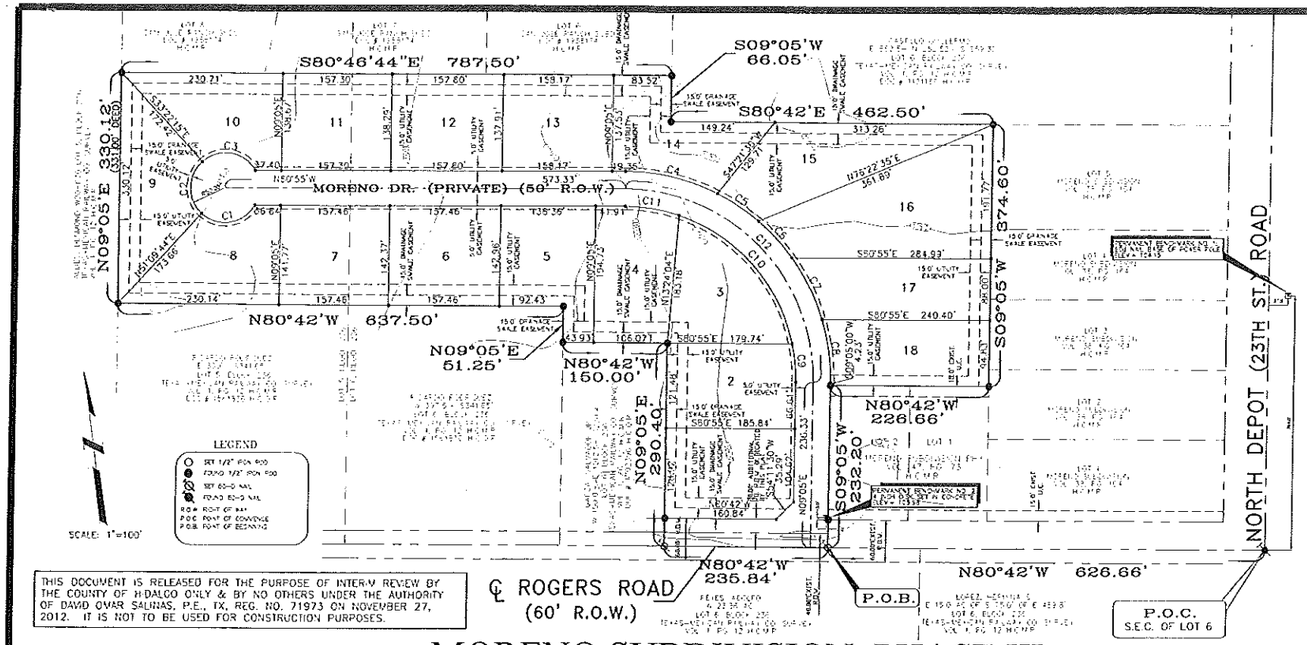


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTER-V REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OVAR SALINAS, P.E., TX, REG. NO. 71973 ON NOVEMBER 27, 2012. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

MORENO SUBDIVISION, PHASE III

HIDALGO COUNTY, TEXAS.

