

# SUBDIVISION PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I

A TRACT OF LAND CONTAINING 3.327 ACRES (2.906 ACRES NET), SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF PORCION 50, HIDALGO COUNTY, TEXAS AND SAID 3.21 ACRES ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO OSCAR AND NORALINDA GARZA, RECORDED IN DOCUMENT NO. 748316, HIDALGO COUNTY DEED RECORDS.

WE, OSCAR GARZA AND NORALINDA GARZA, A MARRIED COUPLE AS OWNER(S) OF THE 3.327 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS PALMAS DEL NORTE No. 3 PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARD.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: OSCAR GARZA      DATE:      BY: NORALINDA G. GARZA      DATE:  
P.O. BOX 2036      MISSION, TEXAS 78572      P.O. BOX 2036      MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR GARZA AND NORALINDA GARZA KNOWN TO ME BY THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 A.D.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §232.026(c)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE LAS PALMAS DEL NORTE No. 3 PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2011 A.D.

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

ATTEST: HIDALGO COUNTY CLERK      DATE \_\_\_\_\_

CITY OF MISSION  
CERTIFICATE OF APPROVAL

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

MAYOR, CITY OF MISSION      DATE \_\_\_\_\_

CITY SECRETARY

THIS SUBDIVISION PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 74808

STATE OF TEXAS  
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, FACILITIES AND STREETS OF LAS PALMAS DEL NORTE No. 3 PHASE I AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 25, 2010.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608  
CIVIL LAND SURVEYORS  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
(956) 618-1551      DATE SURVEYED: 05/26/2010

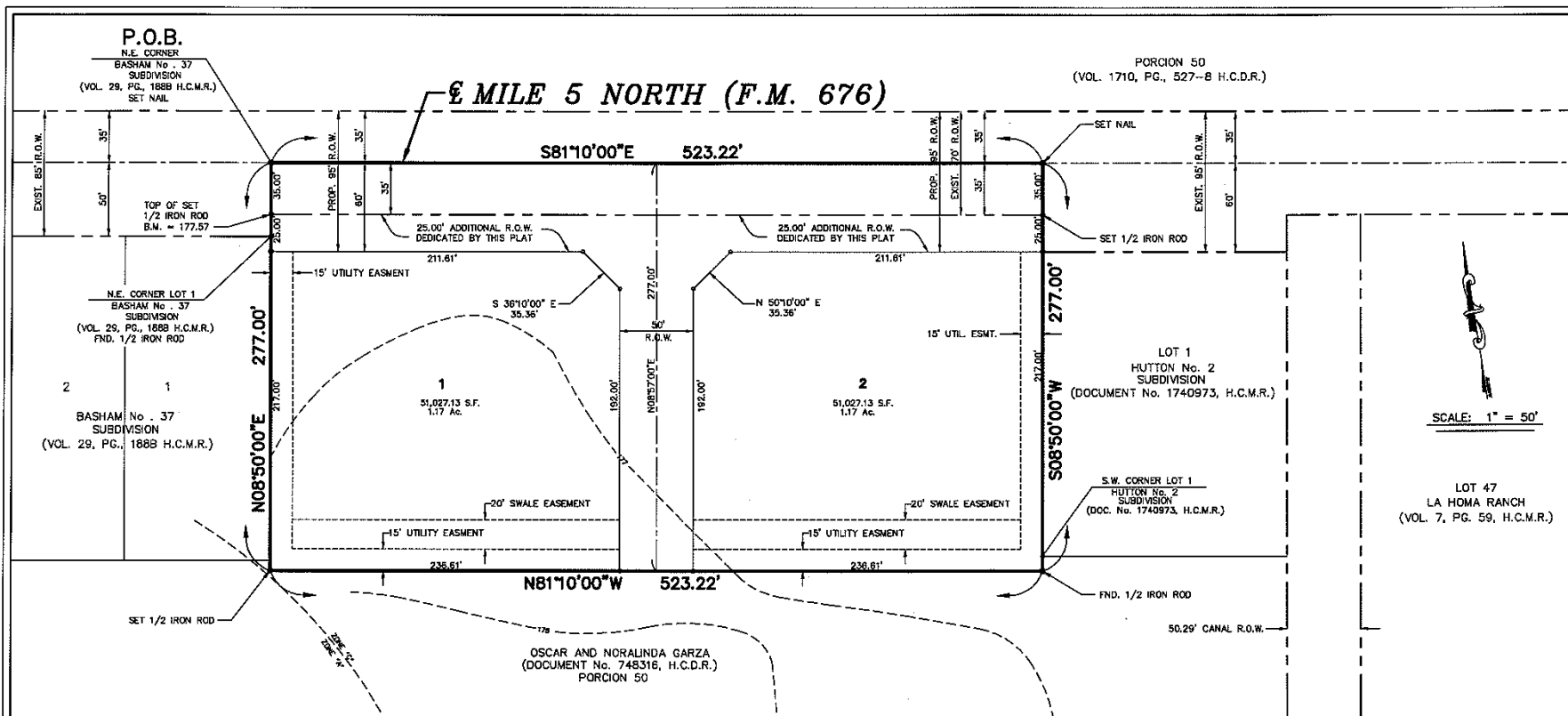
REVISIONS	

SHEET NO. 1 OF 3

### GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONES "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN  
COMMUNITY-PANEL NO. 480334 0290 D  
EFFECTIVE DATE: JUNE, 06, 2000.  
THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**  
FRONT: 50.00 FEET  
REAR: 35.00 FEET OR GREATER FOR EASEMENT  
SIDE: 6.00 FEET OR GREATER FOR EASEMENT  
CORNER SIDE: 10.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
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.
- MINIMUM FINISH FLOOR NOTE:**  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF PAVEMENT 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.
- BENCHMARK NOTE:** ELEVATION = 177.57' TOP OF FOUND 1/2" IRON ROD LOCATED 35 FEET SOUTH OF THE NORTHWEST CORNER OF THIS TRACT.
- 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 10,000 CUBIC FEET (0.24 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: A TOTAL OF APPROXIMATELY 470 LINEAR FEET OF DRAINAGE SWALES WILL BE CONSTRUCTED ALONG THE REAR OF ALL LOTS FOR A TOTAL DETENTION CAPACITY OF 12,000 CUBIC FEET. THE SWALES WILL HAVE A TOP DIMENSION OF 14 FEET AND A BOTTOM DIMENSION OF 8 FEET WITH AN AVERAGE DEPTH OF 2.5 FEET.
- DRAINAGE SWALE EASEMENTS NOTE:**  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
- 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.  
B. EACH LOT ON THIS PLAT COMPLES 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 ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.  
E. "OSSF" PERMIT IS REQUIRED PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- OSCAR AND NORALINDA GARZA, THE OWNERS & SUBDIVIDERS OF LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION, RETAIN 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOG, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO 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 OR AS REQUIRED BY UTILITY PROVIDER.
- CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE NECESSARY EGRESS AND ACCESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
- 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL AND 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.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE COUNTY OF HIDALGO PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THIS PROPERTY AND MUST COMPLY WITH TODOT ACCESS MANAGEMENT POLICY WITH REQUIRED APPROVAL/PLANS OF PAVED CROSS-ACCESS INTERFERENCE BETWEEN COMMERCIAL USERS INCLUDING ASSESSMENT FOR REAR FIRE LANE CROSS-ACCESS MANEUVERABILITY INCLUSIVE OF PREPARING TO ACCESS TO AND FROM HUTTON #2 SUBDIVISION TO THE EAST. THERE SHALL EXIST A PERPETUAL EGRESS-INGRESS EASEMENT BETWEEN COMMERCIAL USERS AND THERE SHALL BE NO IMPEDIMENT OR BLOCKAGE OF SUCH CROSS-ACCESS MANEUVERABILITY.
- TODOT PERMIT IS REQUIRED FOR ACCESS ALONG TODOT RIGHT-OF-WAYS.
- ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG THE SOUTH SIDE OF MILE 5 NORTH (F.M. 676) SHALL BE CONSTRUCTED AS PER APPROVED TODOT PERMITTING REQUIREMENTS AND THE COUNTY OF HIDALGO.
- A 5' SIDEWALK IS REQUIRED ALONG ALL PERIMETER STREETS DURING THE BUILDING PERMIT STAGE.
- A 6" BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY RESIDENCE WHETHER EXISTING OR WHEN SUCH RESIDENCE IS EVIDENT.
- ALL LOTS IN LAS PALMAS DEL NORTE No. 3 PHASE I ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN LAS PALMAS DEL NORTE No. 3 PHASE I TO THE AREA DEPICTED ON THIS SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF LAS PALMAS DEL NORTE No. 3 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 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 LAS PALMAS DEL NORTE No. 3 PHASE I BECAUSE AN ALTERNATE DRAINAGE SYSTEM IS 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 LOTS IN LAS PALMAS DEL NORTE No. 3 PHASE I, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN LAS PALMAS DEL NORTE No. 3 PHASE I ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BOUNDING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 50'



