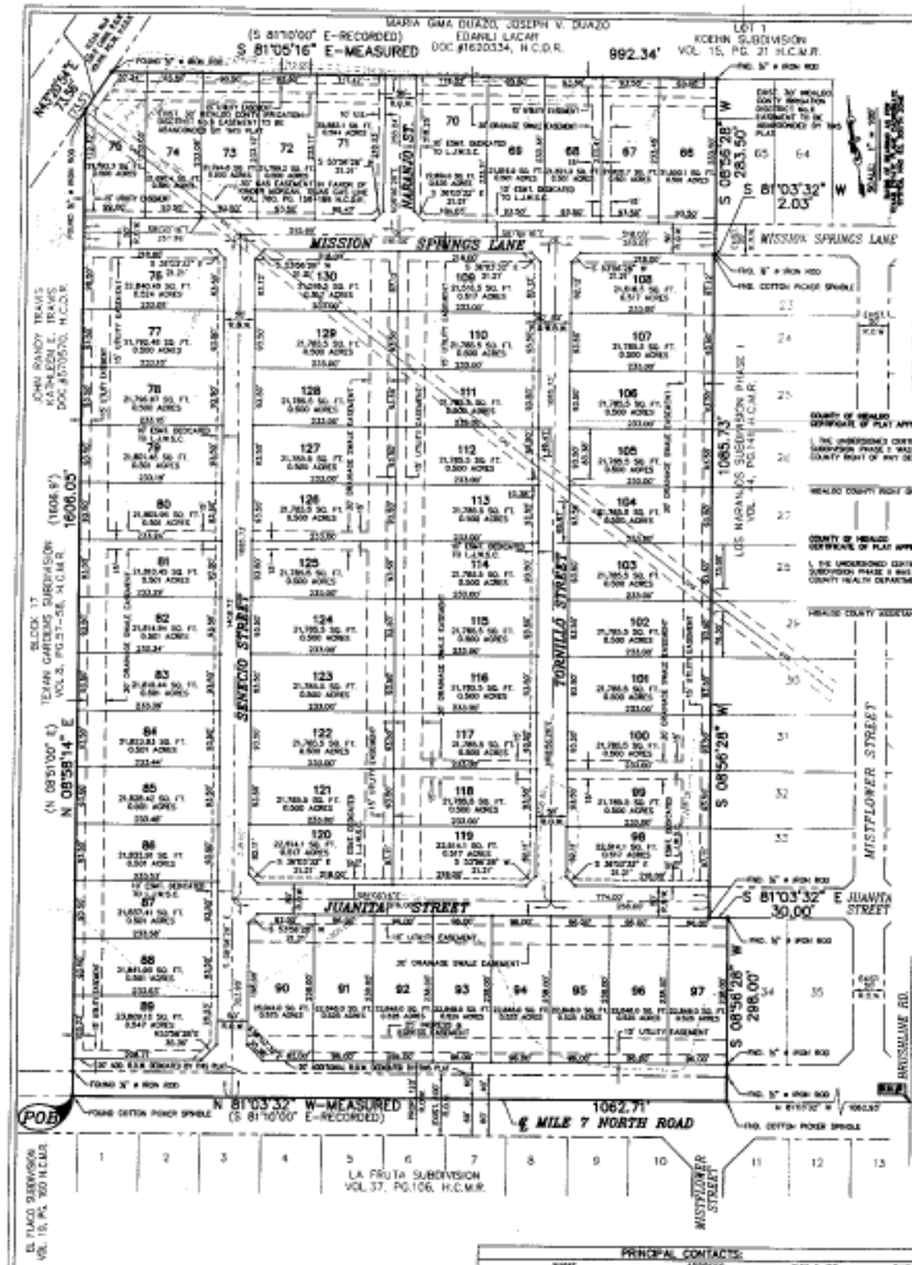
SUBDIVISION PLAT OF
LOS NARANJOS SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 28.89 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF ALL OF LOT 4 AND ALL OF LOTS 5 THROUGH 8, PALM SHORE SUBDIVISION, MAP REFERENCE: VOLUME 16, PAGE 6, HIDALGO COUNTY DEED RECORDS.



DATE OF PREPARATION: APRIL 27, 2003 DRAWN BY: P. GONZALEZ

JEH JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
415 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 686-1586

NOTES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 28.89 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF ALL OF LOT 4 AND ALL OF LOTS 5 THROUGH 8, PALM SHORE SUBDIVISION, MAP REFERENCE: VOLUME 16, PAGE 6, HIDALGO COUNTY DEED RECORDS.

