

SUBDIVISION PLAT OF CAROLINA No.1 SUBDIVISION

A TRACT OF LAND CONTAINING 10.99 ACRES, SITUATED IN HEALDO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOT 18, BLOCK 3, TEXAN GARDENS SUBDIVISION, MAP REFERENCED VOLUME 6, PAGE 57-58, HEALDO COUNTY MAP RECORDS.

COUNTY OF HEALDO
 I, JUAN JOSE PERA, JR. AS OWNER OF THE 10.99 ACRE TRACT OF LAND DESCRIBED WITHIN THE FOREGOING CAROLINA No. 1 SUBDIVISION HEREBY OFFERS TO THE PUBLIC USE THE UNIMPROVED PLATS AND EASEMENTS SHOWN HEREIN, I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 201.002 AND THAT:
 (A) THE PLAT QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) ALL CONNECTIONS TO THE LOTS OR LOTS, WAYS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AND ALL CONNECTIONS, IF AVAILABLE, WILL BE MADE TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: JUAN JOSE PERA, JR.
 P.O. BOX 584
 WISDOM, HEALDO COUNTY, TEXAS 78072

STATE OF TEXAS
 COUNTY OF HEALDO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN JOSE PERA, JR. KNOWN TO ME BY THE FOREGOING, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED, AND I HAVE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2008 A.D.

TOWNSHIP: _____
 MY COMMISSION EXPIRES: _____

HEALDO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 201.002(a)

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

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

HEALDO COUNTY JUDGE: _____ DATE: _____
 ATTEST: HEALDO COUNTY CLERK: _____ DATE: _____

STATE OF TEXAS
 COUNTY OF HEALDO

I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATE: _____ DAY OF _____, 2008 A.D.

DESIGNER: PLANNING & DESIGN CONSULTANTS

COUNTY OF HEALDO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAROLINA No. 1 SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HEALDO COUNTY HEALTH DEPARTMENT ON _____, 2008.

HEALDO COUNTY ASSISTANT CHIEF INSPECTOR: _____ DATE: _____

COUNTY OF HEALDO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAROLINA No. 1 SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HEALDO COUNTY HEALTH DEPARTMENT ON _____, 2008.

