SUBDIVISION PLAT OF
J.R. SUBDIVISION
PHASE II

BEING A RESUBDIVISION OF 15.156 ACRES
OUT OF F.T. 1110
WEST & ADAMS TRACTS
(VOL. 2, PG. 34-37 H.C.M.R.)
HIDALGO COUNTY, TEXAS

15.156 Ac. GROSS
-1.552 Ac. DRAIN DITCH R.O.W.
13.604 Ac. NET

METES and BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 15.156 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OF THE EAST 30 ACRES OF FARM TRACT 1110, WEST ADAMS TRACTS (VOL. 2, PAGE 34-37, H.C.M.R.), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND 15.156 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF FARM TRACT 1110, WEST ADAMS TRACTS SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

1) THENCE, S 88° 48' 58" E ALONG THE SOUTH LINE OF FARM TRACT 1110, AT A DISTANCE OF 1983.00 FEET PASS A 1/2" A REBAR FOUND FOR THE WEST LINE OF A 100-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, CONTINUE A TOTAL DISTANCE OF 2083.15 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

2) THENCE, N 01° 11' 02" W ALONG THE EASTERLY BOUNDARY LINE OF K-LUX SUBDIVISION (VOLUME 52, PAGE 47, H.C.M.R.), A DISTANCE OF 682.08 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

3) THENCE, N 88° 48' 58" E ALONG A SOUTHERN BOUNDARY LINE OF J.R. SUBDIVISION PHASE I (VOLUME 48, PAGE 179, H.C.M.R.), A DISTANCE OF 1968.00 FEET TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

4) THENCE, S 01° 11' 02" E ALONG A SOUTHERN BOUNDARY LINE J.R. SUBDIVISION PHASE I (VOLUME 48, PAGE 179, H.C.M.R.), A DISTANCE OF 22.79 FEET TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

5) THENCE, N 88° 48' 58" E ALONG A SOUTHERN BOUNDARY LINE OF J.R. SUBDIVISION PHASE I (VOLUME 48, PAGE 179, H.C.M.R.), A DISTANCE OF 496.06 FEET TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

6) THENCE, N 01° 11' 02" W ALONG A SOUTHERN BOUNDARY LINE J.R. SUBDIVISION PHASE I (VOLUME 48, PAGE 179, H.C.M.R.), A DISTANCE OF 16.63 FEET TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

7) THENCE, N 88° 48' 58" E ALONG A SOUTHERN BOUNDARY LINE OF J.R. SUBDIVISION PHASE I (VOLUME 48, PAGE 179, H.C.M.R.), AT A DISTANCE OF 196.15 FEET PASS A NO. 4 REBAR FOUND FOR THE WEST LINE OF SAID 100-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, CONTINUE A TOTAL DISTANCE OF 296.15 FEET TO THE EAST LINE OF FARM TRACT 1110, FOR THE NORTHEAST CORNER OF THIS TRACT;

8) THENCE, S 00° 40' 32" E ALONG THE EAST LINE OF FARM TRACT 1110, A DISTANCE OF 675.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.156 ACRES, OF WHICH 1.552 ACRES LIES WITHIN THE 100-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT, LEAVING A NET OF 13.604 ACRES OF LAND, MORE OR LESS.

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 REV. 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: 8/28/07

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

I, HEBERTO JOSE GARZA & FIDELA GARZA
AS OWNER OF THE 15.156 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JR SUBDIVISION – PHASE II, SUBDIVIDE THE LAND AS DEPICTED ON THE SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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 ON SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED ED 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 MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

HEBERTO JOSE GARZA FIDELA GARZA

HEBERTO JOSE GARZA and FIDELA GARZA
FAMILY LIMITED PARTNERSHIP, a TEXAS LIMITED PARTNERSHIP
P.O. BOX 173
LA VILLA, TX 78562

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HEBERTO JOSE GARZA AND FIDELA GARZA
PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF Sept, 20 07

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8-26-2009

CHRISTINE STUART
Notary Public, State of Texas
My Commission Expires
08-26-2009

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE JR SUBDIVISION – PHASE II
WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION SEPTEMBER 14, 2006 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

8/28/07
FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: JULY 24, 2006, AUGUST 01 & 02, 2006 and SEPTEMBER 14, 2006
DATE PREPARED: AUGUST 21, 2006
T BOOK – 792 PG. 25, 30
T BOOK – 795 PG. 91
T BOOK – 801 PG. 13
JOB No. (ENG.) 06065
JOB No. (SUR.) 06066.73

