

SUBDIVISION MAP OF CANUCK VILLAGE

HIDALGO COUNTY, TEXAS

BEING A 28.78 ACRE TRACT OUT OF LOT 2007, NORTH
CAPISALLO DISTRICT LLANO GRANDE GRANT, VOLUME 2,
PAGES 7-20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

I, PAUL DANIC, AS OWNER OF THE 28.78 ACRE TRACT OF
LAND ENCOMPASSED WITHIN THE PROPOSED CANUCK VILLAGE SUBDIVISION, HEREBY
DEDICATE THE LAND AS SHOWN IN THE SUBDIVISION MAP AND DEDICATE TO PUBLIC USE THE
STREETS, PARKS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL
GOVERNMENT CODE 222.033 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE
MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE
MINIMUM REQUIREMENTS OF THE STATE OF TEXAS;
(C) ELECTRICAL CONNECTIONS PROPOSED TO THE LOTS MEET, OR WILL MEET, THE
MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET,
THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSURED IN THIS PLAT ARE TRUE AND COMPLETE.

DANCO LAND & CATTLE CO., INC. 0478
PAUL DANIC
P.O. BOX 3665
CONROE, TEXAS 75040

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
THE PERSON OR PERSONS KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS _____ DAY
OF _____, 20____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, RICH BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF
TEXAS, LICENSE NUMBER TX 06062, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN
GIVEN PROPER AND ADEQUATE CONSIDERATION.

RICH BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86822

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, THE UNDERSIGNED A LICENSED 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.

JOSE MARIO GONZALEZ, P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5571

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 222.033(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE CANUCK
VILLAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE
HIDALGO COUNTY COMMISSIONERS ON _____

HIDALGO COUNTY JUNE _____ DATE

ATTEST: HIDALGO COUNTY CLERK _____ DATE

COUNTY CLERK'S OFFICE
COUNTY CLERK OF HIDALGO COUNTY HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD AS AT
ON _____ 20____. THE PLAT WAS RECORDED
IN BOOK _____ PAGE _____ OF THE
MAP RECORDS OF HIDALGO
COUNTY AT _____

