SUBDIVISION PLAT OF COUNTRY VIEW ESTATES SUBDIVISION

A 10.00 acre tract of land being all of Lots 3 and 4, Block 2, Re-Subdivision of Blocks 1, 2, 3, 4 and 5, La Donna Plat, as recorded in Volume G, Page 48, Map Records, Hidalgo County, Texas

DATE: APRIL 11, 2007

SCALE IN FEET

SCALE: 1"---- 60'

ENGINEER: R.E. Garcia

PREPARED BY: R.E. GARCIA & ASSOCIATES

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1081 FAX: 381-1280

METES AND BOUNDS DESCRIPTION FOR A 10.00 ACRE TRACT

A 10.00 acre tract of land being all of Lots 3 and 4, Block 2, Re-Subdivision of Blocks 1, 2, 3, 4 and 5, La Donna Plat, as recorded in Volume G, Page 48, Map Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

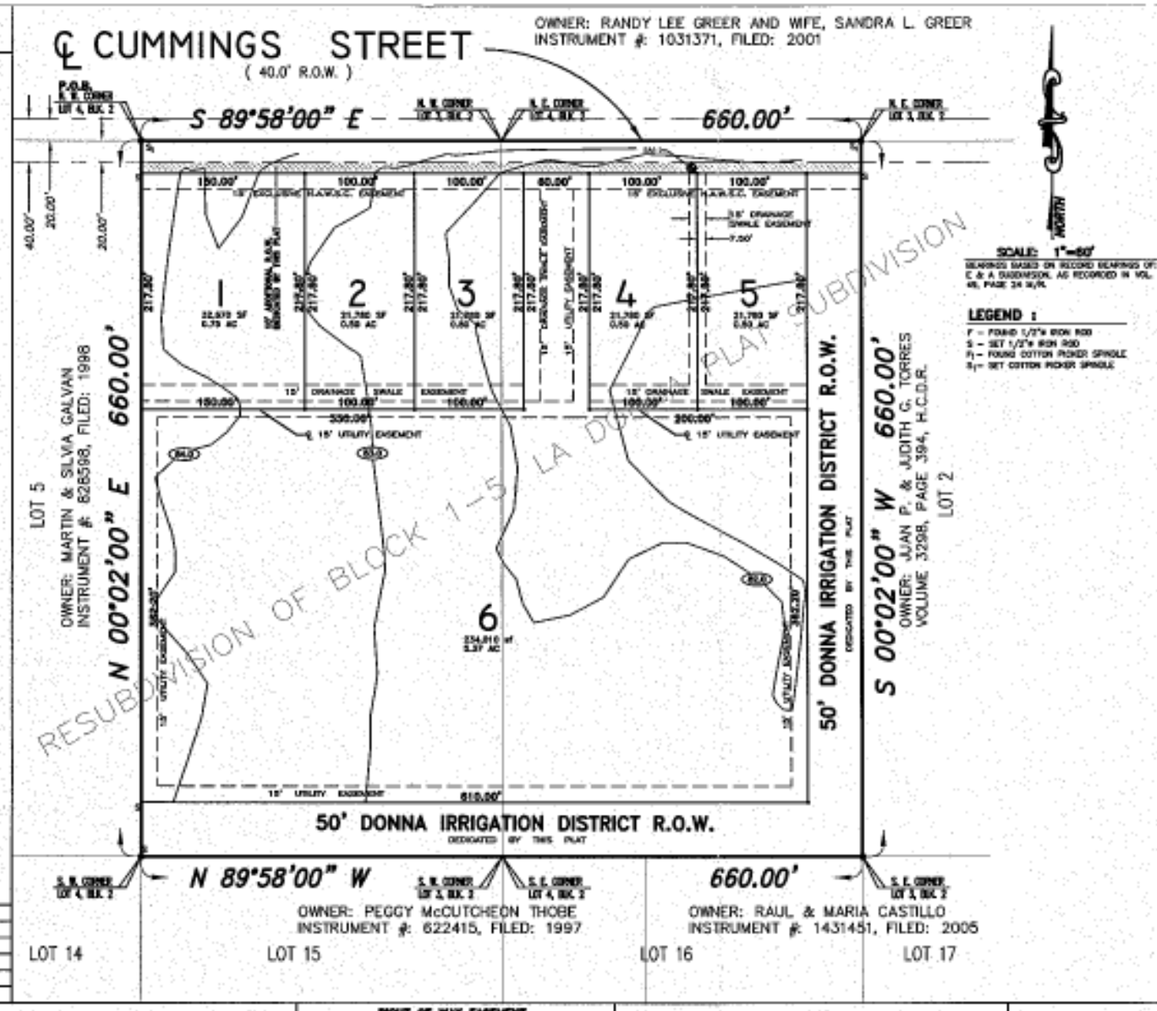
BEGINNING at a set cotton picker spindle on the centerline of Cummings Street being the northeast corner of said Lot 4, Block 2, for the northeast corner of herein described tract.

