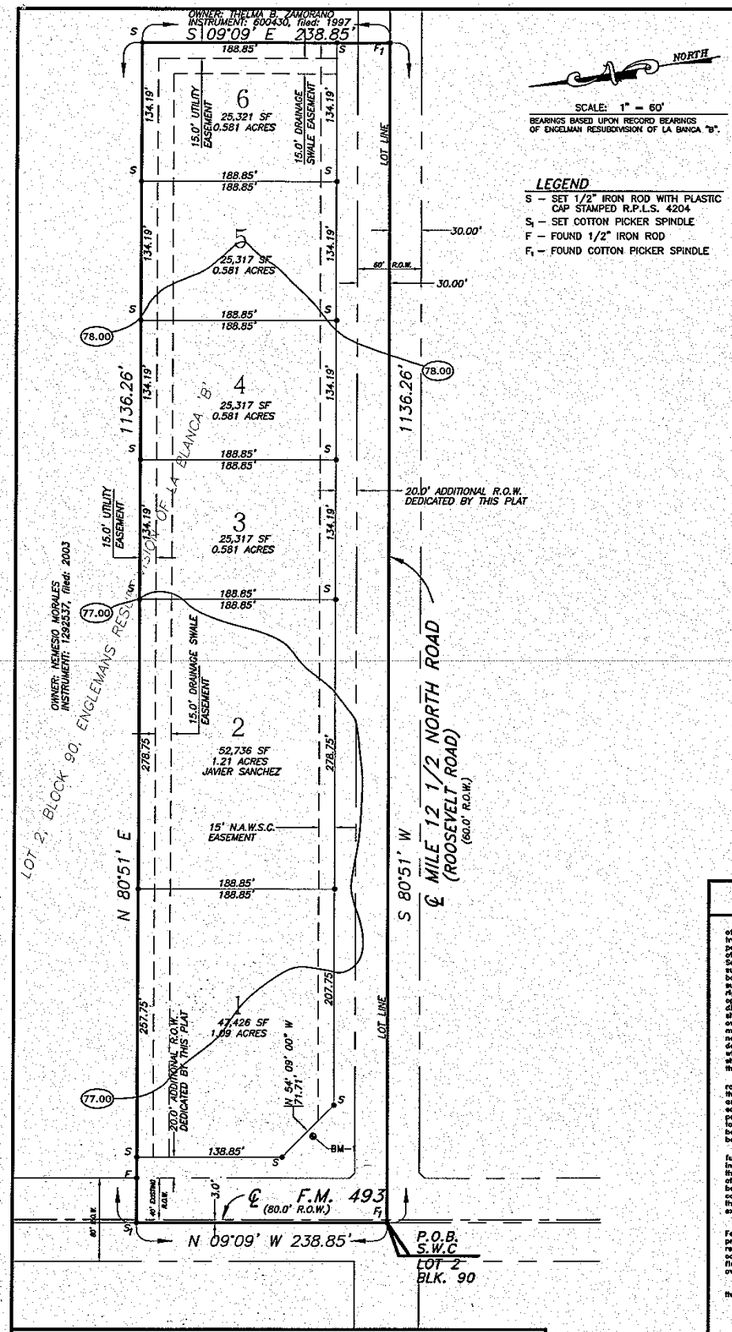


INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.R.W. APPROVAL; H.C.H.D. APPROVAL;IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, SWALE DETAIL, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

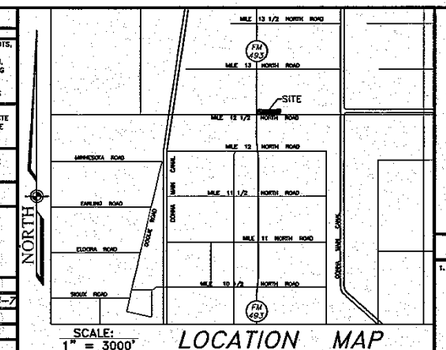
LEGEND

S – SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204
S_1 – SET COTTON PICKER SPINDLE
F – FOUND 1/2" IRON ROD
F_1 – FOUND COTTON PICKER SPINDLE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SPRING VISTAS SUBDIVISION IS LOCATED IN H.C.P. #1 IN NORTHERN HIDALGO COUNTY ON THE N.E. CORNER OF THE INTERSECTION OF F.M. 493 (LA BLANCA) AND MILE 12 1/2 NORTH ROAD (ROOSEVELT ROAD). THE NEAREST MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF DONNA (15,846), SPRING VISTAS SUBDIVISION LIES APPROXIMATELY THREE MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) BUT IS WITHIN THE CITY'S FIVE MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001.

