

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:  
WE, BERTOLDO LEOS TORRES AND MARIO LEOS, AS OWNERS OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE LOS ALAZANES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN AND DEDICATED TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 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 STATE STANDARDS.  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND  
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

BY: BERTOLDO LEOS TORRES \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER  
BY: MARIO LEOS \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BERTOLDO LEOS TORRES AND MARIO LEOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED IN THE ABOVE AND 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 \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

CHAIRMAN PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF PLAT APPROVAL  
HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9  
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
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 §48.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE 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: \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS ALAZANES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS ALAZANES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(b)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS ALAZANES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

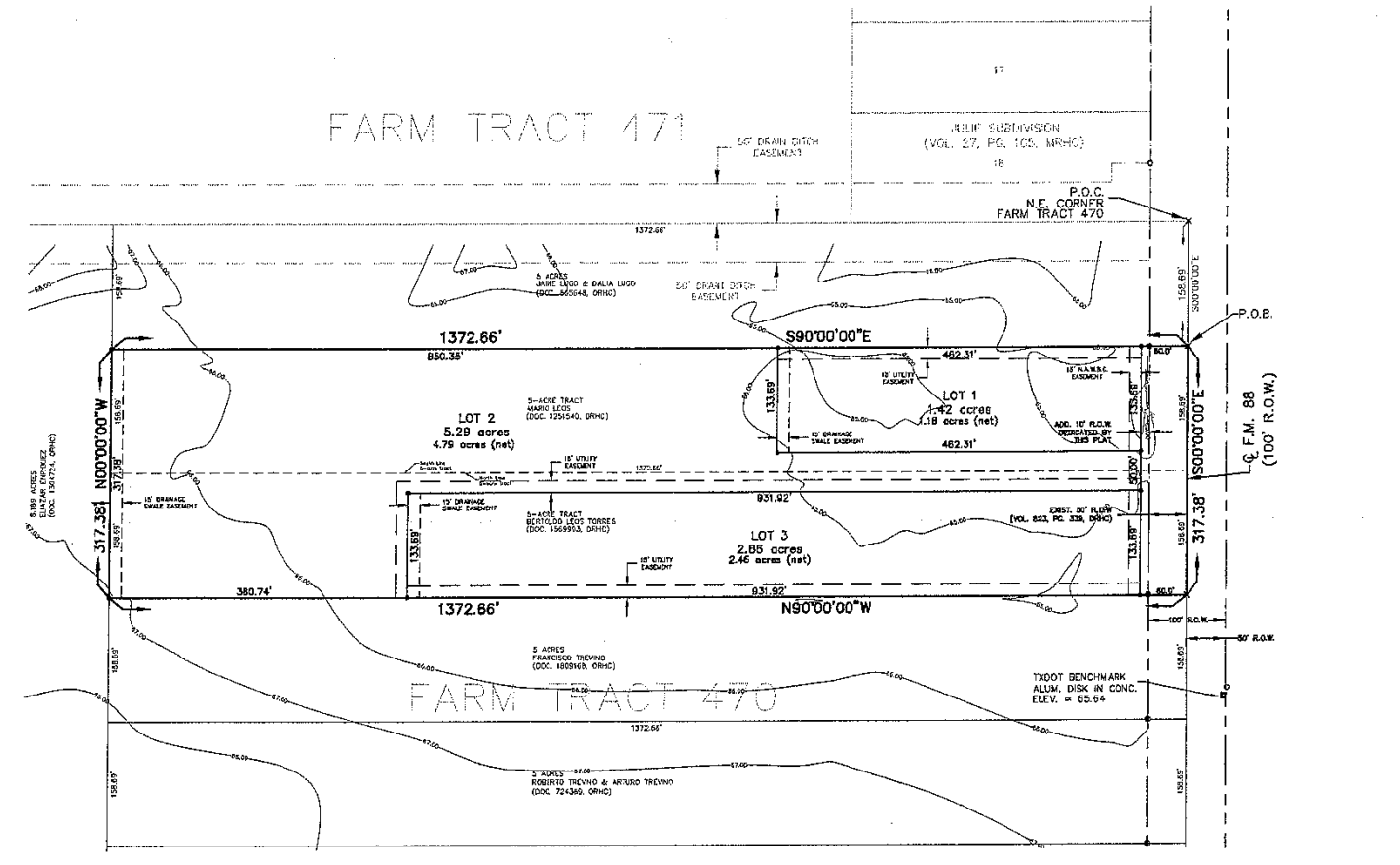
HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

