

BEARDEN SUBDIVISION

A 2.00 ACRE TRACT OF LAND OUT OF FARM TRACT 766, WEST AND ADAMS TRACTS SUBDIVISION, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HENNEBERRY COUNTY, TEXAS.

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

I, J.D. BEARDEN AND RUTH BEARDEN, BEING THE PARTIES TO THE ABOVE ENTITLED SUBDIVISION, DO HEREBY CERTIFY THAT THE LOTS AND ALLEYS SHOWN ON THIS SUBDIVISION PLAN AND DEDICATED TO PUBLIC USE ARE THE STREET, ALLEY AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §202-001 AND THAT:
(1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(2) SEWER CONNECTIONS TO THE LOTS BY SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(4) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

J.D. BEARDEN DATE _____ OWNER: RUTH BEARDEN DATE _____
ADDRESS: 3414 ST. ADDRESS: 3414 ST.
WESLACO, TEXAS, 75783 WESLACO, TEXAS, 75783

STATE OF TEXAS
COUNTY OF HENNEBERRY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.D. BEARDEN AND RUTH BEARDEN, 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 HIS HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

THIS PLAN IS HEREBY APPROVED BY THE HENNEBERRY COUNTY COMMISSION DISTRICT NO. 8 DATED THIS _____ DAY OF _____, 2008.

HENNEBERRY COUNTY COMMISSION DISTRICT NO. 8
PRESIDENT DATE _____
SECRETARY DATE _____

HENNEBERRY COUNTY DRAINAGE DISTRICT NO. 1661 CERTIFIES THAT THE DRAINAGE PLAN FOR THE SUBDIVISION CONFORMS WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.050. THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

STATE OF TEXAS
COUNTY OF HENNEBERRY

I, HENNERO L. GONZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HENNERO L. GONZALES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
2500 GULF COAST
WESLACO, TEXAS 75783



STATE OF TEXAS
COUNTY OF HENNEBERRY

I, GUILLO A. BRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRAINAGE CONSTRUCTION AND BUILDING ON THIS PLAN.

GUILLO A. BRERA
LICENSED PROFESSIONAL ENGINEER NO. 94001
505 N. 5TH ST.
DENVER, TEXAS 75007
3/18/08



NOTES AND BOUND

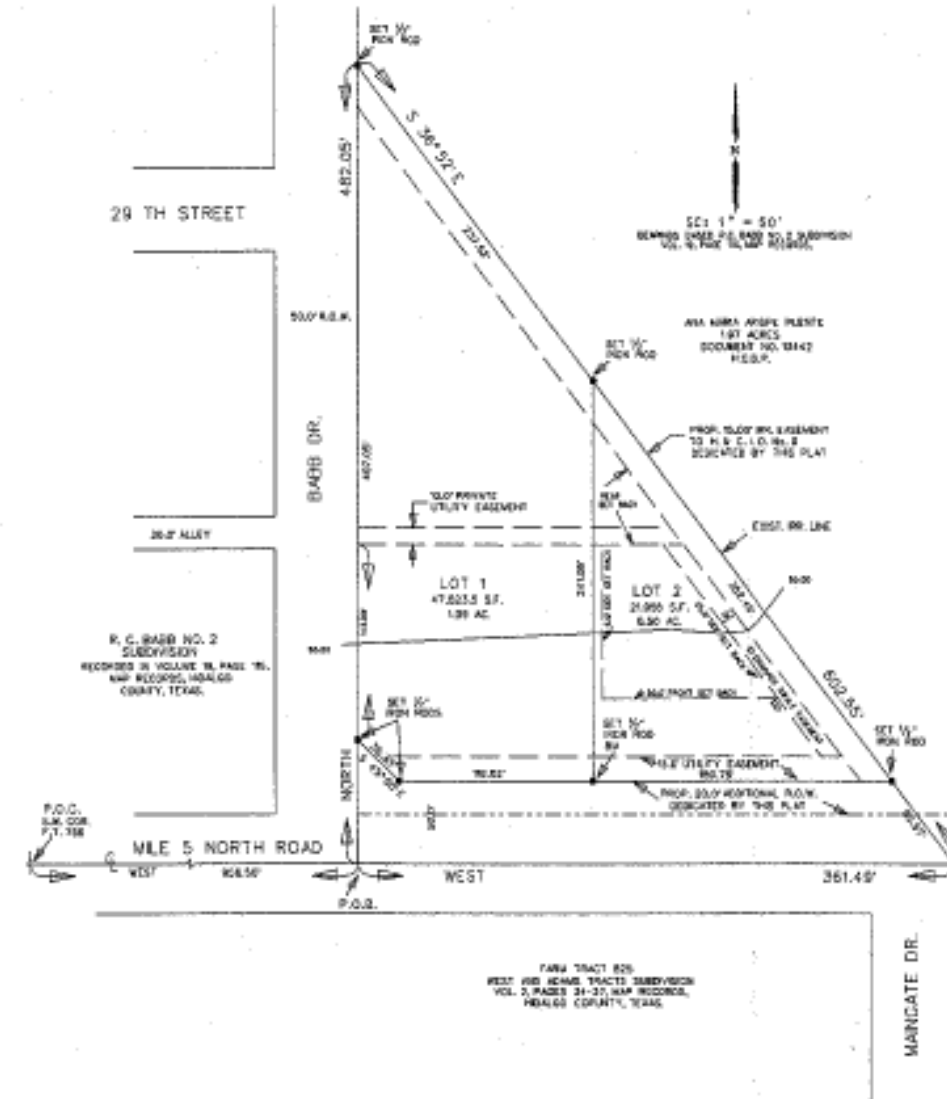
A 2.00 ACRE TRACT OF LAND OUT OF FARM TRACT 766, WEST AND ADAMS TRACTS SUBDIVISION, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HENNEBERRY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND MEASURES AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF MILE 5 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEING 956.00 FEET FROM THE SOUTHWEST CORNER OF FARM TRACT 766, FOR THE POINT OF BEGINNING.