THENCE S 89° 58' 00" E along said centerline of Cummings Street also being the northline of said Lot 4, Block 2, pass at 330.00 feet a point being the northeast corner of said Lot 4, Block 2, also being the northwest corner of said Lot 3, Block 2, and continuing along the north line of said Lot 3, Block 2, for a total distance of 660.00 feet to a set cotton picker spindle being the northeast corner of said Lot 3, Block 2, for the northeast corner of herein described tract.

THENCE S 00° 02' 00" W along the east line of said Lot 3, Block 2, pass at 310.00 feet a point being the south Right-of-Way line of said Cummings Street and continuing along said east line of Lot 3, Block 2, for a total distance of 660.00 feet to a point being the southeast corner of said Lot 3, Block 2, for the southeast corner of herein described tract.

THENCE N 89° 58' 00" W along the south line of said Lot 3, Block 2, pass at 330.00 feet a point being the southeast corner of said Lot 3, Block 2, also being the southeast corner of said Lot 4, Block 2, and continuing along the south line of said Lot 4, Block 2, for a total distance of 660.00 feet to a set ½" iron rod being the southwest corner of said Lot 4, Block 2, for the southwest corner of herein described tract.

THENCE N 00° 02' 00" E along the west line of said Lot 4, Block 2, pass at 640.00 feet a found one-half inch iron rod being the south Right-of-Way line of said Cummings Street and continuing for a total distance of 660.00 feet to the point of beginning and containing 10.00 acres of land, more or less.



SCALE: 1"=60'

BEARINGS BASED ON RECORD BEARINGS OF: C & A SUBDIVISION, AS RECORDED IN VOL. 48, PAGE 24 M.R.

LEGEND :

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

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED
AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NO. 480334 0005 C EFFECTIVE DATE: MAY 17, 2001
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0005 C EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AN AREA AS SHOWN ON THE PLAT WITHIN THE PROPOSED DRAINAGE 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 NATURAL GRADE(S) FOR BUILDING SHOWS THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT: 50.00 FEET OR EASEMENT WIDTH
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (MFT OTHER SIZE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CONTOURS 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 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.

5. EASEMENTS NOTE: THE FOLLOWING EASEMENTS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED DIMENSIONAL PLATS.
SANITARY SEWER: 15.00 W.D.F.R. AS A BRACE BISE SET IN A 1' X 1' CONCRETE BLOCK APPROXIMATELY 5.00 FEET NORTH AND 5.00 FEET WEST OF THE NORTH EAST CORNER OF LOT 4 OF THIS SUBDIVISION.

6. 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 14.702 (ONE-FIFTY (0.15AIN AORE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IS ACCOMPLISHED WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: ONE SWALE WILL FOR STORM SEWER IMPROVEMENTS.)

7. 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.

