

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVISION PLAT OF SANTA CECILIA SUBDIVISION**

A 3.47 acre tract of land being a portion of Lot 4, Block 37, La Donna Plat, as recorded in Volume 1, Page 51, Map Records, Hidalgo County, Texas.

DATE: SEPTEMBER 18, 2009

SCALE: 1" = 40'

ENGINEER: R.E. Garcia Associates

**PREPARED BY: R.E. GARCIA & ASSOCIATES**  
 116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (955) 381-1061 FAX: 381-1280

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" AREAS OF THE 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0500 B EFFECTIVE DATE: JANUARY 2, 1981. COUNTY-PANEL NO. 480334 0500 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL ENERGY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4122).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTE. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOT 1. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION.
- SETBACKS ARE AS FOLLOWS:  
 FRONT (FM 493) 50.00'  
 SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER  
 C&G-ER SIDE (VERTRESSES ROAD) 20.00'  
 REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER
- 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 PROVIDED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- BOUNDARY:  
 BM-1: AN IRON ROD SET IN A CONCRETE SLAB LOCATED 60' NORTH AND 80' WEST OF THE FRONT OF BEGINNING.  
 ELEV: 162.97 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 5,500 CUBIC FEET (5126 GALLONS) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET N-3 FOR STORM SEWER IMPROVEMENTS).
- NO ILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHROPS, TREES AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GRASS, COVER CROPS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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.
- RICHARD B. HARDWICKE, PARTNER OF HARDWICKE, HARDWICKE & HARDWICKE, LTD., THE OWNER AND SUBDIVIDER OF SANTA CECILIA SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET N-2 OF THIS PLAT.
- ON-SITE SEWER FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWER FACILITIES IN ACCORDANCE WITH 1000 AND HIDALGO COUNTY REGULATIONS FOR SEWER 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 USE AND MULTI-FAMILY USE.  
 B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,750 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 ASSOCIATED DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- MINIMUM FINISHES FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF FM 493 OR 18" 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- TIGHT DRAINAGE/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO CONSTRUCTION OF A DRAINAGE/ENTRANCE ON TO FM 493. 11-201 ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

**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 Adams Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have hereby granted, bargained, sold, aliened, conveyed and confirmed to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, harness, 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. This easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to delineate the course of the easement herein conveyed except that when the pipe(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.

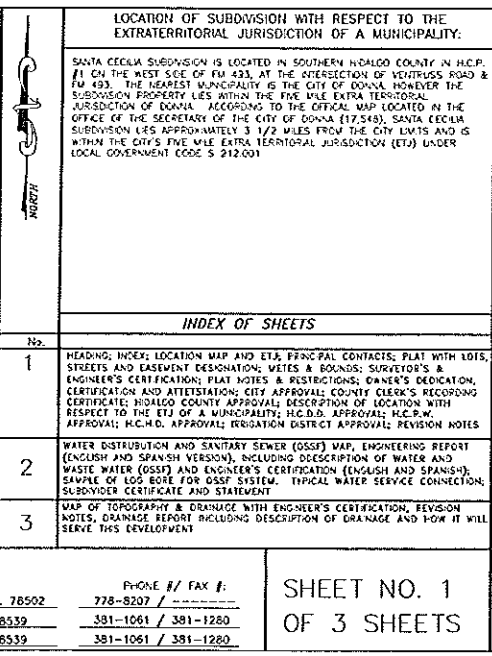
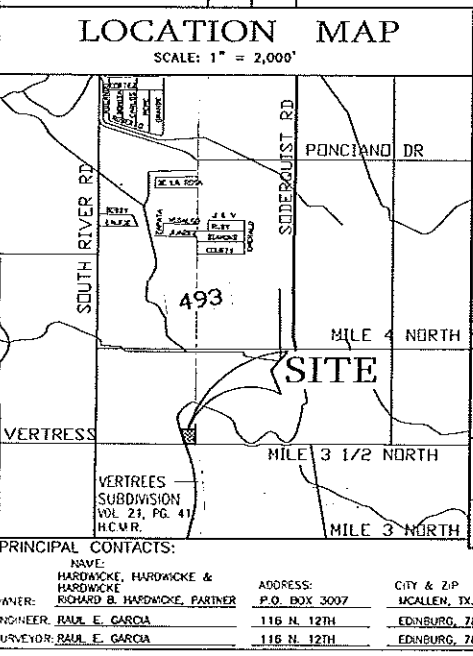
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of 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 easement together with any provisions hereon which constitute an easement for the benefit of the Grantee, its successors, and assigns, shall be deemed to be in the favor 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 46 of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the amount continues to be used for the same or similar purpose for which financial assistance was rendered or for so long as the funds earn it, whichever is longer.

