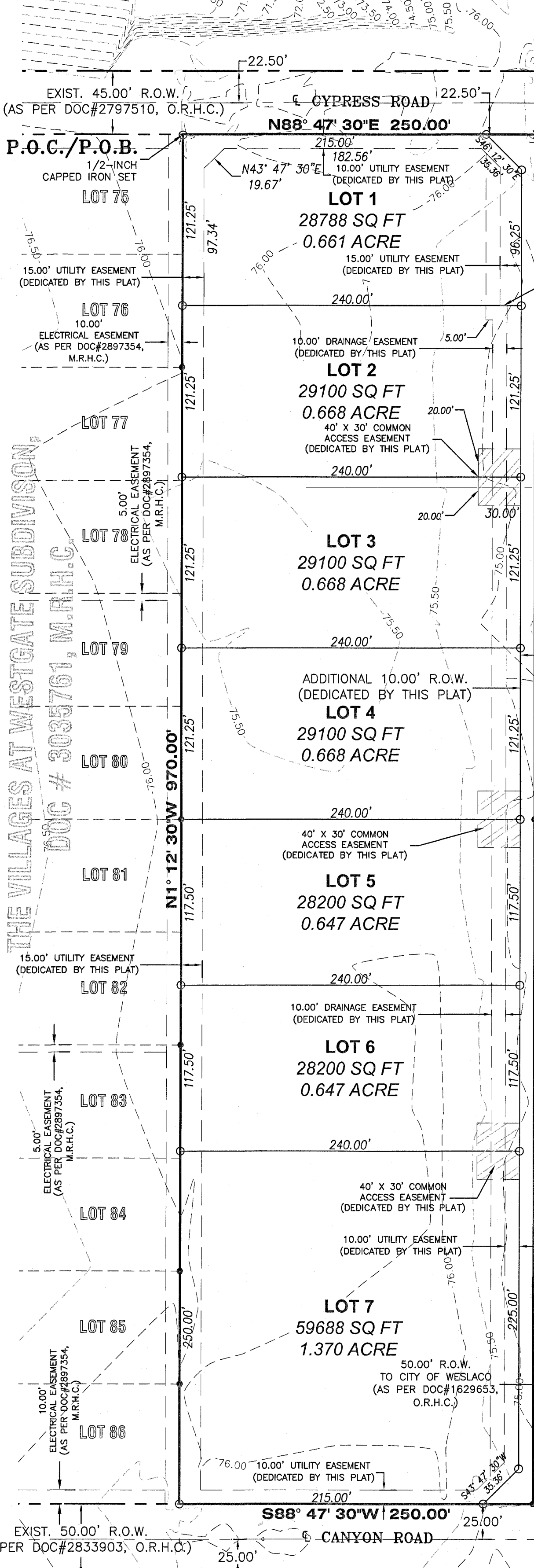


# PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
PROP ID: 1179581, H.C.A.D.



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

WE, WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC. AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PABLO PEÑA JR SUBDIVISION No.2, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, 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 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 CERTIFY THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*Edwin Pena* 4/17/2023  
BOBBI TAYLOR POLVADO, MANAGER  
WESTGATE COMMERCIAL HOLDINGS LLC  
29242 SEABISCUIT DR  
FAIR OAKS RANCH, TX 78015

*Edwin Pena* 4/17/2023  
FELIZA TAYLOR, MANAGER  
FALARS-V INC. L.P.  
326 W MILE 11 N  
WESLACO, TX 78599

SCALE: 1" = 60'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS' NETWORK

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE

LEGEND

○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
○	COTTON PICKER SPINDLE SET
⊙	CONCRETE MONUMENT SET
⊕	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
⊙	POWER POLE
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND
X	FOUND 'X' MARK IN CONCRETE

### STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **BOBBI TAYLOR POLVADO** PROVED TO ME THROUGH HIS/HER 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 17 DAY OF April, 2023

*Edwin Pena* 12-13-2022  
EDWIN PENA  
Notary Public, State of Texas  
Comm. Expires 12-13-2027  
Notary ID 132283189

### STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **FELIZA TAYLOR** PROVED TO ME THROUGH HIS/HER 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 17 DAY OF April, 2023

*Edwin Pena* 12-13-2022  
EDWIN PENA  
Notary Public, State of Texas  
Comm. Expires 12-13-2027  
Notary ID 132283189

### STATE OF TEXAS - CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT **PABLO PEÑA JR SUBDIVISION No.2** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*Norma Cantu* 9-17-24  
NORMA CANTU  
CITY SECRETARY

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

*Edwin Pena* 9/17/24  
EDWIN PENA  
PLANNING AND ZONING COMMISSION CHAIRMAN

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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(3). 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.

