

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES FOR R-1 SINGLE FAMILY DWELLING DISTRICT: FRONT 35.0', REAR 10.0' (WEST SIDE) 15.0', SIDE (CORNER LOTS) 5.0' OR EASEMENT WHICHEVER IS GREATER, LOT 7 (WEST SIDE) 25.0', LOT 8 (EAST SIDE) 25.0'.
  - FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF NEAR FLOODING. COMMUNITY PANEL NO. 480334 0425 C. EFFECTIVE NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0425 C, EFFECTIVE DATE NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR 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 THRU 4127).
  - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ROAD OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME 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.
  - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL CAPACITY OF 33,110.47 CUBIC FEET OR 0.280 ACRES-FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON THIRD SHEET FOR DRAINAGE DETENTION.
  - 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS, SHEDS, SHEDS, TRAILERS, AND OTHER STRUCTURES (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - 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.
  - A FIVE FOOT (5.0') WIDE CONCRETE SIDEWALK TO BE BUILT BY THE LOT OWNER AT THE TIME A BUILDING PERMIT IS ISSUED.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
  - BENCHMARK NOTE: A 4" DISK HAS BEEN SET IN CONCRETE ON THE NORTHEAST CORNER OF LOT 1 SHOWN HEREON. THE UGDS IM ELEVATION ON TOP OF THIS DISK IS 89.20. A COTTON SPINNER SPINDLE FOUND ON THE NORTHEAST CORNER OF THIS SUBDIVISION HAS AN ELEVATION OF 91.00. DATUM: N.G.D. - 1929.
  - THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
  - 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.
    - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
    - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND THE RESULTS HAVE DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
    - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
  - KYLE BENNETT, THE OWNER & SUBDIVIDER OF CHARLOTTE SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
  - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY PROVIDER.
  - LOT OWNER TO PROVIDE A 6" BUFFER REQUIRED ON LOT 10 FOR ADJACENT IRRIGATION DITCH.
  - DRAINAGE SWALE EASEMENTS NOTE: 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 13, 2007. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

OWNER: KYLE BENNETT  
P.O. BOX 365  
LA BLANCA, TEXAS 78558-0365

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
CITY OF ALAMO

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

MAYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
CITY OF ALAMO

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS CHARLOTTE SUBDIVISION DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE: \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION  
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 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

## CHARLOTTE SUBDIVISION

### HIDALGO COUNTY, TEXAS.

BEING A 12.99 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, BLOCK 42, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24 THRU 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CHARLOTTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 2007.

ATTEST: \_\_\_\_\_ HIDALGO COUNTY JUDGE DATE \_\_\_\_\_

\_\_\_\_\_ HIDALGO COUNTY CLERK DATE \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, 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 \_\_\_\_\_, 2007.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: KYLE BENNETT	P.O. BOX 365	LA BLANCA, TEXAS 78558-0365	(956) 464-4431	(956) 464-2597
ENGINEER: DAVID O. SALINAS	1013 SYCAMORE	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	1013 SYCAMORE	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS  
COUNTY OF HIDALGO

I, KYLE BENNETT, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS CHARLOTTE SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: KYLE BENNETT  
P.O. BOX 365  
LA BLANCA, TEXAS 78558-0365

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
CITY OF ALAMO

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

MAYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
CITY OF ALAMO

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS CHARLOTTE SUBDIVISION DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE: \_\_\_\_\_

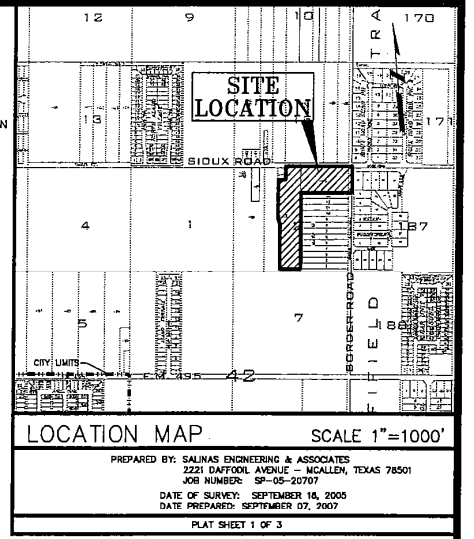
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED



BEING A 12.99 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, BLOCK 42, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGES 24 THRU 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 12.99 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF LOT 2 LOCATED IN THE CENTER OF SIOUX ROAD, THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 15 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 850.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF THAT CERTAIN 0.39 ACRE TRACT OF LAND BELONGING TO THE NORTH ALAMO WATER SUPPLY CORPORATION ACQUIRED IN A WARRANTY DEED CONVEYANCE FROM SALVADOR GARZA AND WIFE, MARA GARZA DATED MAY 19, 1978, RECORDED IN VOLUME 1577, PAGE 578, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 15 MINUTES EAST, CONTINUING WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 850.0 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF SAID LOT 2 FOR THE NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 50 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 330.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF MARS II SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 63, MAP RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED WITHIN THE RIGHT-OF-WAY OF BORDER ROAD FOR AN INSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 15 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID MARS II SUBDIVISION, A DISTANCE OF 30.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BORDER ROAD, AT A DISTANCE OF 560.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE WEST CORNER OF SAID MARS II SUBDIVISION FOR AN INSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 50 MINUTES WEST, COINCIDENT WITH THE WEST LINE OF SAID MARS II SUBDIVISION, A DISTANCE OF 800.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF LOT 1 OF SAID MARS II SUBDIVISION FOR AN INSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(5) THENCE, NORTH 81 DEGREES 15 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID DITCH RIGHT-OF-WAY, A DISTANCE OF 271.83 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE EAST LINE OF SAID DITCH RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;

(6) THENCE, NORTH 08 DEGREES 45 MINUTES EAST, CONTINUING WITH THE EAST LINE OF SAID DITCH RIGHT-OF-WAY, A DISTANCE OF 481.23 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 0.39 ACRE TRACT FOR AN INSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(7) THENCE, NORTH 12 DEGREES 51 MINUTES 54 SECONDS WEST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID DITCH, A DISTANCE OF 823.65 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON AN OUTSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(8) THENCE, NORTH 08 DEGREES 45 MINUTES EAST, CONTINUING WITH THE EAST LINE OF SAID DITCH RIGHT-OF-WAY, A DISTANCE OF 271.83 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 0.39 ACRE TRACT FOR AN INSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(9) THENCE, SOUTH 81 DEGREES 15 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID 0.39 ACRE TRACT, A DISTANCE OF 83.23 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE SOUTHWEST CORNER OF SAID 0.39 ACRE TRACT FOR AN INSIDE CORNER OF THIS HERIN DESCRIBED TRACT;

(10) THENCE, NORTH 08 DEGREES 45 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID 0.39 ACRE TRACT, A DISTANCE OF 150.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SIOUX ROAD, AT A DISTANCE OF 170.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 12.99 ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET (OR 0.40 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID SIOUX ROAD, AND, THE EAST 30.0 FEET FOR 0.21 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BORDER ROAD, LEAVING 12.38 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, H.C.T.

The Hidalgo County Irrigation District No. 2 claims in fee a strip of land 25.0 feet from the wicking edge of the north/south ditch shown herein (Ref. Volume 19, Page 210, Deed Records of Hidalgo County, Texas). Therefore, the survey line shown the west side of this survey is a representation of the east right-of-way of those lands held by the Irrigation District.

The 50.0 foot wide gas line easement shown herein was determined by taking a strip of land 25.0 feet wide on each side of the gas markers as found on the ground. A line was drawn between each gas marker and then a 25.0 foot parallel line was determined and bearing and distances were computed. Hence, the bearing and distances shown for the 50.0 wide strip on this survey were computed based on the location of the gas line markers.

INDEX SHEET OF CHARLOTTE SUBDIVISION

SHEET 1: BEARING, INDEX LOCATION MAP, PROVISIONAL CONTRACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LOCAL GOVERNMENT AND ENGINEER'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, DRAINAGE DESIGNATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF SUBDIVISION, DESCRIPTION OF THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PROJECT AS BEING A MUNICIPALITY, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.

SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (POST AND PRE-CONSTRUCTION) ENGINEERING DESIGN, TYPICAL ROADWAY SECTION, SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE EACH LOT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION.

SEEA  
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