In witness whereof the said grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

RICHARD B. HARDWICKE, PARTNER  
 HARDWICKE, HARDWICKE & HARDWICKE, LTD.



**METES AND BOUNDS DESCRIPTION FOR A 3.47 ACRE TRACT**

A 3.47 acre tract of land being a portion of Lot 4, Block 37, La Donna Plat, as recorded in Volume 1, Page 51, Map Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING of a set cotton picker spindle on the centerline of Vertrees Road being the southeast corner of said Lot 4, Block 37, for the southeast corner of herein described tract.

THENCE N 89° 53' 00" W 220.80 feet along said centerline of Vertrees Road also being the south line of said Lot 4, Block 37, to a set cotton picker spindle for the southwest corner of herein described tract.

THENCE N 19° 06' 53" W along a line, pass at 31.78 feet a set 1/2" iron rod with plastic cap stamped RPLS # 4204 being the north Right-of-Way line of said Vertrees Road and continuing for a total distance of 521.43 feet to a point for the northwest corner of herein described tract.

THENCE S 89° 53' 00" E parallel to the south line of said Lot 4, Block 37, pass of 58.95 a set one-half inch iron rod, pass at 323.11 feet a set one-half inch iron rod being the west Right-of-Way line of FM 493 and continuing for a total distance of 392.55 feet to a set cotton picker spindle on the east line of said Lot 4, Block 37, for the northeast corner of herein described tract.

THENCE S 00° 07' 00" W 492.40 feet along said east line of Lot 4, Block 37, within said FM 493 Right-of-Way to the point of beginning and containing 3.47 acres of land, more or less.

**THE STATE OF TEXAS**  
 COUNTY OF HIDALGO

**OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION**

RICHARD B. HARDWICKE, PARTNER OF HARDWICKE, HARDWICKE & HARDWICKE, LTD., AS OWNER OF THE 3.47 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA CECILIA SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THE 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 § 122.032 AND THAT:

(1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;  
 (2) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
 (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
 (4) 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.

HARDWICKE, HARDWICKE & HARDWICKE, LTD.  
 116 N. 12TH AVENUE  
 P.O. BOX 3007  
 MCALLEN, TEXAS 78502-3007

DATE \_\_\_\_\_

**THE STATE OF TEXAS**  
 COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day of \_\_\_\_\_ 2009, RICHARD B. HARDWICKE, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
 NOTARY PUBLIC

**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 DEED RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_.

\_\_\_\_\_  
 HIDALGO COUNTY CLERK

**CITY OF DONNA**  
 CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009(c) & § 212.0115(b) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SANTA CECILIA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF DONNA ON \_\_\_\_\_

WAYOR, CITY OF DONNA \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: SECRETARY, CITY OF DONNA \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL BY THE PLANNING COMMISSION OF DONNA**

THIS PLAT OF SANTA CECILIA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA AND IS HEREBY APPROVED BY SUCH \_\_\_\_\_

ATTEST: SECRETARY \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**APPROVAL BY IRRIGATION DISTRICT:**

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_.

SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

**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 TITHE'S ADOPTED UNDER TEXAS WATER CODE § 212.011. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE SPECIFICATIONS DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING PRACTICE, TO THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_ BY \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SANTA CECILIA 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, RICHARD B. 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 # 84790  
 REGISTERED PROFESSIONAL LAND SURVEYOR # 2404

**SHEET NO. 1 OF 3 SHEETS**