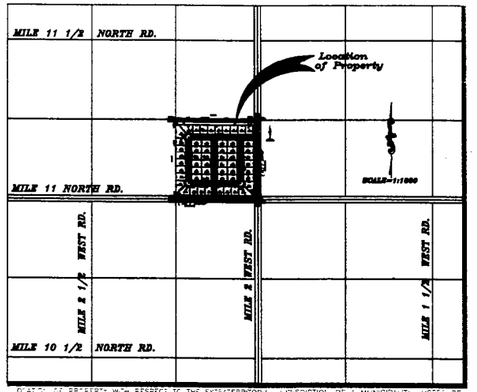


LOCATION OF PROPERTY WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. LUCERO DEL NORTE SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE NORTH WEST CORNER OF MILE 11 NORTH AND MILE 2 WEST. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF PLANNING. RE-PLAT OF LUCERO DEL NORTE SUBDIVISION IS OUTSIDE THE CITY LIMITS OF WESLACO, TEXAS BUT WITHIN THE CITY TWO MILE ETJ UNDER LOCAL GOVERNMENT CODE 242.001 CITY OF WESLACO PERIMETER, 30.106 PRECINCT No.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION AND ATTESTATION.

CARLOS G. LEAL JR. AS OWNER OF THE 40.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-PLAT OF LUCERO DEL NORTE SUBDIVISION, HEREIN THE LAND AS DEPICTED IN THE SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.010 AND 212.

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS.
(B) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS.
(C) THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) THE NATURAL GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

_____ _____
CARLOS G. LEAL JR DATE
P.O. BOX 631
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC CARLOS G. LEAL JR PERSONALLY APPEARED AND PROVED THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE(S), TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE AFTER BEING DULY SWORN BY ME, HE/SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS THE _____DAY OF_____ 200_ A.D.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON_____

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.029(a)

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

_____ _____
MAYOR, CITY OF WESLACO DATE

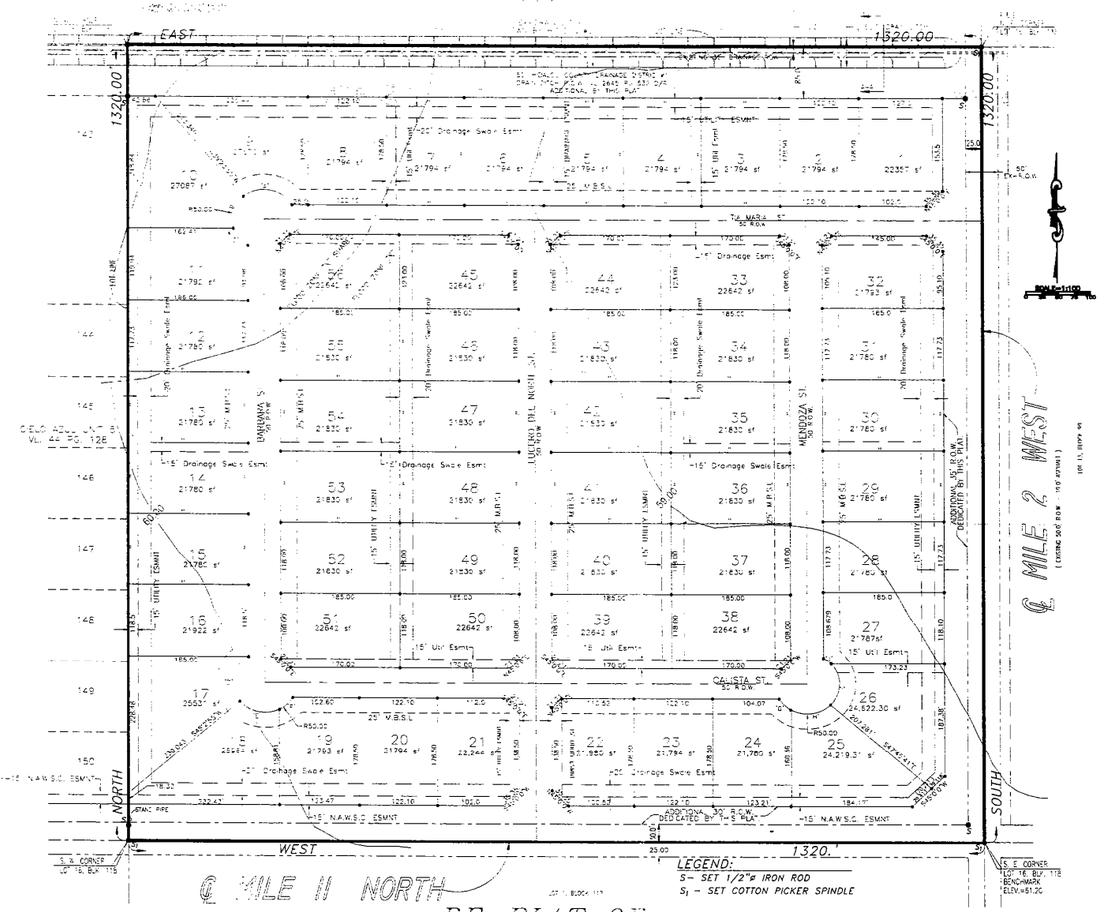
THIS PLAT, RE-PLAT OF LUCERO DEL NORTE SUBDIVISION, HAS EFFECT UPON THE PREVIOUS SUBDIVISION PLAT OF THE PURPOSE AND DOWN CONVERSION OF THE ORIGINAL PLAT. THIS PLAT HEREBY APPROVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS ON THE _____DAY OF_____ 200_ A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DULY ELECTED, QUALIFIED AND ACTING CHAIRMAN OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFY THAT THE DRAINAGE PLAN FOR WATER QUALITY AND QUANTITY CONTROL PROPOSED BY THE DEVELOPER AND ENGINEER HEREIN DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED UPON THE INFORMATION PROVIDED BY THE DEVELOPER AND ENGINEER AT THIS DATE. THE DEVELOPER AND ENGINEER ARE SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER TO MAKE THIS DETERMINATION.