8. 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. SEWER SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/INDUSTRIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET 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 EXCEPTIONS 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 ABSORPTION DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

10. SANDOVAL DEVELOPMENT, LP THROUGH JOSE H. SANDOVAL, PARTNER, THE OWNER & SUBDIVIDER OF COUNTRY VIEW ESTATES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT WITHIN THE PURPOSES OF INSTALLING AN APPROVED STOP ON THE LOT AS DESIGNED ON SHEET NO.2 OF THIS PLAT.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SIGNS, GARAGE FRONTS, AND OTHER PLANTINGS (EXCEPT LOW, LEAFY TYPE TO PROVIDE NATURE COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. EACH PROCEEDED 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.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF SEVEN FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. IT SHALL BE THE PLAT DEVELOPER AND ENGINEER COMPLY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER DESCRIBING AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL IS NECESSARY SIZE 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 IMPROVED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COUNTRY VIEW ESTATES SUBDIVISION 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 COUNTRY VIEW ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY WATER DEPARTMENT ON_____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION MAP

SCALE: 1" = 2,000'

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

COUNTRY VIEW ESTATES SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN S.L.P. #1 ON THE NORTH SIDE OF STATE ROAD, APPROXIMATELY 5280 FEET WEST OF THE INTERSECTION OF CUMMINGS ROAD & MERRIT ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (TX.RAIN), COUNTRY VIEW ESTATES LIES APPROXIMATELY 1/4 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY'S FIVE MILE TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.003

INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING SHEET, LOCATION MAP AND ITS PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DEMARCATION; NOTES & BOUNDARY SURVEYOR'S & OWNERSHIP 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; S.C.E.S. APPROVAL; R.L.E.N.S. APPROVAL; W.C.I.D. APPROVAL/IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (WSP) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOT DEED FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; WORKMANS CERTIFICATE AND STATEMENT
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES; TYPICAL ROADWAY SECTION, SWALE DETAIL & INLET SECTION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:

	NAME:	ADDRESS	CITY & ZIP	PHONE #/ FAX #:
OWNER:	SANDOVAL DEVELOPMENT, LP.	808 N. 10th, SUITE C	DONNA, 78537	464-4406 / 464-9136
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1081 / 381-1280
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1081 / 381-1280

SHEET NO. 1 OF 3 SHEETS

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 successors (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 South Texas Water Supply Corporation (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and assign 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 pipelines, and all other appurtenances and fixtures and make the ends thereof 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 hereby conveyed except that when the pipeline(s) 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 or facilities, grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of actually relocating said water line as may be necessary to clear the road improvements which are so required, said strip of land to 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 removal of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an covenant for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that at the time of the execution hereof, the land and 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 as long as the property or easement is used for the same or similar purpose for which financial assistance was extended or for as long as the Grantee owns it, whichever is longer.

In witness whereof the said grantor executed this instrument this _____ day of _____ 200__.

_____
JOSE SANDOVAL, PARTNER

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

I, MARIANA HERNANDEZ, LP, AS OWNER OF THE TRACT OF LAND DESCRIBED WITHIN THIS PLAT, HAVE PROPOSED THE NEW COUNTRY VIEW ESTATES SUBDIVISION HEREIN DEDICATED ANY LANDS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN. I COUNTY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

SEWER WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
DRAINAGE CONNECTIONS TO THE LOTS ON SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
EXCEPTIONAL DIMENSIONS PROVIDED TO THE LOTS ON SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
STREET STANDARDS;
WATER SUPPLY, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;
I ATTEST THAT THE MATERIAL ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ DATE _____
SANDOVAL DEVELOPMENT, LP
JOSE H. SANDOVAL, PARTNER
808 N. 10th, 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 H. SANDOVAL, 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 the _____ day of _____.

_____
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 §212.009(c) & §212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE COUNTRY VIEW ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF DONNA ON _____

_____ DATE _____
MAYOR, CITY OF DONNA

ATTEST: _____ DATE _____
SECRETARY, CITY OF DONNA

APPROVAL BY THE PLANNING COMMISSION OF DONNA

THIS PLAT OF COUNTRY VIEW ESTATES 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., 200__.

_____ _____
SECRETARY CHAIRMAN

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR SEWERAGE OF WATER TO ANY LOT OF THIS SUBDIVISION. IF REQUIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____
DISTRICT ENGINEER

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE COUNTRY VIEW ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ DATE _____
HIDALGO COUNTY JUDGE

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

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.

_____ DATE
REGISTERED PROFESSIONAL ENGINEER # 54780
REGISTERED PROFESSIONAL LAND SURVEYOR #4084