

SUBDIVISION PLAT OF CAROLINA No.1 SUBDIVISION

A TRACT OF LAND CONTAINING 10.99 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOT 15, BLOCK 3, TEXAN GARDENS SUBDIVISION, MAP REFERENCED VOLUME 8, PAGE 57-58, HIDALGO COUNTY MAP RECORDS.

COUNTY OF HIDALGO

I, JUAN JOSE PERA, JR. AS OWNER OF THE 10.99 ACRE TRACT OF LAND UNDIVIDED WITH THE PROPOSED CAROLINA No. 1 SUBDIVISION HEREBY THE LAND AS DIVIDED IN THIS SUBDIVISION PLAT AND DISCRETE TO PUBLIC USE THE STRAITS, PARCELS AND EASEMENTS SHOWN HEREIN I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §202.026 AND THAT:

- (1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL, ON ALL LOTS, MEET THE MINIMUM STATE STANDARDS;
- (2) SEWER CONNECTIONS TO THE LOTS ON SAID LOTS WILL, ON ALL LOTS, MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
- (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WILL, ON ALL LOTS, MEET THE MINIMUM STATE STANDARDS AND
- (4) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL, ON ALL LOTS, MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DATE: _____
OWNER: JUAN JOSE PERA, JR.
P.O. BOX 804
MCKINNEY, HIDALGO COUNTY, TEXAS 75069

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUAN JOSE PERA, JR. KNOWN TO ME BY THE PROPER WRITINGS, WHO IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, WHICH UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF 2008 A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 221.026(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE CAROLINA No. 1 SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT.

ON THE _____ DAY OF _____, 2008 A.D.

HIDALGO COUNTY AGENT: _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, I LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE REVIEWED THE ENGINEERING CONSTRUCTION AND FOUND THAT THE PLAT:

JAVIER HINOJOSA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 73808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VARGAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND BENEFITS OF CAROLINA SUBDIVISION No. 1 AND ITS METES AND BOUNDS RECORDS WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-20-2007.

CARLOS VARGAS, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4038
CIVIL LAND SURVEYORS, L.L.C.
517 BEAUMONT AVENUE
MCKINNEY, TEXAS 75069
(972) 938-1501 DATE SURVEYED: NOV. 2, 2007

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRIGATION DISTRICT NO. 1 SUBJECT TO THE CONDITION THAT IF IRIGATION SAID SUBDIVISION IS DEEMED TO BE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRIGATION FACILITIES TO SAID LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO DESIGN, AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____, 2008.

ATTEST: _____ PRESIDENT
SECRETARY: _____



FILE FOR RECORD IN
COUNTY OF HIDALGO
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

