

JARDIN REAL SUBDIVISION PHASE I

THAT PORTION OF THE SOUTH ONE-HALF (1/2) OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 24 THROUGH 26 OF THE MAP RECORDED OF SAID COUNTY; SAID SOUTH ONE-HALF 7.97 ACRES WAS AWARDED TO GLORIA GARZA (S.S.A. XXX-XX-5476) VIA A QUILMAN DEED RECORDED IN VOLUME 2877, PAGE 230, OFFICIAL RECORDS OF COUNTY.

GENERAL NOTES:
 1. FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: "B & AH"
 BASE FLOOD ZONE ELEVATION:
 "B" ELEV=94
 "AH" ELEV=93

ZONE "B" COMMUNITY-PANEL No. 480334 0425 0 DATED NOVEMBER 16, 1982
 AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. ELEVATION CERTIFICATES REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ZONE "AH" COMMUNITY-PANEL No. 480334 0425 0 DATED NOVEMBER 16, 1982
 AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. ELEVATION CERTIFICATES REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBIT 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 OR EASEMENT WHICHEVER IS GREATER
 SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 10.00 FEET
 FRONT GARAGE/CAR PORT: 18.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. NO COMMERCIAL USE SHALL BE ALLOWED.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF THE STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 -B.M. No. 1-ELEV=93.02 N=16423585.28 E=11088977.78 DESCRIPTION: SANITARY SEWER MANHOLE FOUND AT THE NORTH EAST CORNER OF THE INTERSECTION OF CANTON RD. AND CESAR CHAVEZ RD.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,274 CUBIC FEET 2.025 ACRES FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOGS LESS THAN 4 INCHES MATURE HEIGHT, GRASS COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASE CONTRACT MADE BETWEEN A SURVIVOR AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICE WILL BE MADE AVAILABLE TO THE PURCHASER AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. ALL PUBLIC UTILITIES EASEMENT 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 OCCUPYING AN EASEMENT.

11. CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (WEST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (WEST).

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

13. 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 WATER METER. A SEWER TAP INSPECTOR SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).

14. NO DRIVEWAY ACCESS WILL BE ALLOWED FROM CESAR CHAVEZ RD. ON LOT 1.

15. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE WEST SIDE OF CESAR CHAVEZ ROAD FOR THE BROWNSHAW AND A FOUR (4) FOOT WIDE SIDEWALK FOUR (4) FEET BEHIND BACK OF CURB IS REQUIRED ON BOTH SIDES OF RESIDENTIAL INTERIOR REQUIRED BY THE CITY.

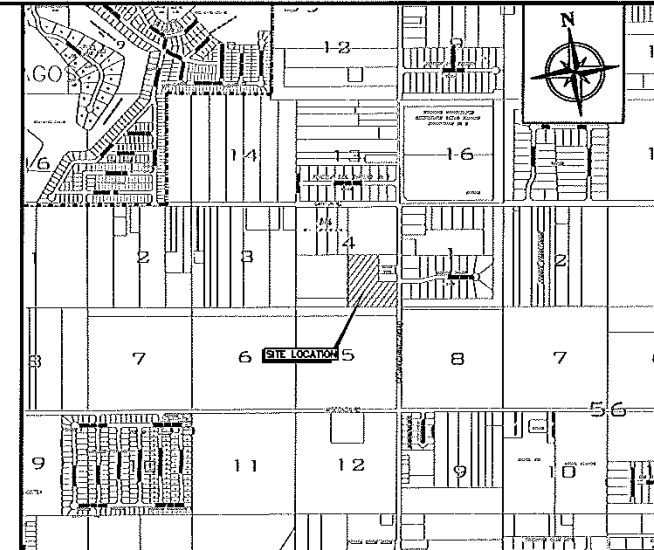
16. FOUR (4) FOOT SIDEWALKS ALONG INTERIOR STREETS TO BE CONSTRUCTED BY DEVELOPER OR LOT OWNER.

17. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

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 (HEREINAFTER CALLED "GRANTEE"), THE NORTH ALAMO WATER SUPPLY CORPORATION, CONSIDERATION PAID BY 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 HEREBY GRANTED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATEROALLY 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR APPROVED THROUGH FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF 200____.

DEVELOPER



LOCATION MAP SCALE: 1"=1000'

JARDIN REAL SUBDIVISION PHASE I IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL PART OF HIDALGO COUNTY AT THE SOUTHWEST INTERSECTION OF CESAR CHAVEZ AND CANTON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG POPULATION 73,424 (AS OF 2011 CENSUS). JARDIN REAL SUBDIVISION PHASE I APPROXIMATELY 0.74 OF A MILE FROM THE CITY LIMITS OF EDINBURG AND IS WITHIN THE CITY'S 2 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS

A 7.97 ACRES (347,370.00 SQ.FT.) TRACT OF LAND OUT OF A PORTION OF THE SOUTH ONE-HALF (1/2) OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 24 THROUGH 26 OF THE MAP RECORDED OF SAID COUNTY; SAID SOUTH ONE-HALF WAS AWARDED TO GLORIA GARZA (S.S.A. XXX-XX-5476) VIA A QUILMAN DEED RECORDED IN VOLUME 2877, PAGE 230, OFFICIAL RECORDS OF COUNTY, SAID SOUTH ONE-HALF BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COURNORING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF SAID LOT, THENCE WITH THE EAST LINE OF SAID LOT, TO THE CENTERLINE OF CESAR CHAVEZ ROAD, SOUTH 09°45'00" WEST, AT 660.00 FEET PASS THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 4, AT 995.00 FEET ON ALL TO THE SOUTHWEST CORNER OF THIS TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 752103 OFFICIAL RECORDS OF SAID COUNTY, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT AND PLACE OF BEGINNING.

THENCE CONTINUING WITH SAID EAST LINE OF SAID LOT, SOUTH 09°45'00" WEST, AT 210.00 FEET PASS THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 4, AT 275.00 FEET IN ALL TO THE SOUTHWEST CORNER OF THIS TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 752103 OFFICIAL RECORDS OF SAID COUNTY, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF SAID LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, NORTH 81°15'00" WEST A DISTANCE OF 655.00 IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 08°45'00" EAST, AT 115.00 FEET ALONG AND PARALLEL WITH THE EAST LINE OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 81°15'00" WEST, A DISTANCE OF 18.00 FEET ALONG AND PARALLEL WITH THE SOUTH LINE OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE NORTH 08°45'00" EAST, A DISTANCE OF 255.00' ALONG AND PARALLEL WITH THE EAST LINE OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;

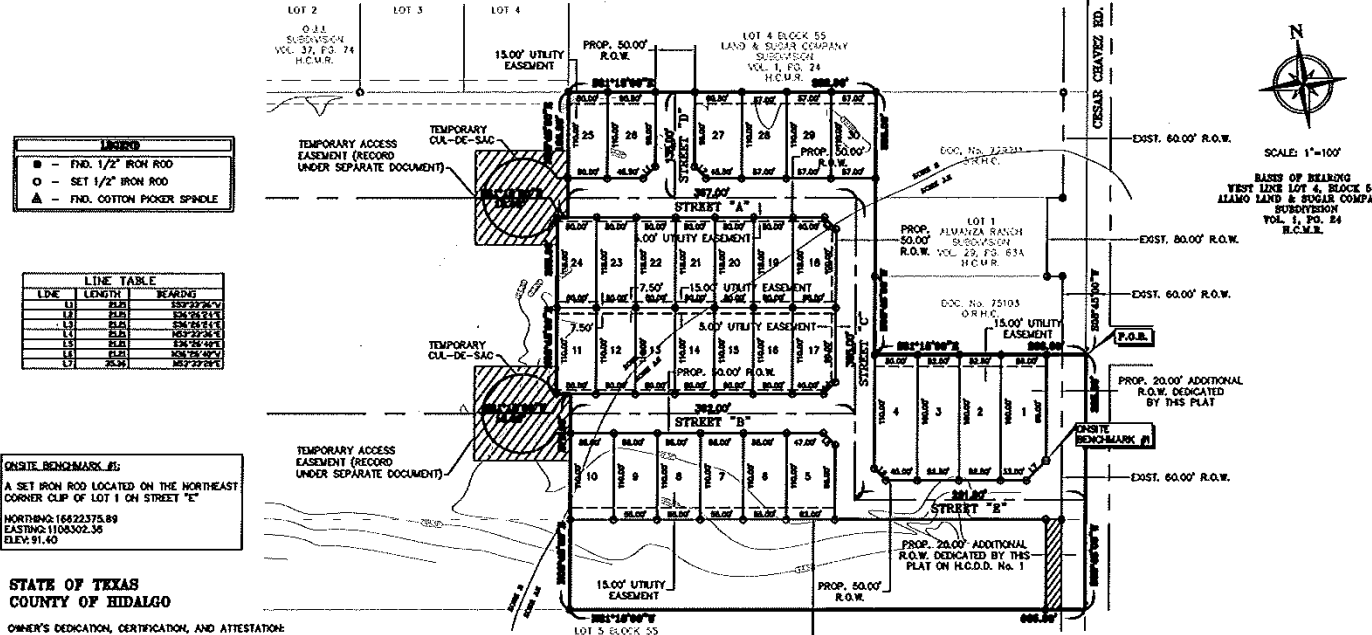
THENCE SOUTH 81°15'00" EAST, A DISTANCE OF 18.00 FEET ALONG AND PARALLEL WITH THE SOUTH LINE OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 08°45'00" EAST, A DISTANCE OF 180.00' ALONG AND PARALLEL WITH THE EAST LINE OF LOT FOUR (4), BLOCK FIFTY-FIVE (55), ALAMO LAND AND SUGAR COMPANY SUBDIVISION TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND ON THE SOUTH LINE OF ALESSA PERCE'S TRACT DESCRIBED IN VOLUME 2737, PAGE 623, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 81°15'00" EAST, A DISTANCE OF 382.00 FEET ALONG THE SOUTH LINE OF ALESSA PERCE'S TRACT TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 729211 OFFICIAL RECORDS, AND THE WEST LINE OF ALMANZA RANCH SUBDIVISION RECORDED IN VOLUME 29, PAGE 63 OF THE MAP RECORDS OF SAID COUNTY, SOUTH 08°45'00" WEST, AT 135.00 FEET PASS THE NORTHEAST CORNER OF SAID ALMANZA RANCH SUBDIVISION, AT 235.00 FEET PASS THE WEST LINE OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

THENCE SOUTH 81°15'00" EAST, AT 218.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON PIPE AT THE WEST RIGHT OF WAY OF CESAR CHAVEZ ROAD, AT 288.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING 7.97 ACRES (347,370.00 SQ.FT.) OF LAND MORE OR LESS.



LEGEND
 - FND. 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - FND. COTTON PICKER SPINDLE

LINE TABLE

LINE	LENGTH	BEARING
L1	115.00'	N81°15'00" W
L2	115.00'	N81°15'00" W
L3	115.00'	N81°15'00" W
L4	115.00'	N81°15'00" W
L5	115.00'	N81°15'00" W
L6	115.00'	N81°15'00" W
L7	115.00'	N81°15'00" W

ON-SITE BENCHMARK #1:
 A SET IRON ROD LOCATED ON THE NORTHEAST CORNER CLIP OF LOT 1 ON STREET "E"
 NORTHING: 16422375.89
 EASTING: 1106302.36
 ELEV: 91.40

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
 I, RODOLFO MORA, AS OWNER OF THE 7.97 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JARDIN REAL SUBDIVISION PHASE I, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 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;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSAILED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: RODOLFO MORA
 ADDRESS: PO BOX 68
 PHARR, TEXAS 78857
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO MORA, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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 TEX. WATER CODE § 49.211(2). 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: DIRECTOR DATE

COUNTY CLERK'S RECORDED IN CERTIFICATE:
 I, _____ COUNTY CLERK OF HIDALGO, 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 AT _____ O'CLOCK _____.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG DATE
 CITY CLERK DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RODOLFO MORA	PO BOX 68	PHARR, TEXAS 78857	(956) 807-4452	
ENGINEER: SAUL D. MALDONADO, P.E.	200 S. CAGE BLVD.	PHARR, TEXAS 78877	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS.	200 S. CAGE BLVD.	PHARR, TEXAS 78877	(956) 702-8880	(956) 702-8883

STATE OF TEXAS COUNTY OF HIDALGO

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.022(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JARDIN REAL WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE
 HIDALGO COUNTY CLERK DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, SAUL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

SAUL D. MALDONADO, PE NO. 100380 DATE

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS: THAT I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON MORE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF EDINBURG.

SAMUEL D. MALDONADO, RPLS NO. 8027 DATE

STATE OF TEXAS CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JARDIN REAL SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE



INDEX TO SHEET JARDIN REAL SUBDIVISION PHASE I

1	LOCATION MAP AND EIA 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 CERTIFICATE; COUNTY CLERK'S RECORDED CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE EIA OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT.
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 OUTER SECTION VALLEY CUTTER SECTION.

DATE OF PREPARATION: AUGUST, 2011 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.
 200 S. CAGE BLVD. PHARR, TEXAS 78877 TEL: (956) 702-8880 FAX: (956) 702-8883