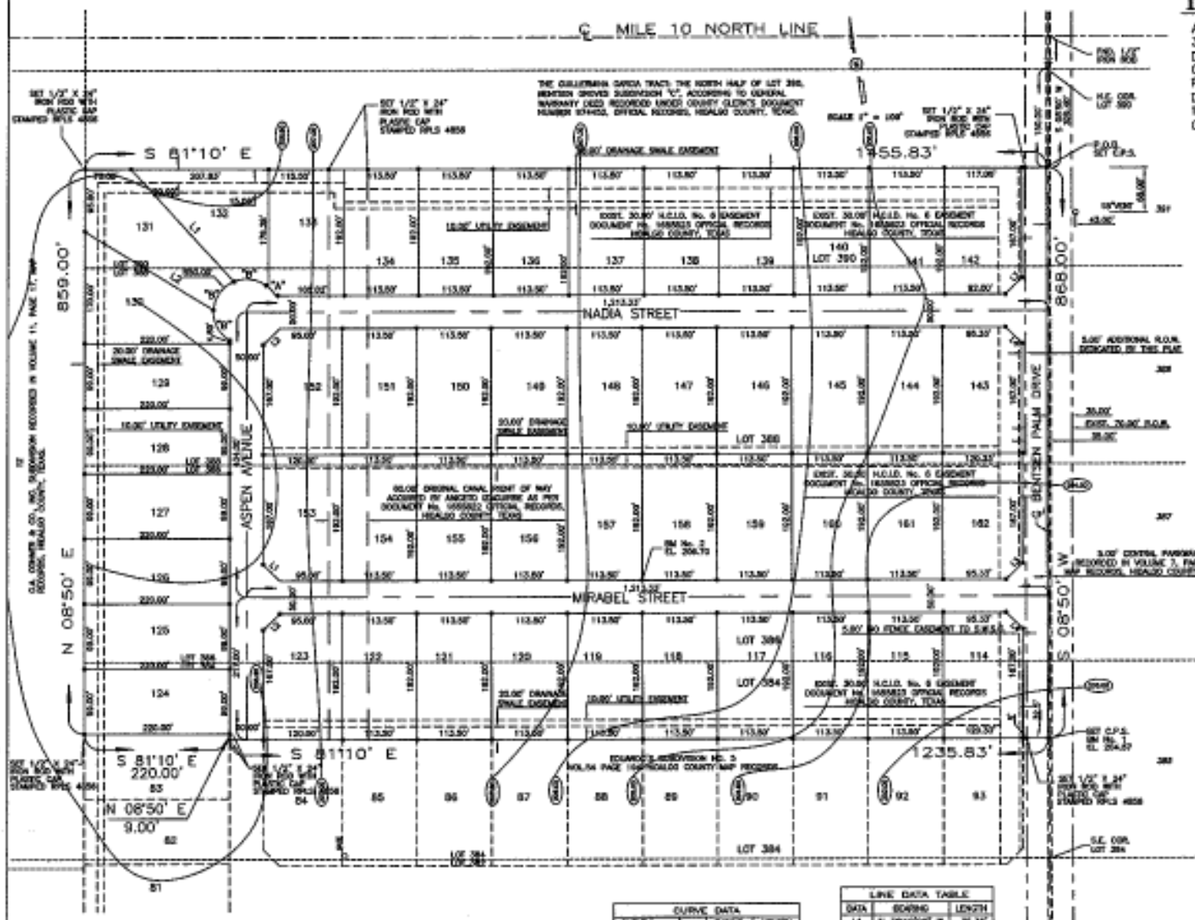
SUBDIVISION PLAT OF :

EDUARDO'S SUBDIVISION No. 6

A 28.964 ACRE TRACT OF LAND BEING PART OF LOT 384, ALL OF LOTS 386 AND 388, THE SOUTH HALF OF LOT 390, AND OUT OF HIDALGO COUNTY IRRIGATION DISTRICT No.6 CANAL, LATERAL 4-813, BENTSEN GROVES SUBDIVISION "C", HIDALGO COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414591 AND 1589407, AND DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1655822, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



LINE DATA TABLE		
LOT	AREA (S.F.)	AC.
114	22,750.00	0.523
115-122	21,750.00	0.500
123	22,727.50	0.522
124-129	21,750.00	0.500
130	22,006.43	0.505
131	22,443.41	0.515
132	22,153.62	0.509
133	22,146.84	0.508
134-141	21,750.00	0.500
142	22,151.50	0.509
143	22,750.88	0.523
144-151	21,750.00	0.500
152	22,727.50	0.522
153	22,727.50	0.522
154-161	21,750.00	0.500
162	22,750.88	0.523

CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
"A"	18°57'32"	50.00'	16.54'
"B"	62°47'48"	50.00'	55.57'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 28°10'00" W	20.34'
L2	N 61°50'00" E	20.34'
L3	S 53°50'00" W	20.34'
L4	S 36°10'00" E	20.34'

LOCATION MAP
SCALE 1" = 4000'