HEALDO COUNTY ASSISTANT CHIEF INSPECTOR: _____ DATE: _____

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER: _____ PAGE: _____
 OF THE MAP RECORDS OF HEALDO COUNTY, TEXAS

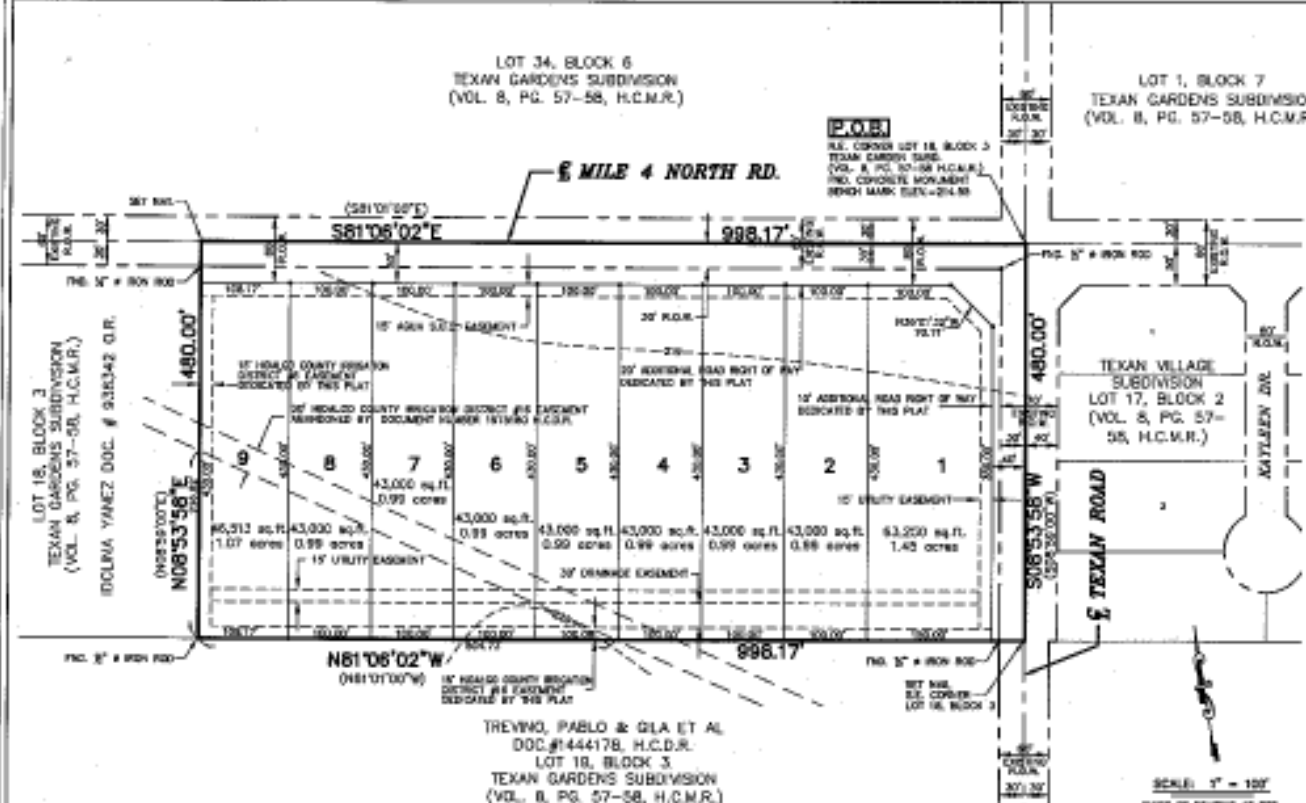
BY: _____ DEPUTY

REVISIONS

SHEET NO. 1 OF 3

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE DESIGNATION:** 1" FLOOD ZONE DESIGNATION ZONES "1" AND "2" ARE SHOWN ON THE 100-YEAR FLOOD PLAN. THE AREAS WITHIN THE 100-YEAR FLOOD PLAN ARE WITHIN THE 100-YEAR FLOOD PLAN. THE AREAS WITHIN THE 100-YEAR FLOOD PLAN ARE WITHIN THE 100-YEAR FLOOD PLAN. THE AREAS WITHIN THE 100-YEAR FLOOD PLAN ARE WITHIN THE 100-YEAR FLOOD PLAN.
- STRECHERS:** FRONT: 30.00 FEET WIDE + ROAD. REAR: 50.00 FEET OR GREATER FOR EXHIBIT. SIDE: 15.00 FEET. CORNER: 30.00 FEET (30.00 FEET FOR LOT 1). CORNER: 30.00 FEET (30.00 FEET FOR LOT 1). CORNER: 30.00 FEET (30.00 FEET FOR LOT 1).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE (ONE) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE DEPARTMENT APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR ELEVATION:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE THE CONTIGUOUS FINISH FLOOR OF THE ADJACENT EXISTING FLOOR. ELEVATION CERTIFICATES 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BOUNDARY NOTE:** THE FOLLOWING BOUNDARY IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED EXHIBITING PLANS: NORTHEAST CORNER OF LOT 18, BLOCK 3, TEXAN GARDENS SUBDIVISION, AND THE CENTERLINE INTERSECTION OF MILE 4 NORTH ROAD AND TEXAN ROAD.
- SEWERAGE:** IN ACCORDANCE WITH THE HEALDO COUNTY DRAINAGE DISTRICT NO. 1 AND HEALDO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DESIGN A TOTAL OF 4,000 GPD (GALLONS PER DAY) OF STORM WATER RUNOFF. DRAINAGE DESIGN IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: 840 RECEPTOR WILL BE ACCOMPANIED WITH THE DRAINAGE DRAINAGE LOCATED AT THE REAR OF EACH LOT. THIS SUBDIVISION WILL CONSTRUCT APPROXIMATELY 100 LINEAR FEET OF MAINLINE AT THE REAR OF THE LOTS FOR THE TOTAL SECTION VOLUME OF 4,000 GPD. THE PROPOSED MAINLINE WILL HAVE A TOP ELEVATION OF 35.00 FEET AND A BOTTOM ELEVATION OF 3.00 FEET WITH AN AVERAGE DEPTH OF 2.5 FEET.
- SEWERAGE SHALL COMPLY WITH:** NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE UTILITY EASEMENTS. EACH DRAINAGE UTILITY EASEMENT SHALL BE KEPT CLEAR OF TREES, SHRUBS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE UTILITY EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SMALL DRAINAGE UTILITY EASEMENTS.
- ON-SITE SEWAGE FACILITIES (OSDF) NOTE:** THE SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE CITY AND HEALDO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSDF ON ALL LOTS.
