


# SUBDIVISION PLAT OF LAS PALMAS DEL NORTE SUBDIVISION NO. 4

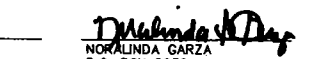
A TRACT OF LAND CONTAINING 17.01 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING ALL OF LOT 354 AND PART OF LOT 356, BENTSEN GROVES SUBDIVISION, ADDITION "C", MAP REF: VOLUME 7, PAGE 30, H.C.M.R. AND SAID 17.01 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION WE, OSCAR GARZA AND NORALINDA GARZA, AS OWNERS OF THE 17.01 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS PALMAS DEL NORTE SUBDIVISION NO. 4, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 5232.032, AND THAT:

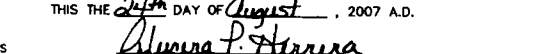
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
- THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM STATE REQUIREMENTS;
- THE ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- THE NATURAL GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

  
 OSCAR GARZA  
 P.O. BOX 2036  
 MISSION, TEXAS 78572

  
 NORALINDA GARZA  
 P.O. BOX 2036  
 MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, OSCAR GARZA AND NORALINDA GARZA PERSONALLY APPEARED AND PROVED THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSES, TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

  
 NOTARY PUBLIC FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES ON: 11/4/2009

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE LAS PALMAS DEL NORTE SUBDIVISION NO. 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2007 A.D.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

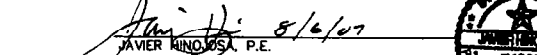
COUNTY CLERK'S RECORDING CERTIFICATE

I, ARTURO GUAJARDO JR., COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT \_\_\_\_\_ A.P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 A.D. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ A.P.M. ON THE \_\_\_\_\_ OF \_\_\_\_\_, 2007 A.D.

ARTURO GUAJARDO JR.  
HIDALGO COUNTY CLERK

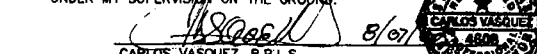
STATE OF TEXAS  
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

  
 JAVIER HINOJOSA, P.E.  
 REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS  
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

  
 CARLOS VASQUEZ, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 517 BEAUMONT AVENUE  
 McALLEN, TEXAS 78501  
 (956) 618-1551

DATE SURVEYED: 10-25-2002

### METES & BOUNDS

A TRACT OF LAND CONTAINING 17.01 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING ALL OF LOT 354 AND PART OR PORTION OF LOT 356, BENTSEN GROVES SUBDIVISION, ADDITION "C", MAP REFERENCE: VOLUME 7, PAGE 30, H.C.M.R. AND SAID 17.01 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEAST CORNER OF SAID LOT 356 AND THE CENTERLINE OF BENTSEN PALM DRIVE ROAD, THENCE S 08° 56' 32" W, A DISTANCE OF 150.18 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE S 08° 56' 32" W (S 08° 50' 00" W), ALONG THE EAST LINE OF SAID LOT 356 AND THE CENTERLINE OF SAID BENTSEN PALM DRIVE ROAD, AT A DISTANCE OF 209.82 FEET PASS THE COMMON CORNER OF SAID LOTS 356 AND 354, CONTINUING A TOTAL DISTANCE OF 509.82 FEET (510.35 FEET) TO A COTTON PICKER SPINDLE SET ON THE SOUTHEAST CORNER OF SAID LOT 354, FOR THE SOUTHEAST CORNER OF THIS TRACT;

