

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

I, JONAS MACIEL, OWNER, of the 4.27 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MACIEL SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEED TO PUBLIC USE FOR THE STREET, PARK, AND ASSOCIATED OPEN SPACES.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.002 AND THAT:

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

JONAS MACIEL, OWNER  
1915 FAR QUAY  
MCKINNEY, TEXAS 75069

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared JONAS MACIEL, known to me through the Texas Department of Public Safety Driver License to be the same person whose name is submitted in the foregoing instrument, who, being by me this day sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and considerations therein expressed.

Then under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2008.



GARY HOWELL - NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY ENGINEER DISTRICT NO. 1, SUBJECT TO THE PROVISIONS OF THE SUBDIVISION PLAT AND DEED AS DEPICTED IN THE SUBDIVISION PLAT AND DEED. THE ENGINEER DISTRICT NO. 1 HAS REVIEWED THE PLAT AND DEED AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION PLAT AND DEED AND THE REQUIREMENTS OF THE SUBDIVISION PLAT AND DEED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

ATTEST: \_\_\_\_\_

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.002(a)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MACIEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_

**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 of \_\_\_\_\_ at \_\_\_\_\_, and was recorded in Book \_\_\_\_\_, Sheet \_\_\_\_\_, in the Public Records of Hidalgo County at \_\_\_\_\_.

Hidalgo County Clerk \_\_\_\_\_

**NOTE:**  
HIDALGO COUNTY ENGINEER DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT AS ADOPTED UNDER TEXAS WATER CODE AND MEETS THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE PLANS ARE APPROVED FOR THE SUBDIVISION. HOWEVER, THE ENGINEER DISTRICT NO. 1 HAS REVIEWED THE PLANS AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION PLAT AND DEED AND THE REQUIREMENTS OF THE SUBDIVISION PLAT AND DEED.

HIDALGO COUNTY ENGINEER DISTRICT NO. 1  
\_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, \_\_\_\_\_ A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE MACIEL SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_



ROBERTO L. GUTIERREZ  
L.L.C. No. 0291

**STATE OF TEXAS  
COUNTY OF HIDALGO**

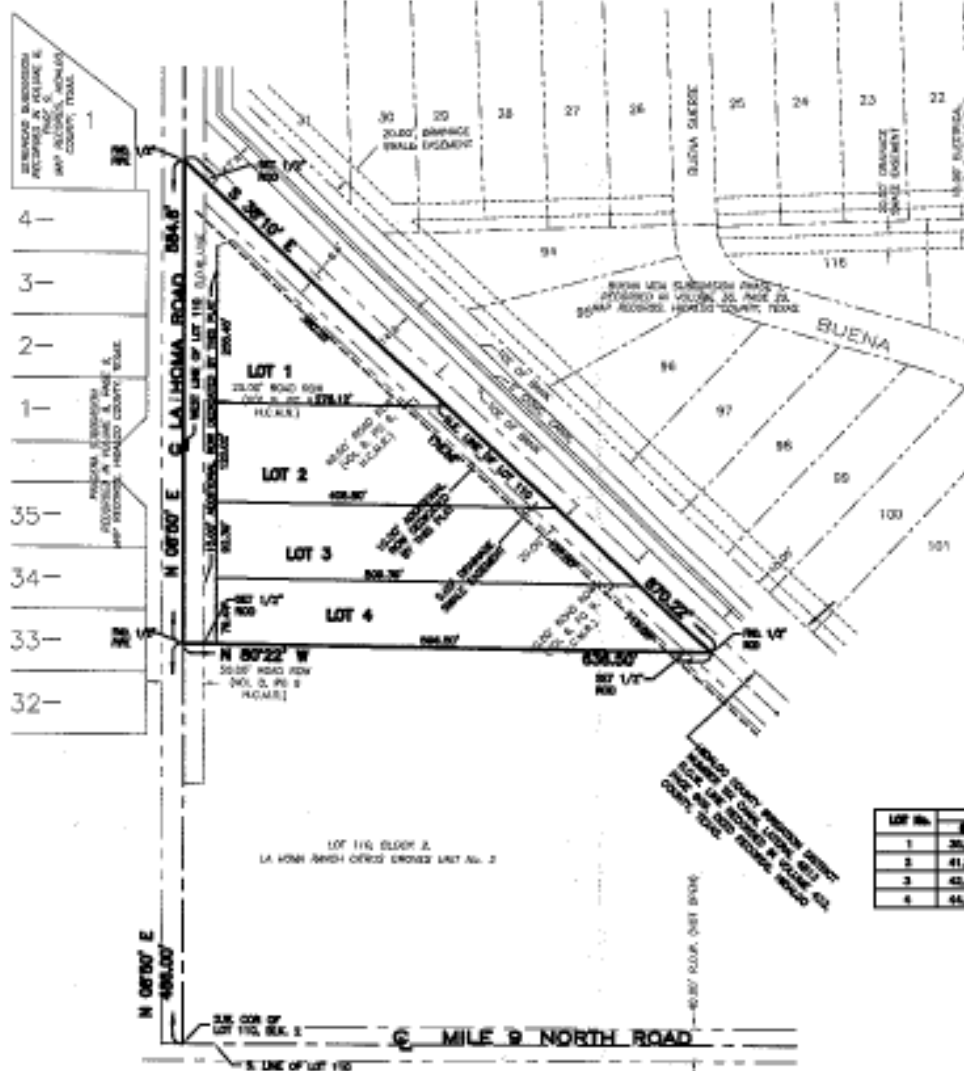
I, \_\_\_\_\_ A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS WERE TAKEN INTO THE PLAT.



