

**SUBDIVISION PLAT OF:  
AGUINAGA SUBDIVISION**

A 5.01 ACRE TRACT OF LAND OUT OF LOT 64, RAMSEYER GARDENS UNIT No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1544362, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
A 5.01 ACRE TRACT OF LAND OUT OF LOT 64, RAMSEYER GARDENS UNIT No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1544362, 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 IN THE CENTERLINE OF JACKSON ROAD FOR THE SOUTHEAST CORNER OF LOT 84 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°31' W, ALONG THE SOUTH LINE OF LOT 64, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD, A TOTAL DISTANCE OF 727.33 FEET (DEED RECORD: 727.50 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF THE IRENE F. MARTINEZ TRACT (REMAINDER OF LOT 64, RAMSEYER GARDENS UNIT No. 1, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 956988, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°59' E, ALONG THE EAST LINE OF THE IRENE F. MARTINEZ TRACT, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET ON THE NORTH LINE OF LOT 84 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 81°31' E, ALONG THE NORTH LINE OF LOT 84, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET AT 707.29 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD, A TOTAL DISTANCE OF 727.29 FEET (DEED RECORD: 727.50 FEET) TO A 1/2" IRON PIPE FOUND IN THE CENTERLINE OF JACKSON ROAD FOR THE NORTHEAST CORNER OF LOT 84 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°58'39" W (MAP RECORD: S 08°59' W), ALONG THE EAST LINE OF LOT 84 AND THE CENTERLINE OF JACKSON ROAD, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.01 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RAMSEYER GARDENS UNIT No. 1, RECORDED IN VOLUME 9, PAGE 16, 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*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4858  
DATE: 5-23-07

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

WE, ENCARNACION AGUINAGA AND CARMEN AGUINAGA, AS OWNERS OF THE 5.01 ACRE TRACT OF LAND ENCUMBERED WITH THE PROPOSED AGUINAGA SUBDIVISION, HEREBY SUBMIT THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE 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; AND
  - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*Encarnacion Aguinaga* *Carmen M. Aguinaga* 7-31-07  
ENCARNACION AGUINAGA 418 E. LOVETT EDINBURG, TEXAS 78538  
CARMEN AGUINAGA 418 E. LOVETT EDINBURG, TEXAS 78538

STATE OF TEXAS  
COUNTY OF HIDALGO  
ENCARNACION AGUINAGA & CARMEN AGUINAGA, the undersigned notary public, on this day personally appeared CARMEN AGUINAGA, proved to me through her 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this 31st day of July, 2007.

*Lilia A. Quintanilla*  
LILIA A. QUINTANILLA  
Notary Public

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 13TH DAY OF MAY 2007, SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
SECRETARY  
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
PRESIDENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
CHAIRPERSON PLANNING COMMISSION

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.02B(4)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AGUINAGA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2007.

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 \_\_\_\_\_

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.

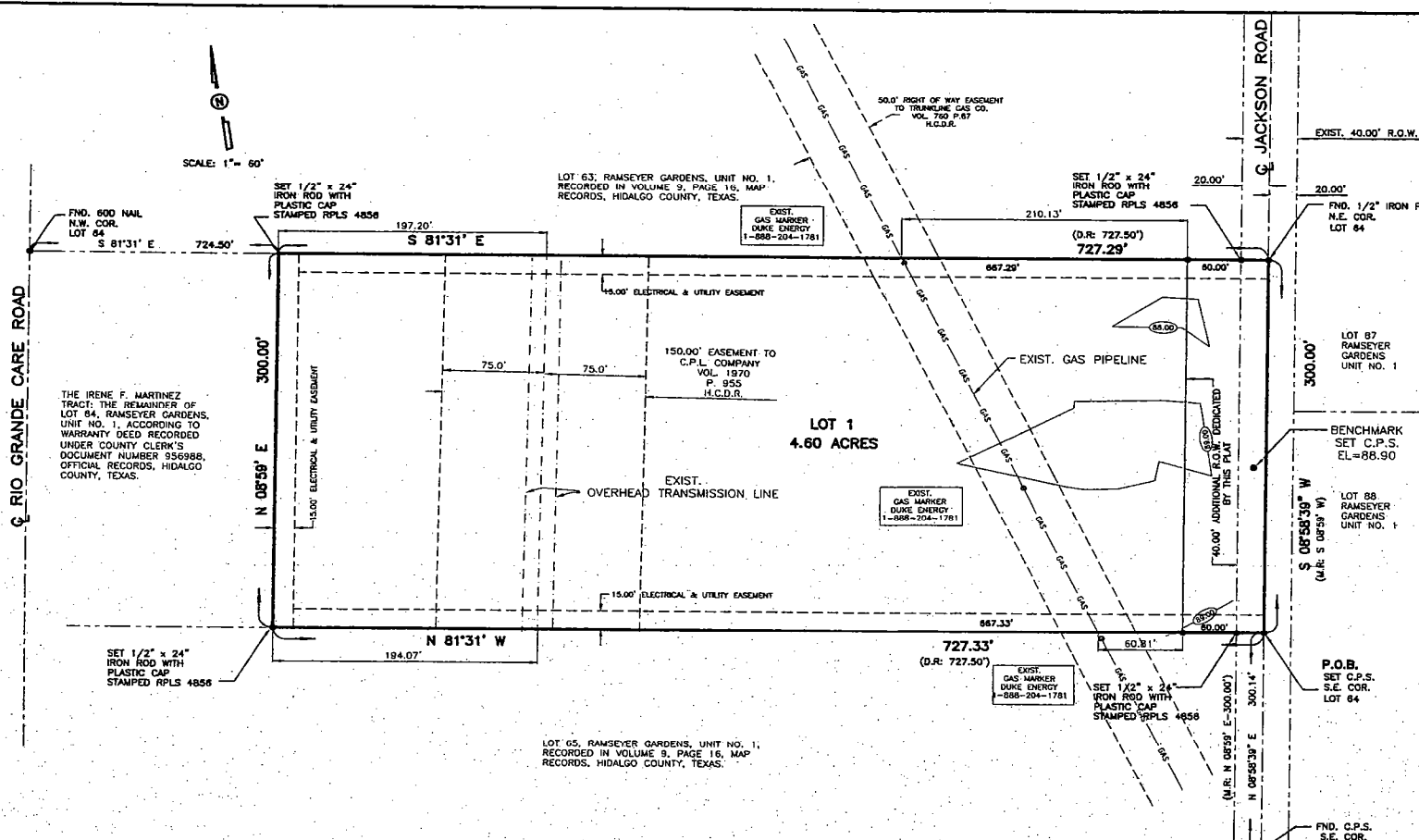
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 13634



