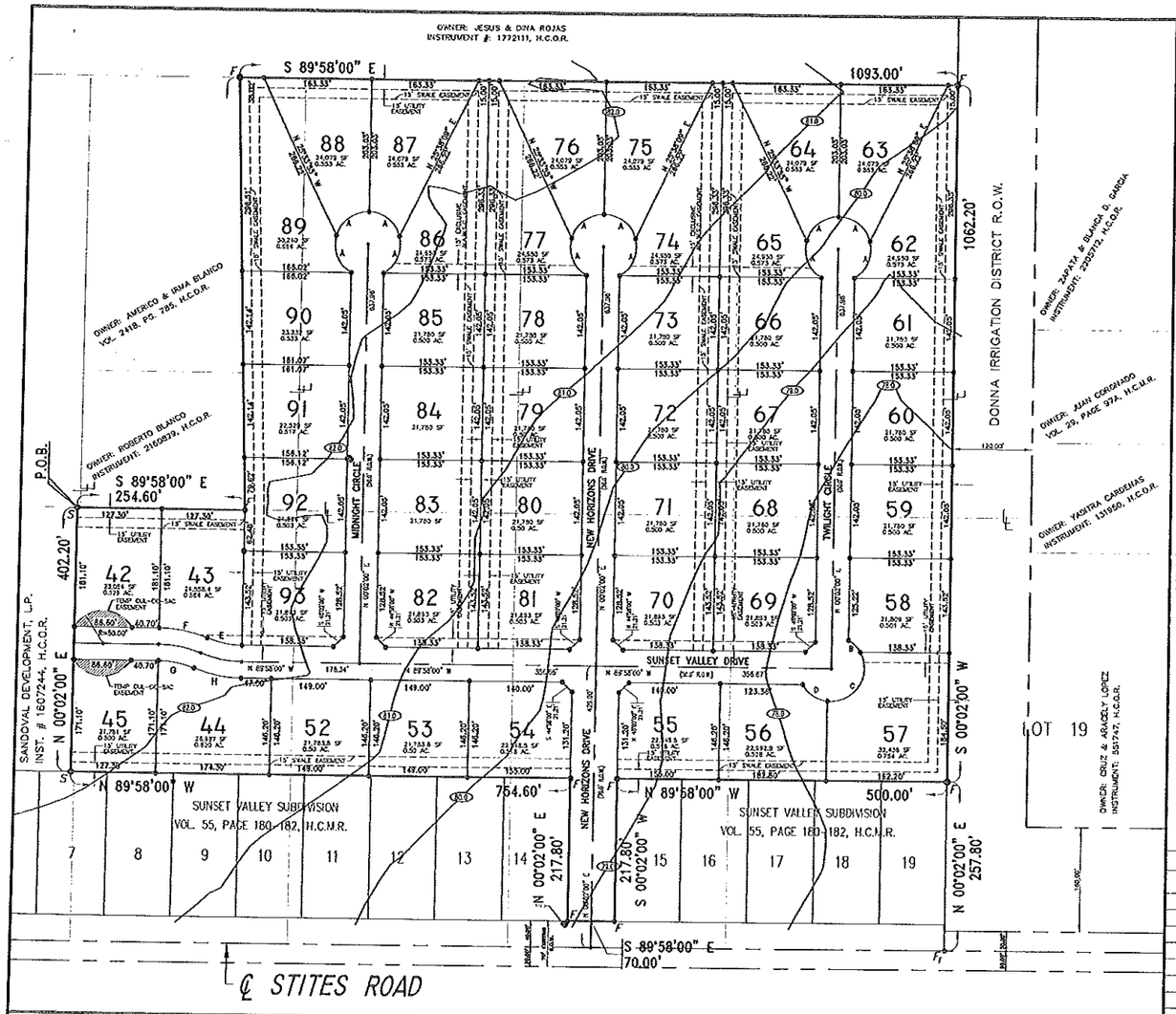


REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

METES AND BOUNDS DESCRIPTION FOR A 28.92 ACRE TRACT

A 28.92 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 4 AND 5, BLOCK 4, AND A PORTION OF LOTS 6, 14, 15, 16, 17 AND 18, BLOCK 4, RE-SUBDIVISION, OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 7, PAGES 124 THROUGH125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 1483433,OFFICIAL RECORDS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD THE NORTH LINE OF SAID LOT 14, BLOCK 4, FOR THE MOST SOUTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS N 89° 58' 00" W 4.60 FEET FROM THE NORTHEAST CORNER OF SAID LOT 14, BLOCK 4, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 4,

