

**METES AND BOUNDS DESCRIPTION FOR A 2.06 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, Texas, 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 being 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 of 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.

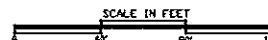
REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

**LEGEND:**  
F - FOUND 1/2" IRON ROD

**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'



PREPARED BY: R.E. GARCIA & ASSOCIATES  
116 NORTH 12TH AVENUE, EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X" IS DEFINED AS AREAS OUTSIDE OF THE 500 YEAR FLOOD COMMUNITY-PANEL NO. 480334 E790 B, EFFECTIVE DATE: JUNE 8, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION HAVE EXACTLY THE SAME AS SHOWN ON THIS PLAT. WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN, CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: 30.00 FEET ON FM 492; 30.00 FEET ON EASTMENT, WHOEVER IS GREATER; 15.00 FEET ON EASTMENT WHOEVER IS GREATER.
- GENERAL NOTE FOR COMMERCIAL USE ONLY: THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS IS FOR NONRESIDENTIAL USE. THIS MUST BE STABILIZED ON ALL SIDES AND CONTRACT FOR DEEDS, APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COORDINATION, HEALTH DEPARTMENT AND THE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
- MINIMUM FINISH FLOOR WITH FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND WHOEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE DISCRETION OF THE ENGINEER. IN ADDITION, THE LOT OWNER SHALL PROVIDE A REVISED ENGINEERED DRAINAGE CALCULATION IF IT IS DETERMINED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- REMARK: NOTE THE FOLLOWING REMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: 1. A BRASS CURE SET IN A 1" x 1" CONCRETE BLOCK APPROXIMATELY 72.84 FEET SOUTH AND 4.34 FEET WEST OF THE NORTH EAST CORNER OF LOT 1 OF THIS SUBDIVISION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE LOCAL FLOOD PLAN ADMINISTRATION HAVE EXACTLY THE SAME AS SHOWN ON THIS PLAT. TOTAL OF 3,331 CUBIC FEET (0.977 ACRES) OF STORM WATER RUNOFF, DRAINAGE RETENTION AND ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET #45 FOR STORM SEWER IMPROVEMENTS).
- DRAINAGE SWALE EASEMENTS: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF TREES, BUSHES, 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.
- ON-SITE SEWER FACILITIES (OSSF): THIS SUBDIVISION SHALL USE ON-SITE SEWER FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS FOR SEWER DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- SEWER SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE RECORD SHALL BE SUBMITTED FOR COMMERCIAL/INDUSTRIAL USE.
- EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,790 SQUARE FEET LOT AREA WITH SUFFICIENT WATER SUPPLY.
- SEWER SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS 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 ADSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" POINT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- CHRISTIAN L. LOERA, THE OWNER & SUBDIVIDER OF RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION, RETAINS 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUSHES, BUILDINGS, SHEDS, SHAWNS TREES, AND OTHER PLANTINGS (EXCEPT LAWNS), LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESIGNATING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITY EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET PER THE HIDALGO COUNTY HOOD SUBDIVISION RULES. BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

LOT 71, NICK DOFFING CO. SUBDIVISION  
VOLUME 5, PAGE 24, H.C.M.R.

OWNER: SHINING LIGHT MINISTRIES, INC.  
INSTRUMENT #: 2174618, H.C.O.R.

Q FM 492

P.O.B. N.E.C.

FIESTA DRIVE

S 81°10'00" E

393.34'

EXISTING 15' UTILITY EASEMENT VOL. 32, PG. 228, H.C.M.R.

228.52'

100.00' EXISTING R.O.W.

60.00'

40.00'

LOT 1 LA ESPADA SUBDIVISION  
VOLUME 32, PAGE 228, H.C.M.R.

OWNER: SHINING LIGHT MINISTRIES, INC.  
INSTRUMENT #: 2174618, H.C.O.R.

LOT 1  
2.06 NET AC.  
89,845 SF

N 08°50'00" E

393.04'

EXISTING 15' UTILITY EASEMENT VOL. 32, PG. 228, H.C.M.R.

15' UTILITY EASEMENT DESIGNATED BY THIS PLAT

S 08°54'31" W

S.E.C. LOT 1

CITRUS LAKE ESTATES SUBDIVISION  
VOL. 23, PAGE 149, H.C.M.R.

SIESTA DRIVE

N 81°10'00" W

393.04'

EXISTING 15' UTILITY EASEMENT VOL. 32, PG. 228, H.C.M.R.

15' UTILITY EASEMENT DESIGNATED BY THIS PLAT

S 08°54'31" W

S.E.C. LOT 1

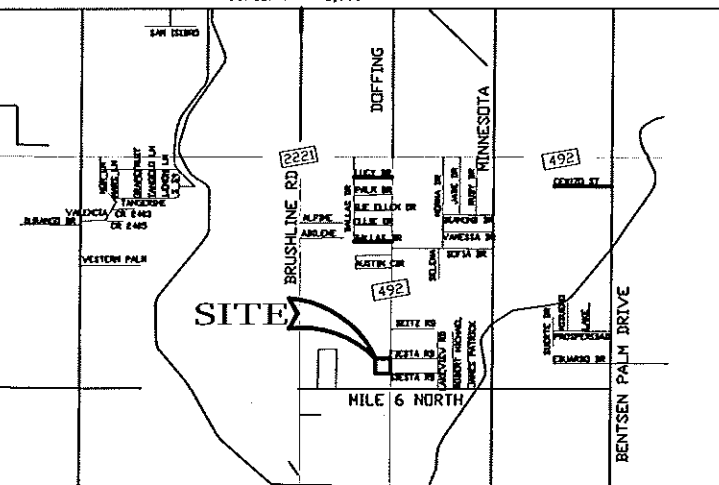
90.00' EXISTING R.O.W.

LOT 6      LOT 5      LOT 4      LOT 3      LOT 2      LOT 1

TULAROSA SUBDIVISION  
VOL. 27, PAGE 142, H.C.M.R.

**LOCATION MAP**

SCALE: 1" = 2,000'



**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 DECLARATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D. APPROVAL; H.C.R.W. APPROVAL; H.C.I.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, 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**

CHRISTIAN L. LOERA, AS OWNER OF THE 2.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION, KNOWS TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY OF \_\_\_\_\_, 2011, I HAVE PERSONALLY KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

By Commission Expires \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

COUNTY CLERK'S RECORDING CERTIFICATE  
I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_, 2011, AND WAS RECORDED IN INSTRUMENT # \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY.

**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 RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ 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 \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL BY IRRIGATION DISTRICT #6:  
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2011.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HOOD RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HOOD #6.

PRESEONT \_\_\_\_\_ SECRETARY \_\_\_\_\_

**APPROVAL BY DRAINAGE DISTRICT:**

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 §16.01(d). 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 IF IT IS DETERMINED THAT THE SUPERVISOR AREA FOR THE LOT IS GREATER THAN THE SUPERVISOR AREA CONSIDERED BY THE PLAT ENGINEER WHEN CALCULATING THE RUNOFF FOR THE LOT.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
DATE \_\_\_\_\_ BY: \_\_\_\_\_ DISTRICT MANAGER

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 232.028(g)  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOT 1 LA ESPADA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS COUNTY OF HIDALGO

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 ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 44790 DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR # 204 \_\_\_\_\_

PRINCIPAL CONTACTS:	ADDRESS:	CITY & ZIP	PHONE // FAX #:
OWNER: CHRISTIAN L. LOERA	7505 W. 7 1/2 MILE	MISSION, 78573	321-1699 / -
ENGINEER: R. E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: R. E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1  
OF 2 SHEETS