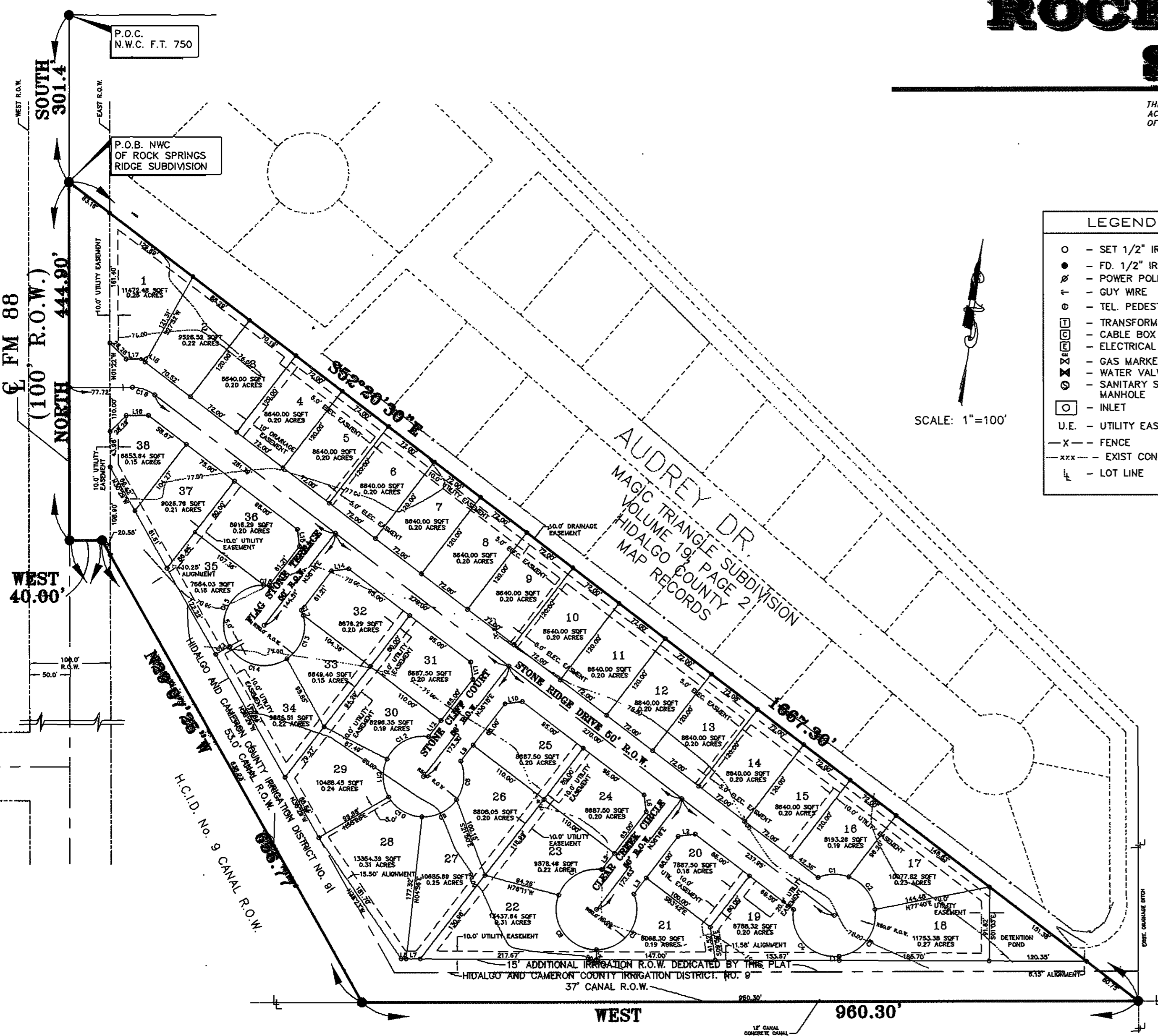


# ROCK SPRINGS RIDGE SUBDIVISION

DATE OF PREPARATION: NOVEMBER 6, 2007

THE SOUTH 12.8 ACRE OF FARM TRACT 750, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



**LEGEND**

- - SET 1/2" IRON ROD
- - FD 1/2" IRON ROD
- - POWER POLE
- - GUY WIRE
- - TEL PEDESTAL
- - TRANSFORM BOX
- - CABLE BOX
- - ELECTRICAL BOX
- - GAS MARKER
- - WATER VALVE
- - SANITARY SEWER MANHOLE
- - INLET
- - UTILITY EASEMENT
- - - - - FENCE
- - - - - EXIST CONTOUR
- - - - - LOT LINE