HIDALGO COUNTY CLERK _____

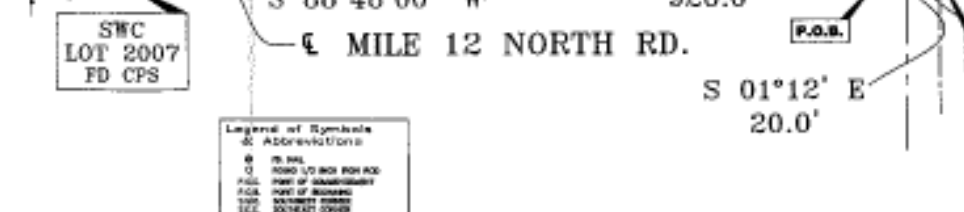
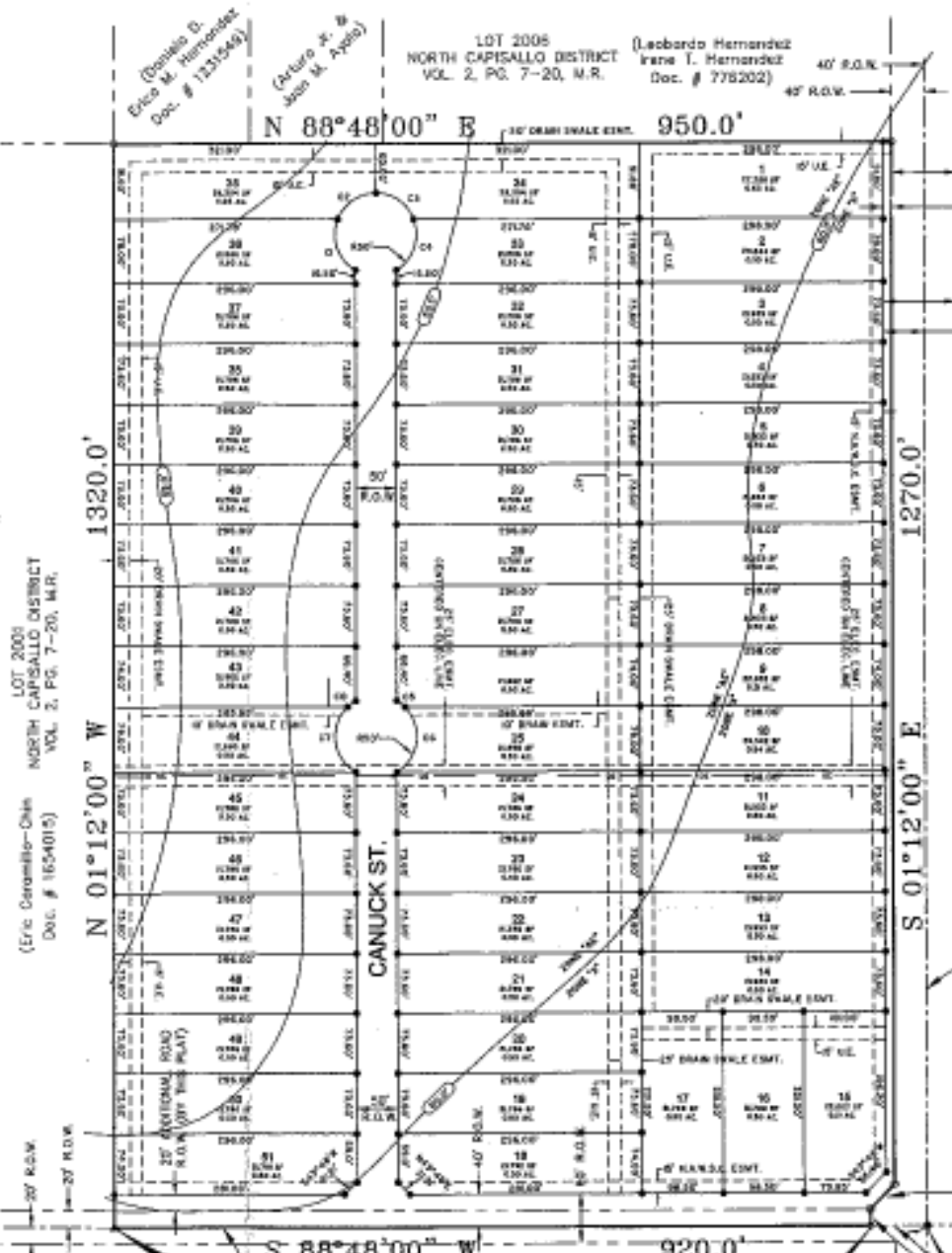
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: PAUL DANIC	P.O. BOX 3665	CONROE, TX 75040	936-661-4064
ENGINEER: RICH BARRERA, P.E.	700 N. 25TH ST., STE. 302	WALLER, TX 75084	936-681-3355
SURVEYOR: JOSE MARIO GONZALEZ, P.L.S.	3017 WATKINS ROAD	WALLER, TX 75084	936-380-1024

GENERAL PLAT NOTES:

