

SUBDIVISION PLAT OF: EDUARDO'S SUBDIVISION No 8

A 32.586 ACRE TRACT OF LAND OUT OF LOT 377, ALL OF LOTS 379 AND 381, OUT OF LOT 383, BENTSEN GROVES SUBDIVISION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CANAL LATERAL 4-B13, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591, 1414593, AND DEED WITHOUT WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591, 1414593, AND DEED WITHOUT WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1655822, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, ANICETO IGUAURRE, A MARRIED PERSON, AS OWNER OF THE 32.586 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 8, HEREBY SUBDIVIDE 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: (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 STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (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.

ANICETO IGUAURRE 500 SOLAR DRIVE, MISSION, TX 78574 (956) 789-0619 DATE

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IGUAURRE, 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 he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this day of \_\_\_\_\_, 20\_\_.

LELA A. QUINTANILLA Notary Public for the State of Texas My Commission Expires July 23, 2008 LELA A. QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S 232.028(a) WE THE UNDERSIGNED CERTIFY that this plat of the EDUARDO'S SUBDIVISION No.8 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_ ATTEST: Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO 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 \_\_\_\_\_ on \_\_\_\_\_ and was recorded in Book \_\_\_\_\_, Sheet(s) \_\_\_\_\_ the Plat Records of Hidalgo County at \_\_\_\_\_ o'clock \_\_\_\_\_ on \_\_\_\_\_

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. OCTOBER 14, 2004 DATE

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS DAY OF \_\_\_\_\_, 2007. HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 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 \_\_\_\_\_

NOTE: 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 TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON CURRENTLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

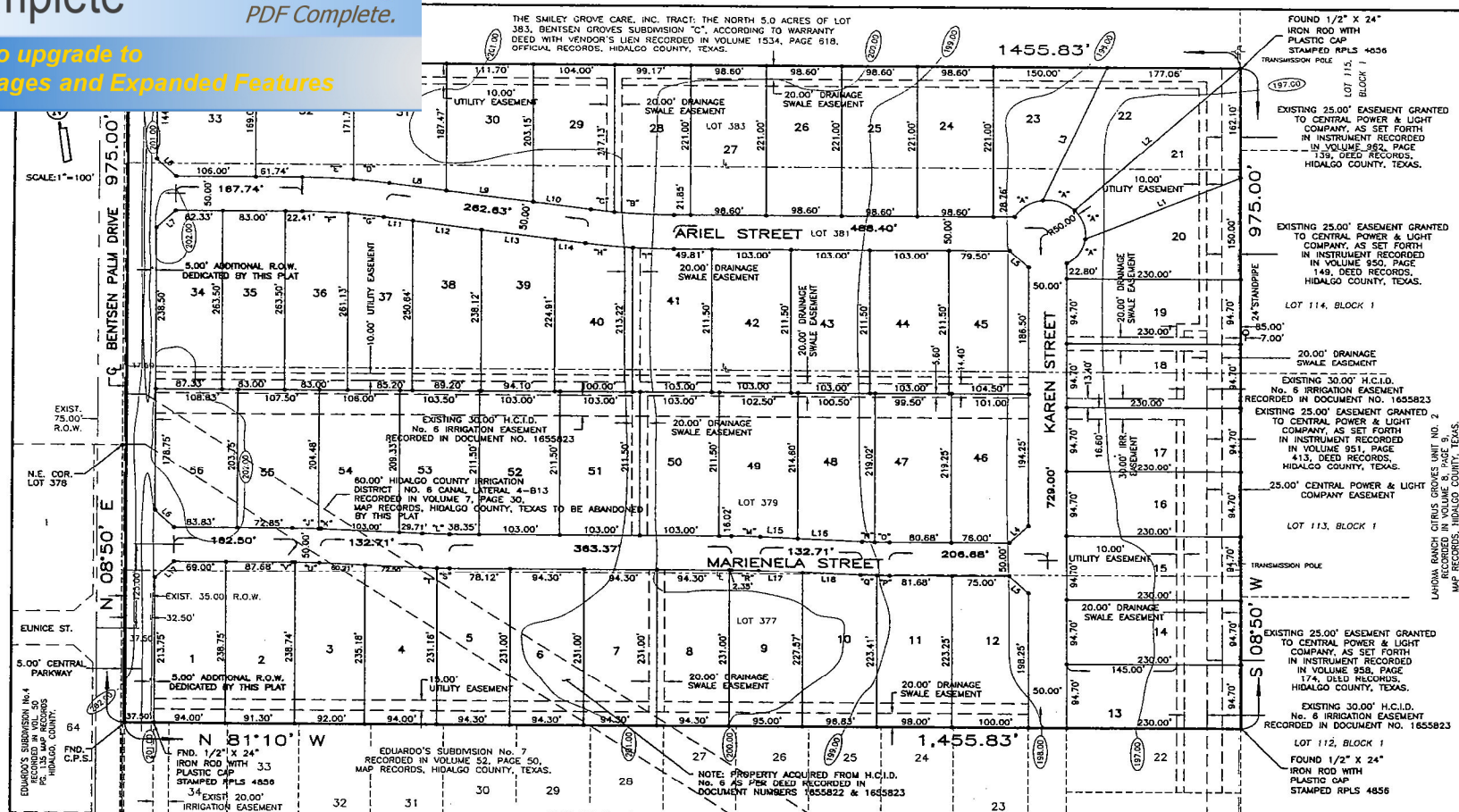
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 By: \_\_\_\_\_ DATE \_\_\_\_\_

