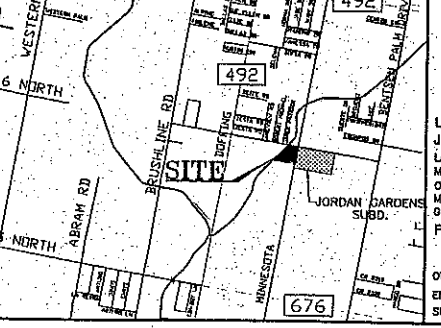


- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD - PLAIN COMMUNITY - PANEL NUMBER 480334-0260 D. EFFECTIVE DATE, JUNE 8, 2000.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - 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.
 - LEGEND: * DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES: FRONT (MINNESOTA ROAD) 40.00', FRONT (MILE 6 NORTH ROAD) 50.00', SIDE 5.00', REAR 15.00', SIDE CORNER 20.00' OR TO EASEMENT LINE WHICHEVER IS GREATER.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT I AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 16,758.27 CUBIC FEET (0.38 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
 - DRAINAGE SWALE EASEMENTS NOTES: 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.
 - 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.
 - B.M. No. 1=167.93 FOUND ON P.K. NAIL LOCATED AT NORTHEAST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.
 - 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 CORRELATE WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
 - 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.
 - NO SIDEWALKS REQUIRED ON RESIDENTIAL LOTS; 5' SIDEWALKS MAY BE REQUIRED ON COMMERCIAL OR NON RESIDENTIAL LOTS BY THE COUNTY'S PLANNING DEPARTMENT DURING THE BUILDING PERMIT PROCESS FOR LOTS THAT HAVE FRONTAGE ON MILE 6 ROAD & MINNESOTA ROAD.
 - LORIN RUNNELS, VICE PRESIDENT THE OWNER & SUBDIVIDER OF LAS ESTRELLAS SUBDIVISION II RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
 - IF THE PURCHASER(S) OF LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGER METER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S).
 - THE RESIDENTIAL LOTS (1 THRU 6) SHOULD REFLECT SERVICE BY A 1" METER.
 - A 6.0' BUFFER FENCE IS REQUIRED ALONG THE WEST LINE OF THE SUBDIVISION BY LOT OWNERS AT TIME OF BUILDING PERMIT.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LAS ESTRELLAS SUBDIVISION II IS LOCATED IN WEST HIDALGO COUNTY, ON THE SOUTHWEST CORNER OF MILE 6 NORTH ROAD AND MINNESOTA 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 II LIES THREE AND A HALF MILES FROM THE CITY LIMITS AND FALLS INSIDE THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PLOT NO. 3

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: LORIN RUNNELS, VICE PRESIDENT	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	(956)381-0327
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	(956)381-0327

SUBDIVISION PLAT OF LAS ESTRELLAS SUBDIVISION II

A 7.13 ACRE TRACT OF LAND (MAP RECORD: 7.07 ACRES) BEING ALL OF LOT 10, NICK DOFFING COMPANY 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 WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 7.13 ACRE TRACT OF LAND (MAP RECORD: 7.07 ACRES) BEING ALL OF LOT 10, NICK DOFFING COMPANY 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 WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 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 P.K. NAIL FOUND AT THE INTERSECTION OF MINNESOTA ROAD AND MILE 6 NORTH ROAD FOR THE NORTHEAST CORNER OF LOT 10 AND THE NORTHEAST CORNER OF THIS TRACT.
 THENCE S 08°51'17" W, ALONG THE EAST LINE OF LOT 10 AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 600.84 FEET (MAP RECORD: 601.70 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE N 81°10' W, ALONG THE SOUTH LINE OF LOT 10, PASSING A 1/2" IRON ROD FOUND AT 25.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 725.91 FEET (MAP RECORD: 726.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE N 43°30'28" E, ALONG THE WEST LINE OF LOT 10, PASSING A 1/2" IRON ROD FOUND AT 707.55 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD, A TOTAL DISTANCE OF 731.81 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MILE 6 NORTH ROAD FOR THE NORTHEAST CORNER OF LOT 10 AND THE NORTHEAST CORNER OF THIS TRACT.
 THENCE S 81°10' E, ALONG THE NORTH LINE OF LOT 10 AND THE CENTERLINE OF MILE 6 NORTH ROAD, A DISTANCE OF 308.17 FEET (MAP RECORD: 296.40 FEET) TO THE POINT OF BEGINNING AND CONTAINING 7.13 ACRES OF LAND MORE OR LESS.
 BEARINGS ARE IN ACCORDANCE WITH JORDAN GARDENS SUBDIVISION, RECORDED IN VOLUME 55, PAGE 48, 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.

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

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 P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 10-13-11
 DATE

PLANNING & ZONING COMMISSION
 ACKNOWLEDGMENT
 THIS PLAT OF LAS ESTRELLAS SUBDIVISION 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 LAS ESTRELLAS SUBDIVISION II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL:
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION 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 I 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(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 I _____
 BY _____

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

I, LORIN RUNNELS, VICE PRESIDENT, AS OWNER OF THE 7.13 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ESTRELLAS SUBDIVISION II, 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 § 232.032 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CHW, LTD.
 BY: THREE, LLC
 IT'S: GENERAL PARTNER
 BY: LORIN RUNNELS, VICE PRESIDENT
 P.O. BOX 118
 EDINBURG, TEXAS, 78540
 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared LORIN RUNNELS, VICE PRESIDENT, who 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Lilia A. Quintanilla
 LILIA A. QUINTANILLA
 Notary Public, State of Texas
 My Commission Expires July 23, 2012.
 LILIA A. QUINTANILLA - NOTARY PUBLIC.

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THE SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOT FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ DATE _____
 SECRETARY _____ DATE _____

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

WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF THE LAS ESTRELLAS SUBDIVISION II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

Hidalgo County Judge _____ date _____
 ATTEST: Hidalgo County Clerk _____ date _____

CITY OF MISSION
 CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0116(B) WE 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 _____
 ATTEST: CITY SECRETARY _____ DATE _____

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LAS ESTRELLAS SUBDIVISION II, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET, WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANCISCO FLORES
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1613
 SURVEYING REGISTRATION NUMBER 100411-00

FORMERLY FERRARIS, QUINTANILLA, ESTRELLAS SUBD. II PLAT
 DATE PREPARED / PROVIDED BY _____ CHECKED BY _____ APPROVED BY _____
 SHEET 1 OF 2 SHEETS
 DATE REVISION ADVISED BY _____ CHECKED BY _____ APPROVED BY _____