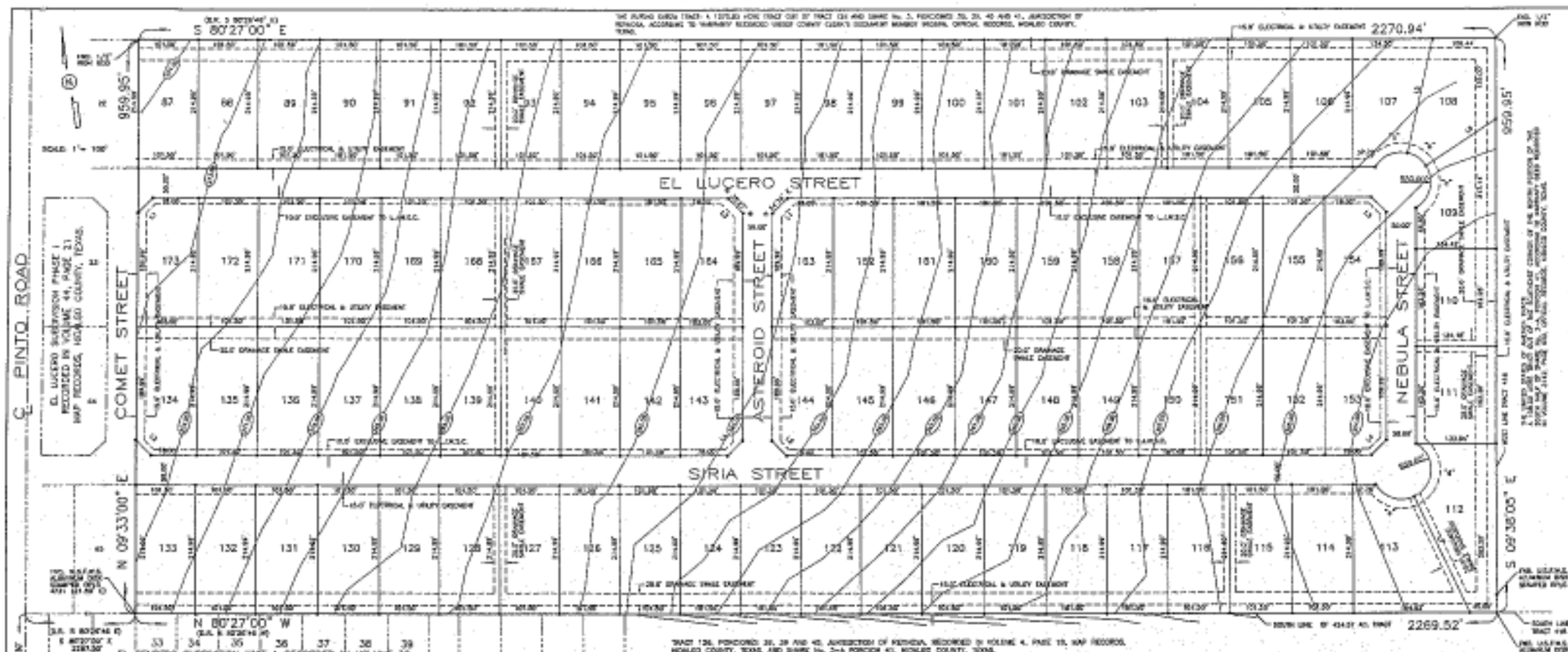
EL LUCERO SUBDIVISION PHASE II



LOT	AREA (S.F.)	AREA (AC)
90-108	21951.22	0.501
109	22791.74	0.523
110	22885.24	0.525
111	22792.98	0.523
112	22878.48	0.525
113	22718.50	0.521
114-132	21802.33	0.501
134	21802.33	0.501
135-142	21802.33	0.501
143-144	21802.33	0.501
145-152	21802.33	0.501
153-164	21802.33	0.501
165-172	21802.33	0.501
173	21802.33	0.501

CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
"A"	77°34'03"	50.00'	67.71'
"B"	44°26'06"	50.00'	38.84
"C"	52°30'03"	50.00'	91.70'
"D"	88°10'17"	50.00'	76.95'
"E"	131°49'43"	50.00'	115.96'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 84°12'00" E	28.28'
L2	N 10°21'00" W	28.28'
L3	S 35°21'00" E	35.36'
L4	S 54°33'00" W	35.36'
L5	N 32°07'02" E	100.00'
L6	N 80°09'28" E	141.15'
L7	S 15°49'17" E	215.42'

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION ZONE "C"
AREA OF MINIMAL FLOODING, (SEE DRAWING)
COMMUNITY-PANEL No. 480334 0175 B
EFFECTIVE DATE: JANUARY 2, 1981

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. (F.I.R.M. 480334 0175 B, EFFECTIVE DATE: January 2, 1981 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH THE HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR CERTIFIED. NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING COMPLIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- BENCHMARK:
CROW ..... 21.00 FEET
HEAD ..... 15.00 FEET
BODY ..... 0.00 FEET
CROWN DIP ..... 23.00 FEET
CENTER OF 4-WAY S.L.P. IS CROWN 15.00 FEET
ON TO DRAINAGE DITCH WHENEVER IS GREATER ON ALL SIDES.

3.- LOCATION ACCURACY: 1/2" FOR 100 FEET UNLESS OTHERWISE NOTED.

4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-HUNDRED FIVE-HUNDRED DWELLING SHALL BE LOCATED ON EACH LOT. SAID CITIES AND SHALL REQUIRE PLANNING AUTHORITY(IES) REVIEW AND APPROVAL FOR INDIVIDUAL APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCURRING THE USE.

5.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS DEPICTED ON THE FACE OF THE PLAT, AND ON THE ATTACHED ENGINEERING PLANS. B.M. (CUT)= 150.40 FEET LOCATED ALUMINUM DISK STAMPED BPLS 4721 S.W. COR. TRACT 418 OF EL LUCERO SUBDIVISION PHASE II PLAT.S. ON CAPPING.

6.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MUST BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY AND AND FINAL COMPLETION. 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.

7.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY DRAINAGE DISTRICT, THIS SUBDIVISION WILL BE DRAINED TO DETAIN A TOTAL OF 121,775 CUBIC FEET (2.80 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.

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

9.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS, VINES, AND OTHER PLANTINGS EXCEPT LOW, LEGS THAN 18 INCHES MATURE WOODS, GROUND COVER, GRASS, OR FLOWERS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE MAINTENANCE AND OPERATION OF THE EASEMENT.

10.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

11.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR TEMPORARY USE.
THE OWNER(S) IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A OSSF SYSTEM IS NOT DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE WILL A SEPARATE SEWAGE SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. SOIL LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 31,000 SQUARE FEET LOT AREA WITH PRIVATE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. TO THE SUBDIVISION SHALL BE SUBMITTED TO HIDALGO COUNTY AUTHORIZED DEPARTMENT AND OSSF(S) MAY BE ALSO TIED ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER AND RECOMMEND THAT THE SOIL IS SUITABLE FOR A MINIMUM DEPTH TRENCH AND APPROPRIATE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING HIDALGO LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12.- JULIA MORENO, THE OWNER & SUBDIVIDER OF EL LUCERO SUBDIVISION PHASE II, ATTESTS AN EASEMENT FROM EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DEPICTED ON SHEET No.2 OF THIS PLAT.

13.- SIGN PURCHASE CONTRACT MUST BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWAGE, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE PROPERTY.

14.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY UNIFORM SUBDIVISION RULES. IT SHALL THIS PLAT DEVELOPER AND PROPERTY OWNER(S) ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY SAID UTILITY COMPANIES OR GOVERNMENTAL AUTHORITIES.

15.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTI-FAMILY USE OF THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT. NO PERMIT OR WORK OR WORK ELEMENTARY SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND PLAT PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

16.- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE DISCRETIONS OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE SUBDIVISION TO MEET FIRE FLOW REQUIREMENTS.

