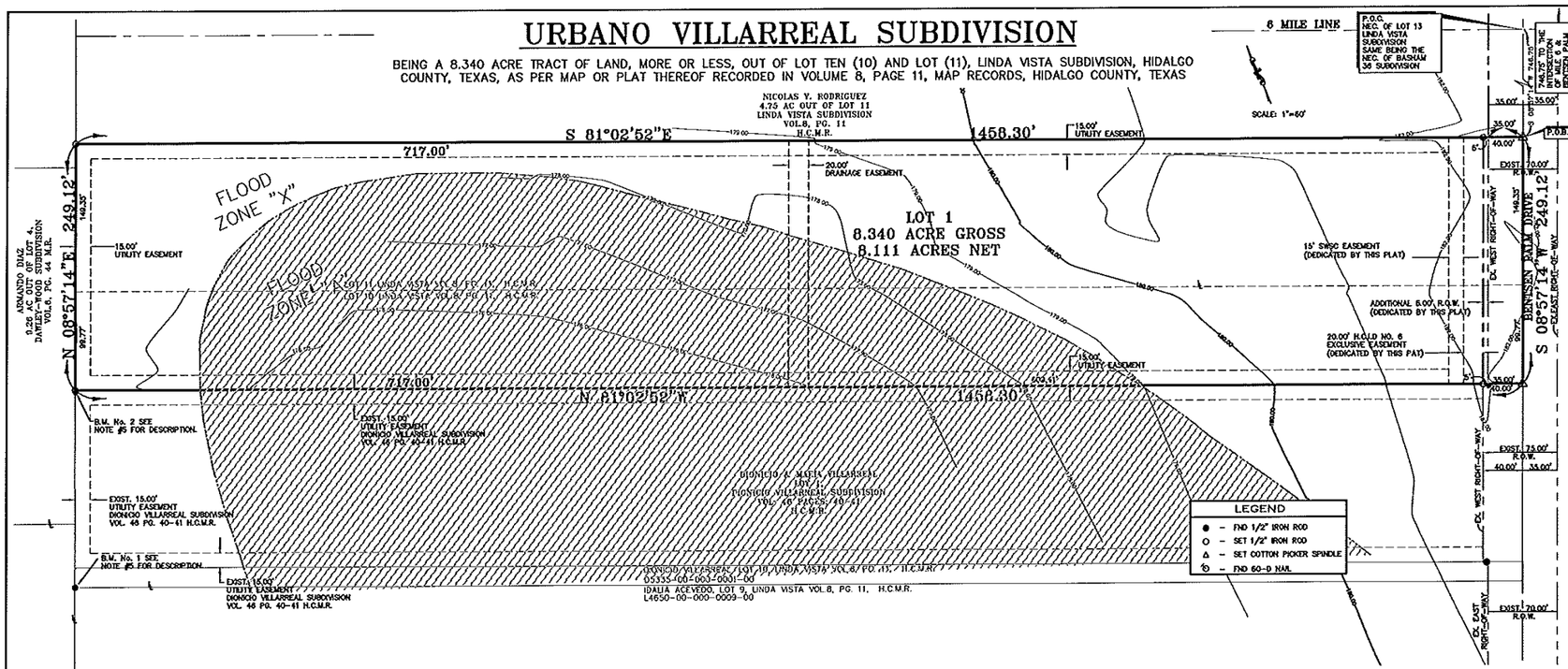
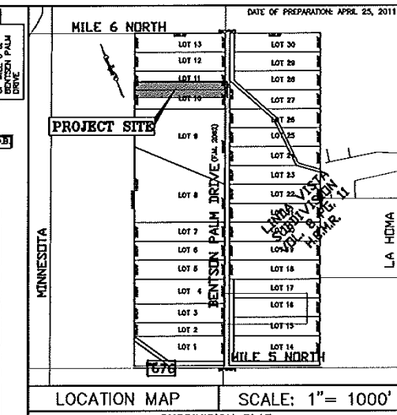
URBANO VILLARREAL SUBDIVISION

BEING A 8.340 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT TEN (10) AND LOT (11), LINDA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS





SUBDIVISION PLAT OF

URBANO VILLARREAL SUBDIVISION

BEING A 8.340 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT TEN (10) AND LOT (11), LINDA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING ALL THAT CERTAIN 8.340 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN FROM JOSE LUIS CRUZ AND WIFE ENEDINA CRUZ TO URBANO VILLARREAL DATED JULY 25, 2002 AND RECORDED IN DOCUMENT NUMBER 1122531 OF THE OFFICIAL RECORDS OF HIDALGO, COUNTY, TEXAS, SAID TRACT BEING OUT OF LOT 10 AND LOT 11 OF THE LINDA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 11 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.340 ACRES TRACT OF LAND BEING MORE PARTICULARLY DECRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13 OF THE SAID LINDA VISTA SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF THE BASHAM 36 SUBDIVISION RECORDED IN VOLUME 30, PAGE 102A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, A POINT FOR CORNER ON THE CENTERLINE OF BENTSEN PALM DRIVE;

