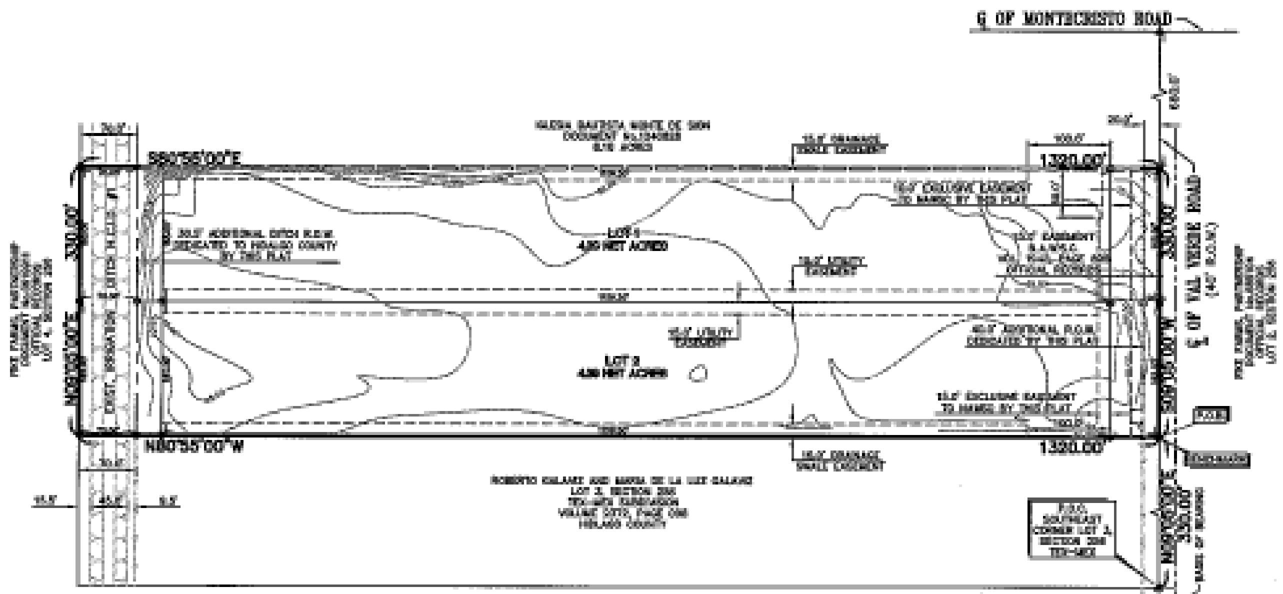
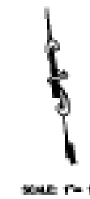




LEGEND	
○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
⊕	SET 60-D NAIL
△	FOUND COTTON PICKER SPINDLE
—×—	BARBWIRE FENCE
⊕	BORE LOCATION

LOCATION MAP
SCALE: 1"=5000'

GENERAL NOTES

1.) FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "AH", BFE:73.0
COMMUNITY-PANEL NUMBER:480334 0325 D
MAP REVISED:JUNE 6, 2000
LOMR DATED MAY 17, 2001

THE AREAS WITH IN THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL No. 480334 0325 D, ZONE "AH" EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES THE ENTIRE SUBDIVISION PROPERTY IS WITH IN FLOOD ZONE "AH" AND WITH IN THE 100-YEAR FLOOD PLAIN.

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

2.) ALL LOT CORNERS ARE MARKED WITH A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED J.E. SAENZ.

3.) MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 74.5. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY BFE 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.

4.) BENCHMARK NOTE:
DATUM: NAD_1983_STATEPLANE_TEXAS_SOUTH_FIPS_4205_FEE
BENCHMARK ELEVATION: 80.64'
LOCATION:TOP OF COTTON PICKER SPINDLE AT THE SOUTHEAST CORNER OF THE NORTH 10.00 ACRES OF THE SOUTH 20.00 ACRES OF LOT THREE SECTION TWO HUNDRED AND FIFTY SIX.

5.) NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWER) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6.) SETBACKS:
FRONT: 30 FEET
REAR: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

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

8.) 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 17388 CUBIC FEET (0.39 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 OF THIS PLAT).

9.) DRAINAGE SWALE EASEMENT 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.

10.) 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 OCCUPYING THE LOT.

11.) EACH 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.) 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.
1. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
2. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
3. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
4. 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. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
5. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13.) A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

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

15.) JAIME SALAZAR DE LA CERDA, JOSE ANGEL SALAZAR DE LA CERDA, JOSE CARLOS VILLEGAS, AND ROSA DALIA VILLEGAS, THE OWNER & SUBDIVIDER OF VILLEGAS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

16.) ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS 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 UTILITY PROVIDER OCCUPYING AN EASEMENT.