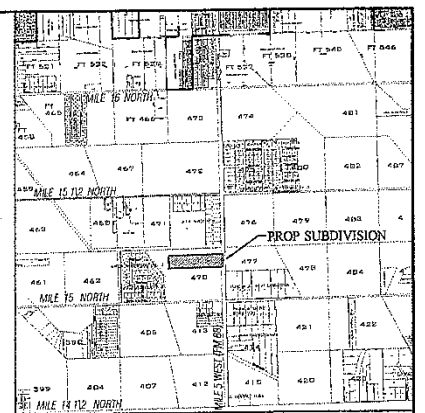
COUNTY CLERK'S RECORDING CERTIFICATE  
I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_ AND AS RECORDED IN BOOK \_\_\_\_\_ SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_

GENERAL NOTE FOR COMMERCIAL LOTS:  
LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR 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.

PRINCIPAL CONTACTS:  
NAME ADDRESS CITY & ZIP PHONE FAX  
OWNER: MARIO LEOS, RT. 1 BOX 400-A, WES. ACO, TX 78566, (361) 248-3101  
ENGINEER: ROBERT L. CLOSER, JR., PO BOX 170, MERCEDES, TX 78570, (361) 565-2688, (361) 565-0347  
SURVEYOR: ROBERT L. CLOSER, JR., PO BOX 170, MERCEDES, TX 78570, (361) 565-2688, (361) 565-0347



LEGEND  
Conc. Monu. Set  
Conc. Monu. Found  
Conc. Monu. Set  
Iron Pth Found  
1/2" Iron Pin Set  
CPS Found



LOCATION MAP  
SCALE 1"=200'  
LOS ALAZANES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 11 THE EAST SIDE OF HIDALGO COUNTY ALONG THE WEST SIDE OF F.M. 88 APPROXIMATELY 840 FEET NORTH OF MILE 15 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF ELSA (POP. 6,458). LOS ALAZANES SUBDIVISION LIES WITHIN THE CITY'S 2-MILE ETJ UNDER LOCAL GOVERNMENT CODE §42.021 AND §212.001.

METES AND BOUNDS  
BEING A 10.00 ACRE TRACT OUT OF FARM TRACT 470, WEST AND ADAMS TRACTS SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT CONSISTING OF A 5.00 ACRE TRACT OF LAND CONVEYED TO MARIO LEOS, GRANTEE, BY SECURE FINANCIAL SERVICES, INC., GRANTEE, ONLY RECORDED IN DOC. 1251540, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED MARCH 3, 2003 AND CONSISTING OF A 5.00 ACRE TRACT OF LAND CONVEYED TO BERTOLDO LEOS TORRES, GRANTEE, BY ASSOCIATES FIRST CAPITAL CORPORATION, SUCCESSOR BY MERGER TO ASSOCIATES FINANCIAL SERVICES CO., INC., GRANTEE, ONLY RECORDED IN DOC. 1586993, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED JANUARY 24, 2006; SAID 10.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A SET COTTON PICKER SPINDLE (CPS) FOR THE NORTHEAST CORNER OF SAID FARM TRACT 470, SAID CPS ALSO BEING IN THE CENTERLINE OF F.M. 88 (100' RIGHT-OF-WAY); THENCE, ALONG THE EAST LINE OF SAID FARM TRACT 470 AND THE CENTERLINE OF SAID F.M. 88, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 158.59 FEET TO A SET CPS FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT.  
THENCE, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 470 AND THE CENTERLINE OF SAID F.M. 88, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 317.35 FEET TO A SET CPS FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE, LEAVING THE EAST LINE OF SAID FARM TRACT 470 AND THE CENTERLINE OF SAID F.M. 88, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 60.00 FEET A SET 1/2" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, A TOTAL DISTANCE OF 1372.66 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 317.38 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT.  
THENCE, SOUTH 90 DEGREES 00 SECONDS EAST, PASSING AT 1312.06 FEET A SET 1/2" IRON ROD ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, PASSING AT 1322.00 FEET A FOUND 1/2" IRON ROD ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, A TOTAL DISTANCE OF 1372.66 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, BY THIS METES AND BOUNDS.

