

# SUBDIVISION PLAT OF LAS ESTRELLAS SUBDIVISION IV

A 30.47 ACRE TRACT OF LAND BEING ALL OF LOTS 36, 37 AND 40, NICK DOFFING SUBDIVISION No. 3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2243289, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

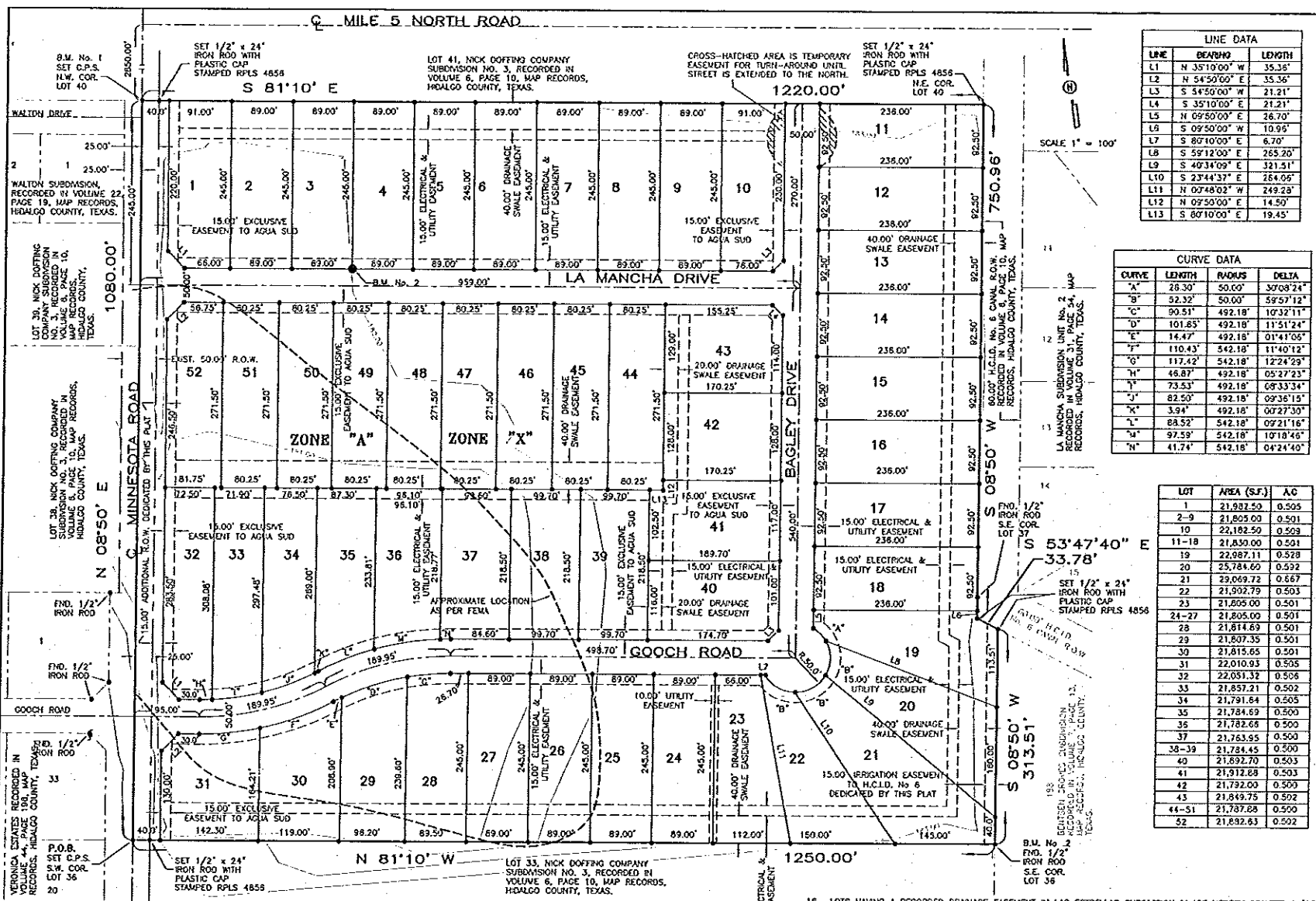
STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, FORREST N. RUNNELS JR., VICE-PRESIDENT, AS OWNER OF THE 30.47 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ESTRELLAS SUBDIVISION IV, HEREBY SUBDIVIDE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MAXIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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.



LINE	BEARING	LENGTH
L1	N 35°10'00" W	35.36'
L2	N 54°50'00" E	35.36'
L3	S 54°50'00" W	21.21'
L4	S 35°10'00" E	21.21'
L5	N 09°50'00" E	26.70'
L6	S 09°50'00" W	10.96'
L7	S 80°10'00" E	6.70'
L8	S 59°12'00" E	265.26'
L9	S 49°34'09" E	321.51'
L10	S 23°44'37" E	284.95'
L11	N 09°48'02" W	249.28'
L12	N 09°50'00" E	14.82'
L13	S 60°10'00" E	19.45'

CURVE	LENGTH	RADIUS	DELTA
A	28.30'	50.00'	30°08'24"
B	52.32'	50.00'	59°57'12"
C	90.51'	492.18'	10°32'11"
D	101.85'	492.18'	11°51'24"
E	14.47'	492.18'	01°47'06"
F	110.43'	542.18'	11°40'12"
G	117.42'	542.18'	12°24'29"
H	48.87'	492.18'	05°27'23"
I	73.53'	492.18'	08°33'34"
J	82.50'	492.18'	09°38'15"
K	3.91'	492.18'	00°27'33"
L	88.52'	542.18'	02°31'16"
M	97.59'	542.18'	10°18'46"
N	41.74'	542.18'	04°24'40"

