



LOCATION MAP
SCALE: 1"=5000'

LOCATION DESCRIPTION

VILLEGAS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 APPROXIMATELY 650 FEET SOUTH OF INTERSECTION OF MONTECRISTO ROAD AND VAL VERDE ROAD, WEST OF VAL VERDE ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG (POPULATION 62,735), VILLEGAS SUBDIVISION LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS OF EDINBURG AND IS 1.2 MILES OUTSIDE THE CITY'S EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

METES AND BOUNDS DESCRIPTION

A 10.00 (435600.00 SQ. FT.) ACRE TRACT OF LAND BEING THE NORTH 10.00 (435600.00 SQ. FT.) ACRES OF THE SOUTH 20.00 (871200.00 SQ. FT.) ACRES OF LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.00 (435600.00 SQ. FT.) ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), TEXAS-MEXICAN RAILWAY COMPANY SURVEY; THENCE NORTH 09° 05' 00" EAST, 330.00 FEET WITH THE EAST BOUNDARY LINE OF SAID LOT THREE (3), SECTION TWO HUNDRED FIFTY-SIX (256), TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
 THENCE NORTH 80° 55' 00" WEST, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT OF WAY LINE OF VAL VERDE ROAD, AT 1250.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE EAST RIGHT OF WAY LINE OF AN IRRIGATION DITCH, AT 1320.00 FEET IN ALL TO A FOUND HALF (1/2) INCH IRON ROD AT THE WEST BOUNDARY LINE OF SAID LOT THREE (3) SECTION TWO HUNDRED FIFTY-SIX (256), FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE NORTH 09° 05' 00" EAST, 330.00 FEET WITH SAID WEST BOUNDARY LINE TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE SOUTH 80° 55' 00" EAST, AT 70.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID IRRIGATION DITCH, AT 1300.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT OF WAY LINE OF VAL VERDE ROAD, AT 1320.00 FEET IN ALL TO A 60-D NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
 THENCE SOUTH 09° 05' 00" WEST, 330.00 FEET WITH THE EAST BOUNDARY LINE OF LOT THREE(3), SECTION TWO HUNDRED FIFTY-SIX (256) TO THE POINT OF BEGINNING 10.00 (435600.00 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028(c)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 12-09-09 AT 11:51 AM.
 HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028(c)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 12-09-09 AT 11:51 AM.
 HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

VILLEGAS SUBDIVISION

A 10.0 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF THE SOUTH 20.0 ACRES OF LOT 3, SECTION 256, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 DATE OF PREPARATION: FEBRUARY 2009

J.E. SAENZ & ASSOCIATES, INC.
 P.O. BOX 3293 EDINBURG, TEXAS 78540
 TEL. (956) 383-2984 FAX (956) 383-3736
 PROJECT NO. 1
 SUB 07 004