THENCE S 89° 58' 00" E ALONG SAID NORTH LINE OF LOT 14, BLOCK 4, PASS AT 4.60 FEET A POINT BEING SAID NORTHEAST CORNER OF LOT 14, BLOCK 4, ALSO BEING THE NORTHWEST CORNER OF LOT 15, BLOCK 4, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 15, BLOCK 4, FOR A TOTAL LENGTH OF 224.60 FEET TO A FOUND ONE-HALF INCH PIPE FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT,

THENCE N 01° 58' 00" W 660.40 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF SAID LOT 6, BLOCK 4, FOR THE MOST NORTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT,

THENCE S 89° 58' 00" E 1,093.00 FEET ALONG SAID NORTH LINE OF SAID LOTS 6, 5, 4 AND 3, BLOCK 4, TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 4, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT,

THENCE S 00° 02' 00" W 1,062.20 FEET ALONG THE EAST LINE OF SAID LOTS 3 AND 18, BLOCK 4, TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SUNSET VALLEY SUBDIVISION, AS RECORDED IN VOLUME 55, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT,

THENCE N 89° 58' 00" W 500.00 FEET ALONG THE NORTH LINE OF SAID SUNSET VALLEY SUBDIVISION TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF LOT 13, OF SAID SUNSET VALLEY SUBDIVISION FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT,

THENCE S 00° 02' 00" W 217.80 FEET ALONG THE WEST LINE OF SAID LOT 13, SUNSET VALLEY SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SAID STITES ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 13, SUNSET VALLEY SUBDIVISION, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT,

THENCE N 89° 58' 00" W 70.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF STITES ROAD TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF LOT 14, OF SAID SUNSET VALLEY SUBDIVISION, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT,

THENCE N 00° 02' 00" E 217.80 FEET ALONG THE EAST LINE OF SAID LOT 14, SUNSET VALLEY SUBDIVISION TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 14, SUNSET VALLEY SUBDIVISION, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT,

THENCE N 89° 58' 00" W 754.60 FEET ALONG THE NORTH LINE OF SAID SUNSET VALLEY SUBDIVISION TO A SET ONE-HALF INCH IRON ROD ON THE WEST LINE SAID LOT 15, BLOCK 4, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT,

THENCE N 00° 02' 00" E 402.20 FEET ALONG SAID WEST LINE OF SAID LOT 15, BLOCK 4, TO THE POINT OF BEGINNING AND CONTAINING 28.92 ACRES OF LAND MORE OR LESS

CURVE DATA

	RADIUS	DELTA	LENGTH	TANGENT	CHORD
A	50.00'	75° 00' 00"	65.45'	38.37'	60.88'
B	50.00'	30° 00' 00"	26.18'	13.40'	25.88'
C	50.00'	125° 44' 38"	109.73	97.59'	89.00'
D	50.00'	54° 15' 42"	47.35'	25.62'	45.60'
E	143.92'	22° 08' 06"	55.60'	29.27'	55.26'
F	193.92'	22° 08' 06"	74.80'	39.44'	74.45'
G	143.92'	22° 08' 06"	55.60'	29.27'	55.26'
H	193.92'	22° 08' 06"	74.80'	39.44'	74.45'

SUBDIVISION PLAT OF SUNSET VALLEY PHASE 2

A 28.92 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 4 AND 5, BLOCK 4, AND A PORTION OF LOTS 6, 14, 15, 16, 17 AND 18, BLOCK 4, RE-SUBDIVISION OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 7, PAGES 124 THROUGH125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 1482483, OFFICIAL RECORDS

DATE: FEBRUARY 7, 2012

SCALE IN FEET 0 100' 200' 300'

SCALE: 1"---- 100'

ENGINEER: R.E. Garcia

PREPARED BY: R.E. GARCIA & ASSOCIATES
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280
FIRM: F-5001

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NO. 480334 0450 D
EFFECTIVE DATE: JUNE 6, 2000, LOMR: MAY 31, 2002
COMMUNITY-PANEL NO. 480334 0450 B EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DENOTES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THIS MUST BE STATED ON ALL DEEDS AND CONTRACTS FOR SALE.

3. ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED

4. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION

5. SETBACKS ARE AS FOLLOWS:

FRONT	25.00'
FRONT GARAGE/CAR PORT	18.00'
SIDE	6.00' OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE	10.00' OR EASEMENT, WHICHEVER IS GREATER
REAR	15.00' OR EASEMENT, WHICHEVER IS GREATER

6. ALL PUBLIC EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY PROVIDER. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.

