

SUBDIVISION PLAT OF
LAS ESTRELLAS SUBDIVISION I

A 15.50 ACRE TRACT OF LAND BEING THE NORTH HALF OF LOT 67, NICK DOFFING COMPANY SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, AND ALL OF LOT 3, NICK DOFFING SUBDIVISION No.4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 41 MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS
A 15.50 ACRE TRACT OF LAND BEING THE NORTH HALF OF LOT 67, NICK DOFFING COMPANY SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, AND ALL OF LOT 3, NICK DOFFING SUBDIVISION No.4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 41 MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MANNESOTA ROAD FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE S 08°50' W, ALONG THE EAST LINE OF LOTS 3 AND 67, AND THE CENTERLINE OF MANNESOTA ROAD, A DISTANCE OF 540.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE JOHN BERBAUER TRACT (THE SOUTH HALF OF LOT 67, NICK DOFFING SUBDIVISION No.3, ACCORDING TO WARRANTY DEED RECORDED HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 81°10' W, ALONG THE NORTH LINE OF THE JOHN BERBAUER TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET AT 25.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MANNESOTA ROAD, A TOTAL DISTANCE OF 1,250.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET ON THE WEST LINE OF LOT 67, FOR THE NORTHEAST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 03°50' E, ALONG THE WEST LINE OF LOTS 3 AND 67, A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.
THENCE S 81°10' E, ALONG THE NORTH LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET AT 1,225.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MANNESOTA ROAD, A TOTAL DISTANCE OF 1,250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TRAVIS COUNTY ESTATES SUBDIVISION, RECORDED IN VOLUME 35, PAGE 197, 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 HAS BEEN MADE AND PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

Alfonso Quintanilla
ALFONSO QUINTANILLA
P.L.S. No. 4858
DATE 8-3-11

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

Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 9-13-11

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT
THIS PLAT OF LAS ESTRELLAS SUBDIVISION I 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____.

CHURMAN
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION I 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 LAS ESTRELLAS SUBDIVISION I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR
DATE _____

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HIDALGO COUNTY RIGHT OF WAY DIRECTOR
DATE _____

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HIDALGO COUNTY RIGHT OF WAY DIRECTOR
DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STURDS
EDINBURG, TEXAS 76039
REGISTRATION NUMBER F-1513 OFFICE: 936-281-0224
SURVEYING REGISTRATION NUMBER 103111-03

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
OSCAR L. GARZA, JR., VICE-PRESIDENT OF GARCO, LTD., AS OWNER OF THE 15.50 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ESTRELLAS SUBDIVISION I, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.022 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

GARCO, LTD.
BY: OSCAR L. GARZA, JR., VICE-PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS, 76539.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared OSCAR L. GARZA, JR., VICE-PRESIDENT OF GARCO, LTD., 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 _____, 20____.

LELA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2016
LELA A. QUINTANILLA - NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY DISTRICT 14, SUBJECT TO THE EXISTING TRACTS OF IRRIGATION FROM SAID DISTRICT IS DEPOSITED TO THE HIDALGO COUNTY RECORDS, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY RECORDS AND FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VALUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.
DATED THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.022(b)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAS ESTRELLAS SUBDIVISION I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

Hidalgo County Judge
DATE _____
Hidalgo County Clerk
DATE _____

CITY OF MISSION
CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.015(b) I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION
DATE _____
CITY SECRETARY
DATE _____

FRANCISCO FLORES
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

NOTE:
HIDALGO COUNTY DISTRICT 14 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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
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HIDALGO COUNTY RIGHT OF WAY DIRECTOR
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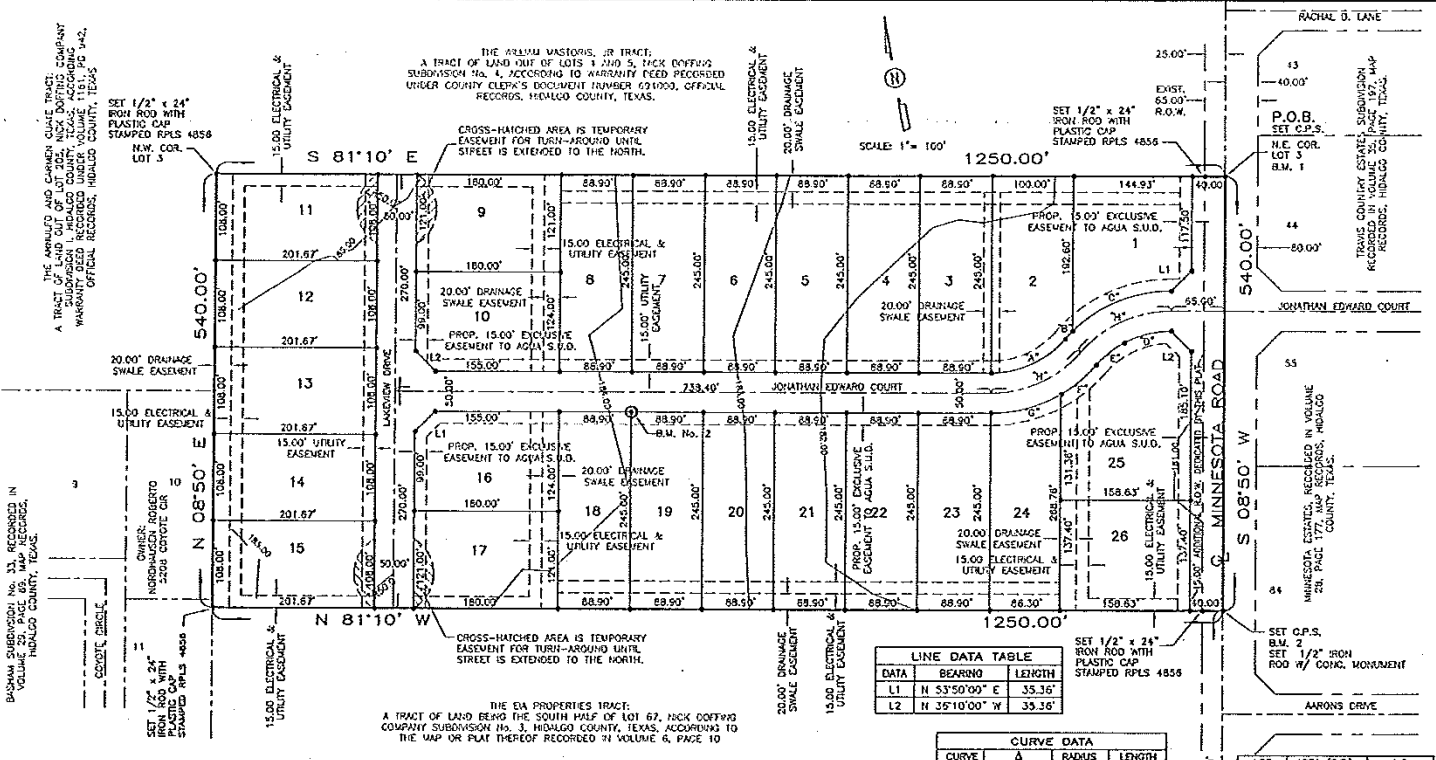
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HIDALGO COUNTY RIGHT OF WAY DIRECTOR
DATE _____



