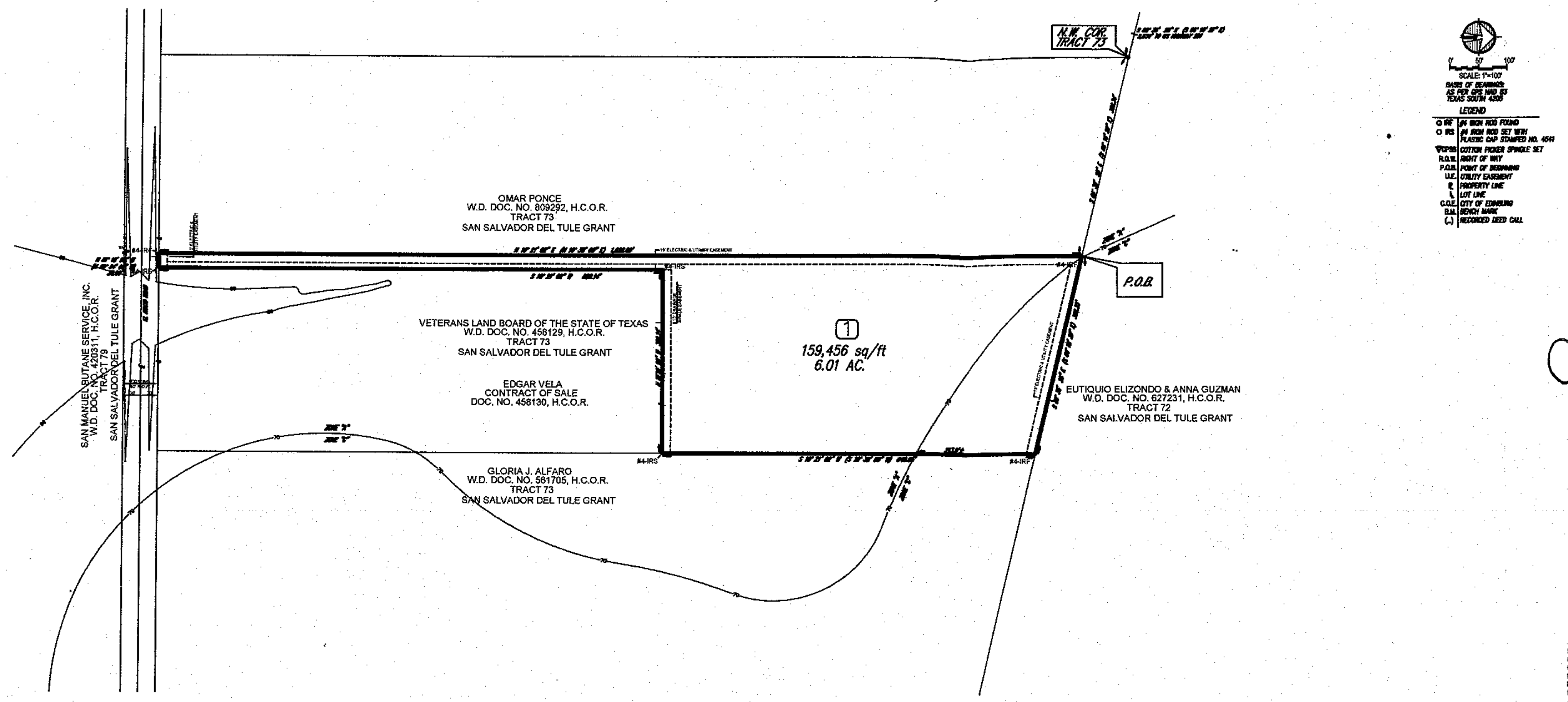

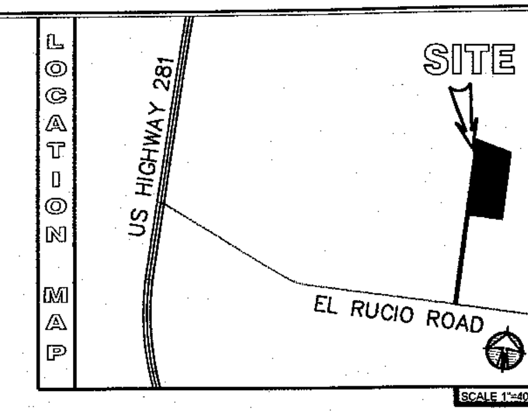

STATE OF TEXAS
COUNTY OF HIDALGO

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.

