

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

# SUBDIVISION PLAT OF MJAY SUBDIVISION

A 0.31 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 10, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED AS PARCEL 4 IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT # 1315524, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: JUNE 7, 2011 SCALE: 1" = 20'

ENGINEER: R.E. Garcia  
ASSOCIATES  
F204 F-3051

**PREPARED BY: R.E. GARCIA & ASSOCIATES**  
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

## PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENTS: FLOOD ZONE DESIGNATION "X" SHADINGS: ZONE "X" SHADINGS ARE AREAS OF 100 YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH EXCESS DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE CANALS THAT ARE 1 SQUARE MILE AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
2. COMMUNITY-PANEL NO. 100234 IS IN EFFECTIVE DATE, JAN. 6, 2008, UNDER MAY 17, 2007 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION HAVE IDENTIFY AN AREA AS FLOOD PLAIN WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD CONTROVERSIAL OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS AN 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOMEOWNER OBTAINS FLOOD INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 1901 THROUGH 1917).
3. ERECTIONS: (FRONT) 40.00 FEET ON TERRY ROAD (REAR) 15.00 FEET ON EASEMENT, WHICHEVER IS GREATER (SIDE) 5.00 FEET ON EASEMENT, WHICHEVER IS GREATER.
4. SPECIAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY OCCUPANCY DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE VERIFIED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE DEPARTMENT APPROVALS, APPLICATIONS FOR CONSTRUCTION AND REQUIRED PRIOR TO OCCUPANCY THE LOT).
5. MINIMUM FINISH FLOOR NOTES: MINIMUM FINISH FLOOR ELEVATION SHALL BE 14" ABOVE THE CENTER LINE OF STREET OR 12" ABOVE FINISH GRADE, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A CONTAINED FLOOD ZONE AT THE DISCRETION OF THE ENGINEER. FINISH FLOOR ELEVATION AND FOOT CONSTRUCTION FINISH FLOOR ELEVATION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A SEVERANCE PERMIT APPLICATION.
6. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: (A) BENCH MARK SET IN A 1' X 1' CONCRETE BLOCK APPROXIMATELY 50.00 FEET SOUTH AND 40.00 FEET EAST OF THE NORTH WEST CORNER OF LOT 1 OF THIS SUBDIVISION.
7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A PERMIT OF 425 CUMIC-FEET (ABOUT ACRES-FEET) OF STORM WATER RUNOFF, DRAINAGE AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET #15 FOR STORM WATER IMPROVEMENTS).
8. EASY SUBDIVISION IS BEING DESIGN FOR DISPOSAL OF INSTITUTIONAL WASTE IN ACCORDANCE WITH LOCAL REGULATIONS. ENGINEER CERTIFIED BY SIGNING THIS PLAT THAT THE DESIGN OF THIS SYSTEM MEETS ALL LOCAL REGULATIONS GOVERNING THIS TYPE OF WORK.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
10. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A SEWER MAIN PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER MAIN IMPROVEMENT SHALL BE PROVIDED BY THE CITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUSHES, BRACKS, BRACKS TREES, AND OTHER PLANTINGS (EXCEPT LAWN, LESS THAN 18 INCHES ABOVE FINISH GRADE, BRACKS, BRACKS, OR PLANTINGS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
12. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVISOR 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 PURCHASER.
13. ALL PUBLIC UTILITIES EASEMENTS DEPICTED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY CODE. ENGINEER'S PLANS BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS PROPERLY COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
14. ALL EASEMENTS ON THIS PLAT ARE DEPICTED BY THIS PLAT UNLESS NOTED OTHERWISE.
15. ALL EASEMENTS ON THIS PLAT ARE DEPICTED BY THIS PLAT UNLESS NOTED OTHERWISE.
16. AN 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, & MANUFACTURE USE AS THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE COMMENCEMENT OF A BUILDING AND THE OCCUPANCY THEREOF. NO WATER OR SEWER CONNECTIONS SHALL BE MADE UNTIL THE SITE PLAN, DRAINAGE PLAN AND GOLF PLAN ARE APPROVED AND PROCEEDS THEREAFTER ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

## METES AND BOUNDS DESCRIPTION FOR A 0.31 ACRE TRACT

A 0.31 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 10, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED AS PARCEL 4 IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT # 1315524, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

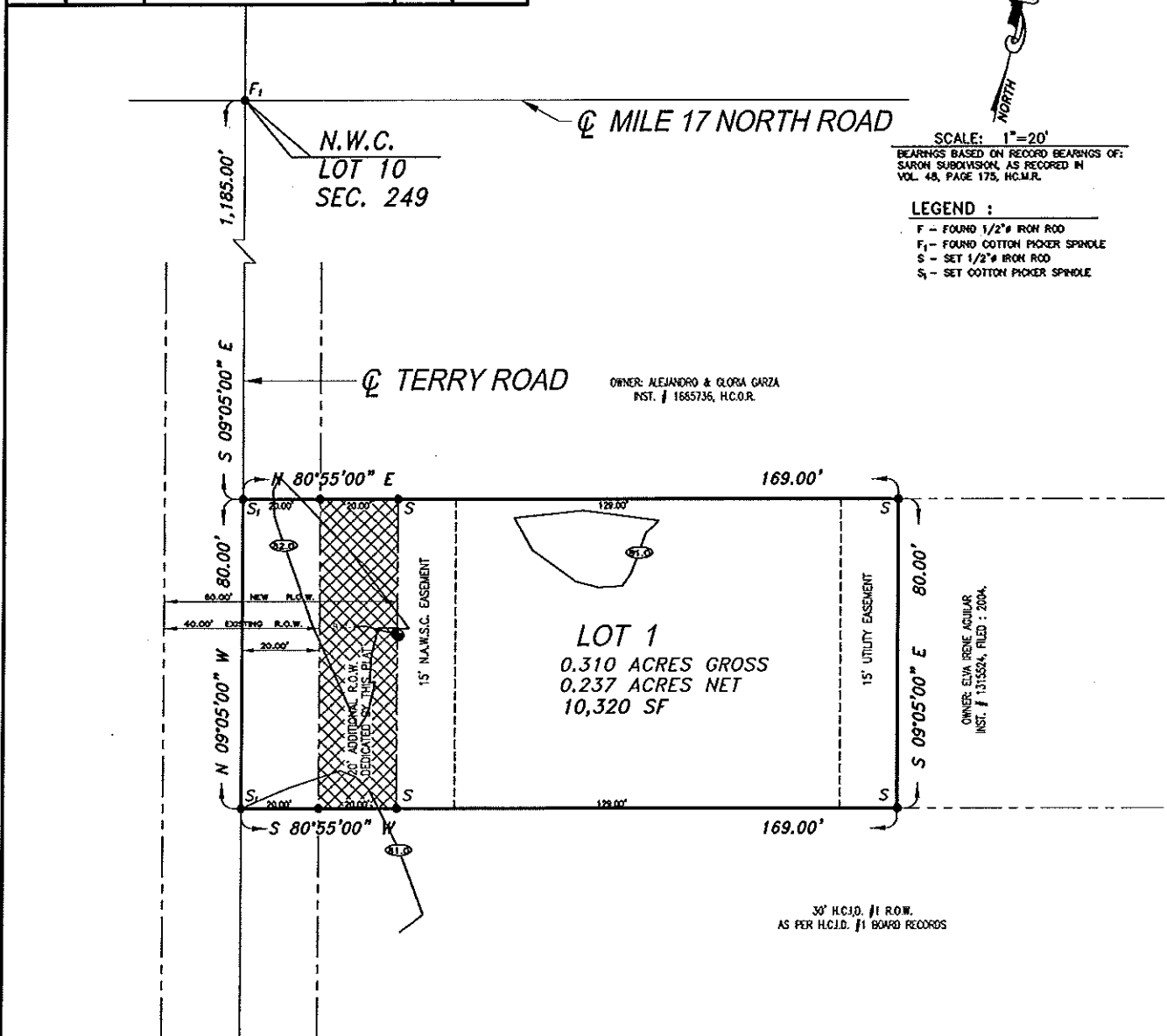
BEGINNING AT A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF TERRY ROAD ALSO BEING THE WEST LINE OF SAID LOT 10, SECTION 249, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS S 09° 05' 00" E 1,185.00 FEET FROM A FOUND COTTON PICKER SPINDLE BEING THE NORTHWEST CORNER OF SAID LOT 10, SECTION 249.

