

CORREA ESTATES

A 4.42 ACRE TRACT OF LAND BEING THE SOUTH 165.00 FEET OF LOT 52, LLANO GRANDE GRANT OF LANDS, RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 374335, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.42 ACRE TRACT OF LAND BEING THE SOUTH 165.00 FEET OF LOT 52, LLANO GRANDE GRANT OF LANDS, RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 374335, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF LOT 52 AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE-NORTH, ALONG THE WEST LINE OF LOT 52 AND WITHIN A 50.00 FOOT DRAIN DITCH EASEMENT, A DISTANCE OF 165.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE-EAST, PASSING AT 30.00 FEET THE EAST LINE OF A 60.00 FOOT DRAIN DITCH EASEMENT AND THE WEST R.O.W. LINE OF GONZALES ROAD, PASSING AT 60.00 FEET FOR A 1/2" IRON ROD FOUND FOR EAST R.O.W. LINE OF GONZALES ROAD, A TOTAL DISTANCE OF 168.80 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 52 FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE-SOUTH, ALONG THE EAST LINE OF LOT 52, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE-WEST, ALONG THE SOUTH LINE OF LOT 52, PASSING AT 1088.80 FEET A 1/2" IRON ROD FOUND FOR THE EAST R.O.W. LINE OF GONZALES ROAD, PASSING AT 1088.80 FEET FOR THE WEST R.O.W. LINE OF GONZALES ROAD AND THE EAST LINE OF A 60.00 FOOT DRAIN DITCH EASEMENT, A TOTAL DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.42 ACRES OF LAND MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 5

ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____

PRESIDENT SECRETARY

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 AND 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
 2600 SAN BROCC
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO 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
 LICENSED PROFESSIONAL ENGINEER No. 94001
 526 N. 5TH ST.
 DONNA, TEXAS 78537

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(1)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CORREA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____, 2011.

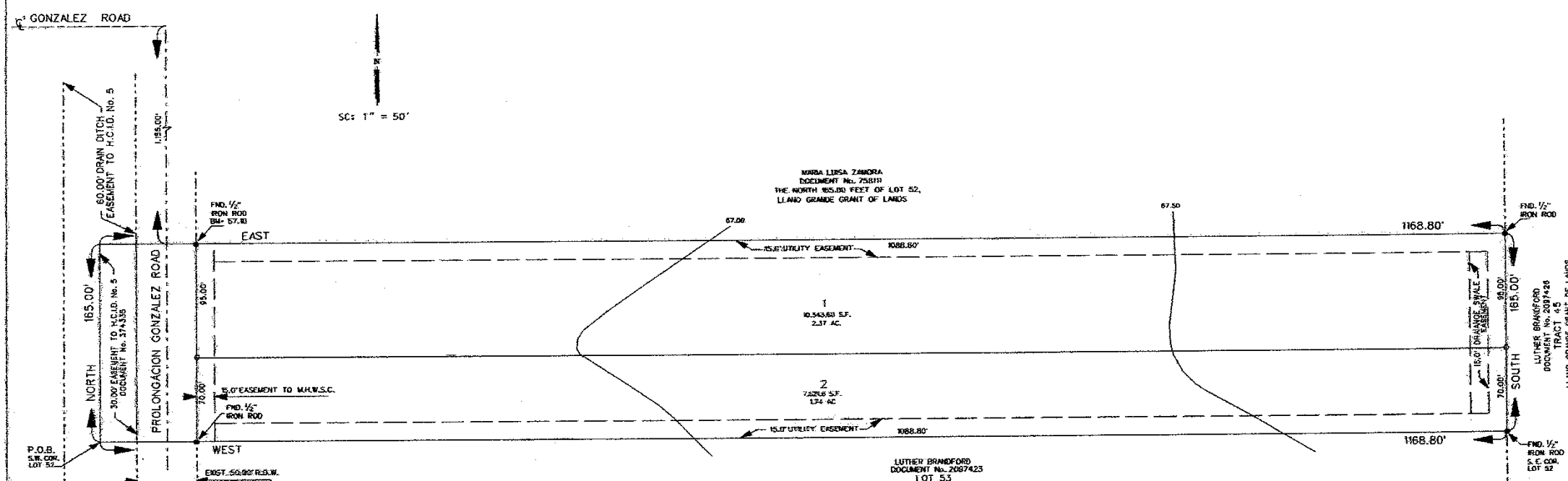
HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____

