

LOCATION MAP  
SCALE: 1"=100'

PREPARED BY:  
BARRERA INFRASTRUCTURE GROUP, INC.  
7001 NORTH 10TH STREET SUITE 300  
MCALLEN, TEXAS 78504  
DATE PREPARED: 12/15/10  
DATE SURVEYED: 6/16/11

**SUBDIVISION PLAT  
OF  
MORIN  
SUBDIVISION**  
BEING ALL OF LOT 25, AMENDED  
MAP OF GOODWIN ACRES #2  
SUBDIVISION, VOLUME 25, PAGE 113  
H.C.M.R.

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE  
EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY  
MORIN SUBDIVISION IS LOCATED WITHIN HODALGO COUNTY  
FRONT 1/2 OF THE EAST SIDE OF 2200' WIDE ROAD,  
APPROXIMATELY 700 FEET NORTH OF V.L. 1 NORTH (VETERANS  
BLVD.) THE CITY OF PALMVIEW (POP. 1,032) IS THE  
NEAREST MUNICIPALITY. MORIN SUBDIVISION LIES WITHIN THE  
CITY OF PALMVIEW'S EXTRAJURISDICTIONAL JURISDICTION  
(ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

STATE OF TEXAS  
COUNTY OF HODALGO

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I (WE), ALMA D. MORIN, JOSE LUIS MORIN, JR. AND KENYA B. MORIN, AS OWNER (S) OF THE  
20 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MORIN SUBDIVISION, HEREBY  
SUBDUCE THE LAND AS DESCRIBED 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 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

JOSE LUIS MORIN, JR. 704 GOODWIN ACRES RD PALMVIEW, TEXAS 78574	DATE	ALMA D. MORIN 704 GOODWIN ACRES RD PALMVIEW, TEXAS 78574	DATE
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KENYA B. MORIN 704 GOODWIN ACRES RD PALMVIEW, TEXAS 78574	DATE
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STATE OF TEXAS  
COUNTY OF HODALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S)  
AND/OR NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO  
ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN  
UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF HODALGO

I, FENE BARRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT  
PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

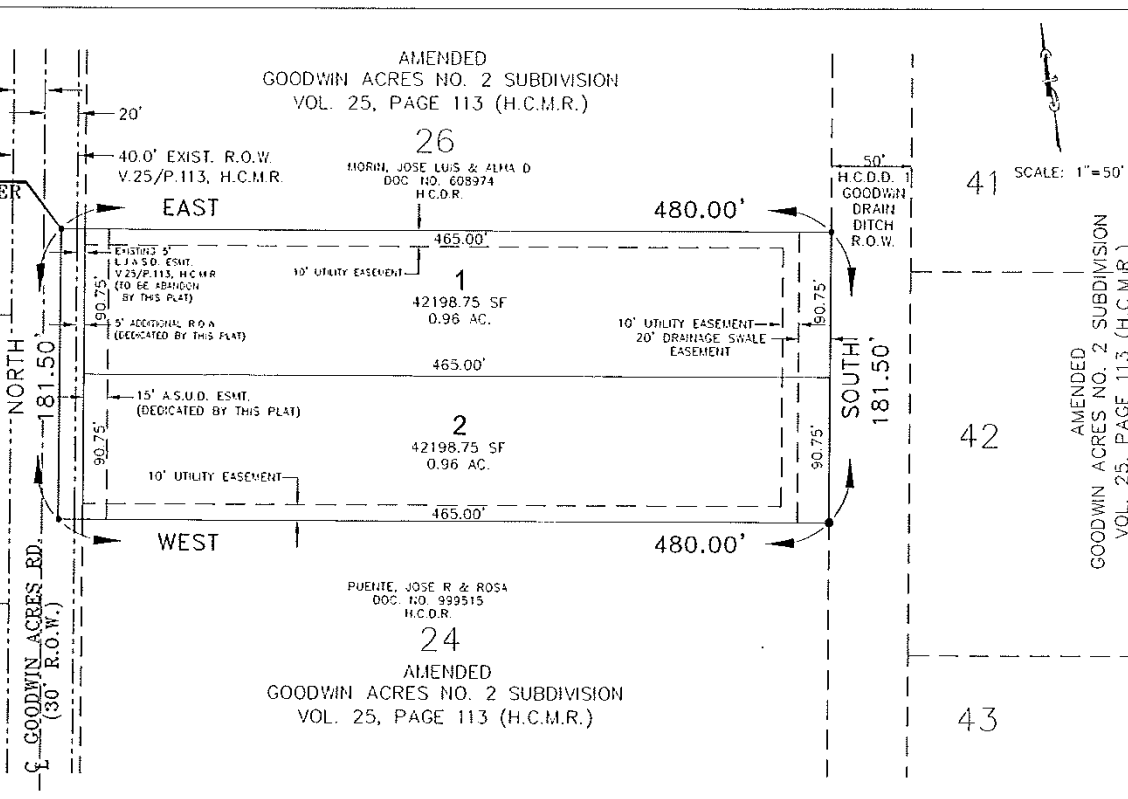
FENE BARRERA  
LICENSED PROFESSIONAL ENGINEER NO. 86962  
BARRERA INFRASTRUCTURE GROUP, INC.  
7001 N. 10TH STREET SUITE 300  
MCALLEN, TEXAS 78504

DATE

PRINCIPAL CONTRACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
JOSE LUIS MORIN, JR.	704 GOODWIN ACRES ROAD	PALMVIEW, TEXAS 78574	(361) 563-4972	
OWNER	FENE BARRERA	7001 N. 10TH STREET SUITE 300	(361) 637-3355	(361) 932-8901
SURVEYOR	DAVID SALINAS	2241 GIFFORD AVE	(361) 682-7261	

NO	SHEET	REVISION	DATE	APPROVED



LEGEND

- - FD 1 1/2" IRON ROD
- - SET 1 1/2" IRON ROD
- △ - FD CFS

AMENDED  
GOODWIN ACRES NO. 2 SUBDIVISION  
VOL. 25, PAGE 113 (H.C.M.R.)

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1. FLOOD ZONE STATEMENT  
FLOOD ZONE DESIGNATION: ZONE 'C' COMMUNITY-PANEL NO. 453334  
0430 C MAP REVISED NOVEMBER 16, 1992

2. SETBACKS  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WIDTH 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, OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL  
APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO  
OCCUPANCY OF THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE  
18" ABOVE CENTER LINE OF STREET PAVEMENT OR 18" ABOVE NATURAL  
GROUND, WHICHEVER IS GREATER

5. 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 AND  
ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS LOCATED WITHIN A  
DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT  
APPLICATION

6. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE  
FACE OF THE PLAT AND ON THE ATTACHED ENGINEER'S PLANS  
-88M NO. 1-CONCRETE NO. 20 DESCRIPTION: 1/4" CORNER OF LOT 1  
-88M NO. 2-ELEV. NO. 20 DESCRIPTION: 1/4" CORNER OF LOT 2  
SET 2" X 4" CONCRETE

7. DRAINAGE: IN ACCORDANCE WITH THE HODALGO COUNTY DRAINAGE DISTRICT  
NO. 1 AND 2 HODALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED TO  
REPORT AND OBTAIN A 42 ACRE-FEET (1,216 CUBIC FEET) OF STORM WATER  
RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS  
WHICH ARE APPROVED AS SET FORTH IN SHEET NO. 2 FOR DRAINAGE  
REPORT AND OBTAINMENT SALES DETAILS

8. EASEMENT: IN ACCORDANCE WITH THE HODALGO COUNTY DRAINAGE DISTRICT  
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9. OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY  
THE HODALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED 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 OSSP PLAN ARE APPROVED AND  
PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY  
AND STATE STANDARDS

10. ON-SITE SEWAGE FACILITIES (OSSP) NOTE: THIS SUBDIVISION SHALL USE  
ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HODALGO  
COUNTY REQUIREMENTS FOR SEWAGE. ESPECIALLY, THE SUBDIVISION IS  
RESPONSIBLE FOR PROVIDING AN OSSP ON ALL LOTS

11. A OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE  
ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY AND/OR  
COMMERCIAL USE

12. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,170 SQUARE  
FEET LOT AREA WITH POTABLE WATER SUPPLY

13. ALL OSSP SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY  
HODALGO COUNTY AUTHORIZED DEPARTMENT

14. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HODALGO  
COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY  
LAYOUT FOR THIS SUBDIVISION. THE ENGINEER HAS DETERMINED THAT THE SOIL IS  
SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE GRANFIELD  
SYSTEM

15. APPROVED OSSP PERMIT APPLICATION IS REQUIRED INCLUDING  
INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT

16. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSP SYSTEMS LOCATED WITHIN  
A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE  
LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORS OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL

17. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON  
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