

SALIDA DEL SOL ESTATES PHASE V

AN 11.652 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 29, HOMEVILLE SUBDIVISION "D", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, MAP RECORDS, HIDALGO COUNTY, TEXAS, THE EAST 1.567 ACRES OF LOT 137, SALIDA DEL SOL ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 85, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1352834, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND PORTION OF 47.22 COUNTY ROAD RIGHT OF WAY, HIDALGO COUNTY, TEXAS, AND PORTION OF 47.22 COUNTY ROAD RIGHT OF WAY, HIDALGO COUNTY, TEXAS.

AN 11.652 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 29, HOMEVILLE SUBDIVISION "D", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, MAP RECORDS, HIDALGO COUNTY, TEXAS, THE EAST 1.567 ACRES OF LOT 137, SALIDA DEL SOL ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 85, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1352834, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND PORTION OF 47.22 COUNTY ROAD RIGHT OF WAY, 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 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF MILE 5 1/2 NORTH ROAD FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 08°55'42" W, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 763.94 FEET (MAP RECORD: 763.88 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 81°04'18" W, ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 509.52 FEET (MAP RECORD: 509.44 FEET) TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF CIRCLE 6 STREET EAST FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 08°52'10" W (MAP RECORD: N 08°55'42" E), ALONG THE WEST LINE OF LOT 3 AND THE EAST RIGHT OF WAY LINE OF CIRCLE 6 STREET EAST, A DISTANCE OF 590.45 FEET TO A 2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF LOT 139, SALIDA DEL SOL ESTATES SUBDIVISION AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°50'43" E (MAP RECORD: N 08°55'42" E), ALONG THE EAST LINE OF LOT 139, A DISTANCE OF 132.54 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 137 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 81°02'49" W (MAP RECORD: N 81°04'18" W), ALONG THE SOUTH LINE OF LOT 137, A DISTANCE OF 509.21 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 08°55'42" E, ALONG THE EAST LINE OF THE SANTIAGO PEDRO GARCIA TRACT, A DISTANCE OF 134.04 FEET (DEED RECORD: 133.83 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE NORTH LINE OF LOT 137 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 81°01'48" W (MAP RECORD: S 81°04'18" E), ALONG THE NORTH LINE OF LOT 137, A DISTANCE OF 509.51 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 137 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 09°52'29" W (MAP RECORD: S 08°55'42" E), ALONG THE EAST LINE OF LOT 137, A DISTANCE OF 45.70 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 81°04'18" W, ALONG THE NORTH RIGHT OF WAY LINE OF MILE 5 1/2 NORTH ROAD, A DISTANCE OF 123.86 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 30°57'22", RADIUS = 170.78 FEET), A DISTANCE OF 92.27 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET ON THE NORTH LINE OF LOT 3 AND ON THE SOUTH RIGHT OF WAY LINE OF SAID MILE 5 1/2 NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 81°04'18" E, ALONG THE NORTH LINE OF LOT 3 AND THE SOUTH RIGHT OF WAY LINE OF MILE 5 1/2 NORTH ROAD, A DISTANCE OF 501.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.652 ACRES OF LAND MORE OR LESS.

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. 4886

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 2007.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2007.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

17.- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.

18.- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO CORPORATION PRIOR TO THE INITIATION OF SERVICE OR SUCH LARGER METER(S) THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.

19.- THERE IS A 15.00' EXCLUSIVE EASEMENT TO LA JOYA WATER SUPPLY CORPORATION.

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S R.O.W. HEALTH; EDINBURG PLANNING & ZONING 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 CERTIFICATE AND STATEMENT.
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTE.

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

I, MARIO FLORES, OWNER OF 3F DEVELOPERS, L.L.C., AS OWNER OF THE 11.652 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALIDA DEL SOL ESTATES PHASE V, 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:
- 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 PROMISED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - 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.

Mario Flores
MARIO FLORES
3F DEVELOPERS, L.L.C.
5114 N. INSPIRATION RD.
MISSION TX, 78572

12-26-07
DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared MARIO FLORES, 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 26th day of DECEMBER, 2007.



Lilia A. Quintanilla
LILIA A. QUINTANILLA - Notary Public

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(o)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SALIDA DEL SOL ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge _____ date _____

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 _____

I, MARIO FLORES, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE SALIDA DEL SOL ESTATES PHASE V, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

Frank Flores
MR. FRANK FLORES
GENERAL MANAGER
LA JOYA WATER SUPPLY CORPORATION

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.



