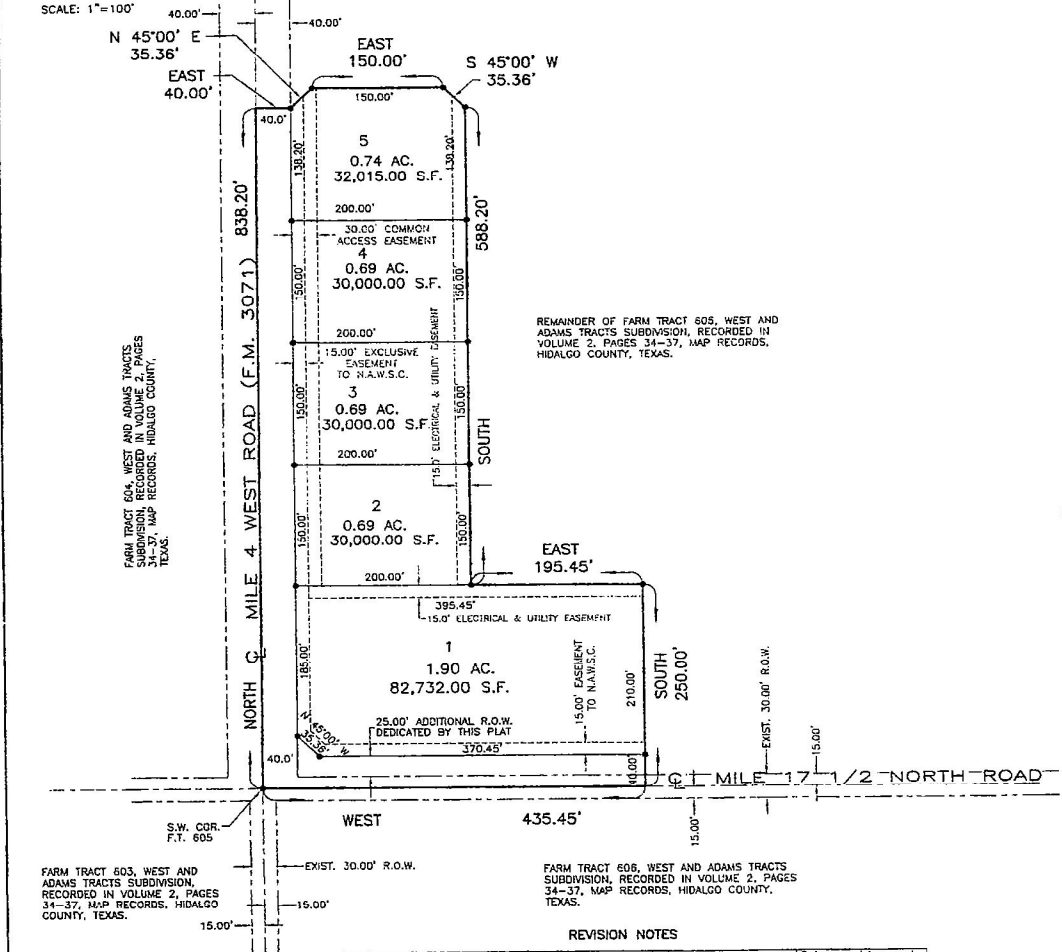


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**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
 COMMUNITY-PANEL NUMBER 480334 0350 C  
 MAP REVISED: MAY 17, 2001 (LOAR)  
 THE AREA WITHIN THE DRAINAGE EASEMENT IS WITHIN THE 100-YEAR FLOOD PLAIN. C.F.M. 480334-0550 B, EFFECTIVE DATE: JANUARY 2, 1981 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 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 40.00 FEET  
 REAR 15.00 FEET  
 SIDE 6.00 FEET  
 OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
- THESE LOTS ARE FOR COMMERCIAL USE.
- BENCHMARK NOTE:  
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. No.1 - ELEV. =
- MINIMUM FINISH FLOOR NOTE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF \_\_\_\_\_ CUBIC FEET (\_\_\_\_\_ ACRES 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.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN SHALL BE REQUIRED ON COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- 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.
- EACH PURCHASE 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.

