

METES AND BOUNDS DESCRIPTION FOR A 0.61 ACRE TRACT

A 2.06 acre tract of land being the east 2.06 acres of Lot 1, La Espada Subdivision as recorded in Volume 32, Page 228, Map Records, Hidalgo County, Texas, also being that certain tract described in Special Warranty Deed with Vendor's Lien recorded in Document 2180360, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found one-half inch iron rod on the west Right-of-Way line of FM 492 being the northeast corner of said Lot 1, La Espada Subdivision, for the northeast corner of herein described tract.

THENCE S 08° 54' 31" W 228.52 feet along said west Right-of-Way line of FM 492 also being the east line of said Lot 1, La Espada Subdivision, to a found one-half inch iron rod on the north line of Tularosa Subdivision as amended and recorded Volume 27, Page 142, Map Records, Hidalgo County, being the southeast corner of said Lot 1, La Espada Subdivision, for the southeast corner of herein described tract.

THENCE N 81° 10' 00" W 393.04 feet along the south line of said Lot 1, La Espada Subdivision, also being the north line of said Tularosa Subdivision to a found one-half inch iron rod on the southeast corner of that certain Tract 5, described in General Warranty Deed recorded in Document #2174618, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 228.52 feet along the east line of said Tract 5, described in General Warranty Deed recorded in Document #2174618, Official Records, Hidalgo County, Texas, to a found one-half inch iron rod on the north line of said Lot 1, La Espada Subdivision, also being the south line Lot 71, Nick Doffing Co. Subdivision, No. 1, as recorded in Volume 5, Page 24, Map Records, Hidalgo County, Texas, being the northeast corner of said Tract 5, described in General Warranty Deed recorded in Document #2174618, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 10' 00" E 393.34 feet along said north line of Lot 1, La Espada Subdivision, also being the south line of said Lot 71, Nick Doffing Co. Subdivision No. 1, to the point of beginning and containing 2.06 acres of land, more or less.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

LEGEND :

F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD
 S₁ - SET COTTON PICKER SPINDLE

RESUBDIVISION OF LOT 1, LA ESPADA SUBDIVISION

A 2.06 acre tract of land being the east 2.06 acres of Lot 1, La Espada Subdivision as recorded in Volume 32, Page 228, Map Records, Hidalgo County, Texas, also being that certain tract described in Special Warranty Deed with Vendor's Lien recorded in Document 2180360, Official Records, Hidalgo County, Texas.

DATE: APRIL 21, 2011

SCALE: 1" = 40'

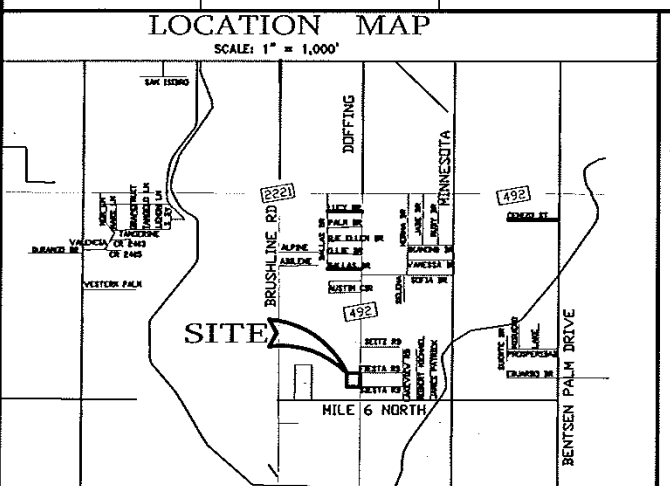
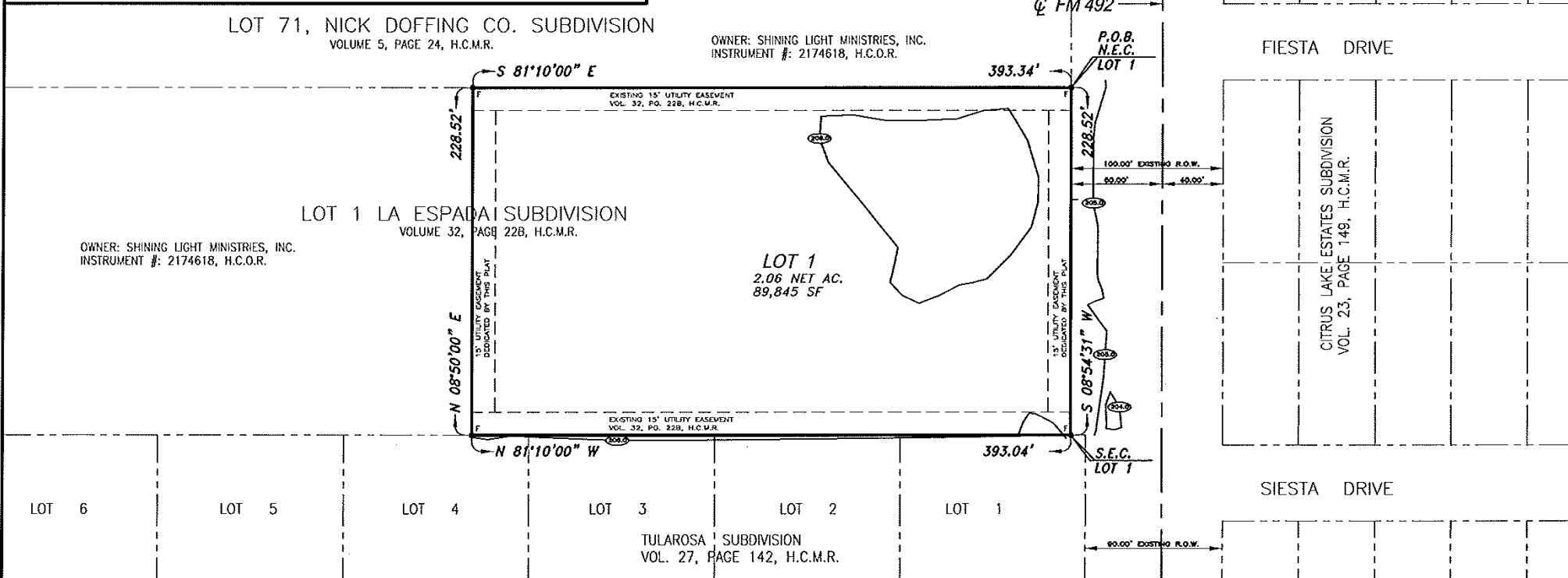
ENGINEER: R.E. Garcia

