



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.  
COMMUNITY PANEL NUMBER: 480334 0275 B  
EFFECTIVE DATE: JANUARY 2, 1981.  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN.  
C.P.N. 480334 0275 B, EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - LEGEND** - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
  - SETBACKS:**  
FRONT 30.00 FEET  
REAR 35.00 FEET  
SIDE 7.00 FEET  
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
  - 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 AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - MINIMUM FINISH FLOOR NOTE:**  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - BENCHMARK NOTE:**  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No. 1 - ELEV. = 229.95 IRON ROD FOUND AT THE NORTHEAST CORNER OF SALIDA DEL SOL ESTATES SUBDIVISION PHASE III, N.A.V.D. 88 DATUM.
  - DRAINAGE:**  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2.147 ACRES CURB - FEET (0.05 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET NO. 3.
  - DRAINAGE SWALE EASEMENTS NOTE:**  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
  - 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLEX 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 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.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - MARIO FLORES** THE OWNER & SUBDIVIDER OF RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
  - 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - 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.
  - 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.
  - AN OFF-STREET PARKING LOT SITEPLAN SHALL BE REQUIRED ON COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.
  - NO DRIVEWAY SHALL BE ALLOWED FROM CIRCLE 6TH STREET ON THE NORTH SIDE OF LOT 61 A.

# SUBDIVISION PLAT OF RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III

A 2.147 ACRE TRACT OF LAND BEING ALL OF LOT 61, SALIDA DEL SOL ESTATES PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 198, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1097490, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 2.147 ACRE TRACT OF LAND BEING ALL OF LOT 61, SALIDA DEL SOL ESTATES PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 198, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1097490, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF CIRCLE 6TH STREET SOUTH AND THE EAST R.O.W. OF CIRCLE 6TH STREET WEST FOR THE MOST NORTHERLY NORTHWEST CORNER OF LOT 61, AND THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.
  - THENCE S 81°04'18"E, ALONG THE NORTH LINE OF LOT 61 AND THE SOUTH LINE OF CIRCLE 6TH STREET SOUTH, A DISTANCE OF 75.25 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 61.
  - THENCE S 08°55'42"W, ALONG THE EAST LINE OF LOT 61, A DISTANCE OF 756.34 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 61 D AND THE SOUTHEAST CORNER OF THIS TRACT.
  - THENCE N 81°04'18"W, ALONG THE SOUTH LINE OF LOT 61, A DISTANCE OF 125.25 FEET TO A 1/2" IRON ROD FOUND ON THE EAST R.O.W. LINE OF SAID 54.08 FOOT COUNTY ROAD FOR THE SOUTHWEST CORNER OF LOT 61 D, AND THE SOUTHWEST CORNER OF THIS TRACT.
  - THENCE N 08°55'42"E, ALONG THE WEST LINE OF LOT 61 AND THE EAST R.O.W. LINE OF CIRCLE 6TH STREET WEST, A DISTANCE OF 708.34 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF LOT 61, AND THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.
  - THENCE N 53°55'42"E, ALONG THE WEST LINE OF LOT 61 AND THE EAST R.O.W. LINE OF CIRCLE 6TH STREET WEST, A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.147 ACRES OF LAND MORE OR LESS.
- BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH SALIDA DEL SOL ESTATES SUBDIVISION RECORDED IN VOLUME 32, PAGES 81-85, MAP RECORDS, HIDALGO COUNTY, TEXAS.

## STATE OF TEXAS COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON APRIL 05, 2004.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4858

7-24-07  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MARIO FLORES, OWNER OF 3F DEVELOPERS, L.L.C., AS OWNER OF THE 2.147 ACRE TRACT OF LAND ENCUMBERED WITHIN THE PROPOSED RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

MARIO FLORES  
3F DEVELOPERS, L.L.C.  
5114 N. INSPIRATION RD.  
MISSION TX, 78572

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared MARIO FLORES, proved to me through his Texas Department of Public Safety Driver 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 she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LEILA A. QUINTANILLA - Notary Public

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

WE THE UNDERSIGNED CERTIFY that this plat of the RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

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 \_\_\_\_\_ on \_\_\_\_\_.

Hidalgo County Clerk

I, MR. FRANK FLORES, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE SALIDA DEL SOL ESTATES SUBDIVISION PHASE III HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANK FLORES  
GENERAL MANAGER  
LA JOYA WATER SUPPLY CORPORATION

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Eulalio Ramirez*  
EULALIO RAMIREZ  
P.E. No. 77082

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**INDEX OF SHEETS**

Sheet	Description
SHEET 1 -	HEADING INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
SHEET 3 & 4 -	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III IS LOCATED IN WESTERN HIDALGO COUNTY ON THE SOUTH SIDE OF F.M. 2221, APPROXIMATELY 1,660.67 FEET SOUTH ALONG SALIDA DEL SOL DRIVE ON THE WEST SIDE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF LA JOYA (POPULATION 4,488), RESUBDIVISION OF LOT 61, SALIDA DEL SOL ESTATES SUBDIVISION PHASE III, LIES APPROXIMATELY 3.13 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.0021 AND LIES IN P.C.T. 3.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: MARIO FLORES	5114 N. INSPIRATION RD.	MISSION, TX 78572	(956)585-3477	(956)585-2928
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
PHONE 956-381-6480  
FAX 956-381-0527

**SHEET NO. 1 OF 3**

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
PLAT	7/24/07	WARTHIN C.		