THENCE, SOUTH 08°57'14" WEST ALONG THE CENTERLINE OF THE SAID BENTSEN PALM DRIVE AND THE EAST LINE OF THE SAID LINDA VISTA SUBDIVISION, PASS ON LINE AT 597.4 FEET THE SOUTHEAST CORNER OF LOT 12 AND NORTHEAST CORNER OF LOT 11 OF THE SAID LINDA VISTA SUBDIVISION, AT 746.75 FEET A COTTON PICKER SPINDLE SET FOR FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND ON THE CENTERLINE OF BENTSEN PALM DRIVE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 08°57'14" EAST ALONG THE CENTERLINE OF THE SAID BENTSEN PALM DRIVE AND THE WEST LINE OF THE SAID LINDA VISTA SUBDIVISION, PASSING AT 149.35 FEET THE SOUTHEAST CORNER OF THE SAID LOT 11 AND THE NORTHEAST CORNER OF THE SAID LOT 10, AND CONTINUING A TOTAL DISTANCE OF 249.12 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 81°02'52" WEST, ACROSS THE SAID LOT 10 OF THE SAID LINDA VISTA SUBDIVISION, AT 34.83 FEET PASS AN IRON ROD FOUND LOCATED 1.72 FEET SOUTH OF THE BOUNDARY LINE, AT 40.00 FEET PASS A CAPPED IRON ROD SET AT THE RECOGNIZED WEST RIGHT-OF-WAY OF THE SAID BENTSEN PALM DRIVE, AT 1457.06 FEET PASS A CAPPED IRON ROD FOUND 2.20 FEET SOUTH OF THE BOUNDARY LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 1458.30 FEET TO A CAPPED IRON ROD SET ON THE WEST LINE OF THE SAID LINDA VISTA SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 08°57'14" EAST IN PART WITH THE WEST LINE OF LOTS 10 AND 11 OF THE SAID LINDA VISTA SUBDIVISION, PASSING AT 99.77 FEET THE NORTHWEST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF LOT 11 OF THE SAID LINDA VISTA SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 249.12 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ON THE WEST LINE OF LOT 11 OF THE SAID LINDA VISTA SUBDIVISION;

THENCE SOUTH 81°02'52" EAST ACROSS LOT 11 OF THE SAID LINDA VISTA SUBDIVISION, PASSING AT 1418.30 FEET A CAPPED IRON ROD SET ON THE WEST RIGHT-OF-WAY OF THE SAID BENTSEN PALM DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 1458.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 8.340 ACRES OF LAND, MORE OR LESS.

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

I, URBANO VILLARREAL, AS OWNER OF THE 8.34 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED URBANO VILLARREAL SUBDIVISION HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

URBANO VILLARREAL DATE
RT 8 BOX 1618
MISSION, TX 78574

STATE OF TEXAS -- COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED URBANO VILLARREAL, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS -- COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE URBANO VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2011.

ATTEST:

HIDALGO COUNTY JUDGE DATE HIDALGO COUNTY CLERK DATE

STATE OF TEXAS -- CITY OF MISSION
PLAT APPROVAL CERTIFICATE

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

CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

PLANNING AND ZONING COMMISSION CHAIRMAN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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.

BY DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CERTIFICATE

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS____ DAY OF _____, 2011

SUBJECT TO THE FOLLOWING:
1) NO BUILDING ALLOWED ON TOP OF AN IRRIGATION LINE; 2) 10.0' (TEET) EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

PRESIDENT DATE SECRETARY DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URBANO VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

_____ DAY OF _____, 2011

HIDALGO COUNTY RIGHT WAY DIRECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URBANO VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

_____ DAY OF _____, 2011

HIDALGO COUNTY ASSISTANCE CHIEF INSPECTOR DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

URBANO VILLARREAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE WEST SIDE OF HIDALGO COUNTY , ALONG THE WEST RIGHT-OF-WAY LINE OF BENTSEN PALM DRIVE AND BETWEEN MILE 6 NORTH (FM 676) AND MILE 5 SOUTH FROM MILE 6 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE U.S. CENSUS BUREAU, THE 2010 POPULATION ESTIMATE IS 68,990 URBANO VILLARREAL SUBDIVISION FALLS INSIDE MISSION 2.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

GENERAL PLAT NOTES

1 FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" AND "A"

ZONE "X" AREA DETERMINE TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO 480334 0290D EFFECTIVE DATE JUNE 6, 2000

ZONE "A" WHILE NO BASE FLOOD ELEVATION HAS BEEN DETERMINED BY FEMA BASE ON COMMUNITY-PANEL NO 480334 0290D EFFECTIVE DATE JUNE 6, 2000, GRAPHICAL PLOTTING ONTO THE USGS ALTON QUADRANGLE MAP INDICATE A BASE FLOOD ELEVATION OF APPROXIMATELY 174 FEET FOR THIS PROPERTY.

