

**PLAT OF
RIVERA PROPERTIES SUBDIVISION**
BEING A RESUBDIVISION OF 1.871 ACRES
OUT OF LOT 6, BLOCK 60
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
AS RECORDED IN VOLUME 1, PAGE 24-26
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS

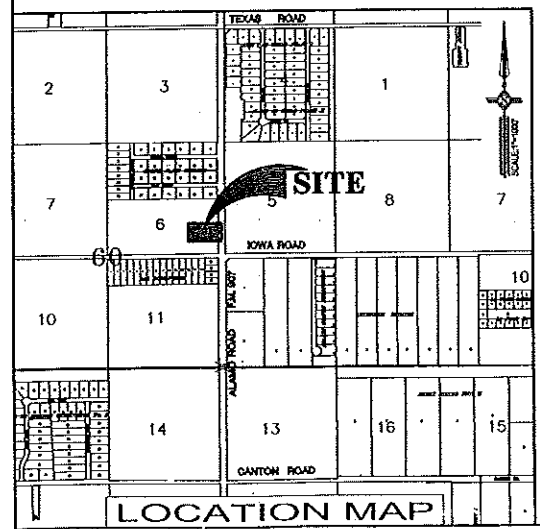
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.871 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 6, BLOCK 60, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 1.871 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE EAST LINE OF SAID LOT 6, BLOCK 60 FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH IS A COTTON PICKER SPINDLE CORNER BEAR NORTH 08 DEGREES, 32 MINUTES, 28 SECONDS EAST, A DISTANCE OF 170.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 60;

1. THENCE, NORTH 81 DEGREES, 27 MINUTES, 32 SECONDS WEST, AT A DISTANCE OF 40.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF ALAMO ROAD (F.M. 907), AT A DISTANCE OF 60.00 FEET PASS A No. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE OF ALAMO ROAD (F.M. 907), CONTINUING A TOTAL DISTANCE OF 390.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, NORTH 08 DEGREES, 32 MINUTES, 28 SECONDS EAST, A DISTANCE OF 209.00 FEET TO A No. 4 REBAR FOUND (NORTHING: 1662593.008, EASTING: 1112498.304), FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, SOUTH 81 DEGREES, 27 MINUTES, 32 SECONDS EAST, AT A DISTANCE OF 330.00 FEET PASS A No. 4 REBAR FOUND (NORTHING: 1662580.997, EASTING: 1112624.644), FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE OF ALAMO ROAD (F.M. 907), AT A DISTANCE OF 350.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF ALAMO ROAD (F.M. 907), CONTINUING A TOTAL DISTANCE OF 390.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF SAID LOT 6, BLOCK 60, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, SOUTH 08 DEGREES, 32 MINUTES, 28 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 6, BLOCK 60, ALAMO LAND AND SUGAR SUBDIVISION, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.871 ACRES OF LAND, MORE OR LESS.

- LEGEND**
- FOUND N4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ▲ SET COTTON PICKER SPINDLE



