

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DECLARATION, ESTIMATIONS, AND ATTESTATION**

I, JUAN C. PENNA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE LOTS AND ADJACENT BRANCHES OF ROAD AND DRIVE AND THE PROPOSED RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS SHOWN ON THE PLAT HEREIN, AND I HAVE FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 252.002 AND THAT:

- (A) THE NUMBER, QUALITY AND CONNECTION TO THE LOT, WALK, OR WALL MEET THE MINIMUM STATE STANDARDS;
- (B) THERE IS CONNECTION TO THE LOT OR DRIVE TO THE STATE HIGHWAY, OR TO THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) THE LOCAL GOVERNMENT PROVIDED TO THE LOT MEET, BY THE MINIMUM STATE STANDARDS, AND
- (D) THE ELEVATION OF AVAILABLE WATER TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSURED IN THIS PLAT IS TRUE AND COMPLETE.

JUAN C. PENNA, JR. \_\_\_\_\_ DATE: \_\_\_\_\_  
 STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED COUNTY CLERK, ON THIS DAY PERSONALLY APPEARED JUAN C. PENNA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, AND I HAVE FOUND THAT HE IS THE PERSON WHOSE NAME AND SIGNATURE TO THE FOREGOING INSTRUMENT, AND THAT HE IS ONLY BEING APPOINTED THAT HE HAS EXAMINED THE MATTER AND IS SATISFIED AND AUTHORIZED THAT HE HAS EXAMINED THE SAME FOR THE FOREGOING AND CONSENTED HERETO.

WITNESSE MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CITY OF MESQUITE  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 252.002 AND § 252.003

WE, THE UNDERSIGNED CITY CLERK, ON THIS DAY PERSONALLY APPEARED JUAN C. PENNA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, AND I HAVE FOUND THAT HE IS THE PERSON WHOSE NAME AND SIGNATURE TO THE FOREGOING INSTRUMENT, AND THAT HE IS ONLY BEING APPOINTED THAT HE HAS EXAMINED THE MATTER AND IS SATISFIED AND AUTHORIZED THAT HE HAS EXAMINED THE SAME FOR THE FOREGOING AND CONSENTED HERETO.

WITNESSE MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 252.002 AND § 252.003

WE, THE UNDERSIGNED COUNTY CLERK, ON THIS DAY PERSONALLY APPEARED JUAN C. PENNA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, AND I HAVE FOUND THAT HE IS THE PERSON WHOSE NAME AND SIGNATURE TO THE FOREGOING INSTRUMENT, AND THAT HE IS ONLY BEING APPOINTED THAT HE HAS EXAMINED THE MATTER AND IS SATISFIED AND AUTHORIZED THAT HE HAS EXAMINED THE SAME FOR THE FOREGOING AND CONSENTED HERETO.

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HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 252.002 AND § 252.003

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HIDALGO COUNTY CLERK  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 252.002 AND § 252.003

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HIDALGO COUNTY CLERK  
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 UNDER LOCAL GOVERNMENT CODE § 252.002 AND § 252.003

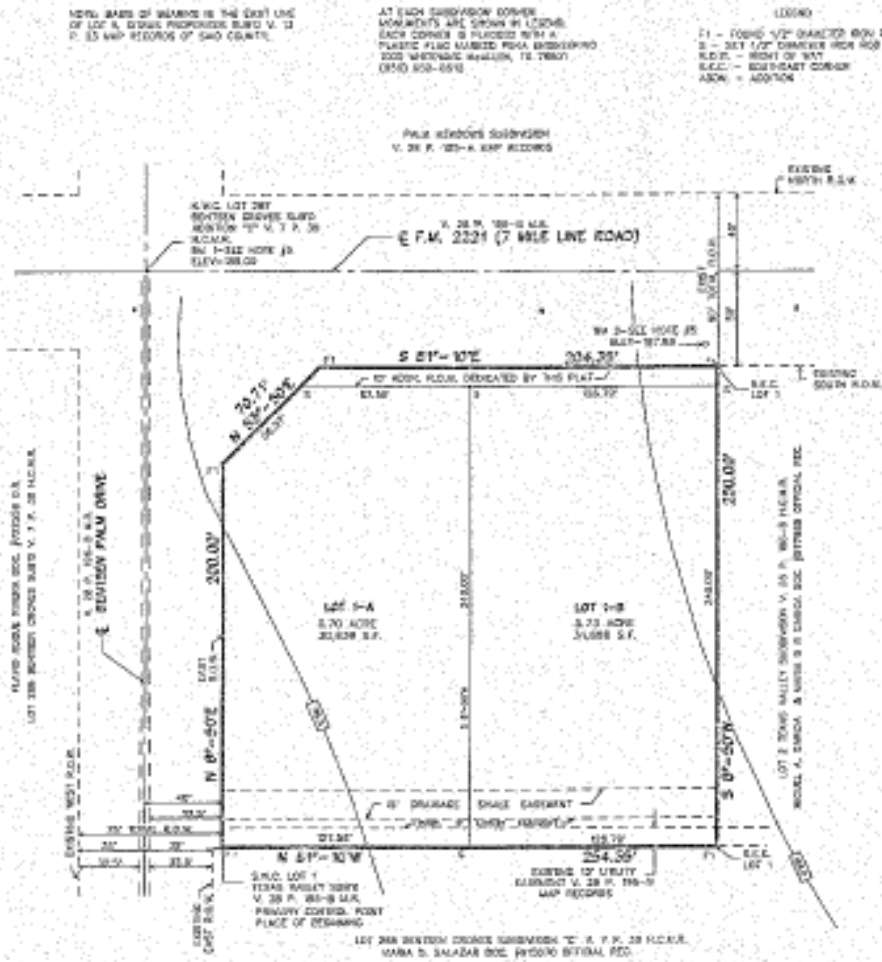
WE, THE UNDERSIGNED COUNTY CLERK, ON THIS DAY PERSONALLY APPEARED JUAN C. PENNA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, AND I HAVE FOUND THAT HE IS THE PERSON WHOSE NAME AND SIGNATURE TO THE FOREGOING INSTRUMENT, AND THAT HE IS ONLY BEING APPOINTED THAT HE HAS EXAMINED THE MATTER AND IS SATISFIED AND AUTHORIZED THAT HE HAS EXAMINED THE SAME FOR THE FOREGOING AND CONSENTED HERETO.

