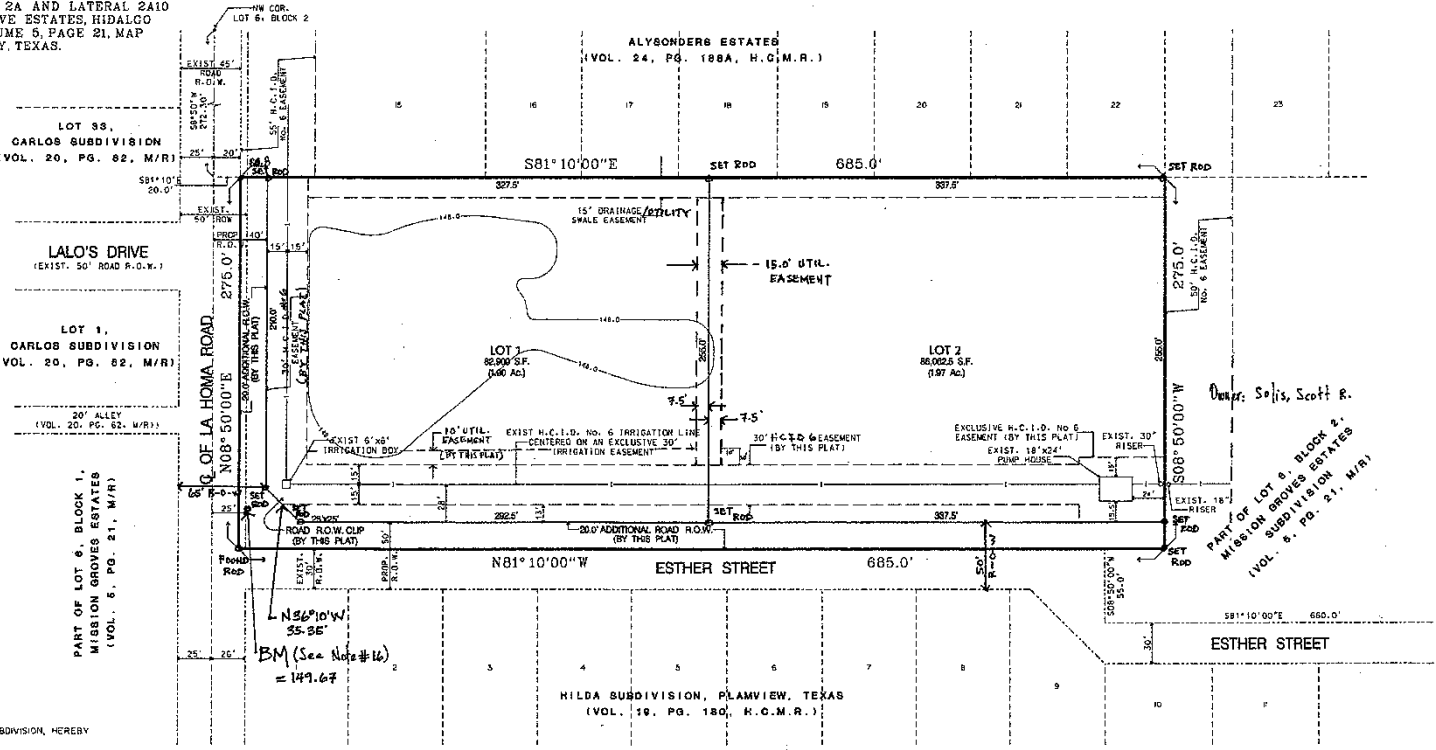


### SOUTH LA HOMA SUBDIVISION

A 4.32 (188,179.20 SQ. FT.) ACRE TRACT OF LAND BEING PART OF THE RESERVOIR SITE, LATERAL 2A AND LATERAL 2A10 OUT OF LOT 6, BLOCK 2, MISSION GROVE ESTATES, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH LA HOMA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE SOUTHWEST SIDE OF HIDALGO COUNTY AT THE INTERSECTION OF LA HOMA RD. AND ESTHER ST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PALMVIEW ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PALMVIEW (POPULATION 4,420). SOUTH LA HOMA SUBDIVISION LIES APPROXIMATELY 0.1 MILES FROM THE CITY LIMITS OF PALMVIEW AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE 42-03.

**METES AND BOUNDS**  
 4.32 ACRE TRACT OF LAND BEING PART OF THE RESERVOIR SITE, LATERAL 2A AND LATERAL 2A10, OUT OF LOT 6, BLOCK 2, MISSION GROVE ESTATES, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.32 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 2, AS RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS, THENCE SOUTH 81°10'00" WEST, 10 MINUTES, 00 SECONDS EAST 260.0 FEET WITH SAID CENTERLINE OF MILE 1 NORTH ROAD, THENCE SOUTH 09°00'00" WEST, 50 MINUTES, 00 SECONDS WEST, 252.50 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; THENCE SOUTH 81°10'00" WEST, 10 MINUTES, 00 SECONDS EAST, 500 FEET PAST A HALF (1/2) INCH IRON ROD SET AT THE APPARENT EAST RIGHT-OF-WAY LINE OF LA HOMA ROAD, AT 865.00 FEET IN ALL TO HALF (1/2) INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE SOUTH 09°00'00" WEST, 50 MINUTES, 00 SECONDS WEST 275.00 FEET PARALLEL TO THE WEST BOUNDARY LINE OF SAID LOT 6, BLOCK 2, TO A HALF (1/2) INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND; THENCE NORTH 81°10'00" WEST, 10 MINUTES, 00 SECONDS WEST 885.00 FEET WITH THE NORTH BOUNDARY LINE OF HILDA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 180, MAP RECORDS OF HIDALGO COUNTY, TEXAS; THENCE NORTH 09°00'00" WEST, 50 MINUTES, 00 SECONDS EAST AT 45.00 FEET PAST A HALF (1/2) INCH IRON PIPE FOUND AT THE EXISTING EAST RIGHT-OF-WAY LINE OF LA HOMA ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND; THENCE NORTH 09°00'00" WEST, 50 MINUTES, 00 SECONDS EAST AT 45.00 FEET PAST THE SOUTH BOUNDARY LINE OF SAID LOT 6, BLOCK 2, MISSION GROVE ESTATES, HIDALGO COUNTY, TEXAS, AT 275.00 FEET IN ALL TO THE POINT OF BEGINNING.



STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 I, ALFREDO & LOIDA GARCIA SUBDIVIDER, AS OWNER OF THE 4.32 AC. TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SOUTH LA HOMA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.  
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THE TEXAS LOCAL GOVERNMENT CODE 232.022B 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.

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTH LA HOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALFREDO & LOIDA GARCIA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTH LA HOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PROPERTY FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PALMVIEW, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF PALMVIEW WHEREIN MY APPROVAL IS REQUIRED.  
 ON \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 I, NIS B. GARZA JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
 \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER NO. 60824

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF THE IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.  
 \_\_\_\_\_ DATE: \_\_\_\_\_

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 TEX. WATER CODE 49.264. 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.

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 I, THE UNDERSIGNED MAYOR OF THE CITY OF PALMVIEW, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.  
 \_\_\_\_\_ DATE: \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE 232.022B (a)  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOUTH LA HOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 ATTEST: CITY SECRETARY \_\_\_\_\_ 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 \_\_\_\_\_ M. ON \_\_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_\_ SHEETS \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_

STATE OF TEXAS;  
 COUNTY OF HIDALGO;  
 \_\_\_\_\_ HIDALGO COUNTY CLERK

#### GENERAL PLAT NOTES & RESTRICTIONS

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
 FRONT - 1/2 OF R.O.W. (180')  
 REAR - 15 FT. OR EASEMENT WHICHEVER IS GREATER  
 SIDE - 6.0 FT. OR EASEMENT WHICHEVER IS GREATER  
 CORNER SIDE - 0 FT. CORNER GARAGE SIDE 10 FT.  
 CORNER GARAGE FRONT - 10 FT.  
 CORNER SIDE WHERE R.O.W. IS GREATER THAN 50 FT. 20 FT.
- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING)  
 ZONE "C" AREAS OF ANNUAL FLOODING FLOOD PLAN COMMUNITY. PARCEL NO. 48038-000-0 EFFECTIVE DATE: NOV. 16, 1992  
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4027).
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB OR 18 INCHES 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 PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED IN LOTS AND 2 APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER SHALL BE OBLIGED TO DETAIN A TOTAL OF 1,850 CUBIC FEET (0.27 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
 5,478 SQ. FEET ON LOT 1 AND 5,813 SQ. FEET ON LOT 2.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BULDINGS, 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BULDINGS, SPEEDS, SHRUBS TREES AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 10 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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 SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSE) NOTE: THIS SUBDIVISION SHALL USE THE 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.  
 A. OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.  
 B. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 2,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS 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 STANDARD SEPTIC TANKS AND ABSORPTIVE GRANULED SYSTEM.  
 E. APPROVED OSSE PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSE SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
 1. ANCHORING OF SEPTIC TANKS  
 2. BACK FLOW VALVES  
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- ALFREDO & LOIDA GARCIA, THE OWNER & SUBDIVIDER OF SOUTH LA HOMA RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSE ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO ACCESS WILL BE ALLOWED ON TO LOT 1 FROM LA HOMA RD.
- ALL LOTS IN SOUTH LA HOMA SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN SOUTH LA HOMA SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF SOUTH LA HOMA SUBDIVISION: THEIR ASSONS AND ANY SUBSEQUENT OWNER 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 NOTE BY INDICTION 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 DESIGNATED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING SOUTH LA HOMA 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 SERVICING ALL THE LOTS IN SOUTH LA HOMA SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN SOUTH LA HOMA SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO RELEASE THE DRAINAGE EASEMENT BURENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERED PLANS. BY ELEVATION = 149.87.  
 DESCRIPTION: A 60" DIA. NAIL LOCATED ON THE EAST SIDE OF A POWER POLE LOCATED SOUTHWEST CORNER OF THIS PROPERTY.

#### INDEX

SHEETS	1	LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION METES AND BOUNDS; SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT OF THE PROJECT'S SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OR APPROVAL; RIGHT OF WAY CERTIFICATION; HOW CERTIFICATION; REVISION NOTES.
SHEETS	2	WATER DISTRIBUTION AND SANITARY SEWER (DSST) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DSST) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF LOG BORE FOR OSSE SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATION AND STATEMENT.
SHEETS	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.

#### REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER(S): ALFREDO & LOIDA GARCIA	1401 Mesquite Lane	Palmview, Texas 78574	(956) 262-5323	(956) 583-9828
ENGINEER: NIS B. GARZA JR.	100 East Ferguson	Pharr, Tx-78577	(956) 533-6200	
SURVEYOR: CARLOS VASQUEZ	517 Beaumont Ave.	McAllen, Tx-78501	(956) 618-1551	(956) 618-1547

**GARZA-GARZA ENGINEERING**  
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 100 E. FERGUSON  
 PHARR, TEXAS 78577  
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