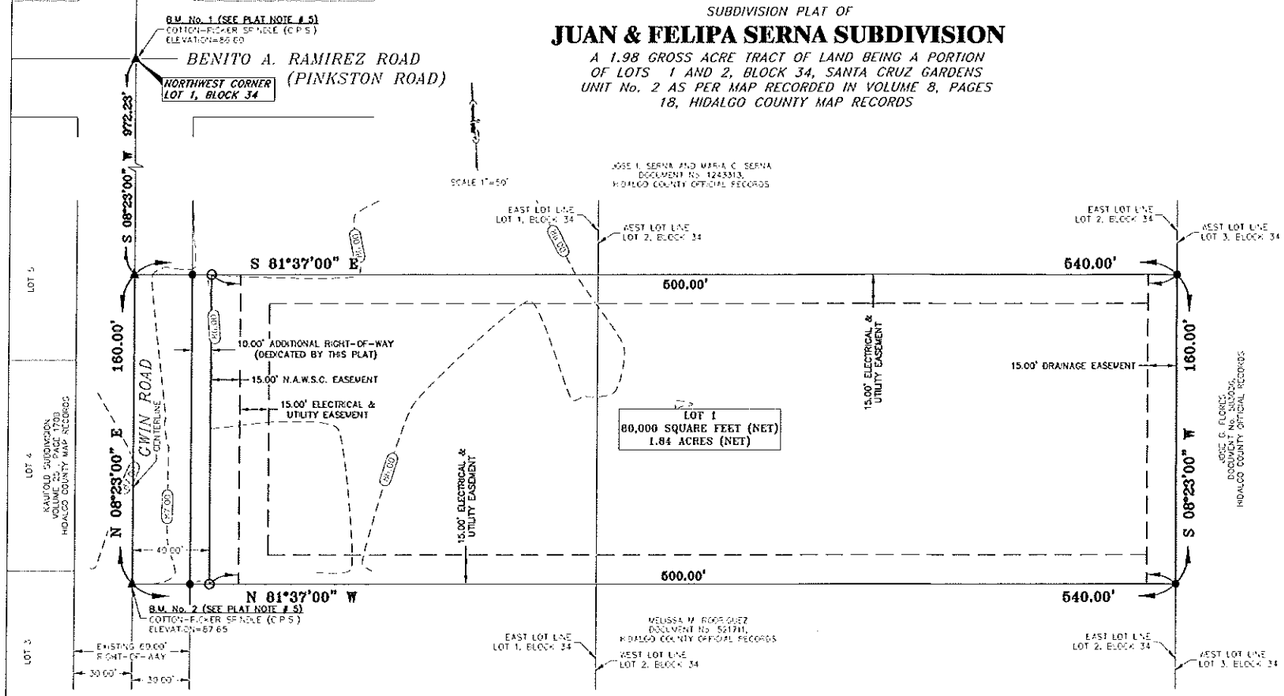
SUBDIVISION PLAT OF

JUAN & FELIPA SERNA SUBDIVISION

A 1.98 GROSS ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 34, SANTA CRUZ GARDENS UNIT No. 2 AS PER MAP RECORDED IN VOLUME 8, PAGES 18, HIDALGO COUNTY MAP RECORDS



NORTH ALAMO WATER SUPPLY CORPORATION 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 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 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 ALTERS OR RELOCATES THE PUBLIC ROAD SO AS TO PASS THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS 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 THEREUNDER SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT

THIS____DAY OF_____, 2011.

JUAN R. SERNA
7335 N. DOQUITTLE ROAD
EDINBURG, TX 78542

FELIPA C. SERNA
7335 N. DOQUITTLE ROAD
EDINBURG, TX 78542

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: _____ AT _____AM/PM
AS A RECORDING NUMBER_____
BY, _____ DEPUTY

G E N E R A L P L A T N O T E S & R E S T R I C T I O N S

1. FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) COMMUNITY-PANEL NUMBER 480334 0005 D EFFECTIVE DATE: JUNE 6, 2000 FLOOD ZONE "X" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION **(REVISED TO REFLECT LOMR DATED AUGUST 17, 2001)**

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0005 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAS DEFINED AND DETERMINED THE AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOMES WITHIN AN AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOMES OWNERS FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4129)

2. SETBACKS:

FRONT:	40.00	FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
REAR:	15.00	FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
SIDE:	6.00	FEET (OR TO EASEMENT, 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 COMMISSION, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE WILL BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO SERVE FIRE AND FLOOD CONSTRUCTION. ENTER 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. BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE CENTERED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:

B.M. NO. 1. ELEVATION=56.60, NAVD 83. DESCRIPTION: COTTON-PICKER SPINDLE (C.P.S.) FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 34 (INTERSECTION OF GWIN ROAD & BENITO A. RAMIREZ)

B.M. NO. 2. ELEVATION=57.65, NAVD 83. DESCRIPTION: COTTON-PICKER SPINDLE (C.P.S.) FOUND AT THE SOUTHWEST CORNER OF PROPERTY, ALONG CENTERLINE OF GWIN ROAD

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REGULATIONS, A DEVELOPMENT PLAN IS REQUIRED TO DERIVE A TOTAL OF 1.832 CUBIC-FEET PER (0.03) ACRE-FEET OF STORM WATER RUNOFF DISTURBED DURING DEVELOPMENT. IN ACCORDANCE WITH THE LOCAL REQUIREMENTS, ALL BE ACCOMMODATED ON A PROPOSED DRAINAGE SWALE ON EACH OF THE LOT.

7. DRAINAGE SWALE EASEMENTS NOTE:
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.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: 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 DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR MULTI-FAMILY USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 20,925 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 HEALTH DEPARTMENT AND EXCERPTS HAVE BEEN 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 DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" REPAIR APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING WATER AIR PRIOR TO OCCUPYING A LOT.

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

10. **JUAN R. SERNA AND FELIPA C. SERNA** OWNERS & SUBDIVIDERS OF **JUAN & FELIPA SERNA SUBDIVISION** HEREBY DEDICATE EASEMENT EXCEPT FOR ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT AND DESIGNED FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

11. NO STRUCTURE SHALL BE REPAIRED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS, AND OTHER PLANTINGS (EXCEPT FOR 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.

12. FROM PLEASED 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.

13. 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 OWNER AND SUBDIVIDER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER GOVERNING AN EASEMENT.

14. ON-SITE STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL, COMMERCIAL & 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 OBSTRUCTIONS SHALL BE ERECTED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE.

15. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

16. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.

17. ALL LOTS IN **JUAN & FELIPA SERNA SUBDIVISION** ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" AS REFERRED TO SURFACE WATER RUN-OFF FROM ALL LOTS IN **JUAN & FELIPA SERNA SUBDIVISION** TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE AREA". LOT OWNERS OF **JUAN & FELIPA SERNA SUBDIVISION** THEIR HEIRS 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 NUMBER 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 CONTAINING **JUAN & FELIPA SERNA SUBDIVISION** 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 SERVICING ALL THE LOTS IN **JUAN & FELIPA SERNA SUBDIVISION**, THE COUNTY AND THE DRAINAGE DISTRICT HEREBY GRANTED THE RIGHT AND THE AUTHORITY AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN **JUAN & FELIPA SERNA SUBDIVISION** ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO RELEASE THE DRAINAGE EASEMENT DEPICTING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

18. A 5.0 FOOT SIDEWALK WILL BE REQUIRED ALONG GWIN ROAD AT THE TIME OF A BUILDING PERMIT.

STATE OF TEXAS – COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), **JUAN R. SERNA & FELIPA C. SERNA**, AS OWNERS OF THE 1.98 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **JUAN & FELIPA SERNA SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

JUAN R. SERNA
7335 N. DOQUITTLE ROAD
EDINBURG, TX 78542

FELIPA C. SERNA
7335 N. DOQUITTLE ROAD
EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JUAN R. SERNA AND FELIPA C. SERNA** PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2011

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
(UNDER LOCAL GOVERNMENT CODE § 232.003(3))

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE JUAN & FELIPA SERNA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2011

_____ ATTEST _____
HIDALGO COUNTY JUDGE DATE HIDALGO COUNTY CLERK DATE

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE JUAN & FELIPA SERNA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____, 2011

_____
HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR DATE

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE JUAN & FELIPA SERNA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR ON _____, 2011

_____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

DRAINAGE DISTRICT CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COULD MEET THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SCH. 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.

_____ BY _____ DATE
DIRECTOR

SANTA CRUZ IRRIGATION DISTRICT No. 15

THIS PLAT APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS_____DAY OF 2011

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY 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.

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS – CITY OF EDINBURG
PLAT APPROVAL CERTIFICATE

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

_____ _____
CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

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

_____
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

_____
JOSE MARIO GONZALEZ DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 5571

STATE OF TEXAS
JOSE MARIO GONZALEZ
5571
REGISTERED
PROFESSIONAL
LAND SURVEYOR

ENGINEER CERTIFICATE

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

_____
PABLO SOTO, JR., P.E. DATE
REG. PROFESSIONAL ENGINEER NO. 66278

STATE OF TEXAS
PABLO SOTO JR.
66278
REGISTERED
PROFESSIONAL ENGINEER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
JUAN & FELIPA SERNA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE NORTHEASTERN SIDE OF HIDALGO COUNTY ALONG THE EAST SIDE OF GWIN ROAD APPROXIMATELY 972 FEET SOUTH OF BENITO A. RAMIREZ ROAD (PINKSTON ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 77,424 – 2010 CENSUS. **JUAN & FELIPA SERNA SUBDIVISION** IS ESTIMATELY 3,250 (0.62 MILES) FEET FROM EDINBURG CITY LIMITS AND IS WITHIN THE CITY'S 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

