

# AMENDED PLAT OF LOT 3 PAPARAZZI ESTATES

A 0.565 ACRE TRACT OF LAND BEING ALL OF LOT 3, PAPARAZZI ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 1438, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1949384, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

A 0.565 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 3, PAPARAZZI ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 1438, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1949384, OFFICIAL RECORDS, 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 NORTH RIGHT OF WAY LINE OF HARRODS AVENUE FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF LOT 3 AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 89°58'50", RADIUS = 50.00 FEET), A DISTANCE OF 78.52 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 80°58'08"W, ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 63.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°00'42"E, ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°58'08"E, ALONG THE NORTH LINE OF LOT 3 AND THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 113.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°00'42"W, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.565 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH PAPARAZZI ESTATES, RECORDED IN VOLUME 33, PAGE 1438, MAP RECORDS, HIDALGO COUNTY, TEXAS.

### 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  
P.E. No. 4255  
DATE: 12-4-08

### COUNTY OF HIDALGO STATE OF TEXAS

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



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 9554  
DATE: 2-12-09

### 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 transferees (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 North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 herein conveyed except that when the pipeline(s) is installed, the easement herein 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 as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall 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 relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that 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 so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 14th day of February, 2009.

*Juan Rene Pera*  
JUAN RENE PERA  
P.O. BOX 753  
LA BLANCA, TEXAS 78577

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**CONSULTING ENGINEERS      LAND SURVEYORS**

124 E. STUBBS ST.      EDINBURG, TEXAS 78539      PHONE: 956-381-6480      FAX: 956-381-0527

### STATE OF TEXAS COUNTY OF HIDALGO

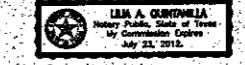
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE AMENDED PLAT OF LOT 3 PAPARAZZI ESTATES ADDITION OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

*Juan Rene Pera*  
JUAN RENE PERA  
P.O. BOX 753  
LA BLANCA, TEXAS 78577  
DATE: 3/10/09

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on the day personally appeared JUAN RENE PERA, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 10th day of March, 2009.



*Lisa A. Quintanilla*  
LISA A. QUINTANILLA - NOTARY PUBLIC

### STATE OF TEXAS COUNTY OF HIDALGO

I, JUAN R. LOPEZ, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS AMENDED PLAT OF LOT 3, PAPARAZZI ESTATES CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE 12th DAY OF MARCH, 2009, WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

*Juan R. Lopez*  
ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1  
NO ONE WILL BE RESPONSIBLE FOR DAMAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 14th DAY OF February, 2009.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

*Matthew*  
SECRETARY

*Robert*  
PRESIDENT

NOTE: 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(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 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF LOT 3 PAPARAZZI ESTATES 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

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF LOT 3 PAPARAZZI ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 20.

HIDALGO COUNTY HEALTH INSPECTOR      DATE

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(d)

HIDALGO COUNTY CLERK      DATE  
HIDALGO COUNTY CLERK      DATE



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GILJANDRO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FILED	REVIEWED BY	CREATED BY	APPROVED BY

CURVE	DELTA	RADIUS	LENGTH
"A"	89°58'50"	50.00'	78.52'

STATE HIGHWAY 107

S 80°58'08" E  
113.00'

LOT 3  
24,592.00 S.F.  
0.565 AC.

HARRODS AVE  
S 80°58'08" E 247.31'

### INDEX OF SHEETS

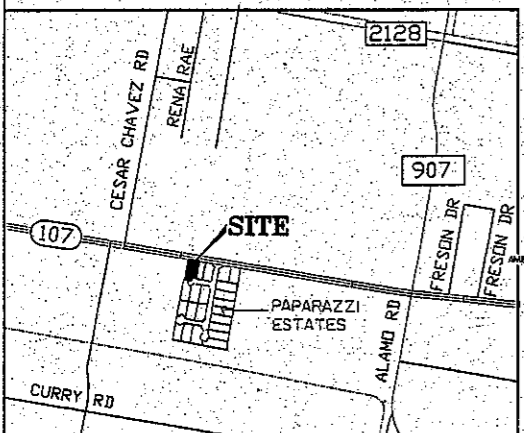
- SHEET 1 - HEADING INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.I.D. NO. 1 CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; RIGHT OF WAY DEPARTMENT CERTIFICATE; ENGLEMAN IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES.
- SHEET 2 - WATER DISTRIBUTION AND SANITARY SEWER (D.S.S.F.) MAP; HEADING INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; REVISION NOTES.
- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTES.

### REVISION NOTES

No.	Sheet	Revision	Date	Approved

### LOCATION MAP

SCALE= 1"=1000'



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

AMENDED PLAT OF LOT 3, PAPARAZZI ESTATES IS LOCATED IN CENTRAL HIDALGO COUNTY, ON THE SOUTH SIDE OF STATE HIGHWAY 107 AND ON THE WEST SIDE OF ALAMO ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 62,735). AMENDED PLAT OF LOT 3 PAPARAZZI ESTATES LIES APPROXIMATELY 0.88 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §49.001 AND LIES IN PCT. NO. 4.

Name	Address	City & Zip	Phone	Fax
OWNER: JUAN RENE PERA	P.O. BOX 753	LA BLANCA, TX 78577	(956)376-1098	
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527