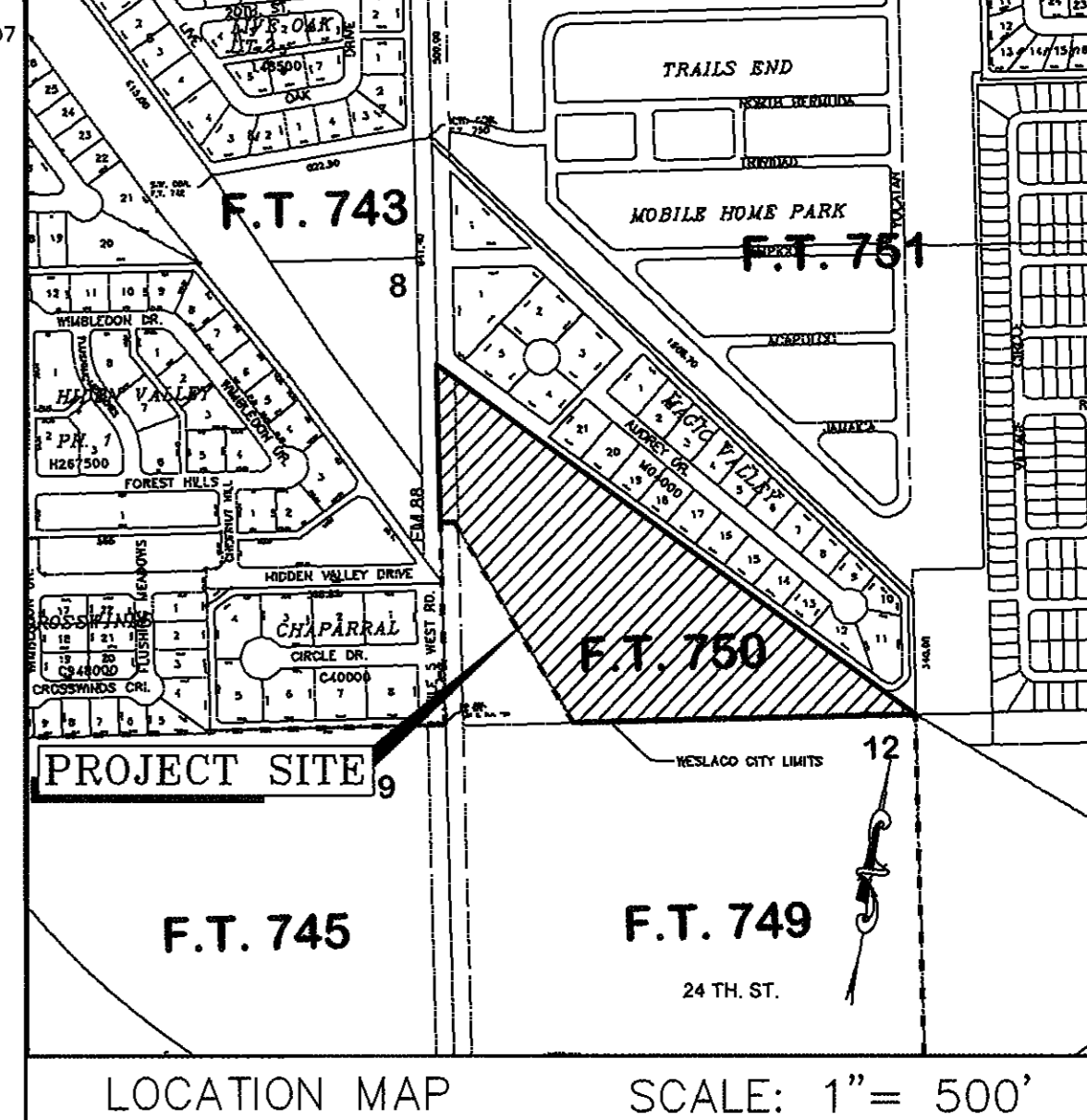
SCALE: 1"=100'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.41	S01°21'53"E
L2	21.21	S81°17'37"W
L3	25.33	S36°17'37"W
L4	12.29	S01°21'53"E
L5	25.33	S36°17'37"W
L6	21.21	S81°17'37"W
L7	17.49	S88°57'14"W
L8	6.87	S88°57'14"W
L9	25.00	N36°17'37"E
L10	21.21	S81°17'37"W
L11	21.21	S88°42'32"E
L12	25.00	N36°17'37"E
L13	20.01	N59°30'42"E
L14	21.21	S81°17'37"W
L15	21.21	S88°42'32"E
L16	27.48	S88°56'13"W
L17	18.62	S88°56'13"W
L18	6.87	S59°42'23"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	36.96	51.00	26.49	36.08	43°46'20"
C2	54.38	51.00	30.06	31.79	61°01'24"
C3	81.26	51.00	32.18	73.38	81°04'44"
C4	93.63	51.00	66.69	81.82	108°11'06"
C5	98.04	50.00	74.61	83.07	118°20'20"
C6	96.96	50.00	72.77	82.48	111°00'47"
C7	66.69	39.00	39.38	43.17	59°14'37"
C8	30.17	50.00	27.43	48.89	57°29'30"
C9	50.00	50.00	27.38	47.94	57°17'48"
C10	30.00	50.00	27.38	47.94	57°17'48"
C11	42.80	31.05	26.43	45.97	54°45'51"
C12	68.81	49.65	36.39	58.70	74°28'17"
C13	61.57	50.00	38.37	57.75	70°33'28"
C14	80.72	50.00	58.23	78.24	88°29'53"
C15	108.91	30.05	69.23	97.19	128°14'41"
C16	5.90	50.00	3.41	6.79	7°47'32"
C17	6.80	50.00	3.41	6.79	7°47'32"
C18	29.98	43.00	15.34	29.08	37°39'39"