BEGINNING ON A BOTTOM PICKET SPINDLE FOUND ON THE SOUTHEAST CORNER OF SAID PALM SHORES SUBDIVISION, IN THE NORTH-OF-WAY OF MILE 7 ROAD (FM 2220), FOR THE SOUTHWEST CORNER OF THE TRACT;

THENCE, N 08°56'14" E (RECORD/TRUE), ALONG THE WEST LINE OF SAID PALM SHORES SUBDIVISION, AT A DISTANCE OF 1,606.05 FEET PASS THE NORTHWEST CORNER OF SAID PALM SHORES SUBDIVISION, AND THE EAST LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, DRAIN RIGHT-OF-WAY, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 81°05'16" E (RECORD/TRUE), ALONG THE NORTH LINE OF SAID PALM SHORES SUBDIVISION AND THE EAST LINE OF SAID DRAIN RIGHT-OF-WAY, AT A DISTANCE OF 992.34 FEET PASS THE NORTH LINE OF A 30.0 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 IRRIGATION EASEMENT, AND CONTINUE A TOTAL DISTANCE OF 1,065.73 FEET (FROM REC) TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID PALM SHORES SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08°56'28" W (RECORD/TRUE), ALONG THE WEST LINE OF SAID PALM SHORES SUBDIVISION, A DISTANCE OF 283.50 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVG LS" FOUND ON THE NORTHEAST CORNER OF LOT 1, KOEHN SUBDIVISION, PHASE I, RECORDED IN VOLUME 15, PAGE 21, H.C.M.R., FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 08°56'28" W, AT A DISTANCE OF 1,606.05 FEET PASS THE SOUTH LINE OF A 30.0 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 IRRIGATION EASEMENT, AND CONTINUE A TOTAL DISTANCE OF 2,612.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVG LS" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 81°03'32" E, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVG LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08°56'28" W, AT A DISTANCE OF 2,643.83 FEET PASS THE CENTER LINE OF A 20.00 EASEMENT GRANTED TO VANDER MORGAN, TEXAS GAS LINE, RECORDED IN VOLUME 1192, PAGES 100-102, H.C.D.R., A DISTANCE OF 2,662.12 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVG LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 81°03'32" E, A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVG LS" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08°56'28" W, AT A DISTANCE OF 2,662.12 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVG LS" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF THE MILE 7 ROAD, AND CONTINUE A TOTAL DISTANCE OF 2,690.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF SAID PALM SHORES SUBDIVISION, AND THE CENTER LINE OF SAID MILE 7 ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81°03'32" W (RECORD/TRUE), ALONG THE SOUTH LINE OF SAID PALM SHORES SUBDIVISION AND THE CENTER LINE OF SAID MILE 7 ROAD, A DISTANCE OF 1,062.71 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 28.89 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT A 0.06 ACRE TRACT OF LAND LYING IN THE NORTH-OF-WAY OF SAID MILE 7 ROAD, A 0.06 OF ONE ACRE LIES IN THE RIGHT-OF-WAY EASEMENT OF SAID TEXAS GAS LINE AND LIES OF THE ACRE LIES IN SAID 2.00 FEET BREAKLINE EASEMENT, LEAVING A NET OF 28.83 ACRES OF LAND, MORE OR LESS

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS NARANJOS SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 2008

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS NARANJOS SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2008

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0065(d)

I, THE UNDERSIGNED, [illegible] MAYOR OF MISSION, HEREBY CERTIFY THAT THE [illegible] CONFORMS TO THE ALL REQUIREMENTS CONTAINED IN THE [illegible] ORDINANCE OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION
DATE: APRIL 7, 2008

THIS SUBDIVISION PLAT OF LOS NARANJOS SUBDIVISION PHASE II, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS 7TH DAY OF APRIL 2008 A.D.

CHAIRMAN, PLANNING COMMISSION

SHEET INDEX

SHEET 1
DATE, NORTH ARROW, MAP SCALE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, PLAT NOTES, RESTRICTIONS, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DESIGNATION, IRRIGATION DISTRICT DEDICATION, COUNTY CLERK'S RECORDING CERTIFICATE, RIGHT OF WAY CERTIFICATE, HEALTH DEPARTMENT CERTIFICATE, REVISION NOTES, DESCRIPTION OF LOCATION SUBDIVISION WITH RESPECT TO E.T.J. OF A MUNICIPALITY AND DESIGNATED PRECINCT WHERE THE PROJECT IS SITUATED.

SHEET 2
FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, AND THE ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SURVEYOR CERTIFICATE AND STATEMENT.

SHEET 3
DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION, CONSTRUCTION DETAILS AND COST ESTIMATE CHART.

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THIS SUBDIVISION COMPLIES WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESIGNED ARE APPROPRIATE FOR THE SITE(S) SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

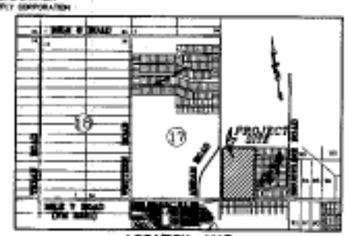
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRANK FLORES, GENERAL MANAGER OF THE LA JOYA WATER SUPPLY CORPORATION HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR LOS NARANJOS 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 PROVIDE 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 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 THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

FRANK FLORES, GENERAL MANAGER
LA JOYA WATER SUPPLY CORPORATION



LOCATION MAP
SCALE 1" = 2,000'

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION ZONES "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NO. 480334 0290 B
EFFECTIVE DATE: APRIL 06, 2000
THE AREAS WITHIN WITH BE THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0255 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DISCRIBES 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 FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
FRONT: 20.00 FEET
50.00 FEET MILE 7 ROAD
REAR: 45.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET
CORNER SIDE: 15.00 FEET
CORNER GARAGE SIDE: 18.00 FEET
GARAGE FRONT: 18.00 FEET
CORNER SIDE INSIDE R.O.W. IS GREATER THAN 50.00 FEET, 15.00 FEET
3. 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 OCCUPYING THE LOT
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF STREET OR 18" 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 FINE 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.
5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. SOUTHWEST CORNER OF SAID PALM SHORES SUBDIVISION, AND THE CENTERLINE INTERSECTION OF MILE 7 ROAD (FM 2220) AND THE CENTERLINE OF BRUSHLINE ROAD.
--- N 614. N.A.D 1927, (TT.LEG DESCRIPTION: C.P.S. LOCATED AT THE INTERSECTION OF MILE 7 RD. AND BRUSHLINE RD. (TEXAS STATE PLAN COORDINATE SYSTEM, NAD 1983 SOUTH ZONE)
--- E.M. 164.5 ELEV. DESCRIPTION: BRASS DISCK SET ON CONCRETE AT THE NORTHWEST INTERSECTION OF MILE 7 NORTH ROAD AND SENECIO STREET. (TEXAS STATE PLAN COORDINATE SYSTEM, NAD 1983 SOUTH ZONE)
6. 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 101.388 CUBIC FEET (2.32 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THIS RETENTION WILL BE ACCOMPLISHED WITHIN THE DRAINAGE SWALES LOCATED AT THE REAR OF EVERY LOT. THIS SUBDIVISION WILL CONSTRUCT APPROXIMATELY 7,000 LINEAR FEET OF SWALES AT THE REAR OF THE LOTS FOR THE TOTAL RETENTION VOLUME OF 210,000 CUBIC FEET. THE PROPOSED SWALES WILL HAVE A TOP DIMENSION OF 20 FEET AND A BOTTOM DIMENSION OF 10 FEET WITH AN AVERAGE DEPTH OF 2.0 FEET.
7. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. 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 EASEMENTS. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF FOR ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
E. "OSSF" PERMIT IS REQUIRED PRIOR OF OCCUPYING A LOT.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. JOSEPH S. FLETCHER, THE OWNER A SUBDIVIDER OF LOS NARANJOS SUBD. PHASE II, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
11. 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.
12. 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.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
14. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
15. NO SIDEWALK IS REQUIRED ON THIS PLAT.
16. 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS.
17. LOTS 90-97 SHALL BE USED AS COMMERCIAL LOTS AND SHALL NOT HAVE ACCESS FROM JUANITA STREET.
18. OFF-STREET PARKING LOT SITE PLAN APPROVAL SHALL BE REQUIRED BY THE COUNTY ON COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT. SPECIAL EMPHASIS SHALL BE TO FAVE ANY DESIGNATED ACCESS (SERVICE) EASEMENT TO SAME LOTS BOUNDARIES.
19. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS
20. TxDOT DRIVEWAY AND UTILITY PERMITS ARE REQUIRED FOR LOTS 89-97 PRIOR TO CONSTRUCTION OF DRIVEWAYS ON SH 7 M. (201 MILE 7 NORTH ROAD) AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
21. SHARED DRIVEWAYS SHALL BE REQUIRED LOTS 90-91, 92-93, 94-95, 96-97. ANY DEVIATION ON DRIVEWAY ACCESS REQUIRES THE APPROVAL OF THE PRIVILEGE "TRAVEL" AUTHORITY (TxDOT DPT).