WITNESSE MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

**PENA ENGINEERING**  
 POST OFFICE BOX 4320  
 McALLEN TEXAS 78502  
 OFFICE (361) 662-8512  
 FAX (361) 631-7362

# "RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION"

A 1.431 ACRE TRACT OF LAND IN LOT 1, TEXAS VALLEY SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 28 PAGE 196-B OF THE MAP RECORDS OF SAID COUNTY;



HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 252.002 AND § 252.003

WE, THE UNDERSIGNED COUNTY CLERK, ON THIS DAY PERSONALLY APPEARED JUAN C. PENNA, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, AND I HAVE FOUND THAT HE IS THE PERSON WHOSE NAME AND SIGNATURE TO THE FOREGOING INSTRUMENT, AND THAT HE IS ONLY BEING APPOINTED THAT HE HAS EXAMINED THE MATTER AND IS SATISFIED AND AUTHORIZED THAT HE HAS EXAMINED THE SAME FOR THE FOREGOING AND CONSENTED HERETO.

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WITNESSE MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

**NOTES AND BOUNDARY DESCRIPTIONS**

1. LOT 1-A AND LOT 1-B ARE TO BE CONVEYED TO THE BUYER BY DEED AND SHALL BE SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE PLAT HEREIN.

2. THE BOUNDARY BETWEEN LOT 1-A AND LOT 1-B IS A 1/2" THICK CONCRETE WALL TO BE BUILT BY THE BUYER AT THE SOUTHWEST CORNER OF LOT 1-A.

3. THE BOUNDARY BETWEEN LOT 1-A AND LOT 1-B IS A 1/2" THICK CONCRETE WALL TO BE BUILT BY THE BUYER AT THE SOUTHWEST CORNER OF LOT 1-A.

**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED

**NEIGHBORING PROPERTY**

LOT 1-A AND LOT 1-B ARE TO BE CONVEYED TO THE BUYER BY DEED AND SHALL BE SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE PLAT HEREIN.

**ADDITIONAL NOTES**

1. THE BOUNDARY BETWEEN LOT 1-A AND LOT 1-B IS A 1/2" THICK CONCRETE WALL TO BE BUILT BY THE BUYER AT THE SOUTHWEST CORNER OF LOT 1-A.

**ADDITIONAL NOTES**

1. THE BOUNDARY BETWEEN LOT 1-A AND LOT 1-B IS A 1/2" THICK CONCRETE WALL TO BE BUILT BY THE BUYER AT THE SOUTHWEST CORNER OF LOT 1-A.

1. FLOOD ZONE DESIGNATION: THE "F" DESIGNATED HAZARDOUS FLOOD PLAIN, WHICH AREAS ARE DETERMINED TO BE SUBJECT TO 100-YEAR FLOOD PLAIN AND THE LOCAL PLAN ADMINISTRATOR'S OFFICE HAS REVIEWED THE PROPOSED SUBDIVISION AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS NOT IN A FLOOD PLAIN AND THAT THE PROPOSED SUBDIVISION IS NOT IN A FLOOD PLAIN AND THAT THE PROPOSED SUBDIVISION IS NOT IN A FLOOD PLAIN.
2. MINIMUM DRIVEWAY WIDTH: THE MINIMUM DRIVEWAY WIDTH SHALL BE 10 FEET AND SHALL BE CONCRETE OR ASPHALT.
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**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTREME CORNER OF A QUARTER SECTION**

THE SUBDIVISION IS LOCATED WITHIN THE EXTREME CORNER OF A QUARTER SECTION AND IS BOUND BY THE EXTREME CORNER OF A QUARTER SECTION.

**NEED TO SHEET OF RESUBDIVISION OF LOT 1 TEXAS VALLEY SUBDIVISION PLAT**

THE SUBDIVISION IS LOCATED WITHIN THE EXTREME CORNER OF A QUARTER SECTION AND IS BOUND BY THE EXTREME CORNER OF A QUARTER SECTION.

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