

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

I, **JORGE GONZALEZ**, PRESIDENT OF **CREAM HOMES BY J&J REAL ESTATE CO.**, AS OWNER OF THE 5.52 ACRES TRACT OF LAND DESCRIBED AS WITH THE FOREGOING MILE 6 ACRES SUBDIVISION, HEREBY SUBMIT THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PAWS, 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;

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

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

JORGE GONZALEZ, PRESIDENT OF
CREAM HOMES BY J&J REAL ESTATE CO.
509 E. FIVE STREET, ARLING, TX 78556

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JORGE GONZALEZ**, AS PRESIDENT OF **CREAM HOMES BY J&J REAL ESTATE CO.**, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED IN THIS INSTRUMENT ARE TRUE AND CORRECT AND THAT HE REQUESTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC BY COMMISSION EXPIRES _____

STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.022(i)

AS THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MILE 6 ACRES SUBDIVISION WAS PREPARED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2011.

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MILE 6 ACRES SUBDIVISION WAS PREPARED AND APPROVED BY THE HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT ON _____, 2011.

HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT _____ DATE _____

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MILE 6 ACRES SUBDIVISION WAS PREPARED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2011.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

STATE OF TEXAS - CITY OF WESLACO
FLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN BY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEN BY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

DRAINAGE DISTRICT 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 § 49.21101. 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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

BY _____ DATE _____

HIDALGO AND CAMERON COUNTIES REGULATION DISTRICT NO. 9
THIS PLAT HAS BEEN APPROVED BY HIDALGO AND CAMERON COUNTIES REGULATION DISTRICT NO. 9 DATED THIS _____ DAY OF _____, 2011.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCO NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCO NO. 9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF GROUND WATER WILL BE NO GREATER THAN THE RATE OF FLOOD OF GROUND WATER WHEN THE LAND HAS AN AGRICULTURAL USE.

GENERAL MANAGER _____

SURVEYOR CERTIFICATE

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.

FERNANDO ROGLES
REG. PROFESSIONAL LAND SURVEYOR NO. 4032

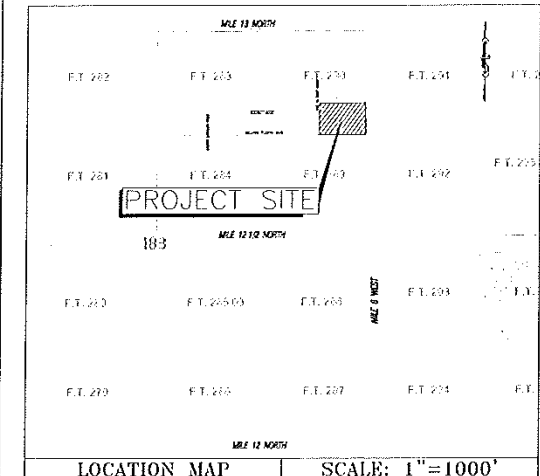
DATE _____

ENGINEER CERTIFICATE

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

ALZ B. GARZA, P.E.
REG. PROFESSIONAL ENGINEER NO. 65824

DATE _____



LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "R&A"
- - SET 60-D NAIL
- - FOUND 60-D NAIL
- - POWER POLE
- - LIGHT POLE
- - STREET LIGHT
- - TELEPHONE PEDESTAL
- - TELEPHONE SIGN
- - WATER METER
- - WATER VALVE
- - WATER HOSE BBB
- - FIRE HYDRANT
- - IRRIGATION STAND PIPE
- - IRRIGATION VALVE
- - TREE
- - FENCE
- - CEDAR FENCE
- - NATURAL FLOW
- - NATURAL GROUND
- - EDGE OF PAVEMENT
- - TOP OF ASPHALT

VEGETATION

- - NATURAL GROUND
- - EDGE OF PAVEMENT
- - TOP OF ASPHALT

MEASUREMENTS

- - NATURAL GROUND
- - EDGE OF PAVEMENT
- - TOP OF ASPHALT

MEASUREMENTS

- - NATURAL GROUND
- - EDGE OF PAVEMENT
- - TOP OF ASPHALT

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "X" (UNSHOWN) AREAS WITHIN TO BE COVERED BY THE 200-YEAR FLOOD PLAIN COMMUNITY-FLOOD NUMBER (CFM) 0.50 C. EFFECTIVE DATE: JUNE 6, 2006, AND REVISED TO REFLECT LATEST DATA.
2. SEWERAGE: FRONT LOTS 1-3: 30.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER); FRONT LOTS 4-8: 22.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER); REAR LOTS: 15.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER); SIDE: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER).
3. 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR ELEVATION: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION SHALL BE INDICATED ON ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO REFLECT THE FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE PROVIDED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. EDC-MAPS (B.M.) - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 1: ELEVATION 70.30, NAVD 83, DESCRIPTION: 60-D NAIL FOUND AT THE SOUTHWEST CORNER OF PROPERTY.
B.M. NO. 2: ELEVATION 70.30, NAVD 83, DESCRIPTION: 60-D NAIL FOUND AT THE SOUTHWEST CORNER OF PROPERTY.
B.M. NO. 3: ELEVATION 70.30, NAVD 83, DESCRIPTION: 60-D NAIL FOUND AT THE SOUTHWEST CORNER OF PROPERTY.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 4222 CUBIC FEET OF 0.61-0.65 FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REGULATIONS. ALL BE ACCOMPLISHED ON PROPOSED DRAINAGE CHANNELS ON EACH OF THE LOTS.
DRAINAGE RETENTION PER LOT:
LOT 1-25% OF LOTS 3-125% OF LOTS 4-8 = 422 C.F.
DRAINAGE CHANNELS: 15' WIDE, 18" DEEP, 18" HIGH, 18" WIDE AT EACH END.
7. DRAINAGE CHANNEL EASEMENTS: NO FILL OR REPAIRMENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE CHANNEL EASEMENT. DRAINAGE CHANNEL EASEMENT SHALL BE 10 FEET WIDE OF EACH SIDE OF CHANNEL AND SHALL BE MAINTAINED AS OPEN CHANNEL. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHANNEL.
ON-SITE SEWER FACILITIES (OSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWER FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWER DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSF ON ALL LOTS.
A OSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE AND A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR MULTIFAMILY USE.
8. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
C. OSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE CITY-OWNED HIDALGO COUNTY HEALTH DEPARTMENT AND RESULTS MAY BE ALSO BEEN ON THE PLAT. LANDLORD FOR THIS SUBDIVISION IS OBLIGATED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND APPROPRIATE DRAINAGE SYSTEM.
E. APPROVED OSF PERMIT APPLICATION IS REQUIRED. VARIOUS ANIMALS INCLUDING WATER LILIES SHOULD NOT BE PLANTED ON A LOT.

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HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

GENERAL MANAGER _____

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FERNANDO ROGLES
REG. PROFESSIONAL LAND SURVEYOR NO. 4032

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ALZ B. GARZA, P.E.
REG. PROFESSIONAL ENGINEER NO. 65824

DATE _____

INDEX OF SHEETS

SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING ROW AND ADDITIONAL ROW DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.U. OF A MUNICIPALITY AND DESIGNATE THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADINGS; LEGAL DESCRIPTION (WEITS AND BOUNDS); PLAT NOTES AND RESTRICTIONS WITH SEPTIC TANK NOTES, OWNERS' DECLARATION, CERTIFICATION, AND ATTESTATION; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.C.O.D. NO. 1, H.C.C.O.D. NO. 9, SURVEYORS, AND ENGINEER'S, R.O.W. & H.C.H.D. CERT.
SHEET 2	UTILITY LAYOUT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE, WATER (OSF) AND ENGINEER'S CERTIFICATION; PRINCIPAL CONTACTS (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION AND STATEMENT; IMPROVEMENT COST ESTIMATE; TYPICAL DETAILS: WATER SERVICE; SAMPLE OF LOG BORE FOR OSF SYSTEM CONNECTION.
SHEET 3	DRAINAGE LAYOUT, DRAINAGE REPORT, ENGINEER'S CERTIFICATION; TYPICAL DETAILS: DRAINAGE SCALE CROSS-SECTION; PRINCIPAL CONTACTS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY **ARTURO GUJARDO, JR.**
COUNTY CLERK

ON: _____ AT _____ AM/PM
BY _____ DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE & FAX
OWNER: JORGE GONZALEZ (CREAM HOMES)	509 E. FIVE STREET, ARLING, TX 78556	(956) 447-2033
ENGINEER: ALZ B. GARZA, P.E.	3011 SAN FELIPE STREET, SAN JUAN, TX 78559	(956) 905-2320
SURVEYOR: FERNANDO ROGLES, R.P.L.S.	107 A. HUSAPE STREET, ARLING, TX 78556	(956) 603-2422 (956) 513-1011

RA ROGLES AND ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

DATE OF PREPARATION: MAY 23, 2011

DATE OF SURVEY: 03-26-09

JOB NO: 1722

SUBDIVISION PLAT OF MILE 6 ACRES
BEING 5.52 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 290, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. 004988
3011 SAN FELIPE STREET, SAN JUAN, TX 78559
PHONE: (956) 905-2360

PLAT SHEET 1

WESLACO TEXAS 1/3