_____ _____
DRAINAGE DISTRICT MANAGER DATE
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



RE-PLAT OF
COLONIA LUCERO DEL NORTE SUBDIVISION

A 40.00 acre tract of land being all of Lot 16, Block 118, Campacuas Addition Subdivision as recorded in Volume 1, Page 2, Map Records, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
ARMANDO GUTIERREZ JR. DATE
REG. PROFESSIONAL ENGINEER No. 64417

STATE OF TEXAS
COUNTY OF HIDALGO

I, PAUL E. GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____ _____
PAUL E. GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4240

CERTIFICATION FOR COUNTY CLERK

_____ COUNTY CLERK OF _____COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____ A/P.M. ON THE _____DAY OF _____, 200_ A.D. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF _____ COUNTY AT ____ A/P.M. ON THE _____DAY OF _____ 200_ A.D.

_____
C. BALLARD
COUNTY CLERK
STATE OF TEXAS
COUNTY OF HIDALGO

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

WE, THE UNDERSIGNED, CERTIFY THAT THE SUBDIVISION OF LUCERO DEL NORTE SUBDIVISION HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE _____DAY OF_____ 200_ A.D.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST:

_____ _____
HIDALGO COUNTY CLERK DATE

FLOOD ZONE DESIGNATION
FLOOD ZONE DESIGNATION IN THE HIDALGO

ZONE "C" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2002 REVISED TO REFLECT LOMR DATED: MAY 30, 2002.

ZONE "X" SHADED: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2002 REVISED TO REFLECT LOMR DATED MAY 30, 2002.

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 4127).

2. FINISHED FLOOR ELEVATION SHALL BE MINIMUM OF 18" INCHES ABOVE TOP OF CURB WHEN MEASURE AT THE CENTER OF LOT. CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POS. 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.

3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 78,888 CUBIC-FEET 1.811 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

4. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TRESS, 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.

5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT.....25 FEET
REAR.....25 FEET OR GREATER FOR EASEMENT
COMMON SIDE.....6 FEET OR GREATER FOR EASEMENT
SIDE CORNER.....10 FEET OR GREATER FOR EASEMENT

6. SIDEWALKS, WHERE REQUIRED BY ORDINANCE WILL BE CONSTRUCTED BY DEVELOPER AS PART OF THE BUILDING PERMITS REQUIREMENTS.

7. OWNER WILL INSTALL STREET LIGHTS AS REQUIRED BY THE CITY OF WESLACO ORDINANCE.

8. BENCH MARK: PIN SET ON INTERSECTION OF MILE 11 NORTH AND MILE 2 WEST. ELEV.=61.20 NATIONAL GEODETIC VERTICAL DATUM OF 1929.

9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION AT TIME OF SURVEY.

10. NO FILL OR STRUCTURES SHALL BE ALLOWED WITHIN DRAINAGE EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCE, BUILDING, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT.

11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES, IF APPLICABLE, WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. 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) APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO ACCEPTING THE LOT.

