

# PLAT OF VILLARREAL RODRIGUEZ SUBDIVISION

HIDALGO COUNTY, TEXAS

A 5.00 ACRE SUBDIVISION OUT OF LOT 10, R.B. CURRY  
SURVEY NO. 3, MAP REFERENCE: VOLUME 2, PAGE 23 H.C.M.R.,  
AND ALSO BEING A PORTION OF A 13.11 ACRE TRACT DEEDED  
TO JAVIER CHAPA, DOC. NO. 1841230, H.C.D.R.

## METES AND BOUNDS DESCRIPTION

A tract of land containing 5.00 acres, situated in Hidalgo County, Texas and also being a part or portion of Lot 10, R.B. CURRY SURVEY No. 3, map reference Volume 2, Page 23, H.C.M.R., and said 5.00 acres of land also being a portion of a 13.11 acre tract deeded to Javier Chapa, recorded in Document No. 1841230, H.C.D.R. and said 5.00 acres of land also being more particularly described as follows:

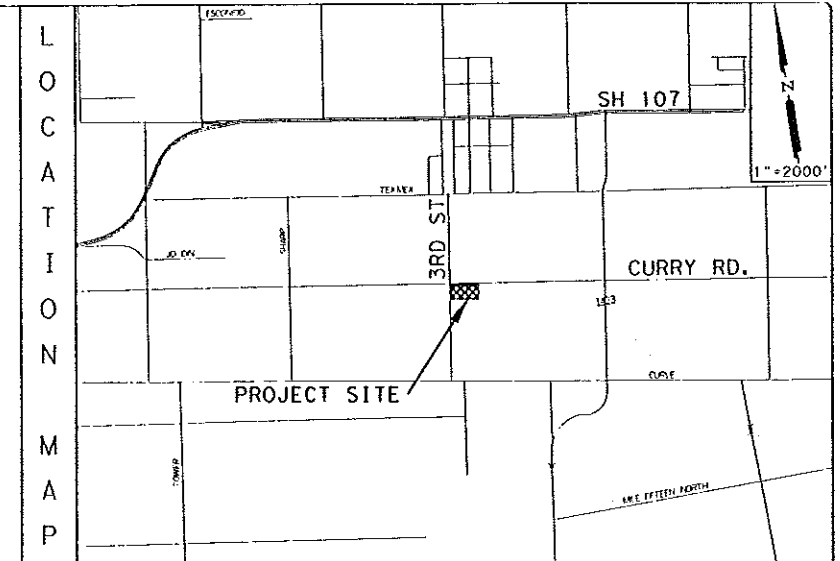
**BEGINNING** on a 1/2" iron rod found on the northwest corner of said Lot 10 and in the right-of-way of Curry Road and North 3rd Street, for the northeast corner of this tract;

**THENCE**, S 80° 57' 49" E, along the North line of said Lot 10 and the right-of-way line of said Curry Road, at a distance of 70.00 feet pass a cotton picker spindle found on the East line of Hidalgo County Irrigation District No. 1 canal right-of-way, recorded in Volume 1527, Page 307, H.C.D.R., and continuing a total distance of 571.07 feet in a hole set on the northeast corner of a tract deeded to AMP LLC, a Colorado Limited Liability Company, recorded in Document No. 1804673, H.C.D.R., for the northeast corner of this tract;

**THENCE**, S 09° 08' 11" W, along the West line of said AMP LLC tract, at a distance of 20.00 feet pass an iron rod found on the South right-of-way line of said Curry Road and the North line of Hidalgo County Irrigation District No. 1 easement, recorded in Volume 1890, Page 60, H.C.D.R., continuing a distance of 40.00 feet pass the South line of said H.C.I.D. No. 1 easement and continuing a total distance of 381.39 feet, to a 1/2" iron rod with a plastic cap stamped "CVO LS" set, for the southeast corner of this tract;

**THENCE**, N 80° 57' 49" E, at a distance of 501.07 feet pass a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the East line of said 70.00 foot Canal right-of-way, continuing a distance of 551.07 feet pass the East right-of-way line of said North 3rd Street and continuing a total distance of 571.07 feet, to a hole set on the West line of said Lot 10 and the right-of-way of said North 3rd Street, for the southwest corner of this tract;

**THENCE**, N 09° 08' 11" E, along the West line of said Lot 10 and the right-of-way of said North 3rd Street, a distance of 381.39 feet to the POINT OF BEGINNING, containing 5.00 acres of land, more or less.



