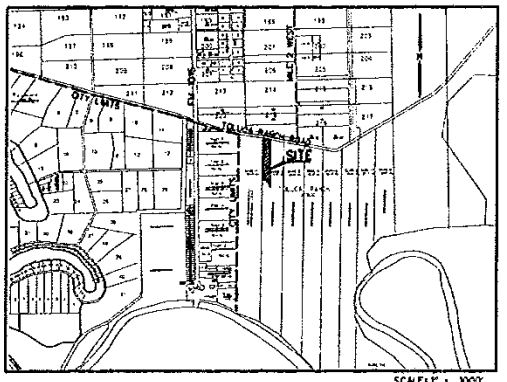
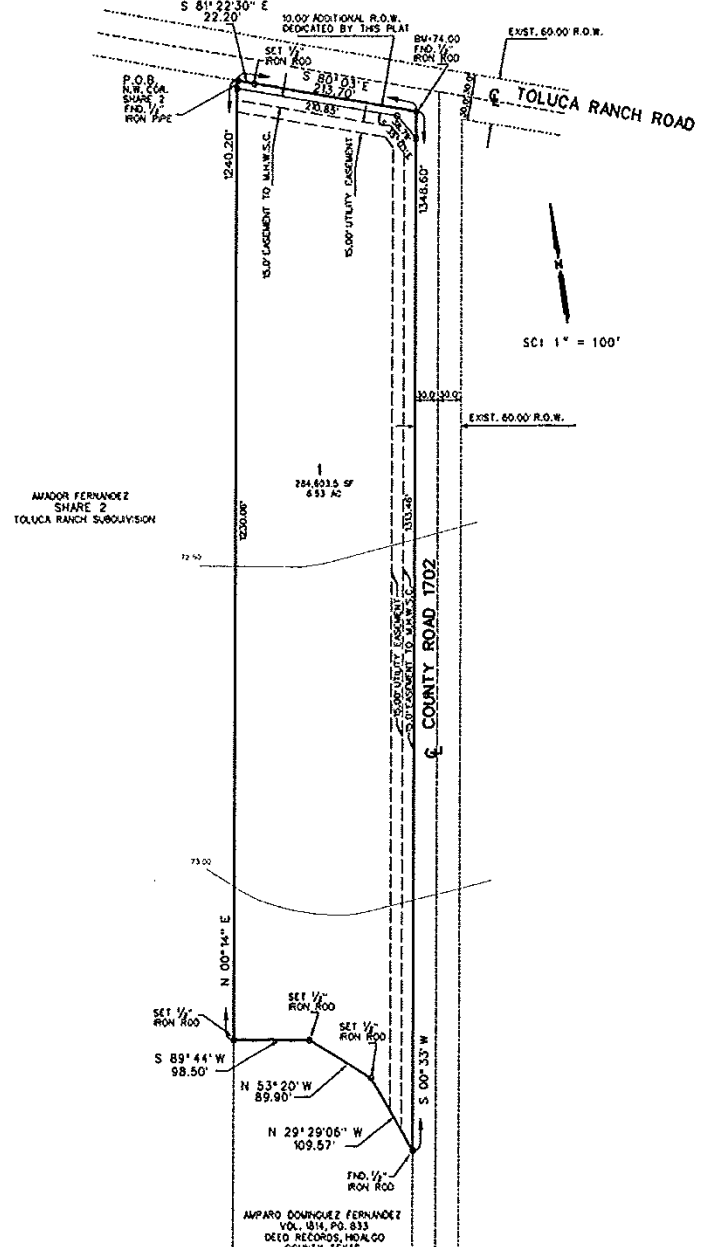


GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES: FRONT 40.0' SIDE 6.0' OR EASEMENT WHICHEVER IS GREATER REAR 15.0' OR EASEMENT WHICHEVER IS GREATER
2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE 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 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.
3. 0-DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED. 0-DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
4. BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, BENCH MARK ELEV. = 74.00, U.S.G.S. 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS LOT.
5. FLOOD ZONE B - AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD ON CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (GENERAL SHADING) COMMUNITY PANEL NO. 480331 0525 B EFFECTIVE DATE: JANUARY 2, 1981
6. LOT ONE SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE THAN COMMERCIAL. LOT ONE IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL AS REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
7. 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 3,200.00 CUBIC FEET (0.22 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 A DETENTION AREA.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARBERS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, 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.
9. 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.
10. 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.
11. DRAINAGE GRAPES, DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. AN OFF-STREET PARKING LOT, SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL OR INDUSTRIAL 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 MAP
 LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:
 LA CAPILLA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTHWEST OF HIDALGO COUNTY ON THE SOUTH SIDE OF TOLUCA RANCh ROAD 1765.00 FEET EAST OF FM 1015. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESO LAKES ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PROGRESO LAKES (POPULATION 247 / 2005 CENSUS). LA CAPILLA SUBDIVISION IS 820 FEET FROM THE CITY LIMITS OF PROGRESO LAKES AND LIES WITHIN THE CITY'S 2 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

