

**METES AND BOUNDS DESCRIPTION FOR A 0.61 ACRE TRACT**

A 0.61 of an acre tract of land being a portion of Lot 5, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 323359, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a set cotton picker spindle on the centerline of Sharp Road also being the west line of said Lot 5 for the southwest corner of herein described tract. Said point bears N 09° 15' 00" W 295.45 feet from a found one-half inch iron rod on the point of centerline intersection of Sharp Road and Curry Road being the southwest corner of said Lot 5.

**THENCE** N 09° 15' 00" E 119.40 feet along said centerline of Sharp Road also being the west line of said Lot 5 to a set cotton picker spindle being the southwest corner of that certain tract described in Warranty Deed of Gift recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

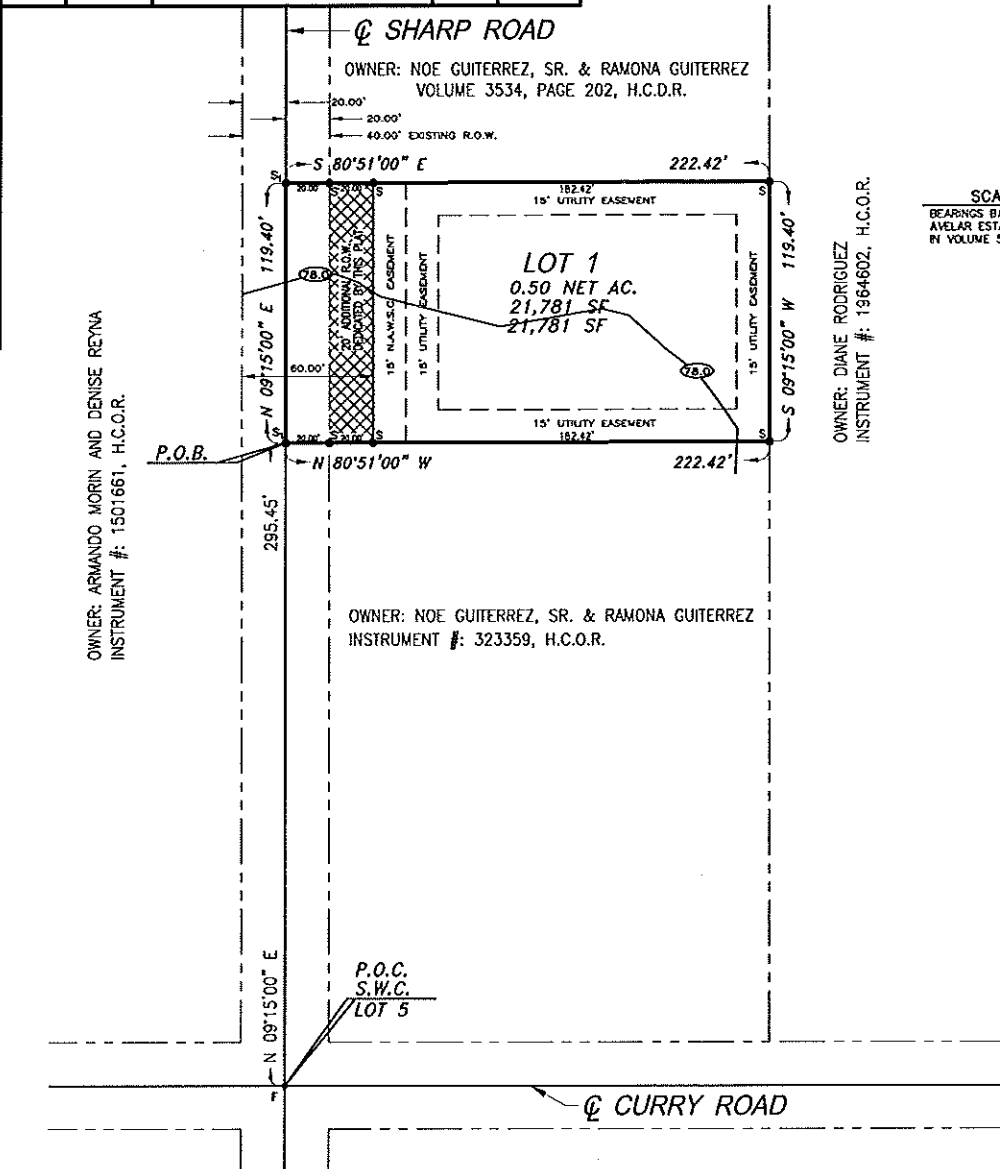
**THENCE** S 80° 51' 00" E along the south line of said tract described in Warranty Deed of Gift recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, being parallel to the south line of said Lot 5, pass at 20.00 feet a set one-half inch iron rod being the east Right-of-Way line of said Sharp Road and continuing for a total distance of 222.42 feet to a set one-half inch iron rod on the west line of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #1964602, Official Records, Hidalgo County, Texas, being the southeast corner of said tract described Warranty Deed of Gift recorded in Volume 3534, Page 202, Deed Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

