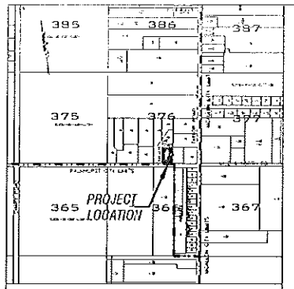


LOCATION MAP
SCALE: 1" = 1000'

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC
6316 N. 10TH STREET, BLDG. A, SUITE 102
McALLEN, TEXAS 78504
DATE PREPARED: 7/31/12
DATE SURVEYED: 7/29/03

PLAT OF
SANDRA'S VILLAGE SUBDIVISION

A 0.87 ACRE (0.686 AC. NET) TRACT OF LAND BEING THE WEST 157.30 FEET OF THE WEST 314.50 FEET OF THE EAST 544.50 OF THE SOUTH 240.00 FEET OF LOT 376, JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 17, H.C.M.R.

FLAT SHEET 1 OF 2

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

SANDRA'S VILLAGE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE NORTH SIDE OF MILE 4 NORTH ROAD, APPROXIMATELY 388 FEET WEST OF NORTH TAYLOR ROAD THE CITY OF MCALLEN (POP. 123,877-2010 CENSUS) IS THE NEAREST MUNICIPALITY. SANDRA'S VILLAGE SUBDIVISION LIES WITHIN THE CITY OF MCALLEN'S MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), HERBERTO AND DIANA SOLIS, AS OWNER (S) OF THE 0.87 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANDRA'S VILLAGE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS EXPOSED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, 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 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

_____ DATE _____ DATE
HERBERTO SOLIS — 4400 N. WARE RD, McALLEN, TEXAS 78504
DIANA SOLIS — 4400 N. WARE RD, McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20_____

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ARTURO SALINAS, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF SANDRA'S VILLAGE SUBDIVISION AND MEETS BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 8-3-12

_____ DATE
ARTURO SALINAS
R.P.L.S. NO. 4792
ARE SALINAS ENGINEERING INC
1528 DOLE AVE
McALLEN, TEXAS 78504
(FIRM # 10094200)