REVISION NOTES		
NO.	SHEET	DATE APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RUBEN DARO PUJA	2801 SANTA SUSANA ST.	MISSION, TEXAS, 78572	936-373-7218
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	MISSION, TX 78572	936-781-0218
SURVEYOR: REYNALDO ROBLES	42 W. 12354TH ST.	MISSION, TEXAS 78558	936-968-2422

LA CAPILLA SUBDIVISION

A 6.59 ACRE TRACT OF LAND OUT OF SHARE 2, TOLUCA RANCh SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 14, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 6.595 ACRE TRACT OF LAND OUT OF SHARE 2, TOLUCA RANCh SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 14, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINS AT A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAO SHARE 2 AND THE NORTHWEST CORNER OF SAO TRACT HEREIN DESCRIBED;
- THENCE S 81°22'30" E, 213.70 FEET, WITH THE NORTH LINE OF SAO SHARE 2 AND WITH THE SOUTH R.O.W. LINE OF TOLUCA RANCh ROAD TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "R & A" SET FOR AN ANGLE POINT;
- THENCE S 80°03' E, 213.70 FEET, CONTAINING WITH THE NORTH LINE OF SHARE 2 AND WITH THE SOUTH R.O.W. LINE OF SAO TOLUCA RANCh ROAD TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAO TRACT HEREIN DESCRIBED;
- THENCE S 00°33' W, 1348.60 FEET (IDEED 1348.68 FEET), WITH THE WEST LINE OF A 60.00 FEET WIDE ROAD TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAO TRACT HEREIN DESCRIBED;
- THENCE N 29°29'06" W, 109.57 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "R & A" SET FOR AN ANGLE POINT;
- THENCE N 53°20' W, 89.90 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "R & A" SET FOR AN ANGLE POINT;
- THENCE S 89°44' W, 98.50 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "R & A" SET FOR THE SOUTHWEST CORNER OF SAO TRACT HEREIN DESCRIBED;
- THENCE N 00°14' E, 1240.20 FEET WITH THE WEST LINE OF SAO SHARE 2 TO THE POINT OF BEGINNING AND CONTAINING 6.595 ACRES OF LAND MORE OR LESS.

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

I, RUBEN DARO PUJA, AS OWNER OF THE 6.59 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA CAPILLA SUBDIVISION, 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: RUBEN DARO PUJA
 PUJA MONROY INVESTMENTS, LLC
 ADDRESS: 2801 SANTA SUSANA ST.
 MISSION, TEXAS, 78572

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUBEN DARO PUJA, 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 _____ DAY OF _____, 2011.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

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 §42.011(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: _____

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF PROGRESO LAKES, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF PROGRESO LAKES DATE _____ CITY SECRETARY _____ DATE _____

THIS SUBDIVISION PLAT OF LA CAPILLA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF PROGRESO LAKES, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2011 A.D.

EXTERMINAL PLANNING & ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
 REG. PROFESSIONAL LAND SURVEYOR - 4032
 P.O. BOX 478
 507 W. BURGESS ST.
 MESLACO, TEXAS, 78558
 PH. 936-968-2422

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. 81001
 526 N. 5TH ST.
 DONNA, TEXAS, 78537



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

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET
 DONNA, TEXAS, 78537
 PHONE NO. F-9050
 PH. (936) 781-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: APRIL 17, 2011

INDEX TO SHEET OF LA CAPILLA SUBDIVISION	
SHEET 1	READING: INDEX LOCATION MAP AND EASEMENT PRINCIPAL CONTACTS PLAT WITH LOTS, EASEMENTS, AND EASEMENT PRESERVATION LEGAL DESCRIPTION LINES AND INSTRUMENT SUPERVISIONS AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DEDICATION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; HIDALGO COUNTY CERTIFICATION; HIDALGO COUNTY CERTIFICATE OF APPROVAL; RESTRICTION NOTES - (LOCAL GOV. AND LOCAL GOV. NO. 3)
SHEET 2	KNOWLEDGE RECORD (INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT); MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS