

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

WE, BERTOLDO LEOS TORRES AND MARIO LEOS, AS OWNERS OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE LOS ALAZANES SUBDIVISION, HEREBY DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

WE 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 STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: BERTOLDO LEOS TORRES OWNER DATE

BY: MARIO LEOS OWNER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BERTOLDO LEOS TORRES AND MARIO LEOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED IN THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF ELSA PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELSA, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ELSA WHEREIN ANY REQUIREMENT.

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

CERTIFICATION OF PLAT APPROVAL
HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 ON THIS THE DAY OF 20

PRESIDENT DATE

ATTORNEY SECRETARY DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 STRUCTURE 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: DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS ALAZANES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS ALAZANES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.026(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS ALAZANES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

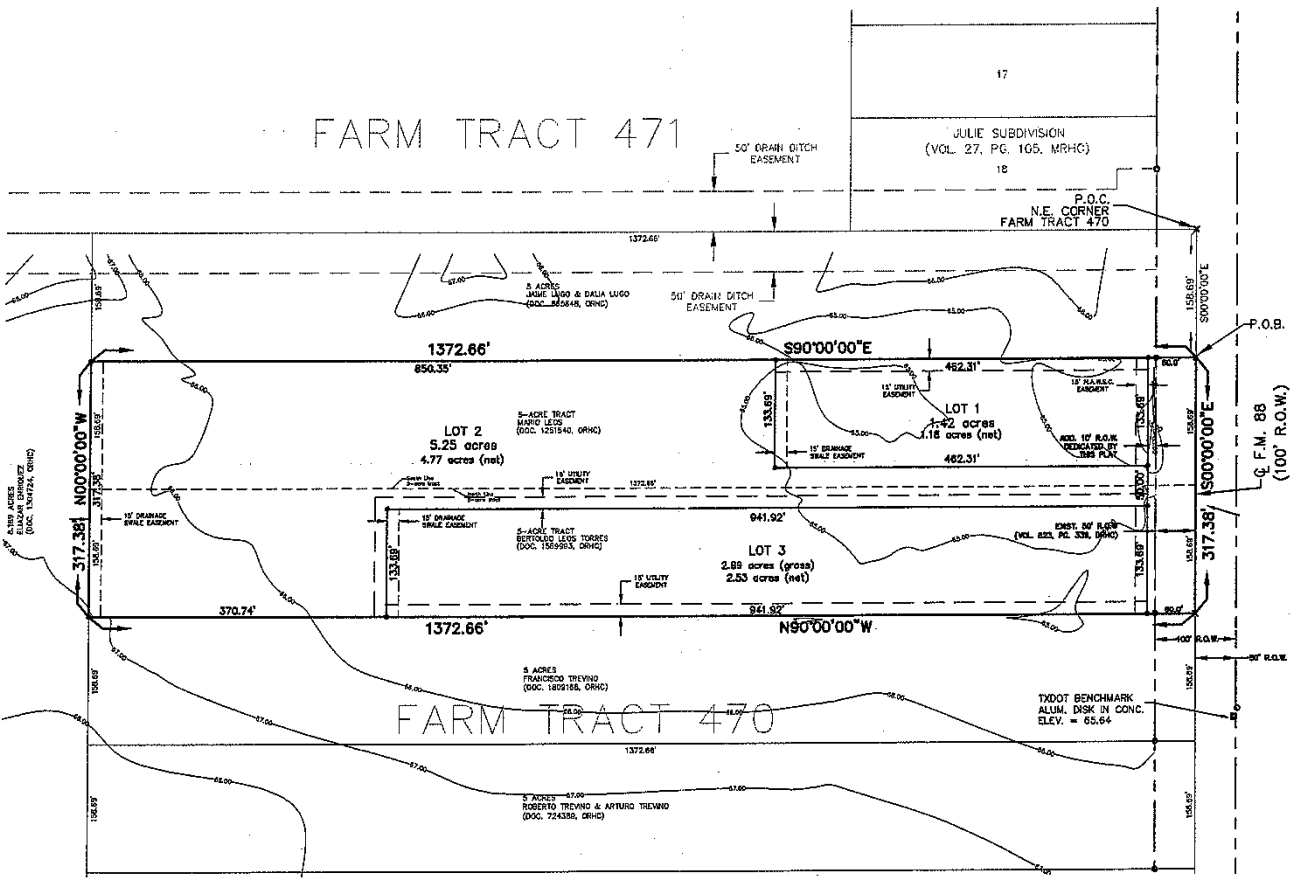
HIDALGO COUNTY JUDGE DATE

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 ON AND AS RECORDED IN BOOK SHEET(S) THE PLAT RECORDS OF HIDALGO COUNTY AT O'CLOCK ON

Table with columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Includes entries for OWNER MARIO LEOS, ENGINEER ROBERT L. CLOSNER, JR., and SURVEYOR ROBERT L. CLOSNER, JR.



GENERAL PLAT NOTES & RESTRICTIONS.

