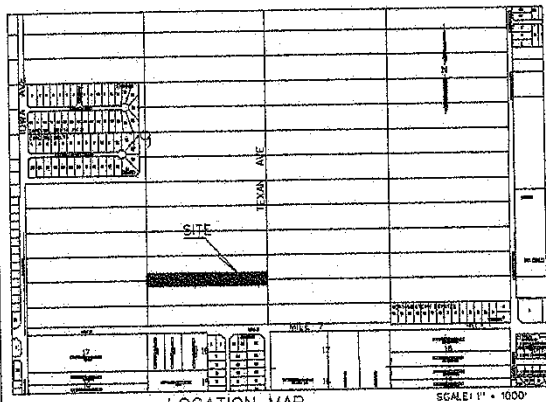


LOT 2, BLOCK 19
TEXAN GARDENS SUBDIVISION
VOL. 8, PAGES 57-58, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

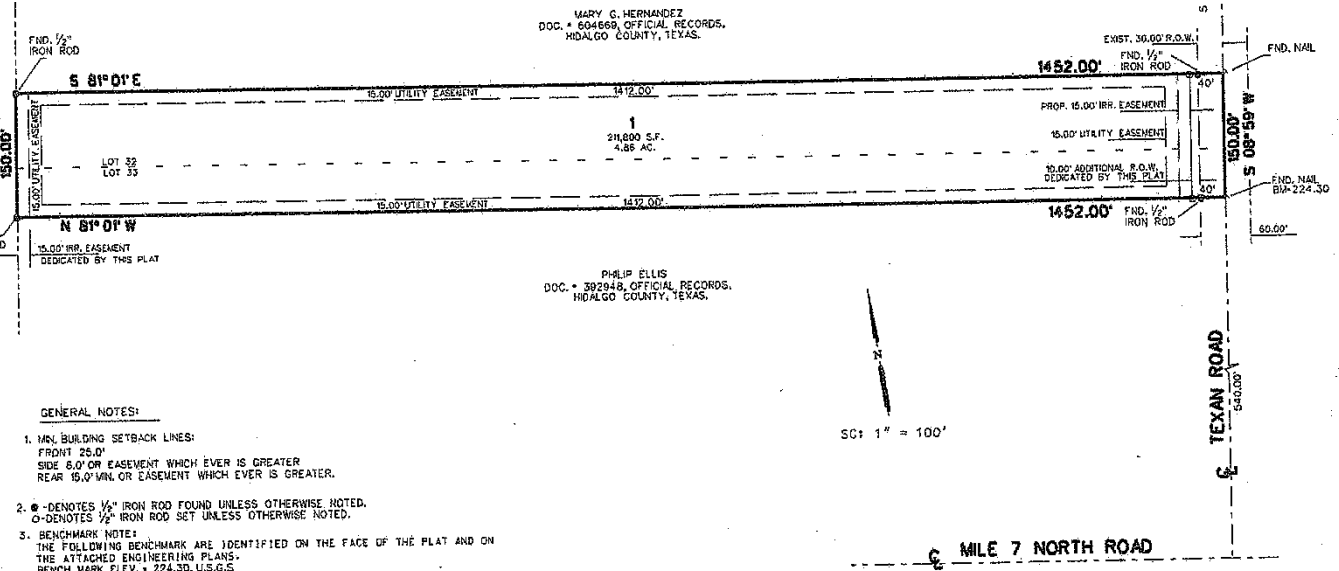


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY:
3Y SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN NORTHWEST SIDE OF HIDALGO COUNTY AND AT THE WEST SIDE OF TEXAN ROAD 540.00 FEET NORTH OF MILE 7 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MILE 7 NORTH ROAD. THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MILE 7 NORTH ROAD.

| REVISION NOTES | | | |
|----------------|-------|----------|---------------|
| No. | SHEET | REVISION | DATE APPROVED |
| | | | |
| | | | |

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE

- GENERAL NOTES:**
1. MIN. BUILDING SETBACK LINES:
FRONT 26.0'
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 15.0' MIN. OR EASEMENT WHICH EVER IS GREATER.
 2. ● - DENOTES 1/4" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 3. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BENCH MARK ELEV. = 224.30, U.S.G.S.
 4. FLOOD ZONE DESIGNATION:
FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL No. 48334-0290 D
MAP REVISED JUNE 5, 2000
LOT ONE SHALL BE FOR AGRICULTURAL USE ONLY. THERE SHALL BE NO OTHER USE THAN AGRICULTURAL LOT ONE IS FOR NONRESIDENTIAL OR NON-COMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 5. 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 2,288 CUBIC FEET (0.011 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH A DETENTION AREA.
 6. 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 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 7. 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.
 8. 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 OCCUPANCY AN EASEMENT.
 9. DRAINAGE SWALES, DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.



3Y SUBDIVISION

A 5.00 ACRE TRACT OF LAND OUT OF LOTS 32 AND 33, BLOCK 19, TEXAN GARDENS SUBDIVISION, ACCORDING TO MAP RECORDED IN 8, PAGE 57, DEED RECORDS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 969821, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 5.00 ACRE TRACT OF LAND OUT OF LOTS 32 AND 33, BLOCK 19, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, AND ACCORDING TO THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 969821, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A NAIL FOUND ON THE EAST LINE OF LOT 32 AND IN THE CENTERLINE OF TEXAN ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS S 08°59'W AND 210.00 FEET FROM THE NORTHEAST CORNER OF LOT 32.
THENCE S 08°59'W, ALONG THE EAST LINE OF LOTS 32 AND 33, AND THE CENTERLINE OF TEXAN ROAD, A DISTANCE OF 150.00 FEET TO A NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT.
THENCE N 81°01'W, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE WEST R.O.W. LINE OF TEXAN ROAD, A TOTAL DISTANCE OF 1452.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 33 FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 08°59'E, ALONG THE WEST LINE OF LOTS 32 AND 33, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE S 81°01'E, PASSING A 1/2" IRON ROD FOUND AT 1422.00 FEET FOR THE WEST R.O.W. LINE OF TEXAN ROAD, A TOTAL DISTANCE OF 1452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

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

WE, PLUTARCO LOPEZ AND CELIA R. LOPEZ AS OWNERS OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 3Y SUBDIVISION HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §222.052 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;
- (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.

OWNER: PLUTARCO LOPEZ DATE _____ OWNER: CELIA R. LOPEZ DATE _____
ADDRESS: 7616 DURANGO STREET ADDRESS: 7616 DURANGO STREET
MISSION, TEXAS, 78574 MISSION, TEXAS, 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PLUTARCO LOPEZ AND CELIA R. LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2010

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT NO. 1 SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY. DATED THIS THE _____ DAY OF _____ A.D., 2010

SECRETARY _____ PRESIDENT _____

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 TEX. WATER CODE §46.211(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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF 3Y SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENT WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____ DEPUTY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.026(A)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE 3Y SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2010

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST: _____
HIDALGO COUNTY CLERK _____ DATE _____

DATE OF PREPARATION: OCTOBER 03, 2010

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
PH (361) 784-0215

SHEET 1 OF 2

| INDEX TO SHEET OF 3Y SUBDIVISION | |
|----------------------------------|---|
| SHEET | DESCRIPTION |
| SHEET 1 | HEADINGS INDEX LOCATION AND PLAT PRINCIPAL CONTACTS PLAT WITH LOCAL STREET AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS) SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT RULES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION COUNTY CERTIFICATE OF COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO CITY OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROPERTY IS SITUATED IN, AND CERTIFICATION OF HIDALGO COUNTY UNITED IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES, AND H.C.R.O.W. |
| SHEET 2 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS |