

SUBMISSION PLAT OF: LA VICTORIA SUBDIVISION PHASE I

A 21.491 ACRE TRACT OF LAND OUT OF LOTS 1 AND 4 BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414081, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 21.491 ACRE TRACT OF LAND OUT OF LOTS 1 AND 4 BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414081, 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 COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 1 AND IN THE CENTERLINE OF VICTORIA ROAD FOR THE SOUTHEAST CORNER OF THE BILLY G. WRIGHT TRACT (REMAINDER OF LOT 1, BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 711660, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 09°02'W, 650.00 FEET FROM THE NORTHEAST CORNER OF LOT 1;

THENCE S 09°02'W, ALONG THE EAST LINE OF LOTS 1 AND 4, AND THE CENTERLINE OF VICTORIA ROAD, A DISTANCE OF 710.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89°58'W, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF VICTORIA ROAD, A TOTAL DISTANCE OF 1,072.83 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE S 85°50'27"W, A DISTANCE OF 54.94 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE N 89°58'W, A DISTANCE OF 90.11 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N 09°02'E, A DISTANCE OF 29.02 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N 89°58'W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF LOT 4 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09°02'E, ALONG THE WEST LINE OF LOTS 1 AND 4, A DISTANCE OF 690.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE BILLY G. WRIGHT TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 85°50'27"W, ALONG THE SOUTH LINE OF THE BILLY G. WRIGHT TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH SET AT 1,300.00 FEET FOR THE WEST RIGHT OF WAY LINE OF VICTORIA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.491 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH SOUTH VICTORIA ESTATES, RECORDED IN VOLUME 39, PAGE 123, 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
R.P.L.S. # 4858
DATE: 10-27-04

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

I, PAUL DANIC, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC., AS OWNER OF THE 21.491 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA VICTORIA SUBDIVISION PHASE I, HEREBY WARRANT AND DEDICATE TO THE PUBLIC 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:

- (1) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (2) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (3) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (4) 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.

Paul Danic
PAUL DANIC-PRESIDENT
BENCHMARK FARMS & RANCHES, INC.
P.O. BOX 270821
WALLER, TX, 75084
(817) 368-1507
DATE: 3-6-12

STATE OF TEXAS
COUNTY OF HIDALGO
NOTARY ME, the undersigned notary public, on this day personally appeared
PAUL DANIC, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC.
present 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 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 6th day of March, 2012.

Lea A. Quintanilla
LEA A. QUINTANILLA
Notary Public
DATE: 3-6-12

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA VICTORIA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____
Hidalgo County Clerk _____

CITY OF DONNA, TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA VICTORIA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF DONNA, TEXAS, ON _____

Alfonso Quintanilla
Alfonso Quintanilla
Secretary of the City of Donna
DATE: 10-27-04

THIS PLAT APPROVED BY DONNA, HIDALGO COUNTY, TEXAS, ON THIS 11th DAY OF _____, 2012.

Clarence Watley
Clarence Watley
Secretary
DATE: 3-6-12

APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, IS HEREBY SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE: 17th DAY OF August 2012
ATTEST: _____
SECRETARY

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 NO. 49.211(c). 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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
DATE: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VICTORIA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE: _____

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

PLAT NOTES AND RESTRICTIONS:

