METES AND BOUNDS DESCRIPTION FOR A 3.94 ACRE TRACT

A 3.94 acre tract of land being a portion Lot 14, J. C. Englemon Subdivision of Sections 262 and 263, Tex-Mex Railway Company Survey, as recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 2864, Page 475, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the north line of said Lot 14 being within the Monte Cristo Road (FM 1925) Right-of-Way for the northeast corner of herein described tract. Said point bears N 80°53' 00" W 250.38 feet from the northeast corner of said Lot 14.

THENCE S 09°07' 00" W along a line, pass at 49.03 feet a point being the south Right-of-Way line of said Monte Cristo Road (FM 1925) and continuing for a total distance of 258.60 feet to a found one-half inch iron rod for the southeast corner of herein described tract

THENCE N 80° 53' 00" W 210.00 feet parallel to the north line of said Lot 14 to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE N 09° 07' 00" E 165.13 feet along a line to a set one-half inch iron rod for an interior corner of herein described tract

THENCE N 54° 11' 37" E 35.31 feet along a line to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE N 80° 43' 45" W 100.00 feet parallel to the centerline of said Monte Cristo Road (FM 1925) to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE S 35° 48' 23" E 35.40 feet along a line to a set one-half inch iron rod for an interior corner of herein described tract

THENCE S 09°07' 00" W 165.27 feet along a line to a set one-half inch iron rod for an interior corner of herein described tract

THENCE N 80° 53' 00" W 440.00 feet parallel to the north line of said Lot 14 to a found one-half inch iron rod for the southwest corner of herein described tract.

THENCE N 09°07' 00" E along a line, pass at 22.28 feet a found one-half inch iron rod being the southeast corner of that certain tract described in Gift Deed recorded in Document # 1019278, Official Records, Hidalgo County, Texas, pass at 211.45 feet a found one-half inch iron rod point being the south Right-of-Way line of said Monte Cristo Road (FM 1925) and continuing for a total distance of 258.60 feet to a point on the north line of said Lot 14, for the northwest corner of herein described tract

THENCE S 80°53' 00" E 700.00 feet along said north line of Lot 14 to the point of beginning and containing 3.94 acres of land more or less.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

LEGEND :

F - FOUND 1/2"ø IRON ROD
S - SET 1/2"ø IRON ROD
S_1- SET COTTON PICKER SPINDLE

NORTH

SCALE: 1"=40'

BEARINGS BASED ON RECORD BEARINGS OF: MONTE CRISTO ESTATES SUBDIVISION, AS RECORDED IN VOLUME 26, PAGE 110B, H.C.M.R.

SUBDIVISION PLAT OF FIDENCIO GARCIA ESTATES SUBDIVISION

A 3.94 acre tract of land being a portion Lot 14, J. C. Englemon Subdivision of Sections 262 and 263, Tex-Mex Railway Company Survey, as recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 2864, Page 475, Deed Records, Hidalgo County, Texas

DATE: AUGUST 1, 2011

SCALE IN FEET 0 40' 80' 120'

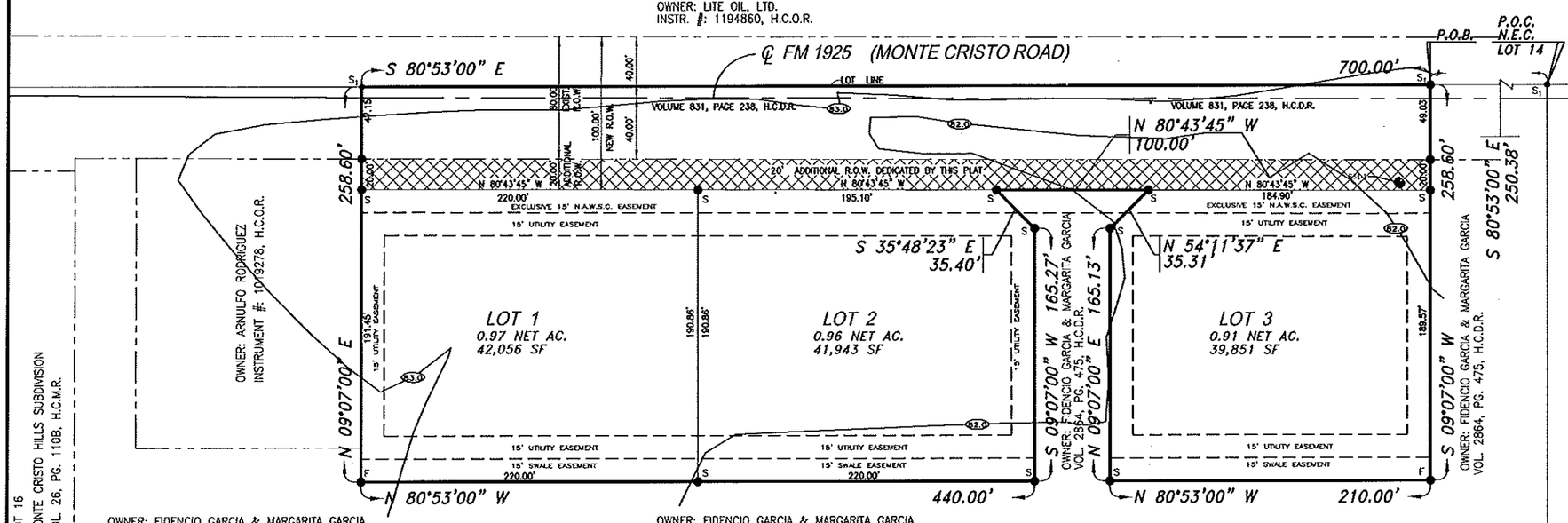
SCALE: 1"---- 40'

ENGINEER: R.E. Garcia

PREPARED BY: R.E. GARCIA & ASSOCIATES

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

Associates FIRM #: F-5001



PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED
ZONE "X" SHADED IS DEFINED AS AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILEAND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD
COMMUNITY-PANEL NO. 480334 0395 C EFFECTIVE DATE: JUNE 6, 2000, LOMR: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR MADE EVIDENT AN AREA AS SHOWN ON THIS PLAT WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED 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: 50.00 FEET ON FM 1925 (MONTE CRISTO ROAD)
REAR: 15.00 FEET OR EASEMENT; WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1-3 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1-3 IS FOR NONRESIDENTIAL USE. THIS SHEET SHALL BE STAMPED ON ALL DEEDS AND CONTRACT FOR SALES. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" 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 A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M.-1 ELEV. 51.31 N.A.V.D. 88
A BRASS DISK SET IN A 4 X 4 X 4" CONCRETE BLOCK APPROXIMATELY 5.00 FEET NORTH AND 24.00 FEET WEST OF THE NORTH EAST CORNER OF LOT 3 OF THIS SUBDIVISION.

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 12,666 CUBIC-FEET (0.2777 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.

7. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 31,780 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 COUNTY DEPARTMENT AND EXCEPTIONS MAY BE ALSO BEEN 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 OCCUPYING A LOT.

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

9. -FIDENCIO GARCIA & MARGARITA GARCIA- THE OWNERS & SUBOWNERS OF SOLD LOTS, SUBOWNERS, BUYERS AND SUBBUYERS OF EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHRUBS, DRAINAGE TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11. EACH PURCHASED CONTRACT MADE BETWEEN A SUBOWNER 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.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS FOR 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.

13. ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.

14. ON-OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL ONE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND COMPLETED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY & STATE STANDARDS.

15. TWOW DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1-3 PRIOR TO CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON FM 1925. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

16. ALL LOTS IN FIDENCIO GARCIA ESTATES SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH SERVICE WITHIN SURFACE WATER RUN-OFF FROM ALL LOTS IN FIDENCIO GARCIA ESTATES SUBDIVISION TO THE AREA DEPICTED ON THE ENGINEERING PLAN AS THE DRAINAGE AREAS. LOT OWNERS OF FIDENCIO GARCIA ESTATES SUBDIVISION THEN AUTHOR AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE ENGINEERING PLAN AS AREAS DRAINAGE SWALE FOR MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION 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 LOTS COMPRISING FIDENCIO GARCIA ESTATES SUBDIVISION REQUIRE 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 SERVICING ALL THE LOTS IN FIDENCIO GARCIA ESTATES SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN FIDENCIO GARCIA ESTATES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT SURCHARGE THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