VILLARREAL RODRIGUEZ SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT 4 AT THE SOUTHEAST CORNER OF CURRY RD. AND NORTH 3RD STREET, THE CITY OF EDINBURG IS THE NEAREST MUNICIPALITY. VILLARREAL SUBDIVISION IS CURRENTLY LOCATED OUTSIDE THE CITY OF EDINBURG'S EXTRAJURISDICTIONAL JURISDICTION.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLARREAL RODRIGUEZ SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

### 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 \_\_\_\_\_ and was recorded in Book \_\_\_\_\_, Sheet(s) \_\_\_\_\_, the Plat Records of Hidalgo County at \_\_\_\_\_ o'clock \_\_\_\_\_ M on \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

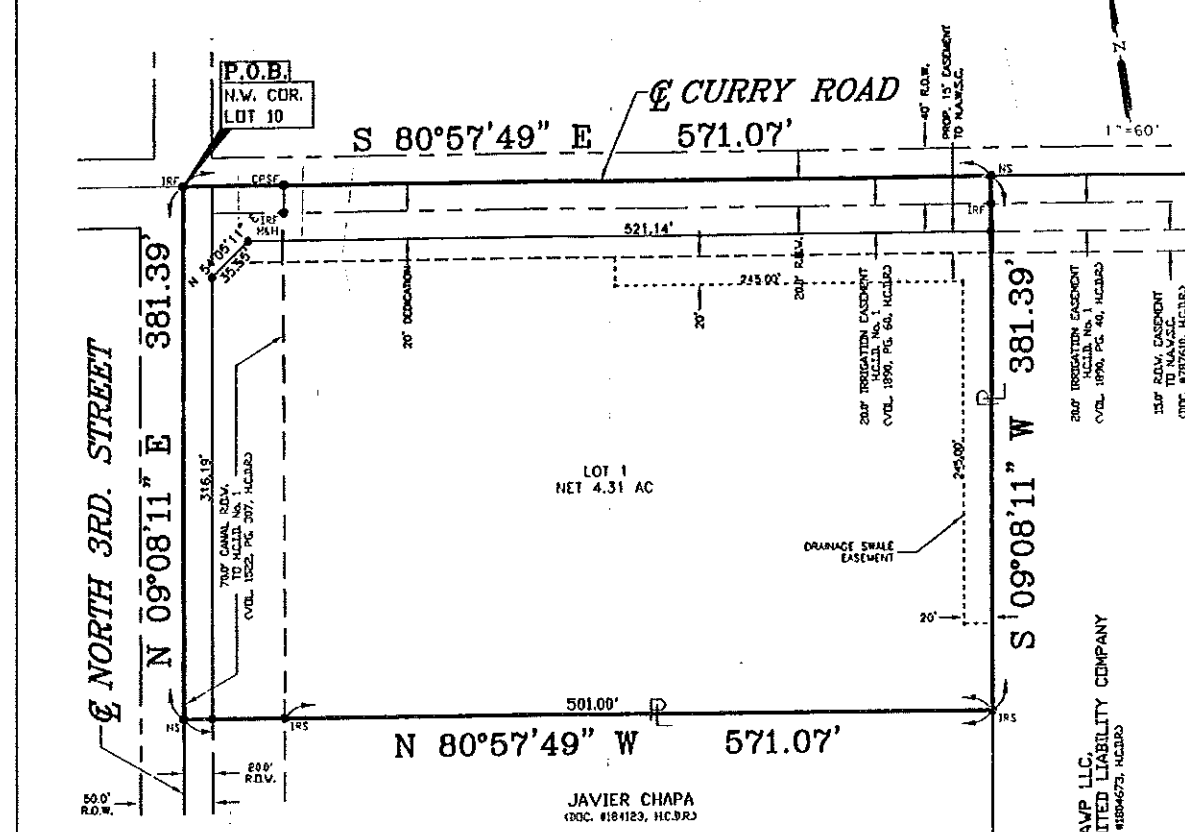
ATTEST: \_\_\_\_\_  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

