

LAS TORRES ESTATES

A 2.091 ACRE TRACT OF LAND OUT OF FARM TRACT 259, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.091 ACRE TRACT OF LAND OUT OF FARM TRACT 259, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND ON THE WEST LINE OF FARM TRACT 259 AND THE INTERSECTION OF THE CENTERLINES OF MILE 4 1/2 WEST ROAD AND NEVES RODRIGUEZ STREET FOR THE NORTHWEST CORNER OF THIS TRACT

THENCE EAST, ALONG THE CENTERLINE OF NEVES RODRIGUEZ STREET, A DISTANCE OF 720.03 FEET TO A NAIL FOUND AT THE INTERSECTIONS OF THE CENTERLINES OF NEVES RODRIGUEZ AND FELIX GARCIA STREET FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE SOUTH, ALONG THE CENTERLINE OF FELIX GARCIA STREET, A DISTANCE OF 126.50 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE WEST, PASSING AT 1/2" IRON ROD FOUND AT 25.00 FEET FOR THE WEST R.O.W. LINE OF FELIX GARCIA STREET, PASSING A 1/2" IRON ROD FOUND AT 700.03 FEET FOR THE EAST R.O.W. LINE OF MILE 4 1/2 WEST ROAD, A TOTAL DISTANCE OF 720.03 FEET TO A NAIL FOUND ON THE WEST LINE OF FARM TRACT 259 AND IN THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE NORTH, ALONG THE WEST LINE OF FARM TRACT 259 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 126.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.091 ACRES OF LAND MORE OR LESS.

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, MAINTAIN, REPAIR, 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 IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED. 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 WATERLINE AS INSTALLED, GRANTEE 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 10" 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 GRANTEE 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 GRANTEE AGREES 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 APPROVED 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 GRANTEE EXECUTED THIS INSTRUMENT THIS DAY OF _____, 2010.

OWNER: JUANA D. TORRES - LOT 1
 938 NEVES RODRIGUEZ
 WESLACO, TEXAS 78596

OWNER: JOSE TORRES - LOT 2 AND LOT 3
 1018 NEVES RODRIGUEZ
 WESLACO, TEXAS 78596

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS TORRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 2010.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS TORRES ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2010.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____
 HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 532.028(A)
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TORRES ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2010.

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: _____
 HIDALGO COUNTY CLERK _____ DATE _____

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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 BY: _____ DEPUTY
 DATE OF PREPARATION: MARCH 07, 2010

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 528 N. 5TH STREET
 DONNA, TEXAS 78537
 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

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

WE, JUANA D. TORRES AND JOSE TORRES AS OWNER (S) OF THE 2.091 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS TORRES ESTATES HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: JUANA D. TORRES - LOT 1
 938 NEVES RODRIGUEZ
 WESLACO, TEXAS 78596

OWNER: JOSE TORRES - LOT 2 AND LOT 3
 1018 NEVES RODRIGUEZ
 WESLACO, TEXAS 78596

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, JUANA D. TORRES AND JOSE TORRES, ON THIS DAY PERSONALLY APPEARED KNOW 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2010.

NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9 DATED THIS _____ DAY OF _____, 2010.

PRESIDENT _____ DATE _____
 ATTEST: SECRETARY _____ DATE _____

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 § 49.01. THE DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DRAINAGE STRUCTURES DESCRIBED HEREIN. THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO DATE _____ CITY SECRETARY DATE _____

THIS SUBDIVISION PLAT OF LAS TORRES ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2010 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, A 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
 2800 SAN DIEGO
 MESQUITE, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