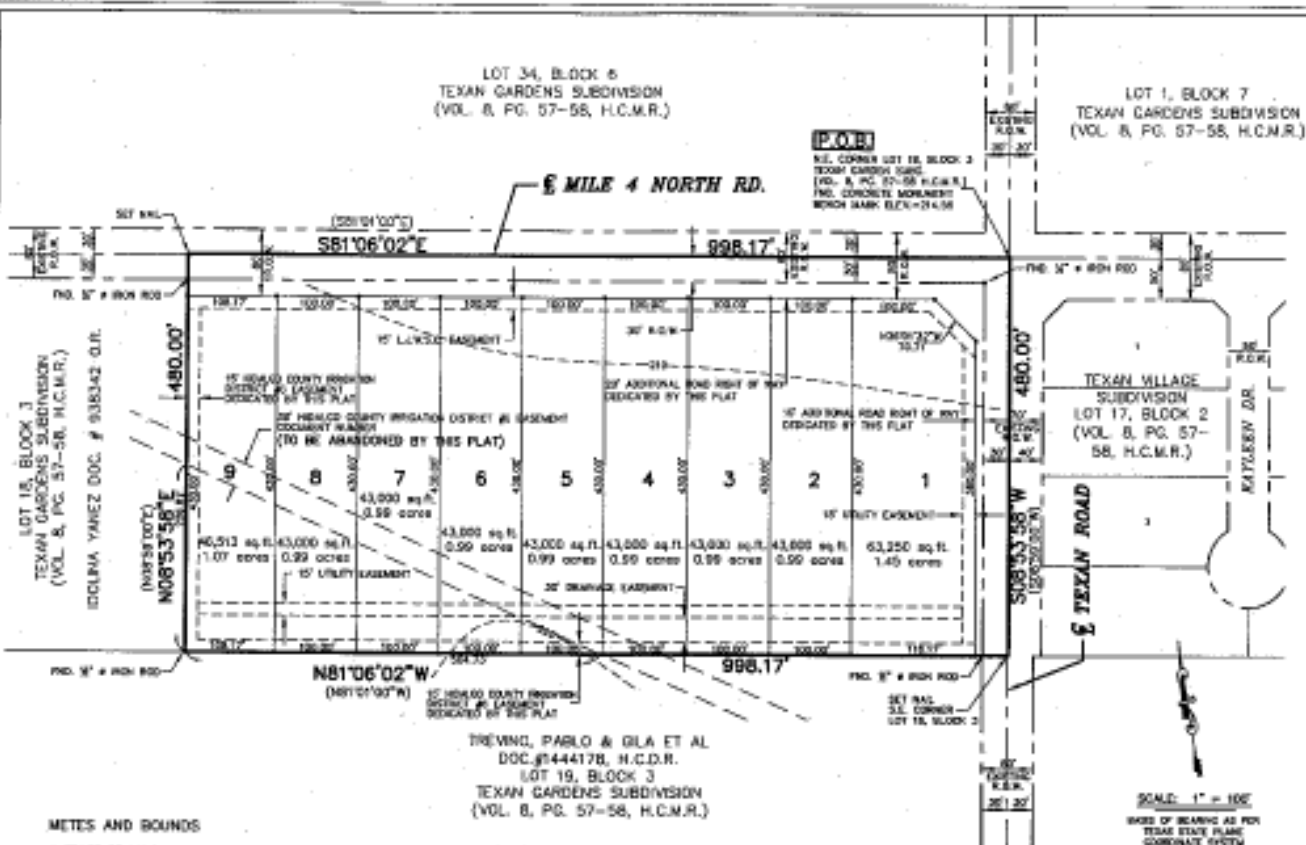
By: _____ DEPUTY

SHEET NO. 1 OF 3

REVISIONS	

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONES "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
COMMUNITY-FLOOD NO. 480234 0280 D
EFFECTIVE DATE: JUNE, 08, 2002
THE AREAS WITHIN THE FLOOD EASEMENTS AND THE PROPOSED
STREET RIGHTS-OF-WAY ARE WITHIN THE 500-YEAR FLOOD PLAIN.
COMMUNITY-FLOOD NO. 480234 0280 D EFFECTIVE DATE: MAY 11, 2001 OF
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO
COUNTY AND THE LOCAL FLOOD PLAN ADOPTED BY THE LOCAL
AREA WITHIN THE PROPOSED SUBDIVISION IS TO BE WITHIN THE 500-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION
SHALL BE IN ACCORDANCE WITH THE FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING
COMPLIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968
(THE U.S.C. SECTION 4001 THROUGH 4012).
2. EASEMENTS:
FRONT: 50.00 FEET WIDE 4 EASE
REAR: 50.00 FEET OR GREATER FOR GARAGEHOUT
SIDE: 10.00 FEET
CORNER SIDE: 10.00 FEET (20.00 FEET FOR LOT 1)
CORNER GARAGE SIDE: 20.00 FEET (25.00 FT)
GARAGE FRONT: 50.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 10.00 FEET
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON
EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH
DEPARTMENT AND THE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION
ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE THE CENTERLINE OF PAVEMENT,
OR 1' ABOVE NATURAL GRADE, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A
DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION
TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION
CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE
AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. BOUNDARY NOTE:
THE FOLLOWING BOUNDARY IS IDENTIFIED ON THE FACE OF THE PLAT AND ON
THE ATTACHED ENGINEERING PLANS: SOUTHWEST CORNER OF LOT 16, BLOCK 3
TEXAN GARDENS SUBDIVISION, AND THE CORNER INTERSECTION OF MILE 4 NORTH
ROAD AND TEXAN ROAD.
(1) 5/4" TOP OF CONCRETE MONUMENT LOCATED AT THE CENTERLINE INTERSECTION
OF MILE 4 NORTH ROAD AND TEXAN ROAD.
ELEVATION = 214.50 (DAD BY SOUTH ZONE)
6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO
COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL
OF 41688 CUBIC FEET (3.08 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE
RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED
AS FOLLOWS: THIS SUBDIVISION WILL BE ACCOMPLISHED WITH THE DRAINAGE EASEMENTS
LOCATED AT THE REAR OF EACH LOT. THIS SUBDIVISION WILL CONSTRUCT APPROXIMATELY 500 YARDS
FEET OF EASEMENTS AT THE REAR OF THE LOTS FOR THE STORM DRAINAGE VOLUME OF 41688 CUBIC
FEET. THE PROPOSED EASEMENTS WILL HAVE A TOP BROADNESS OF 20 FEET AND A BOTTOM BROADNESS
OF 5 FEET WITH AN AVERAGE DEPTH OF 2.5 FEET.
7. DRAINAGE SINGLE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SHADES OR
UTILITY EASEMENTS. EACH DRAINAGE SINGLE EASEMENT SHALL BE KEPT CLEAR OF
FENCES, BARRIERS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE
WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SINGLE EASEMENT.
THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHADE.
8. ON-SITE SEWAGE FACILITIES (OSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH
1000 AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSF ON ALL LOTS.
9. OSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTIFAMILY
USE.
10. EACH LOT ON THIS PLAT COMPIES WITH THE MINIMUM 21,200 SQUARE FEET
LOT AREA WITH POTENTIAL WATER SUPPLY.
11. OSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY
AUTHORIZED DEPARTMENT.
12. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY
DEPARTMENT AND RESULTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR
THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING
DEPARTMENT.
13. "OSF" PERMIT IS REQUIRED PRIOR TO OCCUPANCY A LOT.
14. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON
THIS SUBDIVISION.
15. JUAN JOSE PERA, JR. THE OWNER & SUBDIVIDER OF CAROLINA SUBDIVISION No. 1, BEING
AN EXISTENT LOTS ON EACH LOT FOR THE PURPOSE OF RESOLVING AN APPROVED COPY
ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
16. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, BRIDS, SHEDS,
TREES, AND OTHER PLANTINGS EXCEPT FOR LESS THAN 10 BUSHES NATURAL
HERN, ORANGE CORN, ORANGE, OR FLOWERS, AND OTHER OBSTRUCTIONS TO
THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
17. EACH 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.
18. 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.



METES AND BOUNDS

A TRACT OF LAND CONTAINING 10.99 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOT 15, BLOCK 3, TEXAN GARDENS SUBDIVISION, MAP REFERENCED VOLUME 8, PAGE 57-58, HIDALGO COUNTY MAP RECORDS AND SAID 10.99 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

