

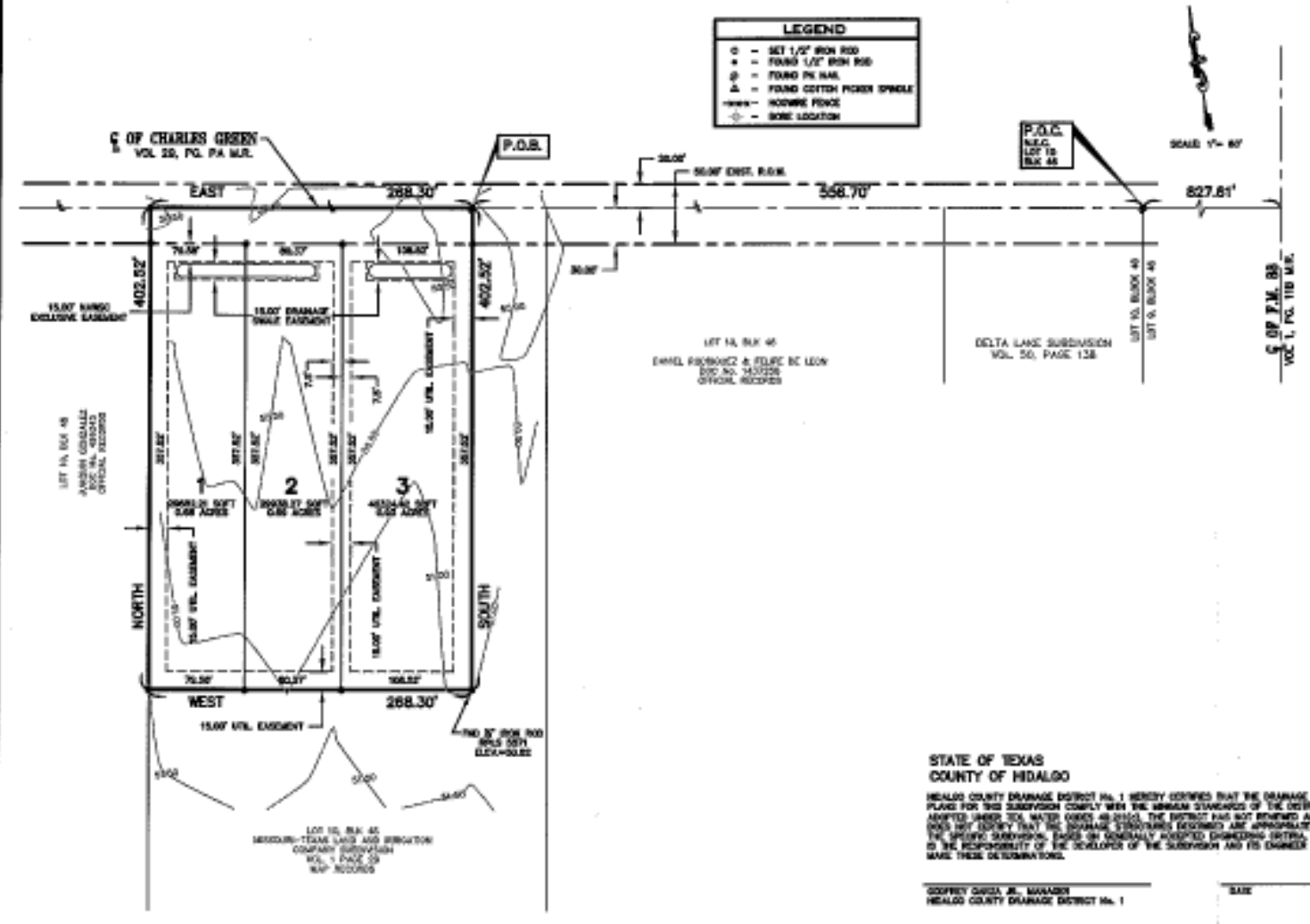
# LAGUNA RANCH SUBDIVISION

BEING 2.48 ACRES TRACT OUT OF THAT CERTAIN 13.00 ACRES TRACT BEING DESCRIBED IN A SPECIAL ASSUMPTION WARRANTY DEED RECORDED IN INSTRUMENT NO. 147278, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THE WEST 80% PART OF THE EAST 80% PART OF LOT 16, BLOCK 46, MESSERS-TOLSON LAND AND IRRIGATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP  
SCALE: 1"=3000'

LOCATION OF PROPERTY WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY LAGUNA RANCH SUBDIVISION IS LOCATED IN HIDALGO COUNTY APPROXIMATELY 1000 FEET WEST OF THE SOUTH SIDE OF CHARLES GREEN ROAD, THE NEAREST SUBDIVISION TO THE GRANARITY OF RIGHTS ALSO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF HIDALGO COUNTY PLANNING, LAGUNA RANCH SUBDIVISION IS IN THE HIDALGO COUNTY RURAL AREA AND DOES NOT WITHIN ANY OF THE CITY'S 2 OR 5 MILE EXTRAJURISDICTIONAL JURISDICTION (270) UNDER LOCAL GOVERNMENT CODE 43.023 AND 33.003 P.C. 1.



### GENERAL NOTES

- FLOOD ZONE DESIGNATION "X" AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN (COMMUNITY-PLANNED AND ZONED 3000 S STREET) DATE: JAN. 8, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET FRONT-OF-YARD ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN AN ORDINANCE ASSESS THE RISK OF FLOODING WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN ANY AREA OF THE SUBDIVISION IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE BUILDING QUALIFIED FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1943 (42 U.S.C. SECTION 4001 THROUGH 4127).
- MINIMUM FINISH FLOOR ELEVATION SHALL BE SET ABOVE TOP OF G.L. OF FANHEIM OR 10' ABOVE FINISH GRADE, WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPROVAL FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION OF FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY ORDINANCES, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A COPY OF 4000 CFS OF FLOW WHICH DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY PROVIDING DRAINAGE CHANNELS ALONG THE NORTH PORTION OF LAGUNA RANCH SUBDIVISION.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS, TREES AND OTHER PLANTINGS EXCEPT: LOW LESS THAN 10' BUSHES, WILDSIDE LIGHTS, GRASS, SOFT GRASS, OR FLOWERS AND OTHER ORNAMENTALS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 25 FEET  
SIDE: 25 FEET OR GREATER FOR EASEMENT  
CORNER SIDE: 8 FEET OR GREATER FOR EASEMENT
- SEWER MAINS A 1/2 INCH RISE FOUND ON THE SOUTH EAST CORNER OF SUBDIVISION BLOCK-NORTH NATIONAL GEODETIC CONTROL STATION OF 1985.
- THERE ARE NO WELLS WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THE SUBDIVISION AT THE TIME OF SURVEY.
- NO PILL OR STRUCTURED SHALL BE ALLOWED WITHIN DRAINAGE EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- NO MORE THAN ONE SINGLE DETACHED DWELLING UNIT SHALL BE LOCATED PER LOT. NO OTHER RESIDENTIAL STRUCTURE SHALL BE ALLOWED.
- JOBS USE, THE OWNER IS SUPERVISOR OF THIS SUBDIVISION SETBACKS AND EASEMENTS UNDER EACH FOR THE PURPOSES OF INSTALLING AN APPROVED GOLF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAN.
- ALL FINISH LEVELS (GARMENTS) INDICATED BY THIS PLAN SHALL BE A MINIMUM MINUS OF 15.00 FEET AS PER THE HIDALGO COUNTY WADL SUBDIVISION MAPS.
- EACH PURCHASER CONTRACT MADE BETWEEN A PURCHASER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, GAS SERVICE WILL BE AVAILABLE TO THE SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (CSEPT) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING A GOLF ON ALL LOTS.
- A GOLF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEWAGE SYSTEM SHALL BE DESIGNED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAN COMPLETES WITH THE MINIMUM 25,700 SQUARE FEET LOT AREA WITH POSSIBLE WATER SUPPLY.
- SEPT SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND RESULTS MAY BE ALSO OBTAIN ON THE UTILITY LAYOUT FOR THE SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- APPROVED "BEST" PRACTICE APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO INSTALLING A LOT.

### METES AND BOUNDS DESCRIPTION

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BOUNDARIES AT A 7/8" NAIL FOUND AT THE NORTHWEST CORNER OF LOT 16, BLOCK 46, BEING 596.76 FEET WITH THE NORTH BOUNDARY LINE OF SAID LOT 16, BLOCK 46, TO A 7/8" NAIL FOUND FOR THE NORTH EAST CORNER OF THE TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE SOUTH, AT 20 FEET PACE A HALF (1/2) INCH IRON ROD FOUND AT THE EASTING SOUTH BOUNDARY OF WAY LINE OF CHARLES GREEN ROAD, AT 402.02 FEET IN ALL, TO A FOUND HALF (1/2) INCH IRON ROD AT THE SOUTH BOUNDARY LINE OF SAID LOT 16, BLOCK 46, FOR THE SOUTHWEST CORNER OF THE TRACT OF LAND.

