



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 02-04-2014

PROPOSED CASH AMERICA SUBDIVISION, PRECINCT No. 4.

ENGINEER: CIVIL POINT DEVELOPER: VAQUERO HIDALGO PARTNERS, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS:  \*SINGLE FAMILY  \*MULTI-FAMILY 1  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF RAUL LONGORIA (FM 1426), APPROX. 600 FT. SOUTH OF TRENTON RD  
SUBDIVISION LIES WITHIN THE:  ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-27-13 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.  
DRAINAGE DESIGN: Drainage will be accomplished by on site detention with a proposed 8" PVC bleeder line connecting to TXDOT System.

ROAD R.O.W. DEDICATION: 20 feet on Raul Longoria Road (FM 1426).  
H.C.R.O.W. FINAL APPROVAL DATE: 01-14-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-13-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager  
 OSSF & SOIL ANALYSIS WERE CONDUCTED BY: \_\_\_\_\_

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_  
SEWER SYSTEM:  SANITARY SEWER BY: Edinburg LINE SIZE: 10 LOCATION: West line of the North adjoiner, Dollar General Subdivision.

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 6" LOCATION: Raul Longoria Rd  
H.C.O.E.C. FINAL APPROVAL DATE: 01-16-14 .: By Martin Ramirez

Less than 1 acre and project is not part of a larger common plan of development – Project will not need coverage under TPDES General Permit for Construction Activities (TXR150000). No further submittals are required.

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg .  
 **Preliminary Approval** subject comments and future recommendations by planning and other Departments  
 **Final Approval** subject to recommendations other departments  
 **Final Approval** with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.  
\*

# MINOR SUBDIVISION PLAT OF CASH AMERICA SUBDIVISION

BEING A RESUBDIVISION OF 0.649 Ac. OUT OF LOT 11, BLOCK 1 JOHN CLOSNER et al SUBDIVISION (VOL. 0, PG. 4 H.C.M.R.) AN ADDITION TO THE CITY OF EDINBURG HIDALGO COUNTY, TEXAS

## METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 0.82 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 11, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, HIDALGO COUNTY MAP RECORDS, SAID 0.82 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 11, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 08° 29' 00" W A DISTANCE OF 633.60 FEET FROM THE NORTHWEST CORNER SAID LOT 11:

THENCE S 81° 26' 13" E, along the North line of said Lot 1, at a distance of 40.00 feet a 1/2" iron rod set on East right-of-way line of said Raul Longoria (F.M. 1426) continuing a total distance of 289.88 feet to a 1/2" iron rod set for the northeast corner of this tract;

THENCE S 08° 33' 47" W a distance of 123 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE N 81° 26' 13" W at a distance of 249.88 feet pass a 1/2" iron rod found on East right-of-way line of said Raul Longoria (F.M. 1426), and continuing a total distance of 289.88 feet for the southwest corner of this tract;

THENCE N 08° 33' 47" E, along the West line of said Lot 1, a distance of 123.00 feet to the POINT OF BEGINNING, containing 0.82 acres of land, more or less.

### 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 TRANSFERREES (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 OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS 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 DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE 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 AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE 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 CENTER LINE 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 LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(GRANTEE'S SIGNATURE)

### ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CASH AMERICA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

