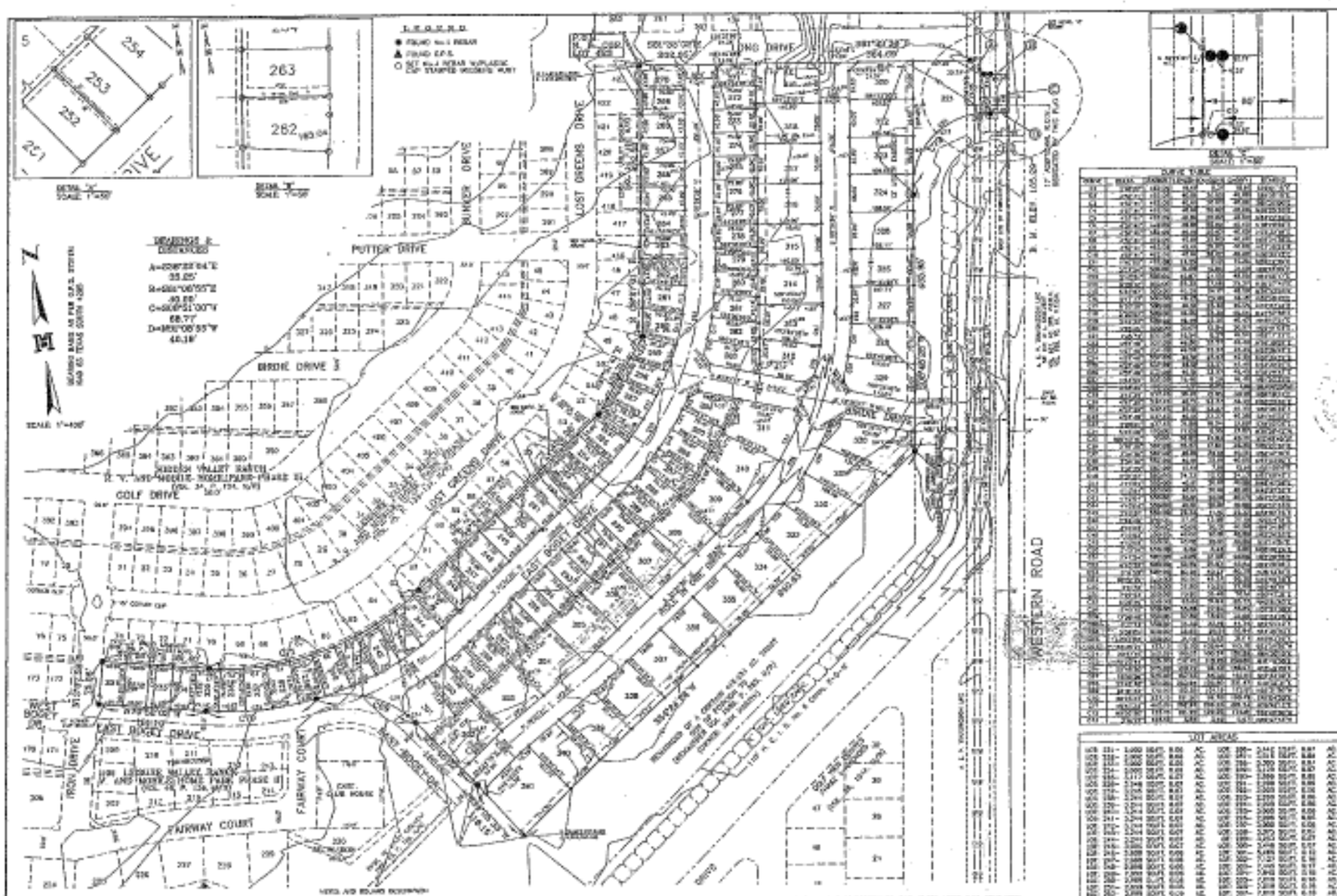
MAP OF
LEISURE VALLEY RANCH
R.V. AND MOBILE HOME PARK
PHASE III

BEING A RESUBDIVISION OF 15.926 ACRES
OUT OF A CERTAIN 208.61 ACRE TRACT
BEING A PART OR PORTION OF PORCION 79
HIDALGO COUNTY, TEXAS



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HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, HEREBY CERTIFY THAT THE PLAT OF LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS FILED FOR RECORD AND APPROVED BY THE HIDALGO COUNTY ENGINEER ON THIS DEPARTMENT ON _____ 20__.

