



STATE OF TEXAS
COUNTY OF HIDALGO

I, [NAME], JAVIER ALCANTAR & EVA PEDROZA, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS ALCANTAR-PEDROZA SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WAIVE MAKE & SUBSCRIBE HERETO, HEREBY DECREE TO THE USE OF THE PUBLIC OR ENTERED, ALL EASEMENTS, RIGHTS, WAY, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREBY SHOWN FOR THE PURPOSE OF CONVEYANCE HEREIN EXPRESSED, AND FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.022 OF THE TEXAS LEGAL GOVERNMENT CODE, PAIRCE 448, 2000 EDITION, HAVE BEEN MET AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: JAVIER ALCANTAR
P.O. BOX 743-E
MISSION, TEXAS 78204

OWNER: EVA PEDROZA
P.O. BOX 743-C
MISSION, TEXAS 78204

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAVIER ALCANTAR AND EVA PEDROZA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
BY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF MISSION

THIS PLAT OF ALCANTAR-PEDROZA 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.

DATED THIS _____ DAY OF _____, 2008.

CITY PLANNING AND ZONING COMMISSION
STATE OF TEXAS
CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(2), RE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALCANTAR-PEDROZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____

APPROX: CITY SECRETARY _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.022 (A)
RE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALCANTAR-PEDROZA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT ON _____, 2008.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEETS _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____, 2008.

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 12, 37873, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN CAREFULLY PREPARED AND ACCURATELY CALCULATED CONSIDERING ALL PERTINENT DATA AND THAT NONE OF THE AREAS SHOWN PLATTED HEREON AS ALCANTAR-PEDROZA SUBDIVISION, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE FRONT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AE" DEFINED AND DESCRIBED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID O. SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #12373

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #0902

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE ARTICLE 161. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY _____ DATE _____



LOCATION MAP SCALE 1"=2000'

PREPARED BY SALINAS ENGINEERING & ASSOCIATES
2221 INTXLL MOBILE - MOBILE, TEXAS 36601
NO. 0000000000
DATE OF SURVEY: MAY 01, 1985
DATE RECORDED: JULY 2, 2000
PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION

BEING A 5.0 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF THE SOUTH 5/8 GROSS ACRES OF THAT CERTAIN 19.93 GROSS ACRE TRACT CONSISTING OF ALL THAT PORTION OF LOT 34-3, LYING WEST OF AND ADJACENT TO A 100.0 FOOT WIDE BRIGGS ROAD DISTRICT CANAL RIGHT-OF-WAY, OUT OF WEST ADDITION TO SHARPLAND, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- (1) THENCE, NORTH 08 DEGREES 39 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 34-3 AND THE WEST LINE OF SAID 100.0 ACRE TRACT, A DISTANCE OF 275.0 FEET TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT;
- (2) THENCE, SOUTH 81 DEGREES 21 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 34-3, A DISTANCE OF 200.0 FEET PASS A 6 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 74.0 FEET IN ALL, 80 A 6 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST LINE OF SAID CANAL, RIGHT-OF-WAY LINE FOR THE NORTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT;
- (3) THENCE, SOUTH 08 DEGREES 44 MINUTES 34 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID CANAL, RIGHT-OF-WAY, A DISTANCE OF 200.16 FEET TO A 6 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT;
- (4) THENCE, NORTH 81 DEGREES 21 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 34-3, A DISTANCE OF 814.87 FEET PASS A 6 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 254.07 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NET 20.0 FEET (OR 0.13 ACRE, MORE OR LESS) ARE LOCATED WITHIN SAID LOS EBANOS ROAD, LEAVING 4.87 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID WEST ADDITION TO SHARPLAND, H.C.T.