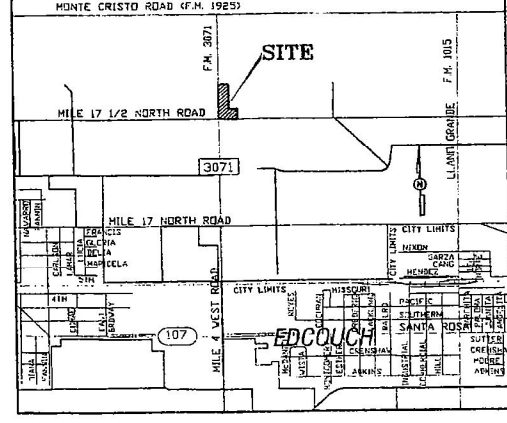
**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**INDEX OF SHEETS**

- SHEET 1-- HEADING INDEX, LOCATION MAP AND (E.D.) 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 2 & 3-- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SPECIFICATIONS; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

**LOCATION MAP** SCALE 1:2000



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

LA AVISPA ESTATES PHASE I, IS LOCATED IN THE MIDDLE OF HIDALGO COUNTY ON THE EAST SIDE OF MILE 4 WEST ROAD (F.M. 3071) AND ON THE NORTH SIDE OF MILE 17 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDDOUCH, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDDOUCH (POPULATION 4,426), LA AVISPA ESTATES PHASE I LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S ONE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.001 AND LIES IN PCT. 1.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: PLATA PROPERTIES INC. SAUL ORTEGA, PRESIDENT	1220 CASTILLE COURT EDINBURG, TX 78539	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527

**SUBDIVISION PLAT OF:  
 LA AVISPA ESTATES PHASE I**

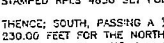
A 5.84 ACRE TRACT OF LAND OUT OF FARM TRACT 605, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1394389, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

**METES AND BOUNDS**  
 A 5.84 ACRE TRACT OF LAND OUT OF FARM TRACT 605, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1394389, 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 COTTON PICKER SPINDLE SET AT THE INTERSECTION OF THE CENTERLINES OF MILE 4 WEST ROAD AND MILE 17 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF FARM TRACT 605 AND THE SOUTHWEST CORNER OF THIS TRACT.  
 THENCE, NORTH, ALONG THE WEST LINE OF FARM TRACT 605 AND THE CENTERLINE OF MILE 4 WEST ROAD, A DISTANCE OF 838.20 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTH-WEST CORNER OF THIS TRACT.  
 THENCE, EAST, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET 21' 20.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 4 WEST ROAD, A TOTAL DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.  
 THENCE, N 45°00'E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE, EAST, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.  
 THENCE, S 45°00'E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.  
 THENCE, SOUTH, A DISTANCE OF 588.20 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE, EAST, A DISTANCE OF 195.45 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE, SOUTH, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 230.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 17 1/2 NORTH ROAD, A TOTAL DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF FARM TRACT 605 AND IN THE CENTERLINE OF MILE 17 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.  
 THENCE, WEST, ALONG THE SOUTH LINE OF FARM TRACT 605 AND THE CENTERLINE OF MILE 17 1/2 NORTH ROAD, A DISTANCE OF 435.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.84 ACRES OF LAND MORE OR LESS.

**BEARINGS ARE IN ACCORDANCE WITH TURBERVILLE ESTATES No.2, RECORDED IN VOLUME 35, PAGES 11-12, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA  
 No. 4856  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

I, SAUL ORTEGA, A MARRIED PERSON, AS OWNER OF THE 5.84 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA AVISPA ESTATES PHASE I, HEREBY SUBDUCE THE LAND AS DESCRIBED 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 §232.022 AND THAT:  
 (1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (2) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (4) 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.

PLATA PROPERTIES INC.  
 SAUL ORTEGA, PRESIDENT  
 1220 CASTILLE COURT  
 EDINBURG, TX 78539

**STATE OF TEXAS  
 COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.



LILIA A. QUINTANILLA  
 NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA AVISPA ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ date  
 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 \_\_\_\_\_.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

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



ALFONSO QUINTANILLA  
 P.E. No. 95534  
 8-9-07  
 DATE

**RIGHT OF WAY EASEMENT**

KNOW 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 Mama 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, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair and maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 center 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 into the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate 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 Grantor 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 an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it 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 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 Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PLATA PROPERTIES INC.  
 SAUL ORTEGA, PRESIDENT

**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	FILENAME: LA AVISPA ESTATES PHASE I-PLAT
OF SHEETS	DATE PREPARED: 8-9-07
	DATE CHECKED: 8-9-07
	DATE APPROVED: 8-9-07
	DATE REVISIONS: 8-9-07