*Edwin Pena* 09-23-24  
EDWIN PENA  
GENERAL MANAGER

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

- 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.I.D. #9.
- 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.
- H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS H.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.
- H.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.
- H.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

*Edwin Pena* 4/27/23  
EDWIN PENA  
GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO.9

### METES AND BOUNDS DESCRIPTION

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.57 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION, RECORDED IN DOCUMENT NO. 2897354, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD (465.00-FOOT R.O.W.) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING.  
THENCE N 88°47'30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID CYPRESS ROAD TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE (100.00-FOOT R.O.W.), A DISTANCE OF 280.00 FEET TO AN "X" MARK IN CONCRETE FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE S 01°12'30" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF N WESTGATE DRIVE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (50.00-FOOT R.O.W.), A DISTANCE OF 970.00 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE S 88°47'30" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, TO THE SOUTHWEST CORNER OF LOT 86 OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 250.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N 01°12'30" W ALONG THE EAST BOUNDARY LINE OF THE SAID, THE VILLAGES AT WESTGATE SUBDIVISION, SAME BEING PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE, A DISTANCE OF 970.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.57 ACRES, MORE OR LESS.

### STATE OF TEXAS - COUNTY OF HIDALGO

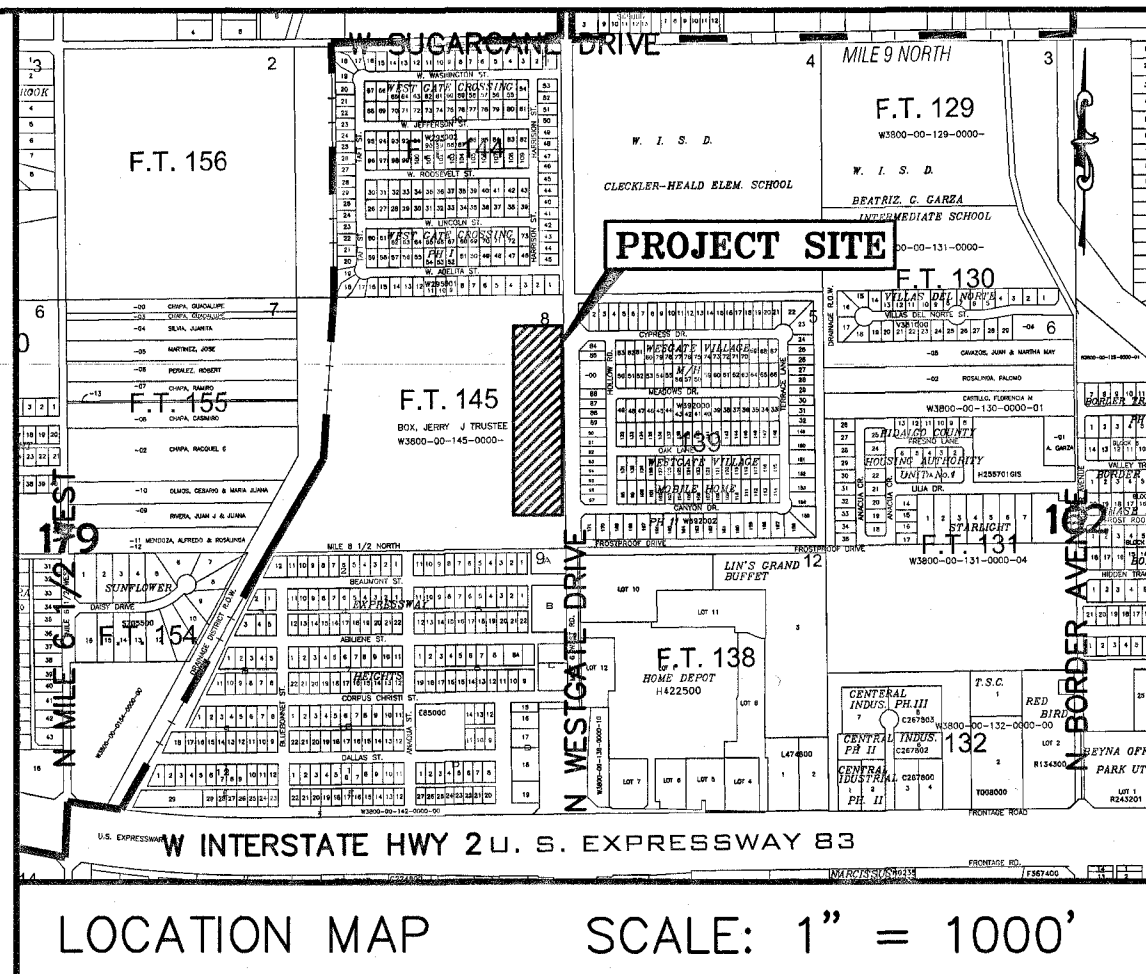
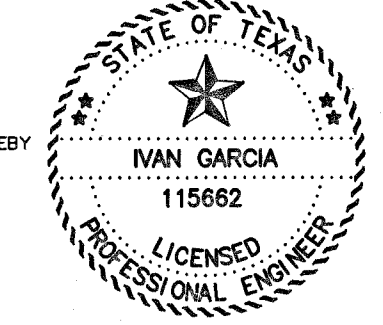
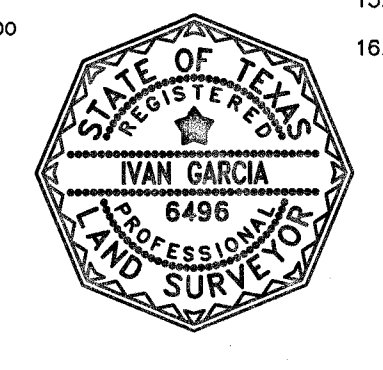
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

