



SUBDIVISION PLAT OF ELITE VILLAGE SUBDIVISION PHASE II

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

I, LAURA COFFMAN, VICE-PRESIDENT OF TOP FRUIT, INC., AS OWNER OF THE 20.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ELITE VILLAGE SUBDIVISION PHASE II, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEED TO PUBLIC USE FOR 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:

- THE WATER QUANTITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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.

METES AND BOUNDS

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 27 AND 28, BLOCK 6, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1727, PAGE 223, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET IN THE CENTERLINE OF TEXAN ROAD FOR THE NORTHEAST CORNER OF LOT 27 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°59' W, ALONG THE EAST LINE OF LOTS 27 AND 28, AND THE CENTERLINE OF TEXAN ROAD, A DISTANCE OF 589.97 FEET (MAP RECORD: 600.00 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF LOT 28 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°01' W, ALONG THE SOUTH LINE OF LOT 28, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF TEXAN ROAD, A TOTAL DISTANCE OF 1,452.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF LOT 28 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°59' E, ALONG THE WEST LINE OF LOTS 27 AND 28, A DISTANCE OF 594.97 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET, A TOTAL DISTANCE OF 599.97 FEET (MAP RECORD: 600.00 FEET) FOR THE NORTHEAST CORNER OF LOT 27 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 81°01' E, ALONG THE NORTH LINE OF LOT 27, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET AT 5.0 FEET, AND A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET AT 1,422.00 FEET FOR THE WEST RIGHT OF WAY LINE OF TEXAN ROAD, A TOTAL DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS, OF WHICH 2.51 ACRES LIES WITHIN STREET RIGHT OF WAY, LEAVING A NET TOTAL OF 17.49 ACRES.

BEARINGS ARE IN ACCORDANCE WITH ELITE VILLAGE SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 1968970, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALEJANDRO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
RPL No. 4558
DATE: 3-19-08

COUNTY OF HIDALGO
STATE OF TEXAS

ALEJANDRO QUINTANILLA
RPL No. 95534
DATE: 7-15-11

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF ELITE VILLAGE SUBDIVISION PHASE II 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 _____ DAY OF _____, 20____.

CHAIRMAN: _____ DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ELITE VILLAGE SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

HIDALGO COUNTY HEALTH INSPECTOR: _____ DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ELITE VILLAGE SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR: _____ DATE: _____

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 18 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.311(6). 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. 18
DATE: _____

FRED FORBORN
HIDALGO COUNTY CLERK
ARTURO GUARDADO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

ALEJANDRO QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 1
OF 3 SHEETS