ROBERTO A. ORNELA  
REGISTERED PROFESSIONAL ENGINEER No. 02417  
IZAGUIRRE ENGINEERING GROUP, L.L.C.  
5522 N. 10TH STREET  
MCKINNEY, TEXAS 75069

**SUBDIVISION PLAT OF  
MACIEL SUBDIVISION**

A 4.27 ACRE TRACT OF LAND OUT OF LOT 110, BLOCK 2, LA HOMA RANCH CITRUS GROVES, UNIT #2 OF PORCHONES 51 AND 52, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOT NO.	AREA	ACRES
1	30,818.000	0.705
2	41,218.440	0.945
3	42,411.818	0.973
4	44,220.127	1.019

**MEASUREMENTS AND BOUNDS**

A 4.27 ACRE TRACT OF LAND OUT OF LOT 110, BLOCK 2, LA HOMA RANCH CITRUS GROVES, UNIT #2 OF PORCHONES 51 AND 52, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS. REFERENCED TO WHICH IS MADE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

BEARING AT A COTTON PICK ON THE WEST BOUNDARY OF LOT 110, 340 FEET BEING ON THE CENTERLINE OF NORTH LA HOMA ROAD, FOR THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND AND POINT BEING NORTH 81° 00' 00" WEST, A DISTANCE OF 480.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 110.

THENCE, WITH WEST BOUNDARY OF SAID LOT 110 AND WITH THE CENTERLINE OF NORTH LA HOMA ROAD, NORTH 81° 00' 00" WEST, 340 FEET TO A POINT AT THE NORTH CORNER OF LOT 110, FOR THE NORTH CORNER OF THE TRIANGULAR TRACT AND POINT BEING LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTH LA HOMA ROAD AND MILE 9 ROAD.

THENCE, WITH THE NORTHEAST BOUNDARY OF LOT 110 AND WITH THE CENTERLINE OF MILE 9 ROAD, SOUTH 36° 00' 00" WEST, 115 FEET TO THE EAST LINE OF NORTH LA HOMA ROAD, AND AT 870.00 FEET TO A POINT, FOR THE EAST CORNER OF THE TRIANGULAR TRACT.

THENCE, PARALLEL TO THE SOUTH LINE OF LOT 110, NORTH 80° 22' 00" WEST, 47.11 FEET FROM THE EAST BOUNDARY OF SAID LA HOMA ROAD AND AT 424.12 FEET THE POINT OF BEGINNING, CONTAINING 4.27 ACRES OF LAND OF WHICH 0.33 ACRES ARE IN NORTH LA HOMA ROAD FRONT-OF-WAY AND 0.39 ACRES ARE IN MILE 9 ROAD.