METES AND BOUNDS DESCRIPTION

A 1.98 GROSS ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 34, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2 AS PER MAP RECORDED IN VOLUME 8, PAGE 18, HIDALGO COUNTY MAP RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF GWIN ROAD BEING THE WEST LINE OF SAID LOT 1, BLOCK 34, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS SOUTH 08°23'00" WEST 972.23 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 34;

THENCE SOUTH 81°37'00" EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, BLOCK 34, PASS AT 39.00 FEET A FOUND 1/2" (HALF-INCH) IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID GWIN ROAD, PASS AT 240.00 FEET A POINT BEING THE EAST LINE OF SAID LOT 1, BLOCK 34, ALSO BEING THE WEST LINE OF SAID LOT 2, BLOCK 34, AND CONTINUING PARALLEL TO THE NORTH LINE OF SAID LOT 2, BLOCK 34, FOR A TOTAL DISTANCE OF 540.00 FEET TO A FOUND 1/2" (HALF-INCH) IRON ROD ON THE EAST LINE OF SAID LOT 2, BLOCK 34, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 08°23'00" WEST A DISTANCE OF 160.00 FEET ALONG SAID EAST LINE OF LOT 2, BLOCK 34, TO A FOUND 1/2" (HALF-INCH) IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

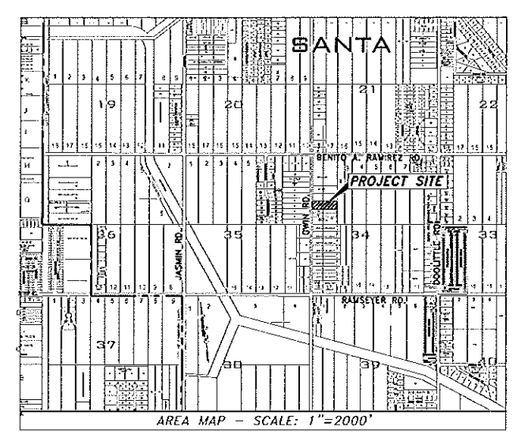
THENCE NORTH 81°37'00" WEST PARALLEL TO THE NORTH LINE OF SAID LOT 2, BLOCK 34, PASS AT 300.00 FEET A POINT BEING THE WEST LINE OF SAID LOT 2, BLOCK 34, ALSO BEING THE EAST LINE OF SAID LOT 1, BLOCK 34, PASS AT 510.00 FEET A FOUND 1/2" (HALF-INCH) IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID GWIN ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 550.00 FEET TO A FOUND COTTON PICKER SPINDLE ON THE WEST LINE OF SAID LOT 1, BLOCK 34, ALSO BEING THE CENTERLINE OF SAID GWIN ROAD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 08°23'00" EAST A DISTANCE OF 160.00 FEET ALONG SAID WEST LINE OF LOT 1, BLOCK 34, ALSO BEING THE CENTERLINE OF GWIN ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.98 GROSS ACRES OF LAND, MORE OR LESS.

LEGEND

- ● – FOUND 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD
- ▲ – FOUND COTTON-PICKER SPINDLE (C.P.S.)
- Ø – POWER POLE
- ! – GUY WIRE
- (M) – WATER METER
- –·–·– FENCE
- ~~~ – NATURAL FLOW

ELEVATIONS:
- 123.45 – NATURAL GROUND
- 123.45 – EDGE OF PAVEMENT (TOP)
- 123.45 – EDGE OF CALICHE (TOP)



AREA MAP – SCALE: 1"=2000'

PRINCIPAL CONTACTS:

	NAME	ADDRESS	PHONE & FAX
OWNER	JUAN R. SERNA & FELIPA C. SERNA	7335 N. DOQUITTLE ROAD, EDINBURG, TX 78542	(956) 383-6922
ENGINEER	PABLO SOTO, JR. P.E.	8207 MATEO ESCOBAR, MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156
SURVEYOR	JOSE MARIO GONZALEZ R.P.L.S.	8207 MATEO ESCOBAR, MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156

INDEX OF SHEETS

SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY; COUNTY PLAT APPROVAL; H.C.D.D. No. 1; SANTA CRUZ IRRIGATION DISTRICT No.15; SURVEYORS; ENGINEERS; H.C.R.O.W.; H.C.H.D.; CITY OF EDINBURG P&Z; AND CITY OF EDINBURG STAFF.
SHEET 2	UTILITY LAYOUT: WATER AND SANITARY SEWER SYSTEMS; DRAINAGE LAYOUT; DRAINAGE REPORT; ENGINEER'S CERTIFICATION

DATE OF PREPARATION: NOVEMBER 30, 2011

RIO DELTA SURVEYING
FIRM REGISTRATION # F-13125
8207 MATEO ESCOBAR, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: JMGONTALLEZ@SBCGLOBAL.NET

JOB NUMBER RO 11 155 SURVEYED MAY 30, 2010

CITY OF EDINBURG ETJ - HIDALGO COUNTY PAGE 1 OF 2