

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES: COMMERCIAL LOTS LOTS 1 THRU 6 FRONT 75.0' SIDE 5.0' REAR 35.0' SIDE STREET 10.0' LOTS 7 THRU 12 FRONT 70.0' SIDE 5.0' REAR 35.0' SIDE STREET 10.0'
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 24" 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.
- DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCH MARK ELEV. = 94.70' CONC. SLAB IN DISK AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
- FLOOD ZONE DESIGNATION: 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. COMMUNITY PANEL No. 480334 0450 C MAP REVISED NOVEMBER 16, 1982
- 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 35,923.00 CUBIC FEET (0.7330 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE RUNOFF WILL BE CONVEYED BY A STORM SEWER SEWER DRAINAGE SYSTEM WITH PIPE SIZES RANGING FROM 18" TO 30" IN DIAMETER AND WILL BE DRAIN INTO A DRAIN DITCH DONNA LATERAL-A LOCATED 775.0 FEET NORTH OF THIS SUBDIVISION.
- 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- THIS SUBDIVISION HAS A 15' WIDE PUBLIC UTILITY AND ELECTRICAL EASEMENT ALONG THE SOUTH SIDE OF EACH LOT.
- 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. 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.
- 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 THE 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 COUNTY AND STATE STANDARDS.
- NO FENCING OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENTS OR LOT LINES.
- ALL UTILITY EASEMENTS, ALLEYS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND OUT OF BLOCK 126, LOTT AND TOWN AND IMPROVEMENT COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 0, PAGES 56-57, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE EAST LINE OF BLOCK 126 AND WITHIN THE R.O.W. OF FM 493, FOR THE NORTHEAST CORNER OF THIS TRACT, SAID COTTON PICKER SPINDLE BEARS S 00° 07' W, AND 773.37 FEET FROM THE NORTHEAST CORNER OF BLOCK 126.

THENCE S 00° 07' W, ALONG THE EAST LINE OF BLOCK 126 AND WITHIN THE R.O.W. OF FM 493, A DISTANCE OF 406.56 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.

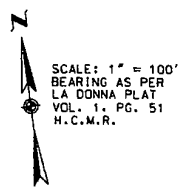
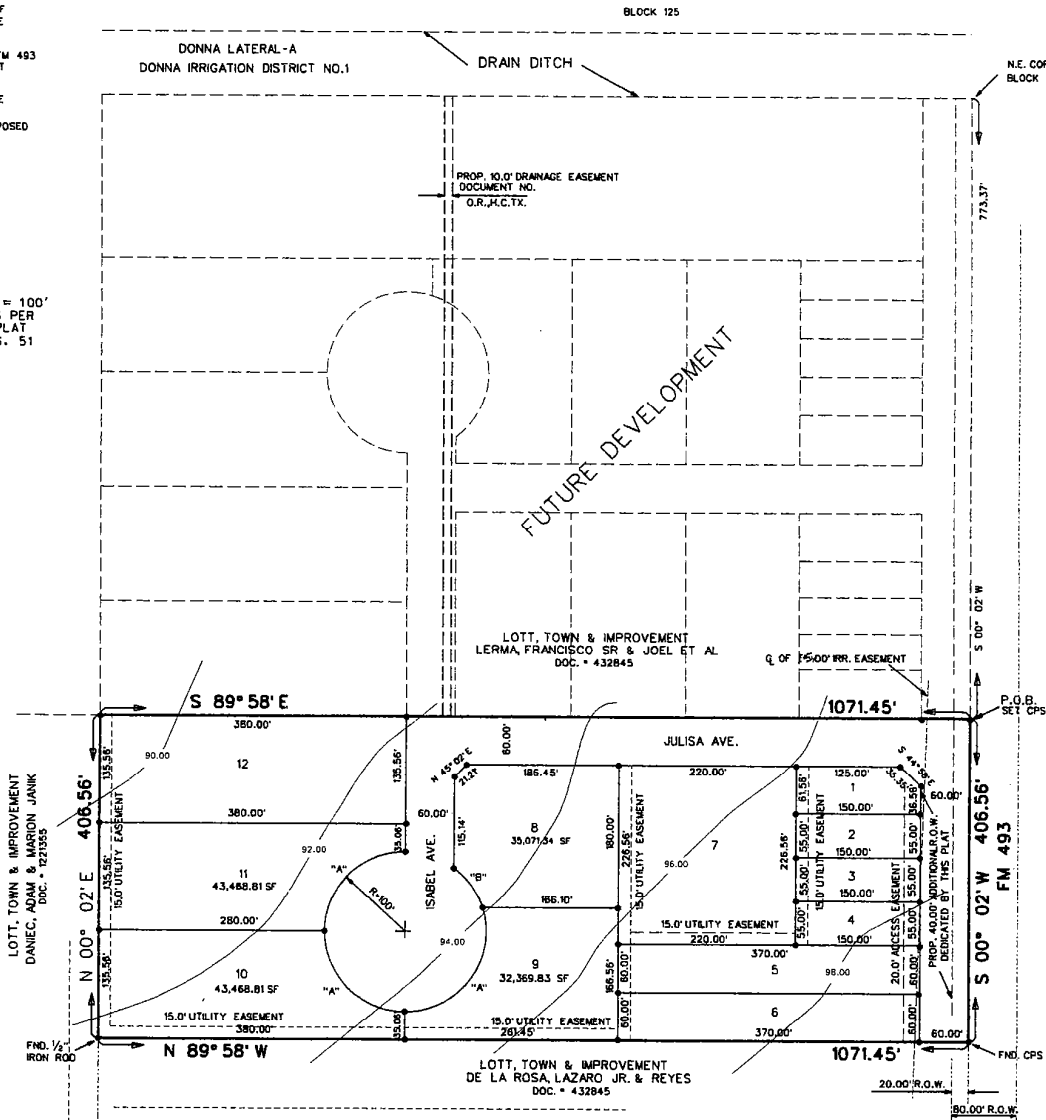
THENCE N 89° 53' W, PASSING AT 1013.17 FEET TO THE PROPOSED WEST R.O.W. LINE OF FM 493, A TOTAL DISTANCE OF 1073.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