COUNTY OF HIDALGO

I, PATRICIA B. FLETCHER AS OWNER OF THE 28.89 ACRE TRACT OF LAND CONTAINED WITHIN THE PROPOSED LOS NARANJOS SUBDIVISION PHASE II, HEREBY THE LAND AS DEPICTED ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN. I CERTIFY THAT I HAVE COMPLIED WITH SUBDIVISION REGULATIONS OF TEXAS LOCAL GOVERNMENT CODE 232.0032 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 SEWER 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 AN COMPLETE.

BY: _____ DATE: 4-7-08

OWNER: LOS NARANJOS Ltd.3, LTD
BY: casa verde group, l.c., its sole general partner
1304 jackson
pharr, texas 78577
patricia b. fletcher, president

STATE OF TEXAS
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 7, 2008, BY PATRICIA B. FLETCHER, PRESIDENT OF casa verde group l.c., GENERAL PARTNER OF LOS NARANJOS Ltd.3, L.T.D., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 3-29-2012

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.0030(c)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE LOS NARANJOS SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON THIS THE _____ DAY _____, 2008 A.D.

HIDALGO COUNTY JUDGE DATE

ATTEST:
HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, ARTURO GUIJARDO JR., COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____ A.M/P.M. ON THE _____ DAY OF _____ 2008 A.D. I FURTHER CERTIFY THAT THE APPROPRIATE PLAT WAS RECORDED IN VOLUME _____ PAGES _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ A.M/P.M. ON THE _____ DAY OF _____, 2008 A.D.

ARTURO GUIJARDO JR.
HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, I LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

4-7-08
JAVIER HINOJOSA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 74805

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF NORTHFIELD ACRES SUBDIVISION AND LOTS AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUGUST 28, 2002.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO.
EVI LAND SURVEYING
517 DENUNCIT AVENUE
McALLEN, TEXAS 78503
(956) 618-1551
DATE SURVEYED: AUGUST 28, 2002

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 THIS THE DAY OF _____ 2007 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, PROVIDED, HOWEVER, THAT THE DEVELOPER AGREES TO BE RESPONSIBLE FOR COMPLYING WITH ANY AND ALL PERMITTING REQUIREMENTS REQUIRED BY THE STATE OF TEXAS AND/OR THE TCEQ RELATING TO DRAINAGE.

DISTRICT PRESIDENT
DATE: 11/15/2007

ATTEST: SECRETARY
DATE: 11/15/2007

REVISIONS		
1	11-15-07	OWNERSHIP AND ACKNOWLEDGEMENT

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE & FAX
OWNER: JOSEPH S. FLETCHER PRESIDENT	P.O. BOX 180	PHARR, TX 78577	701-0031/787-0965
ENGINEER: JAVIER HINOJOSA, P.E.	415 E. DOVE AVENUE	McALLEN, TX 78504	686-1586/994-0102
SURVEYOR: CARLOS VASQUEZ, RPLS	517 DENUNCIT AVE.	McALLEN, TX 78503	618-1551/618-1547

LOCATION OF THE SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

LOS NARANJOS SUBDIVISION PHASE II IS LOCATED IN PRECINCT 3 OF HIDALGO COUNTY, 1043.02 FEET WEST SIDE OF BRUSHLINE ROAD, AND THE NORTH SIDE OF MILE 7 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF MISSION, POPULATION OF 60,348. LOS NARANJOS LIES APPROXIMATELY 5 MILES FROM THE CITY LIMITS. IT IS NOT WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT §42.021, BUT IT IS WITHIN THE CITY'S FIVE MILE EXTRA TERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE §212.001.

SHEET NO. 1 OF 3

S:\2003\Hidalgo County\Subdivision\LOS NARANJOS PH 2\dwg\MPD\Plat.dwg Model 3/31/2008 10:30:14 AM