17.- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LET AND SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN LHC WILL NEED TO BE CONTACTED AND APPROPRIATE FEES ON THE ORIGINAL LOT TO BE PAID TO CORPORATION PRIOR TO THE INSTALLATION OF SERVICE ON SUCH LARGER METER(S) THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL LUCERO SUBDIVISION PHASE II HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 2007.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL LUCERO SUBDIVISION PHASE II HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2007.

HIDALGO COUNTY HEALTH INSPECTOR — DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF _____ HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY HAVEBEEN MY APPROVAL IS REQUIRED.

ATTEST: _____
SECRETARY — MAYOR

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the EL LUCERO SUBDIVISION PHASE II was reviewed and approved by the Hidalgo County Commissioners Court on _____ - _____

Hidalgo County Judge — date
ATTEST:
Hidalgo County Clerk — date

STATE OF TEXAS
COUNTY OF HIDALGO
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 _____, Page(s) _____ the Plat Records of Hidalgo County at _____ o'clock _____ M on _____.

_____ Hidalgo County Clerk

NOTE:
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 NO. 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 THOSE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ — _____
BY: — DATE

I, MR. FRANK FLORES, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE PRIVATE WATER SUPPLY FOR THE EL LUCERO SUBDIVISION PHASE II 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 PURVEYOR 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 LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THE LOTS THAT WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

_____
MR. FRANK FLORES
GENERAL MANAGER
LA JOYA WATER SUPPLY CORPORATION

REVISION NOTES

No.	Sheet	Revision	Date	Approved

JULIA MORENO — DATE
332 MEGAN STREET
RIO GRANDE, TX. 78582

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JULIA MORENO proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

LEN A. GUERRAMILLA — NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4868 — 12-12-06
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

GUALIO RAMIREZ
P.E. No. 77062 — 11-13-07
DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EL LUCERO SUBDIVISION PHASE II IS LOCATED IN WEST HIDALGO COUNTY ON THE NORTH SIDE OF US BUS. 83 AND EAST SIDE OF EL PINTO ROAD APPROXIMATELY 2.00 MILES NORTH OF EL INTERSECTION WITH BUS. 83 THE CLOSE NEARBY MUNICIPALITY IS THE CITY OF MISSIONA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MALLAWAI (INFRASTRUCTURE TURNO, EL LUCERO SUBDIVISION PHASE II LIES APPROXIMATELY 1 1/4 MILES FROM THE CITY LIMITS AND 4 1/2 WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. LIES IN PCT. No 3.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	JULIA MORENO	332 MEGAN ST.	RIO GRANDE, TX. 78582	(956)487-6107	
ENGINEER:	GUALIO RAMIREZ	124 E. GRUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. GRUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

LOCATION MAP SCALE 1"=4000'

INDEX OF SHEETS:

SHEET 1.- INDEXING INDEX LOCATION MAP AND CITY PRINCIPAL CONTACTS, MAP LOT, STREETS AND EASEMENT LAYOUT, DESCRIPTION (NOTES AND BOUNDARY ENGINEER'S AND SURVEYOR'S DEFINITION) PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION & DEDICATION, CITY APPROVAL CERTIFICATE, ATTESTATION COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C. RIGHT OF WAY CERTIFICATE, H.C. HEALTH CERTIFICATE, H.C.D.D. No. 1 CERTIFICATE, LA JOYA W.S.C. APPROVAL CERTIFICATE.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (TCEQ/LCS AND TEXAS) REPORTS, REVISION NOTES, SURVEYOR CERTIFICATE & SIGNATURE.

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION REVISION NOTES.

SHEET NO. 1 OF 3 SHEETS	PROJECT: EL LUCERO SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS		
	DATE: 12-12-06	DRAWN BY:	CHECKED BY: APPROVED BY:
	DWG. NUMBER:	REVISION NO:	CHECKED BY: APPROVED BY:

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. GRUBBS ST.
EDINBURG, TEXAS 78539
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