OWNER	LOT(S)
LUIS AND IGNACIA SANCHEZ	LOT 1, 4–7
JAVIER SANCHEZ	LOT 3
LUIS SANCHEZ JR.	LOT 2



LOCATION MAP

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

SUBDIVISION PLAT OF SPRING VISTAS SUBDIVISION

A 6.23 ACRE TRACT OUT OF LOT 2, BLOCK 90, ENGELMAN RESUBDIVISION OF LA BLANCA "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 4, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DATE: APRIL 11, 2007

SCALE IN FEET 0 100' 200' 300'

SCALE: 1"--- 60'

PREPARED BY: R.E. GARCIA & ASSOCIATES
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

ENGINEER #-3089
R.E. Garcia
Associates

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED
AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
COMMUNITY-PANEL NO. 480334 0450 C
EFFECTIVE DATE: JUNE 06, 2000 (LOMR: MAY 30, 2002
THE AREAS WITHIN WITH IN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR REQUIRES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
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. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS ____THROUGH ____ (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT

3. ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.

4. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION

5. 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED REPRESENTATIVE.

D. SOIL ANALYSIS MAKE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTIONS MAY BE ALSO SUCH ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS DETERMINED BY THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "NOW" FORMS OF SUBDIVISION IS REQUIRED INCLUDING MONTHLY LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

6. SETBACKS ARE AS FOLLOWS:

FRONT (ROOSEVELT ROAD)	50.0' OR EASEMENT, WHICHEVER IS GREATER.
SIDE	6.00' OR EASEMENT, WHICHEVER IS GREATER.
REAR	15.00' OR EASEMENT, WHICHEVER IS GREATER.
CORNER SIDE	20.00' OR EASEMENT, WHICHEVER IS GREATER.

7. ALL PUBLIC EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY PROVIDER.

8. ANY DRAINAGE SWALES CONSTRUCTED FOR THE RETENTION OF DRAINAGE WATERS SHALL BE MAINTAINED BY EACH RESPECTIVE LOT OWNER. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT WHICH MAY DAMAGE OR ALTER THE FLOW OF DRAINAGE WATERS. NO OBSTRUCTION TO THE FLOW OF DRAINAGE WATERS SHALL INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.

9. BENCHMARK:
BM-1: A BRASS DISK SET IN A CONCRETE SLAB LOCATED 70 FEET NORTH AND 83 FEET EAST OF THE POINT OF BEGINNING.
ELEV.: 85.00 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929

10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND MODEL SUBDIVISION RULES POLICIES AND REGULATIONS, THIS SUBDIVISION WILL BE REQUIRED TO DETAIN A TOTAL OF 10.224 C.F. (0.23487 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED THROUGH PROPERLY GRADED SWALES.

11. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MAURE HEIGHT, GROUND COVER GRASS, OR FLOWERS)AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

12. 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, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF MILE 12 1/2 ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR A LOT LOCATED OUTSIDE A DESIGNATED FLOOD ZONE, IF THE FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE & 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.

14. LUIS SANCHEZ, IGNACIA SANCHEZ, JAVIER SANCHEZ AND LUIS SANCHEZ JR., THE OWNERS & SUBDIVIDERS OF SPRING VISTAS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE INCLUDING AN APPROVED OSSF ON THE LOT AS DESCRIBED IN SHEET No. 2 OF THIS PLAT.

15. ALL LOTS IN SPRING VISTAS SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH RESPECT TO SURFACE WATER RUNOFF FROM ALL LOTS IN A SPRING VISTAS SUBDIVISION TO THE AREA REPETED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF SPRING VISTAS SUBDIVISION THEIR HEIRS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY") AND THE 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. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING SPRING VISTAS SUBDIVISION BECAUSE OF 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 SERVICING THE LOTS IN SPRING VISTAS SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN SPRING VISTAS SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT DEPICTED ON THE DRAINAGE SWALES PURSUANT TO THE PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION FOR A 6.23 ACRE TRACT

A 6.23 acre tract of land being the south 238.85 feet of the west 1,136.26 feet of Lot 2, Block 90, Engleman Resubdivision of La Blanca "B" Subdivision, as recorded in Volume 3, Page 4, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a found cotton picker spindle within the FM 493 Right-of-Way being the southwest corner of said Lot 2, Block 90, for the southwest corner of herein described tract.

