

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS C & F SUBDIVISION SAVE AND EXCEPT FOR GOODWIN ROAD BEING PRIVATE STREET DO HEREBY GRANT AN EASEMENT TO THE COUNTY OF HIDALGO AND/OR OTHER GOVERNING BODY HAVING JURISDICTION OVER SAME AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID ENTITY THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN. SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES, OR GRANTS OF THE GOVERNING ENTITY AND/OR EMPLOYEES OF UTILITIES OPERATION UNDER FRANCHISE TO THE GOVERNING ENTITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 292.032 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 OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

BY: OWNER-FERNANDO PEREZ
 PO BOX 9, PENITAS, TEXAS 78576
 (956) 685-1156

BY: OWNER-GORGONIO MORENO
 PO BOX 9, PENITAS, TEXAS 78576
 (956) 685-1156

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE PERSON(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS 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 _____ 2003

NOTARY PUBLIC IN AND FOR
 HIDALGO COUNTY, TEXAS

I, NOE GARZA, P.E., A (REGISTERED PROFESSIONAL ENGINEER/REGISTERED PUBLIC SURVEYOR), DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HERON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED UNDER MY DIRECTION.



NOE GARZA, P.E. REGISTERED PROFESSIONAL ENGINEER #30486
 REGISTERED PUBLIC SURVEYOR #2589
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY NOE GARZA PE 30486. VIOLATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF C & F SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

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

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 TEX. WATER CODE SEC. 49.21(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 THIS DETERMINATIONS.

BY: _____ HIDALGO COUNTY DRAINAGE DISTRICT No. 1

LOCATION OF SUBDIVISION WITH THE RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 C & F SUBDIVISION IS LOCATED IN THE CENTRAL WESTERN AREA OF HIDALGO COUNTY ON THE EAST SIDE OF GOODWIN RD. AND IS APPROXIMATELY 3/4 OF A MILE SOUTH OF MILE 3 NORTH THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION 60,146.
 C & F SUBDIVISION LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE # 212.001, PCT.NO.3

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO.6
 ON THIS _____ DAY OF _____, 2003
 NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO.6 RIGHT-OF-WAY OR EASEMENTS WITH OUT EXPRESSED WRITTEN PERMISSION OF H.C.I.D. NO.6

PRESIDENT _____ DATE _____ SECRETARY _____

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL
 WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF C & F SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF THE CITY OF MISSION _____ DATE _____ SECRETARY _____

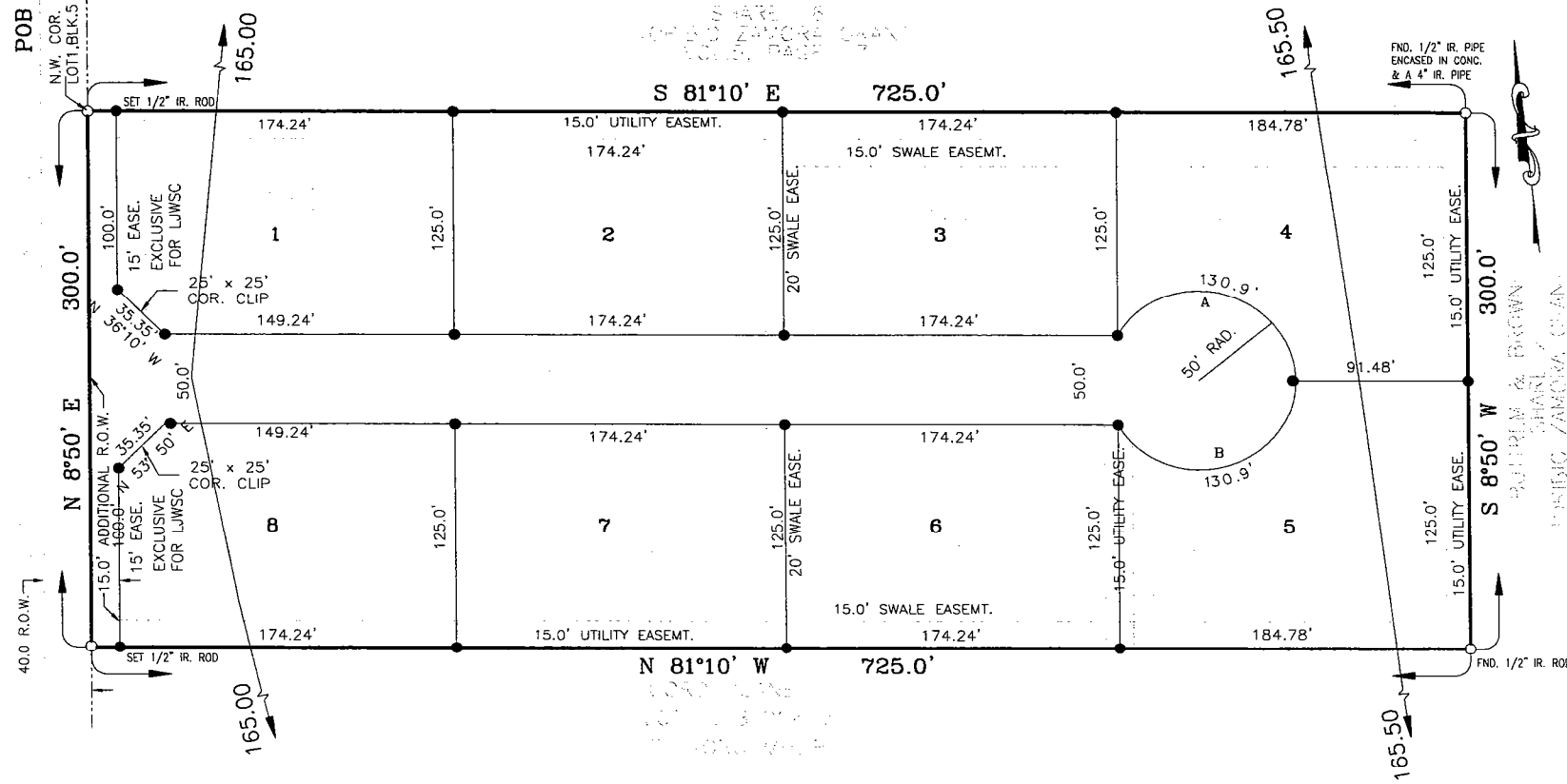
I, RICARDO R. SALINAS, P.E. HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR C & F SUBDIVISION HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON PLAT OF THE SUBDIVISION.