- SETBACK LINES ARE AS FOLLOWS:
FRONT FOR LOTS FACING ABLE 2 W. ROAD - 40'-0"
FRONT FOR LOTS FACING ABLE 2 W. ROAD - 40'-0"
FRONT - 30'-0" OR EASEMENT WIDTH, WHICHEVER IS GREATER
SIDE - 5'-0" OR EASEMENT WIDTH, WHICHEVER IS GREATER
REAR - 15'-0" OR EASEMENT WIDTH, WHICHEVER IS GREATER
- FLOOD ZONE STATEMENT:
AREAS OF THE TRACT OF LAND LIE IN ZONE "X", AREAS OUTSIDE OF
THE 100-YEAR FLOOD PLAIN AND FLOOD ZONE "X" OF FEMA FLOOD
HAZARD AREA Delineated BY THE 100-YEAR FLOOD WINDS BASE FLOOD
ELEVATIONS HAVE BEEN DETERMINED
FROM 460334 0400 2
MAP REVISED APRIL 0, 2002
BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 94.00
CONSTRUCTION OF RESIDENTIAL HOMES WITHIN THE AREA OF THE SUBDIVISION
SHALL BE IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE ACT OF 1968
(44 U.S.C. SECTION 4104 THROUGH 4107)
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT ELEVATION + 92.00
OR GREATER, 12 FEET ABOVE BASE FLOOD ELEVATION
- ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE OF A
DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO
VERIFY THE AND POST CONSTRUCTION FROM FLOOD ELEVATIONS. AN ELEVATION
CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD
ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LANDS CONTAINED WITHIN THIS SUBDIVISION ARE NOT LOCATED WITHIN A
100-FOOT BUFFER FROM A POTABLE WATER DRINKING WELL
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, CECES,
SHEDS, TRUCKS AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 10
FEET MATURE TREES, GROUND COVER, GRASS OR FLOWERS AND OTHER
OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND
MAINTENANCE OF THE EASEMENT.
- SEWERAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
AND HIDALGO COUNTY REQUIREMENTS, THIS SUBDIVISION SHALL BE
REQUIRED TO OBTAIN A TOTAL OF 100,000 GALLONS PER DAY, OR 100,000
GALLONS PER DAY, OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH
LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY MEANS DESCRIBED ON
DRAINAGE REPORT OR DESIGN SHEET.
- SEWERAGE: AS SHOWN, APPROXIMATELY 3 FEET NORTH AND EAST OF
THE INTERSECTION OF CANUCK ST. AND MILE 12 NORTH RD. AND
EAST LATERAL DRAIN ELEVATION - 95.00 (DRAINAGE & SEWER)
LOCAL REQUIREMENTS IS A COTTONWOOD SPERMAL FOUND AT THE
SOUTHWEST CORNER OF THIS SUBDIVISION LYING ON CENTERLINE OF MILE
12 NORTH RD. (SEWER-REGISTRATION-ACV-15-100)
- SEWERAGE: THIS SUBDIVISION SHALL USE ON-SITE SEWER FACILITIES IN
ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR
SEWER DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN
OSFP ON ALL LOTS.
A. OSFP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC
SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 1,500
SQUARE FOOT LOT AREA WITH POTABLE WATER.
C. OSFP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY
HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED
HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS
DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC
TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED OSFP PERMIT APPLICATION IS REQUIRED INCLUDING
INDIVIDUAL LOT PLUMBING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- SPECIAL DESIGN IS REQUIRED FOR ALL OSFP SYSTEMS LOCATED WITHIN A
DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE
LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORS OF SEPTIC TANKS
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- 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 MARSHALL APPROVALS.
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY
OF THE LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY
THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR
COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION
FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR
DEVELOPMENT PERMIT. NO WORK OR LOTY CLEARANCES SHALL BE
ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OFF-PLAN ARE
APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN
ACCORDANCE WITH THE COUNTY & STATE STANDARDS.

- DANCO LAND AND CATTLE CO., THE OWNER & SUBDIVISOR OF CANUCK SUBDIVISION, OBTAIN AN EASEMENT
UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSFP ON THE LOTS AS DESCRIBED ON
SHEET NO. 2 OF THIS PLAT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT WITHIN THE
SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND
GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10 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 OCCUPANCY AND EASEMENT.
- 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.
- LOTS 18 & 19 SHALL HAVE NO ACCESS ONTO MILE 12 NORTH ROAD.
- DRIVEWAYS ARE COMMON TO THE LOT OWNERS OF CANUCK VILLAGE AND EACH LOT OWNER SHALL MAINTAIN
DRIVEWAYS FOR PROPER DRAINAGE.
- LOTS 17-18 SHALL ONLY BE OTHER COMMERCIAL OR SINGLE FAMILY RESIDENTIAL USES. LOTS 18-19
SHALL CONFORM ONLY TO SINGLE FAMILY RESIDENTIAL USES.