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

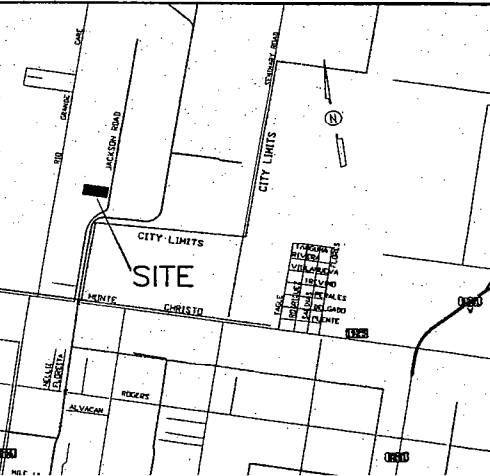
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78538  
PHONE 956-381-6480  
FAX 956-381-0527



**PLAT NOTES AND RESTRICTIONS:**

- 1.- FLOOD ZONE DESIGNATION: ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION=90.00. COMMUNITY-PANEL NUMBER 480334 0325 D. MAP REVISED MAY 17, 2001 LOWR. THE AREA WITHIN THE DRAINAGE EASEMENT IS WITHIN THE 100-YEAR FLOOD PLAIN. C.F.N. 480334 0325 D, EFFECTIVE DATE: MAY 17, 2001 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 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). ADDITIONALLY, NO DEVELOPMENT MAY OCCUR WITHIN AREAS OF THE 100-YEAR FLOOD PLAIN UNLESS ADEQUATE PUBLIC FACILITIES AND IMPROVEMENTS HAVE BEEN MADE FOR DRAINAGE, WATER, SEWERAGE, AND STREETS.
- 2.- 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 OCCUPANCY OF THE LOT.
- 3.- MINIMUM FINISH FLOOR NOTE: FINISH FLOOR ELEVATION FOR LOT 1 WILL BE = 90.00. OR 18" INCHES ABOVE CENTERLINE OF STREET 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.
- 4.- LEGEND \* - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.
- 5.- MINIMUM BUILDING SETBACK LINES: FRONT 25.00' REAR 20% OF LOT DEPTH NOT TO EXCEED 40.00' SIDE 5.00' OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 6.- BENCH MARK - COTTON PICKER SPINDLE SET 133.2' NORTH OF THE SOUTHWEST CORNER OF LOT 84 AND ON WEST EDGE OF PAVEMENT ELEV. 88.90 N.A.S.D. 98 DATUM.
- 7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 11,853.51 CUBIC FEET (0.22 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.
- 8.- 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.
- 9.- 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
- 10.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 11.- 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 SYSTEMS BEING DESIGNED FOR DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT 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 EXCEPTS 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 ASSORTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 12.- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: 1. ANCHORING OF SEPTIC TANK(S) 2. BACK FLOW VALVES 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- 13.- 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.
- 14.- 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. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 15.- AN OFF-STREET PARKING LOT SITE-PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL & MULTIFAMILY 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE.
- 16.- NO PERMANENT STRUCTURES, (EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 17.- THIS LOT IS FOR RESIDENTIAL USE.
- 18.- A 5.00' SIDEWALK BY OWNER WITH A.D.A. RAMPS ARE REQUIRED ALONG JACKSON ROAD AT BUILDING PERMIT STAGE.
- 19.- \$400.00 PARKLAND FEE WILL BE REQUIRED PRIOR TO FINAL PLAT RECORDING.
- 20.- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.

**LOCATION MAP** SCALE: 1" = 4000'



**INDEX OF SHEETS**

- SHEET 1.- HEADING INDEX, LOCATION MAP AND E.T.; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, CITY OF EDINBURG CERTIFICATE, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; SANTA CRUZ IRRIGATION DISTRICT No. 15, REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); WATER & OSSF DISTRIBUTION LAYOUT; REVISION NOTES; SUBDIVIDER CERTIFICATION & STATEMENT.
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE MAP OF TOPOGRAPHY OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS REVISION NOTES.

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

AGUINAGA SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY AT 3288 FEET NORTH OF INTERSECTION OF MONTE CRISTO ROAD (F.M. 1925) AND THE WEST SIDE OF JACKSON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 82,739), AGUINAGA SUBDIVISION LIES APPROXIMATELY 0.82 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. IT LIES IN PCT.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	ENCARNACION AGUINAGA	418 E. LOVETT	EDINBURG, TEXAS 78538	
OWNER:	CARMEN AGUINAGA	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
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480 (956)381-0527

DATE PREPARED: MAY 23, 2007

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 23, 2007	LUPE		