

GENERAL PLAT NOTES & RESTRICTIONS

1. **FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS OF ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMMUNITY-PANEL NUMBER 480334 0525 B. MAP REVISED: JANUARY 2, 1981.

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. **SETBACKS:** FRONT: 36 FEET. REAR: 15 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES. SIDE: 6 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES.

3. **GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT FOR NEW CONSTRUCTION.

4. **MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTER LINE OF ROAD OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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 OF DEVELOPMENT PERMIT APPLICATION.

5. **BENCHMARK NOTE:** SET IN POWER POLE LOCATED AT NORTHWEST CORNER OF SAID PROPERTY ON SOUTH RIGHT-OF-WAY. ELEVATION= 62.15 NGVD 1929.

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 1.27 CUBIC FEET, 0.0236 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.

7. **DRAINAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. SWALE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. **ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH IDEG 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 0.60 ACRE LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 DRAIN FIELD SYSTEM BASED ON SITE VISITS AND SOIL REPORT INFORMATION DATE: 08/28/2007. E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

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, SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. GEORGE J. GARZA, THE OWNER & SUBDIVIDER OF SOUTHERN OAKS RANCH 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.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

12. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 AN EASEMENT.

14. A 4 FOOT WIDE SIDEWALK IS REQUIRED AT TIME OF BUILDING PERMIT PHASE.

15. A FENCE IS REQUIRED ALONG DRAIN DITCHES PRIOR TO RECORDING PLAT

16. A STREETLIGHTS TO BE INSTALLED PRIOR TO RECORDING PLAT

METES AND BOUNDS
Being 1.412 acres of lands situated in Hidalgo County, Texas, and being out of Farm Tract 771, Block 137, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 1.412 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle found on the north line of said Farm Tract 771 for the northeast corner of said tract herein described, said cotton picker spindle also being located on the centerline of Mile 6 North Road and bears West 330.00 feet from the northeast corner of said Farm Tract 771;

THENCE, South, at a distance of 30.00 feet pass a 1/2-inch iron rod found for reference on the south right of way line of said Mile 6 North Road and continuing for a total distance of 300.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RRA" set for the southwest corner of said tract herein described;

THENCE, West 205.00 feet to a 1/2-inch iron rod with a plastic cap stamped "RRA" set for the southwest corner of said tract herein described;

THENCE, North at a distance of 250.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "RRA" set on line for reference and continuing for a total distance of 300.00 feet to a cotton picker spindle set for the northwest corner of said tract herein described;

THENCE, East, 205.00 feet, with the north line of said Farm Tract 771 and with the centerline of said Mile 6 North Road to the POINT OF BEGINNING and containing 1.412 acres of land more or less.

PRINCIPAL CONTACTS

OWNER(S)	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
OWNER(S)	GEORGE J. GARZA	2308 E. 18th St.	WESLACO, TEXAS 78056	(956) 630-3340	(956) 630-3340
ENGINEER	ARTURO GARCIA, JR.	P.O. BOX 4526	WESLACO, TEXAS 78056	(956) 630-3340	(956) 630-3340
ENGINEER	REYNALDO ROBLES, R.P.L.S.	P.O. BOX 478	WESLACO, TEXAS 78056	(956) 630-3340	(956) 630-3340

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION
I, GEORGE J. GARZA, AS OWNER OF THE 1.412 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SOUTHERN OAKS RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.022 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 OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(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.

GEORGE J. GARZA
2308 E. 18th St.
WESLACO TX, 78056

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GEORGE J. GARZA PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT; FURTHERMORE, AFTER BEING DULY SWORN BY ME, SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED:
THIS THE ____ DAY OF _____, 2007.

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.022(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTHERN OAKS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE ____ DAY ____ 2007.

HIDALGO COUNTY JUDGE _____ ATTEST: _____ HIDALGO COUNTY CLERK
DATE: _____ DATE: _____

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____ O'CLOCK _____ ON THE ____ DAY, OF _____ 2007. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ A.P.M. ON THE ____ OF _____, 2007.

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTHERN OAKS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2007.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTHERN OAKS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2007.

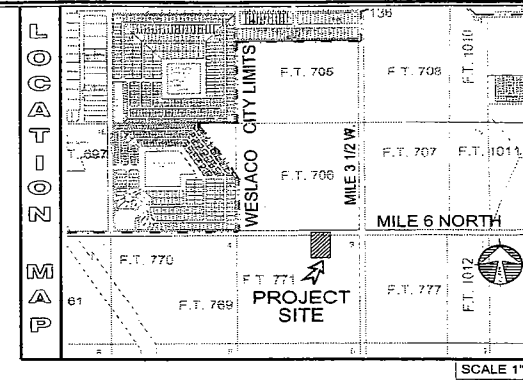
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9, THIS THE ____ DAY OF _____, 2007.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

PRESIDENT _____ SECRETARY _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: SOUTHERN OAKS RANCH SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY AT 330 FEET WEST FROM THE INTERSECTION OF MILE 6 NORTH ROAD AND MILE 3 1/2 WEST ROAD ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,442). SOUTHERN OAKS RANCH SUBDIVISION, LIES APPROXIMATELY 800 FEET FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021 LIES IN PRECINCT NO. 1



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, ARTURO GARCIA JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.



ARTURO GARCIA, JR., PE #69356
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4526
WESLACO, TEXAS 78056
PHONE (956) 630-3340
FAX (956) 630-3340

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

REYNALDO ROBLES R.P.L.S. #4032
DATE SURVEYED: FEBRUARY 28, 2007
ROBLES & ASSOCIATES, PLLC
P.O. BOX 478
WESLACO, TEXAS 78056-0478
(956) 630-2422

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

MAYOR, CITY OF WESLACO _____ ATTEST: _____ CITY SECRETARY
DATE: _____ DATE: _____

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

CHAIRMAN PLANNING & ZONING COMMISSION _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO
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: _____

FINAL PLAT OF
SOUTHERN OAKS RANCH SUBDIVISION
HIDALGO COUNTY, TEXAS
A 1.412 GROSS ACRE TRACT OF LAND OUT OF FARM TRACT 771,
BLOCK 137, WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 HIDALGO COUNTY, MAP RECORDS.

PROJECT NAME: SOUTHERN OAKS RANCH SUBDIVISION
PROJECT LOCATION: HIDALGO COUNTY, TEXAS
PLANS FOR: SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION
1	08/28/07	ISSUED FOR PERMIT

DRAWN BY: H.O. APPROVED: A.G.
DATE: 8/28/07
P.O. BOX 4526, WESLACO, TEXAS 78056
ARTURO GARCIA ENGINEERING SERVICES, PLLC
REGISTERED PROFESSIONAL ENGINEER
NO. 69356
STATE OF TEXAS

SHEET 1 OF 2
INDEX-Title-North Arrow-Metres and BOUNDS-Location Map and E.L.A-Principal contacts
Prop & Plat Subdivision Layout-Metres & BOUNDS-Abies-Owner dedication, certification, and attestation
RDV department & health department certificates-history public & Z Commission-Survey certificate-Engineer certificate
Drainage dedication-Utility dedication-County certificate-County clerk's recording certificate-Permit Notes
Final Engineering Plans, including Description of Water and Sanitary Sewer (English-Spanish Versions), Legend,
Description of Drainage and Drainage Swales, Map of Topography and Engineering Flood Certification, Soil Evaluation,
Subdivider certificate & statement, Revision Notes-Prepared by Arturo Garcia Engineering, PLLC-Sheet Number