THENCE N 00° 02' E, A DISTANCE OF 406.56 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

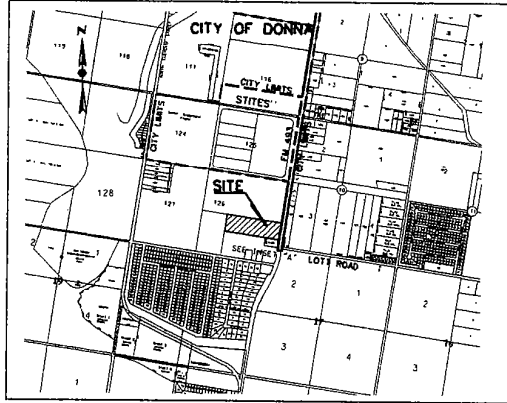
THENCE S 89° 58' E, PASSING AT 1013.17 FEET A 1/2" IRON ROD SET FOR THE PROPOSED WEST R.O.W. LINE OF FM 493, A TOTAL DISTANCE OF 1073.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

LERMA ESTATES

A 10.00 ACRE TRACT OF LAND OUT OF BLOCK 126, LOTT AND TOWN AND IMPROVEMENT COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 0, PAGES 56-57, MAP RECORDS, HIDALGO COUNTY, TEXAS.



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
A	90°00'00"	100.00'	78.53'	60.00'	70.77'
B	35°35'18"	100.00'	62.11'	32.09'	61.11'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. LERMA ESTATES LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTHEAST SIDE OF HIDALGO COUNTY ON THE WEST SIDE OF FM 493 4,000.0 FEET SOUTH OF STITES ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,846 / 2005 CENSUS). LERMA ESTATES LIES ADJACENT TO THE CITY LIMITS OF DONNA AND LES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

No.	SHEET	REVISION	DATE	APPROVED

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(1) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LERMA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2008.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

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 _____

HIDALGO COUNTY CLERK _____

PRINCIPAL CONTACTS: NAME ADDRESS CITY & ZIP PHONE
OWNER: FRANCISCO LERMA SR. 2505 ROLANDO STREET DONNA TEXAS 78537 (956) 533-9441
ENGINEER: INEZ B. GARZA JR. 100 E. FERGUSON PHARR TEXAS 78577 (956) 533-9205
SURVEYOR: WILLIAM A. MANGUM 4122 NORTH CONWAY MISSION TEXAS 78574 (956) 533-9200

GARZA AND GARZA ENGINEERING
CONSULTING ENGINEERS
100 E. FERGUSON, PHARR TEXAS 78577
Tel. 956-533-9200

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

I, FRANCISCO LERMA SR. AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LERMA ESTATES HEREBY DEDICATE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

Francisco Lerma Sr. 1-14-08
OWNER: FRANCISCO LERMA SR.
2505 ROLANDO STREET
DONNA TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO LERMA SR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

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

GUADALUPE LUJAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-17-2009

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____
PRESIDENT SECRETARY

CITY COUNCIL'S CERTIFICATION
THE PLAT OF LERMA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED.
DATE THIS _____ DAY OF _____, 2008

ATTESTED: _____ BY: _____
MAYOR RICARDO MORALES CITY SECRETARY

PLANNING AND ZONING COMMISSION'S CERTIFICATION
THE PLAT OF LERMA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HERE APPROVED BY SUCH COMMISSION.
DATE THIS _____ DAY OF _____, 2008

ATTESTED: _____ BY: _____
PLANNING BOARD CHAIR PERSON SECRETARY

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 AS 2111 (D). 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.

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

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

Inez B. Garza Jr. P.E. 6/8/07
INEZ B. GARZA JR.
REG. PROFESSIONAL ENGINEER • 60824
100 E. FERGUSON
PHARR, TEXAS 78577

SHEET 1 OF 3

INDEX TO SHEET OF LERMA ESTATES	
SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP AND ETJ, 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, COUNTY APPROVAL, CERTIFICATE OF PLAT APPROVAL, 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 IN, H.C.D.U. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, CITY OF DONNA CERTIFICATION AND ATTESTATION, REVISION NOTES, ROW AND HEALTH DEPT. CERTIFICATIONS, WATER DISTRIBUTION AND SEWAGE FACILITY, ENGINEERING REPORT
SHEET 2	LEGEND, AND SPANISH VERSIONS, INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS