

LOT	AREA (S.F.)	AREA (AC.)
1	15,604.30	0.358
2-8	15,916.80	0.365
9	15,995.58	0.367
10	15,852.58	0.362
11	15,320.10	0.352
12	15,476.80	0.355
13	17,438.30	0.400
14	20,393.15	0.468
15	14,161.50	0.325
16	13,878.92	0.319
17-19	15,575.00	0.358
20	13,878.92	0.319
21	14,161.50	0.325
22	19,193.78	0.441
23	15,294.07	0.351
24	14,400.00	0.331
25	15,605.77	0.358
26	17,659.41	0.405
27	18,601.49	0.427
28	12,460.91	0.288
29	14,400.00	0.331
30	15,402.02	0.351
31	18,808.88	0.432
32	14,780.19	0.339
33	14,308.20	0.328
34	15,585.50	0.358
35	16,063.22	0.369
36	15,916.80	0.365
37	15,633.50	0.359
38	14,987.50	0.344
39	14,400.00	0.331
40-41	14,987.50	0.344
42	14,400.00	0.331
43	14,987.50	0.344
44	14,400.00	0.331
45	14,987.50	0.344
46	14,400.00	0.331
47	14,987.50	0.344
48	14,400.00	0.331
49	14,987.50	0.344
50	14,400.00	0.331
51	14,987.50	0.344
52-59	14,400.00	0.331
60	14,987.50	0.344
61	14,400.00	0.331

LINE DATA	BEARING	LENGTH
L1	S 45°00' E	35.36'
L2	S 45°00' W	35.36'
L3	N 45°00' W	35.36'
L4	N 45°00' E	35.36'
L5	N	5.25'

CURVE	DELTA	RADIUS	LENGTH
"A"	53°50'44"	50.00'	48.99'
"B"	48°27'47"	50.00'	42.30'
"C"	70°00'00"	50.00'	61.08'
"D"	61°49'50"	50.00'	53.96'
"E"	86°20'21"	50.00'	75.35'

SUBDIVISION PLAT OF: SAN JACINTO ESTATES No. 7

A 29.99 ACRE TRACT OF LAND OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2084665, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

METES AND BOUNDS
A 29.99 ACRE TRACT OF LAND OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2084665, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF FARM TRACT 93 AND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE NORTHEAST CORNER OF THE BOBBY JESSE BARTER TRACT (A 8.0 ACRE TRACT OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1058, PAGE 146, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 488.26 FEET FROM THE NORTHWEST CORNER OF FARM TRACT 93.

THENCE EAST, ALONG THE NORTH LINE OF FARM TRACT 93 AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 833.46 FEET (DEED RECORD: 833.74 FEET) TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF FARM TRACT 93 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE SOUTH, ALONG THE EAST LINE OF FARM TRACT 93, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 1851 FOUND AT 25.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF FARM TRACT 93 AND A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF FARM TRACT 93 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WEST, ALONG THE SOUTH LINE OF FARM TRACT 93, A DISTANCE OF 798.98 FEET (DEED RECORD: 799.26 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE TRINIDAD SINGLETRERRY TRACT (A 4.0 ACRE TRACT OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 805, PAGE 433, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH, ALONG THE EAST LINE OF THE TRINIDAD SINGLETRERRY TRACT, A DISTANCE OF 334.60 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE WEST, ALONG THE NORTH LINE OF THE TRINIDAD SINGLETRERRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 490.74 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD, A TOTAL DISTANCE OF 520.74 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF FARM TRACT 93 AND IN THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE EAST, ALONG THE SOUTH LINE OF THE BOBBY JESSE BARTER TRACT, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD, A TOTAL DISTANCE OF 408.26 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE NORTH, ALONG THE EAST LINE OF THE BOBBY JESSE BARTER TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 512.48 FEET FOR THE NORTH LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 537.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WEST-TEX SUBDIVISION PHASE I, RECORDED IN VOLUME 41, PAGE 173, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED AND DRAWN FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY JUDGE ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON _____ DATE _____

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

SAN JACINTO ENTERPRISES, L.L.C., AS OWNER OF THE 29.99 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JACINTO ESTATES No. 7, HEREBY DEDICATES THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, 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 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.

