

STATE OF TEXAS
COUNTY OF HIDALGO

I, JULITA ROSA GUTIERREZ, OWNER OF A 2.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "JAMES C. SWINT SR. SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE 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 LOT 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 LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARD.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

JULITA ROSA GUTIERREZ _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JULITA ROSA GUTIERREZ PROVED TO ME THROUGH HER 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC

CITY OF ALAMO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.005(c) AND § 212.0015(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JAMES C. SWINT SR. SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO ON _____

MAYOR OF THE CITY OF ALAMO _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF ALAMO _____ DATE _____

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT No. 1, ON THE _____ DAY OF _____, 2011.

SECRETARY _____ PRESIDENT _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JAMES C. SWINT SR. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

PABLO PENA, III _____ 12-06-2010
R.P.L.S. NO. 5242 DATE SURVEYED

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

PABLO P. PENA, JR. _____ 12-06-2010
P.E. NO. 34985 DATE OF PREPARATION

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 (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.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362

PRINCIPAL CONTACTS:

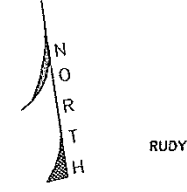
OWNER: JULITA ROSA GUTIERREZ 6010 RIVERA ST PHARR, TX 78577 PH: 956-460-4378
SURVEYOR: PABLO PENA, III 1001 W. WHITEWING McALLEN, TX 78501 PH: 956-682-8812 FX: 956-631-PENA
ENGINEER: PABLO P. PENA JR 1001 W. WHITEWING, McALLEN, TX 78501 PH: 956-682-8812 FX: 956-631-7362

SUBDIVISION PLAT OF

"JAMES C. SWINT Sr."

A 2.00 ACRE TRACT OF LAND OUT OF BLOCK 188, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 53 OF THE MAP RECORDS OF SAID COUNTY;

JAMES C. SWINT DOC.# 1264411 D.R.

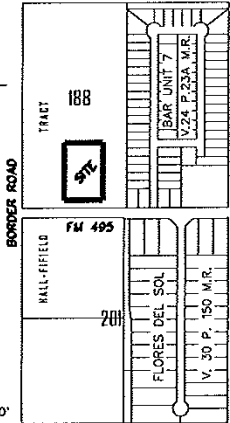
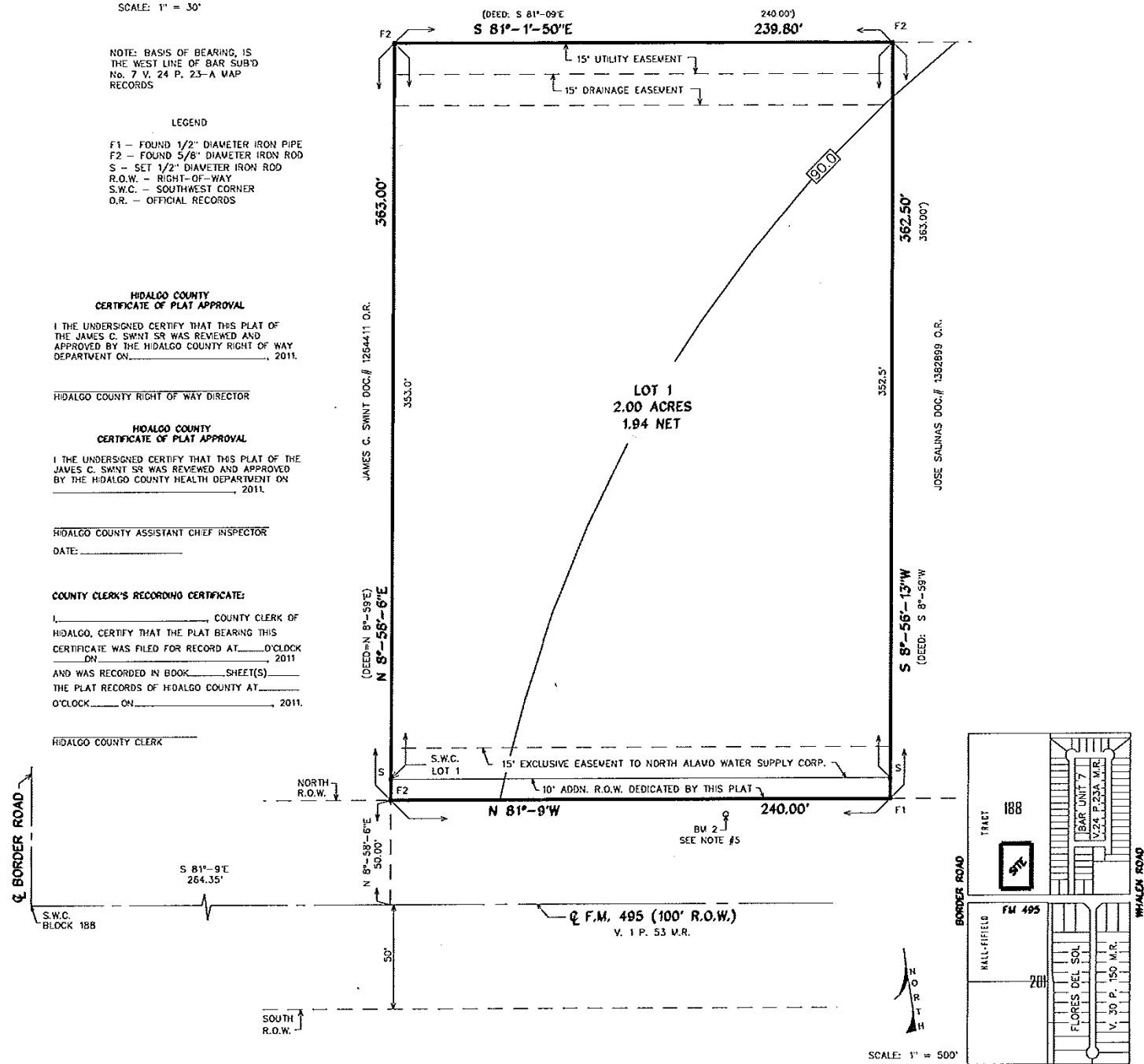


CAD - SUBJAVES
SCALE: 1" = 30'

NOTE: BASIS OF BEARING IS THE WEST LINE OF BAR SUBD No. 7 V. 24 P. 23-A MAP RECORDS

LEGEND

F1 - FOUND 1/2" DIAMETER IRON PIPE
F2 - FOUND 5/8" DIAMETER IRON ROD
S - SET 1/2" DIAMETER IRON ROD
R.O.W. - RIGHT-OF-WAY
S.W.C. - SOUTHWEST CORNER
O.R. - OFFICIAL RECORDS



SCALE: 1" = 500'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
JAMES C. SWINT SR. SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT No. 1 AND IS LOCATED IN SOUTHEASTERLY HIDALGO COUNTY ON THE NORTH SIDE OF F.M. 495 AND IS APPROXIMATELY 264.35 FEET EAST OF BORDER ROAD, THE NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 14,768 - 2005 CENSUS). JAMES C. SWINT SR. SUBDIVISION IS WITHIN THE CITY ETJ.

PLAT NOTES AND RESTRICTIONS

- THIS AREA IS IN FLOOD ZONE "C" AREAS OF MINIMUM FLOODING: FLOODING - COMMUNITY PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- ZONE "C" - THIS CERTIFIES THAT THIS PROPERTY IS NOT IN FLOOD PRONE AREA
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 25.0 FEET SIDE: 6.00 FEET REAR: 30.0 FEET
- NO MORE THAN ONE-SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTER LINE OF ROAD OR 18 INCHES 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 ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK FOUND A COTTON PICKER SPINDLE LOCATED 1980 FEET FROM THE NORTHEAST CORNER OF PASTOS VERDES SUBD RECORDED IN VOLUME 53 PAGE 181 M.R. CENTERLINE OF SIOUX ROAD, ELEVATION= 91.30 N.G.V.D. 88 DATUM
- BENCHMARK SET A SQUARE CUT ON TOP OF STORM WATER INLET LOCATED 2.40 FEET SOUTH AND 82.00 FEET WEST FROM THE PROPOSED SUBDIVISION ELEVATION=90.09 N.G.V.D. 88 DATUM
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND MODEL SUBDIVISION RULES POLICIES AND REGULATIONS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1985 CUBIC FEET (0.05 ACRE FEET).
- DRAINAGE SWALES EASEMENT: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, 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, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHTS GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT OF THE SWALE.
- 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.
- THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
(A) OSSF SYSTEM IS BEING DESIGNATED FOR DISPOSAL OF DOMESTIC SEWAGE. ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTIFAMILY USE.
(B) THE LOT COMPLES WITH THE MINIMUM THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
(C) OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
(D) SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO DEPARTMENT AND EXCERPTS 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
(E) APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
(1) ANCHORING OF SEPTIC TANK(S)
(2) BACK FLOW VALVES
(3) SEPTIC TANK SHALL BE ABLE TO SEAL
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- DEMARIS E. SWINT, THE OWNER & SUBDIVIDER OF "JAMES C. SWINT SR. SUBDIVISION" RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- 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 THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- TODOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO F.M. 495. TODOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/ OR BUILDING PERMIT
- THE LOT IN JAMES C. SWINT SR. IS HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM THE LOT IN JAMES C. SWINT SR. TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREA. LOT OWNERS OF JAMES C. SWINT SR. THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED 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 NO. 1 ("DRAINAGE DISTRICT") BY THIS PLAT NOTE BY PLANATION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOT COMPRISING JAMES C. SWINT SR. BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING THE LOT IN JAMES C. SWINT SR. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND THE LOT OWNER, THE ACCEPTANCE OF A DEED TO LOT IN JAMES C SWINT SR ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 2.00 ACRE TRACT OF LAND OUT OF BLOCK 188, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 53 OF THE MAP RECORDS OF SAID COUNTY; SAID 2.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 188, THENCE WITH THE SOUTH LINE OF SAID BLOCK, THE CENTERLINE OF F.M. 495, S 81°09'E 264.35 FEET, THENCE N 08°58'06"E 50.00 FEET TO A FIVE-EIGHTS (5/8) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING; THENCE N 08°58'06"E (DEED: N 08°59'E) 363.00 FEET TO A FIVE-EIGHTS (5/8) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF; THENCE S 81°01'50"E 239.80 FEET (DEED: S 81°09'E 240.00 FEET) TO A FIVE-EIGHTS (5/8) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;
THENCE WITH THE WEST LINE OF JOSE SALINAS TRACT DESCRIBED IN DOCUMENT No. 1382899 OFFICIAL RECORDS, S 08°58'13"W 382.50 FEET (DEED: S 08°58'W 383.00 FEET) TO A ONE-EIGHTS (1/8) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF;
THENCE WITH THE NORTH RIGHT OF WAY OF F.M. 495, N 81°09'W 240.00 FEET TO THE PLACE OF BEGINNING, CONTAINING TWO (2.00) ACRES, MORE OR LESS;