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR FRED L. KURTH 4750

STATE OF TEXAS LICENSED PROFESSIONAL ENGINEER FRED L. KURTH 54151

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(D)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JR SUBDIVISION – PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON _____

MAYOR OF THE CITY OF WESLACO DATE

ATTEST:
SECRETARY OF THE CITY OF WESLACO DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JR SUBDIVISION – PHASE II WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF _____ ON _____

P&Z CHAIRPERSON OF THE CITY OF WESLACO DATE

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 9

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9 DATED THIS THE 23 DAY OF March YEAR 2007

PRESIDENT DATE 3-23-07

ATTEST:
SECRETARY DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JR SUBDIVISION – PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ DATE _____
HIDALGO COUNTY JUDGE

_____ DATE _____
HIDALGO COUNTY CLERK

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

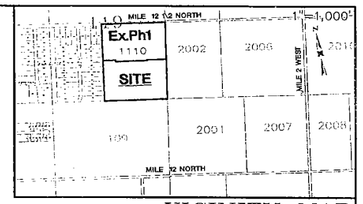
JR SUBDIVISION – PHASE II IS LOCATED IN HIDALGO COUNTY APPROXIMATELY ONE (1) MILE SOUTH OF MILE 12 ½ NORTH ON ANZA DRIVE AND ½ MILE WEST OF MILE 2 WEST. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO APPROXIMATELY 2.1 MILES DUE SOUTH ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF PLANNING FOR THE CITY OF WESLACO. JR SUBDIVISION PHASE II IS OUTSIDE THE CITY LIMITS OF WESLACO, TEXAS BUT INSIDE THE 2 MILE ETJ OF WESLACO UNDER TEXAS CODE 42.021 AND THE CITY FIVE-MILE (5.0) UNDER LOCAL GOVERNMENT CODE 212.001. CITY OF WESLACO RESOLUTION 31-442 (2000 ORIGINAL PRECINCT NO. 1

INDEX TO SHEETS OF JR SUBDIVISION – PHASE II

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, VICINITY MAP, CURVE TABLE, LINE TABLE, AND EASEMENT LANGUAGE, DESCRIPTION (METES AND BOUNDS), HCID #1 CERTIFICATION, H.C.D.D. #1 CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION, SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND DRAINAGE CERTIFICATION (ORIGINAL AND SUBMITTAL VERSIONS), SUBDIVIDER'S CERTIFICATION & STATEMENT, REVISION NOTES.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATES, CONSTRUCTION DETAILS, REVISION NOTES.



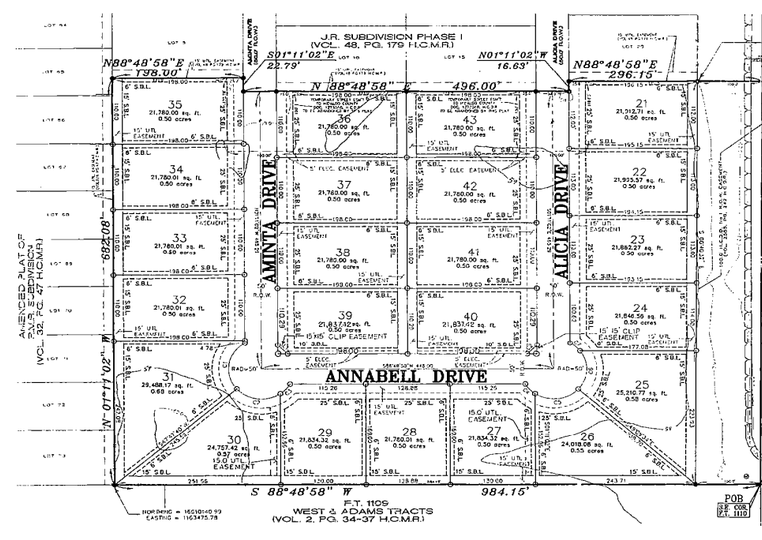
VICINITY MAP

DRAWN BY: _____ DATE: 8-28-07
SURVEYED, CHECKED BY: _____ DATE: 8-28-07
FINAL CHECK: _____ DATE: 9-6-07

CURVE TABLE						
HORIZONS = 1661089.36 EASTING = 1164301.79						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	101°01'18"	50.00	88.16	60.68	77.17	S08°46'18"W
C2	83°48'54"	50.00	73.14	44.87	66.79	S84°06'48"E
C3	25°09'47"	50.00	21.95	11.18	21.78	N41°33'25"E
C4	29°09'43"	50.00	31.95	16.36	31.78	S43°45'56"E
C5	82°47'45"	50.00	72.25	44.00	66.13	N82°15'18"E
C6	78°47'47"	50.00	68.76	41.07	63.47	N01°27'32"E
C7	23°14'41"	50.00	20.28	10.28	20.15	N46°33'43"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	N46°11'02"W
L2	21.21	S43°48'58"W

NORTH EAST CORNER OF SUBDIVISION FALLS WITHIN EXISTING DRAINAGE DITCH EASEMENT, SAID CORNER COULD NOT BE SET.



