

LERMA ESTATES PHASE I

A 2.57 ACRE TRACT OF LAND OUT OF BLOCK 126, LOTT, TOWN AND IMPROVEMENT COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 0, PAGES 56-57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

1. FRANCISCO LERMA SR.
AS OWNER (S) OF THE 2.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LERMA ESTATES, PHASE I, HEREBY SUBMIT THE LAND AS DESCRIBED 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 §232.022 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; 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.

OWNER: FRANCISCO LERMA SR.
2508 ROLAND STREET
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO LERMA SR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2010.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT NO. 1
ON THIS THE _____ DAY OF _____, 2010.

ATTEST: _____
PRESIDENT SECRETARY

CITY COUNCIL'S CERTIFICATION
THE PLAT OF LERMA ESTATES, PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED.

DATE THIS _____ DAY OF _____, 2010.

ATTESTED: _____ BY: _____
MAYOR RICARDO MORALES CITY SECRETARY

PLANNING AND ZONING COMMISSION'S CERTIFICATION
THE PLAT OF LERMA ESTATES, PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, 2010.

ATTESTED: _____ BY: _____
PLANNING BOARD CHAIR PERSON SECRETARY

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 (G). 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: _____

STATE OF TEXAS
COUNTY OF CAMERON

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

VICTOR HUGO GARCIA, P.E. 1-6-11
LICENSED PROFESSIONAL ENGINEER NO. 90957
VANGUARD ENGINEERING
2201 NORTHGATE DRIVE
WESLACO, TEXAS 78396
(956) 514-5086



PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: FRANCISCO LERMA SR. 2508 ROLAND STREET DONNA, TEXAS 78537 (956) 533-8461
ENGINEER: VICTOR HUGO GARCIA, P.E. 2201 NORTHGATE DR. WESLACO, TX 78396 (956) 514-5086
SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78372 (361) 363-5473

SHEET NO. 1 DATE OF PREPARATION: DECEMBER 6, 2010

TBPE FIRM REGISTRATION NO. F-7481

VANGUARD ENGINEERING
2201 NORTHGATE DRIVE
WESLACO, TX, 78396
(956) 514-5086

SHEET 1 OF 2 INDEX TO SHEET OF LERMA ESTATES, PHASE I

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP AND ELEVATION CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), CITY, COUNTY AND ENGINEER'S CERTIFICATION, PLAT NOTES, AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE L.T.O. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, CITY OF DONNA CERTIFICATION AND ATTEST, REVISION NOTES, ROW AND HEALTH DEPT. CERTIFICATIONS DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE SHEET 2 THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS SANITARY SEWER DISTRIBUTION PLAN & WATER DISTRIBUTION PLAN.

- GENERAL NOTES:**
- MIN. BUILDING SETBACK LINES: COMMERCIAL LOTS
LOTS 1 THRU 6 FRONT: 60.0'
SIDE: 10.0'
REAR: 15.0'
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" 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 LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - -DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - BENCHMARK NOTE:
THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCH MARK ELEV. = 64.70', DATUM = 88
CONC. SLAB IN DISK AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
 - FLOOD ZONE DESIGNATION:
FLOOD ZONE B' - AREAS BETWEEN LOTS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
FLOOD ZONE B: COMMUNITY-PANEL No. 480334 0300 B
EFFECTIVE DATE: JANUARY 2, 1991
 - 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 5,053 CUBIC FEET (0.1162 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE RUNOFF WILL BE CONVEYED BY A 2 FOOT WIDE SWALE THAT WILL CONNECT INTO EXISTING STORM SEWER WATER DRAINAGE SYSTEM WITH PIPE SIZES RANGING FROM 18" TO 30" IN DIAMETER AND WILL THEN DISCHARGE INTO THE EXISTING DONNA LATERAL DRAIN DITCH BELONGING TO THE DONNA IRRIGATION DISTRICT NO.1 LOCATED 775.0 FEET NORTH OF THE PROPOSED SUBDIVISION. THE TOTAL CONTRIBUTING 10-YEAR DEVELOPED STORM WATER DISCHARGE WILL BE APPROXIMATELY 8.83 CFS.
 - 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.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT FOR TREES THAT ARE 18 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 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.
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, 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 OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - NO FENCING OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENTS OR LOT LINES.
 - ALL UTILITY EASEMENTS, ALLEYS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.
 - FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
 - IF THE PURCHASER(S) OF A LOT REQUIRES A LARGER METER, THEN THE USE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
 - CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A BUILDING PRIOR TO COUNTY PROFESSIONAL A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
 - GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 6 SHALL BE FOR COMMERCIAL USE ONLY; THERE SHALL BE NO OTHER USE THAN COMMERCIAL, NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FROM F.M. 493 FOR LOTS 1 THROUGH 6. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOT 1 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 6 FROM JULISA AVENUE.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

20. ALL LOTS IN LERMA ESTATES, PHASE I ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN LERMA ESTATES, PHASE I TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF LERMA ESTATES, PHASE I, THEIR ASSIGNS 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 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 NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING LERMA ESTATES, PHASE I 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 THE LOTS IN LERMA ESTATES, PHASE I, 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 LERMA ESTATES, PHASE I, 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.

