

PRINCIPAL CONTACTS: ADDRESS PHONE FAX  
 OWNER: JOSE LUIS SANTOY 413 W ISRAEL AVENUE, MISSION, TX (956) 227-5307  
 ENGINEER: ROLANDO ORTIZ 805 E. VIOLET AVE., STE. 5, McALLEN, TX 78501 (956) 682-5022  
 SURVEYOR: JESUS A. GARZA 3319 N WARE STE. A, McALLEN, TX 78501 (956) 687-8677 (956) 687-8641

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION  
 I, JOSE LUIS SANTOY AND WIFE ESMERALDA REYNA OWNERS OF THE 1.2475 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE FOREGOING SANTOY'S ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE 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 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 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.  
 Jose Luis Santoy Esmeralda Reyna  
 DATE 8/30/11 DATE 8/30/11

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED JOSE LUIS SANTOY AND ESMERALDA REYNA, PROVIDED TO ME THROUGH THEIR 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, DELEGATED THAT THE STATEMENTS THEREIN ARE CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th day of August, 2011.  
 NOTARY PUBLIC, TEXAS

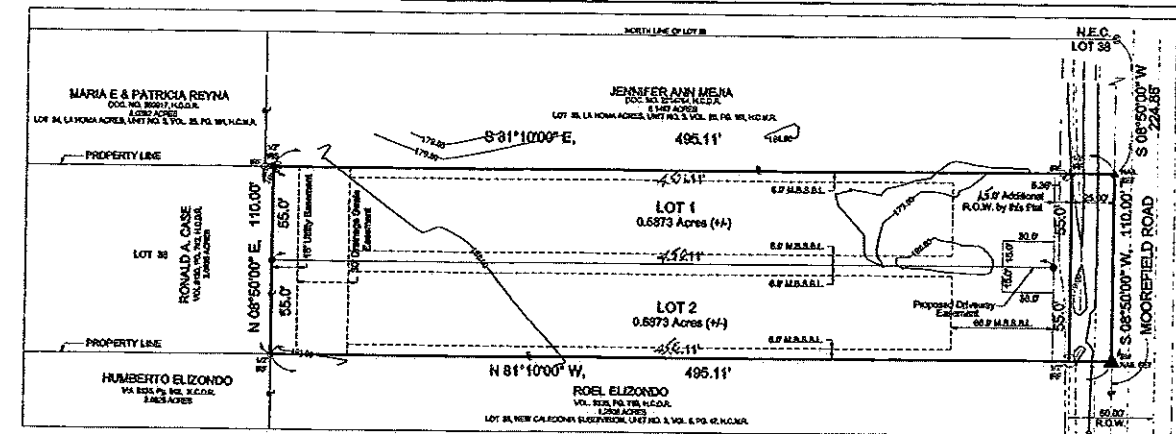
CITY OF MISSION  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE 212.0115(B)  
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOY'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.  
 Mayor: Cesar Lopez 10/11 Secretary: Donna Cervilla 10/11  
 DATE DATE

THIS PLAT OF SANTOY'S ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
 DATED THIS 20th day of August, 2011.  
 CITY CLERK  
 PLANNING & ZONING COMMISSION  
 CITY OF MISSION, TEXAS  
 HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE 232.052(A)  
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOY'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK DATE \_\_\_\_\_

HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE  
 FILED FOR RECORD IN HIDALGO COUNTY  
 ARTURO GUALANDRO, JR.  
 HIDALGO COUNTY CLERK  
 ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_ OF MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY \_\_\_\_\_ DEPUTY

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOY'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT  
 HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE \_\_\_\_\_  
 HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOY'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE \_\_\_\_\_  
 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 49.2116. THIS 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 \_\_\_\_\_ DATE \_\_\_\_\_



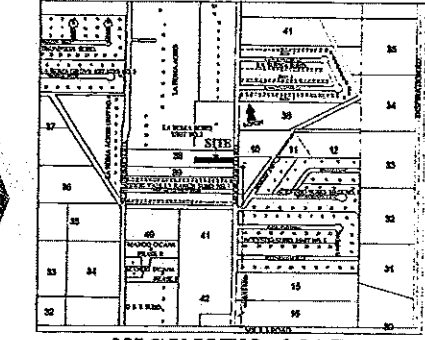
STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, JESUS A. GARZA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF SANTOY'S ESTATES SUBDIVISION WAS PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 26, 2011.  
 JESUS A. GARZA, R.P.L.S. NO. 4738 DATE 8-25-11

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.  
 ROLANDO ORTIZ, P.E. NO. 35628 DATE 8/24/11  
 CRUZ-HOGAN CONSULTANTS, INC.

**SUBDIVISION PLAT OF SANTOY'S ESTATES SUBDIVISION**  
 A 1.2475 acre tract of land, out of Lot 38 New Caledonia Unit 3 Subdivision

**METES AND BOUNDS DESCRIPTION:**

Being a 1.2475 acre tract of land, out of Lot 38, New Caledonia Unit 3, as recorded in Volume 6 Page 47 map records of Hidalgo County, Texas; Said tract of land being more particularly described by metes and bounds as follows.  
 COMMENCING for reference at the Northeast Corner of Lot 38, THENCE, S 08° 50' 00" W with and along the east line of Lot 38, and also being the centerline of Moorefield Road, a distance of 224.88 feet to a 60-d nail set for the Northeast Corner of this tract and POINT OF BEGINNING;  
 THENCE, S 08° 50' 00" W, continuing on the same line, a distance of 110.00 feet to a 60-d nail set for the Southeast Corner;  
 THENCE, N 81° 10' 00" W, parallel to the South line of Lot 38, a distance of 26.00 feet passing a one-half (1/2) inch diameter iron rod found at the West Right-Of-Way line of Moorefield Road and a total distance of 495.12 feet to a half (1/2) inch diameter iron rod found for the Southwest Corner;  
 THENCE, N 08° 50' 00" E, parallel to the east line of Lot 38, a distance of 110.00 feet to a half (1/2) inch diameter iron rod set for the Northwest Corner;  
 THENCE, S 81° 10' 00" E, parallel to the South line of Lot 38, a distance of 470.12 feet passing a half (1/2) inch diameter iron rod found at the existing West Right-Of-Way line of Moorefield Road (50.0') and a total distance of 495.12 feet to a 60-d nail set for the Northeast Corner and THE POINT OF BEGINNING;  
 Said tract of land containing 1.24750 acres more or less.  
 Basis of Bearing: (S 08° 50' 00" W) found a 60-d nail at the Northeast Corner of Lot 41, and a 60-d nail found at the Southeast Corner of Lot 38;



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:  
 SANTOY'S ESTATES SUBDIVISION IS LOCATED MIDDLE HIDALGO COUNTY PRECINCT NO. 3 ON THE WEST SIDE OF MOOREFIELD ROAD & 0.95 MILE NORTH OF MILE 3 ROAD AND APPROXIMATELY THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF MISSION, TEXAS. SANTOY'S ESTATES SUBDIVISION LIES APPROXIMATELY 8 MILES FROM THE CITY LIMITS WITHIN THE CITY'S TWO MILE ETJ UNDER LOCAL GOVERNMENT CODE 45.021 HIDALGO COUNTY IRRIGATION DISTRICT NO. 4

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 4 & THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
4. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

THIS PLAT IS HEREBY APPROVED BY IRRIGATION DISTRICT NO. 4 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO EACH LOT FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.  
 DATED THIS 19th day of Sept., 2011.