- OSDF SYSTEMS:** A. OSDF SYSTEMS ARE BEING DESIGNED FOR DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTIFAMILY USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,700 SQUARE FEET LOT AREA WITH PERMEABLE WATER SUPPLY. C. OSDF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HEALDO COUNTY AUTHORIZED PERSONNEL. D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HEALDO COUNTY PERSONNEL AND EXCERPTS MAY BE ALSO BORN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HEALDO COUNTY PLANNING DEPARTMENT. E. "OSDF" POINTS ARE REQUIRED PRIOR TO OCCUPANCY OF A LOT.
- WATER:** THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- WATER RIGHTS:** JUAN JOSE PERA, JR. THE OWNER & SURVEYOR OF CAROLINA SUBDIVISION No. 1, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSDF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- UTILITIES:** ALL UTILITIES SHALL BE LAYED OUT UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS, PLANTINGS, TREES, TREES, AND OTHER PLANTINGS EXCEPT LAW GRASS THAT IS MOWED MAINTAINED. HOODS, DRAINAGE COVERS, GRATES, OR PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- CONTRACT:** EACH PROMISED 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.
- UTILITIES:** ALL UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HEALDO COUNTY WELL SUBDIVISION RULES.



METES AND BOUNDS

A TRACT OF LAND CONTAINING 10.99 ACRES, SITUATED IN HEALDO COUNTY, TEXAS AND ALSO BEING A PART OF PORTION OF LOT 18, BLOCK 3, TEXAN GARDENS SUBDIVISION, MAP REFERENCED VOLUME 6, PAGE 57-58, H.C.M.R. AND SAID 10.99 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

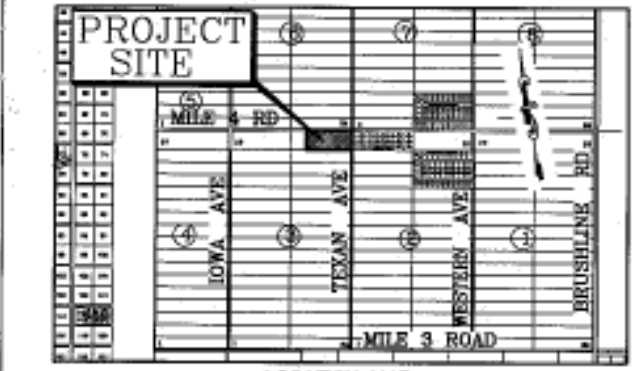
BEGINNING ON A CONCRETE MONUMENT FOUND ON THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 3 AND THE INTERSECTION OF MILE 4 NORTH ROAD AND TEXAN ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, S 08° 53' 58" E (S 08° 53' 58" E) ALONG THE EAST LINE OF SAID LOT 18 AND THE CENTER LINE OF SAID TEXAN ROAD, A DISTANCE OF 480.00 FEET TO A 3/4" I.B.M. SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 81° 06' 02" W (N 81° 06' 02" W) AT A DISTANCE OF 30.00 FEET PASS A "N" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY OF SAID TEXAN ROAD, CONTAINING A TOTAL DISTANCE OF 988.17 FEET TO A 3/4" IRON ROD FOUND ON THE SOUTHWEST CORNER OF A TRACT OWNED BY EOLARIA YANEZ, RECORDED IN DOCUMENT NO. 938342, H.C.D.R., FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 88° 53' 58" E (N 88° 53' 58" E) ALONG THE EAST LINE OF SAID YANEZ TRACT, AT A DISTANCE OF 480.00 FEET TO A 3/4" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 4 NORTH ROAD AND CONTINUING A TOTAL DISTANCE OF 480.00 FEET TO A 3/4" I.B.M. SET ON THE CENTER LINE OF SAID MILE 4 NORTH ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 08° 53' 58" E (S 08° 53' 58" 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 0.89 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID MILE 4 NORTH ROAD AND 0.10 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF TEXAN ROAD, LEAVING A NET OF 10.00 ACRES OF LAND, MORE OR LESS.