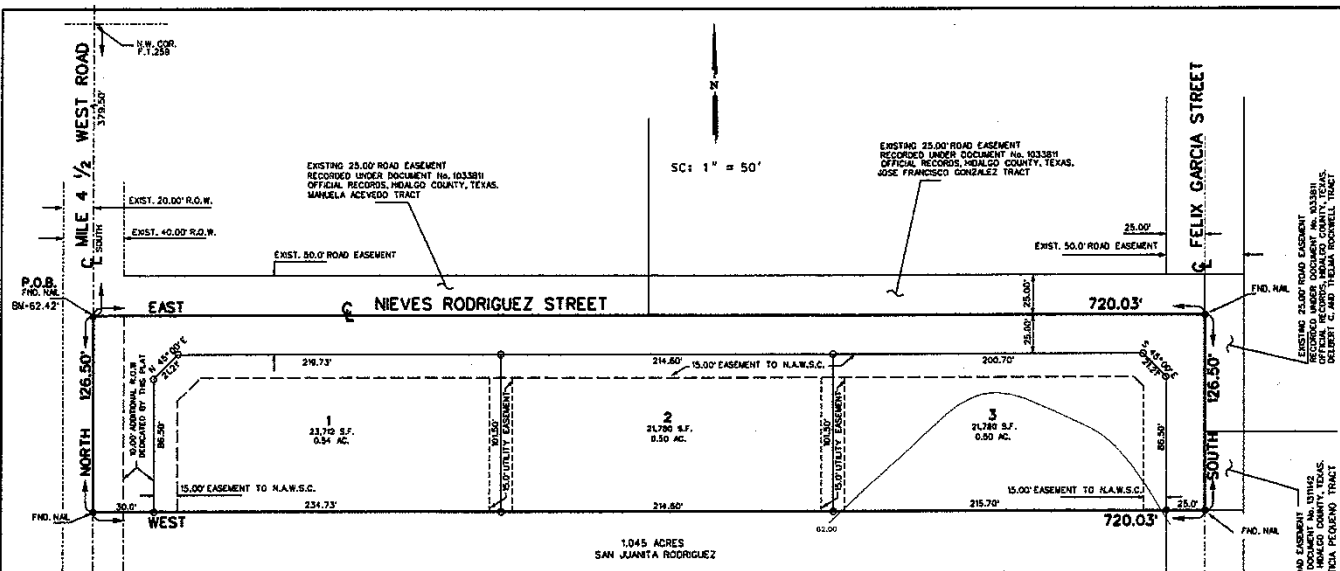
I, THE UNDERSIGNED, GUILLELMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

GUILLELMO A. ARRATIA, P.E. 7/18/10
 LICENSED PROFESSIONAL ENGINEER No. 94001
 528 N. 5TH ST.
 DONNA, TEXAS 78537



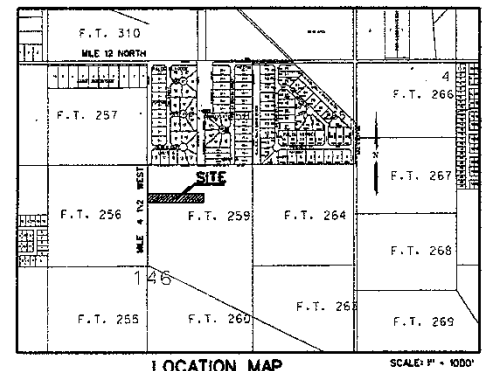
SHEET 1 OF 2

INDEX TO SHEET OF LAS TORRES ESTATES	
SHEET 1	HEADSHEET INDEX LOCATION MAP AND E.T.I. PRINCIPAL CONTACTS
SHEET 2	DEED WITH LOTS, EASEMENTS, 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 APPROVAL, CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF WESLACO, CITY AND COUNTY CERTIFICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF WESLACO, CERTIFICATION, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 CERTIFICATE OF APPROVAL, REVISION NOTES, H.C.E.D. AND H.C.R.O.W., WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING, SURVEYING, AND PLANNING (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE PROPERTY, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS.