PLAT NOTES AND RESTRICTIONS:
1. FLOOD ZONE DESIGNATION ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD -PLAIN COMMUNITY-PANEL NUMBER 480334 0290 D EFFECTIVE DATE JUNE 6, 2000.
2. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 2 THROUGH 24. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
3. MINIMUM FINISHES FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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.
4. LEGEND -- DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.
5. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

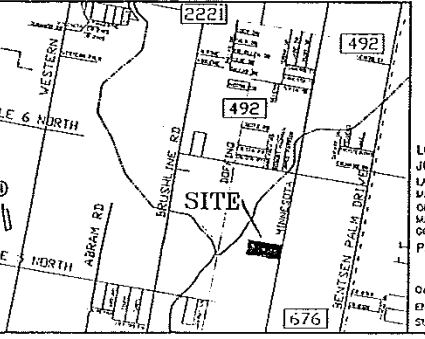
- MINIMUM BUILDING SETBACK LINES: FRONT FOR GARAGE/CARPORT 18.00', FRONT MANNESOTA ROAD 40.00', SIDE ABUTTING STREET 10.00' OR TO EASEMENT LINE WHICHEVER IS GREATER REAR 15.00' OR TO EASEMENT LINE WHICHEVER IS GREATER SIDE CORNER TO MANNESOTA ROAD 20.00'
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT I AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 24,219.85 CUBIC-FEET (0.23 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCUMULATED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE. 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.
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SERVICE TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, CRAWLING COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK IN 181.71 SET C.P.S. LOCATED AT THE NORTHEAST CORNER OF PROPOSED SUBDIVISION. N.A.D. 88 DATUM BENCHMARK No. 2 = 183.85 SET 1/2" IRON ROD W/ CONIC MONUMENT LOCATED ON THE NORTHEAST CORNER OF LOT 19, N.A.D. 88 DATUM
- ALL PUBLIC UTILITIES EASEMENTS DEPICTED 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 CORRELATE WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY H.C.I.D. IS ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MAINTAIN OR REPLACE FIRE HYDRANTS.
- IF THE PURCHASER(S) OF LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGER LOT IS REQUIRED, THEN THE LIE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE LIEFORM MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER LOT(S).
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 1" METER.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT 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.
- LOTS 1 & 25 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MANNESOTA ROAD UNLESS SAID LOTS ARE DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

INDEX OF SHEETS

- SHEET 1 - HEADLINE LOCATION MAP AND SEE PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT BOUNDARY DESCRIPTION (METES AND BOUNDS), SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE, NO. ROD AND HEIGHT CERTIFICATE, HIDALGO COUNTY DISTRICT 14 CERTIFICATE, CITY OF MISSION CERTIFICATE, PLANNING AND ZONING, CHURMAN AND MAYOR, REVISION NOTES
- SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (DESIGN AND STORMWATER) SUBDIVISION'S CERTIFICATE OF STATEMENT, REVISION NOTES.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

No.	Sheet	REVISION NOTES	Date	Approved

LOCATION MAP
SCALE = 1:3000



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:
LAS ESTRELLAS SUBDIVISION I IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 2,001.50 FEET NORTH OF THE INTERSECTION OF MILE 5 NORTH ROAD AND MANNESOTA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058). LAS ESTRELLAS SUBDIVISION I LIES THREE AND A HALF MILES FROM THE CITY LIMITS AND FALLS INSIDE THE CITY'S FIVE-MILE EXTRAJURISDICTIONAL JURISDICTION (E7) UNDER LOCAL GOVERNMENT CODE § 212.010 AND USES IN P.C. NO. 3

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: GARCO, LTD.	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TX 76539	(956)383-6295	(956)381-9221
ENGINEER: ALFONSO QUINTANILLA	124 E. STURDS	EDINBURG, TX 76539	(956)381-6440	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STURDS	EDINBURG, TX 76539	(956)381-6440	(956)381-0527

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR
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