BEING A 11.41 GROSS ACRE TRACT OF LAND OUT OF A PART OF LOTS 5 AND 6, BLOCK 236, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES
   FRONT ..... 25.00' OR GREATER FOR EASEMENTS
   REAR ..... 20.00' OR GREATER FOR EASEMENTS
   SIDE ..... 6.00' OR GREATER FOR EASEMENTS
   SIDE CORNER (LOT 1) ..... 42.00' OR GREATER FOR EASEMENTS
   GARAGE ..... 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X"
   ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN
   COMMUNITY PANEL NUMBER: 480334 0325 B
   EFFECTIVE DATE: JUNE 06, 2000 REVISED TO REFLECT LOMR DATED 05-17-01
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0325 B, EFFECTIVE DATE JUNE 06, 2000 - REVISED TO REFLECT LOMR DATED 05-17-01 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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 THRU 4127).
3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PROPER FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. DRAINAGE:
   IN ACCEPTANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 243.928 CUBIC FEET OF 0.03 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON THIRD SHEET FOR DRAINAGE RETENTION.
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ONLY MUST BE SEPARATED ON ALL DEEDS AND CONTRACTS FOR SALES. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE 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" IRON ROD OR 18 INCH LONG IRON RODS.
8. LOCAL BENCHMARK = IS LOCATED 351 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 6, AND 27.52 FEET EAST OF THE LOT LINE. BENCHMARK #27 ALL IN EDGE OF POWER POLE. ELEVATION = 104.15
   PERMANENT BENCHMARK #2 = IS LOCATED 3 FEET NORTH FROM THE EXISTING NORTH ROW-OF-WAY LINE OF ROGERS ROAD AND 3 FEET WEST OF THE WEST LOT LINE OF LOT 2, MORENO SUBDIVISION, PHASE II. BENCHMARK IS A 4" BRASS DISK SET IN CONCRETE. ELEVATION = 103.55
9. THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
    THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
    B. EACH LOT ON THIS PLAT, COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED REPRESENTATIVE.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EVIDENCE MAY BE ALSO SEEN ON THE STAMP LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBTION DRAIN FIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING PROVIDING LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
12. 8 FT. GRADE BUFFER IS REQUIRED FROM RESIDENTIAL/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
    8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
13. A 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF ROGERS ROAD DURING SUBDIVISION CONSTRUCTION, INCLUDING ADA HANDICAP RAMPS PROVIDED BY THE DEVELOPER.
14. A FOUR (4.0) FOOT SIDEWALK FOUR (4.0) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.
15. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
16. 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, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
17. MCALLEN SURVEY CONTROL POINT NO. 24 - LOCATED AT THE WEST BOUND OF NORTH ROAD, 200 FEET NORTH OF THE ℄ OF NORTH DEPOT ROAD, 19 FEET WEST FROM THE E. ℄ OF NORTH ROAD AND 64 FEET NORTH FROM A POWER POLE. EAST OF THE MONUMENT, THERE IS AN ORANGE CROSS.
18. I, ESPERANZA MORENO, THE OWNER & SUBDIVIDER OF MORENO SUBDIVISION, PHASE III, DEPICTS & DEDICATES A DRAINAGE EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLATION AS APPROVED OVER ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
19. 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. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER GOVERNING THE EASEMENT.
20. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG ROGERS ROAD AND OTHER STREETS AS MAY BE APPLICABLE FOR LOT 1.
21. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASE EASEMENT. EACH DRAINAGE EASE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASE.
22. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 18.
23. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION MODIFICATIONS TO MEET COUNTY REQUIREMENTS.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ESPERANZA MORENO	8505 N. 10th ST.	McALLEN, TEXAS 78501	(956) 630-3227	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	69.24	50.00	S69°47'18"E 77.85
C2	81.33	50.00	S59°08'03"W 74.01
C3	69.24	50.00	N72°12'42"W 77.85
C4	137.85	300.00	N67°45'12"W 136.64
C5	71.57	300.00	N47°45'23"W 71.43
C6	71.57	300.00	N34°05'13"W 71.43
C7	59.10	300.00	N17°47'16"W 59.05
C8	91.15	300.00	N00°22'46"E 90.83
C9	55.32	250.00	N02°44'38"E 55.21
C10	259.10	250.00	S33°13'18"E 246.79
C11	79.88	250.00	S71°49'55"E 79.55
C12	431.97	275.00	N55°55'00"W 388.51

LOTS	AREA	
No.	SQ. FT.	AC.
1	23,710.85	0.54
2	22,464.74	0.52
3	21,849.14	0.50
4	21,787.45	0.50
5	21,760.54	0.50
6	22,453.79	0.52
7	22,370.03	0.51
8	22,158.38	0.51
9	22,677.59	0.52
10	21,783.61	0.50
11	21,782.29	0.50
12	21,782.29	0.50
13	21,787.75	0.50
14	21,831.26	0.50
15	26,559.39	0.61
16	39,329.68	0.90
17	22,848.05	0.52
18	21,802.59	0.50

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF MORENO SUBDIVISION PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2011.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
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 _____, 2011.

