

STATE OF TEXAS
COUNTY OF HIDALGO

I, VERONICA AVENDANO, AS OWNER(S) OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS ACIMAT SUBDIVISION, AN ADDITION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON (COMMON AREAS) SHOWN FOR THE OF CONSIDERATION THEREIN EXPRESSED.

NAME: VERONICA AVENDANO _____ DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VERONICA AVENDANO, KNOWN TO ME THE PERSONS WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2010

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS - CITY OF SAN JUAN
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____
CITY OF SAN JUAN _____ CITY OF SAN JUAN _____

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 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. 49.211 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: GODFREY GARZA, MGR. _____ DATE _____

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS THE _____ DAY OF _____, 2010

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT _____ SECRETARY _____
H.C.I.D. NO. 2

STATE OF TEXAS - COUNTY OF HIDALGO

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

ARTURO A. SALINAS _____ DATE _____
REG. PROFESSIONAL LAND SURVEYOR NO. 4802

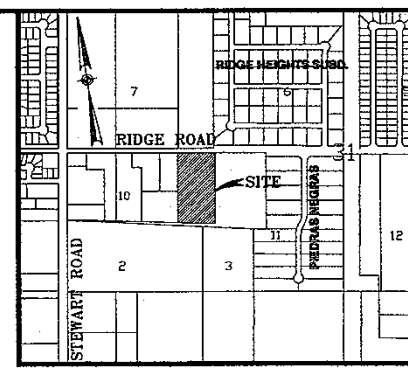
STATE OF TEXAS - COUNTY OF HIDALGO

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

ARTURO A. SALINAS _____ DATE _____
REG. PROFESSIONAL ENGINEER NO. 64846

13. CONSTRUCTION SHALL COMPLY WITH ALL STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

14. NO STRUCTURE (INCLUDING WITHOUT LIMITATION FENCES AND BUILDINGS) SHALL BE CONSTRUCTED OR ERRECTED ON ANY IRRIGATION RIGHT OF WAY OR IRRIGATION EASEMENT OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.



LOT AREA SCHEDULE

LOT NO.	AREA SQ. FT.	AREA AC.
1	234146.8	5.375 AC.

PRINCIPAL CONTACT INFO.

OWNER INFORMATION
VERONICA AVENDANO
P.O. BOX 2784
MCALLEN, TEXAS 78502
(956) 358-9286

ENGINEER & SURVEYOR INFORMATION
ARTURO A. SALINAS
1524 DOVE AVENUE
MCALLEN, TEXAS 78504
(956) 616-5565 (PHONE)
(956) 616-5540 (FAX)
FIRM NAME: ART SALINAS ENGINEERING INC.
FIRM NUMBER: F-3154

BUILDING SETBACKS

FRONT: 60 FEET
REAR: 40 FEET
EAST SIDE: 15 FEET
WEST SIDE: 15 FEET; INCREASE TO 40 FEET FOR SOUTH 373.76 FEET OF LOT

- PLAT NOTES AND RESTRICTIONS:**
1. THIS SUBDIVISION IS LOCATED IN ZONE "B" ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334-0425-C, DATED NOVEMBER 16, 1982.
 2. LOT IS FOR RESIDENTIAL USE ONLY.
 3. MINIMUM FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
 4. ALL STRUCTURES SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT. ALL HYDRANTS SHALL BE MUELLER TYPE AND SHALL BE PAINTED YELLOW. FIRE DEPARTMENT SHALL CONDUCT A FLOW TEST AT THE TIME OF INSTALLATION.
 5. FUTURE WATER MAINS SHALL BE 8" OR GREATER AND SHALL BE LOOPED.
 6. NO PERMANENT STRUCTURES PERMITTED OVER ANY EASEMENTS UNLESS AS PER CITY ZONING ORDINANCE.
 7. BENCHMARK IS LOCATED AT THE INTERSECTION OF STEWART ROAD & RIDGE ROAD. TOP OF C.I.P.S. ELEV. -107.55, NAVD 1988.
 8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 14692.04 CUBIC- FEET OR 0.34 ACRE- FEET OF STORM WATER RUNOFF.
 9. A DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY STRUCTURE ON LOTS.
 10. A 5' PUBLIC SIDEWALK IS REQUIRED ALONG THE FRONT OF THE LOT AT THE TIME OF BUILDING PERMIT, IN ACCORDANCE TO THE CITY OF SAN JUAN STANDARDS.
 11. ALL SEPTIC AND DRAINFIELD SYSTEM SHALL BE IN ACCORDANCE TO THE STATE OF TEXAS, HEALTH DEPARTMENT STANDARDS AND/OR REQUIREMENTS.
 12. JCS TRAILER PARK CONTAINS WATER WELLS AS PER CITY OF SAN JUAN.

ACIMAT SUBDIVISION

SAN JUAN, TEXAS

A 5.82 ACRE TRACT OUT OF THE WEST 1/2 OF THE SOUTH 13.62 ACRES OF THE LOTT 100 ACRE TRACT, LOS TORRITOS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE
MCALLEN, TEXAS

TEL. (956) 616-5565
FAX. (956) 616-5540

DATE: 09-08-10
REV: 11-22-10