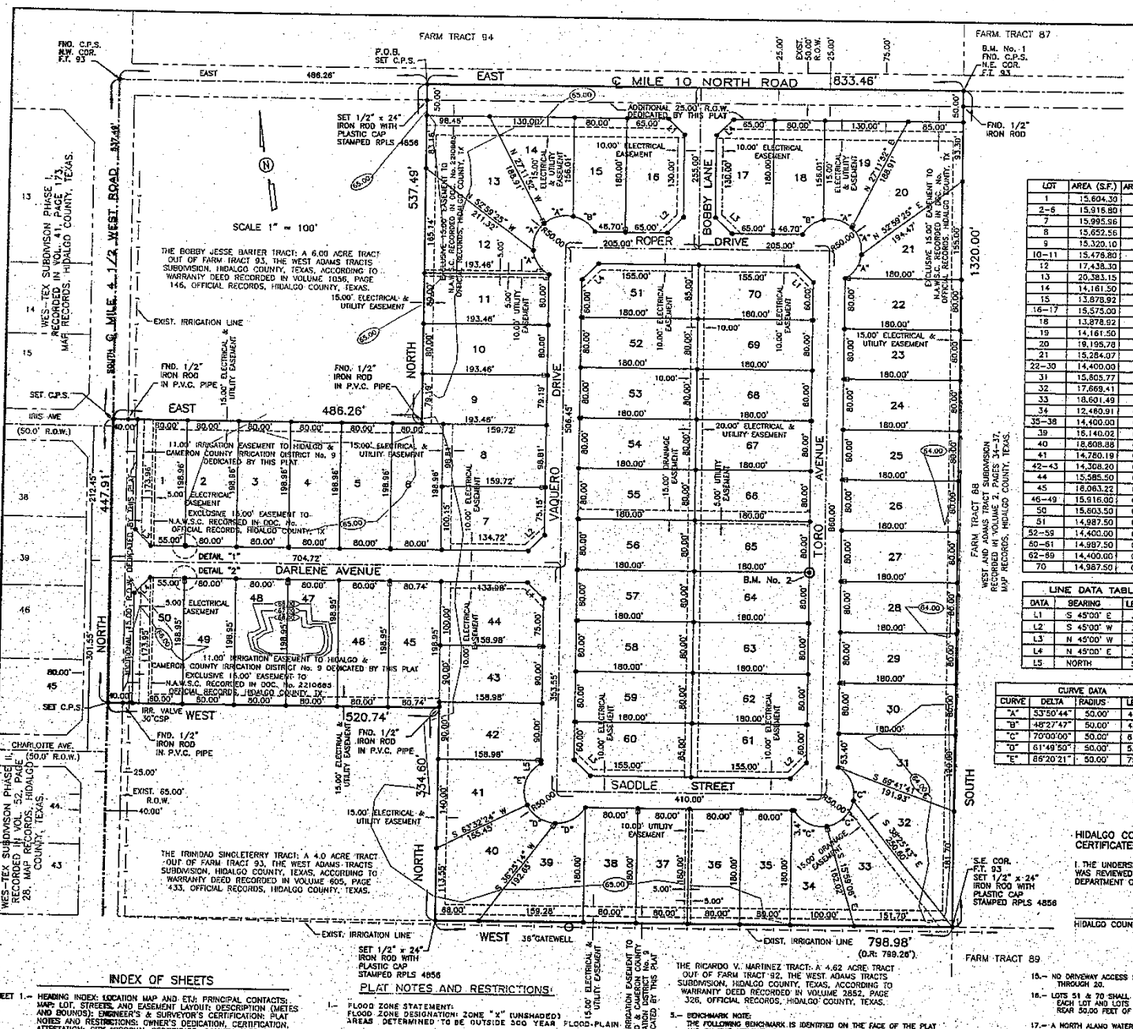


INDEX OF SHEETS

SHEET 1.– HEADING INDEX: LOCATION MAP AND CT.; PRINCIPAL CONTACTS; MAP LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S; HIDALGO COUNTY E.D.W. CERTIFICATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.I.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; REVISION NOTES.

