

PLAT OF: BENTSEN HEIGHTS SUBDIVISION

A 10.03 ACRE TRACT OF LAND BEING ALL OF LOT 8, BENTSEN GROVES ADDITION "E", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1830490, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.03 ACRE TRACT OF LAND BEING ALL OF LOT 8, BENTSEN GROVES ADDITION "E", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1830490, 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 WITHIN THE RIGHT OF WAY OF BENTSEN PALM DRIVE (F.M. 2082) FOR THE SOUTHWEST CORNER OF LOT 8 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°10' W, ALONG THE SOUTH LINE OF LOT 8, PASSING A 5/8" IRON ROD FOUND AT 39.00 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE (F.M. 2082), PASSING A 5/8" IRON ROD FOUND AT 1,439.97 FEET FOR THE EAST RIGHT OF WAY LINE OF WATSON ROAD, A TOTAL DISTANCE OF 1,455.97 FEET (MAP RECORDS: 1,455.93 FEET) TO A 1" IRON PIPE FOUND IN THE CENTERLINE OF WATSON ROAD FOR THE SOUTHWEST CORNER OF LOT 8 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°50' E, ALONG THE WEST LINE OF LOT 8 AND THE CENTERLINE OF WATSON ROAD, A DISTANCE OF 300.00 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°10' E, ALONG THE NORTH LINE OF LOT 8, PASSING A 1" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED R.P.L.S. 4858 SET AT 16.00 FEET FOR THE EAST RIGHT OF WAY LINE OF WATSON ROAD, PASSING AT 1,418.97 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE (F.M. 2082), A TOTAL DISTANCE OF 1,455.97 FEET (MAP RECORDS: 1,455.93 FEET) TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF BENTSEN PALM DRIVE FOR THE NORTHEAST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°50' E, ALONG THE EAST LINE OF LOT 8, PARALLEL TO AND 1.0 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE (F.M. 2082), A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BENTSEN GROVES ADDITION "E", RECORDED IN VOLUME 8, PAGE 5, 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. No. 4858
DATE: 12-11-07

STATE OF TEXAS COUNTY OF HIDALGO

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



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77024
DATE: 7-18-08

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 THIS 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: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BENTSEN HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20__.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BENTSEN HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE _____

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

I, EDUARDO SANCHEZ, A MARRIED PERSON, AS OWNER OF THE 10.03 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BENTSEN HEIGHTS SUBDIVISION, 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 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.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared EDUARDO SANCHEZ, proved 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20__.



CYNTHIA A. CAYTAN - NOTARY PUBLIC

I, FRANK FLORES, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE BENTSEN HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION 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 DELEGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION 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. FRANK FLORES
GENERAL MANAGER
LA JOYA WATER SUPPLY CORPORATION

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS THE _____ DAY OF _____, 2008.

SECRETARY PRESIDENT

THIS PLAT OF BENTSEN HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF PALMVIEW, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PALMVIEW, HEREBY CERTIFY THAT THIS PLAT OF BENTSEN HEIGHTS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BENTSEN HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge Date _____
ATTEST: Hidalgo County Judge Date _____

INDEX SHEET

SHEET 1 - HEADING INDEX; LOCATION MAP AND E&B; PRINCIPAL CONTACTS; MAP OF LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; H.C.L.D. No. 6 CERTIFICATION; LA JOYA WATER SUPPLY CORPORATION CERTIFICATE OF APPROVAL; CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 2 - UTILITY LAYOUT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTES.