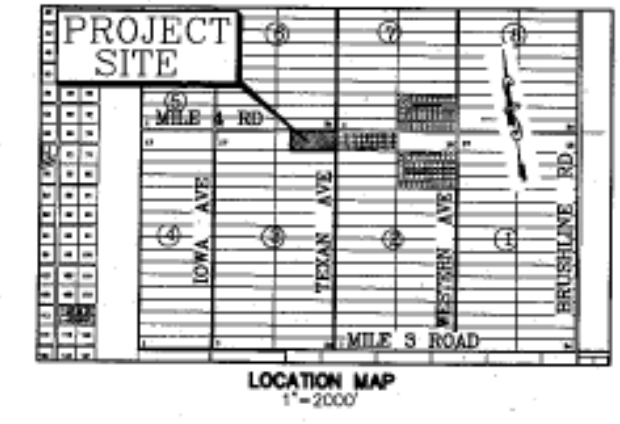
BEGINNING ON A CONCRETE MONUMENT FOUND ON THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 3 AND THE INTERSECTION OF MILE 4 NORTH ROAD AND TEXAN ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, S 01° 57' 58" W (S 01° 58' 00" W), ALONG THE EAST LINE OF SAID LOT 15 AND THE CENTER LINE OF SAID TEXAN ROAD, A DISTANCE OF 480.00 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 87° 06' 02" W (N 87° 06' 00" W), AS A DISTANCE OF 900.00 FEET PASS A 3" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY OF SAID TEXAN ROAD, CONTAINING A TOTAL DISTANCE OF 900.17 FEET TO A 3" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A TRACT DEED TO ISOLINA YANEZ, RECORDED IN DOCUMENT NO. 93842, H.C.M.R., FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 50' 58" E (N 08° 51' 00" E), ALONG THE EAST LINE OF SAID YANEZ TRACT, AS A DISTANCE OF 450.00 FEET PASS A 3" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF SAID MILE 4 NORTH ROAD AND CONTAINING A TOTAL DISTANCE OF 450.00 FEET TO A NAIL SET ON THE CENTER LINE OF SAID MILE 4 NORTH ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 06' 02" E (S 81° 06' 00" E), ALONG THE CENTER LINE OF SAID MILE 4 NORTH ROAD, A DISTANCE OF 988.17 FEET TO THE POINT OF BEGINNING, CONTAINING 10.99 ACRES OF LAND, OF WHICH 8.86 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID MILE 4 NORTH ROAD AND 0.31 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF TEXAN ROAD, LEAVING A NET OF 10.08 ACRES OF LAND, MORE OR LESS.



INDEX SHEET 1

DATE: NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.L.A. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, PLAT NOTES, RESTRICTIONS, OWNER CERTIFICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DEDICATION, IRIGATION DISTRICT DEDICATION, COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, CITY OF MISSOURI CERTIFICATION, HIDALGO COUNTY N.E.M. CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, REVISION NOTES, DESCRIPTION OF LOCATION SUBDIVISION WITH RESPECT TO C.T.E. OF A MUNICIPALITY AND DESIGNATED PRECINCT WHERE THE PROJECT IS SITUATED.

SHEET 2
FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSF LAYOUTS, AND THE ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3
DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION, CONSTRUCTION DETAILS AND COST ESTIMATE CHART.

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49-211(a). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE SUCH DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRANK FLORES, GENERAL MANAGER OF THE LA JOYA WATER SUPPLY CORPORATION HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTENTIAL WATER SUPPLY FOR CAROLINA SUBDIVISION No. 1, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTENTIAL WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION, AND IS INCORPORATED TO SERVE THIS SUBDIVISION WITH POTENTIAL WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THE SUBDIVISION AT THE TIME WHICH ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

FRANK FLORES, GENERAL MANAGER
LA JOYA WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE & FAX
OWNER: JUAN JOSE PERA, JR.	P.O. BOX 804	MISSOURI, TX 75072	214-225-5832-6888
ENGINEER: JAVIER HINOJOSA, P.E.	418 E. DOWE AVENUE	MCKINNEY, TX 75069	972-938-2924-8102
SURVEYOR: CARLOS VARGAS, P.L.S.	212 BLAUNDT AVENUE	MCKINNEY, TX 75069	972-938-2924-8102

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

CAROLINA No. 1 SUBDIVISION IS LOCATED IN PRECINCT 3 OF HIDALGO COUNTY, AT THE SOUTH WEST CORNER OF THE INTERSECTION OF MILE 4 NORTH ROAD AND TEXAN ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF MISSOURI. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF MISSOURI, POPULATION OF 83,272, CAROLINA RESIDENTIAL SUBDIVISION No. 1 IS LOCATED APPROXIMATELY 4 MILES FROM THE CITY LIMITS. IT IS NOT WITHIN THE CITY AND HAS EXTRA TERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CHAPTER 201, BUT IT IS WITHIN THE CITY'S ONE MILE EXTRA TERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE §202.021.

DATE OF PREPARATION: SEPTEMBER, 2008 DRAWN BY: P. GONZALEZ, A. SAURA

JFH JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOWE AVENUE MCKINNEY, TEXAS 75069
PHONE (972) 668-1588
jhin@jeh.com