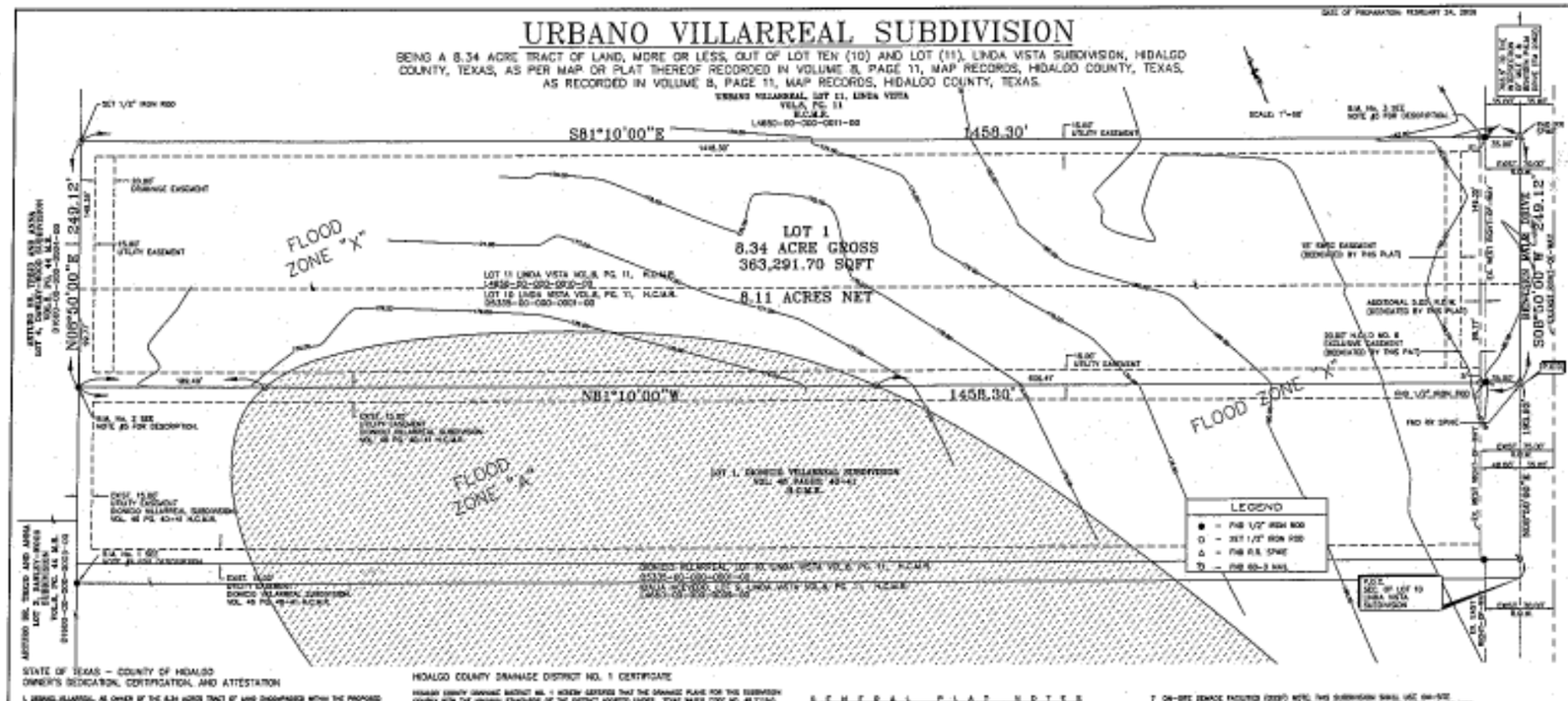
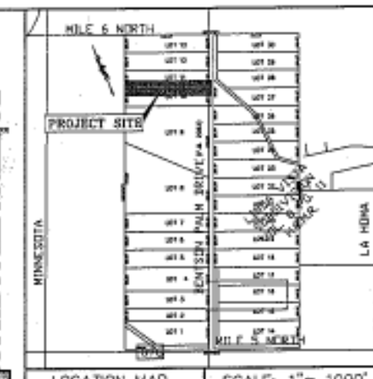
URBANO VILLARREAL SUBDIVISION

BEING A 8.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT TEN (10) AND LOT (11), LINDA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS.





LOCATION MAP | SCALE: 1" = 1000'

SUBDIVISION PLAT OF

URBANO VILLARREAL SUBDIVISION

METES AND BOUNDS

BEING A 8.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT (10) AND LOT (11), LINDA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 11, MAP RECORDS, HIDALGO, COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF LOT 10, LINA VISTA SUBDIVISION, AND ALSO BEING THE CENTERLINE OF MONTEZUMA PALM DRIVE;

THENCE, NORTH 08°40'00" EAST, WITH AND ALONG THE EAST LINE OF LOT 1, DONICIO VILLARREAL SUBDIVISION, A DISTANCE OF 100.00 FEET TO A 5/8, ROUND SPIKE FOUND FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

THENCE, NORTH 81°10'00" WEST, PARALLEL TO THE SOUTH LINE OF LOT 10, A DISTANCE OF 30.00 FEET PASS A 1 INCH DIAMETER IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF MONTEZUMA PALM DRIVE, AND A TOTAL DISTANCE OF 1458.30 FEET TO A 1 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER, AND ALSO BEING A POINT ON THE WEST LINE OF LOT 10;

THENCE, NORTH 08°40'00" EAST, WITH AND ALONG THE WEST LINE OF LOT 10 AND LOT 11, A DISTANCE OF 99.70 FEET PASS THE COMMON LOT OF 10 AND LOT 11, AND A TOTAL DISTANCE OF 249.12 FEET TO A 1 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER;

THENCE, SOUTH 81°10'00" EAST, PARALLEL TO THE SOUTH LINE OF LOT 11, A DISTANCE OF 1458.30 FEET PASS A 1 INCH DIAMETER IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF MONTEZUMA PALM DRIVE, AND A TOTAL DISTANCE OF 1488.30 FEET TO A MAGNETIC SPIKE FOUND FOR THE NORTHEAST CORNER;

THENCE, SOUTH 08°40'00" EAST, WITH AND ALONG THE EAST LINE OF LOTS 10 AND 11, A DISTANCE OF 149.58 FEET PASS THE COMMON LOT LINE OF LOTS 10 AND 11 AND A TOTAL DISTANCE OF 249.12 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 8.34 ACRES, MORE OR LESS.

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

BRIANO VILLARREAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.2 ON THE WEST SIDE OF HIDALGO COUNTY ; ALONG THE WEST RIGHT-OF-WAY LINE OF MONTEZUMA PALM DRIVE AND APPROXIMATELY 0.5 MILES (ONE MILE) AND NINE (9) MILES FROM MILE 5 NORTH. THE CITY MISSION GEOGRAPHICALLY IS THE CITY OF MISSION ACCORDING TO THE U.S. CENSUS BUREAU. THE ZONE PROVISIONS ESTABLISH IN ZOLITA URBANO VILLARREAL SUBDIVISION FALLS WITHIN REGION 2.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

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.

GILBERT J. GUERRA P.E. — DATE
REG. PROFESSIONAL ENGINEER NO. 80458

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS MARKED.

JOSE MARIO GONZALEZ — DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 5521

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

I, DEMACO VILLARREAL, AS OWNER OF THE 8.34 ACRES TRACT OF LAND DESCRIBED WITHIN THE PROPOSED URBANO VILLARREAL SUBDIVISION (HEREIN SUBDIVISION), THE LAND AS CONTAINED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PATH, AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE ENSURED THAT THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 212.010 AND THAT:

(a) THE WATER QUALITY AND DRAINAGE TO THE LOTS WEST, OR WILL WEST, THE MINIMUM STATE STANDARDS;

(b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS WEST, OR WILL WEST, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(c) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS WEST, OR WILL WEST, THE MINIMUM STATE STANDARDS; AND

(d) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS WEST, OR WILL WEST, THE MINIMUM STATE STANDARDS.

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

DEMACO VILLARREAL — DATE
ST. 2 BOX 1038
MISSION, TX 78574

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DEMACO VILLARREAL, KNOWN TO ME THROUGH THE TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2009

NOTARY PUBLIC — MY COMMISSION EXPIRES

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE URBANO VILLARREAL SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2009.

ATTEST:

HIDALGO COUNTY JUDGE — DATE — HIDALGO COUNTY CLERK — DATE

STATE OF TEXAS – CITY OF MISSION
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR — DATE — ATTEST: CITY SECRETARY — DATE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

PLANNING AND ZONING COMMISSION CHAIRMAN — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(b). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE SUBMITTED, DESIGNED AND APPROPRIATE FOR THE SPECIFIC SUBDIVISION, NOR DOES NOT OVERRULE ACCEPTED ENGINEERING PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS OWNERS TO ADHERE TO THE DRAINAGE

BY — DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS ____ DAY OF _____, 2009 SUBJECT TO THE FOLLOWING:

1) NO BUILDING ALLOWED ON TOP OF AN EASEMENT LINE. 2) 10'X5' STATE EASEMENT ON EACH SIDE OF IRRIGATION LINE (IF FOUND) 3) ALL LOTS SUBJECT TO FLOOD, BOUNDARIES, WORKS OF ART AND EASEMENTS OF DISTRICT. AND 4) IF SUBDIVISION IS NOT NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE DISTRICT DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE SAID OWNER BEING RESPONSIBLE TO HIDALGO IRRIGATION FACILITIES.