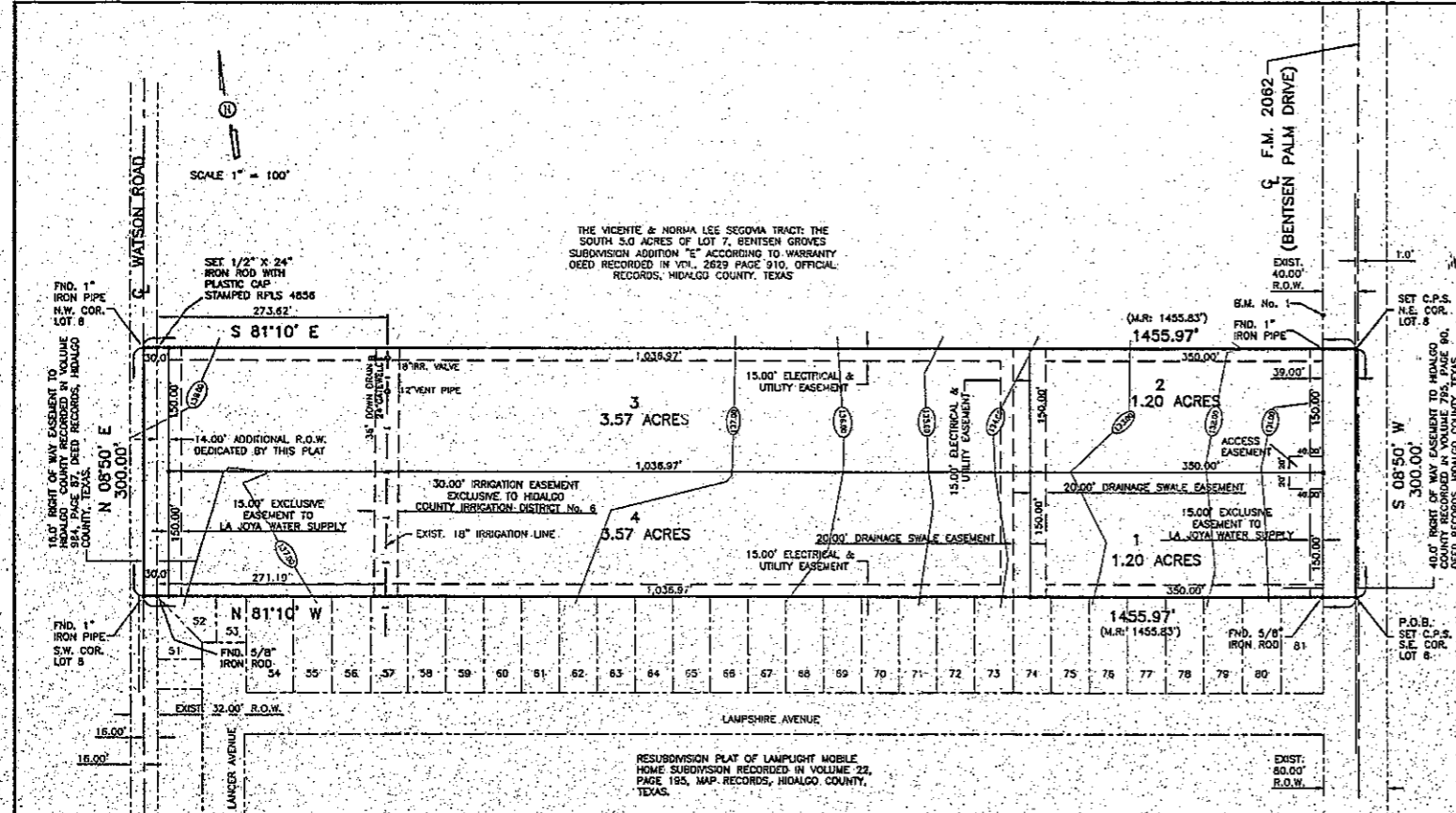
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ PAGE _____
RECORDED IN VOLUME _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

No.	Revised	Revision	Date	Approved

FILED AND DATA SUBMITTED BY PALMVIEW, BENTSEN HEIGHTS SUBDIVISION PLAT
DATE PREPARED BY _____ CHECKED BY _____ APPROVED BY _____
DATE RECORDED BY _____ CHECKED BY _____ APPROVED BY _____



PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING). C.P.N. 480334 0400 C MAP REVISED: NOV. 18, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROP. STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOODPLAIN, COMMUNITY PANEL No. A80334 0400 C (NOV. 18, 1982) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY SHOWS NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE IN THE 100-YEAR FLOODPLAIN.
- GENERAL NOTE FOR COMMERCIAL LOTS: LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 4 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF 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.
- LEGEND: - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES: FRONT 40.00', REAR 15.00', SIDE 5.0' OR TO EASEMENT LINE WHICHEVER IS GREATER.
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 2. A 24-30 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 2 FROM FM 2082 (BENTSEN PALM DRIVE). TAXI DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPER AND/OR BUILDING PERMIT.
- 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.
- 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 23,212.00 CUBIC FEET (0.54 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE DRAINAGE REPORT ON SHEET No. 2)
- BENCHMARK ELEV. = 131.67 C.P.S. SET IN POWER POLE ON SOUTH SIDE LOCATED 41' NORTH OF NORTH PROPERTY LINE ON THE WEST R.O.W. OF BENTSEN ROAD, NAVD - 88 DATUM.
- EACH LOT HAS A 15' WIDE PUBLIC UTILITY OR 20' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT. THE REAR OF THE LOT IS DEFINED AS THAT PORTION FARTHEST FROM PROPOSED STREET OR EXISTING STREET.
- FIRE HYDRANTS INSTALLED WITHIN THE LA JOYA WATER SUPPLY (L.J.W.S.C.) CORPORATION'S DISTRIBUTIONS SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE L.J.W.S.C. AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE L.J.W.S.C. TO MEET FIRE FLOW REQUIREMENTS.
- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGER METER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE L.J.W.S.C. PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S).
- THE COMMERCIAL LOTS SHOULD REFLECT SERVICE BY A 1" METER.
- LOT 1 HAS AN EXISTING RESIDENTIAL STRUCTURE WHICH SHALL BE UTILIZED FOR COMMERCIAL USE ONLY. THERE SHALL BE NO RESIDENTIAL USE OF THIS STRUCTURE WHATSOEVER.

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

BENTSEN HEIGHTS SUBDIVISION IS LOCATED IN SOUTHWEST HIDALGO COUNTY. IT LIES APPROXIMATELY 2,200.00 FEET SOUTH OF BUSINESS 83 FROM BENTSEN PALM DRIVE (F.M. 2082) TO WATSON ROAD, APPROXIMATELY ONE MILE SOUTH OF ITS INTERSECTION WITH BUSINESS 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PALMVIEW, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PALMVIEW (POPULATION 4,421). BENTSEN HEIGHTS SUBDIVISION LIES APPROXIMATELY HALF MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINCT No. 3

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: EDUARDO SANCHEZ - PRESIDENT	6901 WEST EXPRESSWAY 83	MISSION, TX 78572	365-0292	365-3792
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	381-8480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-8480	381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
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