THENCE NORTH, PASSING A 10" IRON ROD SET AT 60.00 FEET FOR THE PROPOSED NORTH R.O.W. LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 482.05 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

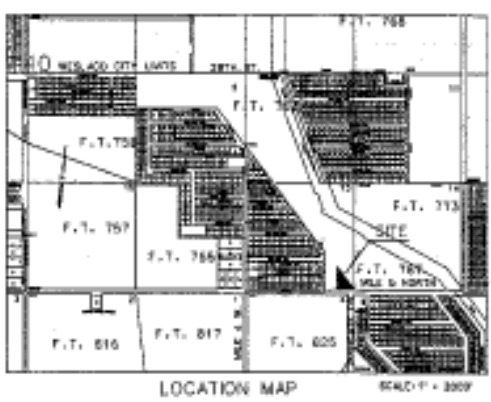
THENCE S 28° 37' 37" E, PASSING A 1/2" IRON ROD SET AT 528.46 FEET FOR THE PROPOSED NORTH R.O.W. LINE OF MILE 5 NORTH ROAD, A TOTAL DISTANCE OF 802.55 FEET TO A POINT ON THE SOUTH LINE OF FARM TRACT 766, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WEST, ALONG THE SOUTH LINE OF FARM TRACT 766 AND THE CENTERLINE OF MILE 5 NORTH ROAD A DISTANCE OF 361.49 FEET FOR THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND MORE OR LESS.



GENERAL NOTES

1. UNBUILDING SETBACK LINES: FRONT 5.0 FT. SIDE 5.0 FT. OR EXISTENT WHICH EVER IS GREATER. REAR 5.0 FT. OR EXISTENT WHICH EVER IS GREATER.
2. MINIMUM FINISH FLOOR NOTES: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 18" ABOVE NATURAL GRADE, 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 AND, IF NECESSARY, CORRECT FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. "SHOWERS" 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
4. BENCHMARK NOTES: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAN AND ON THE ATTACHED ENGINEERING PLANS: BENCH MARK ELEV. = 849.74 MSL @ 29th STREET W. END AT THE SOUTHWEST CORNER OF LOT 2.
5. FLOOD ZONE DESIGNATION: FLOOD ZONE "B" - AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD. SO-CALLED AREAS SUBJECT TO 500-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTINUING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD. COMPLY WITH 49 CFR 171.203 (c) EFFECTIVE DATE JANUARY 2, 2002. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FIRM FINISHANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 AND U.S.C. SECTION 1361 THROUGH 1370.
6. STORMWATER: IN ACCORDANCE WITH THE HENNEBERRY COUNTY DRAINAGE DISTRICT NO. 1661 HENNEBERRY COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF _____ FEET OF STORM WATER RUNOFF, STORMWATER DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE COLLECTED WITH COLLECTION AREAS ON THE SOUTHWEST SIDE OF LOT 2.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT FOR LESS THAN SIX INCHES ABOVE HEIGHT, GRASS, COVER, CRACKS, OR FLOODED AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
8. 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, ENVIRONMENTAL, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
9. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR REMOVAL OF EXISTING SWALES SHALL BE ALLOWED WITHIN ANY ORIGINAL EASEMENT. EACH SWALE SHALL BE MAINTAINED TO BE 18" CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
10. THIS SUBDIVISION HAS A 10' WIDE PUBLIC UTILITY AND ELECTRICAL EASEMENT ALONG THE SOUTH AND SIDE OF THIS SUBDIVISION AND A 10' DRAINAGE EASEMENT ALONG THE EAST SIDE OF THIS LOT.
11. 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, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15-30 FEET AS PER THE HENNEBERRY COUNTY SUBDIVISION RULES. BY SIGNING THIS PLAN DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCURRING IN EASEMENT.
13. NO FENCING OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENTS OR LOT LINES.
14. ALL UTILITY EASEMENTS, ALLEYS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.
15. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY INSPECTOR'S FINAL CLEARANCE FOR A WATER METER. A SERVICE TAP CONNECTION SHALL BE PROVIDED FROM THE EXISTING SERVICE PROVIDED PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
16. PROVIDE STREETLIGHT AT TIME OF DEVELOPMENT OF SUBDIVISION BY DEVELOPER.
17. PROVIDE SCENERY AT TIME OF BUILDING PERMIT PHASE BY DEVELOPER.
18. BUILDING PERMIT TO BE OBTAINED BY THE CITY OF WESLACO.