SHEET 2.– WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

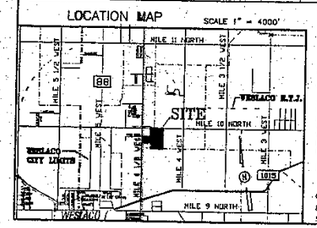
SHEET 3.– DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION MAP

SCALE 1" = 4000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SAN JACINTO ESTATES No. 7, IS LOCATED IN THE SOUTHEAST OF HIDALGO COUNTY PRECINCT No. 1 THE SOUTH SIDE OF MILE 10 NORTH ROAD APPROXIMATELY 486.26 FEET EAST OF ITS INTERSECTION WITH MILE 4 1/2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,443). SAN JACINTO ESTATES No. 7, LIES APPROXIMATELY 1/2 A MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	SAN JACINTO ENTERPRISES, L.L.C. JACINTO GARZA, PRESIDENT	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-0813	565-9018
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN.
COMMUNITY-PANEL NUMBER 480343 0450 C
LOMR F- AUGUST 10, 2010 CASE No. 10-06-2843A
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN 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 ..... 25.00 FEET
REAR ..... 15.00 FEET
SIDE ..... 6.00 FEET
CORNER SIDE ..... 10.00 FEET
FRONT & SIDE CORNER FOR GARAGE/CARPORT ..... 18.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

3.– THERE ARE NO WATER WELLS WITHIN 150' FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

4.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE 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.– 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

6.– NO DRIVEWAY ACCESS SHALL BE ALLOWED FROM MILE 4 1/2 WEST ROAD ON TO LOTS 1 AND 50.

7.– THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION AS REQUIRED BY THE CITY OF WESLACO.

8.– 4.0' SIDEWALKS ARE REQUIRED ALONG INTERIOR STREETS AND ALONG MILE 10 NORTH ROAD & MILE 4 1/2 WEST ROAD AT TIME OF BUILDING PERMIT.

9.– NO DRIVEWAY ACCESS SHALL BE ALLOWED FROM MILE 10 NORTH ROAD ON TO LOTS 13 THROUGH 20.

10.– LOTS 51 & 70 SHALL NOT HAVE ACCESS TO ROPER DRIVE ONTO THE REAR 50.00 FEET OF EACH LOT AND LOTS 60 & 61 SHALL NOT HAVE ACCESS TO SADDLE STREET ONTO THE REAR 50.00 FEET OF EACH LOT.

11.– A NORTH ALAMO WATER SUPPLY CORP. NON FENCING EASEMENT WILL BE LOCATED ON ALL LOTS FOR WATER METER ACCESS. SEE DETAILS "1" & "2" SCHEDULE FOR EASEMENT ON INDIVIDUAL LOTS.

12.– CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

13.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1: ELEV=65.58 COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF THE SUBDIVISION.
B.M. No. 2: ELEV.=64.15 1/2 IRON ROD SET IN CONC. WITH DISK AT THE NORTHEAST CORNER OF LOT 64 OF PROPOSED SUBDIVISION. NAVD 88 DATUM.

14.– DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 72,206.78 CUBIC-FEET (1.66 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.

15.– LEGEND 1.– DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

16.– 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.

17.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 1 THROUGH 70. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

18.– EACH PURCHASE 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.

19.– NO DRIVEWAY ACCESS SHALL BE ALLOWED FROM MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 537.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WES-TEX SUBDIVISION PHASE I, RECORDED IN VOLUME 41, PAGE 173, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)	AREA (AC.)
1	15,604.30	0.358
2–6	15,918.80	0.365
7	15,995.96	0.367
8	15,652.56	0.362
9	15,320.10	0.352
10–11	15,478.80	0.355
12	17,438.30	0.400
13	20,383.15	0.468
14	14,161.50	0.325
15	13,878.92	0.319
16–17	15,575.00	0.358
18	13,878.92	0.319
19	14,161.50	0.325
20	19,195.78	0.441
21	15,284.07	0.351
22–30	14,400.00	0.331
31	15,805.77	0.356
32	17,669.41	0.406
33	18,601.49	0.427
34	12,460.91	0.286
35–38	14,400.00	0.331
39	16,140.02	0.371
40	18,808.88	0.432
41	14,760.19	0.339
42–43	14,308.20	0.328
44	15,585.50	0.358
45	16,063.22	0.369
46–49	15,916.00	0.365
50	15,603.50	0.358
51	14,987.50	0.344
52–59	14,400.00	0.331
60–61	14,987.50	0.344
62–69	14,400.00	0.331
70	14,987.50	0.344

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°00' E	35.36'
L2	S 45°00' W	35.36'
L3	N 45°00' W	35.36'
L4	N 45°00' E	35.36'
L5	NORTH	5.25'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	53°50'44"	50.00'	46.99'
"B"	48°27'47"	50.00'	42.29'
"C"	70°00'00"	50.00'	61.09'
"D"	61°49'50"	50.00'	53.95'
"E"	86°20'21"	50.00'	75.35'

SUBDIVISION PLAT OF:

SAN JACINTO ESTATES No. 7

A 29.99 ACRE TRACT OF LAND OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2064665, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 29.99 ACRE TRACT OF LAND OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2064665, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF FARM TRACT 93 AND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE NORTHEAST CORNER OF THE BOBBY JESSE BARTER TRACT (A 6.0 ACRE TRACT OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1056, PAGE 146, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS EAST, 486.26 FEET FROM THE NORTHWEST CORNER OF FARM TRACT 93.

THENCE; EAST, ALONG THE NORTH LINE OF FARM TRACT 93 AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 833.46 FEET (DEED RECORD: 833.74 FEET) TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF FARM TRACT 93 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF FARM TRACT 93, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 1651 FOUND AT 25.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF FARM TRACT 93 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF FARM TRACT 93, A DISTANCE OF 798.98 FEET (DEED RECORD: 799.26 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE TRINIDAD SINGLETERRY TRACT (A 4.0 ACRE TRACT OUT OF FARM TRACT 93, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 605, PAGE 433, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE TRINIDAD SINGLETERRY TRACT, A DISTANCE OF 334.60 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE NORTH LINE OF THE TRINIDAD SINGLETERRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 490.74 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD, A TOTAL DISTANCE OF 520.74 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF FARM TRACT 93 AND IN THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF FARM TRACT 93 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 447.91 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE BOBBY JESSE BARTER TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE BOBBY JESSE BARTER TRACT, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 4 1/2 WEST ROAD, A TOTAL DISTANCE OF 486.26 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF THE BOBBY JESSE BARTER TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 512.49 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 537.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WES-TEX SUBDIVISION PHASE I, RECORDED IN VOLUME 41, PAGE 173, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

12-10-09
DATE
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the water line as installed, Grantor further grants to Grantee an additional easement over and adjacent to the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for as long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 31st day of May 2011

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT

NOTE:

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 Nos. 49.211(c)(d). 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.

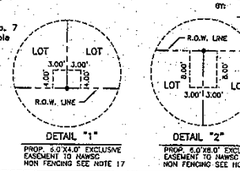
HIDALGO COUNTY DRAINAGE DISTRICT No. 1
BY: Godfrey Garza Jr. P.E.
ON: 06/08/11

Aviation Easement

The owner of this property here by dedicates to the public and grants and conveys to the City of Weslaco a continuing right and easement for the use of the airspace above an inclined plane over the property hereon described, which inclined plane shall pass through the elevations hereon shown at the airspace above said plane over said property any growth or structure projecting into said airspace and agree to prevent any use of the surface of said subdivision which would interfere with the operation of aircraft in said airspace or the operation of Mid Valley Airport and to permit the use of aircraft in the airspace above said plane for flight and passage of such aircraft together with the right to cause such noise as may be inherent in the operation of aircraft now known or hereafter used for navigation of or flight in air, using said airspace in the landing, taking off from, or operating on such airport which dedication easement and permits shall be binding on the grantors herein, their heirs, executors, administrators, or representatives, or successors.

I, the undersigned, owner and developer of SAN JACINTO ESTATES No. 7 hereby acknowledge that the following Aviation Easement is acceptable and that I will incorporate it on the subdivision plat as a note.

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT



LOT EASEMENT SCHEDULE	
	LOTS NUMBER
DETAIL "1"	1, 2, 3, 4, 5, 6, 31, 32, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, & 70.
	LOTS NUMBER
DETAIL "2"	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, & 50

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

SAN JACINTO ENTERPRISES, L.L.C.
I, JACINTO GARZA, PRESIDENT AS OWNER OF THE 29.99 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JACINTO ESTATES No. 7, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 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 REQUIREMENTS OF 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 83
MERCEDES, TEXAS 78570

5/31/2011
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 31st day of May 2011.

LIZA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires
July 23, 2012.

LIZA A. QUINTANILLA– NOTARY PUBLIC

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the SAN JACINTO ESTATES No. 7, was reviewed and approved by the City Council of the City of Weslaco on _____

Mayor of the City of Weslaco _____ Date

ATTEST:
Secretary of the City of Weslaco _____ Date

CITY OF WESLACO
CERTIFICATE OF PLANNING AND ZONING APPROVAL

I THE UNDERSIGNED CERTIFY that this plat of the SAN JACINTO ESTATES No. 7, was reviewed and approved by the Planning and Zoning of the City of Weslaco on _____

Chairperson of the City of Weslaco _____ Date

ATTEST:
Secretary of the City of Weslaco _____ Date

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

WE THE UNDERSIGNED CERTIFY that this plat of the SAN JACINTO ESTATES No. 7, was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date

ATTEST:
Hidalgo County Clerk _____ Date

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS _____ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.&C.C.I.D. #9.
NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
P.E. No. 48234
5-31-11
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1313
PHONE 956-381-6480
FAX 956-381-0527

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET No. 1 OF 3 SHEETS	FILENAME : F:\DATA\SUBDIVS\WESLACO\SAN JACINTO ESTATES No. 7\PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DEC. 12, 2009	M.G.	A.Q.	A.Q.
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	MAY 31, 2011	M.G.	A.Q.	A.Q.