LOT	AREA (SQ. FT.)	A.C.
1	21,982.50	0.505
2-9	21,805.00	0.501
10	22,182.50	0.509
11-18	21,830.00	0.501
19	22,087.11	0.509
20	25,784.69	0.592
21	22,069.77	0.508
22	21,932.78	0.503
23	21,805.00	0.501
24-27	21,805.00	0.501
28	21,814.69	0.501
29	21,807.35	0.501
30	21,815.65	0.501
31	22,010.93	0.505
32	22,051.32	0.506
33	21,857.21	0.502
34	21,791.84	0.505
35	21,784.69	0.500
36	21,782.68	0.500
37	21,763.95	0.500
38-39	21,784.65	0.500
40	21,933.70	0.503
41	21,912.88	0.503
42	21,792.00	0.500
43	21,849.75	0.502
44-51	21,787.84	0.500
52	21,892.63	0.502

BEGINS AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHWEST CORNER OF LOT 36 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°50' E, ALONG THE WEST LINE OF LOTS 36, 37 AND 40, AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 1,080.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 49 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 81°10' E, ALONG THE NORTH LINE OF LOT 40, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET AT 25.00' FOR THE EAST RIGHT OF WAY LINE, A TOTAL DISTANCE OF 1,220.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR THE NORTHEAST CORNER OF LOT 40 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°50' W, ALONG THE EAST LINE OF LOTS 36, 37 AND 40, A DISTANCE OF 750.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 33°47'40" E, ALONG THE EAST LINE OF LOT 36, A DISTANCE OF 33.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°50' W, ALONG THE EAST LINE OF LOT 36, A DISTANCE OF 313.51 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 36 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°10' W, ALONG THE SOUTH LINE OF LOT 36, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 SET AT 1,220.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 1,250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.47 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA MANCHA SUBDIVISION UNIT No. 2, RECORDED IN VOLUME 31, PAGE 54, 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 UNDER MY SUPERVISION.

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.E.L.S. No. 49358

7-10-12  
DATE

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LAS ESTRELLAS SUBDIVISION IV, 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

NOTE: 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, CHAPTER 49, SUBCHAPTER 116. 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 No. 1

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 7-10-12.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 7-10-12.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

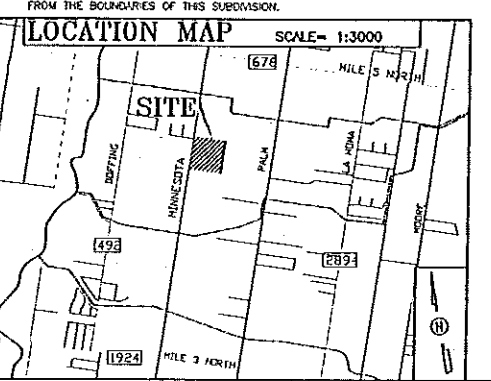
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

8-14-12  
DATE

REVISION	DATE	APPROVED

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "A" BASE FLOOD ELEVATION=182.00 (USING QUAD MAP DATA) & FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 490334 0290 D MAP REVISION: NONE 6, 2006. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, C.F.M. 490334 0300 D EFFECTIVE DATE: JUNE 8, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING LOTS: LOTS 2 THROUGH 30 AND LOTS 33 THROUGH 51. (ANY OTHER NON RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OBTAINING THE LOT.
  - MINIMUM FINISHES FLOOR NOTE: UNFINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB 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 DEVELOPER FERMAT APPLICATION. LOTS WITHIN FLOOD ZONE "A" E.F.=182.00 FEET.
  - 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: 25.00'  
FRONT FOR GARAGE/CARPORT: 18.00'  
SIDE: 10.00'  
SIDE ADJUTING STREET: 10.00'  
REAR: 15.00'  
SIDE CORNER TO MINNESOTA ROAD: 20.00'  
OR TO EASEMENT LINE WHICHEVER IS GREATER
  - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 91,618.02 CUBIC FEET (2.11 ACRE-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 SCALE EASEMENTS NOTE: NO TALL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SCALE EASEMENT. EACH DRAINAGE SCALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SCALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCALE.
  - 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. 1-182-50 COTTON PICKER SPINDLE SET ON THE NORTHWEST CORNER OF PROPOSED SUBDIVISION, N.A.V.O. 80 DATUM B.M. No. 2-182-50 SET 1/2" IRON ROD W/ CONK. MONUMENT LOCATED ON THE SOUTHWEST CORNER OF LOT 4. N.A.V.O. 80 DATUM
  - ALL PUBLIC UTILITIES EASEMENTS DENICATED 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 CONSIST WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - AS PER AGUA SUD, IF THE PURCHASER(S) OF LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGER WATER METER IS REQUIRED, THEN THE USE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE IMPROVE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S).
  - THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 1" METER.
  - CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED TO THE NORTH IN A RECORDED PLAT, SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE NORTH.
  - LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LAS ESTRELLAS SUBDIVISION IV IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 2850.00' FEET SOUTH OF THE INTERSECTION OF MILE 5 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 IV, 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 § 212.011 AND LIES IN P.C.T. NO. 3



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:				
ENGINEER:				
SURVEYOR:				

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
LAND SURVEYORS

124 E. STURGESS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER P-1513  
SURVEYING REGISTRATION NUMBER 100411-00

EDINBURG, TX 78540 (956)383-7032 (956)383-5060  
EDINBURG, TX 78539 (956)383-6490 (956)383-0527  
EDINBURG, TX 78532 (956)381-6490 (956)381-0527

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF HIDALGO

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HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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