GENERAL PLAT NOTES & RESTRICTIONS:  
1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN COMMUNITY-PANEL NO. 440334 0450 C EFFECTIVE DATE: REVISED TO REFLECT LOUR DATED MAY 30, 2002.  
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 4127).  
2. SETBACKS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
3. LOTS 2 & 3: 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 MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.  
4. MINIMUM FINISH FLOOR/NOT-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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.  
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---(B.M. NO. 1)---ELEV. 854.4 N.A.V.D. B8 DESCRIPTION: TYPICAL BENCHMARK NO. 8 FOR F.M. 88-PHASE 1 STATE PROJECT NO. 0546-3-88  
6. 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 21,244.40 CUBIC-Feet (0.48 ACRE-Feet) OF STORM WATER RUNOFF. DETENTION REQUIREMENTS PER LOT:  
LOT 1 = 0.15 ACRE-FT  
LOT 2 = 0.23 ACRE-FT  
LOT 3 = 0.11 ACRE-FT  
DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS).  
7. 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.  
8. TYPICAL PERMITS FOR DRIVEWAYS ARE REQUIRED FOR THIS SUBDIVISION PRIOR TO CONSTRUCTION OF DRIVEWAY ACCESS ON TO F.M. 88 AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.  
9. GENERAL NOTE FOR COMMERCIAL LOTS:  
LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR 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.  
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTIFAMILY USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY 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 ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.  
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.  
12. BERTOLDO LEOS TORRES AND MARIO LEOS, THE OWNERS & SUBDIVIDERS OF LOS ALAZANES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.  
13. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SARAGUS 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.  
14. 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, ELECTRIC, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.  
15. 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.  
16. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.  
17. ALL LOTS IN LOS ALAZANES SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE RUN-OFF FROM ALL LOTS IN LOS ALAZANES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAN AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF LOS ALAZANES SUBDIVISION, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAN 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 PLAN ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING LOS ALAZANES 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 SERVING ALL LOTS IN LOS ALAZANES 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 A LOT IN LOS ALAZANES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT SURROUNDING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE:  
I, ROBERT L. CLOSER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAN WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSER, JR., R.P.L.S. (DATE SIGNED)  
REG. NO. 9981  
FEBRUARY 11, 2008  
DATE OF SURVEY

ENGINEER'S CERTIFICATE:  
I, ROBERT L. CLOSER, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

ROBERT L. CLOSER, JR., P.E. (DATE SIGNED)  
REG. NO. 96579

# FINAL PLAT OF LOS ALAZANES SUBDIVISION

BEING A 10.00 ACRE TRACT OUT OF FARM TRACT 470, WEST AND ADAMS TRACTS SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**JCS** JIMMY CLOSER & SONS CONSTRUCTION CO., INC.  
PO BOX 170 MERCEDES, TEXAS 78570 PHONE (361) 565-2688  
FAX (361) 565-0347  
TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911  
SHEET 1 OF 3

INDEX TO SHEET OF LOS ALAZANES SUBDIVISION	
SHEET 1	HEADINGS; INDEX; LOCATION MAP AND ETC. 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; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR CERTIFICATE; HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR CERTIFICATE; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 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; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION.