STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, GARY BURCH, AS OWNER OF THE 20 ACRE TRACT OF LAND ENCOMPASSED WITHIN PROPOSED ELLIS No. 5 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREON.
I, CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANK MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, 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.

GARY BURCH CONSTRUCTION INC.
PRESIDENT: GARY BURCH

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GARY BURCH, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO, BY BY HE DULY SWORN, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______________, 2008.

NOTARY PUBLIC

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(E)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ELLIS NO. 5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON ______________, 2008.

MAYOR OF THE CITY OF MISSION DATE

ATTEST: SECRETARY OF THE CITY OF MISSION DATE

THIS PLAT OF ELLIS No. 5 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ________ DAY OF ______________ 2008

CHAIRMAN

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE ______ DAY OF ______________, 2008.

PRESIDENT ATTEST: SECRETARY

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 TEX. WATER CODE § 49.211 (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 DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ELLIS NO. 5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ______________, 2008.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

I, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE ELLIS NO. 5 SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 26, 2004.

PABLO PENA, III
R.P.L.S. NO. 5342

04-26-04
DATE SURVEYED

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

PABLO F. PENA, JR.
P.E. NO. 24882

04-26-04
DATE OF PREPARATION

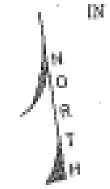
PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362

SHEET No. 1 OF 3

SUBDIVISION PLAT OF

"ELLIS NO. 5 SUBDIVISION"

A 20.0 ACRE TRACT OF LAND BEING ALL OF LOTS 25 AND 26, BLOCK 8 TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGE 57-58 OF THE MAP RECORDS OF SAID COUNTY.

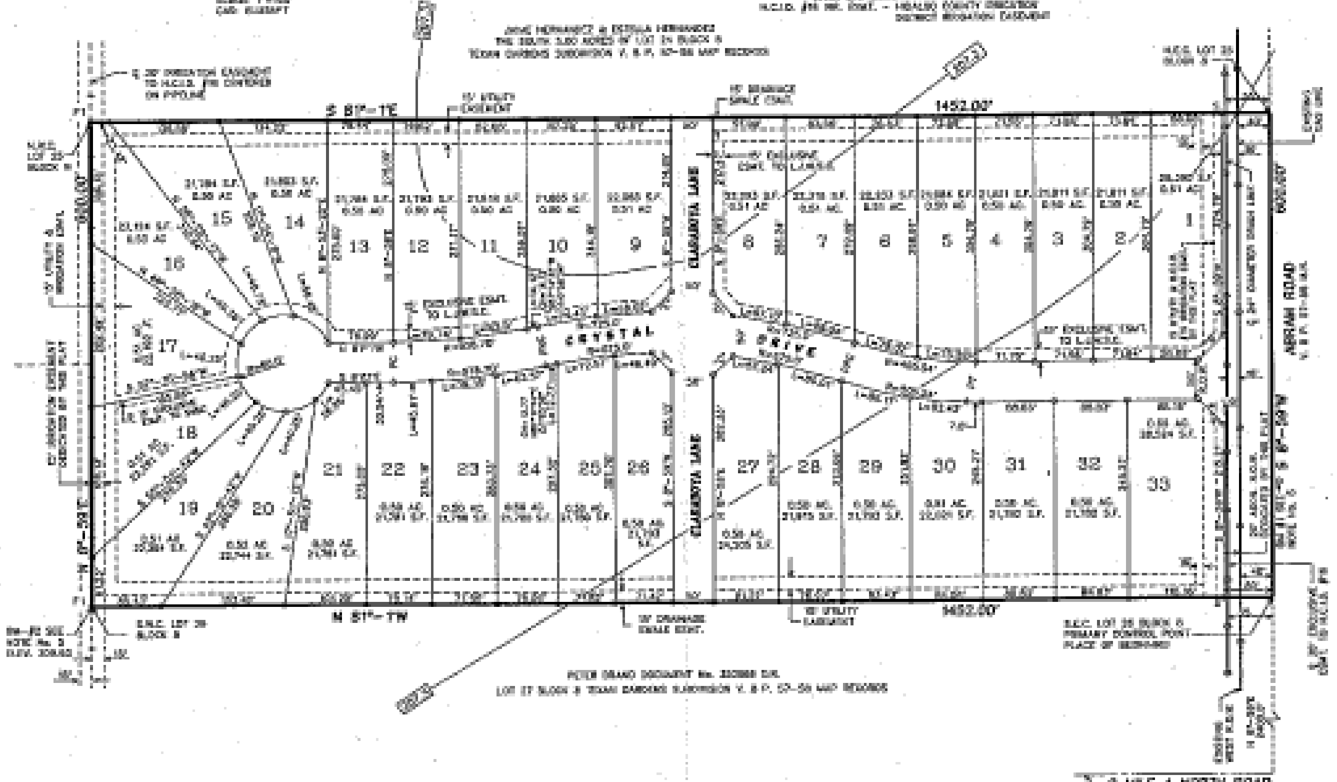


SCALE: 1"=100'
CAD: ELLIS5PT

NOTE: BASIS OF BEARING, IS THE WEST LINE OF LOTS 18 TO 24, BLOCK 8 TEXAN GARDENS SUBD. V. 8 P. 57-58 MAP REC.

AT EACH SUBDIVISION CORNER MONUMENTS ARE SHOWN IN LEGEND, EACH CORNER IS FLAGGED WITH A PLASTIC FLAG MARKED PENA ENGINEERING 3001 WHITEWING MCALLEN, TX 78501 (956) 682-8812

LEGEND
F1 - FOUND 1/2" DIAMETER IRON ROD
S - SET 1/2" DIAMETER IRON ROD
BM - BENCHMARK
S.E.C. - SOUTHEAST CORNER
N.E.C. - NORTHEAST CORNER
S.W.C. - SOUTHWEST CORNER
S.E.C. - SOUTHEAST CORNER
L.J.W.S.C. - LA JOYA WATER SUPPLY CORP.
IRRIGATION LINE
DRAIN LINE
PC - POINT OF CURVATURE
PRC - POINT OF REVERSE CURVATURE
PT - POINT OF TANGENT
EL PASO FIELD SERVICE PETROLEUM PIPELINE (956) 585-3340
H.C.I.D. #16 IRR. ESMT. - HIDALGO COUNTY IRRIGATION DISTRICT IRRIGATION EASEMENT



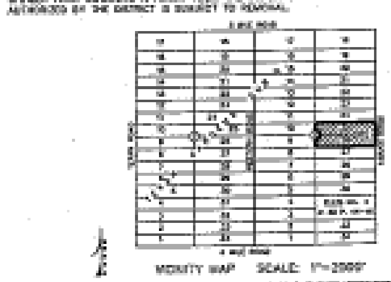
LOT	CHORD	CHORD BEARING	Δ
[illegible]	[illegible]	[illegible]	[illegible]

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN COMMUNITY PANEL NUMBER 480334 0265 D MAP REVISED 06-06-2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT OF WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBD 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).
2. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 20.00 FEET / CUL-DE-SAC: 20.00 FEET
SIDES: 6.00 FEET / SIDE CORNER TO CLARABOYA LANE: 10.00 FEET
SIDE CORNER TO ABRAM ROAD: 25.00 FEET / REAR: 20.00 FEET
NOTE: EAST SIDE FOR LOTS 1 & 33 ARE RESIDENTIAL THE FENCE NEEDS TO BE TO THE WEST LINE OF THE 30 FOOT EXCLUSIVE ESMT. TO H.C.I.D. No. 16.
FOR LOTS No. 19, REAR FENCING SHALL BE ALONG THE EAST SIDE OF THE UTILITY & 30 FOOT EXCLUSIVE ESMT. TO H.C.I.D. No. 19
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT. DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO OCCUPYING 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, AND THE PLANNING AND FIRE MARSHALL OSSF DEPARTMENTS. ONLY LOTS 1 AND 33 MAY BE USED FOR COMMERCIAL AND OR RESIDENTIAL ALL OTHER LOTS SHALL BE RESIDENTIAL USE ONLY.
4. OFF-STREET PARKING SITE PLAN APPROVAL SHALL BE REQUIRED BY THE COUNTY OF HIDALGO PRIOR TO BUILDING PERMIT ISSUANCE WHERE SPECIAL REQUIREMENT SHALL BE MADE TO CONTROLLING ACCESS (DRIVEWAYS) TO ABRAM ROAD AND CRYSTAL DRIVE, AND WHERE SUCH SITE PLAN APPROVAL MAY INCLUDE PAVED FIRE LANES, PAVED 5' SIDEWALKS ALONG THE STREETS PERIMETER, AND 8' FENCE BUFFERS ADJACENT TO RESIDENTIALLY USED LOTS.
5. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF CRYSTAL DRIVE 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 A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRE FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. BENCHMARK NOTE:
B.M. NO. 1 - ELEV. 210.33 N.G.V.D. '29, DESCRIPTION: 60-D NAIL IN BASE OF POWER POLE LOCATED 144.00 FEET NORTH AND EAST 8.60 FEET FROM THE SOUTHWEST CORNER OF LOT 26 BLOCK 8, TEXAN GARDENS SUBDIVISION.
B.M. NO. 2 - ELEV. 208.60 N.G.V.D. '29, DESCRIPTION: FOUND 1/2" DIAMETER IRON ROD AT THE SOUTHEAST CORNER OF LOT 26 BLOCK 8, TEXAN GARDENS SUBDIVISION.
7. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND MODEL SUBDIVISION RULES POLICIES AND REGULATIONS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 33,018 CUBIC FEET (0.76 ACRE FEET), 1000 C.F. PER LOT OF STORM WATER RUNOFF.
8. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT BY LOT OWNER.
9. 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.
a) OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
e) "ECO" PERMIT IS REQUIRED PRIOR OF OCCUPYING A LOT.
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, SHRUBS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. 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 SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. 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.
14. NO SIDEWALKS REQUIRED BY THIS PLAT
15. NO ACCESS ON TO LOTS 1 & 33 FROM ABRAM ROAD IS ALLOWED UNLESS USE FOR COMMERCIAL; AND LOT SITE PLAN AND DRAINAGE PLANS ARE APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT.
16. IF AND WHEN THE 15.00 FOOT EXCLUSIVE EASEMENT TO H.C.I.D. No. 16 IS ABANDONED, IT SHALL REVERT TO A 15.00 FOOT EXCLUSIVE EASEMENT TO LA JOYA WATER SUPPLY CORPORATION ACCORDING TO THIS PLAT.
17. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, & MULTI-FAMILY 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 PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
18. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE LINE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE BY SUCH LARGER METER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
20. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY BY THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
21. GARY BURCH THE OWNER & SUBDIVIDER OF ELLIS No. 5 SUBDIVISION RETAINS AN EASEMENT UPON EACH LOTS FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
22. ANY OTHER LOT USE THAN SINGLE FAMILY REQUIRES PLANNING, HEALTH AND FIRE MARSHAL DEPARTMENTS APPROVAL.
IF LOT 1 AND 33 ARE TO BE USE FOR COMMERCIAL PURPOSES, THEN IT SHOULD COMPLY WITH CITY OF MISSION MINIMUM REQUIREMENTS FOR COMMERCIAL LOTS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 16 EASEMENT LANGUAGE

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS) OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR PLACED 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 UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.



VICINITY MAP SCALE: 1"=2000'

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

ELLIS No. 5 SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT No. 3 AND IS LOCATED IN SOUTHWESTERN HIDALGO COUNTY ON THE WEST SIDE OF ABRAM ROAD AND IS APPROXIMATELY 2,000.00 FEET NORTH OF MILE 4 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 50,000), ELLIS No. 5 SUBDIVISION LIES OUTSIDE THE CITY LIMITS, BUT IS WITHIN THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODES § 212.001.

METES AND BOUNDS DESCRIPTION:

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 25 AND 26, BLOCK 8 TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGE 57-58 OF THE MAP RECORDS OF SAID COUNTY.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT (26), N 81°-1'W, AT 40.00 FEET FOUND A 1/2 INCH DIAMETER IRON ROD FOUND AT THE WEST RIGHT OF WAY OF ABRAM ROAD, AT 1452.00 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID LOT (26), N 08°-59'E AT 300.00 FEET PASS THE NORTHWEST CORNER OF LOT 26, AT 600.00 FEET IN ALL TO THE NORTHWEST CORNER OF LOT 25, TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT (25) S 81°-1'E, AT 1402.00 FEET SET A 1/2 INCH DIAMETER IRON ROD AT THE PROPOSED WEST RIGHT OF WAY OF SAID ROAD, AT 1452.00 FEET IN ALL TO THE NORTHEAST CORNER OF LOT 25, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT, IN ABRAM ROAD, S 8°-59'W, AT 300.00 FEET PASS THE SOUTHEAST CORNER OF LOT 25, AT 600.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING TWENTY (20) ACRES, MORE OR LESS, OF WHICH 2.76 ACRE LIES IN ROADS, LEAVING 17.23 ACRES NET.

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ELLIS No. 5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON ______________, 2008.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

I, FRANK FLORES, MANAGER, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER POTABLE WATER SUPPLY FOR THE ELLIS No. 5 SUBDIVISION, 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 THE 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 SUBDIVISION 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
MANAGER OF
LA JOYA WATER SUPPLY CORPORATION

CON'T NOTES:
23) IF LOT 1 IS USED FOR COMMERCIAL LOT 2 MAY ALSO BE USED FOR COMMERCIAL IF OWNED BY THE SAME PERSON. IF LOT 33 IS USED FOR COMMERCIAL LOT 32 MAY ALSO BE USED FOR COMMERCIAL IF OWNED BY THE SAME PERSON.
24) THE SUBDIVISION WILL NOT BE ALLOWED TO CONNECT TO THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 DRAIN LINE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ELLIS No. 5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ______________ 2008.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

LINE DATA

"A"	BEARING	N 38°-1'-1"W	DISTANCE	42.42'
"B"	BEARING	S 53°-59'W	DISTANCE	42.42'
"C"	BEARING	N 52°-10'-54"E	DISTANCE	33.22'
"D"	BEARING	N 37°-02'-32"W	DISTANCE	37.14'
"E"	BEARING	S 52°-58'-28"W	DISTANCE	33.22'
"F"	BEARING	S 38°-02'-33"E	DISTANCE	34.36'

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF ELLIS NO. 5 SUBDIVISION PLAT:

SHEET 1:
HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENTS LAYOUT; METES & BOUNDS DESCRIPTION; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISED NOTES; IRRIGATION DISTRICT CERTIFICATION; ENGINEER'S CERTIFICATION, H.C.D.D. No. 1, L.J.W.S.C. CERTIFICATION.

SHEET 2:
ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION.

SHEET 3:
CONSTRUCTION DETAILS

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
PRESIDENT:	GARY BURCH	400 GARZA	EDINBURG, TX 78539	(956) 383-1041	(956) 383-4148
SURVEYOR:	PABLO PENA, III	3001 W. WHITEWING	McALLEN, TX 78501	(956) 682-8812	(956) 631-7362
ENGINEER:	PABLO F. PENA, JR.	3001 W. WHITEWING	McALLEN, TX 78501	(956) 682-8812	(956) 631-PENA