

LEGAL DESCRIPTION

A 4.80 acre tract being Lot BS-6, Buffalo Springs, Hidalgo County, Texas as per map thereof recorded in Volume 31, Page 148, of the Map Records of said County; said 4.80 acres being more particularly described by metes and bounds as follows:

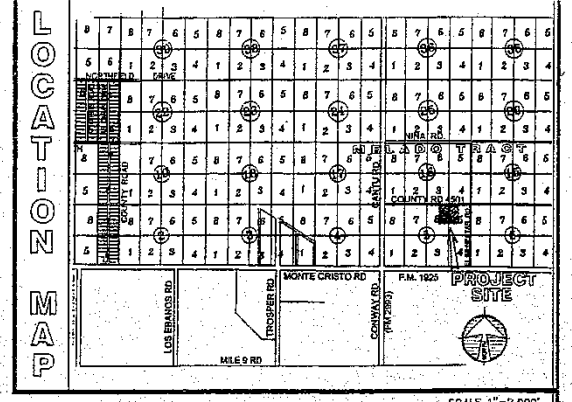
BEGINNING at a five-eighths (5/8) inch diameter iron rod found at the Northwest corner of Lot BS-6; to the Northwest corner hereof;

THENCE with the North line of said Lot, the South Right of Way of Existing County Road 4501, South 81° 15' 22" East, 484.30 feet to a five-eighths (5/8) inch diameter iron rod found for the Northeast corner hereof;

THENCE with the East line of said Lot, South 08° 44' 38" West 432.00 feet to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof;

THENCE with the South line of said Lot, North 81° 15' 22" West, 484.30 feet to a five-eighths (5/8) inch diameter iron rod found for the Southwest corner hereof;

THENCE with the West line of said Lot, North 08° 44' 38" East 432.00 feet to the PLACE OF BEGINNING, containing four and eighty hundredths (4.80) acres, more or less.



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 PLAN AS HEREIN SHOWN.

Arturo Garcia Jr.
ARTURO GARCIA JR., PE # 69356
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4562
MCALLEN, TEXAS 78602
PHONE (361) 690-5340
FAX (361) 281-4834

3-26-09
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Pablo Pena III
PABLO PENA, III, RPLS # 5342
DATE SURVEYED: 03-26-2009
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 4320
MCALLEN, TEXAS 78602
(361) 862-9812

3-26-09
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

David C. ...
MAYOR, CITY OF MCALLEN
DATE: 6-19-09

Reida ...
CITY SECRETARY
DATE: 6-19-09

STATE OF TEXAS
COUNTY OF HIDALGO

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

Scot ...
CHAIRMAN, PLANNING COMMISSION
DATE: 6-29-09

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 TEXAS WATER CODE 46.211 (D). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE 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.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY CERTIFICATE OF FLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF RANCHO HERNANDEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2009.

HIDALGO COUNTY JUDGE _____ DATE _____

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 A.D. I FURTHER CERTIFY THAT THE FOREMENTIONED PLAT WAS RECORDED IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ A.P.M. ON THE _____ OF _____ 2009 A.D.

COUNTY OF HIDALGO
CERTIFICATE OF FLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF RANCHO HERNANDEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2009.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. RANCHO HERNANDEZ SUBDIVISION IS LOCATED IN SOUTHWESTERN PART OF HIDALGO COUNTY AT 323 FEET EAST FROM THE INTERSECTION OF EL BIENESTAR ROAD AND COUNTY ROAD 4501, NEARBY MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 123,822). ACCORDING TO THE OFFICIAL MAP THE SUBDIVISION LIES APPROXIMATELY 4.8 MILES FROM THE CITY LIMITS (AND IS INSIDE THE 5-MILE EXTRATERRITORIAL JURISDICTION (E.T.J.)) UNDER LOCAL GOVERNMENT CODE § 212.001 LIES WITHIN PRECINCT NUMBER 3.