**THENCE** S 09° 15' 00" W 119.40 feet along said west line of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #1964602, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 5, to a set one-half inch iron rod for the southeast corner of herein described tract.

**THENCE** N 80° 51' 00" W parallel to the south line of said Lot 5, pass at 202.42 feet a set one-half inch iron rod being the east Right-of-Way line of said Sharp Road and continuing for a total distance of 222.42 feet to the point of beginning and containing 0.61 of an acre (26,557 square feet) of land, more or less.

REVISION NOTES			
No.	Sheet	REVISION	Date

**LEGEND :**  
 F - FOUND 1/2" IRON ROD  
 S - SET 1/2" IRON ROD  
 S<sub>1</sub> - SET COTTON PICKER SPINDLE



**SCALE: 1"=40'**  
 BEARINGS BASED ON RECORD BEARINGS OF AVELAR ESTADOS SUBDIVISION, AS RECORDED IN VOLUME 52, PAGE 47, H.C.O.R.

**SUBDIVISION PLAT OF SOLIS ACRES SUBDIVISION**

A 0.61 of an acre tract of land being a portion of Lot 5, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 323359, Official Records, Hidalgo County, Texas

**DATE: MARCH 22, 2011** **SCALE IN FEET** **SCALE: 1"=40'**

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

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "1" SHADED. ZONE "1" SHADER IS DESIGNATED AS AREAS OF 100 YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILELAND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- COMMUNITY-PANEL NO. 48334 6335 B. EFFECTIVE DATE: JUNE 4, 2006. LOCAL: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATION HAS IDENTIFIED AN AREA AS BEING 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 INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).**
- SETBACKS:**  
 (FRONT) 40.00 FEET ON SHARP ROAD  
 (REAR) 15.00 FEET ON EASTMENT, WHOEVER IS DELETED  
 (SIDE) 6.00 FEET ON EASTMENT WHOEVER IS DELETED
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR GIFT OR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND THE MUNICIPAL APPROVALS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.)
- MINIMUM FINISH FLOOR ELEVATION CERTIFICATE:** MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF ENVIRONMENTAL COMPLIANCE CONSTRUCTION TO VERIFY FINE 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 POINT APPLICATION.
- BOUNDARY MARKERS:** THE FOLLOWING BOUNDARY MARKERS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 (BLACK) ELEV. #111 8.0'x10.0'  
 (BRASS) DISK SET IN A 1'x1' CONCRETE BLOCK APPROXIMATELY 5.00 FEET SOUTH AND 4.00 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 HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 794 CUBIC FEET (6.8181 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES (OSSF) IN ACCORDANCE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE SYSTEM SHALL BE SUBMITTED FOR COMMERCIAL/INDUSTRIAL USE.  
 B. EACH LOT ON THIS PLAT COMPLEX WITH THE MINIMUM 11,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO BEING ON THE UTILITY LAYOUT FOR THIS SUBDIVISION IS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE CHIEF ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAINFIELD SYSTEM.  
 E. APPROVED "ON-SITE" REPORT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.  
 F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

