

PRINCIPAL CONTACTS
 OWNER: ROBERTO DE LA CRUZ
 ENGINEER: ROLANDO CRUZ
 SURVEYOR: JESUS A. GARZA

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, ROBERTO DE LA CRUZ, OWNER OF THE 7.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS LLANITOS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 236.032 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 MATTER ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROBERTO DE LA CRUZ _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED ROBERTO DE LA CRUZ, 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 CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC, TEXAS
 COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____

HIDALGO COUNTY CLERK _____

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOS LLANITOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2007.

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
 DATED THIS _____ DAY OF _____, 2007.

CHAIRMAN
 PLANNING & ZONING COMMISSION
 CITY OF EDINBURG, TEXAS

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 TEX. WATER CODE 46.204. THIS 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2007.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.

ATTEST: SECRETARY _____ PRESIDENT _____

STATE OF TEXAS
 COUNTY OF HIDALGO

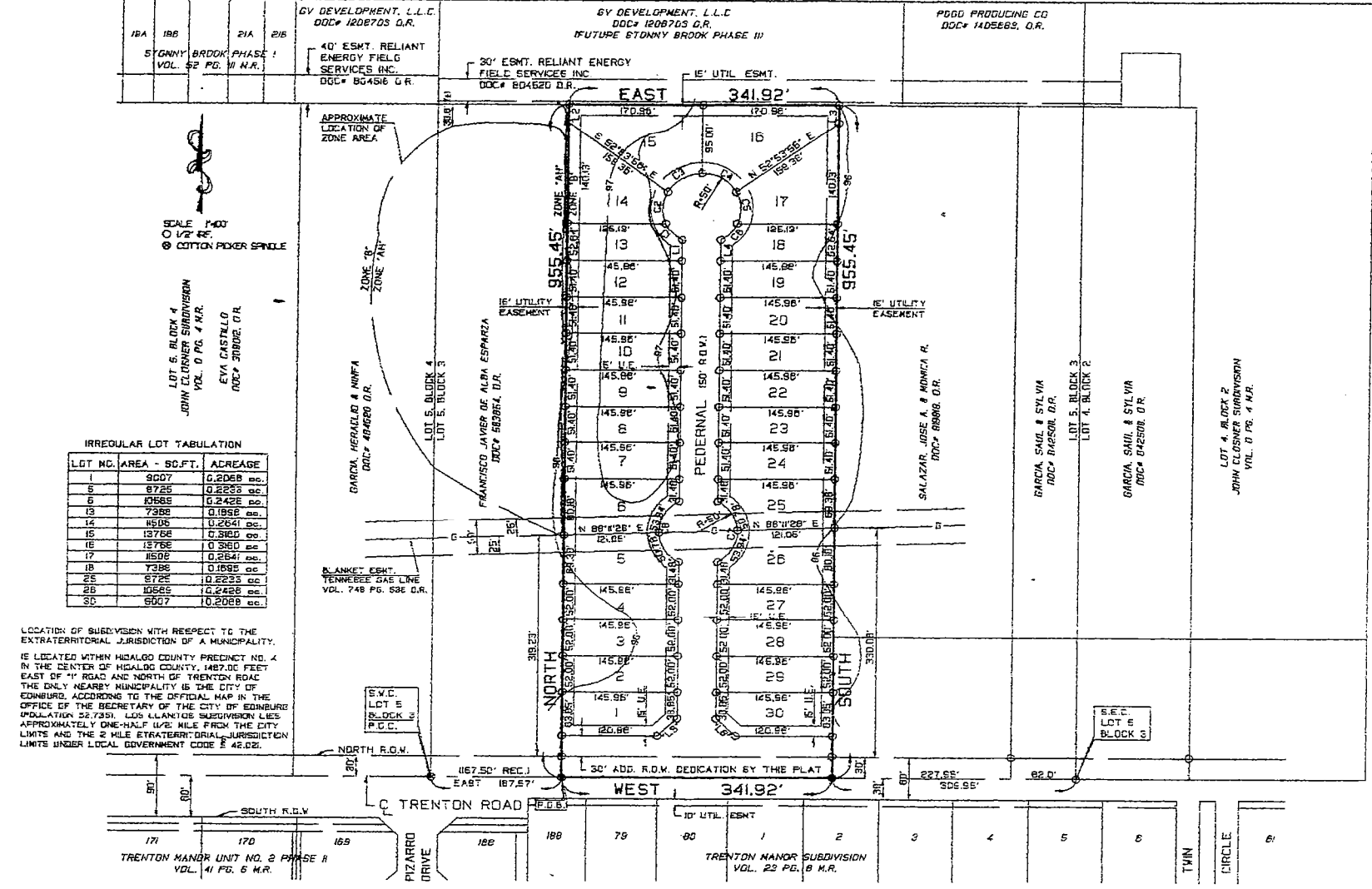
I, JESUS A. GARZA, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF LOS LLANITOS SUBDIVISION WAS PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 12, 2004.

