

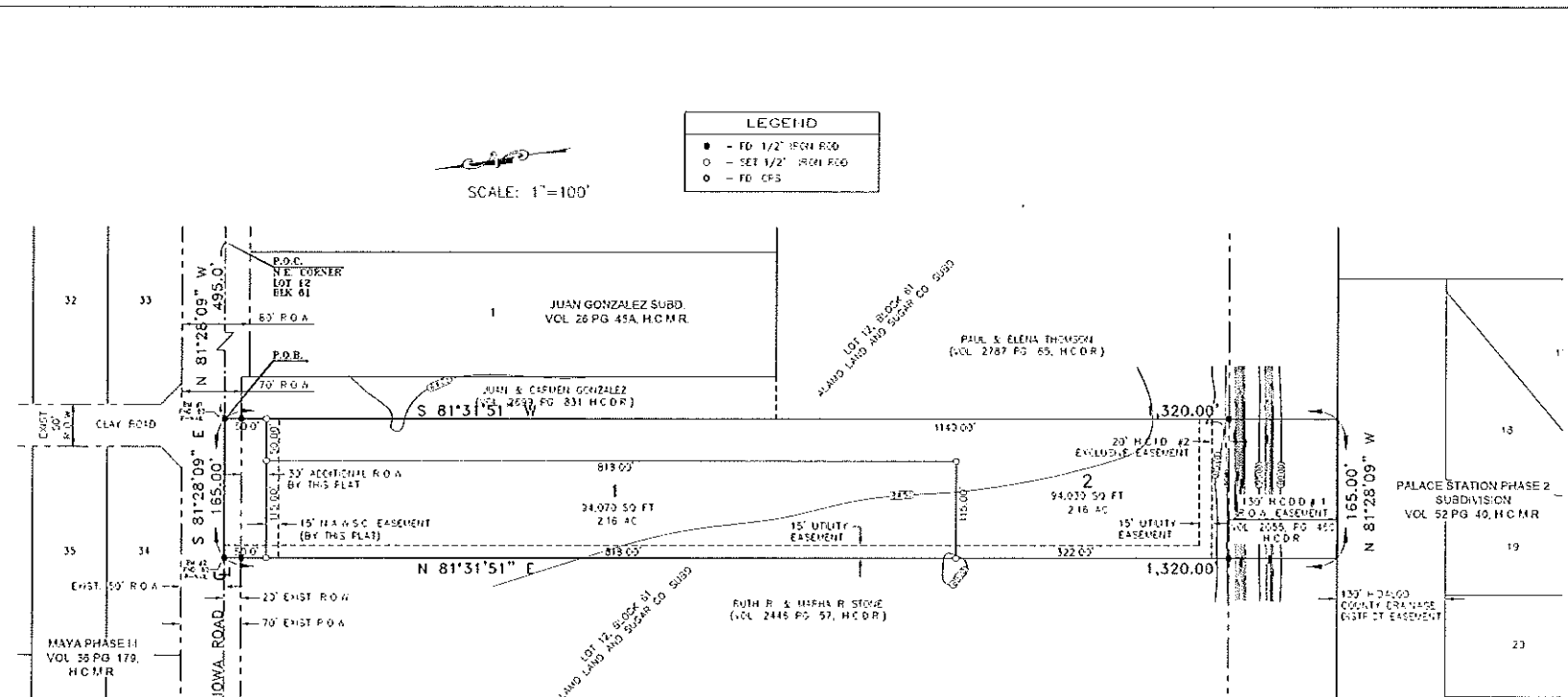
LOCATION MAP
SCALE: 1"=1000'

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
7001 NORTH 10TH STREET SUITE 300
MCALLEN, TEXAS 78504
DATE PREPARED: 5/27/11
DATE SURVEYED: 7/8/11

**SUBDIVISION PLAT OF
LOPEZ HEIGHTS
SUBDIVISION**

A 5.00 ACRE TRACT OUT OF LOT 12, BLOCK 61 ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 2



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.

LOPEZ HEIGHTS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 ON THE SOUTH SIDE OF IOVA ROAD, APPROXIMATELY 2000 FEET EAST OF IOVA ROAD. THE CITY OF EDINBURG (POP. 77,000) IS THE NEAREST MUNICIPALITY. LOPEZ HEIGHTS SUBDIVISION IS NOT WITHIN THE CITY OF EDINBURG'S 2 MILE EXTRAJURISDICTIONAL JURISDICTION (EJA) UNDER LOCAL GOVERNMENT CODE § 42.021.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I, (HE), LEON G. LOPEZ AND GRACIELA LOPEZ, AS OWNER (S) OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOPEZ HEIGHTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DESCRIBED 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 § 232.052 AND THAT:
- (A) THE WATER UTILITY 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 THE 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

LEON G. LOPEZ
P.O. BOX 3757
EDINBURG, TX 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20__.

HISTORY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FENE BARRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PREPARED ENGINEERING CONCEPTION HAS BEEN GIVEN TO THIS PLAT.