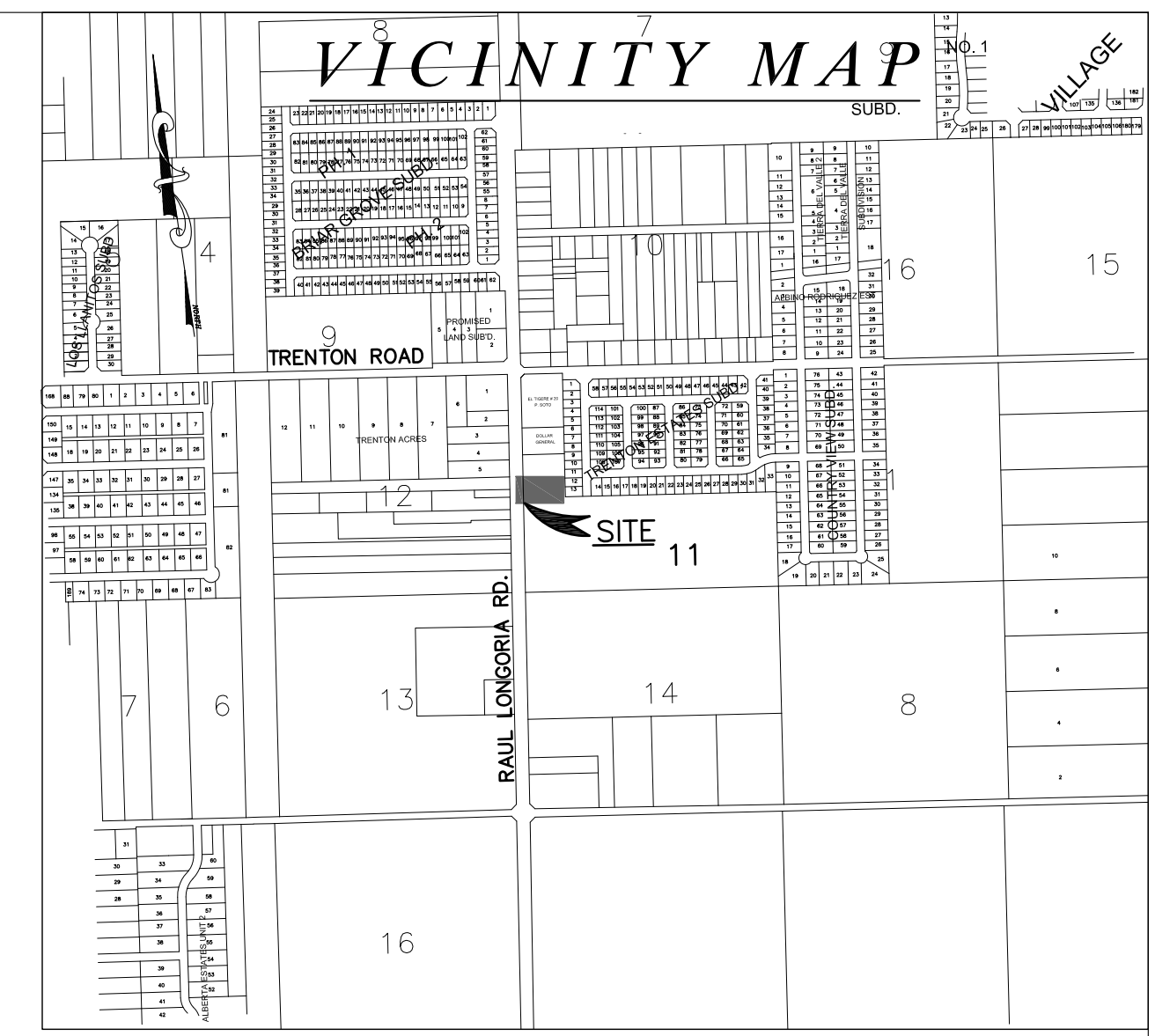
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

### REVISION NOTES

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SURVEY CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_



### GENERAL PLAT NOTES & RESTRICTIONS:

THE FOLLOWING LISTED PLAT NOTES AND RESTRICTIONS ARE TRANSLATED INTO SPANISH AND SHOWN ON THE SECOND SHEET OF THIS PLAT. LAS NOTAS IDENTIFICADAS EN ESTA PAGINA ESTAN TRADUCIDAS A ESPANOL EN LA SEGUNDA PAGINA DE ESTA SUBDIVISION.

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B"  
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 OF WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

-PANEL NO. 480334 0425 C EFFECTIVE: NOVEMBER 16, 1982  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.  
COMMUNITY PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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 THROUGH 4127).

2. SETBACKS:  
FRONT: 80 FEET AS PER CITY OF EDINBURG  
REAR: 20% LOT DEPTH BUT NOT OVER 40 FT.  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR COMMERCIAL USE:  
LOTS ARE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL.

4. MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTERLINE OF ROAD. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE:  
SQUARE CUT IN CONCRETE AT NE CORNER OF STORM INLET ON EAST SIDE OF RAUL LONGORIA RD 87' NORTH OF NW PROPERTY CORNER ELEV=97.63 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 1,912 CUBIC FEET 0.044 ACRE-FEET OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DESCRIBE HOW AND WHERE THE AFORESAIDMENTED WILL BE ADDRESSED).

7. DRAINAGE SWALE EASEMENTS NOTE:  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.

8. 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 OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. 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.

10. 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.

11. AN OFF-STREET PARKING LOT SITE PLAN SHALL BE REQUIRED ON COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.  
12. A 5 FOOT SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT STAGE. IT IS THE OWNERS RESPONSIBILITY TO CONSTRUCT THESE SIDEWALKS, AS THE HIDALGO COUNTY PLANNING DEPARTMENT MAY NOT ENFORCE.

