

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, VERONICA AVENDAÑO, AS OWNER (S) OF THE 5.82 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ACIMAT SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

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 THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

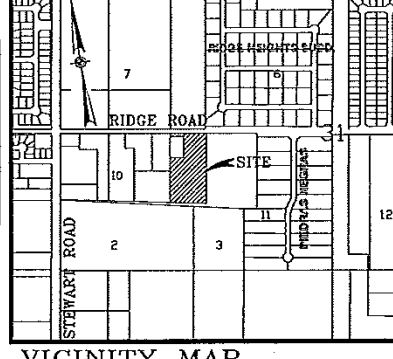
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

**PRINCIPAL CONTACT INFO.**

**OWNER INFORMATION**  
VERONICA AVENDAÑO  
P.O. BOX 5184  
MCALLEN, TEXAS 78502  
(956) 358-9299

**ENGINEER & SURVEYOR INFORMATION**  
ARTURO A. SALINAS  
1524 DOVE AVENUE  
MCALLEN, TEXAS 78504  
(956) 618-5555 (PHONE)  
(956) 618-5544 (FAX)  
FIRM NAME: ART SALINAS ENGINEERING INC.  
FIRM NUMBER: F-5154



VERONICA AVENDAÑO DATE \_\_\_\_\_  
P.O. BOX 5184  
MCALLEN, TEXAS, 78502

STATE OF TEXAS - COUNTY OF HIDALGO  
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VERONICA AVENDAÑO, KNOWN TO ME THE PERSONS WHOSE NAMES 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 \_\_\_\_\_, 2011.

NOTARY PUBLIC \_\_\_\_\_ BY 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF SAN JUAN \_\_\_\_\_ CITY OF SAN JUAN \_\_\_\_\_

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(c) 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: GREGORY 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, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

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.

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

HIDALGO COUNTY CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "ACIMAT SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

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

HIDALGO COUNTY CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "ACIMAT SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ 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 WAS RECORDED IN BOOK \_\_\_\_\_, SHEET(S) \_\_\_\_\_, THE PLAT RECORDS OF HIDALGO COUNTY, TEXAS, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ ON \_\_\_\_\_.

- HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES
- FLOOD ZONE STATUTORY.
  - FLOOD ZONE DESIGNATION: ZONE "B".
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ALL STRUCTURES SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - NO COMMERCIAL USE SHALL BE ALLOWED.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE THE CENTER LINE OF STREET OR 1' 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 FINE AND FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR THE DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING ELEVATIONS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED EXHIBITING PLANS. BENCHMARK IS LOCATED AT THE INTERSECTION OF STEWART ROAD & RIDGE ROAD, TOP OF C.P.S. ELEV. = 1075.20, NAVD 1988.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 14,922.04 CUBIC FEET (0.34 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM WATER IMPROVEMENTS)
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BARRIERS, 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, BARRIERS, TREES, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW LESS THAN 18 INCHES HEIGHT, GRASS, OR TURFERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASER OWNING A TRAILER OR PURCHASER OF A LOT IN THIS SUBDIVISION SHALL OBTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - PUBLIC UTILITY EASEMENTS INDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY RIGHT OF WAY SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - ON-SITE SERVICE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SERVICE FACILITIES IN ACCORDANCE WITH TREC AND HIDALGO COUNTY REGULATIONS FOR SERVICE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF FOR LOT 1. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
  - EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,280 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SEA ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTED 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 STANDING SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - APPROVED PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - VERONICA AVENDAÑO, THE OWNER & SUBDIVIDER OF ACIMAT 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.
  - SEWERAGE FOR WATER METERS.
  - AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESPONSE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDED PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
  - DRAINAGE SWALES, CURBWAY ENRICHMENTS WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
  - DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS BY PROJECT PLAT ENGINEER AT BUILDING PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
  - LOT 1, ACIMAT SUBDIVISION HAS A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE DETENTION SWALE EASEMENT" AREA. LOT OWNERS OF ACIMAT SUBDIVISION, AND/OR THEIR ASSONS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DEPICTED 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 MANDAMUS OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL IMPROVEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNER. LOT 1 ACIMAT SUBDIVISION RETAINS AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POTENTIAL PURCHASER OF LOT 1 ACIMAT SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY TO ENFORCE THIS PLAT NOTE BY MANDAMUS OR ANY OTHER REMEDY PROVIDED BY LAW, AND 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.
  - ALL STRUCTURES SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT. ALL HYDRANTS SHALL BE WELDER TYPE AND SHALL BE PAINTED YELLOW. THE DEPARTMENT SHALL CONDUCT A FLOW TEST AT THE TIME OF INSTALLATION.
  - FUTURE WATER MAINS SHALL BE 8" OR GREATER AND SHALL BE LOOPER.
  - 20" 4" PUBLIC UTILITY IS REQUIRED ALONG THE FRONT OF THE LOT AT THE TIME OF BUILDING PERMIT, IN ACCORDANCE TO THE CITY OF SAN JUAN STANDARDS.
  - J-C-3 TRAILER PARK CONTAINS WATER WELLS AS PER CITY OF SAN JUAN.

**STEWARTS ADDITION TO THE CONWAY GARDENS**  
(VOL. 0, PG. 43, H.C.M.R.)  
(DOC. # 597125, H.C.O.R.)

NO.	SHEET	REVISION	DATE	APPROVED
1	1-3	ACKNOWLEDGEMENTS, CERTIFICATIONS, ETC.	1-24-11	A.A.S.

**INDEX TO SHEET OF ACIMAT SUBDIVISION**

1. LOCATION MAP AND E.T.I. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHO CERTIFICATION; REVISION NOTES.

2. UTILITY LAYOUT (WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP); TOPOGRAPHY LAYOUT; CERTIFICATE FOR OSSF - UTILIZING A LETTER OF CREDIT/CASH DEPOSIT, OWNER ACKNOWLEDGMENT, REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; DRAINAGE CALCULATIONS, REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL DRAINAGE SWALE DETAIL, TYPICAL DRAINAGE SWALE CROSS SECTION; TYPICAL WATER SERVICE CONNECTION DETAIL WITH NOTES, SAMPLE OF SOIL EVALUATION REPORT INCLUDING LOG BORE RESULTS FOR OSSF SYSTEM.

**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

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