PREPARED BY: R.E. GARCIA & ASSOCIATES

118 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (936) 381-1061 FAX: 381-1280

PLAT NOTES & RESTRICTIONS:

- FLOOR JOIST SYSTEM: FLOOR JOIST SYSTEM SHALL BE 2" x 12" SPACED AT 16" ON CENTER.
- CONCRETE: CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
- FOUNDATION: FOUNDATION SHALL BE 12" x 12" CONCRETE PILES WITH 4" DIA. REBAR.
- ROOFING: ROOFING SHALL BE 1/2" THICK GYPSUM BOARD OVER 1" x 4" JOISTS.
- DRAINAGE: DRAINAGE SHALL BE 1/2" DIA. PVC DRAINAGE PIPES WITH 1/4" DIA. VENTS.
- SEWER: SEWER SHALL BE 4" DIA. PVC SEWER PIPES WITH 1/4" DIA. VENTS.
- WATER: WATER SHALL BE 1/2" DIA. PVC WATER PIPES WITH 1/4" DIA. VENTS.
- UTILITIES: UTILITIES SHALL BE 1/2" DIA. PVC UTILITIES WITH 1/4" DIA. VENTS.
- LANDSCAPE: LANDSCAPE SHALL BE 1/2" DIA. PVC LANDSCAPE PIPES WITH 1/4" DIA. VENTS.
- CONCRETE: CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% STEEL FIBERS.
- FOUNDATION: FOUNDATION SHALL BE 12" x 12" CONCRETE PILES WITH 4" DIA. REBAR.
- ROOFING: ROOFING SHALL BE 1/2" THICK GYPSUM BOARD OVER 1" x 4" JOISTS.
- DRAINAGE: DRAINAGE SHALL BE 1/2" DIA. PVC DRAINAGE PIPES WITH 1/4" DIA. VENTS.
- SEWER: SEWER SHALL BE 4" DIA. PVC SEWER PIPES WITH 1/4" DIA. VENTS.
- WATER: WATER SHALL BE 1/2" DIA. PVC WATER PIPES WITH 1/4" DIA. VENTS.
- UTILITIES: UTILITIES SHALL BE 1/2" DIA. PVC UTILITIES WITH 1/4" DIA. VENTS.
- LANDSCAPE: LANDSCAPE SHALL BE 1/2" DIA. PVC LANDSCAPE PIPES WITH 1/4" DIA. VENTS.



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

RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION IS LOCATED IN SOUTHWESTERN HIDALGO COUNTY IN H.C.P. #3 ON THE WEST SIDE OF FM 492, APPROXIMATELY 212 FEET NORTH OF THE INTERSECTION OF FM 492 & MILE 6 NORTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (68,990), RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION LIES APPROXIMATELY 4 1/2 MILE FROM THE CITY LIMITS AND IS INSIDE THE CITY'S FIVE MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE S 42.021

INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.P.D. APPROVAL; H.C.A.W. APPROVAL; H.C.M.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSS) MAP, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSS); SAMPLE OF LOG BORE FOR OSS SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

THE STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, CHRISTIAN L. LOERA, AS OWNER OF THE 2.06 ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.019 AND THAT (A) THE WATER QUANTITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS; (B) OWNER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS; (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CHRISTIAN L. LOERA
 7505 W. 7 1/2 MILE MISSION, TEXAS 78573

DATE: _____

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED CHRISTIAN L. LOERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

My Commission Expires: _____

Notary Public in and for Hidalgo County, Texas

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

DATE _____

APPROVAL BY IRRIGATION DISTRICT #1:

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS _____ DAY OF _____ A.D. 200__.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THIS PLAT OF RESUBDIVISION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE IRRIGATION DISTRICT #1.

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION WERE REVIEWED AND APPROVED BY THE DRAINAGE DISTRICT ON _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE

DATE _____

HIDALGO COUNTY CLERK

DATE _____

THE STATE OF TEXAS

COUNTY OF HIDALGO

I, R.E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY BOUNDARIES BY SUBDIVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 814790
 REGISTERED PROFESSIONAL LAND SURVEYOR # 1204

DATE _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE // FAX #
OWNER: CHRISTIAN L. LOERA	7505 W. 7 1/2 MILE	MISSION, 78573	321-1899 / -
ENGINEER: R.E. GARCIA	118 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: R.E. GARCIA	118 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1 OF 2 SHEETS

COUNTY CLERK'S RECORDING CERTIFICATE

THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN INSTRUMENT # _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

_____ HIDALGO COUNTY CLERK

HIDALGO COUNTY CLERK

DATE _____

HIDALGO COUNTY JUDGE

DATE _____

HIDALGO COUNTY CLERK

DATE _____

REGISTERED PROFESSIONAL ENGINEER # 814790

REGISTERED PROFESSIONAL LAND SURVEYOR # 1204

DATE _____