

METES AND BOUNDS DESCRIPTION FOR A 4.70 ACRE TRACT

A 4.70 acre tract of land being a portion of Block 139, Hill-Halbert Subdivision, as recorded in Volume 1, Page 35, Map Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set cotton picker spindle on the centerline of Earling Road also being the south line of said Block 139, being the southwest corner of that certain tract described in Gift Warranty Deed recorded in Document # 1232828, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract. Said point bears N 89° 36' 00" E 495.00 feet from a found one-half inch pipe being the southwest corner of said Block 139.

THENCE S 89° 36' 00" W 155.10 feet along said centerline of Earling Road also being the south line of said Block 139, to a set cotton picker spindle being the southeast corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 1684714, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract.

THENCE N 00° 24' 00" W along the east line of said tract described in Warranty Deed with Vendor's Lien recorded in Document # 1684714, Official Records, Hidalgo County, Texas, being parallel to the west line of said Block 139, pass at 20.00 feet a point being the north Right-of-Way line of said Earling Road, pass at 1,200.00 feet a set one-half inch iron rod on the apparent south Right-of-Way line of a 120.00 foot Donna Irrigation District Right-of-Way and continuing for a total distance of 1,320.00 feet to a point on the north line of said Block 139, being the northeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Document # 1684714, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE N 89° 36' 00" E 155.10 feet along said north line of Block 139 to a point being the northwest corner of said tract described in Gift Warranty Deed recorded in Document # 1232828, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 00° 24' 00" E along the west line of said tract described in Gift Warranty Deed recorded in Document # 1850996, Official Records, Hidalgo County, Texas, pass at 120.00 feet a set one-half inch iron rod on said apparent south Right-of-Way line of a 120.00 foot Donna Irrigation District Right-of-Way, pass at 1,300.00 feet a point being the north Right-of-Way line of said Earling Road, and continuing for a total distance of 1,320.00 feet to the point of beginning and containing 4.70 acres of land, more or less.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

LEGEND :
 F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD
 F1 - FOUND COTTON PICKER SPINDLE
 S1 - SET COTTON PICKER SPINDLE
 F2 - FOUND 3/4" IRON PIPE
 N - UNABLE TO SET MONUMENTATION

SCALE: 1"=60'
 BEARINGS BASED ON RECORD BEARINGS OF DE LA ROSA ESTATES SUBDIVISION, AS RECORDED IN VOLUME 43, PAGE 22, H.C.M.R.

SUBDIVISION PLAT OF SAN ANDRES SUBDIVISION

A 4.70 ACRE TRACT OF LAND BEING A PORTION OF BLOCK 139, HILL HALBERT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MAY 1, 2010

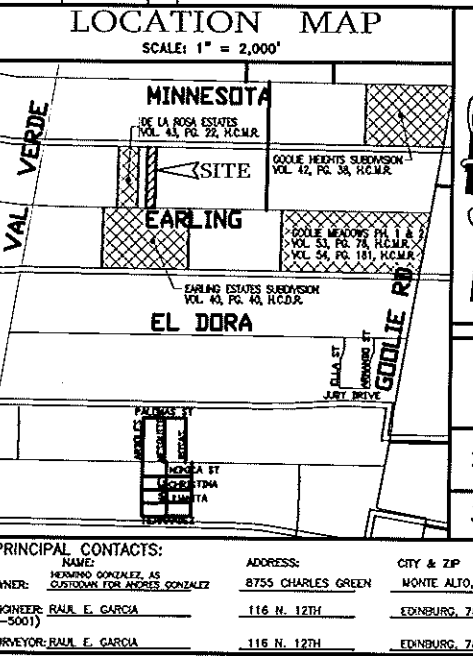
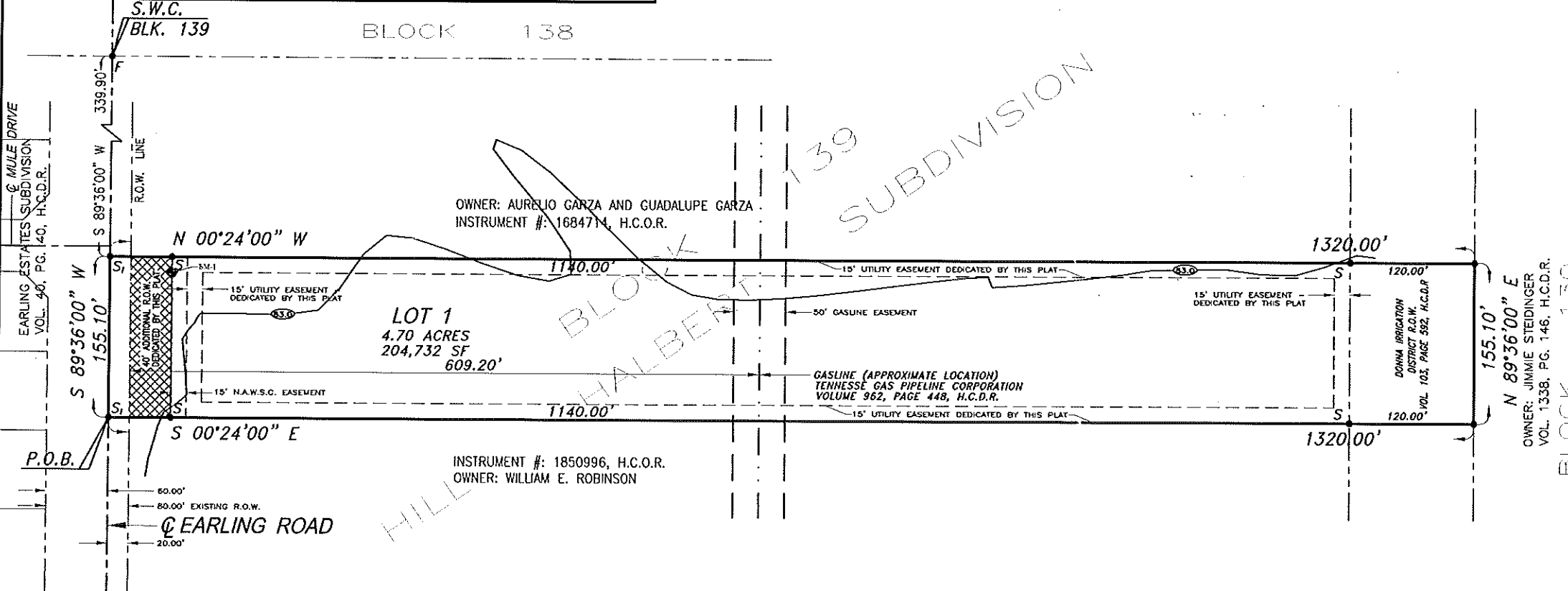
SCALE IN FEET: 1"=60'