FENE BARRERA
LICENSED PROFESSIONAL ENGINEER NO. 86582
BARRERA INFRASTRUCTURE GROUP, INC.
7001 N. 10TH STREET SUITE 300
MCALLEN, TEXAS 78504



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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOPEZ HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20__.

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST
HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECEIVING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ OF _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ OF _____ 20__.

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF LOPEZ HEIGHTS SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ 20__.

SALINAS, DAVID OMAR
SALINAS ENGINEERS & ASSOCIATES
2221 OFFICE LANE
MCALLEN, TX 78501
(361) 682-9234
LICENSURE: 5742

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF LOPEZ HEIGHTS SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ 20__.

SALINAS, DAVID OMAR
SALINAS ENGINEERS & ASSOCIATES
2221 OFFICE LANE
MCALLEN, TX 78501
(361) 682-9234
LICENSURE: 5742

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	LEON G. LOPEZ	P.O. BOX 3757	EDINBURG, TEXAS 78540	(281) 557-1556
ENGINEER	FENE BARRERA	7001 NORTH 10TH STREET SUITE 300	MCALLEN, TEXAS 78504	(361) 682-9234
LAND SURV.	DAVID OMAR SALINAS	2221 OFFICE LANE	MCALLEN, TEXAS 78501	(361) 682-9234

NO.	SHEET	REVISION	DATE	APPROVED

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY-PANEL NO. 483334
0428 C MAP REVISED NOVEMBER 16, 1992
ZONE "C" AREAS OUTSIDE THE 100-YEAR FLOOD PLAN
COMMUNITY-PANEL NO. 483334 0428 C MAP REVISED NOVEMBER 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "C".
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 4127).
 - SETBACKS:**
FRONT: 50.00 FEET
REAR: 15.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER
 - 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 OFFICE OF ENVIRONMENTAL COMPLIANCE HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT 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 LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---SBM NO. 1---ELEV. 8513' NGVD 29, DESCRIPTION: FOUND 60 PENNY NAIL FOUND ON NORTH LINE OF LOT 12 AND CENTERLINE OF IOVA ROAD FOR NORTHEAST CORNER OF THIS SUBDIVISION.
---SBM NO. 2---ELEV. 8502' NGVD 29, DESCRIPTION: 60 PENNY NAIL FOUND ON THE NORTH LINE OF LOT 12 AND CENTERLINE OF IOVA ROAD FOR NORTHEAST CORNER OF THIS SUBDIVISION.
 - DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN 2.176 CUBIC FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. 2 FOR DRAINAGE REPORT).
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR MIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND GSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- 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 SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - GSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY AND/OR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
 - ALL GSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS 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 ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "GSSF" PERMIT APPLICATION IS REQUIRED. INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL GSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. LOCATION OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - LEON'S ACCESS: THE OWNER & SUBDIVIDER OF LOPEZ HEIGHTS SUBDIVISION, HEREBY WILL EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOGS, LESS THAN 10' NONES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER CONSTRUCTION SHALL INCLUDE INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED 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 DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPANCY OF THE EASEMENT. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY OF AN EASEMENT.

METES AND BOUNDS DESCRIPTION

A 5.00 ACRE TRACT OF LAND BEING REFERRED TO AS THE WEST 5.00 ACRES OF THE EAST 20.00 ACRES OF LOT 12, BLOCK 61, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60 PENNY NAIL FOUND ON THE NORTH LINE OF LOT 12, AND IN THE CENTERLINE OF IOVA ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID NAIL BEARS N 81°28'09" W, A DISTANCE OF 495.00 FEET FROM THE NORTHEAST CORNER OF LOT 12;

THENCE, S 81°31'51" W, PASSING A 3/4" IRON ROD SET AT 20.00 FEET FOR THE SOUTH R.O.W. LINE OF SAID IOVA ROAD, PASSING A 3/4" IRON ROD SET AT 183.00 FEET FOR THE NORTH EDGE OF A DRAIN EXCHG SP. BANK, A TOTAL DISTANCE OF 1320.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 165.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 81°31'51" W, PASSING A 3/4" IRON ROD SET AT 133.00 FEET FOR THE NORTH EDGE OF A DRAIN EXCHG SP. BANK, PASSING A 3/4" IRON ROD SET AT 183.00 FEET FOR THE SOUTH R.O.W. LINE OF SAID IOVA ROAD, A TOTAL DISTANCE OF 1320.00 FEET TO A 60 PENNY NAIL FOUND ON THE NORTH LINE OF LOT 12 AND IN THE CENTERLINE OF IOVA ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 81°28'09" W, ALONG THE NORTH LINE OF LOT 12, AND THE CENTERLINE OF SAID IOVA ROAD, A DISTANCE OF 165.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

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 TEX. WATER CODE § 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 DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER _____ DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE _____ DAY OF _____ 20__.

NO IMPROVEMENTS OF ANY KIND INCLUDING MINIMUM LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____

PRESIDENT _____ SECRETARY _____



FIRM NO. 6436
7001 N. 10th Street, Ste. 300
McAllen, Texas 78504
361-682-9234
361-682-8801 (FAX)

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