

MASCORRO SUBDIVISION

METES AND BOUNDS

A 1.00 ACRES TRACT OF LAND CITY OF THE NORTH 20 ACRES OF LOT 6, BLOCK 28 SAID LOT BEING 40 ACRES MORE OR LESS, OF THE GLENDALE DISTRICT SUBDIVISION OF LANDS CITY OF LAMAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCED AT THE SW CORNER OF LOT 4, BLOCK 28 BEING THE CONTIGUOUS INTERSECTION OF MILE 24 EAST AND 8 MILE RD. THENCE NORTH A DISTANCE OF 814.00 FT. TO THE CENTERLINE INTERSECTION OF MILE 24 EAST AND THE NORTH-SOUTH-TO-WAY LINE OF LOS LAURELES DRIVE; THENCE WEST A DISTANCE OF 414.85 FT. TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 210.00 FT. ALONG THE WEST LINE OF ELIZABETH SUBDIVISION UNIT 2, TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WEST A DISTANCE OF 207.43 FT. ALONG THE SOUTH LINE OF SAID NORTH 20 ACRES TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH A DISTANCE OF 814.00 FT. PARALLEL TO THE WEST LINE OF ELIZABETH SUBDIVISION UNIT 2, TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE EAST A DISTANCE OF 207.43 FT. ALONG THE SOUTH LINE-OF-WAY LINE OF LOS LAURELES DRIVE TO THE POINT OF BEGINNING AND CONTAINING A 1.00 ACRES TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, NOE GARZA, P.E., A (REGISTERED PROFESSIONAL ENGINEER/REGISTERED PUBLIC SURVEYOR), DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVISION UNDER MY DIRECTION.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY NOE GARZA PE 30466. ALTERATION OF A SEALED DOCUMENT WITHOUT POSITIVE NOTIFICATION TO THE REGISTERED ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



NOE GARZA, P.E. REGISTERED PROFESSIONAL ENGINEER #30466
NOE GARZA, PROFESSIONAL SURVEYOR #2888

STATE OF TEXAS
COUNTY OF HIDALGO

I, REYNALDO AND CRISTINA MASCORRO, OWNER(S) OF THE 1.00 ACRES OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MASCORRO SUBDIVISION, HEREBY INTENDS TO PUBLIC USE THE STREET, PARK, AND EASEMENTS HEREON SET FORTH.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 382.028 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 THE 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.

REYNALDO MASCORRO
1817 1/2 LOS LAURELES DRIVE
MERCER, TEXAS 76870
856-458-1877

CRISTINA MASCORRO
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, REYNALDO AND CRISTINA MASCORRO, ON THIS DATE PERSONALLY APPEARED THE ABOVE PERSON(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

TO THE UNDERSIGNED COUNTY CLERK THIS PLAT OF MASCORRO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2009.

HIDALGO COUNTY JUDGE
COUNTY CLERK'S ENDORSING CERTIFICATE

HIDALGO COUNTY CLERK

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THIS PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ON _____ DAY OF _____, 2009, AND WAS RECORDED IN BOOK _____ PAGE(S) _____ OF THE PLAT RECORDS BY HIDALGO COUNTY AT _____ O'CLOCK ON _____ DAY OF _____, 2009.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF _____ 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 _____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO THE CITY OF _____ HEREBY CERTIFY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SEC. 49.01(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE ANTICIPATED FOR THE RESPECTIVE SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, OR IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND IS EMPLOYED TO MAKE THESE DETERMINATIONS.