GENERAL NOTES

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "AH", BE: 73.0
 COMMUNITY-PANEL NUMBER 480334 0325 D
 MAP REVISION: JUNE 6, 2000
 LOG#R DATED MAY 17, 2001
 THE AREAS WITH IN THE DRAINAGE EASEMENT AND THE EXISTING STREET RIGHT-OF-WAY ARE WITH IN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D, ZONE "AH" EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES THE ENTIRE SUBDIVISION PROPERTY IS WITH IN FLOOD ZONE "AH" AND WITH IN THE 100-YEAR FLOOD PLAN.
 CONSTRUCTION OF COMMERCIAL BUILDING WITH IN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE BUILDING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- ALL LOT CORNERS ARE MARKED WITH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED J.E. SAENZ.
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 74.5. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH IN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
 DATE: MAD 1983, STATE-PLANE, TEXAS, SOUTH, FIPS, 4205, FEE
 BENCHMARK ELEVATION: 69.64'
 LOCATION: TOP OF COTTON PICKER SPINDLE AT THE SOUTHEAST CORNER OF THE NORTH 10.00 ACRES OF THE SOUTH 20.00 ACRES OF LOT THREE SECTION TWO HUNDRED AND FIFTY SIX.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- SETBACKS:
 FRONT: 50 FEET
 REAR: 30.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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 (256) CUBIC FEET (2.8 ACRES FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 OF THIS PLAT).
- DRAINAGE SWALE EASEMENT NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH IN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT 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.
- 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 OCCUPYING THE LOT.
- 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.
- 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 SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 1. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
 2. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,700 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
 3. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 4. 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 STANDARD SEPTIC TANK AND ADSORPTIVE DRAIN FIELD SYSTEM.
 5. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE 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 WITH IN 150 FEET FROM THE BOUNDARIES IN THIS SUBDIVISION.
- JAMIE SALAZAR DE LA CERDA, JOSE ANGELO SALAZAR DE LA CERDA, JOSE CARLOS VILLEGAS, AND ROSA DALIA VILLEGAS, THE OWNER & SUBDIVIDER OF VILLEGAS SUBDIVISION, 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.
- 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 OCCUPYING AN EASEMENT.
- THE OWNER SHALL REMOVE ALL IMPROVEMENTS LOCATED ON THE RIGHT OF WAY AT THE OWNER'S EXPENSE WITH IN 45 DAYS OF RECEIVING WRITTEN NOTICE FROM THE COUNTY OR OTHER GOVERNMENTAL ENTITY OF ITS INTENT TO UTILIZE THE RIGHT OF WAY.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBMISSION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 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 DRAINAGE DISTRICT NO. 1
 BY: _____

THIS PLAT IS APPROVED BY THE HIDALGO COUNTY IRIGATION DISTRICT NO. 1 ON THIS 12-09-09 DAY OF DECEMBER, 2009

HIDALGO COUNTY IRIGATION DISTRICT NO. 1 HAS WILL NOT BE RESPONSIBLE FOR MEASUREMENT OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT OBSTRUCTIONS FOR THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENTS.
 NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.
 _____ PRESIDENT
 _____ SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

I, JAMIE SALAZAR DE LA CERDA, JOSE ANGELO SALAZAR DE LA CERDA, JOSE CARLOS VILLEGAS, AND ROSA DALIA VILLEGAS, AS OWNER OF THE 10.0 ACRE TRACT OF LAND ENCOMPASSED WITH IN THE PROPOSED VILLEGAS SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DO DEDICATE TO THE 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 STATES 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: Jose Carlos Villegas DATE: 12-9-09
 OWNER: Rosa D. Villegas DATE: 12-09-09
 OWNER: Jamie Salazar de la Cerda DATE: 12-09-09
 OWNER: Jose Angel Salazar de la Cerda DATE: 12-09-09

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, JOSE E. SAENZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOSE E. SAENZ, P.E. NO. 62553

STATE OF TEXAS COUNTY OF HIDALGO

I, LEO L. RODRIGUEZ, JR. CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

LEO L. RODRIGUEZ, JR., R.P.L.S. NO. 2448

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMIE SALAZAR DE LA CERDA, JOSE ANGELO SALAZAR DE LA CERDA, JOSE CARLOS VILLEGAS, AND ROSA DALIA VILLEGAS, 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 THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF DECEMBER, 2009.

NOTARY PUBLIC: _____ DATE: 12-9-09 COUNTY OF HIDALGO

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COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____ 20____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____ 20____.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARLOS VILLEGAS	210 E. BUTLER	PHARR, TEXAS 78577	(956) 207-7007	N/A
ENGINEER: JOSE E. SAENZ, P.E.	P.O. BOX 3293	EDINBURG, TEXAS 78540	(956) 383-2984 (956) 383-3736	
SURVEYOR: LEO L. RODRIGUEZ, JR., R.P.L.S.	P.O. BOX 3293	EDINBURG, TEXAS 78540	(956) 383-2984 (956) 383-3736	