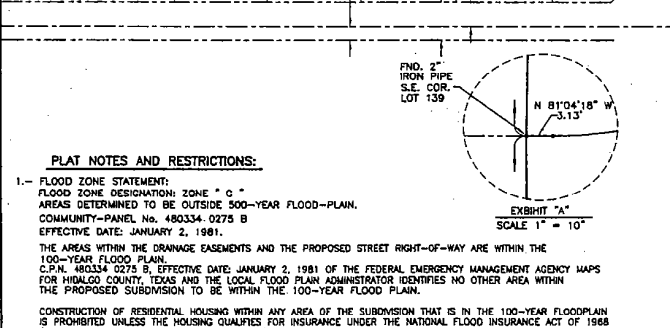
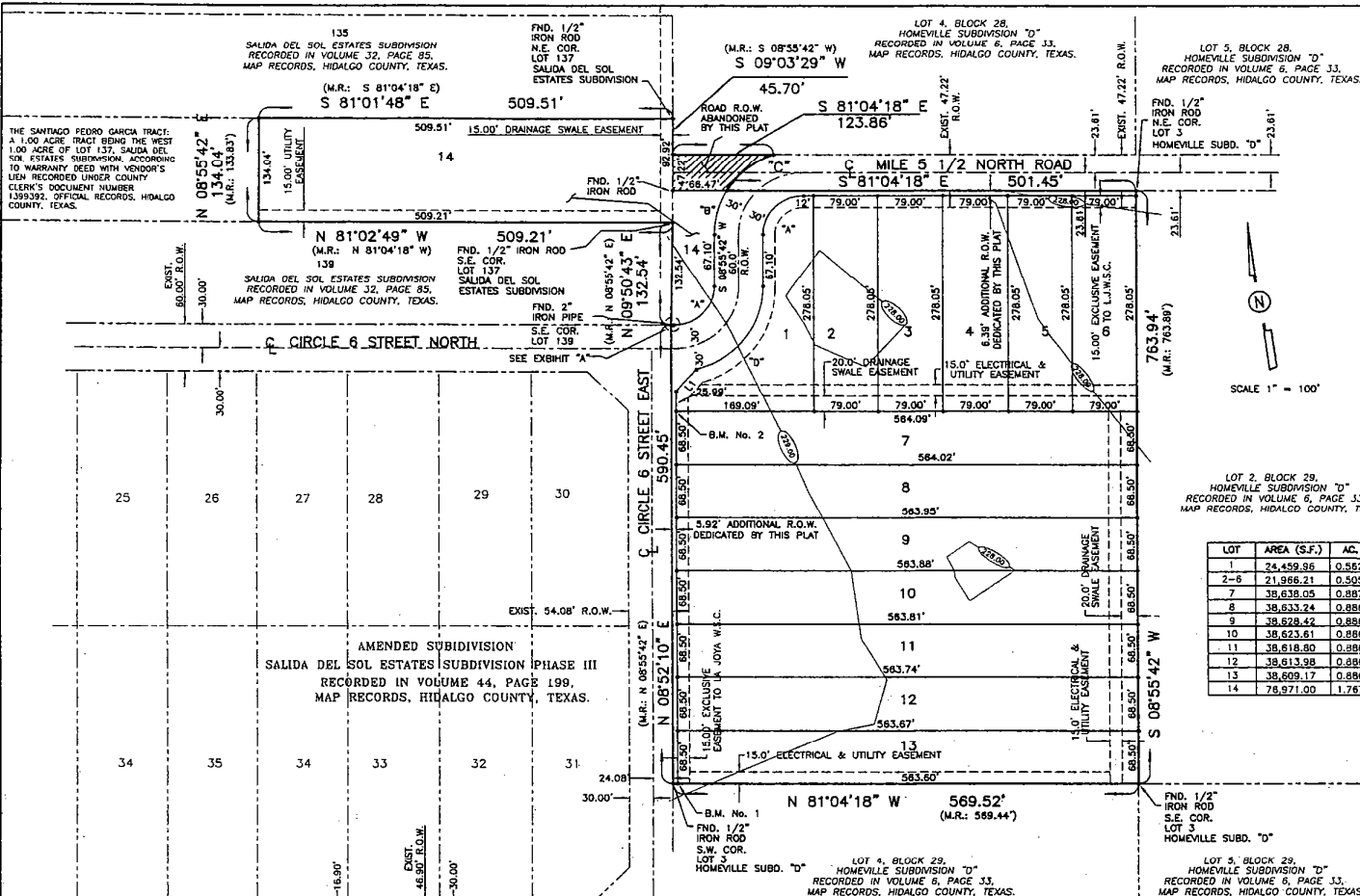
Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77082

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 §9.211 (D.L.S.C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY 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: _____

REVISION NOTES			
No.	Sheet	REVISION	Delta



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. COMMUNITY-PANEL No. 480334, 0275 B EFFECTIVE DATE: JANUARY 2, 1981. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. C.P.N. 480334 0275 B, EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFY 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).

LOCATION MAP SCALE 1" = 2000'

EXHIBIT "A" SCALE 1" = 10'

LEGEND - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

- SETBACKS: FRONT 30.00 FEET, REAR 15.00 FEET, SIDE 7.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- 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.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF THE ROAD 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1: ELEV. = 230.55 IRON ROD FOUND AT SOUTHWEST OF LOT 13 OF PROPOSED SUBDIVISION. B.M. No. 2: ELEV. = 230.73 IRON ROD FOUND AT SOUTHWEST OF LOT 1 OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM.
- 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 _____ CUBIC FEET (_____ 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.
- 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SALIDA DEL SOL ESTATES PHASE V IS LOCATED IN SOUTHWEST SIDE OF HIDALGO COUNTY ON THE SOUTHWEST SIDE OF F.M. 2221, APPROXIMATELY 7,790.00 FEET SOUTH AND 2,602.00 FEET WEST OF THE INTERSECTION OF TOM GILL ROAD & F.M. 2221. THE CITY OF LA JOYA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF LA JOYA (WPA-MILE SALIDA DEL SOL ESTATES PHASE V LIES APPROXIMATELY 4.5 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S 300-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.0021 AND LIES IN PCT. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: MARIO FLORES	5114 N. INSPIRATION RD.	MISSION, TX 78572	(956)585-3477	(956)585-2928
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-8480
FAX 956-381-0527

SHEET NO. 1	FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO\CO\SALIDA DEL SOL PH V\SALIDA PH V-PLAT
OF 3	DATE PREPARED: _____
	DATE CHECKED: _____
	DATE REVISION: _____
	DATE APPROVED: _____