BY: HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT No. 2

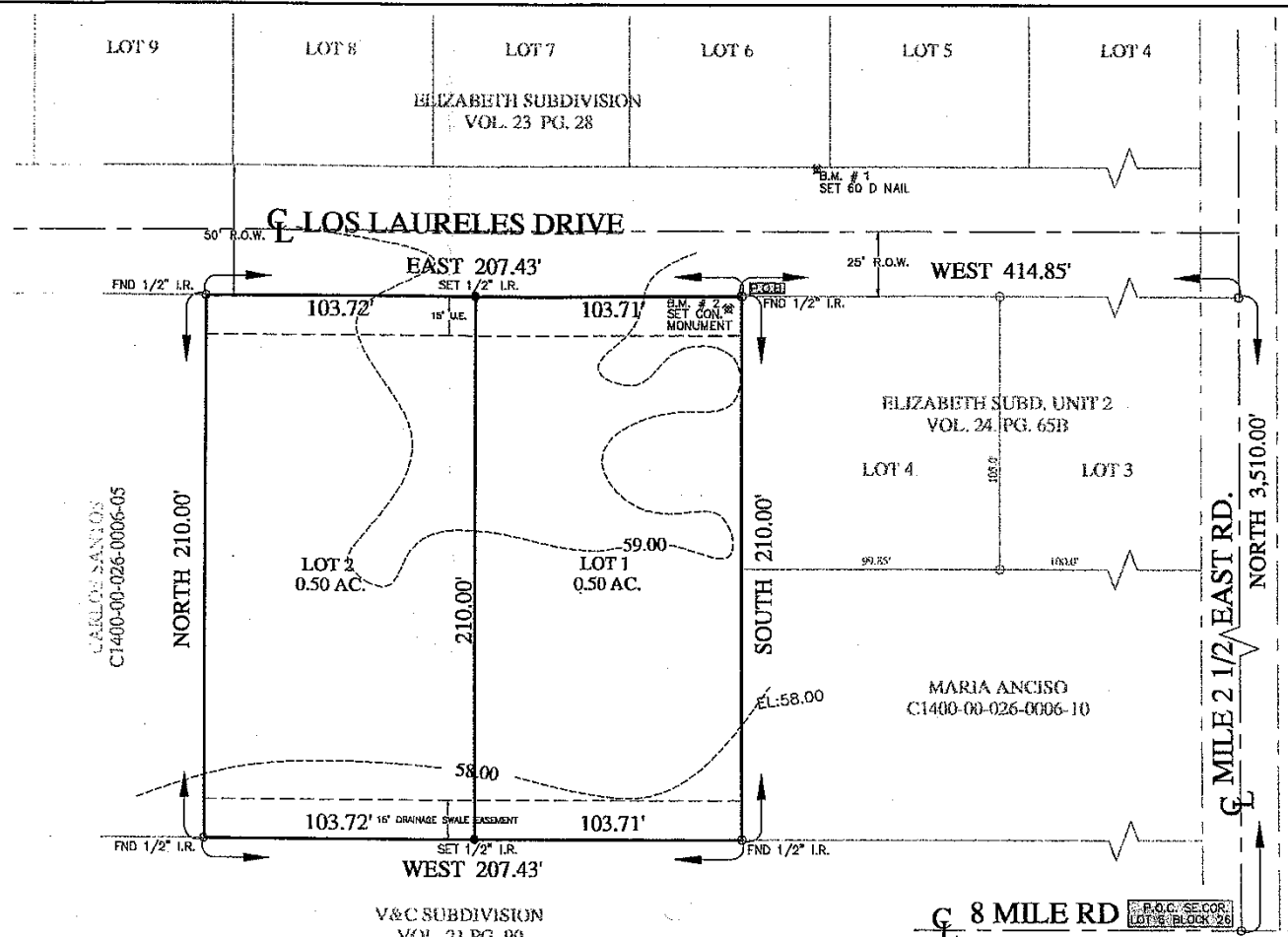
THIS PLAT IS APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT No. 2. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON WELLS No. 2 SOUTH-OF-WAY OR EASEMENT WITHOUT THE CONSENT OF THE DISTRICT OF WELLS No. 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DAMAGED WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DAMAGED WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

BY: IRRIGATION DISTRICT No. 2

STATE OF TEXAS
COUNTY OF HIDALGO

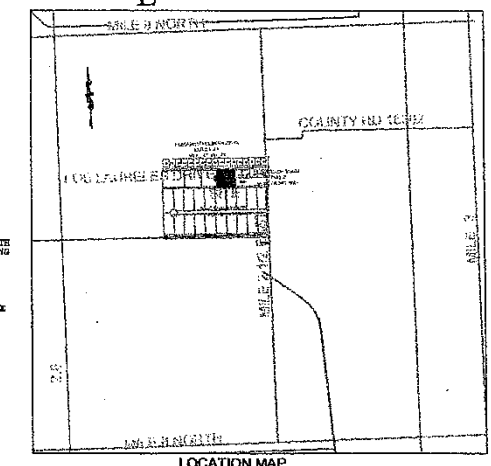
I, THE UNDERSIGNED COUNTY CLERK OF HIDALGO COUNTY, HEREBY CERTIFY THAT THIS PLAT OF MASCORRO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2009.

