

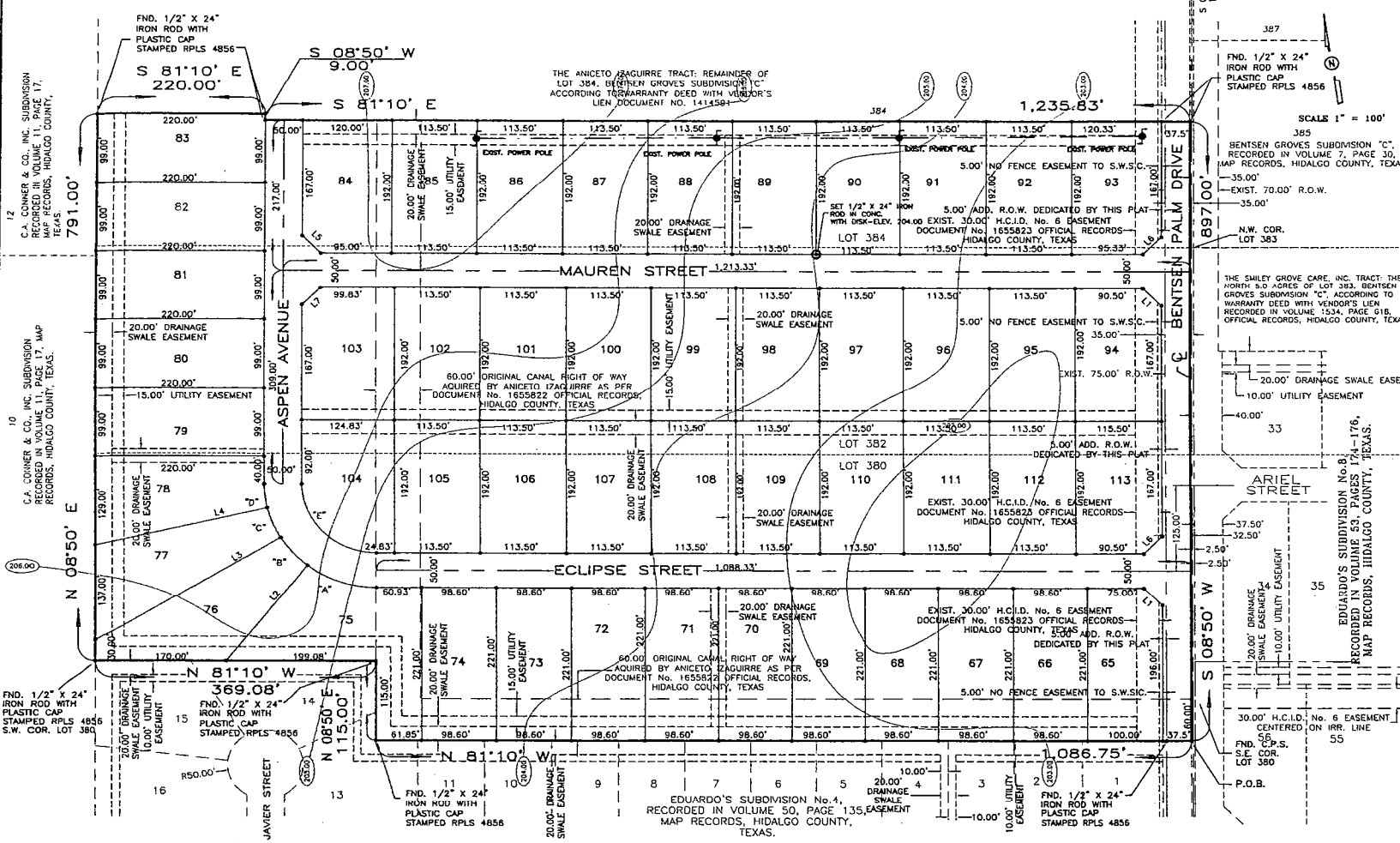
MILE 10 LINE

EDUARDO'S SUBDIVISION No.5

A 29.050 ACRE TRACT OF LAND BEING AL OF LOTS 380, 382, PART OF LOT 384, AND OUT OF HIDALGO COUNTY IRRIGATION DISTRICT NO.6 CANAL LATERAL 4-813, 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 ACCORDING TO WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591 AND 1589407, AND DEED WITHOUT WARRANTY 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 IZAGUIRRE, A MARRIED PERSON, AS OWNER OF THE 29.050 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 5, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DELEGATE 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.



METES AND BOUNDS
A 29.050 ACRE TRACT OF LAND BEING AL OF LOTS 380, 382, PART OF LOT 384, AND OUT OF HIDALGO COUNTY IRRIGATION DISTRICT NO.6 CANAL LATERAL 4-813, 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 ACCORDING TO WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591 AND 1589407, AND DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1655822, 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 FOUND WITHIN THE RIGHT OF WAY OF BENTSEN PALM DRIVE FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 08° 50' W, 60.00 FEET FROM THE SOUTHWEST CORNER OF LOT 380.
THENCE, N 81° 10' W, ALONG THE SOUTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO.6 CANAL LATERAL 4-813, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,086.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO.6 CANAL LATERAL 4-813 FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE, N 08° 50' E, ALONG THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO.6 CANAL LATERAL 4-813, A DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF LOT 380 AND AN INTERIOR CORNER OF THIS TRACT.
THENCE, N 81° 10' W, ALONG THE SOUTH LINE OF LOT 300, A DISTANCE OF 309.00 FEET (MAP RECORDED: 309.10 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LOT 380 AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE, N 08° 50' E, ALONG THE WEST LINE OF LOTS 380, 382 AND 384, A DISTANCE OF 791.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE, S 81° 10' E, A DISTANCE OF 220.00 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, S 08° 50' W, A DISTANCE OF 9.00 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, S 81° 10' E, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 1,203.33 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,235.83 FEET TO COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 384 AND WITHIN THE RIGHT OF WAY OF BENTSEN PALM DRIVE FOR THE NORTHEAST CORNER OF THIS TRACT.
THENCE, S 08° 50' W, ALONG THE EAST LINE OF LOTS 380, 382 AND 384, PARALLEL TO AND 2.50 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE, A DISTANCE OF 897.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.050 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH EDUARDO'S SUBDIVISION No.4, RECORDED IN VOLUME 50, PAGE 135, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE, 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____.

