

VALERIA ESTATES

THE NORTH 5.00 ACRES OF LOT 69, BLOCK 1, LA HOMA RANCH CITRUS GROVE SUBDIVISION NO. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 69, BLOCK 1, LA HOMA RANCH CITRUS GROVE SUBDIVISION NO. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT A NAIL FOUND IN THE CENTERLINE OF LA HOMA ROAD (FM 2894) FOR THE NORTHEAST CORNER OF LOT 69, AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE S 08°50'W, ALONG THE CENTERLINE OF LA HOMA ROAD (FM 2894) AND THE EAST LINE OF LOT 69, A DISTANCE OF 185.00 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 81°10'W, PASSING AT 1/2" IRON ROD FOUND AT 40.00 FEET FOR THE WEST R.O.W. LINE OF LA HOMA ROAD (FM 2894), A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 69, FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 08°50'E, ALONG THE WEST LINE OF LOT 69, A DISTANCE OF 185.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 69 AND THE NORTHWEST CORNER OF THIS TRACT.
THENCE S 81°10'E, ALONG THE NORTH LINE OF LOT 69, PASSING AT 1/2" IRON ROD FOUND AT 1280.00 FEET FOR THE WEST R.O.W. LINE OF LA HOMA ROAD (FM 2894), A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 DATED THIS 20th DAY OF MAY, 2010

ATTEST: *David Lopez* 5-20-10
PRESIDENT DATE
I. Branda Thompson 5/20/10
SECRETARY DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VALERIA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

HIDALGO COUNTY RIGHT OF WAY DEPARTMENT DATE
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VALERIA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VALERIA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE
ATTEST: _____ DATE

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

21. NO SIDEWALKS REQUIRED ON RESIDENTIAL LOTS. SIDEWALKS MAY BE REQUIRED FOR COMMERCIAL LOTS BY THE COUNTY'S PLANNING DEPARTMENT DURING THE BUILDING PERMIT PROCESS.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
WE, GUILLELMA S. LOPEZ AND DAVID E. LOPEZ, OWNER OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "VALERIA ESTATES" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

Guillelma Lopez
OWNER: GUILLELMA S. LOPEZ
ADDRESS: 3404 OLGA
MCALLEN, TEXAS 78503
David E. Lopez
OWNER: DAVID E. LOPEZ
ADDRESS: 3404 OLGA
MCALLEN, TEXAS 78503

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.006 (c) AND § 212.015(b)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VALERIA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON
MAYOR OF THE CITY OF MISSION DATE
ATTEST: *Anna Carrillo* 5/10/10
SECRETARY OF THE CITY OF MISSION DATE

THIS PLAT OF VALERIA ESTATES 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 THE 27th DAY OF JULY, 2010
Carl Albach
CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO
I, HOMERO LUIS 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MARKS WERE PROPERLY PLACED UNDER MY SUPERVISION.
Homero Luis Gutierrez, P.L.S.
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

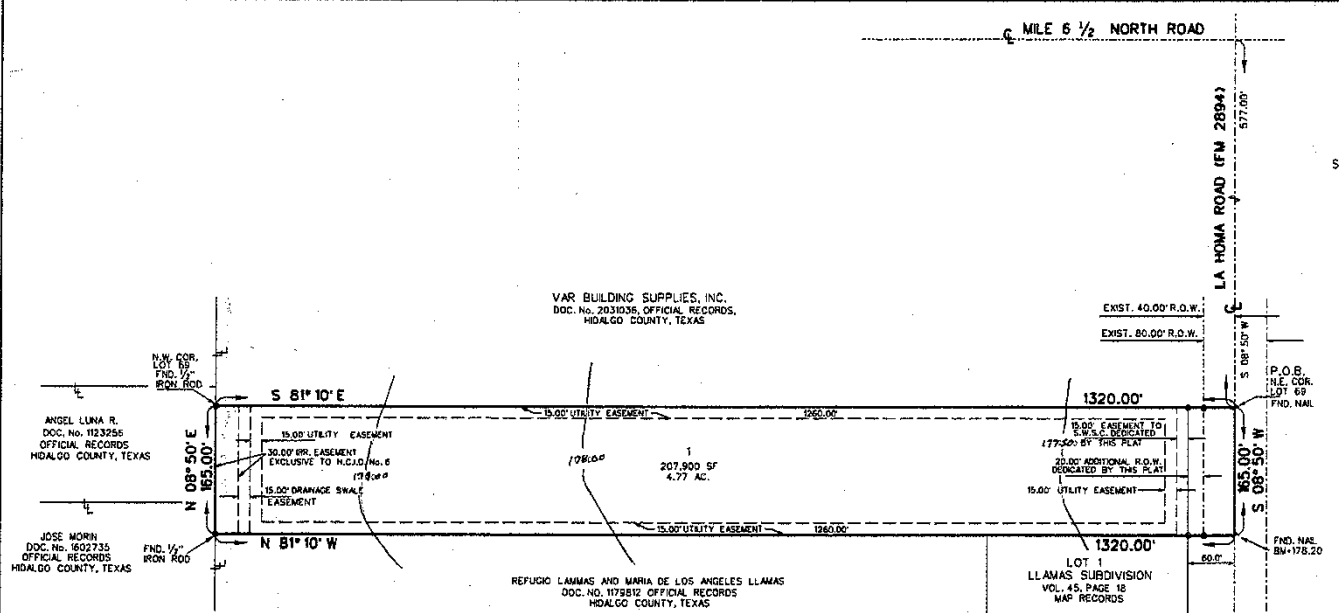
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, GUILLELMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
Guillermo A. Arratia, P.E.
GUILLELMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 84001
326 N. 5TH ST.
DONNA, TEXAS 78537

