

SUBDIVISION PLAT OF NOE RAMONES SUBDIVISION

HIDALGO COUNTY, TEXAS

ALL OF LOT 31, EVERGREEN DEVELOPMENT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 9, H.C.M.R.

ALSO KNOWN AS 5.00 ACRE (GROSS) (4.81 AC NET) TRACT OF LAND OUT OF LOT 16, BLOCK 93, MISSOURI-TEXAS AND LAND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, H.C.D.R.

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

I (WE), NOE RAMONES, AS OWNER(S) OF THE 5.00-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NOE RAMONES SUB., HEREBY 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 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE OF TEXAS;
 - (C) ELECTRICAL CONNECTIONS PROVIDED 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 COMPLETE.

BY: _____ DATE: _____
NOE RAMONES
5306 - FREEDOM
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOE RAMONES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 200__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

[Signature] 10.30.07
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862

STATE OF TEXAS
COUNTY OF HIDALGO
I, 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.

JOSE MARIO GONZALEZ, R.P.L.S. REG.
PROFESSIONAL LAND SURVEYOR #5571



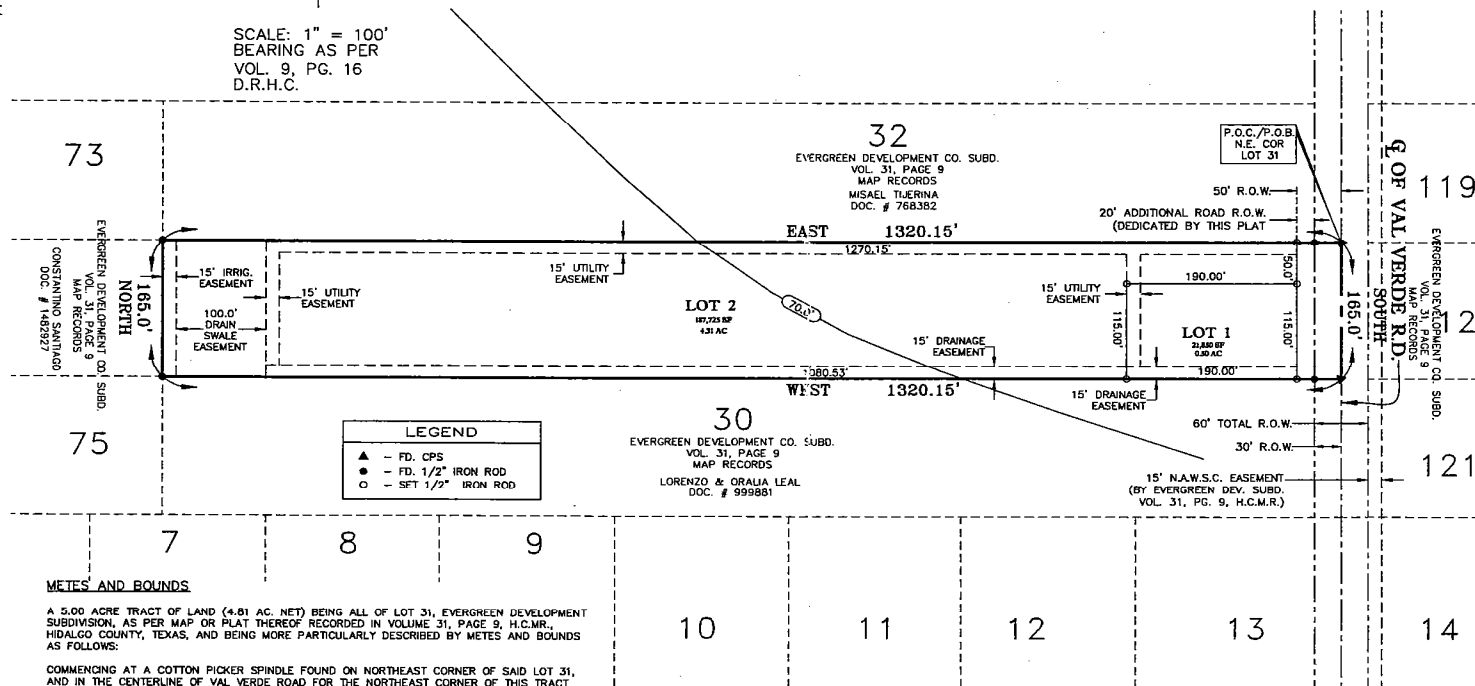
DELTA LAKE IRRIGATION DISTRICT NO. 1
THIS PLAT APPROVED BY THE DELTA LAKE IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 200__

MANAGER _____ 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 _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M ON _____

HIDALGO COUNTY CLERK _____

SCALE: 1" = 100'
BEARING AS PER VOL. 9, PG. 16 D.R.H.C.