LOCATION MAP SCALE: 1"=500'

**SUBDIVISION PLAT OF ROCK SPRINGS RIDGE SUBDIVISION**

THE SOUTH 12.8 ACRE OF FARM TRACT 750, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

THE SOUTH 12.8 ACRE OF FARM TRACT 750, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND SAID SOUTH 12.8 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF FARM TRACT 750; THENCE SOUTH, A DISTANCE OF 301.40 FEET TO THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 52°20'30" EAST, A DISTANCE OF 1667.30 FEET TO A CORNER OF THIS TRACT OF LAND;

THENCE WEST, A DISTANCE OF 960.30 FEET TO A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 29°07'25" WEST, A DISTANCE OF 656.77 FEET TO A CORNER OF THIS TRACT OF LAND;

THENCE WEST, A DISTANCE OF 40.00 FEET TO A CORNER OF THIS TRACT OF LAND;

THENCE NORTH, A DISTANCE OF 444.90 FEET TO THE POINT OF BEGINNING, CONTAINING 12.8 ACRES OF LAND MORE OR LESS.



FILED FOR RECORD IN HIDALGO COUNTY  
 ARTURO GUJARDO JR.  
 HIDALGO COUNTY CLERK  
 ON: Aug 04<sup>th</sup> 2009 at 9:13 AM PM  
 INSTRUMENT NUMBER 2022067  
 OF THE MAP RECORDED IN HIDALGO COUNTY, TEXAS  
 BY: Imael Hidalgo, DEPUTY  
 Imael Hidalgo

HIDALGO and CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT No. 9

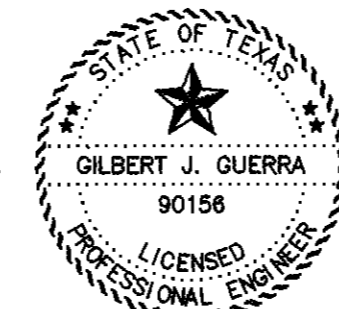
THIS PLAT HAS BEEN APPROVED BY HIDALGO and CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED THIS 27 DAY OF Nov 2007.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCD No. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD No. 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.

*Jose A. Guerra* 11-29-07  
 GENERAL MANAGER DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, GILBERT J. GUERRA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



STATE OF TEXAS  
 COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

*Jose M. Gonzalez* 11-07-07  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



**PLAT NOTES AND RESTRICTIONS**

- FLOOD ZONE STATEMENT:**  
 ROCK SPRINGS RIDGE SUBDIVISION IS A 38 LOT SUBDIVISION CONSISTING OF APPROXIMATELY THE SOUTH 12.80 ACRE OF FARM TRACT 750, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS IN ZONE "B" ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0525 B, REVISED JANUARY 2, 1981 AND PANEL NO. 480349 0005 B REVISED MARCH 4, 1980. THESE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES. ZONE B IS FOR AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- MINIMUM BUILDING SETBACK LINES AS FOLLOWS:**  
 RESIDENTIAL:  
 FRONT: 25 FEET CUL-DE-SAC: 25 FEET  
 SIDE: 8 FEET CORNER LOTS: 10 FEET  
 REAR: 20% OF LOT DEPTH (OR TO EASEMENT LINE, WHICHEVER IS GREATER)
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.**
- MINIMUM FLOOR ELEVATION SHALL BE A MINIMUM OF 18" ABOVE TOP OF CURB, AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR BUILDING PERMIT 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.**
- THERE ARE NO POTABLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.**
- 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.**
- UTILITY PROVIDERS:**  
 WATER: CITY OF WESLACO  
 SANITARY SEWER: CITY OF WESLACO  
 ELECTRICITY: AEP/CPL
- 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.**
- A 4 FOOT SIDEWALK BEHIND BACK-OF-CURB WILL BE REQUIRED AT BUILDING PERMIT STAGE.**
- IN ACCORDANCE WITH THE HIDALGO DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN APPROXIMATELY A TOTAL OF 24,863 CUBIC-Feet 57 ACRE-Feet OF STORM WATER RUNOFF. EACH LOT WILL BE REQUIRED TO DETAIN AN AVERAGE OF 567 CUBIC-Feet.**
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHED'S, 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.**
- BENCHMARK: A NO.4 REBAR WITH 3 1/4 BRASS ALUM. ALLOY CAP ON TOP LOCATED AT THE SOUTH EAST CORNER OF THE INTERSECTION OF MILE 5 NORTH ROAD AND FM 88.**
- NO ACCESS TO FM 88 NORTH SHALL BE ALLOW FOR LOTS 38 & 1. (THE DEVELOPER WILL NOTIFY LOT PURCHASER OF THIS RESTRICTION UPON SALE OF LOT)**
- STREET LIGHTS AND SIGNS TO BE INSTALLED BY DEVELOPER.**
- A SANITARY SEWER BUILDING PERMIT WILL BE REQUIRED FROM THE CITY OF WESLACO PRIOR TO ANY SANITARY SEWER CONSTRUCTION.**
- ALL LOT CORNERS ARE MARK WITH HALF (1/2) INCH IRON RODS.**
- A 6.0' HIGH CEDAR FENCE ALONG THE REAR OF LOT 4 THRU 18, 19, 21, 22, 27, 28, 29, 34, 35, 37 AND 38 WILL BE INSTALLED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION.**
- LOT 4 THRU 18 DETENTION AREA WILL BE FENCED OUT WITH A 6.0' HIGH CEDAR FENCE AND MAINTAINED BY HOME OWNER ASSOCIATION.**

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

I, ERIC HILMY AS PRESIDENT OF VIKINGPHARAOH PROPERTIES, L.P. ACQUISITIONS & DEVELOPMENT, OWNERS OF THE 12.8 ACRE TRACT OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ROCK SPRINGS RIDGE SUBDIVISION, DO HEREBY DEDICATE EASEMENTS TO THE CITY OF WESLACO, COUNTY OF HIDALGO, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY AND OR COUNTY THE USE OF STREETS AND EASEMENTS THEREON SHOWN. SURFACE USE OF THE STREETS AND EASEMENTS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY OR COUNTY EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE CITY OR COUNTY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ALL STREETS AND SIDEWALKS IN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND A GATED COMMUNITY MAINTAINED BY THE ROCK SPRINGS RIDGE SUBDIVISION LOT OWNER ASSOCIATION.

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.

*Eric Hilmy* 11/28/07  
 VIKINGPHARAOH PROPERTIES, L.P.  
 ACQUISITIONS & DEVELOPMENT  
 ERIC HILMY  
 808 S. SHARY ROAD, SUITE 5, PMB N. 310  
 MISSION TX. 78572

STATE OF TEXAS - COUNTY OF HIDALGO  
 PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VIKINGPHARAOH PROPERTIES, L.P. ACQUISITIONS & DEVELOPMENT (ERIK HILMY), 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28<sup>th</sup> DAY OF NOVEMBER, 2007  
*Debra J. Guerra* 02-11-09  
 NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS - CITY OF WESLACO  
 PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT ROCK SPRINGS RIDGE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*Buddyella Rosa* 7-27-09  
 CITY MAYOR DATE  
*Janie V. Balli* 7/27/09  
 ATTEST: CITY SECRETARY DATE

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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

*David Rojas* 12-19-07  
 PLANNING AND ZONING COMMISSION CHAIRMAN DATE

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(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.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: ERIK HILMY	808 S. SHARY ROAD, SUITE 5 PMB N. 310	MISSION, TX 78572 (956) 222-0530
ENGINEER: GILBERT J. GUERRA P.E.	323 W. CAND STREET., SUITE 100	EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083
SURVEYOR: JOSE MARIO GONZALEZ R.P.L.S.	8207 MATEO ESCOBAR,	MONTE ALTO, TX 78538 (956) 380-5154 (956) 380-5156

RIO DELTA ENGINEERING  
 921 S. 10 TH AVENUE  
 EDINBURG TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083  
 TEXAS  
 WESLACO, TEXAS  
 ROCK SPRINGS RIDGE SUBDIVISION  
 PLAT SHEET  
 SUB 06 027  
 PAGE NO.