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 93
MERCEDES, TEXAS 78750

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT

who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §212.008(c) AND §212.0115(b)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON _____ DATE _____

MAYOR OF THE CITY OF WESLACO _____ DATE _____
SECRETARY OF THE CITY OF WESLACO _____ DATE _____

CITY OF WESLACO
CERTIFICATE OF PLANNING AND ZONING APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO ON _____ DATE _____

CHIEF OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO _____ DATE _____
SECRETARY OF THE CITY OF WESLACO _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(c)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

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HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

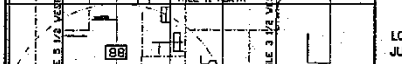
HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	READING INDEX, LOCATION MAP AND SET PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYERS DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT METES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S HIDALGO COUNTY R.O.W. AND HEALTH DEPARTMENT CERTIFICATION RECORDING CERTIFICATE H.C.D. No. 1, CERTIFICATION, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT-REVISION NOTES.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE CHANNELS, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, REVISION NOTES.

NO.	REVISION	DATE	APPROVED

LOCATION MAP



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

SAN JACINTO ESTATES No. 7, IS LOCATED IN THE SOUTHWEST OF HIDALGO COUNTY PRECINCT No. 1, THE SOUTH SIDE OF MILE 10 NORTH ROAD APPROXIMATELY 488.26 FEET EAST OF ITS INTERSECTION WITH MILE 4 1/2 WEST ROAD, THE ONLY HEAVY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,422). SAN JACINTO ESTATES No. 7, LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE OVER TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax	
OWNER:	SAN JACINTO ENTERPRISES, L.L.C.	2100 W. EXPRESSWAY 93	MERCEDES, TX 78750	(512) 255-4813	355-0918
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(830) 381-6490	381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(830) 381-6490	381-0527

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: Zone "X"
NO BASE FLOOD ELEVATIONS DETERMINED.
- SETBACKS:
FRONT 25.00 FEET
REAR 35.00 FEET
SIDE 5.00 FEET
CORNER SIDE 5.00 FEET
OR EXISTING WHICHEVER IS GREATER IN ALL CASES.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET 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 PERMIT THE USE AND POST CONSTRUCTION FROM FLOOD ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING IS SUBJECT TO INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- CONTRACTOR: PANEL NUMBER 48534 0450 C
MAP REVISED JUNE 8, 2009 10AM MAY 30, 2002
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT FOR LESS THAN 18 INCHES NATURAL HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE 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 INITIAL LOTS 1 THROUGH 70.
SERVICES, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY ISSUING THIS PLAT. DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

NOTE:

- 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 No. 46.111(b) 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.
- SEWERAGE COLLECTION BY ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- SAN JACINTO ENTERPRISES, L.L.C., THE OWNER & SUBDIVIDER OF SAN JACINTO ESTATES No. 7, JACINTO GARZA, PRESIDENT, THE OWNER & SUBDIVIDER OF SAN JACINTO ESTATES No. 7, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- LEAD-4 - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT FOR LESS THAN 18 INCHES NATURAL HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE 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 INITIAL LOTS 1 THROUGH 70.
SERVICES, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY ISSUING THIS PLAT. DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- NO DRIVEWAY ACCESS SHALL BE ALLOWED FROM MILE 4 1/2 WEST ROAD ON TO LOTS 1 AND 50.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION AS REQUIRED BY THE CITY OF WESLACO.
- 4" x 4" SIGNALLERS ARE REQUIRED ALONG INTERIOR STREETS AND ALONG MILE 10 NORTH ROAD & MILE 4 1/2 WEST ROAD AT TIME OF BUILDING PERMIT.
- NO DRIVEWAY ACCESS SHALL BE ALLOWED FROM MILE 10 NORTH ROAD ON TO LOTS 13 THROUGH 20.

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 own same), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Adams Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have granted, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and maintain water, sewer, electric, gas, and other utility lines, 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 of 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 (showing) is installed, the easement herein granted shall be limited to a strip of land 10' in width, the center line thereof being the pipeline installed.

In the event the easement herein 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 the water line on installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of orderly reports, add water line on may be necessary to clear the road improvements, which easement herein granted shall be limited to a strip of land 10' in width, the center line thereof being the pipeline installed.

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 any provisions of the 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 property and that it has the right to grant the same and that the easement continues to be used for the same or similar purpose for which financial consideration was expended or for so long as the Grantee uses it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____, 20____.

GENERAL MANAGER STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA
P.E. No. 5584

DATE 6-7-10

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM