

LOT 11, BLOCK 69

OWNER: BERNARD S. ROWLAND II
PROPERTY I.D. NO.: 241151
HO-TEX LOT 7, BLOCK 69

OWNER: STEVE R. & TIFFANY D. MILLER
PROPERTY I.D. NO.: 80853
HO-TEX LOT 14, BLOCK 69

OWNER: VICTORIANO & SYLVIA GARZA
PROPERTY I.D. NO.: 241158
HO-TEX LOT 14, BLOCK 69

REVISION NOTES table with columns: NO, SHEET, REVISION, DATE, APPROVED

Table with columns: NO, SHEET, REVISION, DATE, APPROVED

LOT 13, BLOCK 69

LOT 14, BLOCK 69
THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OVAR SALINAS, P.E., TX. REG. PROFESSIONAL ENGINEER #11973 ON JULY 6, 2012. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LOT 101

LOT 100

LOT 99

DELTA ORCHARDS COMPANY
UNIT NO. 1
VOL. 6, PG. 7, H.C.M.R.

PIFALO SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 14, BLOCK 69, THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- 1. MINIMUM SETBACK LINES: FRONT 50.00', REAR 15.00' OR GREATER FOR EASEMENTS, SIDE 6.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF PAVEMENT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
4. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS...

- 5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
6. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
7. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
8. THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH LEO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS...
11. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVOR 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.
12. WE, MARO PIFALO AND MARA PIFALO, THE OWNERS & SUBDIVIDERS OF PIFALO SUBDIVISION RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
13. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
14. BENCHMARK NOTE: B.M. #1 ELEV = 83.00, TOP OF COTTON PICKER SPINDLE IN THE CENTERLINE OF VALVERDE ROAD AND MILE 21 NORTH ROAD. N.A.V.D. 88 DATUM. B.M. #2 ELEV = 65.69, TOP OF FORD 3/4" IRON PIPE AT INTERSECTION OF EXISTING NORTH R.O.W. LINE OF F.M. 2812 AND WEST LINE OF PROPOSED LOT 2. N.A.V.D. 88 DATUM.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

1. MARO AND MARA PIFALO, AS OWNER (S) OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PIFALO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.
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 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.

OWNER: MARO PIFALO DATE: 14554 E. F.M. 2812, EDDOUGH, TEXAS 78538
OWNER: MARA PIFALO DATE: 14554 E. F.M. 2812, EDDOUGH, TEXAS 78538

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: ___

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PIFALO SUBDIVISION, 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 PIFALO SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ___

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PIFALO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON ___ 2012.

ATTEST:

HIDALGO COUNTY JUDGE DATE
HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, COUNTY CLERK OF HIDALGO COUNTY, THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT O'CLOCK M. ON AND WAS RECORDED IN BOOK SHEET(S) THE PLAT RECORDS OF HIDALGO COUNTY AT O'CLOCK M. ON 2012.

HIDALGO COUNTY CLERK DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, DAVID OVAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS PIFALO SUBDIVISION, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OVAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #11973

STATE OF TEXAS COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A 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.

DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

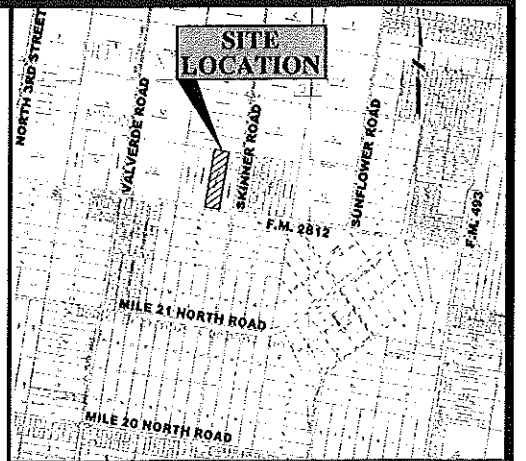
BY: DATE

PRINCIPAL CONTACTS

Table with columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX

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

PIFALO SUBDIVISION IS LOCATED ALONG THE NORTH SIDE OF F.M. 2812 AND APPROXIMATELY 3300' WEST FROM THE INTERSECTION WITH SKINNER ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDENBURG (POPULATION 77,100). PIFALO SUBDIVISION DOES NOT ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDENBURG. IT IS NOT WITHIN THE TWO MILE EXTRATERRITORIAL JURISDICTION OF EDENBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-12-22585
DATE OF SURVEY: APRIL 23, 2012
DATE PREPARED: JULY 06, 2012
PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION

BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 14, BLOCK 69, THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 14 LOCATED WITHIN THE INTERSECTION OF SKINNER ROAD AND F.M. 2812, THENCE, AS FOLLOWS:

NORTH 80 DEGREES 40 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 330.00 FEET TO A POINT IN SAID F.M. 2812 FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 80 DEGREES 40 MINUTES WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 330.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 09 DEGREES 20 MINUTES EAST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 21.0 FEET PASS A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2812, AT A DISTANCE OF 1,320.00 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 14 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 80 DEGREES 40 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 330.00 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 09 DEGREES 20 MINUTES WEST, AT A RIGHT ANGLE FROM THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 1,299.00 FEET PASS A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2812, AT A DISTANCE OF 1,320.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 10.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE SOUTH 21.0 FEET (OR 0.16 ACRES, MORE OR LESS) ARE CURRENTLY LOCATED WITHIN THE RIGHT-OF-WAY OF SAID F.M. 2812, LEAVING 9.84 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: WARRANTY DEED.
N:SUBDIVISIONPLATS/PIFALOSUBDIVISION/M&B.10.0.050412

STATE OF TEXAS ENROLLMAN IRRIGATION DISTRICT

THIS PLAN IS HEREBY APPROVED BY THE ENROLLMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRIBUTION POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT DATE

SECRETARY DATE

INDEX SHEET OF PIFALO SUBDIVISION

Table with columns: SHEET 1, SHEET 2. SHEET 1: HEADLINE, INDEX LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS. SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (DSS) MAP, ENGINEERING REPORT (DRAINAGE AND SPANISH WELLS) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DSS) AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND THE PREVIOUS FLOOD PLAN, CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING OCCUPIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).

SEA SALINAS ENGINEERING & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 2221 DAFFODIL - McALLEN, TEXAS 78501 (956) 882-9081 (956) 888-1489 (FAX)