

SUNSET VALLEY SUBDIVISION

A 11.36 acre tract of land being a portion of Lots 13, 14, 15, 16, 17 and 18, Block 4, Re-subdivision of Blocks 1-5, La Donna Plat Subdivision, as recorded in Volume "Z", Pages 124 through 125, Deed Records, Hidalgo County, Texas and being more fully described by metes and bounds description as follows:

DATE: APRIL 11, 2007

SCALE IN FEET: 0 100' 200' 300'

SCALE: 1" = 100'

ENGINEER: R.E. Garcia

PREPARED BY: R.E. GARCIA & ASSOCIATES

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

A 11.36 acre tract of land being a portion of Lots 13, 14, 15, 16, 17 and 18, Block 4, Re-subdivision of Blocks 1-5, La Donna Plat Subdivision, as recorded in Volume "Z", Pages 124 through 125, Deed Records, Hidalgo County, Texas and being more fully described by metes and bounds description as follows:

BEGINNING at a found cotton picker spindle on the centerline of Stites Road being the southeast corner of said Lot 18, Block 4, for the southeast corner of herein described tract.

THENCE N 89° 58' 00" W along the south line of said Lot 18, Block 4, pass at 330.00 feet a point being the southwest corner of said Lot 18, Block 4, also being the southeast corner of said Lot 17, Block 4, pass at 560.00 feet a point being the southwest corner of said Lot 17, Block 4, also being the southeast corner of said Lot 16, Block 4, pass at 990.00 feet a point being the southwest corner of said Lot 16, Block 4, also being the southeast corner of said Lot 15, Block 4, pass at 1,320.00 feet a point being the southwest corner of said Lot 15, Block 4, also being the southeast corner of said Lot 14, Block 4, pass at 1,650.00 feet a point being the southwest corner of said Lot 14, Block 4, also being the southeast corner of said Lot 13, Block 4, and continuing for a total distance of 1,980.00 feet to a set cotton picker spindle being the southwest corner of said Lot 13, Block 4, for the southwest corner of herein described tract.

THENCE N 00° 02' 00" E along the west east line of said Lot 13, Block 4, pass at 30.00 feet a set one-half inch iron rod being the north Right-of-Way line of said Stites Road and continuing for a total distance of 257.80 feet to a set one-half inch iron rod for the northwest corner of herein described tract.

THENCE S 89° 58' 00" E parallel to the south line of said Lot 13, Block 4, pass at 330.00 feet a point being the east line of said Lot 13, Block 4, also being the west line of said Lot 14, Block 4, pass at 560.00 feet a point being the east line of said Lot 14, Block 4, also being the west line of said Lot 15, Block 4, pass at 990.00 feet a point being the east line of said Lot 15, Block 4, also being the west line of said Lot 16, Block 4, pass at 1,320.00 feet a point being the east line of said Lot 16, Block 4, also being the west line of said Lot 17, Block 4, and continuing for a total distance of 1,410.00 feet to a set one-half inch iron rod for an exterior corner of herein described tract.

THENCE S 00° 02' 00" W 217.80 feet parallel to the west line of said Lot 17, Block 4, to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE S 89° 58' 00" E 70.00 feet parallel to the south line of said Lot 17, Block 4, to a set one-half inch iron rod for an interior corner of herein described tract.

THENCE N 00° 02' 00" W 217.80 feet parallel to the west line of said Lot 17, Block 4, to a set one-half inch iron rod for an exterior corner of herein described tract.

THENCE S 89° 58' 00" E parallel to the south line of said Lot 17, Block 4, pass at 170.00 feet a point being the east line of said Lot 17, Block 4, also being the west line of said Lot 18, Block 4, and continuing for a total distance of 500.00 feet to a set one-half inch iron rod on the east line of said Lot 18, Block 4, for the northeast corner of herein described tract.

THENCE S 00° 02' 00" W along said east line of Lot 18, Block 4, pass at 217.80 a found one-half inch iron rod being the north Right-of-Way line of said Stites Road and continuing for a total distance of 257.80 feet to the point of beginning and containing 11.36 acres of land more or less.

