

JULIA MORENO ACRES SUBDIVISION

A 19.52 ACRE TRACT OF LAND BEING ALL OF TRACT 156 AND THE NORTH 12.80 ACRES OF TRACT 166, OF THE PARTITION OF PORCIONES 38, 39 AND 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 16-19, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1872, PAGE 455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

- JULIA E. MORENO AS OWNER OF THE 19.52 ACRE TRACT OF LAND ENCUMBERED WITH THE PROPOSED JULIA MORENO ACRES SUBDIVISION, HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO 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:
 - THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Julia E. Moreno
DATE: 2-22-12
EU LUCERO INVESTMENTS, LLC.
DORM BUSINESS AS: JULIA MORENO ACRES
BY: JULIA E. MORENO
222 PECAN ST.
RIO GRANDE, TEXAS 78587
TELEPHONE: (956) 487-8157

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JULIA E. MORENO 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 consideration therein expressed.

Given under my hand and seal of office this 22nd day of February, 2012.



Neida Ramirez
NEIDA S. RAMIREZ - NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.L.S. No. 9554

10-29-09
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JULIA MORENO ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20__.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JULIA MORENO ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AQUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE JULIA MORENO ACRES SUBDIVISION. THE AQUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AQUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

Francisco Flores 3/1/2012
MR. FRANCISCO FLORES
GENERAL MANAGER
AQUA SPECIAL UTILITY DISTRICT

INDEX OF SHEETS.

SHEET 1 - HEADNG INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; AQUA S.U.D. CERTIFICATE; HIDALGO COUNTY R.O.W. AND HEALTH DEPT. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.O.D. No. 1 CERTIFICATION, REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

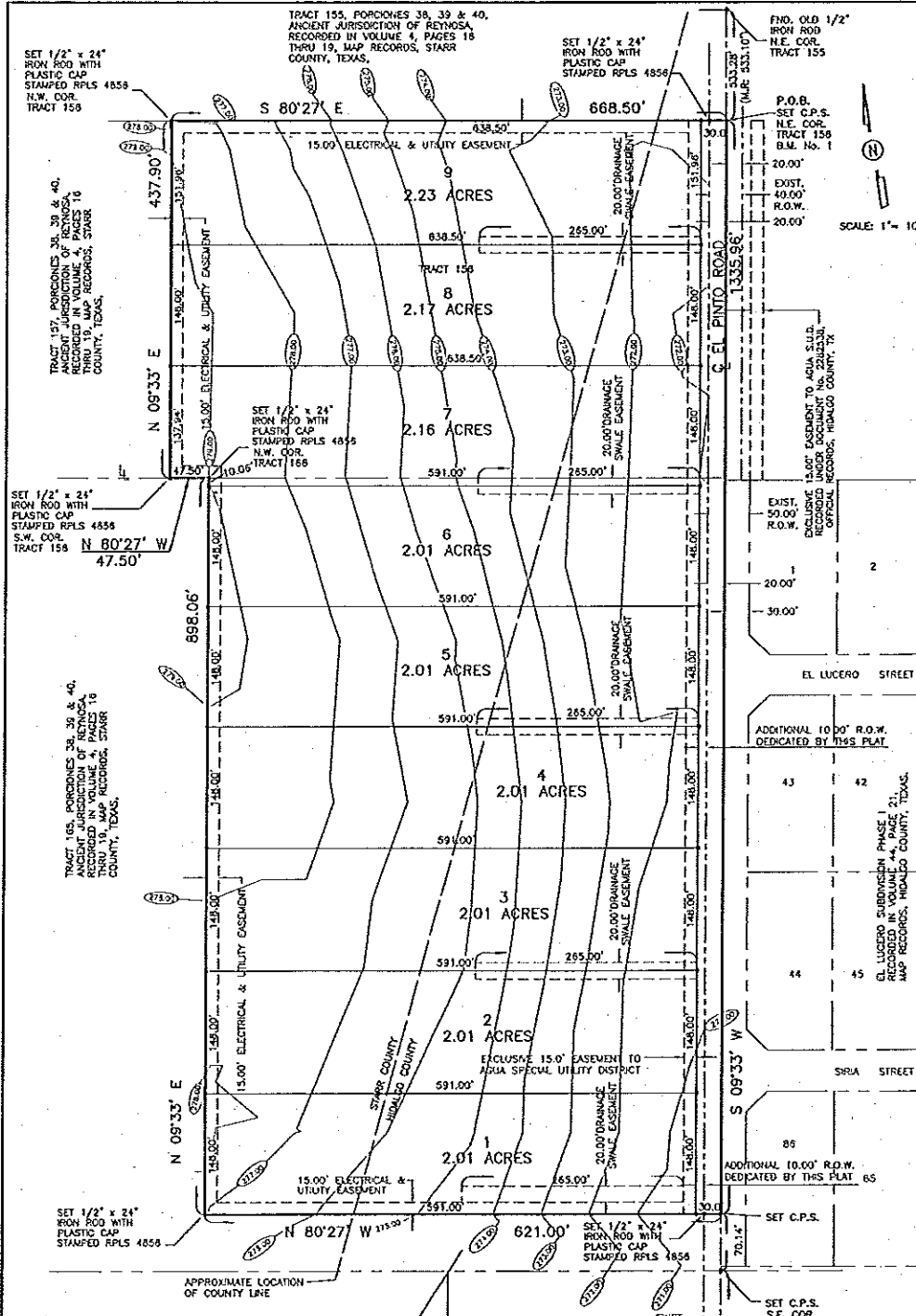
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 1
OF 2 SHEETS