JESUS A. GARZA, R.P.L.S. NO. 4738 _____ DATE _____

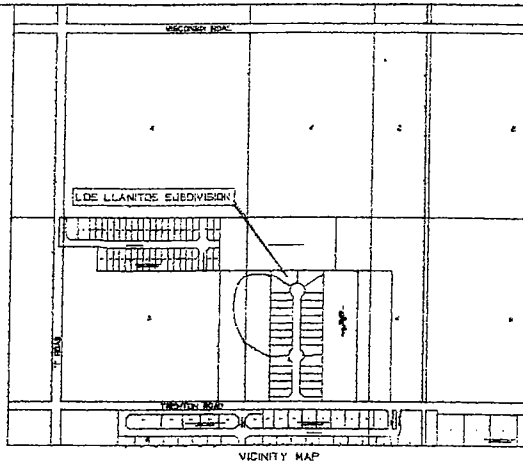
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E. NO. 55455
 CEC CONSULTING ENGINEERS

CRUZ-HOGAN Consultants, Inc.
 Engineers - Planners - Consultants
 McAllen, Texas
 3615 N. West 4th, Ste. 1A
 McAllen, Texas 78501
 (361) 667-6677
 (361) 667-6661 FAX



GENERAL PLAT NOTES:
 1. BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "B" AS PER FEMA MAP. AREAS BETWEEN LIMITS OF THE 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, COMMUNITY PANEL NO. 480334 042E C MAP REVISED, NOVEMBER 16, 1992 & REVISED AS PER LDRM-F DATED, MARCH 13, 2007, CASE NO. 07-DE-0327A ELEVATION CERTIFICATE MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 042E C MAP REVISED, NOVEMBER 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED AN AREA AS SHOWN ON THIS PLAT WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4027).
 2. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
 FRONT: 25'
 CUL-DE-SAC: 10'
 SIDE: 5'
 REAR: 10' CORNER FOR LOTS 1 & 30
 15' OR TO EASEMENT LINE, WHICHEVER REQUIRES GREATEST SETBACK.
 3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 15' ABOVE TOP OF CURB OR 12" ABOVE NATURAL DRAINAGE WIDENING IS GREATEST 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 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.
 4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 & HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 225,000 GALLON CAPACITY OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENT WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE THROUGH STORM SEWER SYSTEM.
 5. 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.
 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
 7. 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.
 8. ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 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.
 9. AN OFF-STREET PARKING LOT SITEPLAN AND DRAINAGE PLAN APPROVAL 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 & SEWER PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 10. BENCHMARK: 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOS LLANITOS SUBDIVISION. ELEVATION: 86.48 NAVD 1988
 11. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERING.
 12. ALL LOT CORNERS PI & PC SET WITH 1/2" IRON ROD OR AS NOTED.
 13. 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.
 14. POTABLE WATER SOURCE: NORTH LAND WATER SUPPLY CORPORATION IS THE PROVIDER OF POTABLE WATER.
 15. NO LOT ACCESS OR FRONTAGE PERMITTED FOR LOTS 1 & 30 ALONG TRENTON ROAD.
 16. 25'x25' CORNER CURB EASEMENT AT ALL STREET INTERSECTIONS ARE HEREBY DEDICATED TO THE CITY OF EDINBURG IN ACCORDANCE WITH THE CITY STANDARDS.
 17. 50% OF PARKLAND DEDICATION FEE WILL BE DUE AT BUILDING PERMIT STAGE
 18. 4' SIDEWALK ALONG FEDERAL TO BE CONSTRUCTED BY LOT OWNER AT BUILDING PERMIT STAGE. 4' BEHIND CURB
 19. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.