- GENERAL NOTES:**
- MIN. BUILDING SETBACK LINES: FRONT 25.0' SIDE 5.0' EASEMENT WHICH EVER IS GREATER REAR 5.0' OR EASEMENT WHICH EVER IS GREATER
 - MINIMUM FINISH FLOOR NOTE: ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE 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.
 - Ø-DENOTES 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED. ○-DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCH MARK ELEV. = 62.42, U.S.G.S.
 - FLOOD ZONE DESIGNATION ZONE "X" (NO SHADING) AREAS DETERMINED TO BE DESIGNATED 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL No. 48033A 0450 C MAP REVISED JUNE 5, 2000. MAP REVISED TO REFLECT LOUIS MAY 21, 2001 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY 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).
 - 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 1,388.00 CUBIC FEET (30.8 AC.-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH A DETENTION AREA. LOT 1: 1,185 SF OF 0.04 ACRE-FEET LOT 2: 1,197 SF OF 0.04 ACRE-FEET
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOGS LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - 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 OCCUPANCY OF THE LOT
 - DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE ELEMENT 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.

- 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 SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 - SOIL ANALYSIS HAS 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.
 - APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSE SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - ANCHORING OF SEPTIC TANK(S)
 - BACK FLOW VALVES
 - SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- JUANA D. TORRES AND JOSE TORRES, THE OWNER A SUBDIVIDER OF LAS TORRES ESTATES 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.
- 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 AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 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 OCCUPANCY AN EASEMENT.
- DRAINAGE SWALES, DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.
- 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 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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LAS TORRES ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN EAST SIDE OF HIDALGO COUNTY AND AT THE SOUTHEAST CORNER OF MILE 4 1/2 WEST AND NEVES RODRIGUEZ ST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,442/2000 CENSUS). LAS TORRES ESTATES LIES APPROXIMATELY 1.6 MILES FROM THE CITY OF WESLACO AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, MANUELA ACEVEDO OF THE COUNTY OF HIDALGO BY SIGNING THIS SUBDIVISION PLAT OF LAS TORRES ESTATES, DO BY THESE PRESENTS GRANT, BARGAIN AND CONVEY UNTO THE SAID HIDALGO COUNTY AN EXISTING 25.00 FEET ROAD EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 03381, OFFICIAL RECORDS, FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, REPAIRING AND MAINTAINING EFRAN ROAD.

OWNER: MANUELA ACEVEDO
 ADDRESS: ROUTE 1, BOX 268-K
 WESLACO, TEXAS 78596

STATE OF TEXAS
 COUNTY OF HIDALGO
 WE, JOSE FRANCISCO GONZALEZ AND BELINDA GONZALEZ OF THE COUNTY OF HIDALGO BY SIGNING THIS SUBDIVISION PLAT OF LAS TORRES ESTATES, DO BY THESE PRESENTS GRANT, BARGAIN AND CONVEY UNTO THE SAID HIDALGO COUNTY AN EXISTING 25.00 FEET ROAD EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 018386, OFFICIAL RECORDS, FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, REPAIRING AND MAINTAINING EFRAN ROAD.

OWNER: JOSE FRANCISCO GONZALEZ
 ADDRESS: ROUTE 8, BOX 2581
 WESLACO, TEXAS 78596

OWNER: BELINDA GONZALEZ
 ADDRESS: ROUTE 9, BOX 2581
 WESLACO, TEXAS 78596

STATE OF TEXAS
 COUNTY OF HIDALGO
 WE, REMONDINO AND LETICIA PEQUEÑO OF THE COUNTY OF HIDALGO BY SIGNING THIS SUBDIVISION PLAT OF LAS TORRES ESTATES, DO BY THESE PRESENTS GRANT, BARGAIN AND CONVEY UNTO THE SAID HIDALGO COUNTY AN EXISTING 25.00 FEET ROAD EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 131142, OFFICIAL RECORDS, FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, REPAIRING AND MAINTAINING EFRAN ROAD.

OWNER: REMONDINO PEQUEÑO
 ADDRESS: ROUTE 4, BOX 236
 WESLACO, TEXAS 78596

OWNER: LETICIA PEQUEÑO
 ADDRESS: ROUTE 4, BOX 236
 WESLACO, TEXAS 78596

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JOSE TORRES	1018 NEVES RODRIGUEZ	WESLACO, TEXAS 78596	(956) 784-0218
ENGINEER: GUILLELMO A. ARRATIA, P.E.	528 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2800 SAN DIEGO	MESQUITE, TEXAS 78572	(956) 282-5475