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

ALCANTAR-PEDROZA SUBDIVISION IS LOCATED ON THE EAST SIDE OF LOS EBANOS ROAD AND APPROXIMATELY 1,300.0 FEET NORTH FROM THE INTERSECTION WITH ILL. 3 NORTH ROAD, ACCORDING TO THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 63,275). ALCANTAR-PEDROZA SUBDIVISION DOES NOT LOCATE ADJACENT TO OR COINCIDENT WITH THE CITY LIMITS OF MISSION. IF IT WERE THE TWO WERE EXTRAJURISDICTIONAL JURISDICTION OF MISSION UNDER LOCAL GOVERNMENT CODE 46.001 AND IS LOCATED WITHIN PRECINCT NO. 3.

INDEX SHEET OF ALCANTAR-PEDROZA SUBDIVISION

SHEET 1	BEING THE WESTERLY HALF OF SECTION 36, T12N, R10E, S12E, HIDALGO COUNTY, TEXAS, AS SHOWN ON PLAT NO. 0000000000, RECORDED IN VOLUME 03, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE EASTERLY HALF OF SECTION 36, T12N, R10E, S12E, HIDALGO COUNTY, TEXAS, AS SHOWN ON PLAT NO. 0000000000, RECORDED IN VOLUME 03, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
SHEET 2	BEING THE WESTERLY HALF OF SECTION 36, T12N, R10E, S12E, HIDALGO COUNTY, TEXAS, AS SHOWN ON PLAT NO. 0000000000, RECORDED IN VOLUME 03, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE EASTERLY HALF OF SECTION 36, T12N, R10E, S12E, HIDALGO COUNTY, TEXAS, AS SHOWN ON PLAT NO. 0000000000, RECORDED IN VOLUME 03, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

ALCANTAR-PEDROZA SUBDIVISION HIDALGO COUNTY, TEXAS.

BEING A 5.0 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF THE SOUTH 5/8 GROSS ACRES OF THAT CERTAIN 19.93 GROSS ACRE TRACT CONSISTING OF ALL THAT PORTION OF LOT 34-3, LYING WEST OF AND ADJACENT TO A 100.0 FOOT WIDE BRIGGS ROAD DISTRICT CANAL, RIGHT-OF-WAY, OUT OF WEST ADDITION TO SHARPLAND, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALCANTAR-PEDROZA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT ON _____, 2008.

HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY COMMISSION
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALCANTAR-PEDROZA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2008.

HIDALGO COUNTY ASSISTANT DEPT. INSPECTOR _____ DATE _____

STATE OF TEXAS
UNITED BRIGADE DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED BRIGADE DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE PAYMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST NAVIER DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____, 2008.

ATTEST: _____

SECRETARY

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

- NOTES:
1. ALL LOTS SHALL BE SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS OF THE STATE OF TEXAS, THE COUNTY OF HIDALGO, AND THE CITY OF MISSION.
 2. THE PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS OF THE STATE OF TEXAS, THE COUNTY OF HIDALGO, AND THE CITY OF MISSION.
 3. THE PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS OF THE STATE OF TEXAS, THE COUNTY OF HIDALGO, AND THE CITY OF MISSION.
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 19. THE PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS OF THE STATE OF TEXAS, THE COUNTY OF HIDALGO, AND THE CITY OF MISSION.
 20. THE PLAT IS SUBJECT TO THE EASEMENTS, RIGHTS, AND INTERESTS OF THE STATE OF TEXAS, THE COUNTY OF HIDALGO, AND THE CITY OF MISSION.

PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE	FAX
OWNER: JAVIER ALCANTAR	2711 W. BOB 743-E	MISSION, TEXAS 78204	(512) 432-2025
OWNER: EVA PEDROZA	2711 W. BOB 743-C	MISSION, TEXAS 78204	(512) 432-2025
ENGINEER: DAVID O. SALINAS	2221 INTXLL MOBILE	MISSION, TEXAS 36601	(281) 892-5081
SURVEYOR: DAVID O. SALINAS	2221 INTXLL MOBILE	MISSION, TEXAS 36601	(281) 892-5081

SEA
SALINAS ENGINEERING & ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS
2221 INTXLL MOBILE - MOBILE, TEXAS 36601
(281) 892-5081 (281) 892-1488 (FAX)