PRESIDENT — DATE — SECRETARY — DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URBANO VILLARREAL SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT ON _____ DAY OF _____, 2009

HIDALGO COUNTY DRAINAGE DIRECTOR — DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URBANO VILLARREAL SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT ON _____ DAY OF _____, 2009

HIDALGO COUNTY ASSISTANCE CHIEF ENGINEER — DATE

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" AND "A"

ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO 480334 0205D EFFECTIVE DATE JUNE 6, 2000.

ZONE "A" WHERE NO BASE FLOOD ELEVATION HAS BEEN DETERMINED BY FEMA BASE ON COMMUNITY-PANEL NO 480334 0205D EFFECTIVE DATE JUNE 6, 2000. (NATIONAL FLOOD INSURANCE PROGRAM) FLOOD INSURANCE RATE MAPS INDICATE A BASE FLOOD ELEVATION OF APPROXIMATELY 174 FEET FOR THE PROPERTY.

THE AREAS WITH IN THE DRAINAGE EASEMENTS WITHIN THE 100-YEAR FLOOD PLAIN DESIGNATED AS "A" WHICH ARE SUBJECT TO EFFECTIVE DATE JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS.

CONSTRUCTION OF COMMERCIAL BUILDING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE BUILDING COMPLIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.A. 4001-4021 THROUGH 4127).

2. SETBACKS:

FRONT	40.00	FEET
REAR	25.00	FEET (OR TO EASEMENT LINE, WHICHEVER IS GREATER)
SIDE	15.00	FEET (OR TO MATCH EASEMENT LINE)

3. GENERAL USE: FOR SINGLE FAMILY RESIDENCE.
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 MARSHAL APPROVALS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR (MFF): MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF DRAINAGE AT 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSULTATION TO VERIFY THE MAP. FIELD CONFIRMATION (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. NO CONSTRUCTION OF ANY KIND WILL BE ALLOWED INSIDE FLOOD ZONE "A" AREA IN LOT 1.

5. BENCHMARKS (BMA): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BMA NO. 1: ELEVATION=174.63, N.A.V.D. 88, DESCRIPTION: 1" IRON ROD FOUND LOCATED AT THE SOUTH-WEST CORNER OF LOT 10, LINDA VISTA SUBDIVISION.

BMA NO. 2: ELEVATION=174.63, N.A.V.D. 88, DESCRIPTION: 1" IRON ROD FOUND LOCATED AT THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

BMA NO. 3: ELEVATION=180.39, N.A.V.D. 88, DESCRIPTION: 1" IRON ROD FOUND LOCATED ALONG THE WEST SIDE OF MONTEZUMA PALM DRIVE AND 30 FEET FROM THE NORTHEAST CORNER OF THIS TRACT OF LAND.

6. 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.

7. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ONE-SIZE OSSF FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY USE.

B. EACH LOT ON THE 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 REPRESENTATIVE.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH DEPARTMENT AND EXCEPTS MAY BE ALSO SITE 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 ABSORPTIVE DRAINFIELD SYSTEM.

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

8. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

9. URBANO VILLARREAL, THE OWNERS & SUBDIVIDERS OF URBANO VILLARREAL SUBDIVISION, RESERVE ANY EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THE PLAT.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LYING SOD OR INCHES AND/OR HEIGHT GROUND COVER, GRASSES, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11. EARN PURCHASED 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.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THE PLAT SHALL BE A MINIMUM WIDTH OF 10.00 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 OCCUPYING EASEMENT.

13. 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 LOT DISTURBANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND SWPP PLAN ARE APPROVED.

14. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
NO DRAINAGE REQUIRED ON THIS SUBDIVISION.

ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

15. DRAINAGE, IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE PERMITTED TO RETAIN A TOTAL OF 1.8 ACRE FEET AS ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IS ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 OF THE PLAT)

PRINCIPAL CONTACTS:

	NAME	ADDRESS		PHONE & FAX	
OWNER:	URBANO VILLARREAL	PO. B BOX 1038	MISSION, TX 78574	(956) 585-4110	
ENGINEER:	GILBERT J. GUERRA P.E.	115 W. DAVIS STREET, SUITE 100	CONROE, TX 78384	(936) 756-1122	(936) 756-3263
SURVEYOR:	JOSE MARIO GONZALEZ R.P.L.S.	2200 NORTH EXPRESS	MONTE ALTO, TX 78538	(956) 382-0164	(956) 382-3166

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RIO DELTA ENGINEERING
801 SOUTH 10 TH. AVENUE
EDINBURG TEXAS 78539
(956) 565-5160 (FAX) 565-2680

REVISION NOTES	DATE	INITIALS

URBANO VILLARREAL SUBDIVISION
PLAT SHEET – 1
MISSION, TEXAS

DRAWN: A.R.
SURVEYED: GILBERT GUERRA
CHECKED: GILBERT GUERRA
REVIEWED: JOSE M. GONZALEZ
DATE: FEBRUARY 24, 2009

PROJECT: SUB 06-021

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