BY: HIDALGO COUNTY CLERK OF WAY DRAINAGE



LEGEND

- ⊗ -- DENOTES FOUND 60D NAIL
- -- DENOTES FOUND 1/2 ROD
- -- DENOTES SET 1/2 ROD
- ⊗ -- DENOTES MONUMENT



- HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:
- FLOOD HAZARD STATEMENT:
FLOOD ZONE DESIGNATION: ZONE 1
COMMUNITY PANEL No. - 4800A-500-C
DATE: JUNE 8, 2009
ANIMAL WITHDRAWN TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - CONSTRUCTION OF RESIDENTIAL HOMES WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE BUILDING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (48 U.S.C. SECTIONS 4001 THROUGH 4107), IF APPLICABLE.
 - MINIMUM FLOOR ELEVATION:
FLOOR: 60.00 FEET
SEAL: 15.00 FEET
SITE: 8.00 FEET OR EASEMENT
GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
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 1 THROUGH 4. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CERTAINING OF SURVEY OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FEE AND FURTHER CONSTRUCTION FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - GENERAL NOTE:
THE FOLLOWING REQUIREMENTS ARE IMPROVED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
- 18" MIN. FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR FINISHED FLOOR ELEVATION OF SURROUNDING SUBDIVISION ALONG NORTH RIGHT-OF-WAY LINE OF LOT 1.
- 18" MIN. FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR FINISHED FLOOR ELEVATION OF SURROUNDING SUBDIVISION ALONG SOUTH RIGHT-OF-WAY LINE OF LOT 1.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO MEET A TOTAL OF 1.00 ACRES-FEET / 1.00 ACRES-FEET OF STORM WATER DETENTION. DRAINAGE REQUIREMENTS WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 2-3 FOR STORM SEWER DETENTION).
7. DRAINAGE SWALE REQUIREMENTS: NO WELL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF TREES, SHRUBS, 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 SWALES.
8. NO STRUCTURES SHALL BE PERMITTED ON ANY EASEMENT. PLANTINGS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SEWER, SERVICE TRENCH, AND OTHER PLANTINGS (EXCEPT LOTS LESS THAN 18 SQUARE METERS HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVISION 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.

EXTERNAL CONTACTS:

OWNER:	ADDRESS:	PHONE:
REYNALDO MASCORRO	1817 1/2 LOS LAURELES DRIVE	856-458-1877
ENGINEER:	ADDRESS:	PHONE:
NOE GARZA	200 WEST FERGUSON	856-763-1807
SURVEYOR:	ADDRESS:	PHONE:
NOE GARZA	200 WEST FERGUSON	856-763-1807

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION OF A MUNICIPALITY:
MASCORRO SUBDIVISION IS LOCATED IN PARISH No. 1, THE EAST PART OF HIDALGO COUNTY ON THE WESTERN PART OF MILE 24 EAST AND 8 MILE ROAD APPROXIMATELY 2.5 MILE FROM THE INTERSECTION OF THE ONLY TRUNK HIGHWAY OF THE CITY OF MERCER ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCER, POPULATION DATA, MASCORRO SUBDIVISION LIES WITHIN THE 8 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 382.002.

NO. SHEET	REVISION	DATE	APPROVED

MASCORRO SUBDIVISION

DATE: 08/07/09 SCALE: 1"=30' SHEET # 1 OF 3

NOE GARZA ENGINEERS, INC.

208 WEST FERGUSON, UNIT 2 PHOENIX TEXAS 76877 (956) 763-1207

INDEX TO SHEETS OF MASCORRO SUBDIVISION

HEADINGS, INDEX LOCATION MAP AND ETC. PRINCIPAL CONTACTS:
PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAN NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION.

SHEET 1: COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF APPROVAL, HEADINGS, INDEX LOCATION MAP AND ETC. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAN NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION.

SHEET 2: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONDUIT SHEET CROSSING SECTION, SWALE SECTION.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONDUIT SHEET CROSSING SECTION, SWALE SECTION.