

JL. CANTU SUBDIVISION

HIDALGO COUNTY, TEXAS
 A 5.0 ACRE TRACT OF LAND, BEING THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 20 ACRES, OF LOT 14, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, OUT OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 0, PG. 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 60'
 BASIS OF BEARING

METES AND BOUNDS
 A 5.00 ACRE TRACT OF LAND BEING THE EAST HALF OF THE SOUTH 20 ACRES, OUT OF LOT 14, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, OUT OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION; FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; SAID POINT LOCATED ON ALBERTA ROAD R-0-W; THENCE, ALONG THE SOUTH LINE OF LOT 14, ON ALBERTA ROAD, WEST, 286.54 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE, PARALLEL TO THE EAST LINE OF LOT 14, NORTH, 40 FEET PASS THE NORTH LINE OF ALBERTA ROAD AND AT 563.44 TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
 THENCE, PARALLEL TO THE SOUTH LINE OF SAID LOT 14, EAST, 386.54 FEET TO A POINT LOCATED ON THE EAST LINE OF LOT 14, FOR THE NORTHEAST CORNER HEREOF;
 THENCE, WITH THE EAST LINE OF LOT 14, SOUTH, AT 543.44 FEET PASS THE NORTH LINE OF ALBERTA ROAD AND AT 563.44 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, MORE OR LESS, OF WHICH THE SOUTH 20 FEET, COMPRISING 0.18 ACRES LIES IN ALBERTA ROAD.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 ALEJANDRO B. WOODS LUIS CANTU SUBDIVIDER AS OWNER OF THE 5.00 AC. TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JL. CANTU SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREOF.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 239.032 AND THAT:
 (A) THE WATER QUALITY AND QUANTITY 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.

BY: ALEJANDRO CANTU BY: JOSE LUIS CANTU

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALEJANDRO B. WOODS LUIS CANTU, WHO PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PROPERTY FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S. No. 4808
 CIVIL LAND SURVEYORS, L.L.C.
 517 BEAUMONT AVE.
 MOULDEN, TEXAS 78501

DATE: _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, MES B. GARZA JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MES B. GARZA JR.
 LICENSED PROFESSIONAL ENGINEER No. 50824



HIDALGO COUNTY DRAINAGE DISTRICT NO. 2 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.210. 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
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 232.003 (b)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTH LA HOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

DISTRICT MANAGER DATE: _____

HIDALGO COUNTY JUDGE DATE: _____

HIDALGO COUNTY CLERK DATE: _____

COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ (SHEET(S)) THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JL. CANTU SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE: _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JL. CANTU SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANTS CHIEF INSPECTOR DATE: _____

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

CHAIRMAN, PLANNING & ZONING COMMISSION DATE: _____

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SUBJECT TO THE CONDITION THAT IF THE IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT DATE: _____

SECRETARY DATE: _____

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

MAYOR, CITY OF EDINBURG DATE: _____

ATTEST: CITY SECRETARY DATE: _____

REVISION NOTES

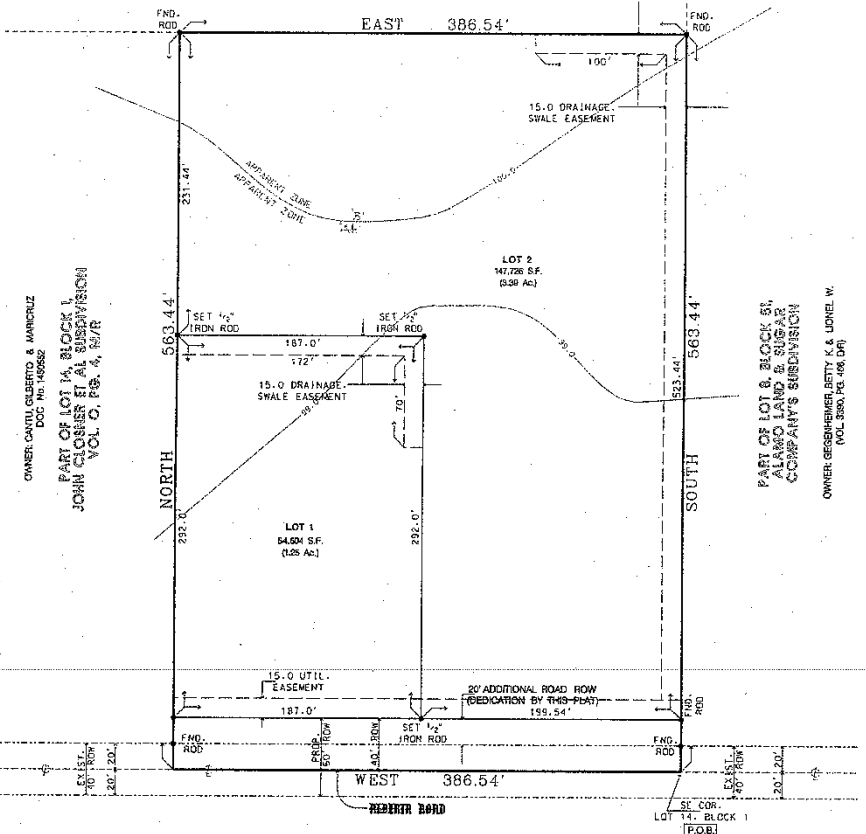
No.	SHEET	REVISIONS	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER(S): ALEJANDRO B. WOODS LUIS CANTU	315 Stonehill	Edinburg, Texas 78541	(956) 227-4286	
ENGINEER: MES B. GARZA JR.	100 East Ferguson	Pharr, TX 78577	(361) 533-0200	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE	MOULDEN, TX 78501	(956) 618 1551	(956) 618 1547

