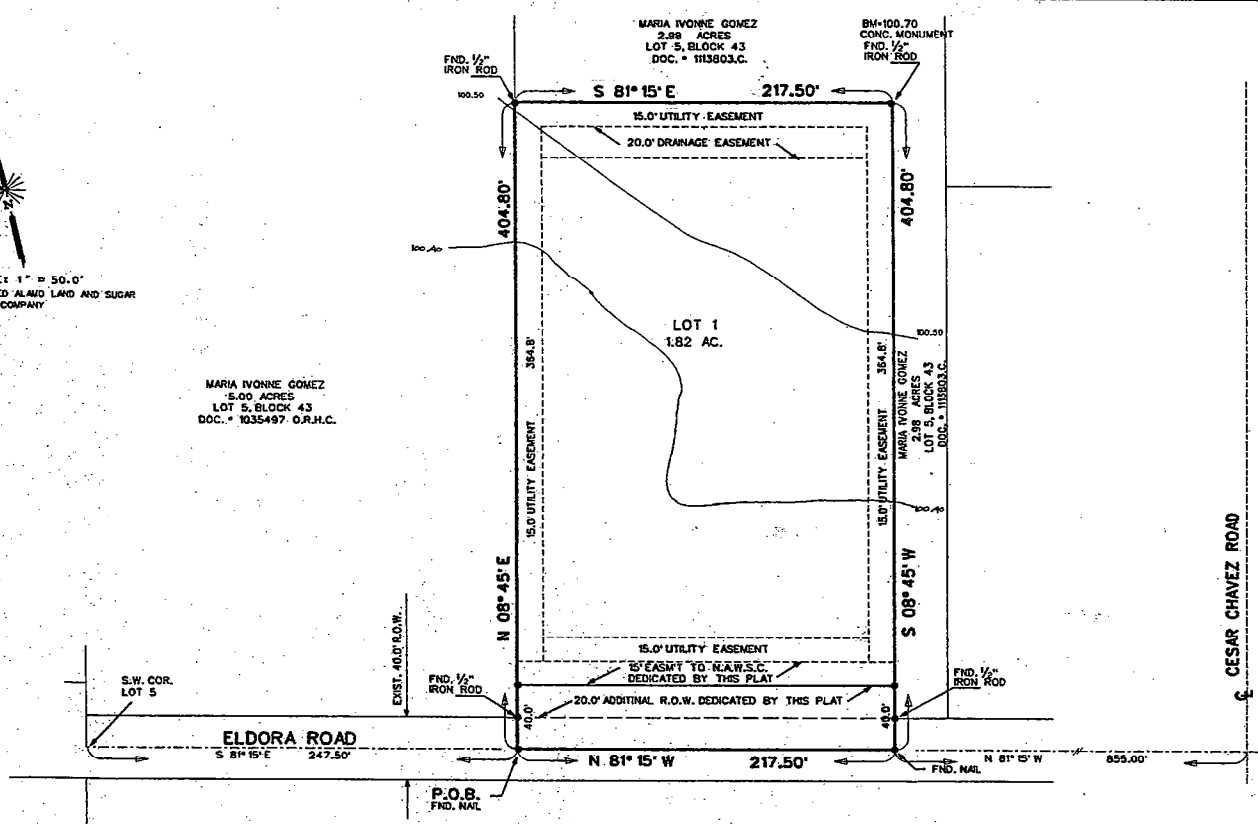


MARIA NONNE GOMEZ 5.00 ACRES LOT 5, BLOCK 43 DOC. # 1035497 O.R.H.C.



LOPELY SUBDIVISION

BEING A 2.02 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 43, THE ALAMO LAND AND SUGAR COMPANY HIDALGO COUNTY, TEXAS VOLUME 1, PAGE 24-26 H.C.M.R.

METES AND BOUNDS A 2.02 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 43 ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

RIGHT OF WAY EASEMENT KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR")...

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

I, FERNANDO S. LOPEZ AND SONIA LOPEZ AS OWNER (S) OF THE 2.02 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOPELY SUBDIVISION HEREBY DEDICATE THE LAND AS DEDICATED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

FERNANDO S. LOPEZ DATE SONIA LOPEZ DATE 206 ENCINO DRIVE SAN JUAN, TEXAS 78501 206 ENCINO DRIVE SAN JUAN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED FERNANDO S. LOPEZ AND SONIA LOPEZ KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

APPROVED BY WATER DISTRICT THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE DAY OF 20

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHTS-OF-WAY OR EASEMENT.

ATTEST: SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO THIS SUBDIVISION ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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 § 48.211 (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:

STATE OF TEXAS COUNTY OF HIDALGO

I, WILLIAM A. MANGUM, 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF SAN JUAN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



WILLIAM A. MANGUM REGISTERED PROFESSIONAL LAND SURVEYOR No. 4353 4122 NORTH CONWAY MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, NEZ B. GARZA JR., A REGISTERED PROFESSIONAL ENGINEER, ON THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



NEZ B. GARZA JR. REG. PROFESSIONAL ENGINEER # 60824 300 E. FERGUSON PHARR, TEXAS 78577

I, THE UNDERSIGNED, MAYOR OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

CITY OF SAN JUAN, MAYOR DATE SECRETARY DATE

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

CHAIRPERSON, PLANNING COMMISSION DATE

HIDALGO COUNTY CERTIFIES THAT THIS PLAT APPROVES UNDER LOCAL GOVERNMENT CODES 232.028(i)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOPELY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

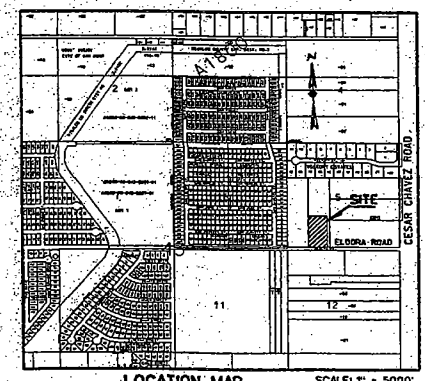
COUNTY CLERK'S RECORDING CERTIFICATE

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

GARZA AND GARZA ENGINEERING CONSULTING ENGINEERS 100 E. FERGUSON, PHARR, TEXAS 78577

GENERAL NOTES

- 1. MIN. BUILDING SETBACK LINES: FRONT 40.0' OR EASEMENT WHICH EVER IS GREATER... 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET... 3. 0 DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED... 4. BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS... 5. FLOOD ZONE B - 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 AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD... 6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,288 CUBIC FEET (0.0980 ACRE-FEET) OF STORM WATER RUNOFF... 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT... 8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT... 9. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT...



LOCATION MAP SCALE 1" = 500' LOPELY SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 2 IN THE CENTRAL EAST-SIDE OF HIDALGO COUNTY ON ELDORA ROAD, 900 FEET WEST OF CESAR CHAVEZ ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SAN JUAN ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SAN JUAN (POPULATION 30,773 / 2005 CENSUS). LOPELY SUBDIVISION LIES APPROXIMATELY 2000 FEET FROM THE CITY LIMITS OF SAN JUAN AND IS INSIDE OF THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES table with columns: No., SHEET, REVISION, DATE, APPROVED

PRINCIPAL CONTACTS table with columns: NAME, ADDRESS, CITY & ZIP, PHONE

INDEX TO SHEET OF LOPELY SUBDIVISION table with columns: SHEET, HEADINGS, INDEX, LOCATION MAP, AND ETJ PRINCIPAL CONTACTS