



**GENERAL PLAT NOTES & RESTRICTIONS**

1. FLOOD ZONE STATEMENT  
FLOOD ZONE DESIGNATION: ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED (64.0').  
BASED ON COMMUNITY PANEL NUMBER 48034 (450 C. MAP REVISED: JUNE 6, 2008)  
REVISED TO REFLECT LOWER DATED MAY 20, 2002, FLOOD INSURANCE RATE MAP ISSUED BY  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR INCORPORATED AREAS OF HIDALGO  
COUNTY, TEXAS.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION  
THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES  
FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968  
(42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:  
FRONT: \_\_\_\_\_ FEET  
REAR: \_\_\_\_\_ FEET, OR EASEMENT WHICHEVER IS GREATER IN ALL CASES  
SIDE: \_\_\_\_\_ FEET, OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

3. GENERAL 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 FOR NEW CONSTRUCTION.

4. MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE  
AT 0.6 ABOVE 6' FINISH FLOOR ELEVATION. (BASE FLOOD ELEVATION IS 64.0').  
ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A  
DESIGNATED FLOOD ZONE AT THE TIME OF 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 OF DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE:  
B.M. 1: SET MAIN POWER POLE LOCATED AT SOUTHWEST CORNER OF SAID  
PROPERTY ON NORTH RIGHT-OF-WAY. ELEVATION 89.96 (MVD 1929)  
B.M. 2: ON THE TOP OF IRON ROD LOCATED AT SOUTHWEST CORNER OF SAID PROPERTY  
ON NORTH RIGHT-OF-WAY. ELEVATION 81.73 (N.S.V.L. 1987).

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 875 CUBIC FEET, 0.25% SLOPE OF STORAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED  
AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY  
LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.

7. DRAINAGE SWALE EASEMENTS NOTE:  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR  
UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF  
FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE  
WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.  
THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE  
FACILITIES IN ACCORDANCE WITH HIDALGO COUNTY REGULATIONS FOR SEWAGE  
DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.30 ACRE LOT AREA WITH  
POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY  
AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY  
DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS  
SUBDIVISION AS SUBMITTED TO THE ANNUAL DEPARTMENT.  
THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC  
TANK AND ABSORB-TIVE DRAIN FIELD SYSTEM.

9. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT  
PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

10. MARRIA A. GUERRERO, THE OWNER & SUBDIVIDER OF J.G. SUBDIVISION, RETAINS AN  
EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE  
LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

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

12. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.  
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND  
OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES NATURE RESISTANT GRASS, GROUND  
COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND  
MAINTENANCE OF THE EASEMENT.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH  
OF 16.0 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 OCCURRING AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN AND 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 OSSF PLAN  
ARE APPROVED.

15. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED  
FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORING OF SEPTIC TANKS  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

16. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN  
THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER,  
SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

17. STREET LIGHT INSTALLATION SHALL BE REQUIRED AT SUBDIVISION STAGE AND SHALL  
BE PRIVATELY MAINTAINED BY THE LOT OWNERS AS REQUIRED BY THE CITY OF WESLACO.

**METES AND BOUNDS**

Being 6.037 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 66, West Tract Subdivision, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 6.037 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a nail found for the southeast corner of said Farm Tract 66 and the southeast corner of said tract herein described;

**THENCE**, West, 132.71 feet, with the south line of said Farm Tract 66 and with the centerline of Mile 10 North Road to a cotton picker spindle found for the southwest corner of said tract herein described;

**THENCE**, North, at a distance of 30.00 feet pass a 1/2-inch iron rod found for reference on the north right-of-way line of said Mile 10 North Road and continuing for a total distance of 1,320.06 feet to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

**THENCE**, East, 205.76 feet, with the north line of said Farm Tract 66 to a 1/2-inch iron rod with a plastic cap stamped "RRA" found for the northeast corner of said Farm Tract 66 and the northeast corner of said tract herein described;

**THENCE**, South 00° 34' West, with the east line of said Farm Tract 66, at a distance of 1,290.06 feet pass a 1/2-inch iron pipe with a cotton picker spindle found for reference on the north right-of-way line of said Mile 10 North Road and continuing for a total distance of 1,320.06 feet to the POINT OF BEGINNING and containing 6.037 acres of land more or less.

**COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.G. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON March 20, 2009.

*[Signature]* 3/20/09  
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

**COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.G. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 3/20/09, 2009.

*[Signature]* 3/20/09  
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

**RIGHT OF WAY EASEMENT**

Know all men by these presents, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, as successor, and assigns, and exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantor is hereby authorized to designate the course of the easement therein conveyed except that when the pipeline is installed, the easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of the grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF OF THE SAID GRANTOR EXECUTED THE INSTRUMENT THE  
14 DAY OF August, 2009.

*[Signature]*  
MARRIA A. GUERRERO

**STATE OF TEXAS COUNTY OF HIDALGO OWNERS IDENTIFICATION, CERTIFICATION, AND ATTESTATION**

I, MARRIA A. GUERRERO, AS OWNER OF THE 6.037 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J.G. SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE, PARK AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED 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 ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*[Signature]* 8/14/09  
MARRIA A. GUERRERO DATE  
RR 8, BOX 384  
WESLACO, TEXAS 75798-4385

**STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MARRIA A. GUERRERO PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.**

ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED, THIS 14 DAY OF August, 2009.

*[Signature]*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON 11-21-2009

**STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.022(a)**

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.G. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY CLERK'S RECORDING CERTIFICATE**

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009. I FURTHER CERTIFY THAT THE AFORESAID PLAT WAS RECORDED IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, AT \_\_\_\_\_ A.M. ON THE \_\_\_\_\_ OF \_\_\_\_\_, 2009.

**STATE OF TEXAS COUNTY OF HIDALGO**

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9. THIS THE 18 DAY OF March, 2009.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO AND CAMERON IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

*[Signature]* 3/18/09  
*[Signature]*  
MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, ARTURO GARCIA JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

*[Signature]*  
ARTURO GARCIA JR., PE # 69356  
ARTURO GARCIA ENGINEERING SERVICES, PLLC  
DATE: 3-18-09  
P.O. BOX 4626  
MALLEN, TEXAS 75002  
PHONE (956) 436-3340  
FAX (956) 436-3888

*[Signature]*  
REYNALDO ROBLES R.P.L.S. #4032  
DATE SURVEYED: MARCH 7, 2007  
ROBLES & ASSOCIATES, PLLC  
P.O. BOX 478  
WESLACO, TEXAS 75798-0478  
(956) 969-2422

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*[Signature]* 3/20/09  
MAYOR, CITY OF WESLACO DATE

*[Signature]* 3/20/09  
CITY SECRETARY DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*[Signature]* 5-13-09  
CHAIRMAN PLANNING COMMISSION DATE

**FINAL PLAT OF J.G. SUBDIVISION**  
HIDALGO COUNTY, TEXAS

THE 6.037 ACRES OUT OF FARM TRACT 66, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PROJECT NAME: J.G. SUBDIVISION  
PROJECT LOCATION: HIDALGO COUNTY, TEXAS  
PLANS FOR: SUBDIVISION PLAT

DEVELOPER: MARRIA A. GUERRERO  
ENGINEER: ARTURO GARCIA JR., PE # 69356  
SURVEYOR: REYNALDO ROBLES

DATE: MARCH 20, 2009  
SCALE: 1"=200'

1 OF 2

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER: MARRIA A. GUERRERO	RR 8, BOX 384	WESLACO, TEXAS 75798-4385	(956) 462-4384	
ENGINEER: ARTURO GARCIA JR.	P.O. BOX 4626	MALLEN, TEXAS 75002	(956) 436-3340	(956) 436-3888
SURVEYOR: REYNALDO ROBLES	P.O. BOX 478	WESLACO, TEXAS 75798-0478	(956) 969-2422	(956) 969-2017

**SHEET 1**

INDEX: One-inch North Arrow, Scale: 1"=400', Legend, Location Map and EPLA Plat, and EPLA Plat. (Note: This sheet is a preliminary drawing and is subject to change without notice. The final drawing will be issued upon completion of the project.)