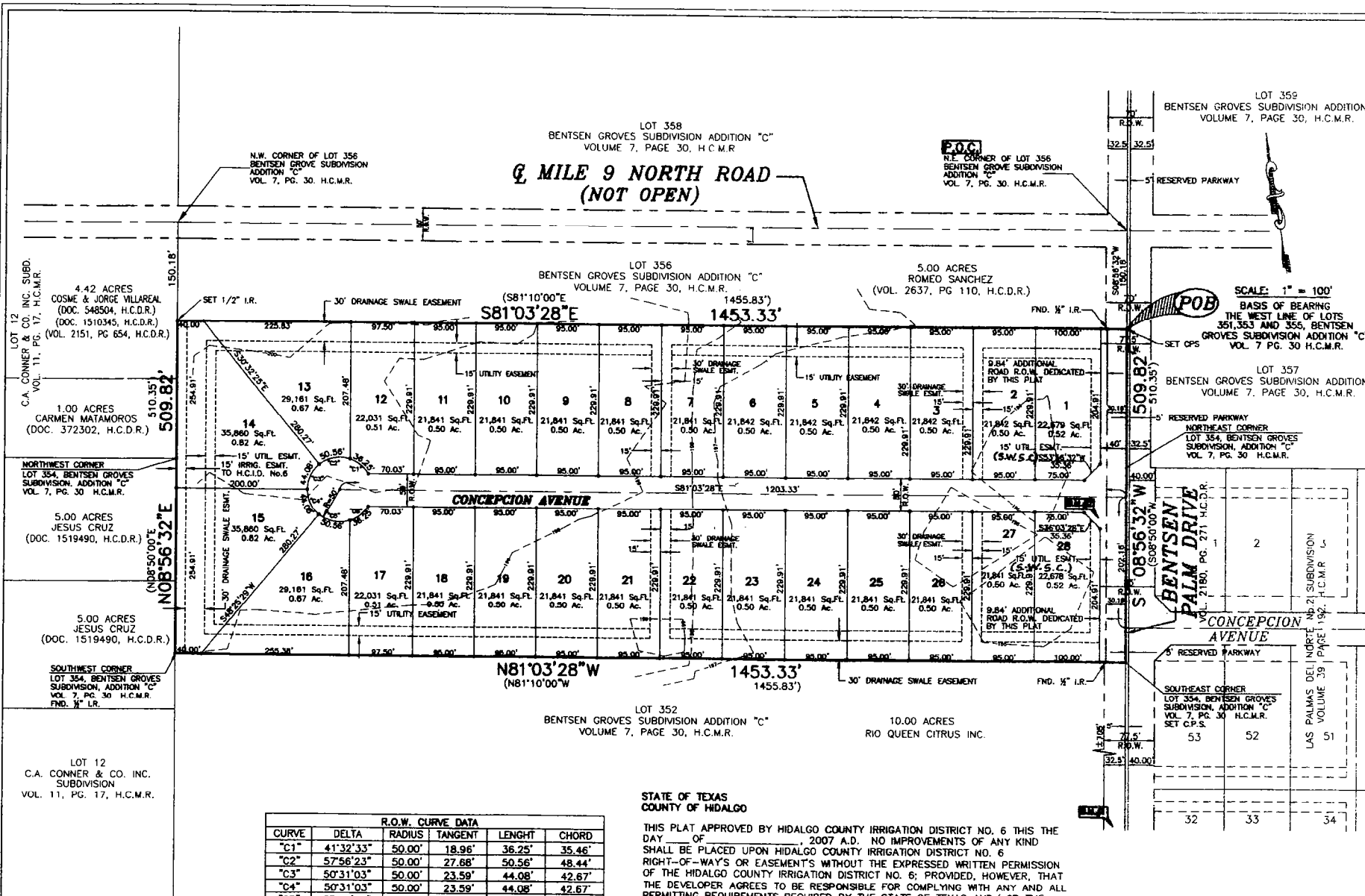
THENCE N 81° 03' 28" W (N 81° 10' 00" W), ALONG THE SOUTH LINE OF SAID LOT 354, AT A DISTANCE OF 30.16 FEET PASS AN IRON ROD FOUND THE WEST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE ROAD, AND CONTINUING A TOTAL DISTANCE OF 1453.33 FEET (1455.83 FEET) TO AN IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 354, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 56' 32" E (N 08° 50' 00" E), ALONG THE WEST LINE OF SAID LOT 354, AT A DISTANCE OF 300.00 FEET PASS THE COMMON CORNER OF SAID LOTS 354 AND 356, CONTINUING A TOTAL DISTANCE OF 509.82 FEET (510.35 FEET) TO A 1/2" IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

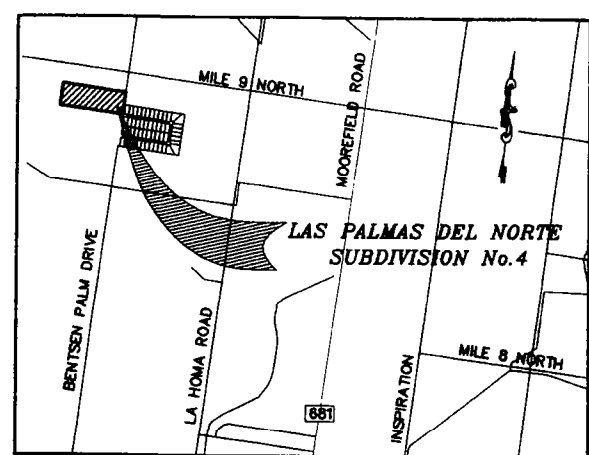
THENCE S 81° 03' 28" E (S 81° 10' 00" E), AT A DISTANCE OF 1423.17 FEET PASS AN IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID PALM DRIVE ROAD, AND CONTINUING A TOTAL DISTANCE OF 1453.33 FEET (1455.83 FEET) TO THE POINT OF BEGINNING, CONTAINING 17.01 ACRES OF LAND, OF WHICH 0.35 OF ONE ACRE LIES ON SAID NORTH PALM DRIVE ROAD, LEAVING A NET OF 16.66 ACRES OF LAND, MORE OR LESS.

### GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:** THE PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48033A (0000) DATED ON JUNE 6, 2006. THE ZONE "A" AREA HAS FURTHER BEEN DETERMINED TO BE CHANGED TO ZONE "X" AS PER THE LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) DATED FEBRUARY 18, 2006. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN." 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: 25.00 FEET REAR: 45.00 FEET OR GREATER FOR EASEMENT, WHICHEVER IS GREATER (WEST SIDE OF LOTS 14 AND 15) SIDE: 6.00 FEET CORNER SIDE: 15.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" 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 FIRE 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.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: (1) 60-4 H.M.B. FOUND ON A POWER POLE LOCATED 705 FEET SOUTH OF THE SOUTH EAST CORNER OF THIS TRACT ON THE EAST FRONT-OF-WAY OF BENTSEN PALM DRIVE. ELEVATION = 197.45 (TEXAS STATE PLAN COORDINATE SYSTEM, NAD 1983 SOUTH ZONE) (2) BRASS DISK SET ON CONCRETE AT THE SOUTHWEST INTERSECTION OF CONCEPCION AVENUE AND BENTSEN PALM DRIVE. ELEVATION = 196.20
- 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 36,432 CUBIC FEET (0.84 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: A TOTAL OF APPROXIMATELY 4,000 LINEAR FEET OF DRAINAGE SWALES WILL BE CONSTRUCTED ALONG THE REAR OF ALL THE LOTS FOR A TOTAL DETENTION VOLUME OF 150,000 CUBIC FEET. THE SWALES WILL HAVE A TOP DIMENSION OF 20 FEET AND A BOTTOM DIMENSION OF 10 FEET WITH AN AVERAGE DEPTH OF 2 FEET. (SEE 3RD SHEET OF PLAT FOR DRAINAGE IMPROVEMENTS)
- DRAINAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM ONE-HALF ACRE LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND REPORTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
  - "OSSE" PERMIT IS REQUIRED PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- OSCAR GARZA AND NORALINDA GARZA, THE OWNERS & SUBDIVIDERS OF LAS PALMAS DEL NORTE SUBDIVISION NO. 4, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY UTILITY PROVIDER.
- CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
- 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL AND MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- NO ACCESS ONTO BENTSEN PALM DRIVE FROM LOTS 1 AND 28 WILL BE ALLOWED.



R.O.W. CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"C1"	41°32'33"	50.00'	18.96'	36.25'	35.46'
"C2"	57°56'23"	50.00'	27.68'	50.56'	48.44'
"C3"	50°31'03"	50.00'	23.59'	44.08'	42.67'
"C4"	50°31'03"	50.00'	23.59'	44.08'	42.67'
"C5"	57°56'23"	50.00'	27.68'	50.56'	48.44'
"C6"	41°32'33"	50.00'	18.96'	36.25'	35.46'

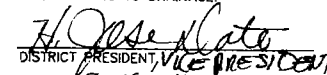



LOCATION MAP  
SCALE: 1" = 2000'

DATE OF PREPARATION: JULY, 2005 DRAWN BY: P.GONZALEZ

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2007 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6; PROVIDED, HOWEVER, THAT THE DEVELOPER AGREES TO BE RESPONSIBLE FOR COMPLYING WITH ANY AND ALL PERMITTING REQUIREMENTS REQUIRED BY THE STATE OF TEXAS AND/OR THE TCEQ RELATING TO DRAINAGE.

  
 DISTRICT PRESIDENT, VICE PRESIDENT  
 DATE: 7-14-07

  
 ATTEST: SECRETARY  
 DATE: 7-14-07

STATE OF TEXAS  
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: \_\_\_\_\_

PRINCIPAL CONTACTS:					
NAME	ADDRESS	CITY & ZIP	PHONE #	FAX #	
OWNER: OSCAR GARZA	PO BOX 2036	MISSION TX 78572	585-9737/585-6986		
OWNER: NORALINDA GARZA	PO BOX 2036	MISSION TX 78572	585-9737/585-6986		
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVE.	McALLEN, TX 78504	668-1588/994-8102		
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVENUE	McALLEN, TX 78501	618-1515/618-1574		

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY  
 LAS PALMAS DEL NORTE SUBDIVISION NO. 4 IS LOCATED IN HIDALGO COUNTY PRECINCT #3 ON THE WEST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY 150.18 FEET SOUTH OF THE INTERSECTION OF BENTSEN PALM DRIVE ROAD AND MILE 9 NORTH, THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF MISSION (80,146), LAS PALMAS DEL NORTE SUBDIVISION NO. 4 SUBDIVISION LIES APPROXIMATELY EIGHT AND A HALF MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO MILE

REVISIONS	


**JAVIER HINOJOSA ENGINEERING**  
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 javier@jeh.com