_____ DATE
HIDALGO COUNTY ENGINEER

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

BY THE HIDALGO COUNTY COURT THAT THIS PLAT OF LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

_____ DATE
HIDALGO COUNTY JUDGE

_____ DATE
ATTEST: HIDALGO COUNTY CLERK

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0065 AND 9

THE PLAT OF LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS REVIEWED BY THE CITY COUNCIL OF THE CITY OF MISSION ON:

6-16-08
MAYOR OF THE CITY OF MISSION — DATE

Linda Cavazos — 6/16/08
ATTEST: SECRETARY OF THE CITY OF MISSION — DATE

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0065 AND 9

THIS PLAT OF LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS SUBMITTED TO AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

ON 06/10/08

_____ DATE
CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY CLERK'S RECORDING CERTIFICATE

COUNTY CLERK OF HIDALGO COUNTY, HEREBY CERTIFY THAT THE PLAT ACCORDING TO HIDALGO COUNTY, TEXAS WAS FILED FOR RECORD ON _____ AT _____ O'CLOCK ____ M. AND THAT RECORDED IN BOOK _____ PAGE _____ OF THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ____ M. ON _____.

_____
HIDALGO COUNTY CLERK

GENERAL PLAT NOTES & REFERENCES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE INFORMATION ZONE "C". AREA OF MINIMAL FLOODING (PANEL NO. HIDALGO BLOCK 1, EFFECTIVE: NOVEMBER 16, 1982). THE AREA IN THE MINIMAL FLOODING AREA THE PROPOSED STREET RIGHT-OF-WAY LIES WITHIN THE 100-YEAR FLOOD PLAIN.
THE FLOOD ZONE INFORMATION WAS OBTAINED BY SCALING ON SITE. THERE IS NO ADDITIONAL SUBMISSION TO BE MADE TO THE 100-YEAR FLOOD PLAIN.

2. ESTIMATED: LOT GRADES FOR EXEMPLARY
FOR LOTS 315 THROUGH 325 (RESIDENTIAL HOMES AND MOBILE HOMES)
FRONT: 13.00 FEET
REAR: 13.00 FEET
SIDE: 3.00 FEET
DRAINAGE SIDE: 10.00 FEET
CHANNEL SIDE: 10.00 FEET

FOR LOTS 326 THROUGH 340 (RESIDENTIAL BRICK HOMES)
FRONT: 13.00 FEET
REAR: 13.00 FEET
SIDE: 3.00 FEET
DRAINAGE SIDE: 10.00 FEET
CHANNEL: 10.00 FEET

3. MINIMUM FINISH FLOOR HEIGHT:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE STREET OR 18" ABOVE NATURAL 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 ASSURE FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. NO DRAINAGE REQUIRED.

5. DEVELOPMENT NOTE:
THE FOLLOWING DEVELOPMENTS ARE CONTRARY TO THE PLAT OF THE PLAT AND ON THE APPROVED ENGINEERING PLANS.
BLK NO. 1 - LOTS 315-325 NOTED TO DESCRIPTION: BARN ON TOP OF EAST SIDE OF PROPERTY BEING AT LEAST 10 FEET OUTSIDE TO NEIGHBOR HOME.
BLK NO. 1 - LOTS 326-340 NOTED TO DESCRIPTION: TOP OF TV-"A" INLET LOCATED ON THE EAST SIDE OF HOME IN ONE BRICK, WEST OF FIRST THE NORTHWEST CORNER OF LOT 339.

