

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "A" AREA OF MINOR FLOODING. COMMUNITY-FLOODING NO. 403338 (2000 D) EFFECTIVE DATE: JUNE 6, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET FRONT-OF-YARD ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-FLOODING NO. 403338 (2000 D) EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREAS WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONTRIBUTION 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).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY RESIDENCE SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING RESIDUAL LOTS 1 THROUGH 23. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- ALL CORNERS SET 1/2" (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 420.69' AS SHOWN.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION.
- SECTIONS ARE AS FOLLOWS: FRONT (BENTSEN PALM) 25.00' SIDE (ADJACENT TO STREET) 10.00' SIDE (ADJACENT TO STREET) 10.00' SIDE (ADJACENT TO STREET) 10.00'
- ALL PUBLIC EASEMENTS DEPICTED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY PROVIDER.
- ANY DRAINAGE SWALES CONSTRUCTED FOR THE RETENTION OF DRAINAGE WATERS SHALL BE MAINTAINED BY EACH RESPECTIVE LOT OWNER. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF TREES, BUILDINGS, PLUMBING AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
- SEWERAGE: SEE-1: AN IRON ROD SET IN A CONCRETE SLAB LOCATED 170.5' SOUTH AND 47.5' WEST OF THE POINT OF BEGINNING. ELEV: 142.57 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER WILL BE REQUIRED TO OBTAIN A TOTAL OF 35,363 CUBIC-FEET (812 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AS FOLLOWS: ONE BRICK HALL FOR STORM SEWER IMPROVEMENTS.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUILDINGS, SWALES, SEWERS, TRENCHES AND OTHER PLUMBING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY THE FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT POINT APPLICATION.
- AN OFF-STREET PARKING LOT CONSTRUCTED BETWEEN COMMERCIAL/INDUSTRIAL LOTS AND SINGLE FAMILY RESIDENCES AND DRIVE WELLS SHALL BE DEVELOPED.
- THERE SHALL BE NO ACCESS FROM LOTS 1 & 23 UNTIL BENTSEN PALM DRIVE.
- NO SIGNAGES ARE REQUIRED ON THIS PLAT.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMISTAD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMISTAD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

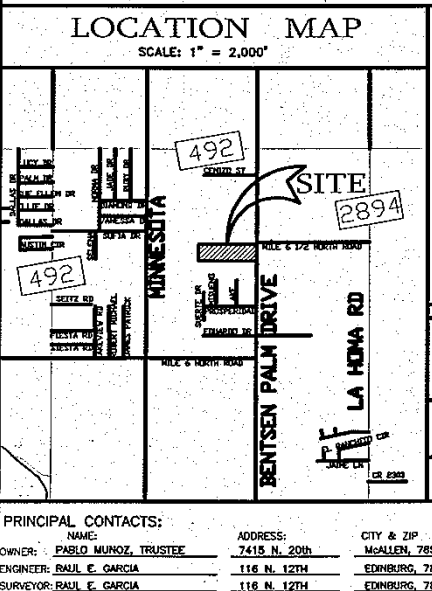
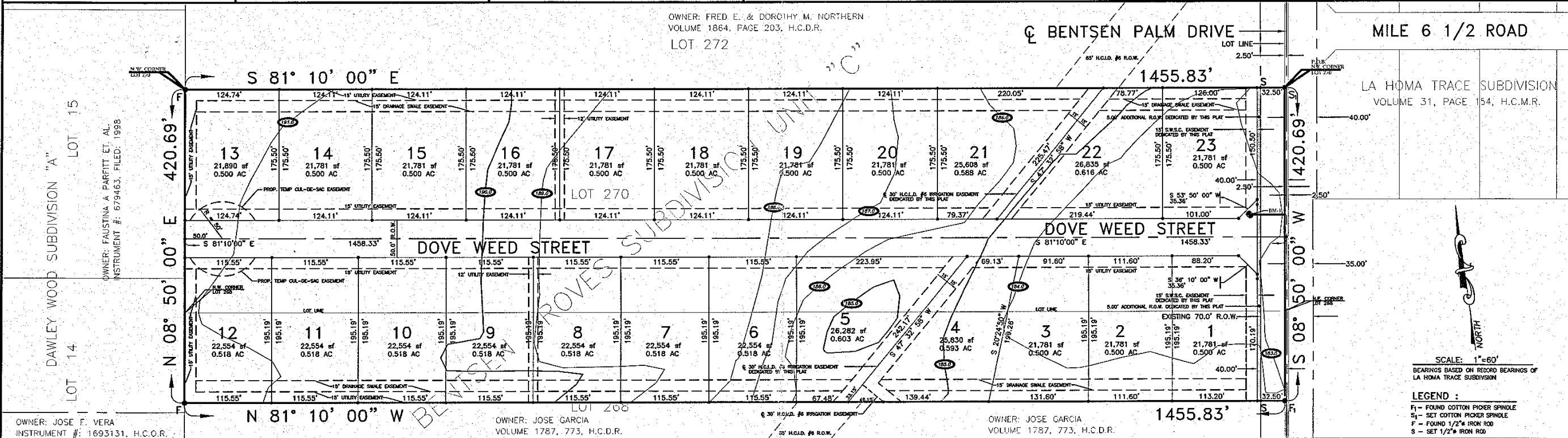
SUBDIVISION PLAT OF AMISTAD SUBDIVISION

A 14.06 acre tract of land being all of Lot 270 and the north 3.81 acres of Lot 268, Bentzen Groves Subdivision Unit "C", as recorded in Volume 7, Page 30, Map Records, Hidalgo County, Texas.

DATE: FEBRUARY 26, 2009 SCALE IN FEET: 1" = 60' SCALE: 1" = 60'

ENGINEER: R. E. Garcia
 PREPARED BY: R.E. GARCIA & ASSOCIATES
 116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

REVISION NOTES			
No.	Sheet	REVISION	Date



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

AMISTAD SUBDIVISION IS LOCATED IN SOUTHERN HIDALGO COUNTY IN H.C.P. #3 ON THE WEST SIDE OF BENTSEN PALM DRIVE, APPROXIMATELY 2,600 FEET SOUTH FROM THE INTERSECTION OF BENTSEN PALM DRIVE & FM 492. THE NEAREST MUNICIPALITY IS THE CITY OF ALTON HOWEVER THE SUBDIVISION PROPERTY LIES WITHIN THE FIVE MILE EXTRA TERRITORIAL JURISDICTION OF MISSION, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (63,272). AMISTAD SUBDIVISION LIES APPROXIMATELY 3 1/2 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S FIVE MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 216.001

INDEX OF SHEETS

No.	HEADINGS: INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.C.R.W. APPROVAL; H.C.I.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
1	HEADINGS: INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.C.R.W. APPROVAL; H.C.I.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSS) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOT DATA FOR OSS SYSTEM, TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION, SWALE DETAIL & INLET SECTION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

METES AND BOUNDS DESCRIPTION FOR A 14.06 ACRE TRACT

A 14.06 acre tract of land being all of Lot 270 and the north 3.81 acres of Lot 268, Bentzen Groves Subdivision Unit "C", as recorded in Volume 7, Page 30, Map Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a SET COTTON PICKER SPINDLE with the Bentzen Palm Drive Right-of-Way being the northeast corner of said Lot 270 for the northeast corner of herein described tract.

THENCE S 08° 50' 00" W along the east line of said Lot 270, pass at 300.00 feet a point being the southeast corner of said Lot 270 also being the northeast corner of said Lot 268 and continuing along the east line of said Lot 268 for a total distance of 420.69 feet to FOUND COTTON PICKER SPINDLE for the southeast corner of herein described tract.

THENCE N 81° 10' 00" W parallel to the north line of said Lot 268, pass at 32.50 feet a SET 1/2" IRON ROD being the west Right-of-Way line of said Bentzen Palm Drive and continuing for a total distance of 1455.83 feet to a FOUND 1/2" IRON ROD on the west line of said Lot 268 for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E along the west line of said Lot 268, pass at 120.69 feet a point being the northwest corner of said Lot 268 also being the southwest corner of said Lot 270 and continuing along the west line of said Lot 270 for a total distance of 420.69 feet to a FOUND 1/2" IRON ROD on the northwest corner of said Lot 270 for the northwest corner of herein described tract.

THENCE S 81° 10' 00" E along the north line of said Lot 270, pass at 1423.33 feet a SET 3/4" IRON ROD being the west Right-of-Way line of said Bentzen Palm Drive and continuing for a total distance of 1455.83 feet to the point of beginning and containing 14.06 acres of land, more or less.

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

I, PABLO MUÑOZ TRUSTEE, AS OWNER OF THE 14.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE FOREGOING AMISTAD SUBDIVISION, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DELEGATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.033 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS (OWNER CONSIDERING TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS);

(B) OWNER CONSIDERING TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;

(C) OWNER CONSIDERING TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;

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

 PABLO MUÑOZ TRUSTEE
 TRUSTEE
 116 N. 12TH
 EDINBURG, TEXAS 78539

THE STATE OF TEXAS
 COUNTY OF HIDALGO

I, RAUL E. GARCIA, a Notary Public in and for said County and State, on this day (26th) day of FEBRUARY, 2009, known to me to be the person whose name is indicated in the foregoing instrument, and acknowledged to me that they executed the same for the purposes, and consideration therein expressed.

 RAUL E. GARCIA
 NOTARY PUBLIC

COUNTY CLERK'S RECORDING CERTIFICATE

 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 INSTRUMENT # _____ OF THE DEED RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____

 HIDALGO COUNTY CLERK

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE § 213.01(10) I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMISTAD SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

WATER, CITY OF MISSION _____ DATE _____

CITY SECRETARY _____ DATE _____

CITY OF MISSION CERTIFICATE OF APPROVAL

THIS PLAT OF AMISTAD 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 _____, 2009

 CHAIRMAN, PLANNING & ZONING _____ DATE _____

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS DAY OF _____ A.D., 2009.

 SECRETARY _____ CHAIRMAN _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT DISTRICT'S EXPENSE.

APPROVAL BY DRAINAGE DISTRICT:

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 § 462.21(1). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE 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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE AMISTAD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

 HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
 HIDALGO COUNTY CLERK

THE STATE OF TEXAS
 COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

 REGISTERED PROFESSIONAL ENGINEER # 64780
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP:	PHONE # / FAX #:
OWNER: PABLO MUÑOZ TRUSTEE	7415 N. 20th	MOLLEN, 78504	631-3228 / -
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1 OF 3 SHEETS