ENGINEER: R.E. Garcia

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

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" IS DEEMED AS AREAS OF MINOR FLOODING. (NO SHADING)
- COMMUNITY-FAMILY HOME DEVELOPMENT: EFFECTIVE DATE: NOVEMBER 14, 1983 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION HAVE IDENTIFIED AN AREA AS SHOWN ON THIS PLAT WITHIN THE PROPOSED SUBDIVISION TO BE OUTSIDE THE 100-YEAR FLOOD PLANE. IN THE 100-YEAR FLOOD PLANE, E PROHIBITED UNLESS THE WORKING QUARTERS FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- RETRACED: FRONT: 15.00 FEET OR EXISTENT, WHICHEVER IS GREATER. SIDE: 8.00 FEET OR EXISTENT, WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY RESIDENCE 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 FROM OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY FEE AND FOOT 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHM. 1: 5.11' M.S.L. 43' A BENCHM. ONE SET IN A 1" X 1" CONCRETE BLOCK APPROXIMATELY 60.00 FEET NORTH AND 15.00 FEET EAST OF THE SOUTH WEST CORNER OF LOT 1 OF THIS SUBDIVISION.
- IRRIGATION: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY ORDINANCE, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A PERMIT FROM THE DISTRICT FOR THE INSTALLATION OF STORM WATER RUNOFF DRAINAGE (TOTAL OF 3,943 CUBIC FEET (8,113 GALLONS) OF STORM WATER RUNOFF). DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET #13 FOR STORM SEWER IMPROVEMENTS).
- 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. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF OFF-STREET PARKING OR LIGHT CLEARANCES SHALL BE STREETS UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN IS APPROVED BY THE CITY OF DONNA AND IS HEREBY APPROVED BY THE CITY OF DONNA IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.



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 or names), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Aloha 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 read, 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 services rendered by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structure referred to herein. This agreement together with other provisions of this grant shall constitute an assumed for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it 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__.

HERNANDO GONZALEZ
 8755 CHARLES GREEN
 MONTE ALTO, TEXAS 78538

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

I, **HERNANDO GONZALEZ**, AN ATTORNEY AT LAW, AS OWNER OF THE LAND AND TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN ANDRES SUBDIVISION, 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.

HERNANDO GONZALEZ
 8755 CHARLES GREEN
 MONTE ALTO, TEXAS 78538

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 **HERNANDO GONZALEZ**, AN ATTORNEY AT LAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PETITION, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____ 20__.

My Commission Expires: _____ Notary Public In and for Hidalgo County, Texas

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN ANDRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN ANDRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____ A.D., 20__.

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 MAP RECORDS OF HIDALGO COUNTY.

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 DISTRICT'S 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 § 171.101. 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, IF 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(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN ANDRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ HIDALGO COUNTY CLERK

THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR BY 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 # 44780
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE // FAX #
OWNER: HERNANDO GONZALEZ, AS CUSTODIAN FOR ANDRES GONZALEZ	8755 CHARLES GREEN	MONTE ALTO, TEXAS 78538	225-5176 / N/A
ENGINEER: RAUL E. GARCIA (F-5001)	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