7. BENCHMARK:
BM-1: A BRASS DISK SET IN A CONCRETE SLAB LOCATED 331.8 FEET SOUTH AND 4.00 FEET WEST OF THE SOUTH EAST CORNER OF LOT 54.
ELEV: 78.83 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
BM-2: A BRASS DISK SET IN A CONCRETE SLAB LOCATED 4.00 FEET EAST OF THE SOUTHEAST CORNER OF LOT 51.
ELEV: 80.10 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929

8. 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 54.256 ACRE-FEET (1.363 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS)

9. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS)AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

10. 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.

11. JOSE SANDOVAL, PARTNER, THE OWNER AND SUBDIVIDER OF SUNSET VALLEY PHASE 2 SUBDIVISION, RESERVES AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED SEWER ON A LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.

12. CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN AROUND UNTIL SUNSET DRIVE IS EXTENDED (WEST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE WEST.

13. 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 USE AND MULTI-FAMILY USE.

B. OSSF FACILITIES ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PUBLIC WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED REPRESENTATIVE.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS AND BE ALSO SITED 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 ABSORPTION DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

15. MINIMUM FINISHED FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE ADJACENT STREET OR 13" ABOVE GRADE, 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.

16. ALL LOTS IN SUNSET VALLEY PHASE 2 ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN SUNSET VALLEY PHASE 2 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREA. LOT OWNERS OF SUNSET VALLEY PHASE 2, THEIR HEIRS AND ANY SUBSEQUENT OWNERS OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("GRANTEE") AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ("GRANTEE") HAVE NO LIABILITY THIS PLAT NOTE BY INJUNCTION OF ANY OTHER PERMITS ISSUED BY LRR, AND THE COUNTY AND/OR DRAINAGE DISTRICT ARE 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 THE DRAINAGE OF THE LOTS COMPRISING SUNSET VALLEY PHASE 2 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 DRAINING ALL LOTS IN SUNSET VALLEY PHASE 2, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY ACCEPTANCE OF A DEED TO LOTS IN SUNSET VALLEY PHASE 2 ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT TAKE THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSET VALLEY PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON_____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

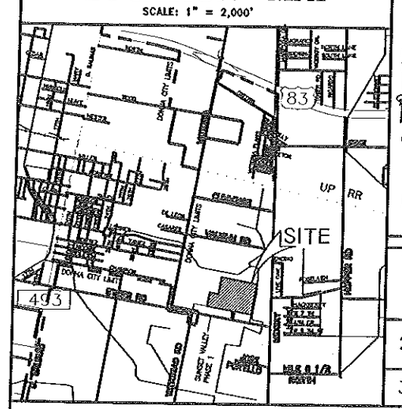
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSET VALLEY PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON_____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

LOCATION MAP

SCALE: 1" = 2,000'



LEGEND :

F_1 – FOUND COTTON PICKER SPINDLE
S_1 – SET COTTON PICKER SPINDLE
F – FOUND 1/2"ø IRON ROD
S – SET 1/2"ø IRON ROD

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

SUNSET VALLEY PHASE 2 SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN H.C.P. #1 ON THE NORTH SIDE OF STITES ROAD, APPROXIMATELY 1650 FEET EAST OF THE INTERSECTION OF STITES ROAD & VICTORIA NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (17,544), SUNSET VALLEY PHASE 2 SUBDIVISION LIES APPROXIMATELY 1/4 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.R.W. APPROVAL; H.C.H.D. APPROVAL; DRAINAGE DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DEDESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP	PHONE # / FAX #:
OWNER: SANDOVAL DEVELOPMENT, LP.	605 N. MAIN, SUITE C	DONNA, 78537	464-4406 / 464-0136
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1 OF 3 SHEETS

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 lay 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 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 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 of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that he 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 thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended 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 .

JOSE SANDOVAL, PARTNER

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

I, SANDOVAL DEVELOPMENT, LP. AS OWNER OF THE 28.92 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSET VALLEY PHASE 2 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS 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 § 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.

SANDOVAL DEVELOPMENT, LP. _____ DATE
JOSE SANDOVAL, PARTNER
605 N. MAIN, SUITE C
DONNA, TEXAS 78537

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared JOSE SANDOVAL, known to me to be the persons whose names are 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 the _____ day of _____.

NOTARY PUBLIC

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, 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 VOLUME _____, PAGE(S) _____ OF THE MAP 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(a) & §212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSET VALLEY PHASE 2 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF DONNA ON_____.

MAYOR, CITY OF DONNA DATE

ATTEST: _____ _____
SECRETARY, CITY OF DONNA DATE

APPROVAL BY THE PLANNING COMMISSION OF DONNA

THIS PLAT OF SUNSET VALLEY PHASE 2 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

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

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 DISTRICT ADOPTED UNDER TEXAS 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 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(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSET VALLEY PHASE 2 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, RAUL 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 ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 84790
REGISTERED PROFESSIONAL LAND SURVEYOR # 4204