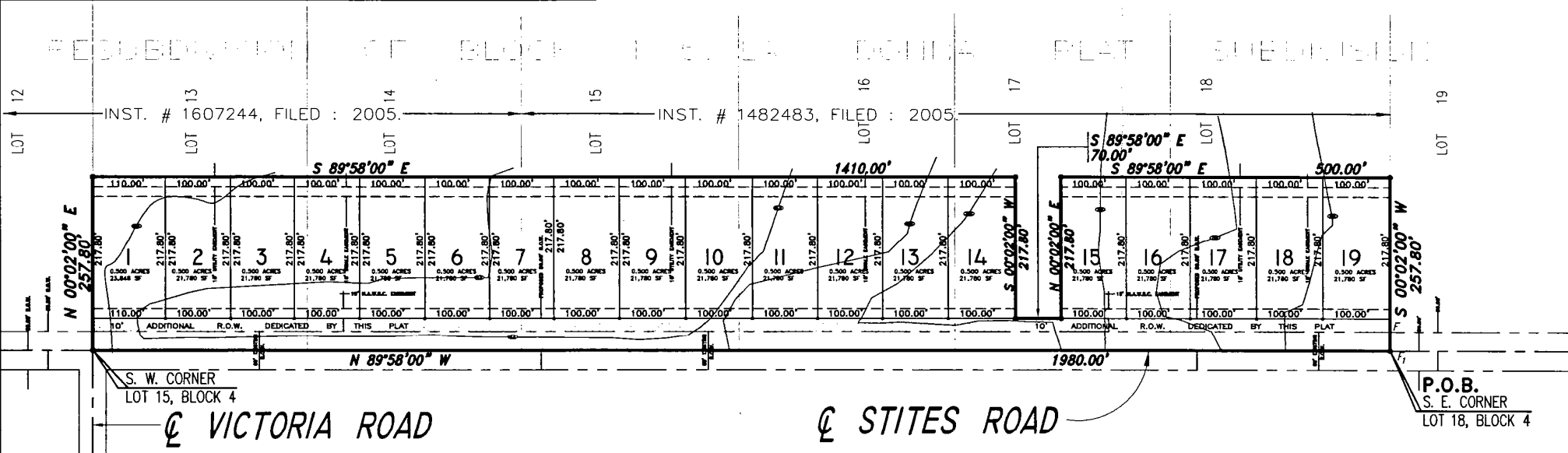
SCALE: 1"=100'

BEARINGS BASED ON RECORD BEARINGS OF E & A SUBDIVISION, AS RECORDED IN VOL. 49, PAGE 24 M/R.

LEGEND:

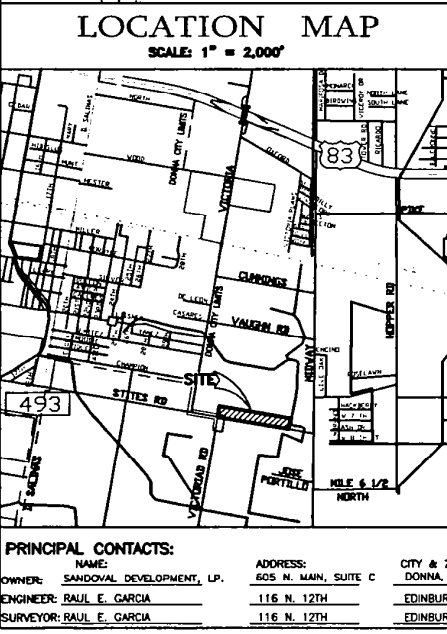
F1 - FOUND COTTON PICKER SPINDLE
 S1 - SET COTTON PICKER SPINDLE
 F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD

FIRM: FLOOD INSURANCE RATE MAP
 COMMUNITY-PANEL NUMBER 480334 0450 C
 MAP REVISED: JUNE 6, 2000.
 THIS AREA IS IN FLOOD ZONE "X"



- ### PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 06, 2000. THE AREAS WITHIN WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. 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 FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT. DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. THE LOT OWNER SHALL STATE THE INTENDED USE OF THE LOT AT THE TIME OF APPLICATION IF NOT DESIGNATED ON THE SUBDIVISION PLAT. ANY DEVIATION FROM SINGLE FAMILY USE SHALL REQUIRE THE APPROVAL FROM THE DEVELOPER, IN WRITING, THE PLANNING AND OSSF DEPARTMENTS AND THE FIRE MARSHAL.
 - ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
 - THERE ARE NO MOBILE WATER WELLS WITHIN 150 FEET OF SUBDIVISION.
 - EACH LOT SHALL INSTALL A SEPTIC TANK AND DRAIN FIELD SYSTEM THAT IS IN ACCORDANCE TO THE COUNTY OF HIDALGO HEALTH CODE.
 - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLY WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH PORTABLE WATER SUPPLY.
 - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSES 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.
 - "OSSE" PERMIT IS REQUIRED PRIOR TO OCCUPANCY A LOT.
 - SETBACKS ARE AS FOLLOWS:

FRONT (INTERIOR STREETS)	25.00'
SIDE	7.00'
SIDE (STREET)	15.00'
REAR	15.00' OR EASEMENT, WHICHEVER IS GREATER.
 - ALL PUBLIC EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION PLANS OR AS REQUIRED BY THE UTILITY PROVIDER.
 - ANY DRAINAGE SHALES CONSTRUCTED FOR THE RETENTION OF DRAINAGE WATERS SHALL BE MAINTAINED BY EACH RESPECTIVE LOT OWNER. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SHALES. EACH DRAINAGE SHALE EASEMENT SHALL BE KEPT CLEAR OF TREES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SHALE EASEMENT.
 - REQUIREMENTS:
 - A BRASS DISK SET IN A CONCRETE SLAB LOCATED 153 FEET NORTH AND 53 FEET WEST OF THE POINT OF BEGINNING.
 - DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929 ELEVATION.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND MODEL SUBDIVISION RULES POLICIES AND REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 1,387 C.F. (1.083 ACRES FEET) PER LOT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED THROUGH PROPERLY GRADED SHALES.
 - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUILDINGS, SHALES, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - EACH PLOT 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.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR A LOT LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE & 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.
 - AN OPAQUE BARRIER SHALL BE CONSTRUCTED BETWEEN COMMERCIAL/MULTIFAMILY LOTS AND SINGLE FAMILY RESIDENCES BY THE LOT OWNER.
 - SANDBOARD DEVELOPMENT, I.P. THE OWNER & SUBDIVIDER OF SUNSET VALLEY SUBDIVISION REMAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED IN SHEET NO. 2 OF THIS PLAT.
 - AN OFF-STREET PARKING LOT AND STIPPLE SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.



INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSE) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSE) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSE SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	KEY OF TOPOGRAPHY & BOUNDARIES WITH ENGINEER'S CERTIFICATION, REVISION NOTES; TYPICAL ROADWAY SECTION, SHALE DETAIL & INLET SECTION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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 Alamo 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 lay and thereafter use, operate, inspect, repair, 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 for 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 designate the course of the easement herein conveyed except that when the pipeline is installed, the easement hereby 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 and 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 relocating 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 all abutting 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 _____, 2007.

JOSE SANDOVAL, PARTNER

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

I, JOSE SANDOVAL, PARTNER, AS OWNER OF THE 11.36 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSET VALLEY SUBDIVISION HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS 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 WILL MEET THE MINIMUM STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SANDBOARD DEVELOPMENT, I.P. DATE _____
 JOSE SANDOVAL, PARTNER
 605 N. MAIN, SUITE C
 DONNA, TEXAS 78537

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared JOSE SANDOVAL, PARTNER known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2007.

NOTARY PUBLIC

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 VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ O' CLOCK _____ M ON _____.

_____ HIDALGO COUNTY CLERK

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.006(c) & § 212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSET VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY CLERK OF DONNA ON _____.

MAYOR, CITY OF DONNA _____ DATE _____

ATTEST: SECRETARY, CITY OF DONNA _____ DATE _____

APPROVAL BY THE PLANNING COMMISSION OF DONNA

THIS PLAT OF SUNSET VALLEY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA AND IS HEREBY APPROVED BY SUCH.

ATTEST: SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, A.D., 2007.

SECRETARY _____ CHAIRMAN _____

APPROVAL BY DRAINAGE DISTRICT:

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 § 46.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY 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: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSET VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 84790
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE // FAX #:
OWNER: SANDBOARD DEVELOPMENT, I.P.	605 N. MAIN, SUITE C	DONNA, 78537	464-4406 / 464-0136
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1 OF 3 SHEETS