THENCE N 09° 09' 00" W 238.85 feet along the west line of said Lot 2, Block 90, to a set cotton picker spindle for the northwest corner of herein described tract.

THENCE N 80° 51' 00" E parallel to the south line of said Lot 2, Block 90, pass at 43.00 feet a found one-half inch iron rod being the east Right-of-Way line of said FM 493 and continuing for a total distance of 1,136.26 feet to a set one-half inch iron rod for the northeast corner of herein described tract.

THENCE S 09° 09' 00" E parallel to the west line of said Lot 2, Block 90, pass at 208.85 feet a point being the north R.O.W. line of Mile 12½ North Road (Roosevelt Road) and continuing for a total distance of 238.85 feet to a found cotton picker spindle on the centerline of said Mile 12½ North Road (Roosevelt Road) also being the south line of said Lot 2, Block 90 for the southeast corner of herein described tract.

THENCE S 80° 51' 00" W 1,136.26 feet along said centerline of Mile 12 ½ Road (Roosevelt Road) also being the south line of said Lot 2, Block 90, to the point of beginning and containing 6.23 acres of land, more or less.

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, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay 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 for the purpose for which the above-mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein 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 relocating 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 so relocated.

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 this 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 the said grantor executed this instrument this _____ day of _____, 2007.

LUIS SANCHEZ _____ IGNACIA SANCHEZ _____

JAVIER SANCHEZ _____ LUIS SANCHEZ, JR. _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, LUIS SANCHEZ, IGNACIA SANCHEZ, JAVIER SANCHEZ & LUIS SANCHEZ, JR. AS OWNER OF THE 6.23 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SPRING VISTAS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A)THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
(B)SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C)ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D)GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LUIS SANCHEZ
8174 N. FM 493
DONNA, TEXAS 78537

IGNACIA SANCHEZ
R.R. 1 BOX 2372
DONNA, TEXAS 78537

JAVIER SANCHEZ
R.R. 1 BOX 2372
DONNA, TEXAS 78537

LUIS SANCHEZ, JR.
R.R. 1 BOX 2372
DONNA, TEXAS 78537

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared LUIS SANCHEZ, IGNACIA SANCHEZ, JAVIER SANCHEZ & LUIS SANCHEZ, JR., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____.

NOTARY PUBLIC

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 VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ O' CLOCK _____ M ON _____, _____.

HIDALGO COUNTY CLERK

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) & §212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SPRING VISTAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF DONNA ON _____, _____.

MAYOR, CITY OF DONNA _____ DATE _____

ATTEST: _____ SECRETARY, CITY OF DONNA _____ DATE _____

APPROVAL BY THE PLANNING COMMISSION OF DONNA

THIS PLAT OF SPRING VISTAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA AND IS HEREBY APPROVED BY SUCH.

ATTEST: _____ SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____ A.D., 200__.

SECRETARY _____ CHAIRMAN _____

DONNA IRRIGATION DISTRICT WILL NOT BE RESONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SPRING VISTAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARMENT ON _____, _____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SPRING VISTAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

APPROVAL BY DRAINAGE DISTRICT:

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 §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESIGNED AND APPROVED FOR THIS SUBDIVISION, BASED ON DENSIFICATION, ADEQUATELY DRAIN THE SUBDIVISION. THE DISTRICT DISCLAIMS RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____
DISTRICT MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SPRING VISTAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 64790
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY & ZIP	PHONE # / FAX #:
OWNER:	LUIS AND IGNACIA SANCHEZ	8124 N. FM 493	DONNA, 78537	464-4984
OWNER:	JAVIER SANCHEZ	R.R. 1 BOX 2372	DONNA, 78537	464-4984
OWNER:	LUIS SANCHEZ, JR.	R.R. 1 BOX 2372	DONNA, 78537	464-4984
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280