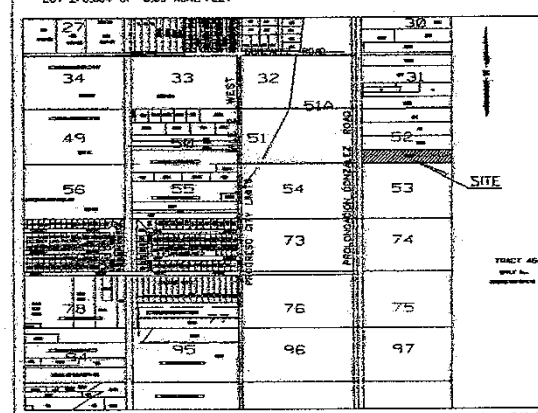
HIDALGO COUNTY CLERK _____ DATE _____

SHEET 1 OF 3

INDEX TO SHEET OF CORREA ESTATES	
SHEET 1	HEADLINE, INDEX, LOCATION MAP AND EXISTING UTILITIES; METES AND BOUNDS; SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; LEGAL DESCRIPTION; RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; ELEVATION CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION; ALL-C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; AND ROW DEPT. CERTIFICATIONS
SHEET 2	WATER DISTRIBUTION AND WASTE FACILITY; ENGINEERING REPORT; LEGAL AND SOIL DESCRIPTION; INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); TYPICAL WATER SERVICE CONNECTIONS; SUBDIVIDER STATEMENT CERTIFICATION
SHEET 3	FORNAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE; THIS DEVELOPMENT MAP IS, UTILITY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS



- GENERAL NOTES:**
- MIN. BUILDING SETBACK LINES: FRONT 40.0' SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER. REAR 40.0' MIN. OR EASEMENT WHICH EVER IS GREATER.
 - MINIMUM FINISH FLOOR NOTES: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF 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 PERMITS. CONSTRUCTION TO VERIFY PERMITS 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 ROD FOUND UNLESS OTHERWISE NOTED.
 - Ø - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - BOUNDARY NOTES: THE FOLLOWING BOUNDARIES ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BOUNDARY MARK ELEV. - 67.40' FIN. 1/2" IRON ROD AT THE EAST R.O.W. LINE OF PROLONGACION GONZALES ROAD AT THE NORTHWEST CORNER OF THIS SUBDIVISION.
 - FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OF CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE AREAS PROTECTED BY LEVEES FROM THE BASIC FLOODING AND/OR SANDWICH COMMUNITY PANEL NO. 480334-0525 C EFFECTIVE DATE: JANUARY 2, 1981.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTERIOR JURISDICTION OF A MUNICIPALITY:
 CORREA ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTHEAST OF HIDALGO COUNTY ON THE EAST SIDE OF PROLONGACION GONZALES ROAD 1320.00 FEET SOUTH OF GONZALES ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESSO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PROGRESSO (POPULATION 5,082 / 2005 CENSUS). CORREA ESTATES IS 1400 FEET FROM THE CITY LIMITS OF PROGRESSO.

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROWING PLANTS IN BUCKETS, MATS, 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 MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- DRAINAGE SWALE EASEMENTS NOTES: 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 OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTES: 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.
 - OSSEF 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 COMPLETES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSEF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - 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 ASSORTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSEF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSEF 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.
- JOSE ANTONIO AND ROSA MARIA CORREA, THE OWNERS & SUBDIVIDER OF CORREA ESTATES SUBDIVISION ARE HEREBY GRANTING 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 & 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.
- ALL LOTS IN CORREA ESTATES ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN CORREA ESTATES TO THE AREA DESIGNATED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNER OF CORREA ESTATES, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, MAY ENFORCE THIS PLAT NOTE BY NUISANCE OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DESIGNATED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING CORREA ESTATES BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN CORREA ESTATES, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN CORREA ESTATES) ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY, TO RELEASE THE DRAINAGE EASEMENT BULKING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

WE, JOSE ANTONIO CORREA AND ROSA MARIA A. CORREA AS OWNER (S) OF THE 4.42 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CORREA ESTATES, HEREBY SUBDIVIDE 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: JOSE ANTONIO CORREA DATE _____ ADDRESS: P.O. BOX 525 PROGRESSO, TEXAS 78579
 OWNER: ROSA MARIA A. CORREA DATE _____ ADDRESS: P.O. BOX 525 PROGRESSO, TEXAS 78579

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ANTONIO CORREA AND ROSA MARIA A. CORREA 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 PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2010.



LEONOR ARRATIA
 Notary Public, State of Texas
 My Commission Expires 09-29-2010

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____
 THE PLAT OF CORREA ESTATES HAS BEEN SUBMITTED AND CONSIDERED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE CERTIFY THAT POTABLE WATER IS AVAILABLE TO ALL LOTS.
 DATED THIS _____ DAY OF _____, 2010

APPROVED BY: _____ MANAGER

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR.

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY: _____ DEPUTY

DATE OF PREPARATION: AUGUST 22, 2010

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:
 NAME ADDRESS CITY & ZIP PHONE
 OWNER: JOSE ANTONIO CORREA P.O. BOX 525 PROGRESSO, TEXAS 78579 (956) 784-309
 ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-038
 SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN BROCC MISSION, TEXAS 78572 (956) 583-5470

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-028
 DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@HOTMAIL.COM