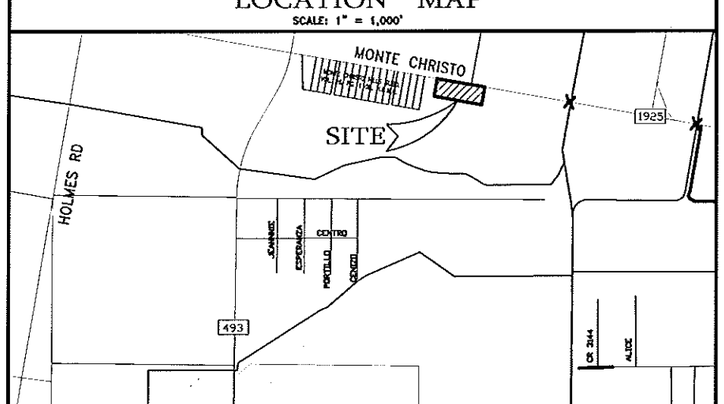
FIDENCIO GARCIA ESTATES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN H.C.P. #1 THE SOUTH SIDE OF FM 1925 (MONTE CRISTO ROAD) APPROXIMATELY 2,000 FEET EAST OF FM 493. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (75,514), FIDENCIO GARCIA ESTATES SUBDIVISION LIES APPROXIMATELY 5 MILE FROM THE CITY LIMITS AND IS OUTSIDE THE CITY'S ETJ.

INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATIONS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.R.W. APPROVAL; H.C.H.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, TYPICAL WATER SERVICE CONNECTION;
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

LOCATION MAP

SCALE: 1" = 1,000'



PRINCIPAL CONTACTS: NAME:	ADDRESS:	CITY & ZIP	PHONE #/ FAX #:
OWNER: FIDENCIO & MARGARITA GARCIA	3 3/4 N. EXPRESSWAY	SAN JUAN, 78589	793-2674 / -
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1 OF 3 SHEETS

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 consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the 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 lay 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 for 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 herein conveyed except that where the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts 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, grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating 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 Grantor 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 Grantor 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 following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI 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 grantor executed this instrument this _____ day of _____ 20 .

FIDENCIO GARCIA
3 3/4 N. EXPRESSWAY
SAN JUAN, TEXAS 78589

MARGARITA GARCIA
3 3/4 N. EXPRESSWAY
SAN JUAN, TEXAS 78589

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, FIDENCIO GARCIA & MARGARITA GARCIA AS OWNER OF THE 3.94 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED FIDENCIO GARCIA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.012 AND THAT:
(A)THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
(B)SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C)ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D)GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

FIDENCIO GARCIA
3 3/4 N. EXPRESSWAY
SAN JUAN, TEXAS 78589

MARGARITA GARCIA
110 SANDRA STREET
SAN JUAN, TEXAS 78589

THE STATE OF TEXAS X
COUNTY OF HIDALGO X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED FIDENCIO GARCIA & MARGARITA GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____20__,

My Commission Expires: Notary Public in and for Hidalgo County, Texas

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___M, ON_____, AND WAS RECORDED IN INSTRUMENT #:_____ OF THE MAP RECORDS OF HIDALGO COUNTY.

_____HIDALGO COUNTY CLERK

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FIDENCIO GARCIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON_____, _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FIDENCIO GARCIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON_____, _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY ENGLEMAN IRRIGATION DISTRICT, ON THIS_____DAY OF _____A.D., 20__.

SECRETARY PRESIDENT

ENGLEMAN IRRIGATION DISTRICT WILL NOT BE RESONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

APPROVAL BY DRAINAGE DISTRICT:

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 (#16.311(C)) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE ADEQUATE FOR THE PURPOSE OF 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:
DISTRICT MANAGER

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE FIDENCIO GARCIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

HIDALGO COUNTY JUDGE DATE

ATTEST:
HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 64790
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

DATE