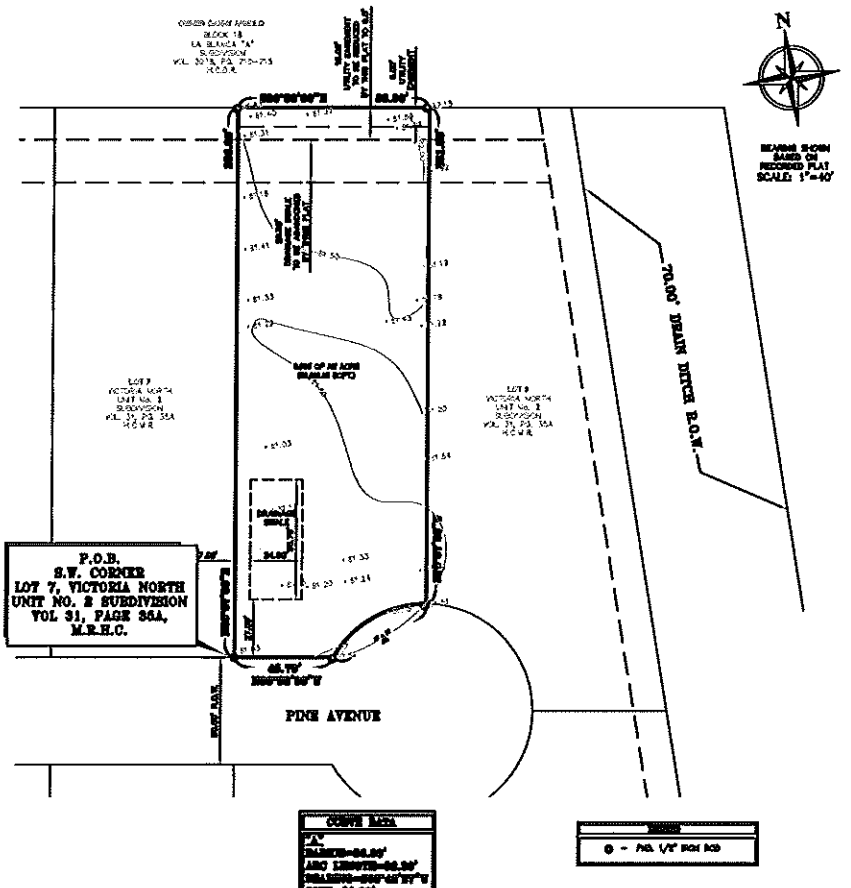


**RE-SUBDIVISION
LOT 8, VICTORIA NORTH
UNIT No. 2**

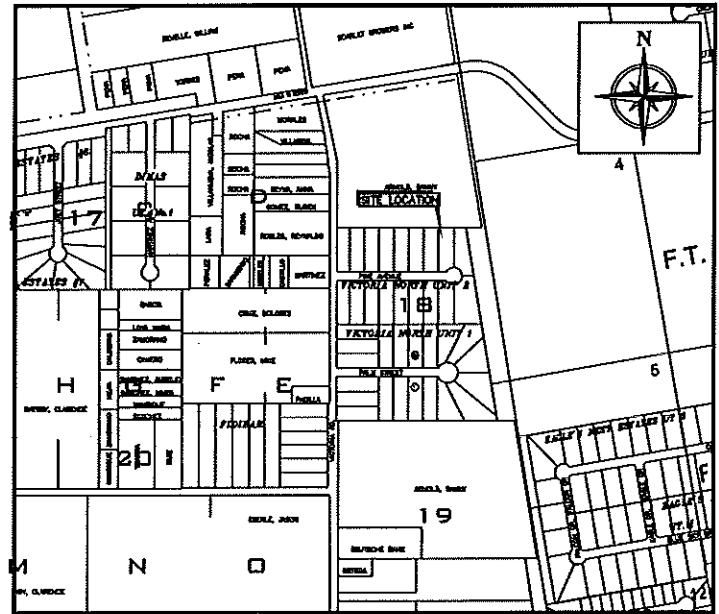
A 0.505 OF AN ACRE (22,018.211 SQ.FT.) TRACT OF LAND BEING ALL OF LOT EIGHT (8), VICTORIA NORTH UNIT No. 2, SUBDIVISION AS RECORDED IN VOLUME 31, PAGE 35A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



GENERAL NOTES

- 1.- FLOOD INSURANCE RATING ZONE: "X"
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0450 C
REVISED: JUNE 8, 2000.
AREAS DETERMINED TO BE OUTSIDE 500-YEAR PLAIN.
- 2.- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 3.- MINIMUM FINISH FLOOR ELEVATION 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, 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 PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
4. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 5.- MINIMUM BUILDING SETBACK LINES
FRONT 25.0'
REAR 9.0'
SIDE 9.0'
OR TO EASEMENT LINE WHICHEVER IS GREATER
- 6.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 7.- BENCH MARK= 83.79 U.C.S. AND G.S. TOP OF COTTON PICKER SPINDLE SET IN THE CENTERLINE OF VICTORIA ROAD AT THE NORTHWEST CORNER OF VICTORIA NORTH UNIT No. 2 SUBDIVISION.