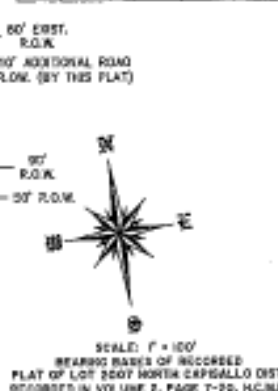
NORTH-SOUTH WATER SUPPLY WELL
THEY WILL BEY OF THESE PRESENT, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THE
PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREE HEREBY WARRANT WHETHER ONE
OR MORE PERSONS ARE SHOWN IN CONSIDERATION OF THE COLLAS (B-01) AND OTHER CODES AND
REGULATIONS, CONSENT TO THE USE OF NORTH-SOUTH WATER SUPPLY CONSTRUCTION, HEREINAFTER CALLED
"WARRANT", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT,
BARRERA, RICH, ENGINEER AND SURVEYOR TO SAID GRANTEE, ITS SUCCESSORS, ASSIGNS, AND TRANSFEREE, AN EXCLUSIVE
PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER USE,
OPERATE, MAINTAIN, REPAIR, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND
APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF
MINOR AND MINOR OVER EASEMENTS ADJACENT LOTS FOR THE PURPOSES FOR WHICH THE ABOVE
MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT BE CANCELED BY WORK, AND
GRANTEE IS HEREBY AUTHORIZED TO REDETERMINE THE COURSE OF THE EASEMENT HEREIN GRANTED
EXCEPT THAT WHEN THE FOLLOWING CONDITIONS OCCUR, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A
STRIP OF LAND 10 FEET WIDE, THE CENTERLINE THEREOF BEING THE FOLLOWING AS
DEICATED:
IN THE EVENT THE EASEMENT HEREBY GRANTED BEY ON A PUBLIC ROAD AND THE CITY, COUNTY, OR
STATE HEREAFTER WORKS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE RELOCATION OF THE
WATER LINE AS INSTALLED, GRANTEE FURTHER WARRANTS TO GRANTER AN ADDITIONAL EASEMENT OVER AND
ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE
AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL
BE LIMITED TO A STRIP OF LAND 10 FEET WIDE, THE CENTERLINE THEREOF BEING THE FOLLOWING AS
DEICATED.

NORTH-SOUTH WATER SUPPLY WELL CONTINUED
THE CONSTRUCTION OF THIS WELL SHALL CONSTITUTE PAYMENT IN FULL FOR ALL BARRERA
ASSISTANCE BY GRANTEE OR HEIR OR BY THE INITIAL ATION, BARRERA, RICH,
REPLACEMENT AND RELOCATION OF THE WATER LINE HEREAFTER TO BE GRANTED. THE GRANTEE
TOGETHER WITH OTHER PROVIDERS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE
BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE WARRANTS THAT IT IS
THE OWNER OF THE ABOVE-DEICATED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR
OF ALL ENCUMBRANCES AND LIENS.

THE GRANTEE HEREBY WARRANTS THAT GRANTEE HAS OBTAINED OR OBTAINS THROUGH FEDERAL, STATE,
AND LOCAL AGENCIES ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS WELL
AND THE INSTALLATION OF SAID WELL PURSUANT TO THE PROVISIONS OF TITLE 16 OF THE
STATUTE ACT OF 1981, AND THE REGULATIONS ISSUED PURSUANT THEREIN FOR SO LONG AS THE
EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSES FOR WHICH FINANCIAL
ASSISTANCE WAS EXTENDED ON FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____

DAVE CANUCK

TYPE	DESCRIPTION	DATE	BY
1	REVISION	10/15/05	PAUL DANIC
2	REVISION	10/15/05	PAUL DANIC
3	REVISION	10/15/05	PAUL DANIC
4	REVISION	10/15/05	PAUL DANIC
5	REVISION	10/15/05	PAUL DANIC
6	REVISION	10/15/05	PAUL DANIC
7	REVISION	10/15/05	PAUL DANIC
8	REVISION	10/15/05	PAUL DANIC
9	REVISION	10/15/05	PAUL DANIC
10	REVISION	10/15/05	PAUL DANIC



PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 02/15/07
DATE SURVEYED: 1/18/05
PLAT SHEET 1 of 2

LOCATION OF SUBDIVISION WITHIN THE EXTENDED
JURISDICTION OF A MUNICIPALITY
CANUCK VILLAGE IS LOCATED WITHIN HIDALGO COUNTY PRESENTLY IN
EASTERN HIDALGO COUNTY AND IS FURTHER LOCATED AT THE
NORTHWEST INTERSECTION OF MILE 2 WEST ROAD AND MILE 12 NORTH
ROAD. WITHIN THE OFFICIAL MAP TO THE BOUNDARIES OF HIDALGO
COUNTY, THE SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE
CITY LIMITS OF WELLSVILLE, IT IS WITHIN THE FIRE AND
EXTRAJURISDICTIONAL JURISDICTION OF WELLSVILLE LOCAL
GOVERNMENT CODE 33.002 (WELLSVILLE POPULATION IS OVER 400
PER 2002 CENSUS DATA)