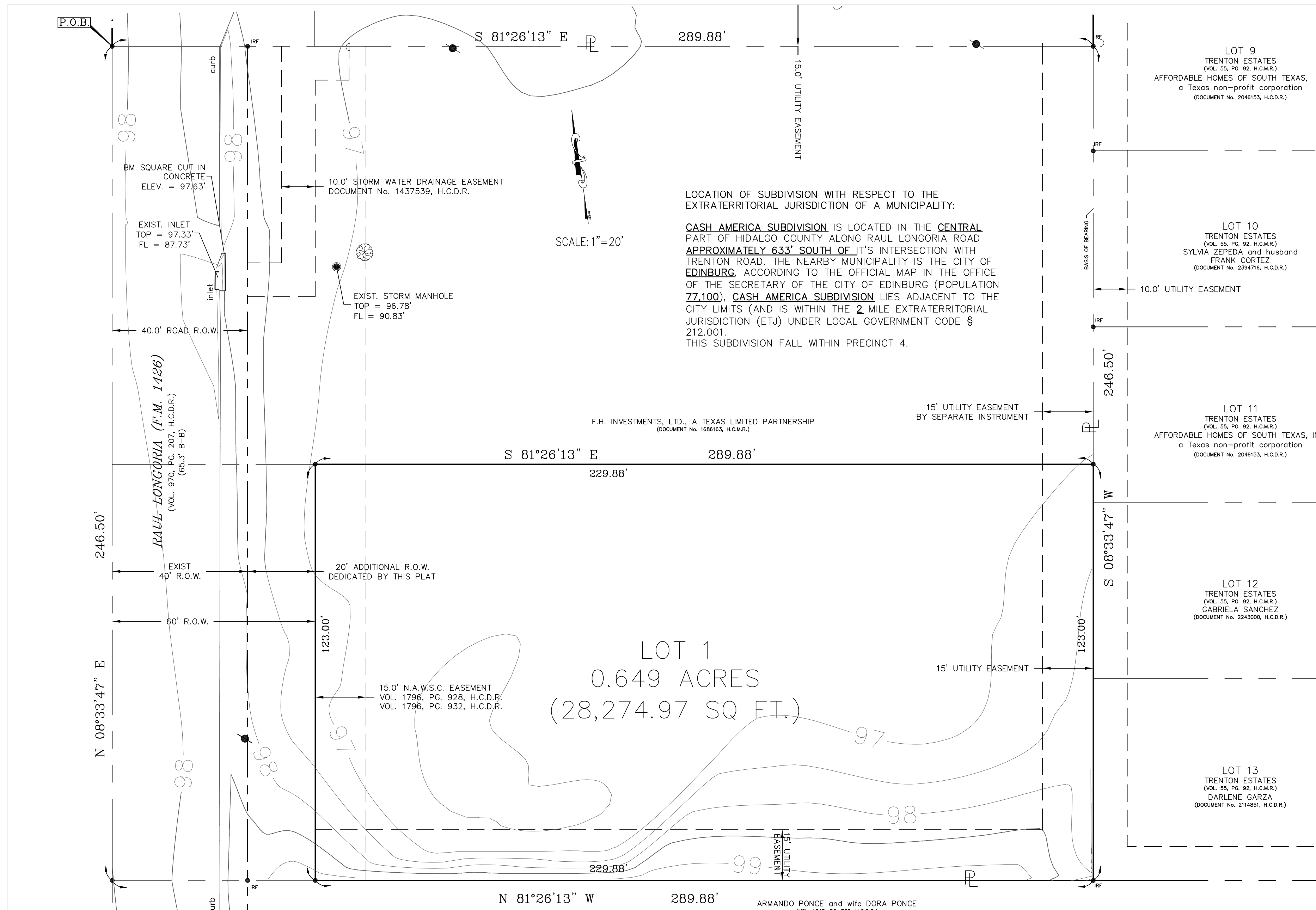
13. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.  
14. PROPERTY CORNERS SHALL BE SET WITH NO. 4 BARS.  
15. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.  
16. TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT ROAD.  
17. PROPER ACCESS TO BE APPROVED BY TxDOT ONTO RAUL LONGORIA (FM1426).  
18. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. (SW3P IS NOT REQUIRED AS THERE WILL BE LESS THAN 1 ACRE OF LAND DISTURBED).

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CASH AMERICA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_



### STATE OF TEXAS COUNTY OF HIDALGO

I, CARLOS VASQUEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HERON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THERON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CARLOS VASQUEZ, RPLS # 4608

I, JOHN BEZNER, A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOHN BEZNER, PE # 98469

### STATE OF TEXAS COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CASH AMERICA SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

| PRINCIPAL CONTACTS | NAME                          | ADDRESS                 | CITY & ZIP           | PHONE          | FAX            |
|--------------------|-------------------------------|-------------------------|----------------------|----------------|----------------|
| OWNER:             | VAQUERO HIDALGO PARTNERS, LLC | 3211 W 4th St.          | FORT WORTH, TX 76107 | (817) 703-1933 | (817) 703-1933 |
| ENGINEER:          | JOHN BEZNER                   | 3102 MAPLE AVE, STE 400 | DALLAS, TX 75201     | (972) 554-1100 | (866) 682-8129 |
| SURVEYOR:          | CARLOS VASQUEZ                | 517 BEAUMONT AVE        | MCALLEN, TX 78539    | (956) 618-1551 | (956) 618-1547 |

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 49.21 (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: \_\_\_\_\_

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL IRRIGATION DISTRICT NO. 2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

DATE \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTE:  
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON H.C. I.D. #2 RIGHTS-OF-WAY OR EASEMENTS

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CASH AMERICA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_, HIDALGO COUNTY CLERK