LILA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires
June 23, 2008

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EDUARDO'S SUBDIVISION No.5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

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 _____ M on _____, and was recorded in Book _____, Sheet(s) _____ the Plat Records of Hidalgo County at _____ o'clock _____ M on _____.

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
R.P.L. No. 4856
OCTOBER 14, 2004
DATE



Signature of Alfonso Quintanilla

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMAUNTI-PANEL No. 480334 6000 D EFFECTIVE DATE: JUNE 8, 2000.
- 2.- SETBACKS: FRONT: 25.00 FEET; REAR: 25.00 FEET; SIDE: 6.00 FEET; CORNER SIDE: 10.00 FEET OR EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

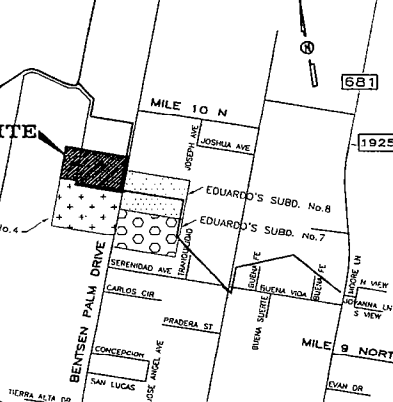
LEGEND

- 1.- 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 2.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, B.M. No. 1, ELEV= 202.19 C.P.S. FOUND 60.00 FEET NORTH OF THE SOUTHWEST CORNER OF THIS SUBDIVISION.

ON-SITE SEWAGE FACILITIES (OSSF) NOTE:

- 1.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE CITY OF EDINBURG REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- 2.- SEWAGE DISPOSAL: A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. SEWAGE DISPOSAL SHALL BE SUBMITTED FOR COMMERCIAL USE. C. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITHIN SEWAGE WATER SUPPLY. D. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

LOCATION MAP



MINIMUM FINISH FLOOR NOTE:

- 1.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" 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.

OFF-STREET PARKING NOTE:

- 1.- OFF-STREET PARKING NOTE: OFF-STREET PARKING SHALL BE PROVIDED FOR 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 STANDARDS.

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

EDUARDO'S SUBDIVISION No. 5 IS LOCATED IN WEST HIDALGO COUNTY ON THE EAST SIDE OF BENTSEN PALM DRIVE AND 1,197.40 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 80,146). EDUARDO'S SUBDIVISION No. 5 LIES APPROXIMATELY 0.50 MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT 3.

IRRIGATION EASEMENTS:

- 1.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.L.D. NO. 6 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- 2.- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW DRAINAGE OR IRRIGATION EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (H.C.L.D. NO. 6 DISTRICT)
- 3.- 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.
- 4.- NO ACCESS ONTO BENTSEN PALM DRIVE FROM LOTS 65, 93, 94 & 113 UNLESS THESE LOTS ARE USED FOR COMMERCIAL ONLY.
- 5.- LOTS 65, 93, 94 & 113 HAVE A 5.00' NO FENCE EASEMENT TO SHARPLAND WATER SUPPLY CORPORATION.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480 FAX 956-381-0527

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX; LOCATION MAP AND ETC. PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION METES AND BOUNDS SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CERTIFICATION, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT, RIGHT OF WAY DEPARTMENT; REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); REVISION NOTES.
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

DATA	BEARING	LENGTH
L1	S 36°10'00" E	35.36'
L2	N 46°49'55" E	174.86'
L3	N 67°24'59" E	283.56'
L4	N 85°18'30" E	230.55'
L5	S 36°10'00" W	35.36'
L6	S 53°50'00" E	35.36'
L7	N 53°50'00" E	35.36'

LOT	AREA (S.F.)	AC.
65	21,787.50	0.500
66-74	21,780.60	0.500
75	31,710.30	0.728
76	23,268.30	0.534
77	21,831.91	0.501
78	22,609.37	0.519
79-83	21,780.00	0.500
84	22,727.50	0.522
85-92	21,792.00	0.500
93	22,790.86	0.523
94	21,863.50	0.502
95-102	21,792.00	0.500
103	23,654.86	0.543
104	21,821.34	0.501
105-112	21,792.00	0.500
113	21,863.50	0.502

CURVE	Δ	RADIUS	LENGTH
"A"	37°59'55"	150.00'	99.48'
"B"	20°35'03"	150.00'	53.99'
"C"	17°53'31"	150.00'	46.84'
"D"	13°31'30"	150.00'	35.41'
"E"	80°00'00"	100.00'	157.08'

No.	Revised	By	Approved

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (EDUARDO'S SUBDIVISION No. 5) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

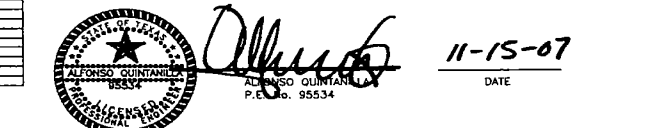
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (EDUARDO'S SUBDIVISION No. 5) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ 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.

Signature of Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534



11-15-07
DATE

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
EDUARDO'S SUBDIVISION No. 5	01-22-07	MARIA G.		