SUBDIVISION PLAT OF
LAS DIANAS No.2 SUBDIVISION

A 24.11 ACRE TRACT OF LAND OUT OF LOTS 312, 314, 316 AND ALL OF LOT 318, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 947552, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

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

I, ANICETO IZAGUIRRE, OWNER OF THE 24.11 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS DIANAS No. 2 SUBDIVISION, HEREBY DECLARE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 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 SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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 AND COMPLETE.

_____ DATE
ANICETO IZAGUIRRE, OWNER
LAS DIANAS LAND DEVELOPMENT
500 SOLAR DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2006

DAISY BONILLA
MY COMMISSION EXPIRES
AUGUST 05, 2009

DAISY BONILLA– NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, SUBJECT TO THE CONDITION THAT IT RESERVES FROM AND DEDICATE TO DRAINAGE TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY DRAINAGE FACILITIES PROVIDED, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CURRENT DISTRICT DRAINAGE FACILITIES OR IN LIEU OF THERE REQUIRE-MENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE_____ DAY OF _____, 2006.

ATTEST: _____ SECRETARY _____ PRESIDENT

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.020(a)

WE THE UNDERSIGNED CERTIFY that this plat of the LAS DIANAS No. 2 SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____

_____ Hidalgo County Judge _____ date
ATTEST:
_____ Hidalgo County Clerk _____ date

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 at _____ o'clock ____M. on _____, and was recorded in Book _____, Page(s) _____ the Plat Records of Hidalgo County at o'clock _____M on _____

_____ Hidalgo County Clerk

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES ASSOCIATED WITH THE SPECIFIC SUBDIVISION, BUILT OR OPERABLE, ADEQUATELY SERVE THE SPECIFIC SITE. 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, HOMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LAS DIANAS No. 2 SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

HOMERO L. GUTIERREZ
R.P.L.S. No. 2761 — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROBERTO A. IZAGUIRRE
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
5522 N. 10TH STREET
MCALLEN, TEXAS 78504

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER	ANICETO IZAGUIRRE	500 SOLAR DR.	MISSION, TEXAS 78574	(956)240-0749	(956) 928-0002
ENGINEER	ROBERTO A. IZAGUIRRE	5522 N. 10th STREET	McALLEN, TEXAS 78504	(956)240-0749	(956) 928-0002
SURVEYOR	HOMERO L. GUTIERREZ	2500 BAY OREO DR.	MISSION, TEXAS 78572	(956)583-0479	

METES AND BOUNDS

A 24.11 ACRE TRACT OF LAND OUT OF LOTS 312, 314, 316 AND ALL OF LOT 318, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 947552, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO:

BEGINNING AT A COTTON PICKER SPINDLE SET 2.50 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE FOR THE NORTHEAST CORNER OF LOT 315, AND THE NORTHWEST CORNER OF THE TRACT;

THENCE: S 08°50'W, ALONG THE EAST LINE OF LOTS 316 AND 318, PASSING, TO AND 2.50 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE, A DISTANCE OF 450.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 316 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: N 81°10'W, ALONG THE NORTH LINE OF THE SERGIO SANCHEZ TRACT, (A 0.50 ACRE TRACT OUT OF THAT PART OF THE NORTH 150.0 FEET OF LOT 312, ALL OF LOT 314, AND THE SOUTH 150.0 FEET OF LOT 316, BENTSEN GROVES SUBDIVISION "C", OF PORCION 50, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4836 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 690.22 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4836 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE: S 08°44'30" W, ALONG THE WEST LINE OF THE SERGIO SANCHEZ TRACT, A DISTANCE OF 600.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4836 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE: N 81°10'W, ALONG THE NORTH LINE OF THE ARMANDO RODRIGUEZ TRACT (THE SOUTH 1/2 OF LOT 312, BENTSEN GROVES SUBDIVISION "C", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1070872, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 766.57 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4836 SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 08°50'E, ALONG THE WEST LINE OF LOTS 312, 314, 316 AND 318, A DISTANCE OF 1,050.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4836 SET FOR THE NORTHWEST CORNER OF LOT 316 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 81°10'E, ALONG THE NORTH LINE OF LOT 316, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4836 SET AT 1,415.83 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,455.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.11 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TERRACE DE SANTA SUBDIVISION, RECORDED IN VOLUME 32, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0065(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the Las Dianas No. 2 Subdivision was reviewed and approved by the city Council of the City of _____ on _____

_____ Mayor of the City of Mission _____ Date
ATTEST:
_____ Secretary of the City of Mission _____ Date

THIS PLAT OF LAS DIANAS No. 2 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. APPROVAL IS REQUIRED.

DATED THIS THE_____ DAY OF _____, 2006.

_____
CHAIRMAN PLANNING COMMISSION

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREA DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN COMMUNITY–PANEL NUMBER 480334 0050 D EFFECTIVE DATE: JUNE 6, 2000.