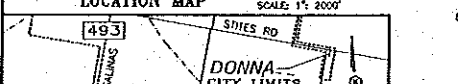
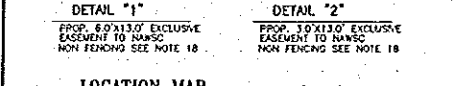
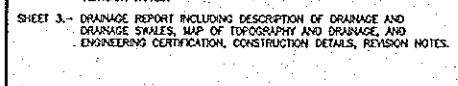
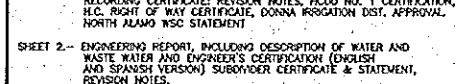
1. FLOOD ZONE DESIGNATION: ZONE "B"
2. LEGEND - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4858, UNLESS OTHERWISE NOTED.
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. (ANY OTHER NON RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 84.
5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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.
6. MINIMUM BUILDING SETBACK LIMITS:
FRONT - LA VICTORIA ROAD 25.00'
REAR 15.00'
SIDE 6.00'
SIDE ABUTTING STREET 10.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
7. THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY THE CITY OF DONNA.
CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP PROTECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
8. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DEVELOPMENT, THIS DEED WILL BE REQUIRED TO DETAIN A TOTAL OF 32,230.00 CUBIC FEET (1.82 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, 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.
10. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No.1: ELEV. = 80.12 FND. C.P.S. ON VICTORIA ROAD LOCATED AT NORTHEAST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No.2: ELEVATION = 80.75 LOCATED ON 1/2" IRON ROD SET IN CONC. 87' NORTH ON THE SOUTHWEST CORNER OF LOT 13, N.A.V.D. 88 DATUM.
11. 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.
12. 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM VICTORIA ROAD ON TO LOTS 85 THROUGH 92. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 85 & 86, 87 & 88, 89, & 90 AND 91 & 92 TO PROMOTE INGRESS AND EGRESS FROM VICTORIA ROAD.
15. A 6" CHAINLINK FENCE SHALL BE INSTALLED ALONG THE SOUTH AND EAST SIDES OF THE DRAIN DITCH R.O.W. FOR LOTS 1 THROUGH 28 BY LOT OWNER AT BUILDING PERMIT STAGE.
16. CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNIT. STREET IS EXTENDED TO THE SOUTH IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE SOUTH.
17. LOT 1 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO VICTORIA ROAD UNLESS SAID LOTS ARE DESIGNATED FOR COMMERCIAL USE ONLY. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT. LOT OWNER SHALL BE RESPONSIBLE TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS.
18. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
19. A NORTH ALAMO WATER SUPPLY CORP. NON FENCING EASEMENT WILL BE LOCATED ON THE FOLLOWING LOTS FOR WATER METER ACCESS. (BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26, 27 & 28, 37 & 38, 39 & 40, 41 & 42, 43 & 44, 53 & 54, 55 & 56, 57 & 58, 59 & 60, 69 & 70, 71 & 72, 73 & 74, 75 & 76, 86 & 87, 88 & 89, 90 & 91. THE SOUTH SIDE OF LOT 92) SEE DETAILS "1" AND "2".

INDEX OF SHEETS

SHEET 1 - HEADINGS, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUTS; DESCRIPTION (METES AND BOUNDS); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; FLOOD NO. 1 CERTIFICATION; H.C. RIGHT OF WAY CERTIFICATE; DONNA INSURANCE DIST. APPROVAL; NORTH ALAMO WSC STATEMENT

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (DRAINAGE AND SANITARY SEWER); SUBDIVIDER CERTIFICATE & STATEMENT; REVISION NOTES.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SNALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.



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

LA VICTORIA SUBDIVISION PHASE I IS LOCATED IN MIDDL HIDALGO COUNTY ON THE WEST SIDE OF VICTORIA SUBDIVISION AND APPROXIMATELY 650.00 FEET SOUTH OF ITS INTERSECTION WITH WALKER STREET, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 14,769), LA VICTORIA SUBDIVISION PHASE I LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: BENCHMARK FARMS & RANCHES, INC.	P.O. BOX 270821	DONNA, TX, 75084	(956) 368-1507	(956) 383-5762
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

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

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QAENGINEERING.COM

REVISION NOTES

No.	Drawn	REVISION	Date	Approved

SHEET NO. 1
OF 3 SHEETS

FILENAME: F:\DATA\SUBDIVISIONS\LA VICTORIA\SUBDIVISION PHASE I\DWG\PLAT.DWG
DATE PREPARED: 10/27/04
DATE REVISION: 3/6/12

PREPARED BY: _____
CHECKED BY: _____
DATE REVISION: _____

DATE REVISION: _____

DATE REVISION: _____

DATE REVISION: _____