THE AREAS WITH IN THE DRAINAGE EASEMENTS WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS.

CONSTRUCTION OF COMMERCIAL BUILDING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE BUILDING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 0968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2 SETBACKS:
FRONT: 40.00 FEET
REAR: 35.00 FEET (OR TO EASEMENT LINE, WHICHEVER IS GREATER)
SIDE: 15.00 FEET (OR TO MATCH EASEMENT LINE)

3 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 OCCUPYING THE LOT

4 MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF PAVEMENT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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. NO CONSTRUCTION OF ANY KIND WILL BE ALLOWED INSIDE FLOOD ZONE "A" AREA IN LOT 1.

5. BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. NO. 1: ELEVATION=178.63, N.A.V.D. 88; DESCRIPTION: 1" IRON ROD FOUND LOCATED AT THE SOUTHWEST CORNER OF LOT 10, LINDA VISTA SUBDIVISION.

B.M. NO. 2: ELEVATION=178.63, N.A.V.D. 88; DESCRIPTION: 1" IRON ROD FOUND LOCATED AT THE SOUTHWEST CORNER OF THIS TRACT OF LAND.

6 DRAINAGE SWALE EASEMENTS NOTE:
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.

7 ALL LOTS IN URBANO VILLARREAL SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN URBANO VILLARREAL SUBDIVISION, TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF URBANO VILLAFREAL SUBDIVISION , THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS, AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, MAY ENFORCE THIS PLAT NOTE BY INJUNCTION 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 DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING URBANO VILLARREAL SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTION AND MAINTENANCE 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 URBANO VILLARREAL SUBDIVISION. 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 URBANO VILLARREAL SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND THE AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

8 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.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH 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.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

9 THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

10 URBANO VILLAREAL, THE OWNERS & SUBDIVIDERS OF URBANO VILLAREAL SUBDIVISION, RETAIN 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.

11 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12 EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDE 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.

13 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 OCCUPYING EASEMENT.

14 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.

15 ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
NO SIDEWALK REQUIRED ON THIS SUBDIVISION.

ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWQP) REQUIREMENTS.

16 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 1.801 CUBIC FEET (.61 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 OF THIS PLAT.)

17 NO SIDEWALKS REQUIRED BY THIS SUBDIVISION

STATE OF TEXAS -- COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

GILBERT J. GUERRA P.E. DATE
REG. PROFESSIONAL ENGINEER NO. 90158

STATE OF TEXAS -- COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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.

JAMES W. GRIFFITH DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 1885
GRIFFITH CONSULTING
SURVEY FIRM NO. 101699-00

PRINCIPAL CONTACTS:

	NAME		ADDRESS		PHONE & FAX	
OWNER:	URBANO VILLARREAL		RT. 8 BOX 1618	MISSION, TX 78574	(956) 585-4210	
ENGINEER:	GILBERT J. GUERRA	P.E.	323 W. CANO STREET, SUITE 100	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	JAMES W. GRIFFITH	R.P.L.S.	4000 SENDERO SPRINGS	ROUND ROCK, TX 78664	(512) 626-0223	

INDEX OF URBANO VILLARREAL SUBDIVISION

SHEET 1	PLAT WITH LOT POSITIVE DRAINAGE FLOW AND ADDITIONAL R.O.W. DEDICATIONS, SETBACK LINES, DEPICTING THE SUBDIVISION WITH REFERENCE TO THE LIST OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, GENERAL NOTES, NOTES, LEGAL DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY'S CLERK RECORDING, COUNTY PLAT APPROVAL, CITY PLAT APPROVAL, H.C.I.D. NO. 1, H.C.I.D. NO. 6, SURVEYOR'S, AND ENGINEER'S, H.C.R.O.W. AND H.C.H.D.
SHEET 2	UTILITY LAYOUT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DISCLOSURE STATEMENT; TYPICAL DETAILS: WATER SERVICE CONNECTION AND DRAINAGE SWALE CROSS-SECTION; TOPOGRAPHY AND DRAINAGE MAP DESIGN.

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7626
921 SOUTH 10 TH. AVENUE
EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

NO.	REVISION	DATE	APPROVED

REVISION NOTES

PROJECT: URBANO VILLARREAL SUBDIVISION PLAT SHEET - 1 MISSION, TEXAS

DRAWN: A.R.
DESIGNED: GILBERT GUERRA
CHECKED: GILBERT GUERRA
SURVEYED: JAMES W. GRIFFITH
DATE: FEBRUARY 24, 2009

PROJECT: SUB 06 021

PAGE NO: 1 OF 2