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT HAS BEEN DESIGNED TO OBTAIN A TOTAL OF 17.3 CFS FROM 15.926 ACRES AVAILABILITY OF EXISTING HIDALGO DRAINAGE DISTRICT NO. 1 IN ACCORDANCE WITH THE LOCAL REQUIREMENTS THIS WAS ACCOMPLISHED AS FOLLOWS: DRAINAGE WILL BE DETAINED WITHIN THE OPEN SPACE DETENTION AREA PRIOR TO THE WATER DISCHARGE PLANT LOCATED DIRECTLY NORTH OF THIS SUBDIVISION.

7. ALL STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EXCLUDED SHALL BE ROOF OVERHANGS OF BUILDING, DRIVES, SIDEWALKS, FENCES AND OTHER PLANNING (EXCEPT LOG, LOGS THAT TO EXCEED BEFORE PERMIT, MINIMUM COVER, GRADE, 20 FOOTING) AND OTHER RESTRICTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

8. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT OF THIS SUBDIVISION SHALL CONTAIN A STATEMENT REGARDING WATER AND WASTE WATER SERVICE, QUANTITIES, AND WAS REQUIRED BY THE LOCAL JURISDICTIONS OF THE SUBDIVISION.

9. THE WATER SHALL ONE SINGLE FAMILY DETACHED DWELLING PER LOT. ONLY APPLICATIONS FOR CONSTRUCTION ARE ALLOWED UNDER THE LIMITATION THE LOT.

10. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE.

11. THIS SUBDIVISION IS PROVIDED WITH UNDERGROUND UTILITIES SYSTEM MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

12. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM OF 10 FEET WIDE. THE OWNERS OF THIS PLAT THE DEVELOPERS AND DEVELOPER CERTIFY THAT ALL OTHER EASEMENTS WITHIN COUNTY WITH THE SUBDIVISION OF LEISURE VALLEY RANCH DEDICATED ON EXCEPTIONS.

13. ELEVATIONS FOR SEWER MAINS:
AS PER LOCAL GOVERNMENT CODE HIDALGOCOUNTY SANITARY SEWER COST OF ALL LOCAL GOVERNMENT CODE REQUIREMENTS PRIOR TO DESIGNING A SEWER ELEVATION FOR A DRAINAGE BY THE SUBDIVISION PRIOR TO DESIGNING A SEWER ELEVATION FOR A DRAINAGE BY THE SUBDIVISION SHALL BE ENGINEER FROM THE COUNTY SANITARY PROVIDED PRIOR TO RECEIVING A CLEARANCE FOR WATER WITH DETERMINED.

14. NO ABOVE OR TO LOT 321 FROM PERIMETER ROAD.

15. EXISTING 10' TRIALS EASEMENT ALONG THE FRONT OF LOTS 324 TO 340 AS SHOWN ON LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE II RECORDED IN VOL. 45, PG. 108, HCMRD IS ABANDONED BY THE PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JACK MARTIN
AS OWNER OF THE 15.926 ACRE TRACT OF LAND THEREINBEFORE MENTIONED AND DESCRIBED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE LAND AS DESCRIBED ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREON.
I HEREBY CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.002 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 MEET, OR WILL MEET, THE MINIMUM STANDARDS REQUIREMENTS OF STATE DEPARTMENT;
(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 ALL CAUTIONS ADDRESSED IN THIS PLAT ARE TRUE AND CORRECT.

Jack Martin — 5-14-08
BY: JACK MARTIN — DATE
PRINTED NAME & TITLE OF OWNER
HIDALGO, TEXAS 78557

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JACK MARTIN
PROVED TO ME THROUGHOUT THIS INSTRUMENT OF PUBLIC SAFETY DRIVING LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, HAVING BEEN SWORN, DULY SWORN, ACCLAIMED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF May, 2008.

Christina Atteberry
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 9-26-2009

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. MARTIN, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DEVELOPMENT OF THE LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ AND THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY.