### METES AND BOUNDS:

A TRACT OF LAND CONTAINING 3.327 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF PORCION 50, HIDALGO COUNTY, TEXAS AND SAID 3.21 ACRES ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO OSCAR AND NORALINDA GARZA, RECORDED IN DOCUMENT NO. 748316, H.C.D.R., AND SAID 3.21 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING IN THE RIGHT-OF-WAY OF MILE 5 NORTH ROAD (F.M. 676) AND THE NORTH-EAST CORNER OF BASHAM No. 37 SUBDIVISION, RECORDED IN VOLUME 28, PAGE 188-B, H.C.M.R., A SET NAIL FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 10' 00" E, CONTINUING ALONG THE CENTERLINE OF SAID MILE 5 NORTH ROAD (F.M. 676), A DISTANCE OF 523.22 FEET TO THE NORTHWEST CORNER OF HUTTON No. 2 SUBDIVISION, RECORDED IN DOCUMENT NO. 1740973, H.C.M.R., TO A SET NAIL FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 50' 00" W, ALONG THE WEST LINE OF SAID HUTTON No. 2 SUBDIVISION, AT A DISTANCE OF 277.00 FEET TO A SET 1/2" IRON ROD PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD (F.M. 676), RECORDED IN VOLUME 28, PAGE 188-B, H.C.M.R., AT A DISTANCE OF 60.00 FEET PASS THE NORTHWEST CORNER OF LOT 1 OF SAID HUTTON No. 2 SUBDIVISION, AND CONTINUING A TOTAL DISTANCE OF 277.00 FEET TO THE SOUTHWEST CORNER OF SAID HUTTON No. 2 SUBDIVISION, A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 10' 00" W, A DISTANCE OF 523.22 FEET TO THE EAST LINE OF LOT 1 OF SAID BASHAM No. 37 SUBDIVISION, TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 50' 00" E, ALONG THE EAST LINE OF SAID BASHAM No. 37 SUBDIVISION, AT A DISTANCE OF 227.00 FEET A FOUND 1/2" IRON ROD PASS THE NORTHEAST CORNER OF SAID LOT 1 OF SAID BASHAM No. 37 SUBDIVISION, AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD (F.M. 676), AND CONTINUING A TOTAL DISTANCE OF 277.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.327 ACRES OF LAND, MORE OR LESS.

### SHEET INDEX

- SHEET 1: FINAL NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.I. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, NOTES, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DEDICATION, IRRIGATION DISTRICT DEDICATION, COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES HIDALGO COUNTY RIGHT OF WAY DEPARTMENT AND THE HIDALGO COUNTY HEALTH DEPARTMENT.
- SHEET 2: FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT, (ENGLISH AND SPANISH VERSIONS).
- SHEET 3: DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

STATE OF TEXAS  
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 45.211(C). THIS 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: \_\_\_\_\_  
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY IRRIGATION DISTRICT No. 6  
THIS PLAT IS HEREBY APPROVED BY DISTRICT No. 6 SUBJECT TO CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FROM APPROPRIATE EASEMENTS 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 AND MAINTAIN SUCH NECESSARY FACILITIES. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

H.C.L.D. No. 6 BOARD OF DIRECTORS



FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
BY: \_\_\_\_\_ DEPUTY

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 2011.

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

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2011.

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

P.O.B.  
N.E. CORNER  
BASHAM No. 37  
SUBDIVISION  
(VOL. 29, PG. 188B H.C.M.R.)  
SET NAIL

N.E. CORNER LOT 1  
BASHAM No. 37  
SUBDIVISION  
(VOL. 29, PG. 188B H.C.M.R.)  
FND. 1/2 IRON ROD

BASHAM No. 37  
SUBDIVISION  
(VOL. 29, PG. 188B H.C.M.R.)

PORCION 50  
(VOL. 1710, PG., 527-B H.C.D.R.)

S.W. CORNER LOT 1  
HUTTON No. 2  
SUBDIVISION  
(DOC. No. 1740973, H.C.M.R.)

LOT 47  
LA HOMA RANCH  
(VOL. 7, PG. 59, H.C.M.R.)

MILE 5 NORTH (F.M. 676)

PROJECT  
SITE

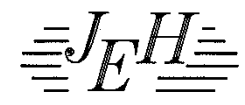
MILE FIVE NORTH (F.M. 676)

LOCATION MAP  
SCALE: 1"=2000'

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	FAX#
OWNER: OSCAR GARZA	P.O. BOX 2036	MISSION, TX 78572	585-9737/585-6986	
OWNER: NORALINDA GARZA	P.O. BOX 2036	MISSION, TX 78572	585-9737/585-6986	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	618-1551/618-1547	

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY  
LAS PALMAS DEL NORTE No. 3 PHASE I IS LOCATED IN SOUTHWESTERN PART OF HIDALGO COUNTY PRECINCT No. 3 APPROXIMATELY 1600 FEET EAST OF LA HOMA ROAD (F.M. 289A) ON THE SOUTH SIDE OF MILE 5 ROAD (F.M. 676). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF MISSION (POPULATION 68,196) THE PROPERTY LIES APPROXIMATELY 2.2 MILES FROM THE CITY LIMITS (AND IS INSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 & 42.021

DATE OF PREPARATION: MAY, 2010      DRAWN BY: P. GONZALEZ, A. GAUNA



**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
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PHONE (956) 668-1588  
javh@jeh-engineering.com  
TBE FIRM NUMBER F-1295