2.– GENERAL NOTE: FOR SINGLE FAMILY RESIDENCE: 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.

3.– MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE 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.

4.– LEGEND ● = DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

5.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6.– MINIMUM BUILDING SETBACK LINES:
FRONT ..... 25.00'
REAR ..... 15.00'
SIDE ..... 6.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CURVE
SIDE ABUTTING RIGHT OF WAY BENTSEN PALM DRIVE.....30.00', 15.00' 0' BUFFERS.

7.– DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 33,588 CUBIC FEET OR 1511.03 CUBIC FEET PER LOT OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE CODE REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT OR SHEET No.3.

8.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GOOD GRAM 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9.– BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE APPROVED ENGINEERING PLANS. B.M. ELEV. 199.20 CPS. LOCATED ON A POWER POLE ON THE NORTHEAST CORNER OF THIS DEVELOPMENT. PERMANENT B.M. ELEV 198.20 CPS SET ON CONCRETE ON THE SOUTH EAST CORNER OF LOT 35. P.U.E.D. BY DATUM.

10.– EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DETERMINING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11.– DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT 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.

12.– LOTS 1 TO 24 AND LOTS 31 TO 43 HAVE A 10' WIDE PUBLIC UTILITY AND 20' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT. LOTS 25 TO 30 HAVE A 10' WIDE PUBLIC UTILITY AND 10' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT. THE REAR OF THE LOT IS DEFINED AS THE PORTION FURTHEST FROM STREET.

13.– ALL DRAINAGE EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 6 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.

14.– NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO DRIVE ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OTHER DEVICES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (SALES. NO. 6 DISTRICT)

15.– NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED ON (OVER) ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

16.– LOT 28 IS FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE THAN COMMERCIAL. LOT WILL NOT HAVE ACCESS ONTO HALLEY DRIVE.

17.– 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 ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEWAGE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIED 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 ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND COPIES MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND AERO-BIC DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

18.– LOT 1 TO 34 AND 36 TO 43 ARE FOR RESIDENTIAL PURPOSES ONLY. LOTS WILL NOT HAVE ACCESS ONTO BENTSEN PALM DRIVE.

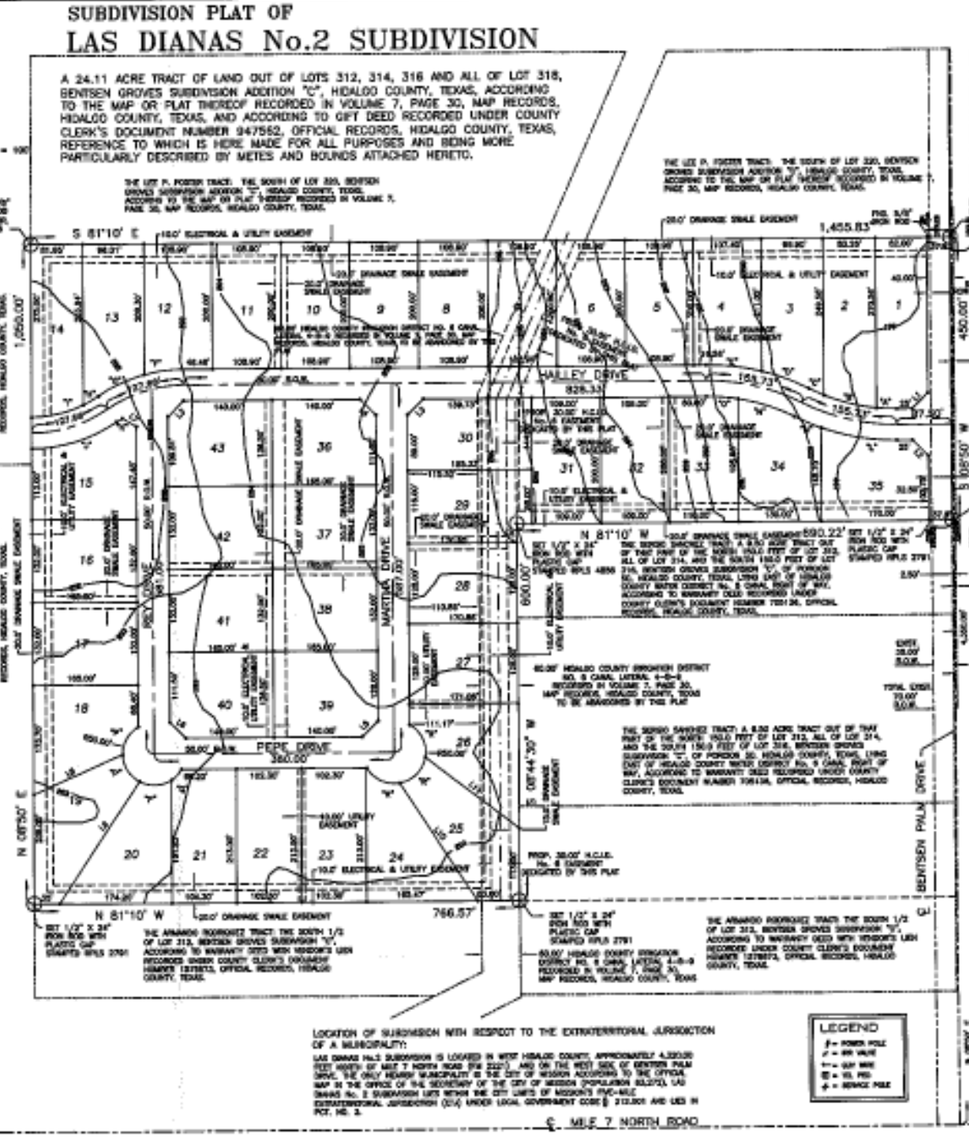
19.– ANICETO IZAGUIRRE, THE OWNER & SUBDIVIDER OF LAS DIANAS No.2 SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.3 OF THIS PLAT.

20.– 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 PERMIT TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WORK OR USE FOR COMMERCIAL USE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

21.– THE RESIDENTIAL LOTS (1–43) SHALL REQUEST SERVICE BY A 3/4" METER.

22.– ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES, BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

23.– NO SIDEWALKS ARE REQUIRED ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL USES.



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

LAS DIANAS No.2 SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 4,320.00 FEET NORTH OF MILE 7 NORTH ROAD (FM 2220), AND ON THE WEST SIDE OF BENTSEN PALM DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,272). LAS DIANAS No. 2 SUBDIVISION LIES WITHIN THE CITY LIMITS OF MISSION'S FWC–MUD EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.003 AND LIES IN PCT. NO. 3.

LOT No.	AREA (SQ.FT.)	(AC)
1	21,994.00	0.504
2	21,828.58	0.501
3	22,128.04	0.508
4	21,881.85	0.502
5–11	21,780.00	0.500
12	21,870.87	0.502
13	22,011.71	0.505
14	22,020.81	0.505
15	21,790.80	0.500
16–17	21,780.00	0.500
18	21,875.16	0.502
19	21,891.63	0.504
20	21,908.33	0.503
21	21,901.22	0.503
22–23	21,799.99	0.500
24	21,927.55	0.503
25	21,984.88	0.504
26	21,928.78	0.503
27	21,983.05	0.503
28	21,857.34	0.501
29	21,917.40	0.503
30	21,885.13	0.504
31–32	21,800.00	0.500
33	21,831.25	0.501
34	22,767.45	0.523
35	33,332.02	0.810
36	22,316.00	0.500
37–38	21,780.00	0.500
39–40	22,316.00	0.500
41–42	21,780.00	0.500
43	22,186.87	0.509

CURVE	DELTA	RADIUS	LENGTH
"A"	9°21'18"	384.48'	63.77'
"B"	18°42'41"	384.48'	125.57'
"C"	2°55'51"	384.48'	20.09'
"D"	12°49'33"	384.48'	86.02'
"E"	12°19'32"	384.48'	82.62'
"F"	18°18'22"	335.70'	61.77'
"G"	18°27'06"	335.70'	60.52'
"H"	38°31'37"	165.75'	37.84'
"I"	28°16'51"	165.75'	84.87'
"J"	34°43'08"	335.70'	142.40'
"K"	02°42'39"	165.75'	10.30'
"L"	18°47'13"	334.49'	110.42'
"M"	07°17'13"	334.49'	45.13'
"N"	17°37'40"	384.08'	93.98'
"O"	06°37'04"	384.08'	36.33'
"P"	68°08'04"	90.00'	53.21'
"Q"	27°22'40"	90.00'	23.96'
"R"	70°08'00"	90.00'	61.38'

LINE DATA TABLE

	BEARING	LENGTH
L1	S 03°50'30" W	20.30'
L2	S 38°17'00" E	20.30'
L3	N 83°00'00" E	13.30'
L4	S 38°17'00" E	13.30'
L5	S 83°00'00" W	20.30'
L6	N 38°17'00" W	20.30'
L7	N 83°00'11" W	28.80'
L8	N 78°53'32" W	153.38'
L9	S 41°37'35" W	231.46'
L10	S 84°01'05" E	224.80'
L11	S 41°37'35" E	188.32'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS DIANAS No. 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS DIANAS No. 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

SHEET No. 1 OF 3 SHEETS

DATE PREPARED	PREPARED BY	DRAWN BY	APPROVED BY	
DATE				
DATE				
DATE				

NO.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.
5522 N.10TH STREET
MCALLEN TX, 78504
CONSULTING ENGINEERS
TEL. (956) 240–0749
FAX (956) 928–0002