THENCE N 80° 55' 00" E PARALLEL TO THE NORTH LINE OF SAID LOT 10, SECTION 249, PASS AT 20.00 FEET A POINT BEING THE EAST RIGHT-OF-WAY LINE OF SAID TERRY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 169.00 FEET TO A SET ONE-HALF INCH IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 05' 00" E 80.00 FEET PARALLEL TO THE WEST LINE OF SAID LOT 10, SECTION 249, TO A SET ONE-HALF INCH IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 80° 55' 00" W PARALLEL TO THE NORTH LINE OF SAID LOT 10, SECTION 249, PASS AT 149.00 FEET A POINT BEING THE EAST RIGHT-OF-WAY LINE OF SAID TERRY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 169.00 FEET TO A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF SAID TERRY ROAD ALSO BEING THE WEST LINE OF SAID LOT 10, SECTION 249, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 05' 00" W 80.00 FEET ALONG SAID CENTERLINE OF TERRY ROAD ALSO BEING THE WEST LINE OF SAID LOT 10, SECTION 249, TO THE POINT OF BEGINNING AND CONTAINING 0.31 OF AN ACRE (13,520 SQUARE FEET) OF LAND, MORE OR LESS.



### STATE OF TEXAS COUNTY OF HIDALGO

I, \_\_\_\_\_ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS AMENDED MINOR SUBDIVISION PLAT KNOWN AS MJAY SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/DIRECTOR PLANNING AND ZONING DEPARTMENT DATE

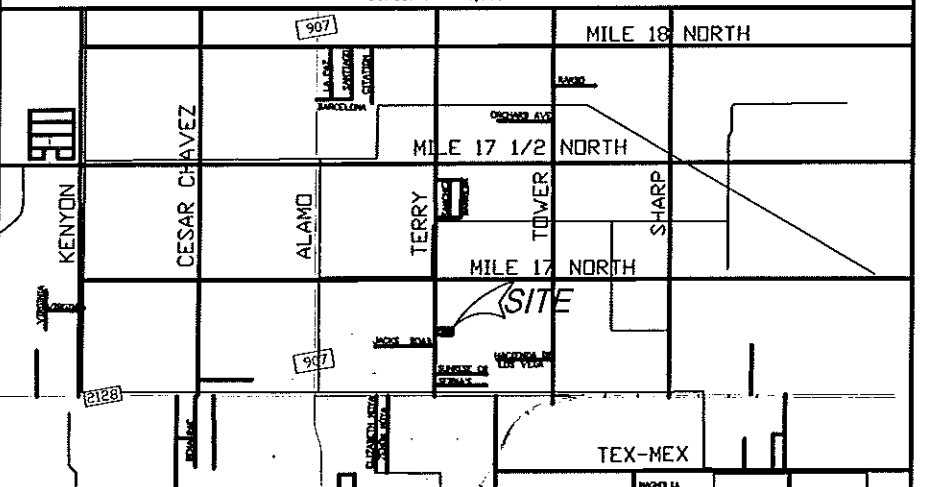
### LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MJAY SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN H.C.P. #1 ON THE EAST SIDE OF TERRY ROAD, APPROXIMATELY 1,185 FEET SOUTH OF THE INTERSECTION OF TERRY ROAD & MILE 17 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (75-344). MJAY SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS INSIDE THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE S 42-021

### INDEX OF SHEETS

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2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSS SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVISOR CERTIFICATE AND STATEMENT; 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:**

OWNER: GLORIA GARZA	ADDRESS: 1142 N. TERRY RD.	CITY & ZIP: EDINBURG, 78542	PHONE // FAX #: 383-0984 / -
ENGINEER: RALA E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RALA E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

### 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 Texas 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, maintain, repair, replace, relocate, 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 when 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 or lines, 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 herein shall constitute an agreement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and 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 41 of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purposes for which financial assistance was obtained 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\_\_\_\_.

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

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

I, GLORIA GARZA, AS OWNER OF THE 0.32-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MJAY SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON. 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 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.

GLORIA GARZA  
1142 N. TERRY RD.  
EDINBURG, TEXAS 78542

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED GLORIA GARZA, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

### COUNTY CLERK'S RECORDING CERTIFICATE

\_\_\_\_\_, 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 MJAY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MJAY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

APPROVAL BY IRRIGATION DISTRICT #1:  
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. 01 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR COLLECTORY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HOJ #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HOJ #1.

\_\_\_\_\_, PRESIDENT SECRETARY

### 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 APPLICABLE DRAINAGE DISTRICT CODE #183110C. THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE 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: \_\_\_\_\_  
DISTRICT MANAGER

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MJAY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COAGULATORS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST:  
HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, RALA 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 AND THE ORIGINAL AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 64793  
REGISTERED PROFESSIONAL LAND SURVEYOR #4204 DATE

SHEET NO. 1  
OF 2 SHEETS