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

JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 416 E. DOWE AVENUE MCKALLEN, TEXAS 78004
 PHONE (936) 608-1508
 jhino@jhe.com

SHEET INDEX
 SHEET 1

DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.L. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, PLAT NOTES, RESTRICTIONS, OWNER CERTIFICATION, CERTIFICATION AND ATTESTATION, HISTORY PUBLIC SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DESIGNATION, WASTEWATER DISTRICT DESIGNATION, COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, CITY OF MISSION CERTIFICATION, HEALDO COUNTY R.O.M. CERTIFICATE, HEALDO COUNTY HEALTH DEPARTMENT CERTIFICATE, DESIGN NOTES, DESCRIPTION OF LOCATION SUBDIVISION WITH REFERENCE TO C.T.A. OF A MUNICIPALITY AND DESIGNATED PRECEDENT WHERE THE PROJECT IS SITUATED.

SHEET 2
 FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSDF 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 HEALDO

HEALDO 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 40.211(c). 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 THESE DETERMINATIONS.

HEALDO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

STATE OF TEXAS
 COUNTY OF HEALDO

I, FRANK FLORES, GENERAL MANAGER OF THE AREA SPECIAL UTILITY DISTRICT HEREBY CERTIFY THAT THE AREA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR CAROLINA SUBDIVISION No. 1, HEALDO COUNTY, TEXAS. THE AREA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HEALDO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AREA SPECIAL UTILITY DISTRICT FURTHER CERTIFIES THAT IT WILL PROVIDE WATER TO THE SUBDIVISION AT THE TIME WHEN 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
 AREA SPECIAL UTILITY DISTRICT

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ST.	PHONE & FAX
OWNER: JUAN JOSE PERA, JR.	P.O. BOX 584	WISDOM, TX 78072	277-2018/2002-1888
ENGINEER: JAVIER HINOJOSA, PE	416 E. DOWE AVENUE	MCKALLEN, TX 78004	608-1088/608-1508
SURVEYOR: CARLOS VASQUEZ, RPLS	217 BEAUMONT AVE.	MCKALLEN, TX 78002	678-1011/678-1047

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

CAROLINA No. 1 SUBDIVISION IS LOCATED IN PROJECT 2 OF HEALDO COUNTY AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 4 NORTH ROAD AND TEXAN ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF WISDOM. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF WISDOM, JURISDICTION OF LOCAL CAROLINA RESIDENTIAL SUBDIVISION No. 1 IS LOCATED APPROXIMATELY 4 MILES FROM THE CITY LIMITS. IT IS NOT WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE 201.002, BUT IT IS WITHIN THE CITY'S FIVE MILE EXTRA TERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE 201.003.



FILE FOR RECORD IN HEALDO COUNTY ARCHIVE DEPARTMENT, 416 E. DOWE AVENUE, MCKALLEN, TEXAS 78004

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER: _____ PAGE: _____
 OF THE MAP RECORDS OF HEALDO COUNTY, TEXAS

BY: _____ DEPUTY