METERS AND BOUNDS DESCRIPTION
A 28.78 ACRE TRACT OF LAND OUT OF LOT 2007, NORTH CAPISALLO DISTRICT
LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN
VOLUME 2, PAGES 2-15 AND PAGES 15-20, MAP RECORDS OF HIDALGO
COUNTY, TEXAS, SAID 28.78 ACRE TRACT OF LAND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A NAIL FOUND AT THE SOUTHWEST CORNER OF LOT 2007,
THENCE S 89°40' W, WITH THE SOUTH LINE OF SAID LOT 2007, A DISTANCE OF
70.0 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE
POINT OF BEGINNING;
THENCE S 09° 40' W, CONTINUING WITH SAID SOUTH LINE, A DISTANCE OF
825.0 FEET TO A COTTONWOOD SPERMAL FOUND AT THE SOUTHWEST
CORNER OF SAID LOT 2007 FOR THE SOUTHWEST CORNER OF THIS TRACT OF
LAND;
THENCE N 01°12' W, ALONG THE WEST LINE OF SAID LOT 2007, A DISTANCE OF
1820.0 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID
LOT 2007 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE N 89°40' E, ALONG THE NORTH LINE OF SAID LOT 2007, A DISTANCE
OF 550.00 FEET TO AN IRON ROD FOUND ON THE WEST R.O.W. LINE OF MILE 2
WEST ROAD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE S 01°12' E, ALONG THE WEST R.O.W. OF SAID MILE 2 WEST ROAD, A
DISTANCE OF 270.00 FEET TO AN IRON ROD FOUND FOR AN OUTER CORNER
OF THIS TRACT OF LAND;
THENCE S 43°48' W, A DISTANCE OF 42.43 FEET TO AN IRON ROD FOUND FOR
AN INNER CORNER OF THIS TRACT OF LAND;
THENCE S 01°12' E, A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING,
SAID TRACT CONTAINS 28.78 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 9
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 9 ON
THIS _____ DAY OF _____, 20____.

MANAGER _____ DATE _____

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON PUBLIC HIGHWAY NO. 9
WITHOUT THE WRITTEN PERMISSION OF THE DISTRICT MANAGER.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE BASELINE PLANS
FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS IN THE DISTRICT ADOPTED
UNDER TEX. WATER CODE SECTION 46.03. THE DISTRICT HAS NOT REVIEWED AND DOES
NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE
SPECIAL BLENDING, BASED ON GENERALLY 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: _____ DATE: _____

BIG ENGINEERING
INCORPORATED
700 N. 10th St., Ste. 200
Waller, Texas 75084
936-681-3355
936-682-0000 (FAX)



PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 02/15/07
DATE SURVEYED: 1/18/05
PLAT SHEET 1 of 2

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PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A NAIL FOUND AT THE SOUTHWEST CORNER OF LOT 2007,
THENCE S 89°40' W, WITH THE SOUTH LINE OF SAID LOT 2007, A DISTANCE OF
70.0 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE
POINT OF BEGINNING;
THENCE S 09° 40' W, CONTINUING WITH SAID SOUTH LINE, A DISTANCE OF
825.0 FEET TO A COTTONWOOD SPERMAL FOUND AT THE SOUTHWEST
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THIS _____ DAY OF _____, 20____.

MANAGER _____ DATE _____

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HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE BASELINE PLANS
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SPECIAL BLENDING, BASED ON GENERALLY 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: _____ DATE: _____

BIG ENGINEERING
INCORPORATED
700 N. 10th St., Ste. 200
Waller, Texas 75084
936-681-3355
936-682-0000 (FAX)

NO.	DESCRIPTION
1	SHOWN HERE LOCATED MAP AND CITY PROPOSAL, CERTIFICATE PLAT WITH LAWYER, ENGINEER, AND CONVEYANCE INSTRUMENTS WITH AND WITHOUT BARRERA, RICH, ENGINEER AND SURVEYOR'S CERTIFICATION AND ATTESTATION. OWNER'S DESIGNATION, CERTIFICATION AND ATTESTATION. GRANTEE CLEAR RECORDING CERTIFICATE. HIDALGO COUNTY APPROVAL. DESCRIPTION OF LOCATION WITHIN THE CITY OF A MUNICIPALITY, AND APPROVAL. IRRIGATION DISTRICT APPROVAL.
2	DRAINAGE REPORT, INCLUDING DESCRIPTIONS OF WATER AND WASTE WATER DRAINAGE STRUCTURES, WATER DETAIL MAP OF WATER DRAINAGE STRUCTURE MAP OF LOT.
3	DRAINAGE REPORT, MAP OF TOPOGRAPHY AND DRAINAGE WITH EASEMENTS CERTIFICATION, PLANS AND DRAINAGE DETAILS.