RICARDO R. SALINAS, P.E. NO. 24163
 LA JOYA WATER SUPPLY CORPORATION

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY OF MISSION APPROVED THIS THE _____ DAY OF _____, 2003.

CHAIRMAN, PLANNING AND ZONING COMMISSION



**SUBDIVISION OF
 C & F SUBDIVISION**

THE NORTH 4.993 ACRES OF LOT 1, BLOCK 5, GOODWIN TRACT SUBDIVISION NO. 1, RECORDED IN VOLUME 8, PAGE 2A, OF MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUND
 THE NORTH 4.993 ACRES OF LOT 1, BLOCK 5, GOODWIN TRACT SUBDIVISION NO. 1 RECORDED IN VOLUME 8, PAGE 2A, OF MAP RECORDS OF HIDALGO COUNTY, TEXAS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST CORNER OF LOT 1, BLOCK 5; THENCE S 81°10' E ALONG THE SOUTH LINE OF SHARE 16, PASS 15.0' FT. A 1/2" IRON ROD SET FOR THE EAST R.O.W. LINE OF GOODWIN ROAD AND A TOTAL DISTANCE OF 725.0' FT. TO THE SECOND 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1; THENCE S 85°0' W ALONG THE WEST LINE OF SHARE 2, A DISTANCE OF 300.0' TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF;
 THENCE N 81°10' W PARALLEL WITH THE SOUTH LINE OF LOT 1, PASS 710.0' FT. A 1/2" IRON ROD SET FOR THE EAST R.O.W. LINE OF GOODWIN ROAD, AND A TOTAL DISTANCE OF 725.0' FT. TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;
 THENCE N 83°0' E ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 300.0' TO THE PLACE OF BEGINNING AND CONTAINING 4.993 ACRES OF LAND MORE OR LESS.