_____ _____
HIDALGO COUNTY CLERK DATE

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

MORENO SUBDIVISION, PHASE III IS LOCATED ALONG THE NORTH SIDE OF ROGERS ROAD AND APPROXIMATELY 626.65' WEST FROM THE INTERSECTION WITH EAST ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 132,225). MORENO SUBDIVISION, PHASE III DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF MCALLEN. IT IS WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF MCALLEN UNDER LOCAL GOVERNMENT CODE 212.001. PRECINCT No.4

REVISION NOTES

NO	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

I, ESPERANZA MORENO OWNER, OF THE 11.41 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MORENO SUBDIVISION, PHASE III, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 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.
(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: ESPERANZA MORENO DATE
8505 N. 10th ST.
McALLEN, TEXAS 78501

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 _____, 2011.

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

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
CHAIRMAN
PLANNING AND ZONING COMMISSION

_____
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MORENO SUBDIVISION, PHASE III 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 MORENO SUBDIVISION, PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR 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 MORENO SUBDIVISION, PHASE III AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION ON 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 #71973

STATE OF TEXAS
DAVID OVAR SALINAS
71973
REGISTERED
PROFESSIONAL ENGINEER

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

STATE OF TEXAS
DAVID O. SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

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.

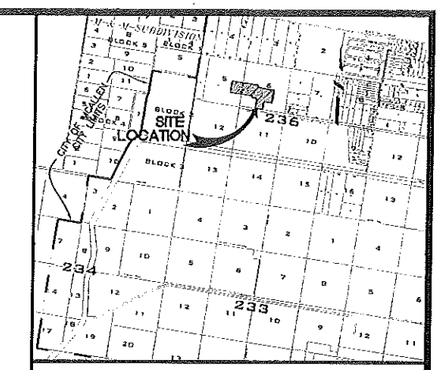
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ _____
DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D., 2011. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

_____ _____
SECRETARY PRESIDENT



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE
McALLEN, TEXAS 78501

DATE PREPARED: NOVEMBER 27, 2012

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

BEING A 11.41 GROSS ACRE TRACT OF LAND OUT OF A PART OF LOTS 5 AND 6, BLOCK 236, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 11.41 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 6 LOCATED IN THE CENTER OF NORTH DEPOT ROAD AND NORTH ROGERS ROAD, THENCE, AS FOLLOWS:

NORTH 80 DEGREES 42 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 626.65 FT TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF MORENO SUBDIVISION, PHASE II, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 47, PAGE 73, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF LOT 6, A DISTANCE OF 235.84 FEET TO A 60-D NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 6, A DISTANCE OF 40.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTH PROPOSED RIGHT-OF-WAY LINE OF SAID NORTH ROGERS ROAD, AT A DISTANCE OF 290.40 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 150.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 6, A DISTANCE OF 51.25 FEET TO A ½ DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOTS 6 AND 5, A DISTANCE OF 637.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 310.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 80 DEGREES 48 MINUTES EAST, A DISTANCE OF 793.13 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 67.23 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, SOUTH 80 DEGREES 42 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 459.86 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTH-EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, SOUTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 374.60 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 226.66 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, SOUTH 09 DEGREES 05 MINUTE WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 197.20 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 232.20 FEET IN ALL TO THE POINT OF BEGINNING CONTAINING 11.41 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE SOUTH 40.0 FEET (OR 0.22 ACRES, MORE OR LESS), LEAVING 11.19 NET ACRES OF LAND, MORE OR LESS.

REF. BEARING: SALINAS & ASSOCIATES INC. SURVEY JOB NO S-00-19357
N:\SUBDIVISIONPLATS\MORENO\SUBDIVISION PHASE II\SUN11.41

INDEX SHEET OF MORENO SUBDIVISION, PHASE III

SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, 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 E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PROCESS THE PROJECT IS BEING PROCESSED, HIDALGO COUNTY DRAINAGE DISTRICT CERTIFICATE OF APPROVAL, HIDALGO COUNTY RIGHT OF WAY DEPT. CERTIFICATE OF APPROVAL, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL, REVISION NOTES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (DSSP) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	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 GUTTER SECTION

SEA
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
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