ARTURO GARCIA, JR., PE #69356
ARTURO GARCIA ENGINEERING SERVICES, PLLC
DATE: 5-6-10
600 E. BEAUMONT AVE. SUITE-3
McALLEN, TEXAS 78501
PHONE (956) 630-3340
FAX (956) 630-3868

STATE OF TEXAS ARTURO GARCIA JR. 69356 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO, JR., R.P.L.S. #4541
1208 S. IRONWOOD
PHARR, TEXAS 78577
TEL: (956) 460-1605
FAX: (956) 287-4634

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, **ERIK R. CAVAZOS AND ROSE M. CAVAZOS** , AS OWNER OF THE 6.01 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **LA TIERRA DE ROSA SUBDIVISION** , HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 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.

ERIK R. CAVAZOS AND ROSE M. CAVAZOS ______ DATE
912 NORTH 4TH AVENUE
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **ERIK R. CAVAZOS AND ROSE M. CAVAZOS** PERSONALLY APPEARED AND PROVED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED.
THIS THE_____ DAY OF____________, 2010 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS   MY COMMISSION EXPIRES ON:__________

GENERAL PLAT NOTES & RESTRICTIONS

THE FOLLOWING LISTED PLAT NOTES AND RESTRICTIONS ARE TRANSLATED INTO SPANISH AS SHOWN ON THE SECOND SHEET OF THIS PLAT:
LAS NOTAS IDENTIFICADAS EN ESTA PAGINA ESTAN TRADUCIDAS A ESPAÑOL EN LA SEGUNDA PAGINA DE ESTA SUBDIVISION.

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: **ZONES " A " & " C "**
ZONE A - AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS NOT DETERMINED. ZONE C - AREAS OF MINIMAL FLOODING (NO SHADING). COMMUNITY-PANEL NUMBER **480334 0125 B**; MAP REVISED: JANUARY 2, 1981.

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: 35 FEET,
REAR: 15 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES
SIDE: 6 FEET OR EASEMENT WIDTH 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, APPLICATION FOR CONSTRUCTION IS REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS WITHIN THE SUBDIVISION 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 OF DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: NAIL SET IN POWER POLE LOCATED AT SOUTHEAST CORNER OF SAID PROPERTY ON NORTH RIGHT-OF-WAY. **ELEVATION 74.40** NGVD 1929

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,113 CUBIC FEET (0.1403 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE 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 OF FOR THE MAINTENANCE OF THE SWALE.

8.-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.
B.EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 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 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 DATE MAY 16, 2010.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

9.-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.

10.- **ERIK R. CAVAZOS**, THE OWNER & SUBDIVIDER OF **LA TIERRA DE ROSA 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 HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 OCCUPYING AN EASEMENT. AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

METES AND BOUNDS

A Tract of land containing 6.01 acres, situated in Hidalgo County, Texas, being part or portion of a certain 12.57-acre tract out of TRACT 73, SAN SALVADOR DEL TULE GRANT, according to the plat recorded in Volume 10, Pages 58, Hidalgo County Map Records, said 6.01 acres being more particularly described as follows:

BEGINNING at a No. 4 rebar found on the North line of said **TRACT 73** for the Northwest corner of said 12.57-acre tract and the Northwest corner of this tract, said No. 4 rebar bears South 66° 35' 25" East (South 66° 18' 27" East) a distance of 356.34 feet from the Northwest corner of said TRACT 73;

THENCE, continuing South 66° 35' 25" East (South 66° 18' 27" East) with the North line of said TRACT 73 and said 12.57-acre tract a distance of 356.33 feet to a No. 4 rebar found for the Northeast corner of said 12.57-acre tract and Northeast corner of this tract;