5-14-08
FRED L. MARTIN
REGISTERED PROFESSIONAL ENGINEER
REGISTRATION NO. 54151
REGISTRATION NO. 4790
FRED L. MARTIN 4790
FRED L. MARTIN 54151

HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL

THE PLAT OF LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 ON

Jack Martin — 5-14-08
PRESIDENT — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THE SUBDIVISION COMPLIES WITH THE HIGHWAY STANDARDS OF THE DISTRICT ADOPTED UNDER SEC. 16.070 CODE HCDD NO. 1. THE DRAINAGE PLAN WAS REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE CONSIDERATIONS REQUIRED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 IS NOT RESPONSIBLE FOR THE DEVELOPMENT OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

SITE AREAS

LOT 315	1.000	SQFT	0.02	AC	LOT 326	2.516	SQFT	0.07	AC
LOT 316	1.000	SQFT	0.02	AC	LOT 327	2.516	SQFT	0.06	AC
LOT 317	1.000	SQFT	0.02	AC	LOT 328	2.516	SQFT	0.06	AC
LOT 318	1.000	SQFT	0.02	AC	LOT 329	2.516	SQFT	0.06	AC
LOT 319	1.000	SQFT	0.02	AC	LOT 330	2.516	SQFT	0.06	AC
LOT 320	1.000	SQFT	0.02	AC	LOT 331	2.516	SQFT	0.06	AC
LOT 321	1.000	SQFT	0.02	AC	LOT 332	2.516	SQFT	0.06	AC
LOT 322	1.000	SQFT	0.02	AC	LOT 333	2.516	SQFT	0.06	AC
LOT 323	1.000	SQFT	0.02	AC	LOT 334	2.516	SQFT	0.06	AC
LOT 324	1.000	SQFT	0.02	AC	LOT 335	2.516	SQFT	0.06	AC
LOT 325	1.000	SQFT	0.02	AC	LOT 336	2.516	SQFT	0.06	AC
LOT 326	2.516	SQFT	0.07	AC	LOT 337	2.516	SQFT	0.06	AC
LOT 327	2.516	SQFT	0.07	AC	LOT 338	2.516	SQFT	0.06	AC
LOT 328	2.516	SQFT	0.07	AC	LOT 339	2.516	SQFT	0.06	AC
LOT 329	2.516	SQFT	0.07	AC	LOT 340	2.516	SQFT	0.06	AC
LOT 330	2.516	SQFT	0.07	AC					
LOT 331	2.516	SQFT	0.07	AC					
LOT 332	2.516	SQFT	0.07	AC					
LOT 333	2.516	SQFT	0.07	AC					
LOT 334	2.516	SQFT	0.07	AC					
LOT 335	2.516	SQFT	0.07	AC					
LOT 336	2.516	SQFT	0.07	AC					
LOT 337	2.516	SQFT	0.07	AC					
LOT 338	2.516	SQFT	0.07	AC					
LOT 339	2.516	SQFT	0.07	AC					
LOT 340	2.516	SQFT	0.07	AC					

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, HEREBY CERTIFY THAT THE PLAT OF LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2008.

_____ DATE
HIDALGO COUNTY ASSISTANT CHIEF SANITARIAN

REVISION NOTES — SHEET 1 OF 5 SHEETS

NO.	SHEET	REVISION	DATE	APPROVED

PRE-SUBMISSION
SURVEYED ONLY: _____ DATE:
DRAWN BY: J. ALANIS, R.P.L.S. DATE: 2008-May-14, Wed
SURVEYED, DRAWN BY: Melden & Hunt, Inc. Surveying DATE: 07-14-08

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE, EDINBURG, TX 78539, PH. (956) 381-0981, FAX (956) 381-1672
315 S. 2nd ST., McALLEN, TX 78501, PH. (956) 682-3481, FAX (956) 682-8122

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JACK MARTIN	7000 N. KONWINSKI DR.	MISSION, TX. 78572	(956) 585-3131	(956) 585-3623
ENGINEER:	FRED L. MARTIN	115 W. McINTYRE	EDINBURG, TX. 78539	(956) 381-0981	(956) 381-1672