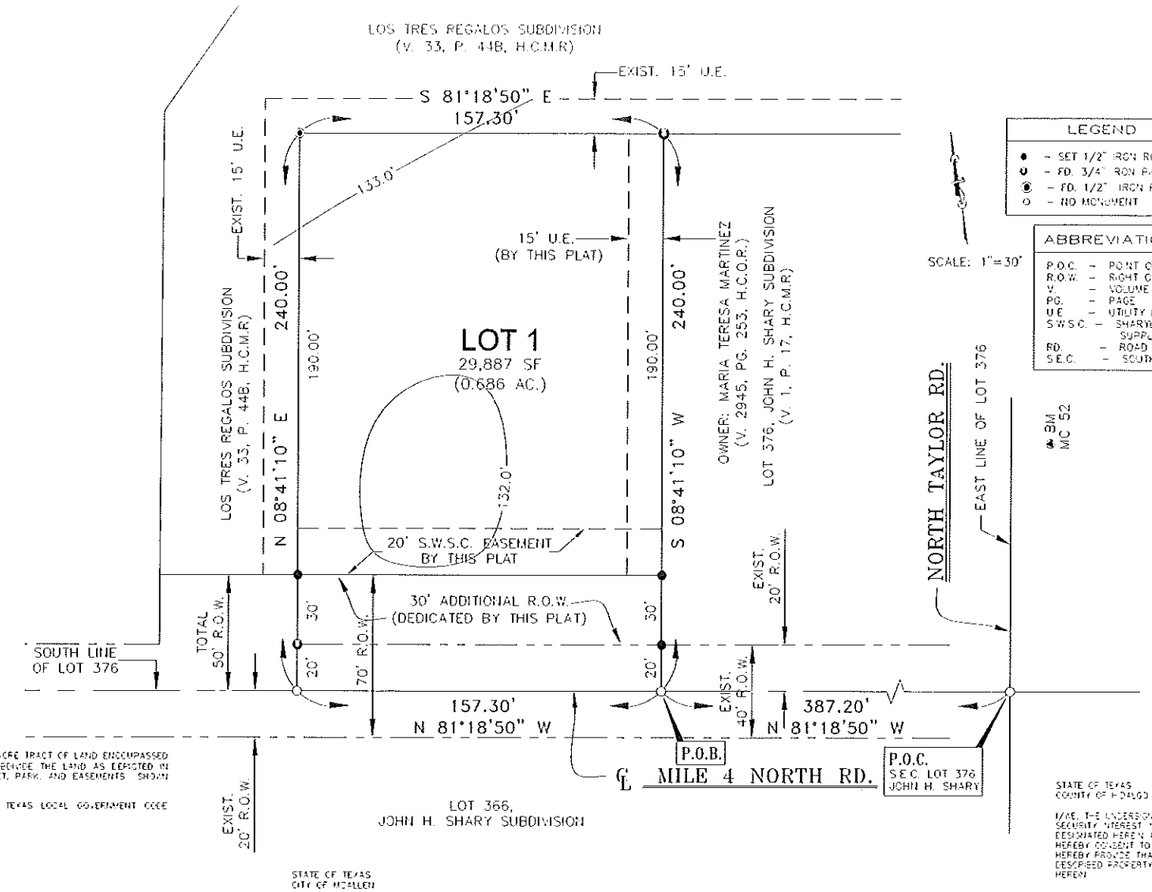
STATE OF TEXAS
COUNTY OF HIDALGO

I, PEDRO BARRERA, A LICENCED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

_____ DATE
PEDRO BARRERA
LICENSED PROFESSIONAL ENGINEER NO. 85642
BARRERA INFRASTRUCTURE GROUP, INC.
6316 N. 10TH STREET, BLDG. A, SUITE 102
McALLEN, TEXAS 78504

ADDITIONAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	HERBERTO SOLIS	4400 N. WARE RD	McALLEN, TEXAS 78504		
ENGINEER	PEDRO BARRERA	6316 N. 10TH ST, BLDG. A, SUITE 102	McALLEN, TEXAS 78504	(956) 687-4555	(956) 682-8501
SURVEYOR	ARTURO SALINAS	1528 DOLE AVE	McALLEN, TEXAS 78504	(956) 618-5965	(956) 618-5965



LEGEND

- ● – SET 1/2" IRON ROD
- Ⓤ – FD. 3/4" IRON PIPE
- ◉ – FD. 1/2" IRON PIPE
- ○ – NO MONUMENT

ABBREVIATIONS LEGEND

P.O.C.	–	POINT OF COMMENCEMENT
R.O.W.	–	RIGHT OF WAY
V.	–	VOLUME
PG.	–	PAGE
U.E.	–	UTILITY EASEMENT
S.W.S.C.	–	SHARYLAND WATTER SUPPLY CORPORATION
RD.	–	ROAD
S.E.C.	–	SOUTH EAST CORNER

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 PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

_____ _____
CHAIRMAN, PLANNING & ZONING — DATE

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF 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
CITY OF MCALLEN

ATTEST:
_____ _____
SECRETARY — DATE
CITY OF MCALLEN

NORTH IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY NORTH IRRIGATION DISTRICT 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 SUCH LOTS 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 THE _____ DAY OF _____ 20___

_____ ATTEST: _____
PRESIDENT — SECRETARY

NORTH IRRIGATION DISTRICT NOTES

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO NORTH IRRIGATION DISTRICT AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS, TRENCH OR BORE GROUND THE DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, PIPES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A WRITTEN PERMIT FROM THE DISTRICT
3. NO PERMANENT STRUCTURE (IE FENCES OR BUILDINGS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON NORTH DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

I HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 19.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIAL, SUBSTANTIAL BASED ON CURRENTLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS

_____ _____
DISTRICT ENGINEER — DATE

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
COMMUNITY-PANEL NO. 480334 0400 C
MAP REVISED NOVEMBER 16, 1982

ZONE "C": AREAS OUTSIDE THE 100-YEAR FLOOD PLAIN

COMMUNITY-PANEL NO. 480334 0400 C MAP REVISED NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "C"

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 4127)

2. SETBACKS:
FRONT: 15.00 FEET OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER
REAR: 15.00 FEET
SIDE: 6.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR 18" 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 LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION

5. BENCHMARK NOTE: MC-52, LOCATED ON THE EAST SIDE OF TAYLOR ROAD, APPROXIMATELY 105 FEET FROM NORTH MILE 4 LINE AND 17 FEET EAST FROM THE EDGE OF PAVEMENT OF TAYLOR ROAD. ELEVATION = 132.94 NAVD 88. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN 0.002 ACRE-FEET (85 CUBIC FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE REPORT AND RETENTION DETAILS)

7. ALL OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL 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 GSEP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS

8. 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 DEVELOPER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY AND/OR COMMERCIAL USE

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY

C. ALL OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO 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 DRAINFIELD SYSTEM

E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

10. _____ HERBERTO AND DIANA SOLIS _____ THE OWNER & SUBDIVIDER OF SANDRA'S VILLAGE SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT

11. 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT

12. 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

13. 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 OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. 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.

14. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY IS DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE LOT WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE LA JOYA WATER SUPPLY CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S)

15. A 4 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG MILE 4 NORTH ROAD

16. A 6 FT. BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES

17. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT CERTAIN COVENENANT AGAINST REAL PROPERTY BETWEEN HERBERTO AND DIANA SOLIS AND THE CITY OF MCALLEN EXECUTED ON _____ AND RECORDED IN THE FOLLOWING INSTRUMENT _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SANDRAS VILLAGE SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED PER HEREIN

_____ _____
LONE STAR NATIONAL BANK — DATE
BY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20_____

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTEY THAT THIS PLAT OF SANDRA'S VILLAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY FIGHT OF WAY DEPARTMENT ON _____ 20___

_____ _____
HIDALGO COUNTY FIGHT OF WAY DIRECTOR — DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTEY THAT THIS PLAT OF SANDRA'S VILLAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20___

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.022(C)

I, THE UNDERSIGNED CERTEY THAT THIS PLAT OF SANDRA'S VILLAGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ _____

_____ _____
HIDALGO COUNTY JUDGE — DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK — DATE

FILED FOR RECORD IN
HIDALGO COUNTY
OFFICIAL RECORDS OF
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

BIG ENGINEERING
FIRM NO. 9430
6316 N. 10th St., BLDG. A, Ste. 102
McALLEN, TEXAS 78504
956-687-4555
956-682-8501 (FAX)

METES AND BOUNDS DESCRIPTION

A 0.87 ACRE TRACT OF LAND BEING THE WEST 157.30 FEET OF THE WEST 314.50 FEET OF THE EAST 544.50 FEET OF THE SOUTH 240.00 OF LOT 376, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTH-EAST CORNER OF LOT 376, THENCE WITH THE SOUTH LINE OF SAID LOT, THE CENTERLINE OF MILE 4 NORTH ROAD, NORTH 81 DEGREES, 18 MINUTES, 50 SECONDS WEST, 387.20 FEET TO THE SOUTH-EAST CORNER HEREOF AND PLACE OF BEGINNING.

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID LOT, NORTH 81 DEGREES 18 MINUTES, 50 SECONDS WEST 157.30 FEET TO THE SOUTH-WEST CORNER HEREOF.

THENCE, WITH EAST LINE OF LOS TRES REGALOS SUBDIVISION, RECORDED IN VOLUME 33, PAGE 44B OF THE MAP RECORDS OF SAID COUNTY, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, AT 20.00 FEET FOUND A THREE-QUARTER (3/4) INCH DIAMETER IRON PIPE AT THE NORTH RIGHT OF WAY OF MILE 4 NORTH ROAD, AT 240.00 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE FOUND FOR THE NORTH-WEST CORNER HEREOF.

THENCE, WITH THE SOUTH LINE OF SAID LOS TRES REGALOS SUBDIVISION, SOUTH 81 DEGREES, 18 MINUTES, 50 SECONDS EAST 157.30 FEET TO A THREE-QUARTER (3/4) INCH DIAMETER IRON PIPE FOUND FOR THE NORTH-EAST CORNER HEREOF.

THENCE, SOUTH 08 DEGREES, 41 MINUTES, 10 SECONDS WEST, AT 220.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD ON THE NORTH RIGHT OF WAY OF SAID ROAD, AT 222.43 FEET FOUND A THREE-QUARTER (3/4) INCH DIAMETER IRON PIPE, AT 240.00 FEET IN ALL TO THE PLACE OF BEGINNING

INDEX TO SHEET OF SANDRAS VILLAGE SUBDIVISION

SHEET 1	PRELIMINARY INDEX, LOCATION MAP AND STATE PLANE COORDINATES, PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PROJECT THE PROJECT IS SITUATED, SURVEYOR'S AND ENGINEER'S CERTIFICATION, CITY CERTIFICATE OF PLAT APPROVAL, COUNTY ROAD AND BRIDGE CERTIFICATE OF APPROVAL, CERTIFICATION, IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL, LEGAL DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, HIDALGO COUNTY CERTIFICATION, LIENHOLDERS CERTIFICATION.
SHEET 2	WATER & SEWER BLOCK AND SANITARY SEWER (OSSF) MAP, ENGINEER'S REPORT, DRAINAGE AND GRADING DESIGN, HIDALGO DESCRIPTION OF WATER AND SANITARY WATER (OSSF) AND ENGINEER'S CERTIFICATION (PRELIMINARY AND FINAL VERSION) FINAL WATER SEWER CONNECTION, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, DRAINAGE NOTES