- NOTE:
- MINIMUM FINISH FLOOR NOTE:
 1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS 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.
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 (IF THERE SHALL BE NO OTHER USE OTHER THAN A SINGLE FAMILY DWELLING.)
 - MINIMUM SETBACKS SHALL BE AS FOLLOWS:
 FRONT 25' OR EASEMENT WHICH EVER IS GREATER, REAR 15' OR EASEMENT WHICH EVER IS GREATER, SIDE 5' OR EASEMENT WHICH EVER IS GREATER, STREET SIDE 10' OR EASEMENT WHICH EVER IS GREATER, 20' SIDE SETBACK TO GOODWIN EAST ROAD OR EASEMENT WHICH EVER IS GREATER.
 - THERE ARE NO WELLS WITHIN 100 FT. FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINES.
 - POTABLE WATER SOURCE LA JOYA WATER SUPPLY CORPORATION IS THE PROVIDER OF POTABLE WATER LETTER OF APPROVAL TO BE SUBMITTED TO HIDALGO COUNTY COMMISSIONER'S COURT IN CARE OF COUNTY JUDGE.
 - AREA OF FLOODING:
 THIS SUBDIVISION IS NOT IN A FLOOD PRONE AREA.
 FLOOD ZONE "C" - COMMUNITY PANEL NUMBER 480334 DATED C REVISED NOVEMBER 16, 1982. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - R/W ELEVATION 485.00 AT 608 N.M.S. IN POWER POLE 3352 FT. SOUTH OF MILE 3 NORTH AND 25 FT. WEST OF CENTER LINE OF GOODWIN ROAD.
 NO DRIVEWAY PERMITTED ON OR OUT OF LOTS 1 AND 8 DATED GOODWIN EAST RD.
 - EACH LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR SWALE 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 AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
 - THIS SUBDIVISION SHALL UTILIZE SEPTIC TANKS FOR SEWAGE DISPOSAL.
 A SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT
 - DRAINAGE REQUIREMENTS:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, EACH LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. REQUIRED TO OBTAIN A TITLE OF 20' SWALE CLEARANCE. FEET (0.333 ACRES=132 FEET) OF STORM WATER RUNOFF. DRAINAGE DETERMINED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DESCRIBE HOW AND WHERE THE AFOREMENTIONED WILL BE ADDRESSED).
 - SEWERAGE SYSTEM:
 A. SEPTIC TANK SYSTEM FOR DISPOSAL OF DOMESTIC SEWAGE.
 B. EACH LOT IN THIS SUBDIVISION COMPLIES WITH THE REQUIRED MINIMUM OF 21,780 SQ.FT. OF LOT AREA WITH A POTABLE WATER SUPPLY SYSTEM.
 C. TCEO DEVELOPMENT AND APPROVAL OF WASTEWATER TREATMENT SYSTEM NOT REQUIRED.
 D. WRITTEN AGREEMENT TO CONNECT TO EXISTING WASTEWATER TREATMENT SYSTEM IS NOT REQUIRED.
 E. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT AND MAY ALSO BE SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
 - RANCH ROAD IS A PRIVATE ROAD AND WILL BE MAINTAINED BY THE LOT OWNER IN THIS SUBDIVISION.
 A GATE ENTRY TO RANCH RD WILL BE OWNED BY THE LOT OWNER BUT SUCH GATE SHALL HAVE PRIOR APPROVAL OF THE AUTHORIZED GOVERNING AUTHORITIES.
 - NO 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 MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS 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 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
 - FERNANDO PEREZ AND GORGONIO MORENO THE OWNERS & SUBDIVIDER OF C & F 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.

INDEX TO SHEET OF C & F SUBDIVISION

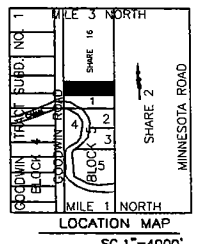
SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP AND ETC, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.I.D. NO. 1 CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, PLAT NOTES AND RESTRICTIONS IN SPANISH, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION.

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD	DELTA
A	130.9'	50'	96.68'	93.30°
B	130.9'	50'	96.68'	93.30°

LEGEND:
 ● SET IRON ROD
 ▲ SET C.P.S.
 ○ FOUND IRON ROD
 △ FOUND C.P.S.

THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, TEXAS HARMLESS AND INDEMNIFY SAID COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS, THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS.



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 _____

PRINCIPAL CONTACTS NAME	ADDRESS	CITY & ZIP	PHONE
OWNER	FERNANDO PEREZ PO BOX 9, PENITAS, TEXAS 78576	PENITAS, TEXAS 78576	(956) 685-1156
OWNER	GORGONIO MORENO PO BOX 9, PENITAS, TEXAS 78576	PENITAS, TEXAS 78576	(956) 685-1156
ENGINEER	NOE GARZA 204 W. F. M. 495 PHARR, TX 78477	PHARR, TX 78477	(956) 783-1207
SURVEYOR	NOE GARZA 204 W. F. M. 495 PHARR, TX 78477	PHARR, TX 78477	(956) 783-1207

DATE: 7/10/02

SCALE: 1" = 60'

SHEET # _____ OF _____

NOE GARZA ENGINEERS, INC.
 204 W. 495 PHARR, TEXAS 78577 (956) 783-1207

C. & F. SUBDIVISION