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

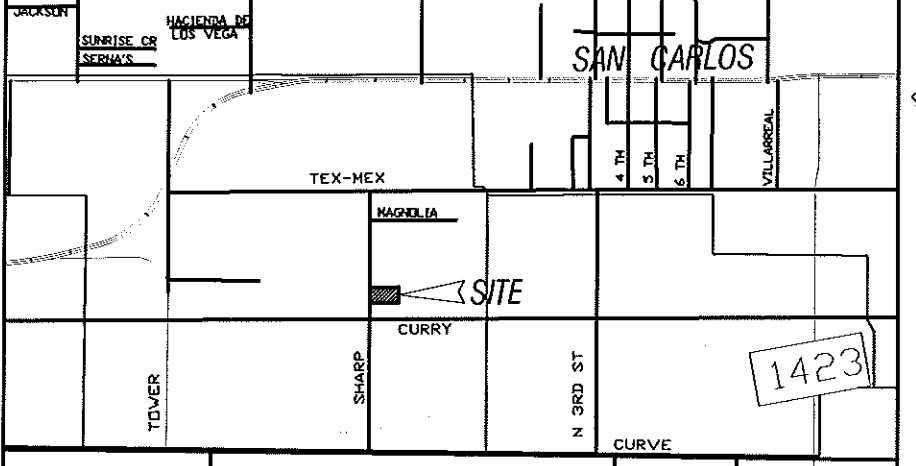
SOLIS ACRES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN H.C.P. #4 ON THE EAST SIDE OF SHARP ROAD, APPROXIMATELY 280 FEET NORTH OF THE INTERSECTION OF SHARP ROAD & CURRY ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (75.544). SOLIS SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS AND IS OUTSIDE THE CITY'S E.T.A.

**INDEX OF SHEETS**

No.	DESCRIPTION
1	MEASUREMENT, INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, 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 E.T.A. OF A MUNICIPALITY, H.C.D.D. APPROVAL, H.C.B.W. APPROVAL, H.C.H.D. APPROVAL, IRRIGATION DISTRICT APPROVAL, REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (DSSS) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DSSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH), SAMPLE OF 100 BORE FOR DSSS 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

**LOCATION MAP**

SCALE: 1" = 1,000'



**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owner of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable considerations paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above-mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantor is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of lawfully relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purpose for which financial assistance was granted or for so long as the Grantee owns it, whichever is longer.

In witness whereof the said grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

**THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION**

I, **NOE GUTIERREZ, SR. & RAMONA GUTIERREZ**, AS OWNER OF THE 0.61 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SOLIS ACRES SUBDIVISION, HEREBY SUBDUCE THE LANDS DEPICTED IN THIS SUBDIVISION PLAT AND LEGALLY TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.028 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS; (B) SEWER 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.

NOE GUTIERREZ, SR. 110 SANDRA STREET SAN JUAN, TEXAS 78539  
 RAMONA GUTIERREZ 110 SANDRA STREET SAN JUAN, TEXAS 78539

THE STATE OF TEXAS X COUNTY OF HIDALGO X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPROVED, **NOE GUTIERREZ, SR. & RAMONA GUTIERREZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 \_\_\_\_\_ 20\_\_.

My Commission Expires \_\_\_\_\_ Notary Public In and for Hidalgo County, Texas

**COUNTY CLERK'S RECORDING CERTIFICATE**  
 \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING 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 CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOLIS ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

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

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOLIS ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_

**APPROVAL BY IRRIGATION DISTRICT #1:**

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

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 #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HOOD #1.

\_\_\_\_\_  
 PRESIDENT  
 \_\_\_\_\_  
 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 TEXAS ADAPTED LATEST TEXAS WATER CODE, (49.111(C)). THE DISTRICT HAS 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.1  
 BY: \_\_\_\_\_  
 DISTRICT MANAGER

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SOLIS ACRES 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**

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

REGISTERED PROFESSIONAL ENGINEER # 44780  
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4204  
 \_\_\_\_\_ DATE \_\_\_\_\_

**PRINCIPAL CONTACTS:**  
 NAME: **NOE & RAMONA GUTIERREZ** ADDRESS: **110 SANDRA STREET** CITY & ZIP: **SAN JUAN, 78539** PHONE // FAX #: **793-2674 / -**

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**

NOE GUTIERREZ, Sr. 110 SANDRA STREET SAN JUAN, TEXAS 78539  
 RAMONA GUTIERREZ 110 SANDRA STREET SAN JUAN, TEXAS 78539