

PRINCIPAL CONTACTS: OWNER: JOSÉ LUIS SANTOYO, ROLANDO CRUZ, JESUS A. GARZA; ADDRESS: 3319 N WARE ROAD, SUITE "A", McALLEN, TX 78501; PHONE: (956) 227-6307, (956) 882-5022, (956) 882-5009; FAX: (956) 882-5009

STATE OF TEXAS, COUNTY OF HIDALGO. OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION. I, JOSÉ LUIS SANTOYO AND WIFE ESMERALDA PERNA OWNERS OF THE 1.2475 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPERTY OF SANTOYO'S ESTATES SUBDIVISION, HEREBY DECLARE THAT THE LAND IS REPORTED IN THIS SUBDIVISION PLAN TO BE ACCORDING TO THE STREET, PARK, AND UTILITIES RECORDS.

STATEMENT THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE. I, JOSÉ LUIS SANTOYO, ROLANDO CRUZ, and ESMERALDA PERNA, attest to the truth and completeness of the above statements.

NOTARY PUBLIC, TEXAS. I, JESUS A. GARZA, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF SANTOYO'S ESTATES SUBDIVISION WAS PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE 26th DAY OF SEPTEMBER 2011 UNDER MY SUPERVISION ON FEBRUARY 28, 2010.

CITY OF MISSION, CERTIFICATE OF PLAT APPROVAL. WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOYO'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

HIDALGO COUNTY, CERTIFICATE OF PLAT APPROVAL. WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOYO'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON [DATE].

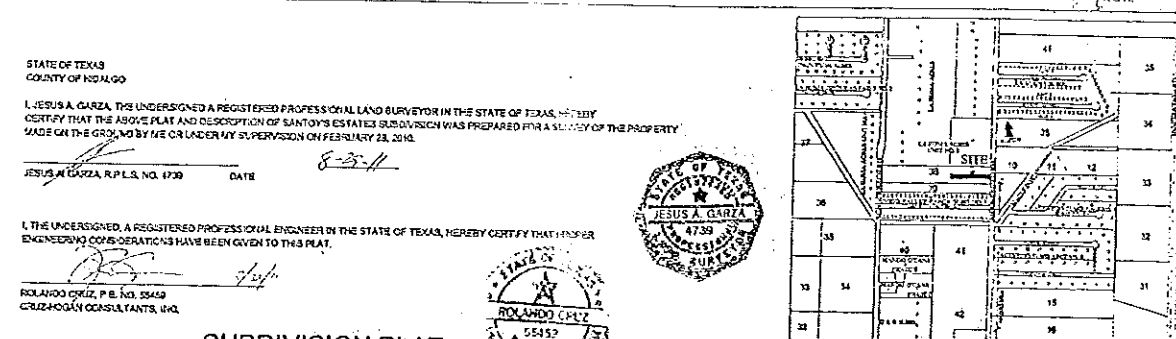
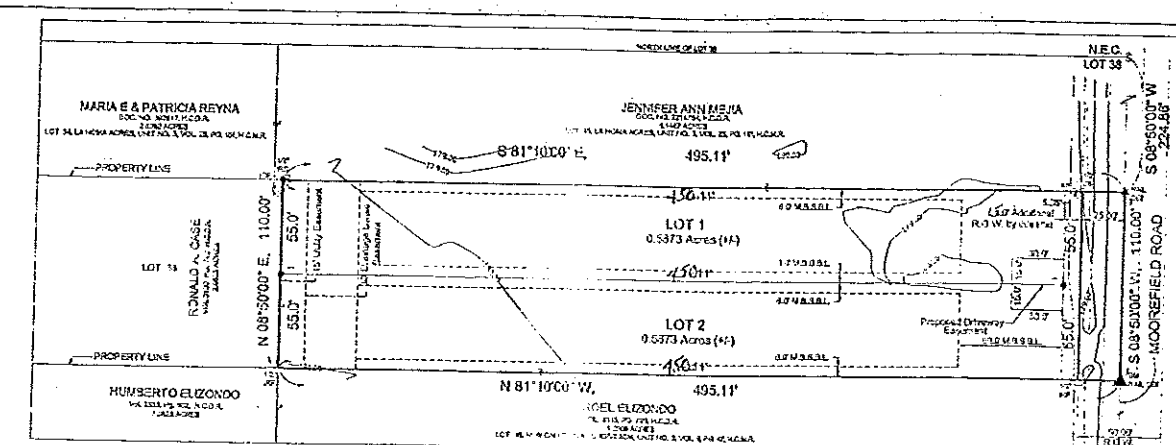
HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE. FILED FOR RECORD IN HIDALGO COUNTY ATTERO GUADALUPE, JR. HIDALGO COUNTY CLERK. INSTRUMENT NUMBER [ ] OF MAP RECORDS OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR. I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOYO'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON [DATE].

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR. I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOYO'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON [DATE].

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR. I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOYO'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON [DATE].

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR. I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTOYO'S ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON [DATE].



**SUBDIVISION PLAT OF SANTOYO'S ESTATES SUBDIVISION**  
A 1.2475 acre tract of land, out of Lot 38, New Caledonia Unit 3 Subdivision  
VOL. 6 PG. 47 AS PER MAP RECORDS OF HIDALGO COUNTY, TEXAS

**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 00° 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 25.00 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 495.11 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 450.11 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 495.11 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;

- GENERAL PLAT NOTES:**
- THE DRAINAGE PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "X" AS PER FEMA MAP. AREAS OF MINIMAL FLOODING, COORDINATE PANEL NO. 48034 (2001) MAP REVISED JUNE 8, 2006. THE 100-YEAR WITHIN THE DRAINAGE EASMENTS AND THE PROPOSED STREET POINT-OF-WAY ARE WITHIN THE FLOOD PROTECTION PLAN, COUNTY PANEL NO. 48034 (2001) MAP REVISED JUNE 8, 2006. OF THE FEDERAL ENGINEERING MANAGEMENT AGENCY MAP OF HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD DAMAGE PREVENTION AND CONTROL ACT OF 1968 (42 U.S.C. SECTION 1901 THROUGH 1912).
  - THE LOCATION OF RESIDENTIAL LOTS WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALITIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 1901 THROUGH 1912).
  - THE BUILDING SETBACK LINES AREAS FOLLOWS: MINIMUM 10 FEET AT MOOREFIELD ROAD. MINIMUM 5 FEET AT OTHER STREETS.
  - THE FINISH FLOOR ELEVATION SHALL BE 15" ABOVE CENTER LINE OF STREET OR 15" ABOVE NATURAL FINISHED FLOOR ELEVATION. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE OF THE STREET POINT-OF-WAY. GRADE RETENTION IN ACCORDANCE WITH THE LOCAL CONSTRUCTION FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE FILED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 & 2 HIGHLAND COUNTY REQUIREMENTS, DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1500 CUBIC FEET PER LOT OR 6.00 CUBIC FEET PER SQUARE FOOT PER LOT. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY UTILIZING SCALES AT THE CORNER OF EACH LOT.
  - THE AREAS AND VESSEL WATER WELLS WITHIN 10 FEET FROM THE DRAINAGE AREAS ON THIS SUBDIVISION SHALL BE KEPT CLEAR OF ANY BUILDINGS, SHEDS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 10 FEET TALL PLANTS) AND GRASS COVER, GRASS, OR FLOWERS) AND OTHER CERTIFICATIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.
  - THE 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.
  - THE PUBLIC UTILITIES EASEMENTS CREATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET WITHIN THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND SUBDIVIDER HEREBY THAT ALL OTHER EASEMENTS KNOWN TO EXIST WITHIN THE SITE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - THE MARK ELEV. 10.00 SET AT THE SOUTH EAST CORNER OF SUBDIVISION AT CENTERLINE OF MOOREFIELD ROAD. VERTICAL DATUM IS MVD 108 REFERENCED TO CITY OF McALLEN BENCHMARK NO. 64.
  - DRAINAGE SWALE EASEMENTS NOTE: NO FULL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE SHALL BE KEPT CLEAR OF BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE SWALE EASEMENT.
  - NO LOT CORNERS SET WITH 1/4" IRON ROD OR AS NOTED.
  - NO HOUSE SHALL BE CONSTRUCTED WITHIN 10 FEET OF THE EXISTING SMALL LOTS LOCATED ON EACH LOT. THE HOUSE SHALL BE PLANNED IN THE OFFICE OF THE SECRETARY OF MISSION (P.O. 7708) SANTOYO'S ESTATES SUBDIVISION. APPROXIMATELY 2 MILES FROM THE CITY LIMITS WITHIN THE CITY'S TWO MILE ETI UNDER LOCAL GOVERNMENT CODE 5-21.01.
  - NO SIDEWALK REQUIRED ON MOOREFIELD BY LOT OWNER.
  - THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ON CERTAIN COVENANTS AGAINST REAL PROPERTY BY THREE JOSE LUIS SANTOYO & ESMERALDA PERNA AND THE CITY OF MISSION EXECUTED ON 5-20-2008 AND RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
  - ALL LOTS IN SANTOYO'S ESTATES SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH RESPECT TO SURFACE WATER RUNOFF FROM ALL LOTS IN SANTOYO'S ESTATES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF SANTOYO'S ESTATES SUBDIVISION, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DEPICTED 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 1 MAY ENFORCE THIS PLAT NOTE BY NUISANCE 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 SWALE DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FROM DRAINAGE OF THE LOTS COMPRISING SANTOYO'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 SANTOYO'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 SANTOYO'S ESTATES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO RELEASER THE DRAINAGE EASEMENT BELONGING TO THE DRAINAGE SWALE PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