**LOCATION MAP**  
SCALE: 1"=200'

**PLAT NOTES AND RESTRICTIONS**

- 1.- FLOOD ZONE DESIGNATION ZONE "X" APPLICABLE TO BE OUTSIDE 300-YEAR FLOOD-PLAIN. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION AND MITIGATION ACT, EFFECTIVE DATE: JUNE 8, 2006.
- 2.- 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, ENVIRONMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 3.- MINIMUM FINISH FLOOR WITH MINIMUM FINISH FLOOR ELEVATION SHALL BE 1'4" ABOVE CENTERLINE OF STREET IS 1'4" ABOVE FINISH GRADE. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1'4" ABOVE FINISH GRADE. A DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY OF MCKINNEY FOR CONSTRUCTION TO VERIFY THE FINISH FLOOR ELEVATION. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1'4" ABOVE FINISH GRADE. A DRAINAGE PLAN SHALL BE SUBMITTED TO THE CITY OF MCKINNEY FOR CONSTRUCTION TO VERIFY THE FINISH FLOOR ELEVATION.
- 4.- LOTS 1-4 - MINIMUM 1/2" RISE PER FOOT UNLESS OTHERWISE NOTED.
- 5.- THERE ARE NO WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6.- MINIMUM BUILDING SETBACK LINES:  
FRONT \_\_\_\_\_  
SIDE \_\_\_\_\_  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 7.- DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS.
- 8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. STRUCTURES SHALL BE SET CLEAR OF POWER LINES, WELLS, WELLS, WELLS, AND OTHER PLANTINGS (EXCEPT LAW, LESS THAN 18 INCHES INCLUDING HEIGHT, GROUND COVER, GRASS, OR PLANTINGS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9.- BEGINNERS WITH THE FOLLOWING BEGINNERS IS IDENTIFIED ON THE FACE OF THE PLAT, AND ON THE ATTACHED DRAINAGE PLAN, IS 146.30 LOCATED ON THE NORTHWEST CORNER OF THE DEVELOPMENT.
- 10.- EACH PURCHASED CONTRACT HAVE BETWEEN A BUYER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A SCHEDULED SCHEDULE FOR AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 11.- DRAINAGE SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS.
- 12.- EACH LOT HAS A 1/2" RISE PER FOOT UNLESS OTHERWISE NOTED.
- 13.- ALL UTILITY EASEMENTS ARE EXCLUSIVE TO LOCAL GOVERNMENT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL OF THE DISTRICT.
- 14.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN STRUCTURES OR OTHER USES WITHOUT FIRST OBTAINING A DRAINAGE PERMIT FROM THE DISTRICT. (LOCAL GOVERNMENT CODE § 232.002).
- 15.- NO PERMANENT STRUCTURES (EXCEPT STRUCTURES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED IN FORCE ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL OF THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE DISTRICT AREA IS SUBJECT TO REMOVAL.
- 16.- ON-SITE SEWERAGE TREATMENT (OSST) WITHIN THE SUBDIVISION SHALL USE ON-SITE SEWERAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS.
- 17.- LOT 1 TO 4 ARE FOR RESIDENTIAL PURPOSES ONLY.
- 18.- JONAS MACIEL, OWNER, THE OWNER & BUYERS OF SAID SUBDIVISION, HEREBY AGREE UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSST ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 19.- 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 FROM THE DEPARTMENT OF A BUILDING ANALYSIS. DEVELOPMENT PERMITS, NO BIDS OR LEAD CLEARED SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSST PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENTS.
- 20.- THE RESIDENTIAL LOTS (1-4) SHOULD REFLECT SERVICE BY A 3/4" METER.
- 21.- ALL PUBLIC UTILITIES EASEMENTS DESCRIBED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY LOCAL GOVERNMENT CODE, BY SIGNING THIS PLAT DEVELOPER AND BUYER CERTIFY THAT ALL OTHER EASEMENTS SHALL COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE CONVENTIONAL JURISDICTION OF A MUNICIPALITY**

SAID SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 4800 FEET NORTH OF MILE 9 NORTH ROAD AND ON THE EAST SIDE OF LA HOMA ROAD. THE ONLY MUNICIPALITY IS THE CITY OF MCKINNEY ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCKINNEY (POPULATION 45,000). SAID SUBDIVISION LIES OUTSIDE THE CITY LIMITS OF MCKINNEY AND IS CONVENTIONALLY JURISDICTION (CJ) UNDER LOCAL GOVERNMENT CODE § 215.001 AND LIES IN PLOT NO. 3.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: JONAS MACIEL, OWNER	1915 FARQUHAR	MCKINNEY, TEXAS 75069	(956) 241-5299	
ENGINEER: ROBERTO A. ORNELA	5522 N. 10TH STREET	MCKINNEY, TEXAS 75069	(956) 240-0749	(956) 928-0002
SURVEYOR: ROBERTO L. GUTIERREZ	2803 SAN OWEN DR.	MCKINNEY, TEXAS 75069	(956) 928-5279	

**IZAGUIRRE ENGINEERING GROUP, LLC.**

5522 N.10TH STREET  
MCKINNEY TX, 75064

CONSULTING ENGINEERS

TEL. (956) 240-0749  
FAX (956) 928-0002

NO.	SHEET	REVISION	DATE	APPROVED