GENERAL PLAT NOTES & RESTRICTIONS:

1. THIS PROPERTY IS LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 60.0. COMMUNITY PANEL NUMBER 480334 0450 C, DATED JUNE 6, 2000 WITH AN APPROVAL 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). ZONE "BE" BASE FLOOD ELEVATIONS DETERMINED.

2. FINISHED FLOOR ELEVATION SHALL BE MINIMUM OF 60.5 FT ABOVE MSL. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
FINAL ELEVATION REQUIREMENT MUST BE PROVIDED TO EACH RESIDENCE PRIOR TO RECEIVING FINAL UTILITY CLEARANCES.

3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 16,288 CUBIC-FEET, 1.374 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED WITHIN EACH RESIDENTIAL LOT WITHIN THE PROPOSED SUBDIVISION & WILL AS WIDENING THE EXISTING DRAINAGE DITCH 10 ADDITIONAL FEET ALONG THE WEST BANKS SPANNING NORTH TO SOUTH THE LIMITS OF THE COMPLETE JR SUBDIVISION DEVELOPMENT.

4. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT GRASS, 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 15 FEET OR GREATER FOR EASEMENT
SIDE 6 FEET OR GREATER FOR EASEMENT
SIDE CORNER 10 FEET OR GREATER FOR EASEMENT
SIDE YARD GARAGE 18 FEET OR GREATER FOR EASEMENT

6. BENCH MARK: SQUARE CUT LOCATED AT THE SOUTHWEST CORNER OF A CONCRETE BRIDGE ALONG MILE 12½ AND AN H.C.D.D.#1 DRAIN DITCH. ELEVATION = 61.08 REFERENCE TO NGVD OF 88.
BENCH MARK: DISK SET IN CONCRETE LOCATED 2 FEET WEST AND 2 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 43. ELEV.

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

8. SIDEWALKS ARE REQUIRED ALONG INTERIOR STREETS AND SHALL BE INCLUDED AS PART OF THE BUILDING PERMIT, BY THE LOT OWNERS.

9. 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.

10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING UNIT SHALL BE LOCATED PER LOT. NO OTHER USES BESIDES A SINGLE FAMILY RESIDENCE ARE PERMITTED. APPLICATION FOR CONSTRUCTION IS REQUIRED PRIOR TO OCCUPYING THE LOT.

11. A 6' FENCE IS REQUIRED ALONG THE REAR OF LOTS 21–25 ALONG THE DRAINAGE DITCH, PROVIDED BY DEVELOPER, FIDELA GARZA.

12. HEBERTO JOSE GARZA, THE OWNERS& SUBDIVIDERSOF 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.

13. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 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.

14. 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 FOR EACH LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE 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.

GENERAL NOTES

15. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

A. ANCHORING OF SEPTIC TANKS (S)
B. BACK FLOW VALVES
C. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

15. DEVELOPER WILL PROVIDE A 50' x 50' BUILDING PAD ON EACH LOT.

16. DEVELOPER WILL BE REQUIRED TO INSTALL INTERIOR STREET LIGHTS

17. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AN STATE STANDARDS.

18. 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 METER(S).

19. CORNER CLIPS ON LOTS 39 AND 40 SHALL NOT BE FENCED IN. CLIP EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

REVISION NOTES SHEET 1 OF 3

NO.	SHEET	REVISION	DATE	APPROVED

MELDEN & HUNT INC.
CONSULTANTS · ENGINEERS · SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
E-MAIL: mail@meldenhunt.com
OFF. (956) 381-0981
FAX (956) 381-1839
ESTABLISHED 1947

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HEBERTO JOSE GARZA / FIDELA GARZA	P.O. BOX 173	LA VILLA, TX 78562	(956) 262-1216	----------
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX. 78539	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX. 78539	(956) 381-0981	(956) 381-1839

J:\PROJECTS\SUBDIVISIONS\JR SUBDIVISION PHASE II\PLAT\JR SUBDIVISION PHASE II.dwg, PLAT, 9/6/2007 8:49:10 AM