

SUBDIVISION PLAT OF : EDUARDO'S SUBDIVISION No. 6

A 28.964 ACRE TRACT OF LAND BEING PART OF LOT 384, ALL OF LOTS 386 AND 388, THE SOUTH HALF OF LOT 390, 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 43.082 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 6, HEREBY SUBDUCE THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS DEPICED 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
- CAS 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
EDUARDO'S SUBDIVISION No. 6
A 28.964 ACRE TRACT OF LAND BEING PART OF LOT 384, ALL OF LOTS 386 AND 388, THE SOUTH HALF OF LOT 390, 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 NORTHEAST CORNER OF THE GUILLERMINA GARCIA TRACT (THE NORTH HALF OF LOT 390, BENTSEN GROVES SUBDIVISION "C", ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 974452, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 08° 50' W, 156.00 FEET FROM THE NORTHEAST CORNER OF LOT 384:

THENCE S 08° 50' W, ALONG THE EAST LINE OF LOTS 384, 386, 388 AND 390, PARALLEL TO AND 2.50 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE, A DISTANCE OF 688.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 81° 10' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 32.50 FEET FROM THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,235.83 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 08° 50' E, A DISTANCE OF 9.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 81° 10' W, A DISTANCE OF 220.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 384 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 08° 50' E, ALONG THE WEST LINE OF LOTS 384, 386, 388 AND 384, A DISTANCE OF 859.00 FEET TO A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR SOUTHWEST CORNER OF THE GUILLERMINA GARCIA TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 81° 10' E, ALONG THE SOUTH LINE OF THE GUILLERMINA GARCIA TRACT, PASSING A 1/2" IRON ROD SET IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET AT 1,423.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.964 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EDUARDO'S SUBDIVISION No. 4, RECORDED IN VOLUME 50, PAGE 115, 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 THE EDUARDO'S SUBDIVISION No. 6, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

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.

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.

STATE OF TEXAS
COUNTY OF HIDALGO

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STATE OF TEXAS
COUNTY OF HIDALGO

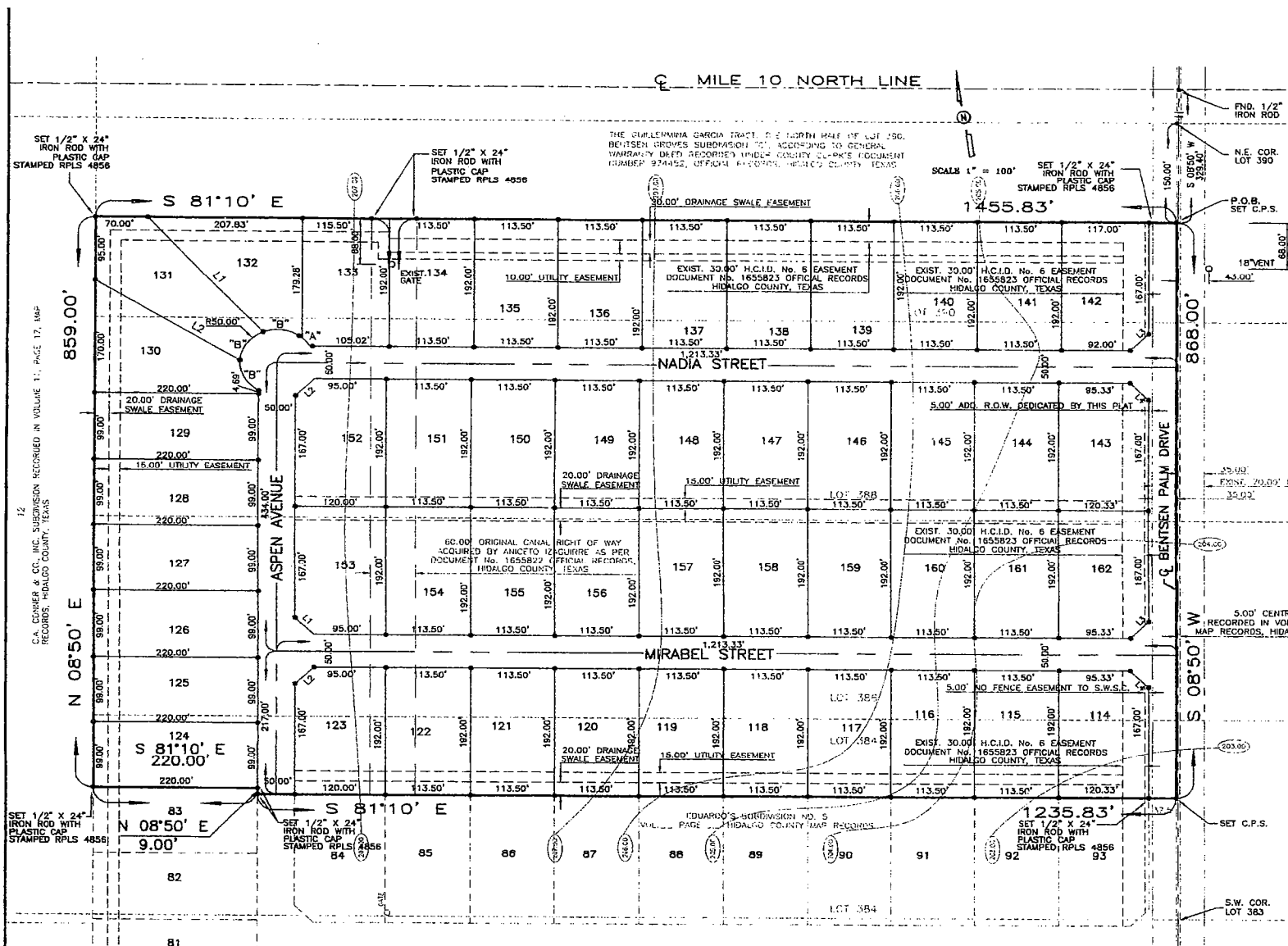
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STATE OF TEXAS
COUNTY OF HIDALGO

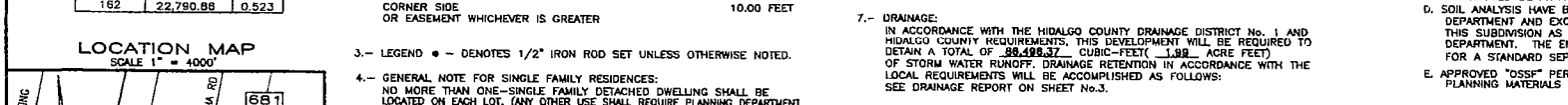
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



DATA	BEARING	LENGTH
L1	N 38°10'00" W	35.36'
L2	N 53°50'00" E	35.36'
L3	S 53°50'00" W	35.36'
L4	S 38°10'00" E	35.36'

CURVE	Δ	RADIUS	LENGTH
A	18°57'32"	50.00'	16.84'
B	63°40'49"	50.00'	35.37'

1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL No. 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000	25.00 FEET
2.- SETBACKS: FRONT 25.00 FEET REAR 25.00 FEET SIDE 8.00 FEET CORNER SIDE 10.00 FEET OR EASEMENT WHICHEVER IS GREATER	
3.- LEGEND ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.	
4.- 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.	
5.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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.	
6.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No. 1 ELEV. = 205.57 C.P.S. FOUND ON SOUTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM. B.M. No. 2 - ELEVATION 205.20 LOCATED ON 1/2" IRON ROD SET IN CONCR. W/ DISK ON THE SOUTHWEST CORNER OF LOT 158. N.A.V.D. 88 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 88,488.37 CUBIC-Feet (1.88 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.	



EDUARDO'S SUBDIVISION No. 6 IS LOCATED IN WEST HIDALGO COUNTY ON THE EAST SIDE OF BENTSEN PALM DRIVE AND 328.00 FEET SOUTH OF MILE 10 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 60,146). EDUARDO'S SUBDIVISION No. 6 LIES APPROXIMATELY 8.50 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.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANICETO IZAGUIRRE	500 SOLAR DRIVE	MISSION, TX 78574	(956) 789-0619	(956) 583-3161
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

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 SERVICE 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 OCCUPYING AN EASEMENT.

15.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED 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.

16.- NO ACCESS ONTO BENTSEN PALM DRIVE FROM LOTS 114, 142, 143 & 162 UNLESS THESE LOTS ARE USED FOR COMMERCIAL ONLY.

17.- LOTS 114, 142, 143 & 162 HAVE A 5.00' NO FENCE EASEMENT TO NEIGHBORING WATER SUPPLY CORPORATION.

INDEX OF SHEETS

SHEET 1 - HEADINGS: LOCATION MAP AND ETC. PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES (METES AND BOUNDS); 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; REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER STATEMENT A CERTIFICATED REVISION NOTES.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE MAP OF TOPOGRAPHY OF DRAINAGE AND ENGINEERING CERTIFICATION; REVISION NOTES.

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

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 she executed the same for the purposes and consideration therein expressed.

Gave under my hand and seal of office this _____ day of _____, 20____.

LEIA A. QUINTANILLA
Notary Public, State of Texas
Commission Expires
July 23, 2008

LEIA 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 EDUARDO'S SUBDIVISION No. 6 was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ date _____
ATTEST: _____ date _____
Hidalgo County Clerk _____

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing 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 _____

THIS PLAT IS HEREBY REVIEWED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER SIX SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE ELDEST IRRIGATION DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERLY OWNED TO INSTALL SUCH FACILITIES. BUILDINGS SHALL NOT BE CONSTRUCTED ON TOP OF IRRIGATION DISTRICT PIPELINES.

DATED THIS THE _____ DAY OF _____, 20____.

ATTEST: _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 6
PRESIDENT _____ SECRETARY _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (EDUARDO'S SUBDIVISION No. 6) 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. 6) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (EDUARDO'S SUBDIVISION No. 6) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

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CERTIFICATE OF PLAT APPROVAL

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CERTIFICATE OF PLAT APPROVAL

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