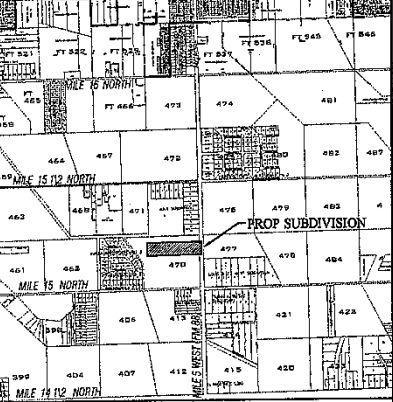
- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"
2. SETBACKS: FRONT: 50.00 FEET; REAR: 15.00 FEET; SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. LOTS 2 & 3: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
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 21,244.60 CUBIC FEET (0.46 ACRE- FEET) OF STORM WATER RUNOFF.
7. DRAINAGE SWALE EASEMENTS NOTE: NO FULL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT.
8. GENERAL NOTE FOR COMMERCIAL LOTS: LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL.
9. TRDIT PERMITS FOR DRIVEWAYS ARE REQUIRED FOR THIS SUBDIVISION PRIOR TO CONSTRUCTION OF DRIVEWAY ACCESS ON TO F.M. 88 AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

- 10. 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.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. BERTOLDO LEOS TORRES AND MARIO LEOS, THE OWNERS & SUBDIVIDERS OF LOS ALAZANES 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.
13. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LAWN, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
14. EACH PURCHASED 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.
15. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 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.

- 16. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
17. ALL LOTS IN LOS ALAZANES SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE RUN-OFF FROM ALL LOTS IN LOS ALAZANES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF LOS ALAZANES SUBDIVISION, THEIR ASSIGNS AND ANY SUCCESSOR OWNERS OF THE REAL PROPERTY DESIGNATED 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 BY ENJOINING 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 LOS ALAZANES 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 LOTS IN LOS ALAZANES 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 A LOT IN LOS ALAZANES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

INDEX TO SHEET OF LOS ALAZANES SUBDIVISION. Table with columns: SHEET, INDEX TO SHEET OF LOS ALAZANES SUBDIVISION. Includes entries for SHEET 1 (HEADING INDEX, LOCATION MAP AND ETC.), SHEET 2 (WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP), and SHEET 3 (DRAINAGE REPORT).

LEGEND. Table with symbols and descriptions: Conc. Monu. Set, Conc. Monu. Found, On Iron Pin Found, Iron Pin Found, 1/2" Iron Pin Set, GPS Found.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY. LOS ALAZANES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY ALONG THE WEST SIDE OF F.M. 88 APPROXIMATELY 540 FEET NORTH OF MILE 15 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF ELSA (POP. 6,456). LOS ALAZANES SUBDIVISION LIES WITHIN THE CITY'S 2-MILE ETJ UNDER LOCAL GOVERNMENT CODE §42.021 AND §212.031.

METES AND BOUNDS

BEING A 10.00 ACRE TRACT OUT OF FARM TRACT 470, WEST AND ADAMS TRACTS SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT CONSISTING OF A 5.00 ACRE TRACT OF LAND CONVEYED TO MARIO LEOS, GRANTEE, BY SECURE FINANCIAL SERVICES, INC., GRANTEE, DULY CONVEYED IN DOC. 1281540, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED MARCH 3, 2000 AND CONSISTING OF A 5.00 ACRE TRACT OF LAND CONVEYED TO BERTOLDO LEOS TORRES, GRANTEE, BY ASSOCIATES FIRST CAPITAL CORPORATION, SUCCESSOR BY MERGER TO ASSOCIATED FINANCIAL SERVICES CO., INC. GRANTEE, DULY RECORDED IN DOC. 1569993, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED JANUARY 24, 2006; SAID 10.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A SET COTTON PICKER SPINDLE (CPS) FOR THE NORTHEAST CORNER OF SAID FARM TRACT 470, SAID CPS ALSO BEING IN THE CENTERLINE OF F.M. 88 (100' RIGHT-OF-WAY) THENCE ALONG THE EAST LINE OF SAID FARM TRACT 470 AND THE CENTERLINE OF SAID F.M. 88, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 158.68 FEET TO A SET CPS FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT. THENCE, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 470 AND THE CENTERLINE OF SAID F.M. 88, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.38 FEET TO A SET CPS, FOR THE SOUTHEAST CORNER OF THIS TRACT. THENCE, LEAVING THE EAST LINE OF SAID FARM TRACT 470 AND THE CENTERLINE OF SAID F.M. 88, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 60.00 FEET A SET 1/2" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, A TOTAL DISTANCE OF 1572.66 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT. THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.38 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT. THENCE, SOUTH 90 DEGREES 00 SECONDS EAST, PASSING AT 1312.66 FEET A SET 1/2" IRON ROD ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, PASSING AT 1522.66 FEET A FOUND 1/2" IRON ROD ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, A TOTAL DISTANCE OF 1372.66 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, BY THIS METES AND BOUNDS.

SURVEYOR'S CERTIFICATE:

I, ROBERT L. CLOSNER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM BEST-AVAILABLE INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSNER, JR., R.P.L.S. (DATE SIGNED)

REG. NO. 5983

FEBRUARY 11, 2009

DATE OF SURVEY

ENGINEER'S CERTIFICATE:

I, ROBERT L. CLOSNER, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

ROBERT L. CLOSNER, JR., P.E. (DATE SIGNED)

REG. NO. 96379

FINAL PLAT OF LOS ALAZANES SUBDIVISION

BEING A 10.00 ACRE TRACT OUT OF FARM TRACT 470, WEST AND ADAMS TRACTS SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

JCS JIMMY CLOSNER & SONS CONSTRUCTION CO., INC. PO BOX 170 MERCEDES, TEXAS 78570 PHONE (956) 565-2688 FAX (956) 565-0347 TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911