THENCE, South 10° 21' 02" West (South 10° 38' 00" West) with the East line of said 12.57-acre tract, a distance of 646.05 feet to a No. 4 rebar set for the Easternmost Southeast corner of this tract;

THENCE, North 81° 10' 58" West a distance of 322.24 feet to a No. 4 rebar set for an inside corner of this tract;

THENCE, South 10° 21' 02" West a distance of 886.14 feet to a No. 4 rebar set at the apparent North right-of-way line of El Rucio Road and said 12.57-acre tract for the Westernmost Southeast corner of this tract;

THENCE, North 81° 10' 58" West (North 80° 54' 00" West) with the apparent North right-of-way line of said El Rucio Road, a distance of 25.00 feet to a No. 4 rebar found for the Southwest corner of this tract;

THENCE, North 10° 21' 02" East (North 10° 38' 00" East) with the West line of said 12.57-acre tract, a distance of 1,622.00 feet to the **POINT OF BEGINNING** and containing 6.01 acres of land more or less.

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LA TIERRA DE ROSA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO RIGHT OF WAY DEPARTMENT ON ________________, 2010.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR   DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LA TIERRA DE ROSA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ________________, 2010.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR   DATE

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 49.211 (C). 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

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LA TIERRA DE ROSA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDLAGO COUNTY COMMISSIONERS COURT ON THIS THE_____ DAY____________, 2010 A.D.

HIDALGO COUNTY JUDGE   ATTEST:____________ HIDALGO COUNTY CLERK
DATE:_______   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__________, 2010 A.D. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME_____,PAGE(S)____,OF THE MAP RECORDS OF HIDALGO COUNTY AT____A/P.M. ON THE_____OF__________, 2010 A.D.

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA TIERRA DE ROSA SUBDIVISION IS LOCATED IN NORTH HIDALGO COUNTY NORTH OF EL RUCIO ROAD 2,000 FEET EAST FROM THE EAST RIGHT-OF-WAY OF US HIGHWAY 281. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 58,448). LA TIERRA DE ROSA SUBDIVISION LIES APPROXIMATELY BEYOND 5 MILES FROM THE CITY LIMITS (AND IS OUTSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021, CODE § 212.001 AND LIES IN PRECINCT No.4.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
OWNER(S)	[illegible]	[illegible]	[illegible]	[illegible]	
ENGINEER	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SURVEYOR	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SHEET	INDEX
1	Date–North arrow–Main Scale–Heading–Legal description–Location Map and ETJ–Principal contacts–INDEX–Prop & exist Subdivision Layout–Metes & Bounds–Notes–Owner dedication, certification, and attestation–Notary public–Survey certificate–Engineer certificate–Drainage dedication–City of Edinburg Planning and Zoning Certificate– Right–of–Way Dept.–Health Dept. Certificate–County certificate–County clerk's recording certificate –Revision Note–
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 Soil Evaluation, Revision Notes–Prepared by Arturo Garcia Engineering PLLC–Sheet Number

SUBDIVISION PLAT OF

LA TIERRA DE ROSA SUBDIVISION

HIDALGO COUNTY, TEXAS

A 6.01 **ACRE TRACT** LAND OUT **OF** A 12.57 TRACT OF **LAND OUT OF** TRACT **73**, SAN SALVADOR DEL TULE GRANT, **HIDALGO COUNTY, TEXAS**, VOLUME 10, PAGE 58, H.C.M.R.

ARTURO GARCIA ENGINEERING SERVICES, PLLC · CIVIL ENGINEERING CONSULTANT
P.O. BOX 4526, McALLEN, TEXAS 78502-4526 · PH. (956) 630-3340 · FAX (956) 287-4634

PROJECT NAME	LA TIERRA DE ROSA SUBDIVISION
PROJECT LOCATION	HIDALGO COUNTY, TEXAS
PLANS FOR	PLAT

REVISIONS

DRAWN BY	CHECKED BY	SHEET
A.G.		1 OF 2
APPROVED A.G.	PROJECT No. CAVAZOS	
BOOK T-1 / PAGE	DATE 5/31/09	