13. A 6 FOOT FENCE IS REQUIRED ALONG THE REAR OF LOTS 1-10 TO BE INSTALLED BY DEVELOPER.

14. NO DRIVE WAY ACCESS ARE PERMITTED ON MILE 11 NORTH FROM LOTS 18-25 AND MILE 2 WEST FROM LOTS 1,26-32.

15. CARLOS G. LEAL JR. THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

16. 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 OR AS REQUIRE BY UTILITY PROVIDER.

17. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN SHALL BE REQUIRE ON COMMERCIAL INDUSTRIAL AND MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.

18. 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 AS OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 40.00 acre tract of land being all of Lot 16, Block 118, Campacuas Addition Subdivision as recorded in Volume 1, Page 2, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows.

BEGINNING at a set cotton picker spindle on the centerline of Mile 2 West Road being the northeast corner of said Lot 16, Block 118, for the northeast corner of herein described tract.

THENCE South 1,320.00 feet along the centerline of said Mile 2 West Road also being the east line of said Lot 16, Block 118, to a set cotton picker spindle on the centerline intersection of said Mile 2 West Road and Mile 11 North Road being the southeast corner of said Lot 16, Block 118, for the southeast corner of herein described tract.

THENCE West 1,320.00 feet along the south line of said Lot 16, Block 118, also being the centerline of said Mile 11 North Road to a set cotton picker spindle being the southwest corner of said Lot 16, Block 118, for the southwest corner of herein described tract.

THENCE North along the west line of said Lot 16, Block 118 pass at 30.00 feet a set ironrod/cap iron rod being the north Right-of-Way (R.O.W.) line of said Mile 11 North Road, pass at 1,290.00 feet a set ironrod/cap iron rod continuing for a total distance of 1,320.00 feet to undole to set point, property corner for a inside existing ditch for the northwest corner of said Lot 16, Block 118 herein described tract.

THENCE East along the north line of said Lot 16, Block 118 pass at 1,290.00 feet a point being the west R.O.W. line of said Mile 2 West Road and continuing for a total distance of 1,320.00 feet to the point of beginning and containing 40.00 acres of land, more or less.

CURVE DATA

SECTION	LENGTH	RADIUS	ANGLE	CHORD
A	86.74	50	99°	76.27
B	59.75	50	68°	56.26
C	36.77	50	42°	35.95
D	86.30	50	99°	75.98
E	67.86	50	78°	62.77
F	29.10	50	33°	28.69
G	25.86	50	30°	25.57
H	66.62	50	76°	61.80
I	75.65	50	87°	68.64
J	15.13	50	17°	15.07

A. Gutierrez Engineering, Inc.
Subdivisions, Land Development, Septic Tank Designs, Building Plans
805 W Pike Blvd, PO Box 835
Weslaco, Texas 78596
(956) 547-8795 fax (956) 481-2796

DATE OF PREPARATION: JANUARY 16, 2004

INDEX TO SHEET OF REPLAT OF COLONIA LUCERO DEL NORTE SUBDIVISION

SHEET 1	HEADING INDEX, LOCATION MAP AND CITY PRINCIPAL CONTACTS PLAT WITH LOTS STREETS AND EASEMENTS DESIGNATIONS, LEGAL DESCRIPTION, NOTES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERKS RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION IN REFERENCE TO THE MUNICIPALITY AND DESIGNATE SUBDIVISION CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL,
SHEET 2	PLAT WITH LOTS, STREETS AND EASEMENTS DIMENSIONS, SURVEY DATA, ON AND BOUNDARY SURVEY, SOIL ANALYSIS, DEVELOPMENT PLAN, SEWER SYSTEM,
SHEET 3	PLAT WITH STREETS AND EASEMENTS DIMENSIONS, SURVEY DATA, ON AND BOUNDARY SURVEY, SOIL ANALYSIS, DEVELOPMENT PLAN, SEWER SYSTEM, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION, ENGINEER AND SEAL, REFERENCE SAMPLE OF OSSF PLAN FOR OSSF SYSTEM PLAN NOTES AND REFERENCING SEWER, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION,
SHEET 4	PLAT WITH STREETS AND EASEMENTS DIMENSIONS, SURVEY DATA, ON AND BOUNDARY SURVEY, SOIL ANALYSIS, DEVELOPMENT PLAN, SEWER SYSTEM, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION,
SHEET 5	TYPICAL DEVELOPMENT MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION, REVISED, REVISED, REVISED, REVISED, REVISED,