*Ivan Garcia* 3/28/23  
IVAN GARCIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
SURVEY FIRM # 10194027

### STATE OF TEXAS - COUNTY OF HIDALGO

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

*Ivan Garcia* 3/28/23  
IVAN GARCIA P.E. R.P.L.S.  
REG. PROFESSIONAL ENGINEER NO. 115662



LOCATION MAP SCALE: 1" = 1000'

### GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.
  - SETBACKS:  
FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.  
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - NO ACCESS SHALL BE GRANTED ONTO WESTGATE FOR LOT 1. SHARED ACCESS POINTS WILL BE PROVIDED BETWEEN LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.
  - MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE:  
LOT 1: 76.60 LOT 4: 76.30 LOT 7: 76.40  
LOT 2: 76.50 LOT 5: 76.20  
LOT 3: 76.20 LOT 6: 76.20
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---36.M. NO. 1---, ELEV. 74.66 N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N 16590455.6400, E 1145859.6780  
---36.M. NO. 2---, ELEV. 74.40 N.G.V.D. 88, DESCRIPTION: SQUARE CUT TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N 16590789.7000, E 1145856.1530
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 84,822 CUBIC- FEET (1.481 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER(S) OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN IN THE TABLE BELOW IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED BELOW DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- | LOT # | VOLUME REQUIRED       |
|-------|-----------------------|
| 1     | 8,003 CF 0.184 AC-FT  |
| 2     | 8,088 CF 0.186 AC-FT  |
| 3     | 8,088 CF 0.186 AC-FT  |
| 4     | 8,088 CF 0.186 AC-FT  |
| 5     | 7,834 CF 0.180 AC-FT  |
| 6     | 7,834 CF 0.180 AC-FT  |
| 7     | 16,587 CF 0.381 AC-FT |
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, 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.
  - 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.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
  - CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
  - ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
  - A 5.00 FOOT SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJOINING THE LOT.
  - STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
  - LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
  - DRAINAGE EASEMENTS TO BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.
  - ANY ALTERATION OR COVERING OF DRAINAGE EASEMENTS ARE PROHIBITED.

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

ON: 9-25-2024 AT 11:32 AM PM  
INSTRUMENT NUMBER 3584127  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE: MARCH 27, 2023  
PROJECT: SUB 22 029  
REVISIONS:  
PAGE NO: 1-OF-1

NAME	ADDRESS	PHONE & FAX
OWNER(S): FALARS-V INC WESTGATE COMMERCIAL HOLDINGS LLC	326 W MILE 11 N 29242 SEABISCUIT DRIVE WESLACO, TX 78596 FAIR OAKS RANCH, TX 78015	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM NO. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083

**PLAT SHEET**  
**PABLO PEÑA JR SUBDIVISION No.2**  
**WESLACO, TEXAS**  
**HIDALGO COUNTY**

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
 CHECKED: IVAN GARCIA P.E. R.P.L.S.  
 DRAWN: DANIEL RODRIGUEZ E.I.T.  
 SCALE: 1" = 60'  
 DATE: MARCH 27, 2023  
 PROJECT: SUB 22 029  
 REVISIONS:  
 PAGE NO: 1-OF-1