- 8.- DRAINAGE DETENTION REQUIRED OF 0.000 ACRE FEET AND OR CUBIC FEET PER LOT.
- 9.- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE.
- 10.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE AVAILABLE TO THE SUBDIVISION.
- 11.- THERE IS AN EXISTING WATER METER AND G.S.S.F. SYSTEM ON THIS LOT. ADDITIONAL IMPROVEMENTS TO THE EXISTING G.S.S.F. SYSTEM MAY BE REQUIRED AT BUILDING PERMIT STAGE.
- 12.- JUAN OZUNA, THE OWNER & SUBDIVIDER OF RE-SUBDIVISION OF LOT 8, VICTORIA NORTH UNIT No. 2 SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT DESCRIBED ON SHEET No. 2, OF THIS PLAT.
- 13.- DRAINAGE DETENTION SWALE SHALL BE CONSTRUCTED BEFORE FINAL APPROVAL.
- 14.- THE REASON FOR THIS REPLAT IS TO RELOCATE THE DRAINAGE SWALE EASEMENT, REDUCE THE EXISTING UTILITY EASEMENT FROM 15.0' TO 9.0' REDUCE THE MINIMUM BUILDING REAR SETBACK, FROM 40.0' TO 9.0' AND THE SIDE SETBACK FROM 9.0' TO 5.0'.



**LOCATION MAP
SCALE: 1"=500'**

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

RE-SUBDIVISION LOT 8, VICTORIA NORTH UNIT No. 2, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL PART OF HIDALGO COUNTY, WEST OF VICTORIA ROAD ON PALM STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,546). RE-SUBDIVISION LOT 8, VICTORIA NORTH UNIT No. 2, IS APPROXIMATELY 1.49 MILE FROM THE CITY LIMITS OF DONNA AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE 212.001.

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RE-SUBDIVISION LOT 8, VICTORIA NORTH UNIT No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 9 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.21(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. 9

BY: _____ DIRECTOR _____ DATE _____

**STATE OF TEXAS
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**

WE THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ASHLEY ALAMO PLAZA WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY

THIS PLAT, RE-SUBDIVISION OF LOT 8, VICTORIA NORTH UNIT No. 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

ATTEST: _____ BY: _____
SECRETARY CHAIRMAN

APPROVAL OF THE CITY COUNCIL OF THE CITY OF DONNA

THIS PLAT, RE-SUBDIVISION OF LOT 8, VICTORIA NORTH UNIT No. 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

ATTEST: _____ BY: _____
SECRETARY MAYOR

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RE-SUBDIVISION LOT 8, VICTORIA NORTH UNIT No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY HEALTH INSPECTOR _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED CERTIFICATE**

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

HIDALGO COUNTY CLERK

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



SAMUEL D. MALDONADO, P.E. NO. 91889 DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF McALLEN.



SAMUEL D. MALDONADO, RPLS NO. 9027 DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, JUAN OZUNA, AS OWNER OF THE 0.505 OF AN ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-SUBDIVISION OF LOT 8, VICTORIA NORTH UNIT No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THE 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 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.

OWNERS: JUAN OZUNA
P.O. BOX 19
DONNA, TEXAS 78537
HIDALGO COUNTY, TEXAS

DATE: _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN OZUNA, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

THIS PLAT, APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

SECRETARY _____ PRESIDENT _____

PRINCIPAL CONTACTS:

OWNER:	JUAN OZUNA	NAME ADDRESS	CITY & ZIP	PHONE	FAX
ENGINEER:	SAMUEL D. MALDONADO, P.E.	P.O. BOX 19	DONNA, TEXAS 78537	(956) 239-8886	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS.	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883
		200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883

INDEX TO SHEET RE-SUBDIVISION LOT 8, VICTORIA NORTH UNIT No. 2

1	LOCATION MAP AND ETA PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDED CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEMS (IF REQUIRED) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES TYPICAL ROADWAY SECTION; CURB AND OUTER SECTION VALLEY OUTER SECTION.

DATE OF PREPARATION: FEBRUARY 13, 2012 REGISTRATION # F-10802

SAMES SAM Engineering & Surveying, Inc.

200 S. CAGE BLVD. TEL (956) 702-8880
PHARR, TEXAS 78577 FAX: (956) 702-8883