THENCE WEST, 288.30 FEET WITH SAID SOUTH BOUNDARY LINE TO A FOUND HALF (1/2) INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT OF LAND.

THENCE NORTH, AT 272.02 FEET PACE A HALF (1/2) INCH IRON ROD FOUND AT THE EASTING SOUTH BOUNDARY OF WAY LINE OF CHARLES GREEN ROAD, AT 402.02 FEET IN ALL, TO A FOUND HALF (1/2) INCH IRON ROD FOR THE NORTHWEST CORNER OF THE TRACT OF LAND.

THENCE EAST, 288.30 FEET TO THE POINT OF BEGINNING CONTAINING 2.48 (20000 SQ. FT.) ACRES TRACT OF LAND, MORE OR LESS.

### STATE OF TEXAS COUNTY OF HIDALGO

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 THE WATER CODE AS AMENDED. THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THAT THE DRAINAGE SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PROPOSED SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

GREGORY DAVID JR., MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION CONFORMANCE HAS BEEN OBTAIN TO THE PLAN.

PABLO SOTO, JR., P.E. NO. 62803

### STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO SONDAGEL, CERTIFY THAT THE ABOVE PLAN IS AN ACCURATE COPY OF THAT ON THE ORIGINAL LAYOUT BY THE UNDERSIGNED AND THAT THERE ARE NO WORKS EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL OWNERS HAVE BEEN ADVISED AS REQUIRED.

JOSE MARIO SONDAGEL, R.P.L.S. NO. 5071



### STATE OF TEXAS COUNTY OF HIDALGO

I, JAMES LEAN AND JAMES LEAN, BEING AS OWNERS OF THE 2.48 ACRES TRACT OF LAND DESCRIBED HEREIN, HEREBY AUTHORIZE THE ENGINEER TO PREPARE THE PLANS AND SPECIFICATIONS FOR THE PROPOSED SUBDIVISION, AND TO SIGN SAID PLANS AND SPECIFICATIONS FOR THE PURPOSES OF THE LOCAL GOVERNMENT CODE, STATUTES, AND LAWS.

- (A) THE WATER SERVICE AND CONNECTIONS TO THE LOTS MEET OR WILL MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS.
- (B) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS.
- (C) THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (D) THE MATERIALS AND CONNECTIONS, IF ANY, ARE PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

OWNER: JAMES LEAN DATE: \_\_\_\_\_  
OWNER: JAMES LEAN DATE: \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JANA LEH, PERSONALLY APPEARED AND PERSONAL, THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. ALL OTHERS WHOSE NAMED AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 A.D.

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JANA LEH, PERSONALLY APPEARED AND PERSONAL, THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. ALL OTHERS WHOSE NAMED AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 A.D.

INDEX TO SHEET OF SUBDIVISION				
MEANS: INDEX LOCATION MAP AND ETC. INDIVIDUAL CONTRACTS				
PLAN WITH LEVEL, STREETS, AND EASEMENTS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYING, AND ENGINEER'S CERTIFICATION, PLAN NOTES AND RESTRICTIONS, OWNER'S CERTIFICATION, AND ATTENTION.				
COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PROJECT IS SITUATED.				
LEGAL CERTIFICATION, REGISTERED DISTRICT CERTIFICATE OF APPROVAL, REGISTERED HIDALGO COUNTY HEALTH DISTRICT AND HIDALGO COUNTY HEALTH DISTRICT CERTIFICATION.				
WATER DISTRIBUTION AND SANITARY SEWER (CSEPT) MAP, ENGINEERING REPORT (OWNER AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND HOUSE WATER (CSEPT) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTIONS, OWNER'S CERTIFICATION, AND ATTENTION.				
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REGISTERED DISTRICT CERTIFICATE OF APPROVAL, REGISTERED HIDALGO COUNTY HEALTH DISTRICT AND HIDALGO COUNTY HEALTH DISTRICT CERTIFICATION, TYPICAL ROADWAY SECTION, CLEAR AND CUTTER SECTION, VALLEY CUTTER SECTION.				
SHEET 1	NO.	SHEET	REVISION	DATE
SHEET 2				

### PERSONAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JAMES LEAN	5841 CHARLES GREEN RD.	EDDOWNS, TEXAS 75828	(936) 212-2478	N/A
ENGINEER: PABLO SOTO JR., P.E.	228 N. HENDERSON RD.	PHARR, TEXAS 77677	(936) 482-1638	N/A
SURVEYOR: JOSE MARIO SONDAGEL, R.P.L.S.	6247 MATTO EDDOWNS RD.	MOCKE, TEXAS 75828	(936) 288-5154	(936) 288-5158

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