LEGEND	
▲	FD. C.P.S.
●	FD. 1/2" IRON ROD
○	SET 1/2" IRON ROD

METES AND BOUNDS

A 5.00 ACRE TRACT OF LAND (4.81 AC. NET) BEING ALL OF LOT 31, EVERGREEN DEVELOPMENT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 9, H.C.M.R., HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND ON NORTHEAST CORNER OF SAID LOT 31, AND IN THE CENTERLINE OF VAL VERDE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, SOUTH, ALONG THE EAST LINE OF SAID LOT 31, AND THE CENTERLINE OF VAL VERDE ROAD, A DISTANCE OF 185.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID LOT 31 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, WEST, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 30.00 FEET FOR THE EXISTING WEST R.O.W. LINE OF VAL VERDE ROAD, A TOTAL DISTANCE OF 1320.15 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND ON THE SOUTHWEST CORNER OF SAID LOT 31 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, ALONG THE WEST LINE OF LOT 31, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH FOUND ON THE NORTHWEST CORNER OF SAID LOT 31 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 1290.15 FEET FOR THE EXISTING WEST R.O.W. LINE OF VAL VERDE ROAD, A TOTAL DISTANCE OF 1320.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.02B (A)

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

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____

HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE NOE RAMONES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE NOE RAMONES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

NORTH ALAMO WATER SUPPLY NOTE

Know all men by these presents, that the undersigned owner(s) of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "grantee") whether one or more persons are named, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said grantee, its successors, and assigns, on exclusive perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over grantor's adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

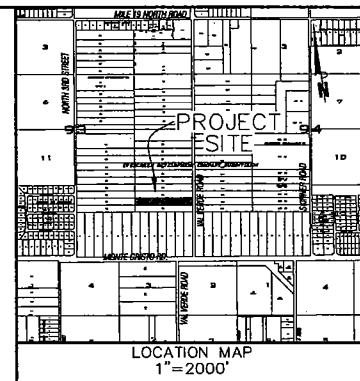
In the event the easement hereby granted abuts on a public road and the city, county, or state hereafter widens or relocates the public road so as to require relocation of this water line as installed, grantor further grants to grantee on additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line so as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the grantee, its successors, and assigns. The grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens.

The easement conveyed herein was obtained or improved through federal financial assistance. This easement is subject to the provisions of TITLE VI of the civil rights act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the grantee owns it, whichever is longer.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS THE _____ DAY OF _____, 200__

NOE RAMONES
5306 - FREEDOM
EDINBURG, TEXAS 78541



NOE RAMONES SUB. IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN CENTRAL HIDALGO COUNTY AND LOCATED APPROXIMATELY 1/4 MILE NORTH OF MONTE CRISTO ROAD, ALONG THE WEST RIGHT OF WAY OF VAL VERDE ROAD. THIS SUBDIVISION IS NOT LOCATED WITHIN THE 2 MILE EXTRA TERRITORIAL JURISDICTION UNDER GOVERNMENT CODE § 42.021 OF THE CITY OF EDINBURG (ETJ), THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG (POP. 62,735) AND IS LOCATED APPROXIMATELY 3.2 MILES FROM THE CITY LIMITS.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
7001 N. 10TH STREET, STE 300
MCALLEN, TEXAS 78504

DATE PREPARED: JULY 1, 2006
DATE SURVEYED: JUNE 2, 2006

GENERAL PLAT NOTES:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "AE" COMMUNITY-PANEL NO. 480334 0326 D EFFECTIVE DATE: JANUARY 6, 2000.
ZONE "AE": BASE FLOOD ELEVATION DETERMINED TO BE 76.0 FEET 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).
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).
- SETBACKS:**
FRONT: 50.00 FEET MIN.
REAR: 15.00 FEET (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
SIDE: 7.00 FEET (OR EASEMENT WIDTH, WHICHEVER IS GREATER)
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT ELEVATION = 77.0' OR GREATER.**
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION 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.
- PONDS CONTAINED WITHIN THIS SUBDIVISION ARE NOT LOCATED WITHIN A 1500 FOOT RADIUS FROM A POTABLE WATER DRINKING WELL.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LIDV, 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.**
- 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 9,450 CUBIC FEET, OR 0.21 AC-FT OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS DESCRIBED BY DRAINAGE REPORT ON SECOND SHEET.
- BENCHMARK:** IRON ROD AT 17 FEET SOUTH OF GUARD RAIL AND APPROX. 12 FEET NORTHEAST OF POWER POLE AT SOUTHWEST CORNER OF FM 1925 (MONTE CRISTO) AND NORTH MAIN DRAIN. ELEV.: 90.60 (DATUM: FT. NGVD 1929) (FEMA RM12-325)
- 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.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANKS
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- 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). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.**
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY & STATE STANDARDS.**

NOTES CONT'D.

- NOE RAMONES, THE OWNER(S) & SUBDIVIDER(S) OF NOE RAMONES SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT WITHIN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 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 OCCUPANCY AND EASEMENT.
- 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.

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.

REVISION CHART	
DATE:	CHANGE:

INDEX OF SHEETS	
NO.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATION; SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF PROPERTY LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H200 #1 APPROVAL; DELTA LAKE IRRIGATION DISTRICT APPROVAL; RIGHT OF WAY AND HEALTH DEPARTMENT APPROVAL; CERTIFICATE OF PLAT APPROVAL.
2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (ENGLISH & SPANISH); ENGINEER'S CERTIFICATION; DRAINAGE REPORT; MAP OF TOPOGRAPHY AND DRAINAGE WITH ENGINEER'S CERTIFICATION; MAP OF WATER DISTRIBUTION SYSTEM; MAP OF OSSF; SUBDIVIDER'S CERTIFICATE & STATEMENT.

PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NOE RAMONES	5306 N. FREEDOM	EDINBURG, TX 78539	956-386-1755	---
ENGINEER: RENE BARRERA, P.E.	7001 N. 10TH STREET	EDINBURG, TX 78539	956-383-6739	956-318-1116
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	8207 MATEO ESCOBAR	MONTE ALTO, TX 78538	956-380-5154	956-380-5156

BY: _____ DATE: _____
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



7001 N. 10TH STREET, STE # 300
MCALLEN, TEXAS 78504
956-687-3359 (TEL)
956-992-8801 (FAX)