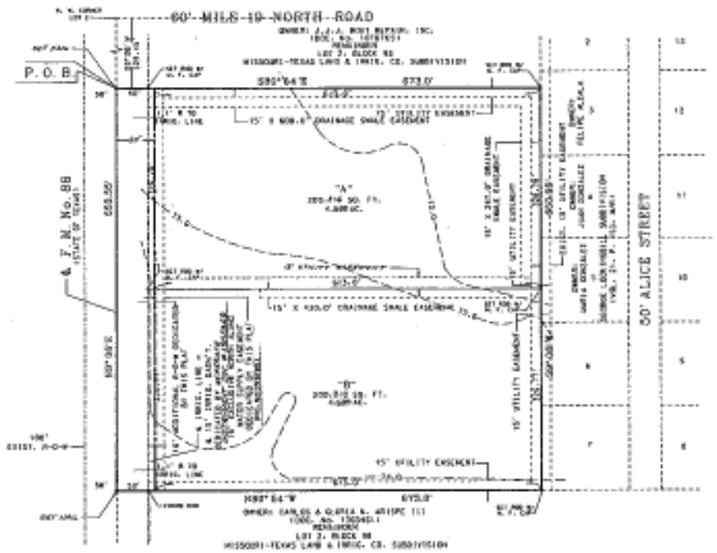

SUBDIVISION PLAT
OF
LOS COMPADRES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A SUBDIVISION OF
A 10.097 ACRE TRACT OF LAND
OUT OF THE WEST 673.0 FT. OF THE
NORTH 663.0 FT. OF LOT 2, BLOCK 98,
MISSOURI-TEXAS LAND AND IRRIGATION
COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 1, P. 29, M/R

SCALED 1" = 100'
DATE: SEPTEMBER 7, 2007

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

AND WHEN RECORDED &
1. FINAL: ALICIA CARDONA, Manager, as owners of the 10.097 Ac. tract of land encompassed within the proposed Subdivision, hereby subdivide the land as shown on this subdivision plat and dedicate to public use the streets, park and easements shown hereon.
I certify that I have complied the requirements of Texas Local Government Code 232.032 and that
(a) the water quality and connections to the lot meet or will meet the minimum state standards;
(b) sewer connections to the lot or septic tanks meet the minimum requirements of state standards;
(c) electric connections provided to the lot meet or will meet the minimum state standards; and
(d) gas connections, if available, provided to the lot meet or will meet the minimum state standards.
I certify that the notices described in this plat are true and correct.

ALICIA CARDONA
P. O. BOX 867
ELSA, TEXAS 78543

CARLOS C. CARDONA
P. O. BOX 867
ELSA, TEXAS 78543

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALICIA CARDONA AND CARLOS CARDONA, 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 CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 6th DAY OF JUNE, 2008.

Christie L. Bryant
NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN AND FOR THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
MISSION, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, DAVID V. GUERRA III, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATE
DAVID V. GUERRA III
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 64660

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO'S IRRIGATION DISTRICT, ON THIS THE 8th DAY OF August A.D. 2008.

SECRETARY
PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE CURRENT STANDARDS OF THE DISTRICT ADOPTED UNDER SECT. 16.315 OF THE WATER CODE OF TEXAS AND THE DRAINAGE STRUCTURES PROVIDED AND APPROPRIATE FOR THE TYPE OF SUBDIVISION, UNDER CURRENTLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

HIDALGO COUNTY:
CERTIFICATE OF PLAT APPROVAL
PER LOCAL GOVERNMENT CODE § 232.021(13)
WE, THE UNDERSIGNED COUNTY TEAM, THIS PLAT OF LOS COMPADRES SUBDIVISION HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT
BY: _____ DATE: _____
HIDALGO COUNTY JUDGE

_____ DATE: _____
HIDALGO COUNTY CLERK

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF HIDALGO COUNTY, IDENTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK M. ON _____ AND WAS RECORDED ON THIS _____ DAY OF _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ON _____

HIDALGO COUNTY:
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS COMPADRES SUBDIVISION HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT
BY: _____ DATE: _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY:
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS COMPADRES SUBDIVISION HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
BY: _____ DATE: _____
HIDALGO COUNTY HEALTHCARE CHIEF DIRECTOR