LOCATION OF SUBDIVISION WITHIN HENNEBERRY COUNTY PRECINCT NO. 1 IN THE SOUTHWEST CORNER OF HENNEBERRY COUNTY. THE ONLY AERIAL PHOTOGRAPHY IN THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 34,442 (2000) SHOWS BEARDEN SUBDIVISION LIES APPROXIMATELY 0.50 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 2 MILE EXTRAJURISDICTION JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.001.

NO.	REMARK	DATE	APPROVED

HENNEBERRY COUNTY
CERTIFICATE OF PLAN APPROVAL
(THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE BEARDEN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HENNEBERRY COUNTY COMMISSION DISTRICT NO. 8, 2008.)
HENNEBERRY COUNTY JUDGE DATE _____
ATTEST: HENNEBERRY COUNTY CLERK DATE _____
COUNTY CLERK'S RECORDING CERTIFICATE
I, _____, COUNTY CLERK OF HENNEBERRY COUNTY, CERTIFY THAT THE PLAN BEARING THIS CERTIFICATE WAS FILED FOR RECORD BY _____, CLERK OF _____, AND WAS RECORDED IN BOOK _____, SHEET _____, THE PLAN RECORDED IN HENNEBERRY COUNTY AT _____, 2008.
HENNEBERRY COUNTY CLERK

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: J.D. AND RUTH BEARDEN 3414 ST. WESLACO, TEXAS 75783 (800) 532-5767
ENGINEER: GUILLO A. BRERA 505 N. 5TH ST. DENVER, TEXAS 75007 (940) 942-2428
SURVEYOR: HENNERO L. GONZALES 2500 GULF COAST WESLACO, TEXAS 75783 (940) 581-5432

COUNTY OF HENNEBERRY
CERTIFICATE OF PLAN APPROVAL
(THE UNDERSIGNED CERTIFY THAT THIS PLAN OF BEARDEN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HENNEBERRY COUNTY HEALTH DEPARTMENT ON _____, 2008.)
HENNEBERRY COUNTY HEALTH DEPARTMENT SECRETARY DATE _____
COUNTY OF HENNEBERRY
CERTIFICATE OF PLAN APPROVAL
(THE UNDERSIGNED CERTIFY THAT THIS PLAN OF BEARDEN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HENNEBERRY COUNTY HEALTH DEPARTMENT ON _____, 2008.)
HENNEBERRY COUNTY ASSISTANT CITY INSPECTOR DATE _____
I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AT APPROVAL IS REQUIRED.
MAYOR, CITY OF WESLACO DATE _____ CITY SECRETARY DATE _____
THIS SUBDIVISION PLAN OF BEARDEN SUBDIVISION HAS BEEN DEDICATED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, 2008 A.D.

DATE OF PREPARATION: DECEMBER 2007
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
820 N. 8TH STREET DENVER, TEXAS 75787 E-MAIL: NAINENGINEERING@YAHOO.COM PH: (940) 784-0280 FAX: (940) 454-0280

SHEET 1 OF 2

NO.	REVISION	DATE	BY	APPROVED

INDEX TO SHEET OF BEARDEN SUBDIVISION

NO.	REVISION	DATE	BY	APPROVED

SHEET 2