INDEX NO.	DESCRIPTION
SHEET NO. 1	PLAT OF VILLARREAL RODRIGUEZ SUBDIVISION
SHEET NO. 2	TOPOGRAPHY AND DRAINAGE FOR VILLARREAL RODRIGUEZ SUBDIVISION

**Professional Civil Engineers**  
3123 S. SUGAR RD. EDINBURG, TX 78539  
Office: 956-971-0289 ; TBPE Firm No. 13219



**GENERAL PLAT NOTES:**

1. SURVEY AS FOLLOWS: FRONT \_\_\_\_\_ FEET; RIGHT \_\_\_\_\_ FEET; REAR \_\_\_\_\_ FEET; LEFT \_\_\_\_\_ FEET.
2. THIS PROPERTY FALLS IN ZONE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.
3. THIS PROPERTY IS SUBJECT TO THE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.
4. THIS PROPERTY IS SUBJECT TO THE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.
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6. THIS PROPERTY IS SUBJECT TO THE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.
7. THIS PROPERTY IS SUBJECT TO THE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.
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18. THIS PROPERTY IS SUBJECT TO THE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.
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20. THIS PROPERTY IS SUBJECT TO THE \_\_\_\_\_ (AS SHOWN) THIS INDICATES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD PLANS. COMPARE WITH FEMA FLOOD INSURANCE RATE MAP DATED \_\_\_\_\_.

**STATE OF TEXAS, COUNTY OF HIDALGO**  
**OWNER'S DECLARATION, DECLARATION, AND ATTESTATION**

I, **VILLARREAL RODRIGUEZ**, OWNER OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE SUBDIVISION VILLARREAL RODRIGUEZ SUBDIVISION HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND HEREBY AGREE TO PUBLIC USE AND UTILITIES, TANKS, OR FACILITIES SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.052 AND THAT:

- (A) THE WATER QUALITY AND QUANTITIES TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEWER 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;
- (D) GAS CONNECTIONS, IF APPLICABLE, 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.

\_\_\_\_\_  
JOSE VILLARREAL RODRIGUEZ  
3005 GONDOLA AVE.  
EDINBURG, TX 78542

\_\_\_\_\_  
DATE

**STATE OF TEXAS, COUNTY OF HIDALGO**  
BEFORE ME, the undersigned notary public, on this day personally appeared **JOSE VILLARREAL RODRIGUEZ**, known to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, and, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLARREAL RODRIGUEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ROW DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
HIDALGO COUNTY ROW DIRECTOR

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.

\_\_\_\_\_  
HOMERO LUIS GUTIERREZ, P.L.S. No. 2791

STATE OF TEXAS  
COUNTY OF HIDALGO

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.

\_\_\_\_\_  
YARA CORBITT, P.E. No. 100129

**HEAD OF AN 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 "Donor/Grantor" one or more persons or parties), in consideration of one dollar (\$1.00) and other good and lawful consideration paid by **HOMERO LUIS GUTIERREZ, DONOR/GRANTOR**, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Donor/Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install, maintain, operate, control, repair, replace, remove, alter, modify, 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 Donor/Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Donor/Grantee is hereby authorized to determine the course of the easement herein conveyed except that when the appurtenance is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the position as recorded.

In the event the easement hereby granted shall be a public road and the city, county or state hereafter voters or electors the public road and shall be the location of this road, the Donor/Grantor further grants to Donor/Grantee an additional easement over and across the lands shown on this plat for the purpose of utility, telephone, and other lines as may be necessary to clear the road improvements, when easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the position as recorded.

The Donor/Grantee hereby warrants that it shall be responsible for all damages suffered by Donor/Grantee or the Donor/Grantee's successors, assigns, transferees and holders in fee simple of the land shown on this plat, together with the right of ingress and egress over Donor/Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The Donor/Grantee warrants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens.

I, **HOMERO LUIS GUTIERREZ**, the said Donor/Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JOSE VILLARREAL RODRIGUEZ  
3005 GONDOLA AVE.  
EDINBURG, TX 78542

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: JOSE VILLARREAL RODRIGUEZ	3005 GONDOLA AVE.	EDINBURG, TX 78542	(956)292-1541	N/A
ENGINEER: YARA CORBITT	3123 S. SUGAR RD.	EDINBURG, TX 78539	(956)971-0289	(956)287-4130
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TX 78572	(956)369-0988	N/A