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 § 49.214 (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: _____

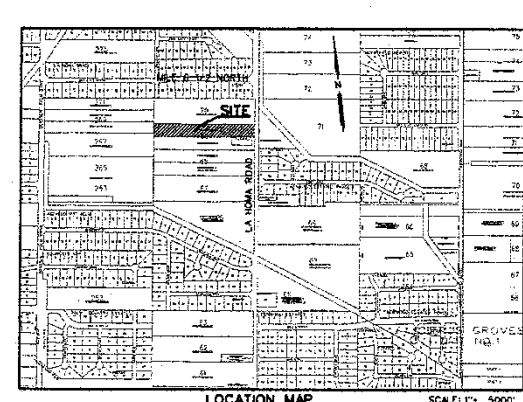
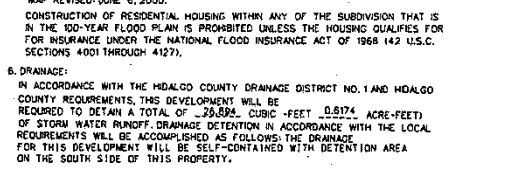
SHEET 1 OF 3

INDEX TO SHEET OF VALERIA ESTATES	
SHEET 1	HEADLINE, INSTRUMENT LOCATION MAP AND EIT, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL, CERTIFICATE OF COUNTY CLERK'S RECORDING, CERTIFICATE OF HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT NO. 6 CERTIFICATE OF APPROVAL, REVISION NOTES, H.C.H.D. AND H.C.P.D.W. WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT
SHEET 2	ENGLISH AND SPANISH VERSIONS, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND SEWER SERVICES, CERTIFICATION (ENGLISH AND SPANISH VERSIONS), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS



- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, 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 MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWER DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- SEWER 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.
- 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- GUILLELMA S. LOPEZ AND DAVID E. LOPEZ, THE OWNER & SUBDIVIDER OF VALERIA 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 MADE 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.
- 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 REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- IF THE PURCHASER OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
- 100% DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO LA HOMA ROAD (FM 2894).

- GENERAL NOTES:**
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 50.00 FEET
SIDES: 10.0 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 30.0' OR EASEMENT WHICH EVER IS GREATER
GARAGE/PORT SET BACK SHALL BE 10.0'
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET.
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 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.
 - 1 - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
2 - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
3 - DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
 - BENCHMARK ELEVATION 178.20 NAL. AT THE SOUTHEAST CORNER OF THIS SUBDIVISION
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUT SIDE 500 YEAR FLOOD PLAIN
C.P.N. 480334 0290 D
MAP REVISED: JUNE 4, 2000.
 - 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 OBTAIN A TOTAL OF 29,882 CUBIC FEET (0.5174 ACRE-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 DETENTION AREA ON THE SOUTH SIDE OF THIS PROPERTY.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY:
VALERIA ESTATES IS WITHIN HIDALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, ON THE WEST SIDE OF LA HOMA ROAD (FM 2894) 577.00 FEET SOUTH OF MILE 6 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION OF 67,110 - 2008 CENSUS). VALERIA ESTATES LIES WITHIN THE 5 MILE EXTRAJURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: DAVID E. LOPEZ	3404 OLGA AVE.	MCALLEN, TEXAS 78503	(956) 828-1227
ENGINEER: GUILLELMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0216
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(361) 561-1277

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
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DATE OF PREPARATION: FEBRUARY 21, 2010