

METES AND BOUNDS

A 2.39 ACRE TRACT OF LAND OUT OF FARM TRACT 426, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, THIS TRACT IS ALSO KNOWN AS TRACT 10 OUT OF UNRECORDED L.C. OLIVAREZ AND CO. SUBDIVISION; SAID 2.39 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 426; THENCE, NORTH, WITH THE EAST LINE OF SAID FARM TRACT 426, A DISTANCE OF 806.25 FEET, TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, WEST, AT 30.00 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF MILE 4 WEST, AT 567.20 FEET IN ALL TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH, A DISTANCE OF 183.75 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST, AT 537.20 FEET PASS A 1/2 INCH IRON ROD SET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST, AT 567.20 FEET IN ALL TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH, WITH THE EAST LINE OF SAID FARM TRACT 426, A DISTANCE OF 183.75 FEET TO THE POINT OF BEGINNING, CONTAINING 2.39 ACRE TRACT OF LAND, MORE OR LESS.

LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- ▲ - FOUND COTTON PICKER SPINDLE (CPS)
- - SET 60-D NAIL
- - FOUND 60-D NAIL
- - POWER POLE
- - TELEPHONE PEDESTAL
- - WATER METER
- - IRRIGATION STAND PIPE
- - IRRIGATION VALVE
- - TREE
- - FENCE
- - NATURAL FLOW
- - NATURAL GROUND
- - EDGE OF PAVEMENT
- - TOP OF ASPHALT

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAN COMMUNITY-PANEL NUMBER 48034 0450 C. EFFECTIVE DATE: JUNE 6, 2008, AND REVISIONS TO REFLECT LHM# DATED MAY 30, 2002.
- SEWERAGE: FRONT LOTS 1-4: 25.00 FEET; FRONT GARAGE/CAR-PORT: 18.00 FEET; REAR: 18.00 FEET; SIDE: 6.00 FEET. (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE DEPARTMENT APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO ACCEPTING THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 & 2.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CONTIGUOUS RIGID OR 1' ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. NO. 1: ELEVATION=62.71, N.A.V.D. 65; DESCRIPTION: HALF (1/2") IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPERTY. B.M. NO. 2: ELEVATION=63.87, N.A.V.D. 65; DESCRIPTION: COTTON-PICKER SPINDLE (CPS) FOUND AT THE SOUTHWEST CORNER OF FARM TRACT 426, ALSO BEING THE INTERSECTION OF MILE 14 NORTH AND MILE 4 WEST.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 184 CUBIC FEET OF SOIL ABOVE FEET OF STORM WATER RUNOFF, ORANGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED ON PROPOSED DRAINAGE SWALES ON BACK OF THE LOTS. DRAINAGE RETENTION PER LOT: LOTS 1-2 = 238 CF. LOT 3 = 500 CF. LOT 4 = 530 CF.
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, 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 SWALE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND EXCEPTS 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 ADSORPTIVE DRAINFIELD SYSTEM. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR MULTIFAMILY USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,740 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- SEW SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH DEPARTMENT AND EXCEPTS 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 ADSORPTIVE DRAINFIELD SYSTEM.
- ELEVATION "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT APPROVED MATRIX PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- JUAN MUNOZ, OWNER & SUBDIVIDER OF JUAN MUNOZ & SONS SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED UTILITY ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO 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 10 FEET MATURE HEIGHT, GRASS, CROPS, OR LAWNS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 16.00 FEET AS FOR 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 OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE RESUME 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.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCU.
- ALL LOTS IN JUAN MUNOZ & SONS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN JUAN MUNOZ & SONS SUBDIVISION TO THE AREA DESIGNATED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF JUAN MUNOZ & SONS SUBDIVISION, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE. 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 ADEQUATE FOR DRAINAGE OF THE LOTS COMPRISING JUAN MUNOZ & SONS SUBDIVISION BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IT IS FULLY OPERATIONAL AND ACTUALLY SERVICES ALL LOTS IN JUAN MUNOZ & SONS SUBDIVISION. THE AUTHORITY GIVES EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN JUAN MUNOZ & SONS 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 ORIGINAL RECORDS, HIDALGO COUNTY, TEXAS.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 4 WEST ROAD ON TO LOTS 3 & 4. A 12 FOOT SHARED DRIVEWAY ENTRANCE EXISTS BETWEEN LOTS 3 & 4. A SEPARATE DESIGN SHALL BE SUBMITTED TO PROVIDE INGRESS AND EGRESS FROM MILE 4 WEST ROAD.

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

JUAN MUNOZ & SONS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 ON THE EAST SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF MILE 4 WEST ROAD AND APPROXIMATELY 806.25 FEET NORTH OF MILE 14 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2000 POPULATION ESTIMATE FOR THIS CITY WAS 31,442. JUAN MUNOZ & SONS SUBDIVISION FALLS OUTSIDE WESLACO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.091.

INDEX OF SHEETS

SHEET 1	PLAT WITH LOTS, EXISTING R.O.W. AND ADDITIONAL R.O.W. DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS WITH SEPTIC TANK NOTES; OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY COUNTY PLAT APPROVAL; H.C.D.D. NO. 1, H.C.C.L.D. No. 9, SURVEYOR'S AND ENGINEER'S, R.O.W. & H.C.H.D. CERT. UTILITY LAYOUT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION
SHEET 2	PRINCIPAL CONTACTS (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION AND STATEMENT; IMPROVEMENT COST ESTIMATE; TYPICAL DETAILS: WATER SERVICE; SAMPLE OF LOG BORE FOR OSSF SYSTEM CONNECTION
SHEET 3	DRAINAGE LAYOUT; DRAINAGE REPORT; ENGINEER'S CERTIFICATION; TYPICAL DETAILS: DRAINAGE SWALE CROSS-SECTION; PRINCIPAL CONTACTS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: _____ AT _____ AM/P.M.
AS A RECORDING NUMBER _____
BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: JUAN MUNOZ	1307 E. MILE 14 1/2 NORTH, WESLACO, TX 78596	(956) 330-9481
ENGINEER: INEZ B. GARZA, P.E.	3011 SAN FELIPE STREET, SAN JUAN, TX 78589	(956) 909-2380
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	6207 MATEO ESCOBAR, MONTE ALTO, TX 78538	(956) 380-5184 (956) 380-9186

RIO DELTA SURVEYING
6207 MATEO ESCOBAR, MONTE ALTO, TX 78538
(956) 380-5184 (956) 380-9186
EMAIL: JMCONGONZALEZ@RIODELTA.COM
JOB NUMBER: RIO 10 043 | SURVEYED: FEBRUARY 23, 2010

DRAINAGE DISTRICT CERTIFICATE

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. 48.211(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.

BY _____ DATE _____

HIDALGO and CAMERON COUNTIES IRRIGATION DISTRICT No. 9
THIS PLAT HAS BEEN APPROVED BY HIDALGO and CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED THIS _____ DAY OF _____ 2010.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HOOD NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOOD NO. 9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO MOBILE EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

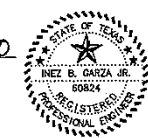
JOSE MARIO GONZALEZ, 7-19-10 DATE
PROFESSIONAL LAND SURVEYOR NO. 5571



ENGINEER CERTIFICATE

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

INEZ B. GARZA, P.E., 7/19/10 DATE
REGISTERED PROFESSIONAL ENGINEER NO. 62824



NOTARY PUBLIC

STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.022(b)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE JUAN MUNOZ & SONS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2010.

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE JUAN MUNOZ & SONS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ 2010.

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR _____ DATE _____

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE JUAN MUNOZ & SONS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2010.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

JUAN MUNOZ,
1307 E. MILE 14 1/2 NORTH
WESLACO, TX 78596

**SUBDIVISION PLAT OF
JUAN MUNOZ & SONS**
A 2.39 ACRE TRACT OF LAND OUT OF FARM TRACT 426,
WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN
VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP
RECORDS

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-040983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
PHONE: (956) 909-2380

PLAT SHEET 1 1/3
WESLACO TEXAS