LINE DATA

LINE	BEARING	DISTANCE
L1	NORTH	25.34'
L2	SOUTH	24.87'
L3	SOUTH	28.34'
L4	SOUTH	28.34'
L5	S 45° 00' 00" W	35.36'
L6	N 45° 00' 00" W	35.36'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	CHORD DISTANCE
C1	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C2	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C3	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C4	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C5	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C6	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C7	50.00'	25.00'	15.4717'	E 3.25°	3.25'
C8	50.00'	25.00'	15.4717'	E 3.25°	3.25'

METES AND BOUNDS DESCRIPTION OF LOS LLANITOS SUBDIVISION
 BEING A 7.50 ACRE TRACT OF LAND, MORE OR LESS OF THE EAST 341.92 FEET OF THE WEST 506.42 FEET OF THE SOUTH 866.45 FEET OF LOT 6, BLOCK 2, JOHN CLOSER SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS. EACH TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A COTTON PICKER SPINDLE FOUND AT THE SOUTH-WEST CORNER OF LOT 6, BLOCK 2; THENCE, EAST, WITH AND ALONG THE SOUTH LINE OF LOT 6, AND ALSO BEING THE CENTERLINE OF TRENTON ROAD, A DISTANCE OF 187.87 (187.80 REC'D) FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTH-WEST CORNER OF THE DESCRIPTION FOR THE POINT OF BEGINNING.

THENCE, NORTH, PARALLEL TO THE WEST LINE OF LOT 5, A DISTANCE OF 86.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF TRENTON ROAD, AND A TOTAL DISTANCE OF 86.45 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER.

THENCE, EAST, PARALLEL TO THE SOUTH LINE OF LOT 5, A DISTANCE OF 341.92 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER.

THENCE, SOUTH, PARALLEL TO THE WEST LINE OF LOT 5, A DISTANCE OF 86.45 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF TRENTON ROAD, AND A TOTAL DISTANCE OF 86.45 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THE DESCRIPTION FOR THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 7.50 ACRES GRABS, OF WHICH 0.24 LIES IN EXISTING RIGHT OF WAY, LEAVING 7.26 ACRES NET.

SUBDIVISION PLAT
 OF
LOS LLANITOS
 SUBDIVISION
 "EDINBURG, TEXAS"

BEING A 7.50 ACRE TRACT OF LAND,
 OUT OF LOT 5, BLOCK 3, JOHN CLOSER SUBDIVISION,
 AS RECORDED IN VOLUME 1, PAGE 4, MAP RECORDS
 OF HIDALGO COUNTY, TEXAS.

LOS LLANITOS SUBDIVISION
 DATE OF PREPARATION: JULY 22, 2004

INDEX TO SHEET OF LOS LLANITOS SUBDIVISION

SHEET NO.	DESCRIPTION
SHEET 1	HEADLINE INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREET AND EASEMENT LAYOUT; METES & BOUNDS DESCRIPTION; SURVEYOR'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE
SHEET 2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (GENUINE & SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE EXCEPT MAP OF TOPOGRAPHY AND DRAINAGE; ENGINEERING CERTIFICATION; REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

J.A. Garza
 Associates, L.L.C.
 3515 N. West 4th, Ste. 1A
 McAllen, Texas 78501
 (361) 667-6677
 (361) 667-6661 FAX