GARZA-GARZA ENGINEERING
 CONSULTING ENGINEER
 200 E. FERGUSON
 PHARR, TEXAS 78577
 PH: (361) 533-0200
 E-MAIL: INFO@GARZA-GARZA.COM

SHEET NO. 1
 SHEET OF 3



- #### GENERAL PLAT NOTES & RESTRICTIONS
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
 FRONT - 40.0'
 REAR - 15.0' OR EASEMENT WHICHEVER IS GREATER
 SIDE - 5.0' FT. OR EASEMENT WHICHEVER IS GREATER
 - FLOOD ZONE STATEMENT
 FLOOD ZONE DESIGNATION ZONE "B" AND "AH" ZONE "B" AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD 0.00 YEAR FLOOD OF CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE FLOODING OF SHANGHAI ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODS WHERE DEPTHS ARE BETTER ONE AND THREE FEET, BASE FLOOD ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
 CONSTRUCTION OF RESIDENTIAL DWELLINGS WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 142 U.S.C. SECTIONS 4001 THROUGH 4071.
 - MINIMUM FRESH FLOOR ELEVATION SHALL BE AT 100 FEET. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR 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 FOR A DEVELOPMENT PERMIT APPLICATION SEE SHEET 3 FOR DRAINAGE DESIGN AND 50 FEET X 50 FEET PAD SITE ON EACH LOT.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED IN LOTS 1 THROUGH 3. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY LOT 1.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO RETAIN A TOTAL OF 1.600 CUBIC FEET 0.26 ACRES PER OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 1.000 CUBIC FEET ON LOT 1 AND 6.000 CUBIC FEET ON LOTS 2
 - 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.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS TREES AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 10 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING NOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 15.00 FEET WIDE WITH 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY THE PLAT DEVELOPER AND ENGINEER. CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER INCLUDING AN EASEMENT.
 - 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.
 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 COMPLES WITH THE MINIMUM 21760 SQUARE FEET 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 EXEMPTED MAY. 09. 01.00. 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 STANDARD SEPTIC TANK AND ABSORBENT DRAINFIELD SYSTEM.
 E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - 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. ANCHORAGE OF SEPTIC TANKS
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
 - ALEJANDRO B. WOODS LUIS CANTU, THE OWNER & SUBDIVIDER OF JL. CANTU 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.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM BOUNDARIES ON THIS SUBDIVISION.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 BM ELEVATION: 1004.00 FEET. DESCRIPTION: FINISHED FLOOR ELEVATION OF THE EXISTING RESERVE ON LOT 2 TRANSFERRED FROM RM 3.2 AS SHOWN ON FIRM MAP PANEL No. 480334 0425 C. EFFECTIVE NOV. 16, 1982.
 - ALL LOTS IN JL. CANTU SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN JL. CANTU SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF JL. CANTU SUBDIVISION THEIR ASSONS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE. THE COUNTY OF HIDALGO, TEXAS (COUNTY) AND HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW. AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION OF THE DRAINAGE SWALE EASEMENT ON THE SUBDIVISION PLAT AND NO LONGER NECESSARY FOR SURFACE OF THE LOTS COMPRISING JL. CANTU SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN JL. CANTU SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY TO ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW. AND THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO ENFORCE THE DRAINAGE SWALE EASEMENT HEREBY ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO ENFORCE THIS PLAT NOTE BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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