- GENERAL PLAT NOTES & RESTRICTIONS**
1. FLOOD ZONE STATEMENT: ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER: 4903M 0425 C, MAP REVISED: NOVEMBER 16, 1982.
 2. SETBACKS: FRONT: 50 FEET OR EASEMENT, WHICHEVER IS GREATER; REAR: 15 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 15 FEET OR EASEMENT, WHICHEVER IS GREATER.
 3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE CENTERLINE OF ASPHALT MEASURED AT THE CENTER OF THE LOT.
 4. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 5. BENCHMARK #1 NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. COTTON PICKER SPINDLE SET IN A POWER POLE ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 281 FEET NORTH IS THIS SUBDIVISION THIS SUBDIVISION. ELEV: 90.82. NAD 83 TEXAS SOUTH 4225. DATUM.
 6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 2,599 CUBIC FEET (0.061 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON THE DRAINAGE REPORT, PAGE 2 OF 2 OF THIS PLAT. TYPED DISCHARGE PERMIT IS REQUIRED AT DEVELOPMENT PERMIT STAGE.
 7. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.C. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.
 8. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL.
 9. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 10. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 11. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY ALSO BE SEEN ON THE UTILITY 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 ABSORPTIVE DRAIN FIELD SYSTEM.
 12. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.
 13. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE THE FOLLOWING ITEMS:
 1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
 14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 15. OWNER(S) & SUBDIVIDER(S) OF RIVERA PROPERTIES SUBDIVISION, RETAINS AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.
 16. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS AND LEVER, GRASS, CRILL DIVERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 17. 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 SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 18. ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 19. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS OR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 20. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 21. TYPED DRIVEWAY ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY ENTRANCE ONTO (F.M. 907) ALAMO ROAD. TYPED ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
 22. A DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
 23. THIS PLAT OF RIVERA PROPERTIES SUBDIVISION HEREBY GRANTS A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM LOT 1 IN RIVERA PROPERTIES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. OWNERS OF RIVERA PROPERTIES 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 (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) 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/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOT COMPREHENSIVE RIVERA PROPERTIES SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A FUTURAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING LOT 1 OF RIVERA PROPERTIES SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND THE LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN RIVERA PROPERTIES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAVE THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
 24. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

RIGHT OF WAY EASEMENT

KNOWN 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 ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES THEREON AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANES 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 RELOCATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER WATER LINES 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 CENTERLINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LANDS FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE WARRANTS THAT HE 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 BY GRANTEE OR REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LANDS FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE WARRANTS THAT HE IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF September, 2012.

[Signature]
GRANTEE'S SIGNATURE

ACKNOWLEDGMENT

THE STATE OF MISSOURI
COUNTY OF HOWELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIO RIVERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF September, 2012.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 8-20-13

PLANNING DEPARTMENT

JUAN LOPEZ, ADMINISTRATOR/DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MAJOR SUBDIVISION PLAT KNOWN AS RIVERA PROPERTIES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED, AND HAS BEEN APPROVED FOR RECORDING ON

THIS 27th DAY OF September, 2012 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

[Signature]
ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (4)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RIVERA PROPERTIES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

ATTEST: HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY FRIGATON DISTRICT NO. 2 ON THIS, 27th DAY OF September, 2012.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: *[Signature]* SECRETARY
PRESIDENT _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RIVERA PROPERTIES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON 27th DAY OF September, 2012.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

MARIO RIVERA AS OWNER OF THE 1.871 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RIVERA PROPERTIES SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREETS, PARKS 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 LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST: *[Signature]* DATE 9-27-12

RIVERA PROPERTIES, INC.
MARIO RIVERA
3751 HOBBS DR
EDINBURG, TX 78609

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIO RIVERA, AND PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF September, 2012.

[Signature]
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES 8-20-13

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[Signature] 10-22-12
FRED L. KURTH, PE # 54151
DATE SURVEYED 09/25/12
DATE PREPARED 07/25/12
1-932, PG. 01
ENGINEERING JOB NO. 1207120
SURVEYING JOB NO. 12079-08

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, (FRED L. KURTH), REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR CLASHING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 27th DAY OF October, 2012.

[Signature]
REGISTERED PROFESSIONAL SURVEYOR (SEAL)
No. 4750 - STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RIVERA PROPERTIES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

ATTEST: *[Signature]* SECRETARY
PRESIDENT _____

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 § 49.211 (3). 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: *[Signature]*

HIDALGO COUNTY RECORDS IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARIO RIVERA	RIVERA PROPERTIES, INC.	EDINBURG, TX 78609	(936) 437-2111	(936) 360-3668
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(936) 381-0981	(936) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(936) 381-0981	(936) 381-1839

TYPE FIRM # F-1435

MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. MCINTYRE 227 N. F.W. 3167
EDINBURG, TX 78541 80 ROUGE DR. II 78602
PH: (936) 381-0981 PH: (936) 487-8256
FAX: (936) 381-1839 FAX: (936) 488-8551

DRAWN BY: *[Signature]* DATE: 10-27-12

SURVEYED, CHECKED, DATE: _____

FINAL CHECK DATE: _____