

LA VICTORIA SUBDIVISION PHASE II

AN 18.51 ACRE TRACT OF LAND OUT OF LOT 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 METES AND BOUNDS

AN 18.51 ACRE TRACT OF LAND OUT OF LOT 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 METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 4 AND IN THE CENTERLINE OF VICTORIA ROAD FOR THE SOUTHWEST CORNER OF LA VICTORIA SUBDIVISION PHASE I AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 00°02' W, 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE S 00°02' W, ALONG THE EAST LINE OF LOT 4 AND THE CENTERLINE OF VICTORIA ROAD, A DISTANCE OF 610.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE ALAMOSA FARMS, LTD. TRACT (THE SOUTH HALF OF LOT 4, BLOCK 11, LA DONNA SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 492068, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 89°58' W, ALONG THE NORTH LINE OF THE ALAMOSA FARMS, LTD. TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE WEST RIGHT OF WAY LINE OF VICTORIA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET ON THE WEST LINE OF LOT 4 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°02' E, ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 630.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR THE SOUTHWEST CORNER OF LA VICTORIA SUBDIVISION PHASE I AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 00°02' W, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 29.02 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 90.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 01°40'10", RADIUS = 187.50 FEET), A DISTANCE OF 5.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 89°52'27" E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 54.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 1,052.83 FEET FOR THE WEST RIGHT OF WAY LINE OF VICTORIA ROAD, A TOTAL DISTANCE OF 1,072.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.51 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 129, 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.P.L.S. No. 4655
DATE: 4-23-12

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
93-97	7,758.00'	0.18
98	10,462.50'	0.24
99	8,152.50'	0.19
100-105	6,157.91'	0.14
106-107	5,152.52'	0.12
108-113	6,157.91'	0.14
114-115	8,152.50'	0.19
116-121	8,157.91'	0.19
122-123	6,152.52'	0.14
124-129	6,157.91'	0.14
130-131	5,152.50'	0.12
132-137	6,157.91'	0.14
138	6,152.52'	0.14

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
139	6,886.28'	0.16
140-145	7,586.66'	0.17
146-147	7,652.50'	0.18
148-151	6,157.91'	0.14
152	7,583.75'	0.17
153	7,250.18'	0.17
154	6,716.62'	0.15
155	12,037.47'	0.28
156	8,922.50'	0.20
157	8,691.95'	0.20
158-165	6,690.00'	0.15
166	6,287.50'	0.14
167-181	6,200.00'	0.14
182	6,287.50'	0.14

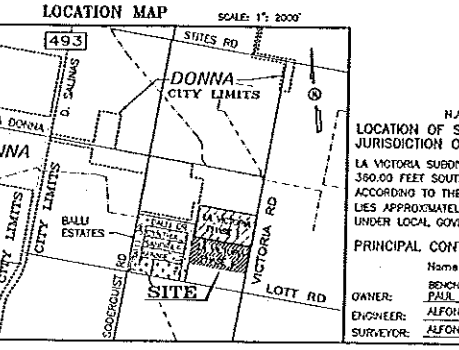
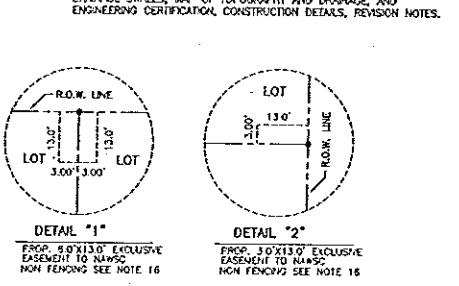
PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B"
- LEGEND * - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4858, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS.
- 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.
- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00', REAR: 50.00', SIDE: 15.00', SIDE ABUTTING STREET: 10.00', FRONT OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- 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 SENIOR TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- 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 77,381.78 CUBIC FEET (1.78 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
- 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 OPERATION AND MAINTENANCE OF THE EASEMENT.

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH
"A"	01°40'10"	187.50'	5.49'
"B"	02°50'28"	187.50'	9.30'
"C"	11°09'37"	237.50'	46.20'
"D"	13°30'40"	237.50'	58.01'
"E"	03°24'04"	237.50'	14.10'
"F"	04°32'22"	187.50'	14.89'
"G"	18°02'20"	187.50'	59.03'
"H"	05°29'39"	187.50'	17.98'
"I"	10°42'03"	237.50'	44.36'
"J"	27°08'42"	237.50'	104.12'
"K"	05°00'39"	212.50'	29.71'

- INDEX OF SHEETS**
- SHEET 1 - HEADLINE INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.O.D. NO. 1, CERTIFICATION, H.C. RIGHT OF WAY CERTIFICATE, DONNA REGISTRATION DIST. APPROVAL, NORTH ALAMO ROAD STATEMENT
 - SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBMITTER CERTIFICATE & STATEMENT, REVISION NOTES.
 - SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SIZES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.



H.A.V.D. 88 DATUM.
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA VICTORIA SUBDIVISION PHASE II IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE WEST SIDE OF VICTORIA SUBDIVISION PH. II AND APPROXIMATELY 300.00 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 17,548). LA VICTORIA SUBDIVISION PHASE II 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 720821	McALEEN, TX 78504	(956) 386-1507	(956) 383-5762
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6180	(956) 381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6180	(956) 381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER E-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6180
FAX 956-381-0527
OFFICE@QAENGINEERING.COM

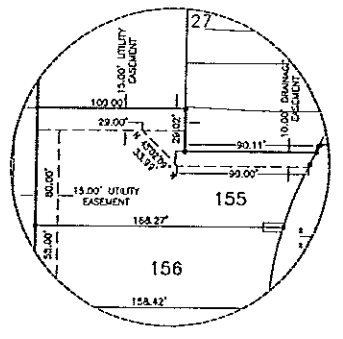
RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration 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 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 of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee 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 laterally relocate 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 so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended 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____



LOT 155 DETAIL
SCALE: 1" = 60'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

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.

ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 9-11-12

REVISION NOTES

No.	Start	REVISION	Date	Approved

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

I, PAUL DANEC, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC., AS OWNER OF THE 18.51 ACRE TRACT OF LAND EXHIBITED WITHIN THE PROPOSED LA VICTORIA SUBDIVISION PHASE II, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PAVEMENT, EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- THE WATER QUANTITY 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 MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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 DANEC - PRESIDENT
BENCHMARK FARMS & RANCHES, INC.
P.O. BOX 720821
MCALLEN, TX 78504
(956) 386-1507

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared _____, known 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 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____

LEIA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires _____
9-15-12

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____

Hidalgo County Judge _____
Hidalgo County Clerk _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____ 20____

Mayor of the City of DONNA _____ Date _____
Attest: _____ Secretary of the City of DONNA _____ Date _____

THIS PLAT APPROVED BY DONNA REGISTRATION DISTRICT ON THIS _____ DAY OF _____ 20____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT LA VICTORIA SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH CATED THIS _____ DAY OF _____ 20____

ATTEST: _____ SECRETARY
_____ CHAIRMAN PLANNING COMMISSION

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, § 49.121(i). 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
BY: _____

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.

ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 9-11-12

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

SHEET NO. 1 OF 3 SHEETS