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MANUAL FLOODING (NO SHADING)
COMMUNITY-PANEL NO. 480343 0275 B
EFFECTIVE DATE: JANUARY 2, 1991
- SETBACKS:
FRONT: 30.00 FEET
REAR: 15.00 FEET
SIDE: 8.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL SIDES.
- LEGEND: - - - - - 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET, UNLESS OTHERWISE NOTED.
- 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 DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE WAREHOUSE APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- BENCHMARK NOTE:
BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 - ELEVATION=271.58 ON COTTON PICKER SPINDLE SET ON THE NORTH EAST CORNER OF THE PROPOSED SUBDIVISION. N.A.V.D. 68 DATUM
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GRADE, 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 FIRE 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.
- 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 34,824.55 CUBIC-FEET (0.85 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 2.
- 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, BURNINGS, 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, BURNINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES TALL, MATURE TREES, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL & MULTIFAMILY USE.
EACH LOT ON THIS PLAT COMPLIES 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, AND ANALYSIS MUST BE SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY ALSO BE 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 MANHOLE SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- JULIA MORENO, THE OWNER & SUBDIVIDER OF JULIA MORENO ACRES SUBDIVISION
1. RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- 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.
- 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 APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AS 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.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINE THAT A LARGER WATER IS REQUIRED, THEN USE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER WATER(S) THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
- ALL LOTS IN JULIA MORENO ACRES SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN JULIA MORENO ACRES SUBDIVISION TO THE AREA DEPICTED ON THIS SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF JULIA MORENO ACRES SUBDIVISION THIS 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 NUMBER 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INUNCTION 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 JULIA MORENO ACRES SUBDIVISION BECAUSE OF 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 ALL THE LOTS IN JULIA MORENO ACRES SUBDIVISION, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN JULIA MORENO ACRES SUBDIVISION 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 AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



TRACT 156, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 157, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 158, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

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TRACT 162, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 163, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 164, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

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TRACT 166, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 167, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

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TRACT 169, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

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TRACT 173, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

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TRACT 181, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

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TRACT 194, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 195, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

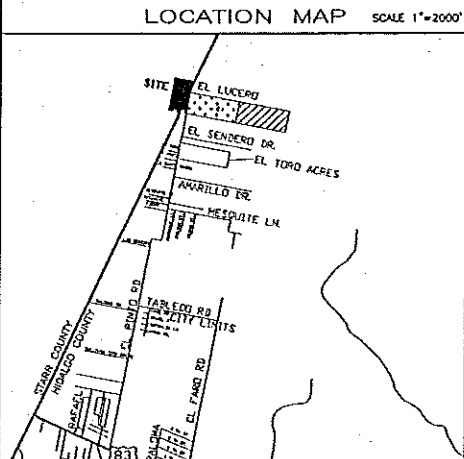
TRACT 196, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 197, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 198, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 199, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.

TRACT 200, PORCIONES 38, 39 & 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO COUNTY, TEXAS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
JULIA MORENO ACRES SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE NORTH SIDE OF U.S. 83 AND WEST SIDE OF EL PANTO ROAD, APPROXIMATELY 2.84 MILES NORTH OF ITS INTERSECTION WITH (BUS. 83) THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SULLIVAN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SULLIVAN (POPULATION 4,022), JULIA MORENO ACRES SUBDIVISION LIES APPROXIMATELY 1 1/4 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021, LIES IN PCT. NO. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JULIA MORENO	222 PECAN ST., RIO GRANDE, TX 78582	(956) 487-8157		
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS ST. EDINBURG, TX 78539	(956) 581-8490	(956) 581-0527	
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS ST. EDINBURG, TX 78539	(956) 581-8490	(956) 581-0527	

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513