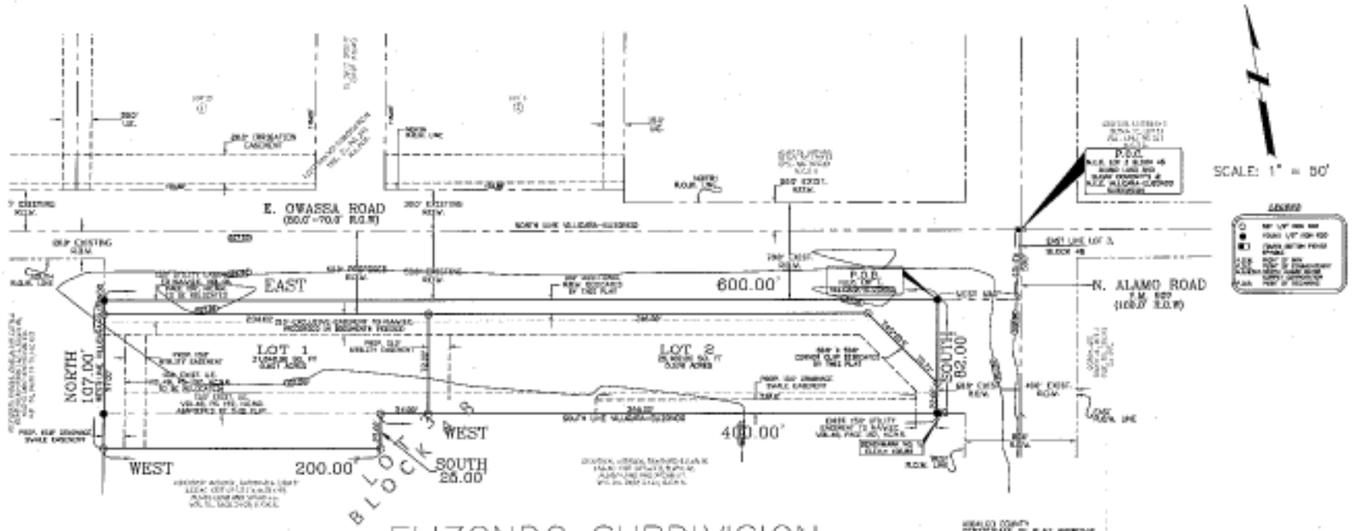


ELIZONDO SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 1.25 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, VILLARAL-ELIZONDO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 107, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, A PORTION OF LOT 3, BLOCK 48, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGES 24 THRU 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X"
   AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
   PLAIN COMMUNITY-PANEL NO. 480334 0425 C
   EFFECTIVE DATE: NOV. 16, 1982
   THE AREAS WITHIN WITH IS THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOV. 16, 1982, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DESIGNATES 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. MINIMUM SET-BACK LINES:
   FRONT SETBACK ON E. OWASSA ROAD: 55.00'
   REAR SETBACK: 10.00'
   SIDE SETBACK: 10.0' OR EASEMENT WHICHEVER IS GREATER
   CORNER SIDE SETBACK: 20.0' ON LOT 2

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOTS:
   LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 2 IS NOT FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF ROAD 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 AND PRIOR CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

6. BENCHMARK NOTE:
   THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   BLM. NO. 1 – BLOCK 48 TOBLED. DESCRIPTION: TOP OF A INCH DISK SET IN CONCRETE LOCATED 1 FOOT EAST FROM THE SOUTHEAST CORNER OF THIS SUBDIVISION. BENCHMARK DATUM IS NAVD 88.

7. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 3,116.00 CUBIC FEET (OR 0.071 ACRE-FEET) OF DRAINAGE PROPERTY. LOT 1 SHALL BE REQUIRED TO OBTAIN A MINIMUM OF 1,038 CU. FT. AND LOT 2 2,116 CU. FT. OF DRAINAGE PROPERTY.

8. 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.

9. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. ONCE 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.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
    THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES (OSSF) TO DISPOSE OF WASTEWATER. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPTAGE DISPOSAL PLAN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY 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 PROFILES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND FORWARDED AND ACCEPTED FOR THE LARGEST LOTS. FOR THE SUBDIVISION AS SUBMITTED, TO THE HIDALGO COUNTY PLANNING DEPARTMENT, THE LARGEST LOT IS PLATTED AT THE SIZE TO SUFFICIENT FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAIN FIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDRIES ON THIS SUBDIVISION.

13. MARINA ELIZONDO AND JAMES ELIZONDO, THE OWNERS OF ELIZONDO SUBDIVISION, RETAINS AN EASEMENT UPON THIS LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

14. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF TWO 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.

15. AN OFF-STREET PARKING LOT SITE PLAN IS REQUIRED PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES 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 SPECIFICATIONS.

16. DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

17. NO ACCESS ALLOW FROM ALAMO ROAD (F.M. 907) TO LOT 2.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 79973 ON OCTOBER 14, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARINA ELIZONDO	100 S. CORE DR.	SAN JUAN, TEXAS 78589	(956) 655-8880	
OWNER:	JAMES ELIZONDO	100 S. CORE DR.	SAN JUAN, TEXAS 78589	(956) 655-8880	
ENGINEER:	DAVID O. SALINAS	5201 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1469
SURVEYOR:	DAVID O. SALINAS	5201 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1469

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
ELIZONDO SUBDIVISION IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF OWASSA ROAD AND NORTH ALAMO ROAD (F.M. 907) ALONG THE SOUTH SIDE OF OWASSA ROAD AND THE WEST SIDE OF ALAMO ROAD ACCORDING TO THE GENERAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (REPUBLISHED TO REFLECT ANNEXATIONS, ELEVATION SUBDIVISIONS AND ANY OR ALAMO TO BE CONTIGUOUS WITH THE CITY LIMITS OF ALAMO, IT IS NOT WITHIN THE ONE MILE EXTRATERRITORIAL JURISDICTION OF ALAMO UNDER LOCAL GOVERNMENT CODE 42.021, AND IS LOCATED WITHIN PRECINCT NO. 3

STATE OF TEXAS
COUNTY OF HIDALGO

WE, DENCO VILLARAL AND WIFE, MIRNALIA VILLARAL, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS, ELIZONDO SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHICH NAME IS SUBSCRIBED HEREON, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVERMORE, ALL STREETS, ALLEYS, WATER MAINS, SEWER COLLECTORS, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, WE HEREBY CERTIFY THAT THE RECOMMENDATIONS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 448, 2003 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 ON 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: MIRNA ELIZONDO
100 S. CORE DR.
SAN JUAN, TEXAS-78589

OWNER: JAMES ELIZONDO
100 S. CORE DR.
SAN JUAN, TEXAS-78589

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING SUBDIVISION INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF ELIZONDO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2008.

HIDALGO COUNTY JUDGE — DATE
HIDALGO COUNTY CLERK — DATE

ATTEST:
COUNTY CLERK'S RECORDING EXTENSIONS

I, _____ COUNTY CLERK OF HIDALGO COUNTY, TEXAS
THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ AND WAS RECORDED
O'CLOCK ____ M. ON _____ AND WAS RECORDED
IN BOOK _____ PAGE(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY
AT _____ O'CLOCK ____ M. ON _____, 2008.

HIDALGO COUNTY CLERK — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 79, STATES, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN HYDRAULIC AND ADEQUATE ENGINEERING CONSIDERATIONS AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN PLATTED HEREIN AS "ELIZONDO 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 ZONE "A" ON THE DEPICTED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
DAVID OMAR SALINAS
79973
REGISTERED
PROFESSIONAL ENGINEER

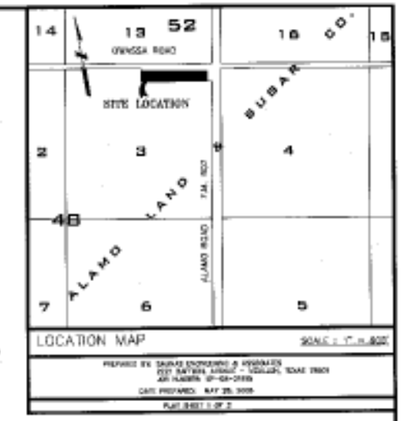
DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #79973

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
DAVID O. SALINAS
5782
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782



LOCATION MAP — SCALE: 1" = 800'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
5201 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP-08-0109
DATE PREPARED: MAY 28, 2008
PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION

BEING A 1.25 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, VILLARAL-ELIZONDO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 107, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, A PORTION OF LOT 3, BLOCK 48, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGES 24 THRU 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.25 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID BEARS IS ASSO LOCATED SOUTH, A DISTANCE OF 0.03 FEET AND THENCE, WEST, A DISTANCE OF 0.03 FEET ALL FROM THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 48, LOCATED AT THE INTERSECTION OF E. OWASSA ROAD AND N. ALAMO ROAD (ALSO KNOWN AS F.M. 907);

(1) THENCE, SOUTH, CONCURRENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 0.03 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, CONCURRENT WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 400.0 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH, AT A RIGHT ANGLE FROM THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 25.0 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR AN OUTSIDE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 200.0 FEET TO A ½ INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH, CONCURRENT WITH THE INCREASED PROJECTED WEST LINE OF SAID LOT 1, A DISTANCE OF 210.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 107.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

(6) THENCE, EAST, CONCURRENT WITH THE NORTH LINE OF SAID LOT 1 GIVE BEING THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. OWASSA ROAD, A DISTANCE OF 600.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.25 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 DATE THIS ___DAY OF _____, 2008.

NO IMPROVEMENTS OF ANY KIND INCLUDING FENCES UNDERGROUND, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION # 2 RIGHTS-OF-WAYS OR EASEMENTS.

PRESIDENT — ATTEST: SECRETARY

ELIZONDO SUBDIVISION
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: MAY 28, 2008
OWNER: MIRNA ELIZONDO AND MARINA ELIZONDO
100 S. CORE DR.
SAN JUAN, TEXAS 78589

INDEX SHEET OF ELIZONDO SUBDIVISION

SHEET 1	[illegible]
SHEET 2	[illegible]

SEA
SALINAS ENGINEERING & ASSOC.
CONSULTING ENGINEERS & SURVEYORS
5201 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1469 (FAX)