16. Lots 4 & 62 shall not have independent driveways and must use the common access easement as their shared driveway.
17. Property owners will be responsible to pay for their portion of Moorefield Road improvements at the time of widening of the road.


**INDEX TO SHEET OF SANTOYO'S ESTATES SUBDIVISION**

SHEET 1: HEADINGS INDEX, LOCATION MAP, AND METES AND BOUNDS, PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYORS AND ENGINEERS CERTIFICATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETI OF A MUNICIPALITY AND DESIGNATE OF PRECINCT THE PROJECT IS SITUATED IN HIDALGO COUNTY, TEXAS (FLOODING 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 LOG BOOK FOR OSSP SYSTEM, TYPICAL WATER SERVICE CONNECTIONS, A MONTHLY STATEMENT & CERTIFICATE, CHANGE 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 OFF PL
REVISIONS:		○ FINISH PL
1. CITY AND COUNTY CORRECTIONS	DATE: 07/01/2011	△ REFERENCE POINT
2.	DATE:	○ FIN. PL. N.E.
3.	DATE:	○ FIN. PL. S.E.
SCALE: 1" = 50'		▲ SET BACK LINE
100 50 0 50 100		SHADE LINE
		SHEET NO.:
		1 of 3

**SANTOYO'S ESTATES SUBDIVISION**  
PROJECT LOCATION:  
A 1.2475 AC RE TRACT OF LAND, OUT OF LOT 38  
NEW CALEDONIA UNIT 3 SUBDIVISION  
VOL. 6 PG. 47 AS PER MAP RECORDS  
OF HIDALGO COUNTY, TEXAS

**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  
REGISTRATION NO. 7023644

**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  
REGISTRATION NO. 1201128

**PROJECT NAME:**  
**SANTOYO'S ESTATES SUBDIVISION**  
PROJECT LOCATION:  
A 1.2475 AC RE TRACT OF LAND, OUT OF LOT 38  
NEW CALEDONIA UNIT 3 SUBDIVISION  
VOL. 6 PG. 47 AS PER MAP RECORDS  
OF HIDALGO COUNTY, TEXAS