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. 95534 7-20-07 DATE



Signature of Alfonso Quintanilla, P.E. 95534



METES AND BOUNDS

32.586 ACRE TRACT OF LAND OUT OF LOT 377, ALL OF LOTS 379 AND 381, OUT OF LOT 383, BENTSEN GROVES SUBDIVISION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CANAL LATERAL 4-B13, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591, 1414593, AND DEED WITHOUT WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591, 1414593, AND DEED WITHOUT WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1655822, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

ALFONSO QUINTANILLA P.E. No. 4858 OCTOBER 14, 2004 DATE



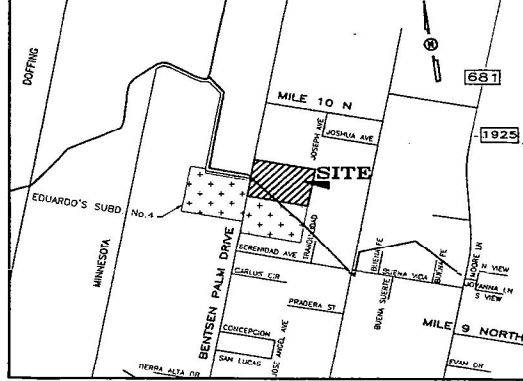
INDEX OF SHEETS

Table with 3 columns: SHEET, DESCRIPTION, and REVISION NOTES. Includes details for sheets 1, 2, and 3.

REVISION NOTES

Table with 4 columns: No., Sheet, REVISION, Date, and Approved. Contains revision details.

LOCATION MAP



PLAT NOTES AND RESTRICTIONS

- 1- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "X" X... 2- SETBACKS: FRONT: 25.00 FEET... 3- LEGEND: "X" DENOTES 1/2" X 24" IRON ROD... 4- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 5- APPROVED "OSS" PERMIT APPLICATION IS REQUIRED... 6- BENCHMARK NOTE... 7- DRAINAGE... 8- DRAINAGE SWALE EASEMENTS NOTE... 9- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT... 10- THERE ARE NO BOUNDARY WALLS WITHIN 150 FEET... 11- ON-SITE SEWAGE FACILITIES (OSS) NOTE... 12- ANICETO IGUAURRE, THE OWNER AND SUBDIVIDER OF EDUARDO'S SUBDIVISION No. 8... 13- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER... 14- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT... 15- AN OFF STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN... 16- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 6... 17- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW... 18- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION... 19- NO ACCESS OVER BENTSEN PALM DRIVE FROM LOTS 1, 33, 34 AND LOT 56 UNLESS THESE LOTS ARE USED FOR COMMERCIAL ONLY.

LINE DATA TABLE

Table with columns: DATA, BEARING, LENGTH. Lists line segments for the subdivision.

CURVE DATA

Table with columns: CURVE, RADIUS, LENGTH. Lists curve data for the subdivision.

LOT AREA (S.F.) AC.

Table with columns: LOT, AREA (S.F.), AC. Lists lot areas for lots 1 through 56.

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

EDUARDO'S SUBDIVISION No. 8 IS LOCATED IN WEST HIDALGO COUNTY ON THE EAST SIDE OF BENTSEN PALM DRIVE AND 1,119.4 FEET SOUTH OF MILE 10 LINE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 80,148). EDUARDO'S SUBDIVISION No. 8 LIES APPROXIMATELY 6.50 MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE S 212.001 AND LIES IN PRECINCT 3.

PRINCIPAL CONTACTS: OWNER: ANICETO IGUAURRE, 500 SOLAR DRIVE, MISSION, TX 78574, (956) 789-0619, (956) 583-3181. ENGINEER: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539, (956) 381-6480, (956) 381-0527. SURVEYOR: 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

Table with columns: SHEET NO. OF 3 SHEETS, FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISION, REVISION BY, CHECKED BY, APPROVED BY.



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