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE " X "
AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL No. 480334 0305 D
EFFECTIVE DATE: JUNE 6, 2000.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAYS ARE WITHIN THE 100-YEAR FLOOD PLAIN. F.I.R. ABOVE IS BASED ON THE EFFECTIVE DATE JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN 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.- SETBACKS:

FRONT	20.00 FEET
REAR	20.00 FEET
SIDE	9.00 FEET
CORNER SIDE	10.00 FEET
OR EASEMENT WHICHEVER IS GREATER	

3.- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

4.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT NO COMMERCIAL USE SHALL BE ALLOWED IN LOTS ___ THROUGH ___ AND LOTS ___ THROUGH ___ ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT HEALTH DEPARTMENT AND THE ZONING APPROVAL APPROVAL APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE 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 AVE 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

6.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE APPROVED ENGINEERING PLANS.
B.M. No. 1 (TBV)- 20x20 C.P.S. FOUND ON SOUTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No. 3- ELEVATION 208.70 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHWEST CORNER OF LOT 156. N.A.V.D. 88 DATUM.

7.- 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 38.659.20 CUBIC-FEET, -1.28 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IS ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No.3.

8.- 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 OPERATIONS AND MAINTENANCE 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 TDEC AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY 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 EXCEPTS 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 ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

10.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THE SUBDIVISION.

11.- ANICETO IZAGUIRRE THE OWNER & SUBDIVIDER OF EDUARDO'S SUBDIVISION No. 6 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.

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

13.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW LOTS WITH WATER WELLS, SENSIL ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

14.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS FOR THE HIDALGO COUNTY MORC 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.

15.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL 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 PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

16.- LOTS 93, 114, 143, 143 AND 162 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENTSEN PALM DRIVE UNLESS SAID LOTS ARE DESIGNATED FOR COMMERCIAL USE. IF THE APOREMENTIONED LOTS ARE DESIGNATED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG BENTSEN PALM DRIVE TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE __ AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

17.- LOTS 114, 143, 143 & 162 HAVE A 5.00' NO FENCE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION.

INDEX OF SHEETS

SHEET 1.- HEADING INDEX LOCATION MAP AND (C) PRINCIPAL CONTACTS, PLAT LAYOUT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION METES AND BOUNDS, SURVEYOR'S CERTIFICATION PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, CERTIFICATION, ENGINEER'S CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CERTIFICATION, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATION, ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATION, RIGHT OF WAY CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION, REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, DETAILED DESCRIPTION OF METES AND BOUNDS, (ENGLISH AND SPANISH) SURVEYOR'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) SURVEYOR STATEMENT & CERTIFICATE REVISION NOTES.

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EDUARDO'S SUBDIVISION No. 6 IS LOCATED IN WEST HIDALGO COUNTY ON THE EAST SIDE OF BENTSEN PALM DRIVE AND 220.00 FEET SOUTH OF MILE 10 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 63,372). EDUARDO'S SUBDIVISION No. 6 LIES APPROXIMATELY 5.00 MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S THE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT 3.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	ANICETO IZAGUIRRE	500 SOLAR DRIVE	MISSION, TEXAS 78574	(956) 789-0618	(956) 584-0049
ENGINEER:	GILBERTO A. GRACIA	5522 N. 10th STREET	McALLEN, TEXAS 78504	(956) 240-0749	(956) 928-0002
SURVEYOR:	HOMERO L. GUTIERREZ	2008 SAN JACINTO DR.	MISSION, TEXAS 78572	(956) 583-8478	

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

I, ANICETO IZAGUIRRE, A MARRIED PERSON, AS OWNER OF THE 42.082 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 6, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN THEREON. 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 STATE 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANICETO IZAGUIRRE — DATE
500 SOLAR DRIVE
MISSION, TX. 78574
(956) 789-0618

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANICETO IZAGUIRRE, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME THAT DULY SWORN, ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.
DAISY BONILLA — NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.002(a)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EDUARDO'S SUBDIVISION No. 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.
Hidalgo County Judge — date
ATTEST: Hidalgo County Clerk — date

STATE OF TEXAS
COUNTY OF HIDALGO
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 _____, Page(s) _____ the Plat Records of Hidalgo County at _____ o'clock ____ M on _____, _____.
Hidalgo County Clerk

THIS PLAT IS HEREBY REVIEWED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER SIX SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF REQUISITE IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST IRRIGATION DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL SUCH FACILITIES. BUILDINGS SHALL NOT BE CONSTRUCTED ON TOP OF IRRIGATION DISTRICT PIPELINES.
DATED THIS THE _____ DAY OF _____, 20__.
ATTEST:
PRESIDENT — SECRETARY

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 SEC. 49.211(c), THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SUBJECT 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: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (EDUARDO'S SUBDIVISION No.6) 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 (EDUARDO'S SUBDIVISION No.6) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON: _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 63477
ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA RD.
MISSION, TEXAS 78574
DATE

HOMERO L. GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
DATE

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA RD.
MISSION TX, 78574

CONSULTING ENGINEERS

TEL. (956) 240-0749
FAX. (956) 584-0049

SHEET NO. 1 OF 3 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NO.	DATE	REVISION	TYPE	REVISIONS