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NO. 480334 0350 E
EFFECTIVE DATE: JUNE 16, 2000
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATION MANUFACTURES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL DWELLING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE OWNER HAS ATTAINED FLOOD INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
2. SETBACKS:
FRONT 50.0 FEET
REAR 10.0 FEET OR EASEMENT WHICH EVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE DWELLING FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. LAND USAGE MUST BEGIN PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION AND BUILDING PERMIT TO ADOPTING THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE GOVERNING OF F. H. No. 00 OR 18" ABOVE NATURAL GROUND WHICHEVER PROVIDES THE GREATER ELEVATION.
ELEVATION CERTIFICATE MUST BE PROVIDED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE OR ONE FOR A BUILDING PERMIT APPLICATION TO VERIFY FINE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
5. MOSQUITO NOTE:
HIDALGO COUNTY BEACH MAP No. 22, INTERSECTION F. H. No. 1570 AND F. H. No. 00. BENCH MARK IN NORTHEAST CORNER APPROXIMATE 5 FT. EAST OF POWER POLE ELEVATION 49.1(1) MAP 96.
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 2.021 CUBIC - FEET/SQUARE FOOT OF STORM WATER RUNOFF. ENGINEER RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: RUNOFF WILL BE COLLECTED IN DETENTION AREA ALONG THE NORTH LINE OF LOT "B" AND IN A DETENTION AREA ALONG THE NORTH, EAST AND WEST SIDE OF LOT "A".
7. DRAINAGE SMALL EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SMALL EASEMENT. EACH DRAINAGE SMALL EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SMALL EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SMALL.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, BARNS, WALLS AND OTHER PLANTINGS (EXCEPT LAWN GRASS AND FLOWERS BELOW HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. LOTS PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT REGARDING NON AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ON-SITE SEWAGE FACILITIES (OSSF'S) NOTE:
THIS SUBDIVISION SHALL USE ONSITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE INDIVIDUAL IS RESPONSIBLE FOR PROVIDING AN OSSF IN ACCORDANCE WITH:
1. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
A SEPARATE SYSTEM SHALL BE SUBMITTED FOR COMMERCIAL AND HEALTH HAZARD USE.
2. EACH LOT IN THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
3. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY SUPERVISOR DEPARTMENT.
4. GAS APPLIANCES HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY DEPARTMENT AND EXCEPTED. NOT BE ALSO SEEN ON THE UTILITY LINES FOR THIS SUBDIVISION BE SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SITE IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTION DRAINFIELD SYSTEM.
5. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
12. AMERICAN CANCER & ANA SAULA CARDONA THE OWNERS & SUBDIVIDERS OF LOS COMPADRES SUBDIVISION, HEREBY STIPULATE THAT NO LOT IN THIS SUBDIVISION SHALL BE SOLD OR TRANSFERRED UNTIL THE LOT AS DESIGNATED ON THIS PLAT HAS BEEN FULLY PAID OF.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY SUBDIVISION RULES.
14. AS PER SECTION 232.032 OF LOCAL GOVERNMENT CODE THAT ALL CURRENT CHANGES COMPLY WITH THE SIZE REQUIREMENT OF EACH UTILITY PROVIDER ACCEPTING AN EASEMENT.
15. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL UNIVERSAL & MULTIFAMILY LOT AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND/OR PLAN ARE APPROVED AND REQUIRED IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
16. TXDOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOT(S) 1 & 2 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TX F. H. No. 00. TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.

INDEX:

SHEET 1 — Title - North Arrow - Note Block - Meeting - Legal Description - Location Map and Grid - Principal Contacts - Index - Plat & Search Subdivision Layout - Metes & Bounds - Notes - Owner dedication, certification and attestation - Notary public - Survey certification - Engineer certification - Drainage dedication - Irrigation dedication - County certificate - County clerk's recording certificate - Hidalgo County right of way department - County health department - Prepared by Michael Fabian Surveying Inc. - Sheet Number.

SUBDIVIDER CERTIFICATION:

SHEET 2 — Final Engineering Report, including Description of Water and Sewer and Engineer's Certifications (English - Spanish Versions) Subdivider Certification and Subdivider Statement

SHEET 3 — Drainage Report, Map of Topography and Drainage, and Engineering Certification. Revision notes - Prepared by Michael Fabian Surveying Inc. - Sheet Number

NO.	SHEET	REVISION	DATE	APPROVED

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

LOS COMPADRES SUBDIVISION is located in Precinct No. 1 in Central Hidalgo County along the East side of F. M. No. 88 approximately 200 ft. South of Mile 19 North Rd. The only nearby municipality is the City of Elsa. According to the official map in the office of the Secretary of the City of Elsa Texas, the LOS COMPADRES SUBDIVISION lies approximately 1 mile from the City limits. *The Subdivision is outside of the City of Elsa Extraterritorial Jurisdiction and is in the Rural Area of Hidalgo Co.*

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNERS:	ALICIA C. CARDONA	P.O. BOX 867	ALAMO, TEXAS 78516	287-1205	
ENGINEER:	DAVID V. GUERRA III	2500 E. MAIN SUITE A	MISSION, TX 78572	(956) 323-0213	(956) 323-2118
SURVEYOR:	MICHAEL FABIAN	200 Hwy 83n Street	McAllen, Tx 78501	(956) 682-4120	(956) 687-4905

GUERRA & ENGINEERING
2500 V. GUERRA III
2500 E. Main Suite
Mission, Texas 78572
PH. (956) 323-0213 FAX (956) 323-2118

PREPARED BY:
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McAllen, Texas 78501
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