METES AND BOUNDS

A 2.57 ACRE TRACT OF LAND OUT OF BLOCK 126, LOTT, TOWN AND IMPROVEMENT COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 0, PAGES 56-57, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF SAID BLOCK 126, LOTT, TOWN AND IMPROVEMENT COMPANY SUBDIVISION, AS PER M.C.M.R. BEARS S 00°07' W, A DISTANCE OF 772.75 FEET, TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS TRACT;

THENCE S 90°07' W, A DISTANCE OF 407.16 FEET, TO A COTTON PICKER SPINDLE MARKER FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 89°58' W, A DISTANCE OF 20.00 FEET TO A 3/4" IRON PIN FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE FOR F.M. 493, CONTINUING A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET AT THE PROPOSED WEST RIGHT-OF-WAY LINE FOR F.M. 493, CONTINUING A DISTANCE OF 350.07 FEET TO A 3/4" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00°02' E, A DISTANCE OF 120.00 FEET TO A 3/4" IRON ROD SET FOR A CORNER OF THIS TRACT;

THENCE S 89°58' E, A DISTANCE OF 220.00 FEET TO A 3/4" IRON ROD SET FOR A CORNER OF THIS TRACT;

THENCE N 00°02' E, A DISTANCE OF 286.88 FEET TO A 3/4" IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF JULISA AVENUE AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89°58' E, A DISTANCE OF 170.66 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF JULISA AVENUE TO A 3/4" IRON ROD SET ON THE PROPOSED WEST RIGHT-OF-WAY LINE FOR F.M. 493, CONTINUING A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT, AND THE POINT OF BEGINNING AND CONTAINING 2.57 ACRES OF LAND MORE OR LESS;

THENCE S 89°58' E, A DISTANCE OF 170.66 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF JULISA AVENUE TO A 3/4" IRON ROD SET ON THE PROPOSED WEST RIGHT-OF-WAY LINE FOR F.M. 493, CONTINUING A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT, AND THE POINT OF BEGINNING AND CONTAINING 2.57 ACRES OF LAND MORE OR LESS;

METES AND BOUNDS FOR THE DRAINAGE DETENTION SWALE EASEMENT:

COMMENCING AT A 3/4" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 1, LERMA ESTATES, PHASE I, SUBDIVISION, BEARS N 89°58' W, A DISTANCE OF 121.32 FEET TO THE POINT OF BEGINNING;

THENCE N 00°02' E, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT;

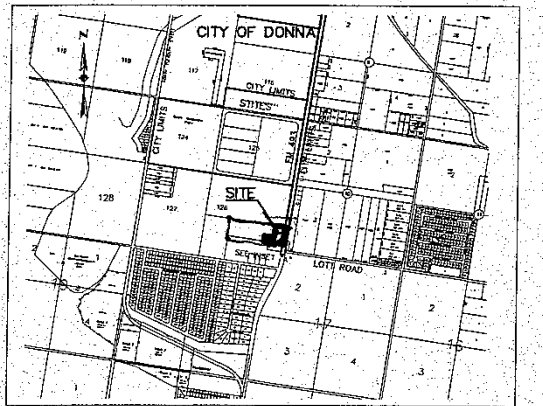
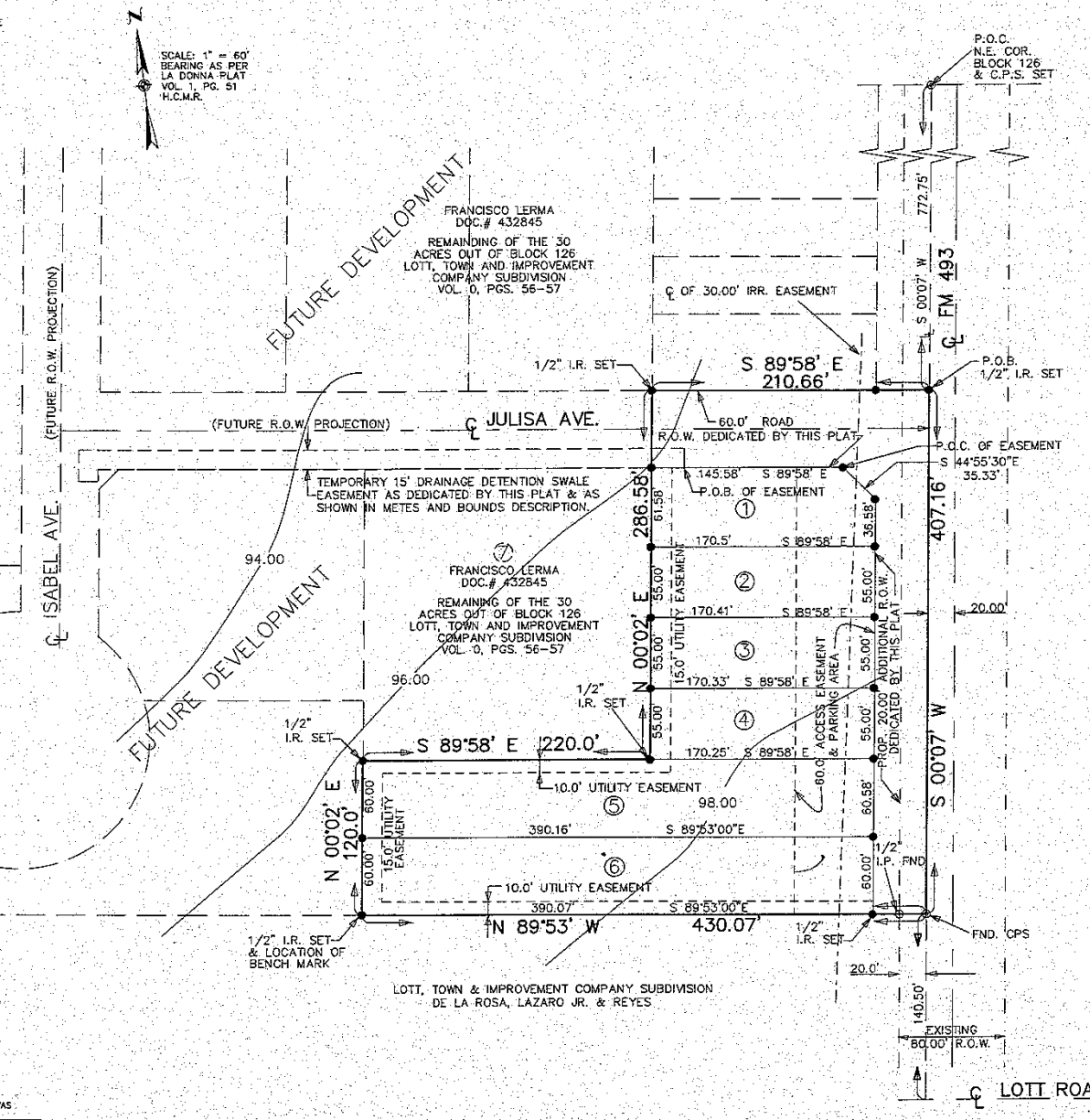
THENCE N 89°58' W, A DISTANCE OF 461.56 FEET TO THE NORTHWEST CORNER OF THIS EASEMENT;

THENCE S 00°02' W, A DISTANCE OF 24.33 FEET TO A CORNER FOR THIS EASEMENT;

THENCE S 89°58' E, A DISTANCE OF 15.00 FEET TO A CORNER FOR THIS EASEMENT;

THENCE N 00°02' E, A DISTANCE OF 9.93 FEET TO A CORNER OF THIS EASEMENT;

THENCE S 89°58' E, A DISTANCE OF 466.75 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF JULISA AVENUE, TO THE POINT OF BEGINNING OF THIS EASEMENT AND CONTAINING 0.16 ACRES OF LAND MORE OR LESS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA-TERRITORIAL JURISDICTION OF A MUNICIPALITY:
LERMA ESTATES, PHASE I, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTHEAST SIDE OF HIDALGO COUNTY ON THE WEST SIDE OF FM 493 4,000 FEET SOUTH OF STILES ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,846 / 2005 CENSUS). LERMA ESTATES LIES ADJACENT TO THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 2 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LERMA ESTATES, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2010.

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 _____ M ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M.

HIDALGO COUNTY CLERK

NO.	SHEET	REVISION NOTES	DATE	APPROVED

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LERMA ESTATES, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, HOMERO LUIS 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 MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
2600 SAN DIEGO MISSION, TEXAS 78372
(956) 369-0988



LEGEND

- TOPOGRAPHY W/ ELEVATIONS
- IRON PIN FOUND
- 3/4" IRON ROD SET
- 1/2" IRON ROD SET
- COTTON PICKER SPINDLE
- CENTER LINE
- PROP. PROPERTY LINE
- EASEMENT LINE
- IRRIGATION EASEMENT
- LOT LINE