LOCATION DESCRIPTION

VILLEGAS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.4 APPROXIMATELY 660 FEET SOUTH OF INTERSECTION OF MONTECRISTO ROAD AND VAL VERDE ROAD, WEST OF VAL VERDE ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG (POPULATION 62,735), VILLEGAS SUBDIVISION LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS OF EDINBURG AND IS 1.3 MILES OUTSIDE THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

METES AND BOUNDS DESCRIPTION

A 10.00 (435600.00 SQ. FT.) ACRE TRACT OF LAND BEING THE NORTH 10.00 (435600.00 SQ. FT.) ACRES OF THE SOUTH 20.00 (871200.00 SQ. FT.) ACRES OF LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS MAP PER RECORDED IN VOLUME 2, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 10.00 (435600.00 SQ. FT.) ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), TEXAS-MEXICAN RAILWAY COMPANY SURVEY; THENCE NORTH 09° 05' 00" EAST, 330.00 FEET WITH THE EAST BOUNDARY LINE OF SAID LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 80° 55' 00" WEST, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT OF WAY LINE OF VAL VERDE ROAD, AT 1280.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE EAST RIGHT OF WAY LINE OF AN IRRIGATION DITCH, AT 1320.00 FEET IN ALL TO A FOUND HALF (1/2) INCH IRON ROD AT THE WEST BOUNDARY LINE OF SAID LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 09° 05' 00" EAST, 330.00 FEET WITH SAID WEST BOUNDARY LINE TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80° 55' 00" EAST, AT 30.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT SAID EAST RIGHT OF WAY LINE OF IRRIGATION DITCH, AT 1300.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT OF WAY LINE OF VAL VERDE ROAD, AT 1320.00 FEET IN ALL TO A 60-D NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 09° 05' 00" WEST, 330.00 FEET TO THE POINT OF BEGINNING CONTAINING 10.00 (435600.00 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

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

BY: ______________________ ______________________

THIS PLAT IS APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS __________ DAY OF ____________, 2008.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No. 2 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. No. 2.

______________________ ______________________
SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAIME SALAZAR DE LA CERDA, JOSE ANGEL SALAZAR DE LA CERDA, JOSE CARLOS VILLEGAS, AND ROSA DALIA VILLEGAS, AS OWNER OF THE 10.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLEGAS SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DO DEDICATE TO THE PUBLIC USE THE STREETS, PARK, 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 CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET,
THE MINIMUM REQUIREMENTS OF THE STATES STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) 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.

______________________ __________
OWNER:JOSE CARLOS VILLEGAS DATE

______________________ __________
OWNER:ROSA DALIA VILLEGAS DATE

______________________ __________
OWNER:JAIME SALAZAR DE LA CERDA DATE

______________________ __________
OWNER:JOSE ANGEL SALAZAR DE LA CERDA DATE

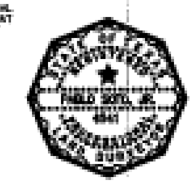
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JABER EYAD SHAM, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

____
JOSE E. SAENZ, P.E. NO. 62553

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO JR., 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 INDICATED.



____
PABLO SOTO JR., R.P.L.S. NO. 4841

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME SALAZAR DE LA CERDA, JOSE ANGEL SALAZAR DE LA CERDA, JOSE CARLOS VILLEGAS, AND ROSA DALIA VILLEGAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF__________, 200__.

____
NOTARY PUBLIC COUNTY OF HIDALGO DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____________ 20___.

______________________ __________
HIDALGO COUNTY JUDGE DATE

ATTEST:
______________________ __________
HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, ______________, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT ______ O'CLOCK ______ ON ______ 20____ AND WAS RECORDED IN BOOK ______ SHEET(S) ______ THE PLAT RECORDS OF HIDALGO COUNTY AT ______ O'CLOCK ______ ON, ______ 20____.

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

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON ____________ 20___.

______________________ __________
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

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

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ____________ 20___.

______________________ __________
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

PRELIMINARY VILLEGAS SUBDIVISION

A 10.0 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF THE SOUTH 20.0 ACRES OF LOT 3, SECTION 256, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: FEBRUARY 2008

INDEX TO SHEET OF SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; HIDALGO COUNTY HEALTH DISTRICT AND HIDALGO COUNTY RIGHT OF WAY CERTIFICATES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS VILLEGAS	210 E. BUTLER	PHARR, TEXAS 78577	(956) 207-7507	N/A
ENGINEER:	JABER EYAD SHAM, P.E.	P.O. BOX 3293	EDINBURG, TEXAS 78540	(956) 383-2984	(956) 383-3736
SURVEYOR:	PABLO SOTO JR., RPLS.	P.O. BOX 3293	EDINBURG, TEXAS 78540	(956) 383-2984	(956) 383-3736

J.E. SAENZ & ASSOCIATES, INC.
P.O. BOX 3293
EDINBURG, TEXAS 78540
TEL. (956) 383-2984
FAX (956) 383-3736

1 / 2

PROJECT NO.
SUB 07 004