ATTEST: \_\_\_\_\_ PRESIDENT  
 \_\_\_\_\_ SECRETARY  
 CRUZ-HOGAN CONSULTANTS, INC.  
 NO. SHEET REVISION DATE APPROVED

- GENERAL PLAT NOTES:**
1. BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "X" AS PER FEMA MAP. AREAS OF MINIMAL FLOODING, COMMUNITY PANEL NO. 48034 040 C MAP REVISED, JUNE 8, 2010. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 48034 040 C MAP REVISED, NOVEMBER 14, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES 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 4107).
  2. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
 FRONT: 60.0 FEET AT MOOREFIELD ROAD.  
 SIDE: 8.0 FEET  
 REAR: 4.0 FEET OR GREATER FOR EASEMENT.
  3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTER LINE OF STREET OR 1' 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 4 & HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1980 CUBIC FEET PER LOT OR 0.285 ACRES FEET OF STORM WATER RUNOFF PER LOT. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY UTILIZING SWALES AT THE REAR OF EACH LOT.
  5. THERE ARE NO VISIBLE WATER WELLS WITHIN 140 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, BRICKS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GRASSLAND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  7. 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, & GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  8. 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 SHOWING THIS PLAT DEVELOPER AND ENGINEER FOR THE DRAINAGE EASEMENTS SHALL BE RESPONSIBLE FOR THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT.
  9. BENCHMARK: ELEV. 160.35  
 SET PK NAIL AT SOUTH-EAST CORNER OF SUBDIVISION AT CENTERLINE OF MOOREFIELD ROAD  
 VERTICAL DATUM IS NAVD 1988 REFERENCED TO CITY OF McALLEN BENCH MARK NO. 44
  10. DRAINAGE SWALE EASEMENTS: NO FILL OR PERMANENT STRUCTURES SHALL BE KEPT CLEAR OF FENCES, BARRIERS, BRICKS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GRASSLAND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  11. ALL LOT CORNERS 1/4" & 1/2" SET WITH 1/2" ROD OR AS NOTED.
  12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  13. IF SIDEWALK REQUIRED ON MOOREFIELD BY LOT OWNER.
  14. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ON CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN JOSE LUIS SANTOY & ESMERALDA REYNA AND THE CITY OF MISSION EXECUTED ON 3-26-2008 AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
  15. ALL LOTS IN SANTOY'S ESTATES SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN SANTOY'S ESTATES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF SANTOY'S ESTATES SUBDIVISION, THEIR 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, AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 4 MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FROM DRAINAGE OF THE LOTS COMPRISING SANTOY'S ESTATES SUBDIVISION BECAUSE 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 SANTOY'S ESTATES SUBDIVISION THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN SANTOY'S ESTATES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO RELEASE THE DRAINAGE EASEMENT SUBJECTING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

16. Lots 4 & 2 shall not have independent driveways and must use the common access easement as their shared driveway.
17. Property owners will be responsible for their portion of Moorefield Road improvements at the time of widening of the road.

INDEX TO SHEET OF SANTOY'S ESTATES SUBDIVISION

SHEET 1: HEADINGS INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYORS AND ENGINEERS CERTIFICATION; OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF PRECINCT IN SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; ROW CERTIFICATE; HEALTH CERTIFICATE
SHEET 2: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOS BORES FOR OSSE SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER STATEMENT & CERTIFICATE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; AND ENGINEERS CERTIFICATION; REVISION NOTES;
SHEET 3: WATER DISTRIBUTION AND SANITARY SEWER MAP, AND MAP OF TOPOGRAPHY AND DRAINAGE.

DRAWN BY: SA	DATE DRAWN: 08/11/2010	LEGEND:
CHECKED BY: JG	DATE CHECKED:	● SET 40' R.
REVISIONS:		○ SET 10' R.
1 CITY AND COUNTY CORRECTIONS	DATE: 07/01/2011	△ REFERENCE POINT
2	DATE:	□ FIN. PK. W.L.
3	DATE:	△ FIN. CPS
		▲ SET 60'-NAIL
		M.S.D.L. Minimum Building Setback Line
SCALE: 1" = 50'		SHEET NO.:
100 0 50 100		1 of 3

**NORTH ARROW**

**PREPARED AND SURVEYED BY:**  
 J.A GARZA ASSOCIATES, L.L.C.  
 3319 N WARE ROAD, SUITE "A"  
 McALLEN, TX 78501  
 PH: (956) 687-8677  
 FAX: (956) 687-8641  
 R.P.L.S. REGISTRATION NO. 4739

**ENGINEERS:**  
 CRUZ-HOGAN Consultants, Inc.  
 Engineers • Planners • Consultants  
 Harlingen • McAllen  
 1221 E. Tyler, Suite A 605 E. Violet Ave. Suite 5  
 Harlingen Tx 78550 McAllen Tx 78504  
 office 425-8968 fax 423-5083 office 682-5022 fax 682-5089  
 ENGINEER'S REGISTRATION NO. 55459

**PROJECT NAME:**  
**SANTOY'S ESTATES SUBDIVISION**

**PROJECT LOCATION:**  
 A 1.2475 ACRE TRACT OF LAND, OUT OF LOT 38  
 NEW CALEDONIA UNIT 3 SUBDIVISION