

**LOS JARDINES ESTATES SUBDIVISION**  
 HIDALGO COUNTY, TEXAS.  
 BEING ALL OF BLOCK 100, AND, CONTAINING 40.0 GROSS ACRES OF LAND, MORE OR LESS,  
 OUT OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS,  
 AS RECORDED IN VOLUME 02, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**ADJACENT OWNERS:**  
 EAST: LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", VOL. 02, PG. 42, H.C.R.  
 WEST: LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", VOL. 02, PG. 42, H.C.R.  
 SOUTH: LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", VOL. 02, PG. 42, H.C.R.

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

**ADJACENT OWNERS:**  
 EAST: LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", VOL. 02, PG. 42, H.C.R.  
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 SOUTH: LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", VOL. 02, PG. 42, H.C.R.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, (WE), KYLE BENNETT, AS OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS LOS JARDINES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATERWAYS, 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:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;  
 (B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (D) 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

**STATE OF TEXAS**  
**CITY OF DONNA**

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 DONNA**

THE PLAT OF LOS JARDINES ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

ATTESTED: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LOS JARDINES ESTATES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT 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.

\_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ 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 LOS JARDINES ESTATES SUBDIVISION, AS 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

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, DAVID O. SALINAS, R.P.L.S., 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

**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.

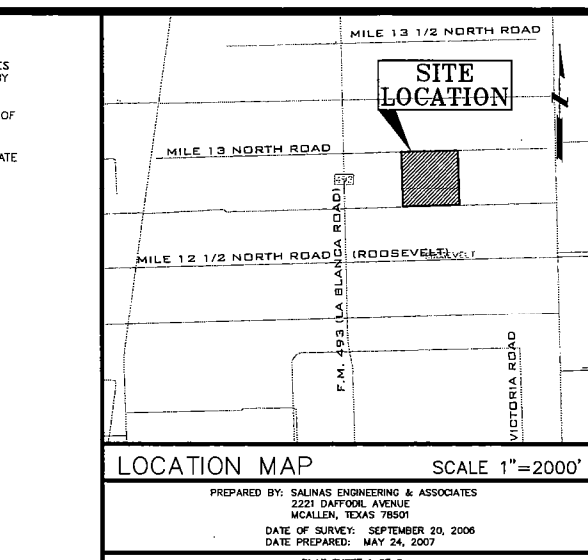
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT No. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

ATTEST: \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

NOTE: THE IRRIGATION LINE AND VALVES ARE NOT PART OF THE DISTRICT'S FACILITIES AND WILL NOT BE MAINTAINED BY THE DISTRICT.



**LOCATION MAP** SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
 2221 DAFFODIL AVENUE  
 McALLEN, TEXAS 78501  
 DATE OF SURVEY: SEPTEMBER 20, 2006  
 DATE PREPARED: MAY 24, 2007  
 PLAT SHEET 1 OF 2

**METES AND BOUNDS DESCRIPTION**

BEING ALL OF BLOCK 100, AND, CONTAINING 40.0 GROSS ACRES OF LAND, MORE OR LESS, OUT OF LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 02, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 40.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(1) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 100, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 13 NORTH ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID BLOCK 100 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID BLOCK 100, A DISTANCE OF 1,320.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID BLOCK 100 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 100, A DISTANCE OF 1,300.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 13 NORTH ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A 60-D NAIL SET ON THE NORTHWEST CORNER OF SAID BLOCK 100 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 100, A DISTANCE OF 1,320.0 FEET TO THE POINT OF BEGINNING, CONTAINING 40.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET (OR 0.61 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MILE 13 NORTH ROAD LEAVING 39.39 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS.  
 N:\SUBDIVISION\PLATS\LOSJARDINES.SUB\METESANDBOUNDS.DESCRPTION

**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED

**INDEX SHEET OF LOS JARDINES ESTATES SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EXHIBIT DESCRIPTIONS (LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, SWINDLER'S DECEDITION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE OF PLAT APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, RECORDING CERTIFICATE, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (DWSS) MAP, ENGLISH/SPANISH REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DWSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR DWSS SYSTEM TYPICAL WATER SERVICE CONNECTION, OWNER'S DECEDITION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES.

**SEA**  
**SALINAS ENGINEERING & ASSOCIATES**  
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