RIVERA ESTATES

THE NORTH 5.00 ACRES OF LOT 33, NEW CALEDONIA SUBDIVISION, HIDALGO COUNTY, TEXAS.

VOL. 6, PAGE 19, M.R. METES AND BOUNDS

A 5.00 ACRE TRACT OF LAND OUT OF THE NORTH 5.00 ACRES OF LOT 33, NEW CALEDONIA, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN THE CENTERLINE OF LA HOMA ROAD FOR THE NORTHWEST CORNER OF LOT 32 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: EAST, ALONG THE NORTH LINE OF LOT 33, PASSING A ½" IRON ROD FOUND AT 40.80 FEET FOR THE EAST R.O.W. LINE OF LA HOMA ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A ½" IRON SET FOR THE NORTHEAST CORNER OF LOT 33 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, ALONG THE EAST LINE OF LOT 33, A DISTANCE OF 660.00 FEET TO A½" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: WEST, PASSING A ½" IRON ROD FOUND AT 620.00 FEET FOR THE WEST R.O.W. LINE OF LA HOMA ROAD, A TOTAL DISTANCE OF 660.00 FEET TO A NAIL FOUND ON THE WEST LINE OF LOT 33 AND IN THE CENTERLINE OF LA HOMA ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, ALONG THE WEST LINE OF LOT 33, AND THE CENTERLINE OF LA HOMA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE§ 232.0028(a)

WE, THE UNDERSIGNED CERTIFY THAT THE PLAT OF _____RIVERA ESTATES_____ HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ DATE
HIDALGO COUNTY JUDGE

ATTEST: _____ DATE
HIDALGO COUNTY CLERK

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 DULY RECORDED IN BOOK _____ PAGE(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY, TX _____O'CLOCK ____M.

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THE PLAT OF RIVERA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

_____ _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THE PLAT OF RIVERA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

UNITED IRRIGATION DISTRICT

ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, PIPES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSS PERMIT FROM THE DISTRICT.

NO PERMANENT STRUCTURE, EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED ON EXIST 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.

NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, _____RUBEN RIVERA_____
AS OWNER (S) OF THE 5.00 ACRE TRACT OF LAND ENCUMBRANCES WITHIN THE PROPOSED _____RIVERA ESTATES_____ HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I HEREBY CERTIFY THAT HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.003 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, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(c) ELECTRICAL 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 ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____
RUBEN RIVERA
ADDRESS: P.O. BOX 990
MISSION, TEXAS. 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUBEN RIVERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN OVER UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT DISTRICT IS SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THE DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTION FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY. DATED THIS THE _____ DAY OF _____ A.D., 2008.

_____ _____
SECRETARY PRESIDENT

CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0065, WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIVERA ESTATES HAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF MISSION.

_____ _____
MAYOR, CITY OF MISSION DATE:

ATTEST: _____ _____
CITY SECRETARY DATE:

THIS PLAT OF RIVERA ESTATES 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

CHAIRMAN

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 STA. WATER CODE § 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESIGNED AND IMPLEMENTED FOR THE SPECIFIC SUBDIVISION EFFECT OR ADEQUATELY ACCOMMODATE DRAINAGE. OVERALL 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

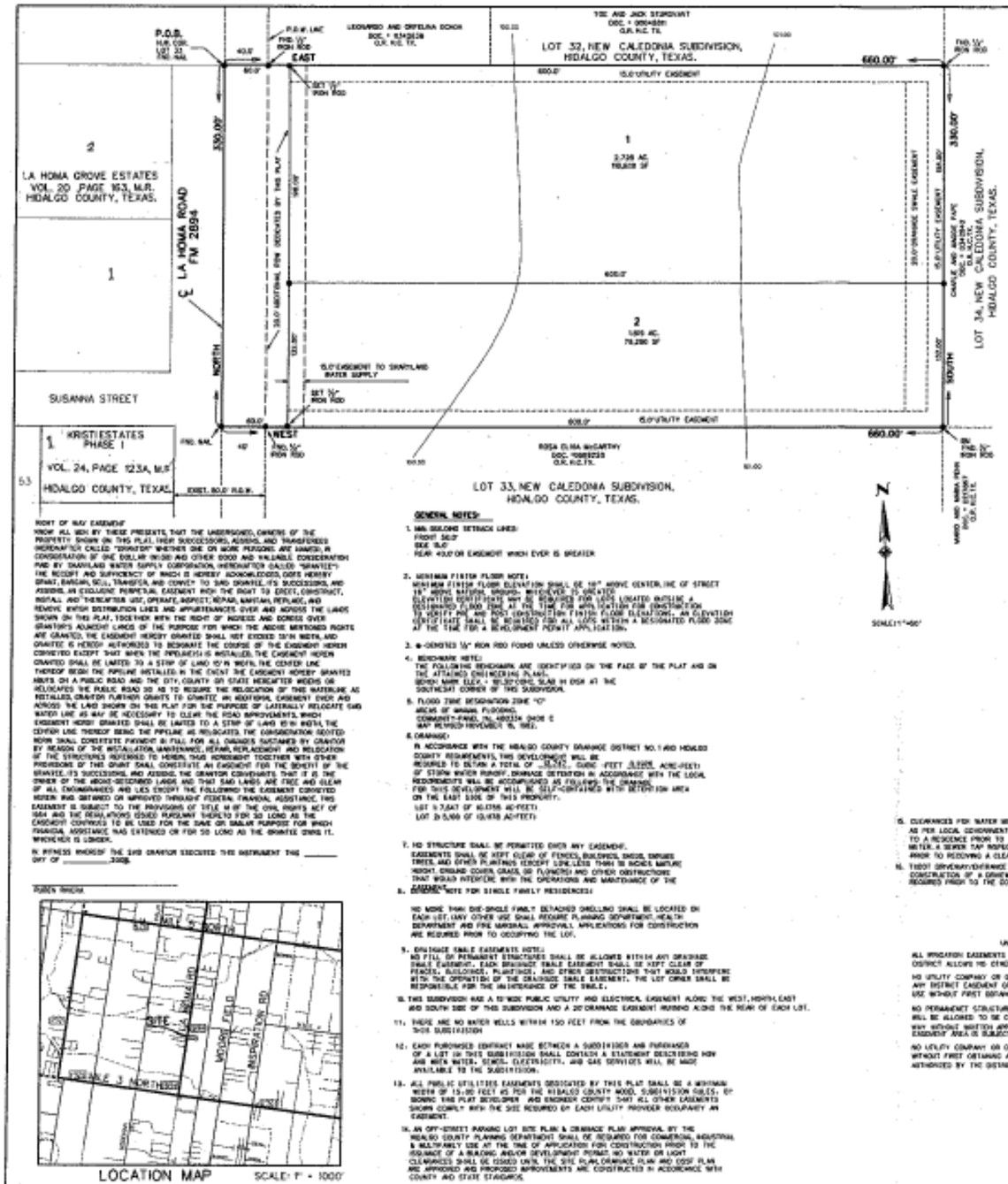
I, WILLIAM A. MANOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT THE ABOVE PLAT IS IN ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

WILLIAM A. MANOUN
REGISTERED PROFESSIONAL LAND SURVEYOR No.4353
4103 NORTH CONWAY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, NEZ B. GARZA JR. A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

NEZ B. GARZA JR.
REG. PROFESSIONAL ENGINEER # 60824
100 E. FERGUSON
PHARR, TEXAS. 78577



GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
FRONT 30.0'
SIDE 15.0'
REAR 40.0' OR EASEMENT WHICH EVER IS GREATER

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET 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 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.

3. ●-DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.

4. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCH MARK ELEV. = 91.30' (GEOD). SLAB IN DISK AT THE SOUTHEAST CORNER OF THIS SUBDIVISION.

5. FLOOD ZONE DESIGNATION ZONE "C"
AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NO. 480334 0400 C
MAP REVISED NOVEMBER 16, 1982.

6. 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 0.242 CUBIC FEET (0.0056 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE EAST SIDE OF THIS PROPERTY.
LOT 1: 7,847 CF (0.1735 AC-FEET)
LOT 2: 5,000 CF (0.1148 AC-FEET)

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, EXPOSED TREES, AND OTHER PLANTINGS (EXCEPT LONG-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.

8. DEFERRED 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 FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

9. 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.

10. THIS SUBDIVISION HAS A 10'WIDE PUBLIC UTILITY AND ELECTRICAL EASEMENT ALONG THE WEST, NORTH, EAST AND SOUTH SIDE OF THIS SUBDIVISION AND A 20' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF EACH LOT.

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

12. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVISION 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.

13. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED 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 OCCUPANT AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & 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 COST PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

15. CLEARANCES FOR WATER METERS
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

16. TXDOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOTS 1 AND 2 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 2894. TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.

LOCATION MAP SCALE: 1" = 1000'

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

RIVERA ESTATES LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE SOUTH SIDE OF HIDALGO COUNTY ON THE EAST SIDE OF LA HOMA ROAD ½ MILE NORTH OF FM 1924 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 63,212 / 2000 CENSUS). RIVERA ESTATES LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS OF MISSION AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	RUBEN RIVERA	P.O. BOX 990	MISSION, TEXAS. 78572	(956) 499-9000
ENGINEER:	NEZ B. GARZA JR.	100 E. FERGUSON	PHARR, TEXAS. 78577	(956) 533-9200
SURVEYOR:	WILLIAM A. MANOUN	4103 NORTH CONWAY	MISSION, TEXAS 78574	(956) 537-5236

DATE OF PREPARATION APRIL 2007

GARZA AND GARZA ENGINEERING
CONSULTING ENGINEERS
100 E. FERGUSON, PHARR, TEXAS. 78577
TEL.956-533-9200

SHEET 1 OF 3

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	RESTRICTIONS/OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATES, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CLERK'S CERTIFICATE, COUNTY ENGINEER'S CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, PLAT APPROVAL, CERTIFICATE OF CONSTRUCTION WITH REFERENCE TO THE CITY OF MISSION, UNITED IRRIGATION DISTRICT, THE CERTIFICATE THAT PROJECT IS WITHIN THE E.T.J. OF A MUNICIPALITY, CERTIFICATION THAT THE SUBDIVISION IS WITHIN THE CITY OF MISSION, CERTIFICATION AND ATTESTATION, REVISION NOTES, SEAL AND REGISTRAR'S CERTIFICATION
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