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" (1% ANNUAL FLOOD FLOODING) - DEFINED AS AREAS DETERMINED TO BE IN FLOOD HAZARD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR INCORPORATED AREAS OF HIDALGO COUNTY, TEXAS. 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).
- SETBACKS:** FRONT: 45.00 FEET, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER. REAR: 30 FEET, OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES. SIDE: 10 FEET, OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES. 15 FEET FOR WEST SIDE OF LOT 1 AND EAST SIDE OF LOT 4 OR EASEMENT WIDTH WHICHEVER IS GREATER.
- 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 MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT FOR NEW CONSTRUCTION.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 16" ABOVE CENTER OF GRAVITY 16" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS PRIOR TO PERMITTING AT THE TIME FOR APPLICATION FOR CONSTRUCTION, TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AND ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:** B.M. #1: IRON ROD SET IN CONCRETE IN THE SOUTHEAST CORNER OF THE PROPERTY. ELEV. = 162.85 (NGVD 1929). B.M. #2: 3 1/4" BRASS MONUMENT CAP ON 30-INCH ALUMINUM PIPE, LOCATED 0.8 MILES EAST OF CORNWAY ROAD CENTERLINE AND 30 FEET SOUTH OF THE CENTERLINE OF MONTE CRISTO ROAD, AND 7.0 FEET EAST OF AN EXISTING POWER POLE. ELEV. = 158.35 (NAVD 88).
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER SHALL BE REQUIRED TO DETAIN A TOTAL OF 5,227 CUBIC FEET, 0.1226 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS AT FRONT AND REAR OF LOT AS HEREIN INDICATED. (1,307 C.F./10,000 AC. FT. PER LOT).
- 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 AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE.
- 4.0' BUFFER:** A 4.0' BUFFER IS REQUIRED ALONG THE SOUTH SIDE OF COUNTY ROAD 4501, BY THE LOT OWNERS WITHIN CITY OF MCALLEN.
- 4.0' BUFFER:** A 4.0' BUFFER IS REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL USES / ZONES, TO BE MAINTAINED BY LOT OWNERS WITHIN CITY OF MCALLEN.
- AN ENGINEERING DETENTION PLAN** APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT, WITHIN CITY OF MCALLEN.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.** A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND NON-FAMILY USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 ACRE LOT AREA WITH POTABLE WATER SUPPLY.**
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORITY.**
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY ALSO BE SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM BASED ON SITE VISITS AND SOIL REPORT INFORMATION DATED JUNE 9, 2008.**
- APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.**
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.**
- RUBEN HERNANDEZ, THE OWNER & SUBDIVIDER OF RANCHO HERNANDEZ 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.**
- 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 TALL, NATIVE PLANTS, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- LEGEND "O" DENOTES 1/2" IRON ROD SET FOR ALL LOT CORNERS.**
- AN OFF-STREET PARKING LOT SITE PLAN AND 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 WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.0 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 OCCUPANCY AN EASEMENT.**
- 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.**
- THE PROPERTY COVERED BY THIS SUBDIVISION PLAN IS SUBJECT TO THAT CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN RUBEN HERNANDEZ AND MARIA PETRA HERNANDEZ AND THE CITY OF MCALLEN EXECUTED ON JUNE 10, 2008 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT NO. 2008-038 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.**

LEGEND

○ IRF IRON ROD FOUND
○ IRON ROD SET
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
U.E. UTILITY EASEMENT
P. PROPERTY LINE
B.M. BENCH MARK
D.H.C. DEED RECORDS HIDALGO COUNTY

PRINCIPAL CONTACTS

OWNER/ENGINEER	NAME	ADDRESS	CITY, STATE, ZIP-CODE	PHONE	FAX
OWNER/ENGINEER	RUBEN HERNANDEZ	RT. 13 BOX 398	EDINBURG, TX 78541	(409) 381-5811	
OWNER/ENGINEER	MARIA PETRA HERNANDEZ	RT. 13 BOX 398	EDINBURG, TX 78541	(409) 381-5811	
ENGINEER	ARTURO GARCIA JR.	P.O. BOX 4562	MCALLEN, TEXAS 78602	(361) 690-5340	(361) 281-4834
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1 Date-North arrow-Main Scale-Heading-Legal description-Location Map and E.T.J.-Principal contacts-INDEX-Prop & exist Subdivision Layout-Metres & Bounds-Notes-Owner dedication, certification, and attestation-Notary public-P & Z Commission-Survey certificate-Engineer certificate-Drainage dedication-Health Department Certificate-County certificate-County clerk's recording certificate-Revision Notes-Hidalgo County Right-of-Way Certificate

2 Final Engineering Report, including Description of Water and Sanitary Sewer (English-Spanish Versions), Legend, Description of Drainage and Drainage Swales, Map of Topography and Engineering Flood Certification, Revision Notes-Prepared by Arturo Garcia Engineering PLLC-Sheet Number

RANCHO HERNANDEZ SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A SUBDIVISION OF 4.80 ACRE TRACT OF LAND BEING ALL OF LOT BS-6, BUFFALO SPRINGS SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 31, PAGE 148, HIDALGO COUNTY MAP RECORD

PROJECT NAME: RANCHO HERNANDEZ SUBDIVISION
PROJECT LOCATION: HIDALGO COUNTY, TEXAS
PLANS FOR: SUBDIVISION PLAT

APPROVED BY: _____ DATE: _____
DATE: 6/29/09

SCALE: 1" = 200'

1 of 2