

# PLAT OF FRONTERA HEIGHTS PHASE II SUBDIVISION

BEING A 8.162 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 343, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: JANUARY, 2008

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

I, ANTHONY F. GRAY, PRESIDENT OF STONEHAVEN DEVELOPMENT, INC., A MARIED PERSON, AS OWNER OF THE 8.162 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED FRONTERA HEIGHTS PHASE II SUBDIVISION HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §203.032 AND THAT:

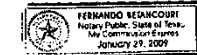
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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 AUTHORITY ON THIS DAY PERSONALLY APPEARED, ANTHONY F. GRAY, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30 DAY OF JANUARY 2008.



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

ATTEST: *Carroll C. Flynn* SECRETARY  
MAYOR, CITY OF WESLACO, TEXAS

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 9 THIS DAY OF JANUARY 2008. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE GENERAL MANAGER.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.036(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE FRONTERA HEIGHTS PHASE II SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
I HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE §482.210(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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at \_\_\_\_\_ o'clock on \_\_\_\_\_ and was recorded in Book \_\_\_\_\_ Sheet(s) \_\_\_\_\_ of the Plat Records of Hidalgo County at \_\_\_\_\_ o'clock on \_\_\_\_\_.

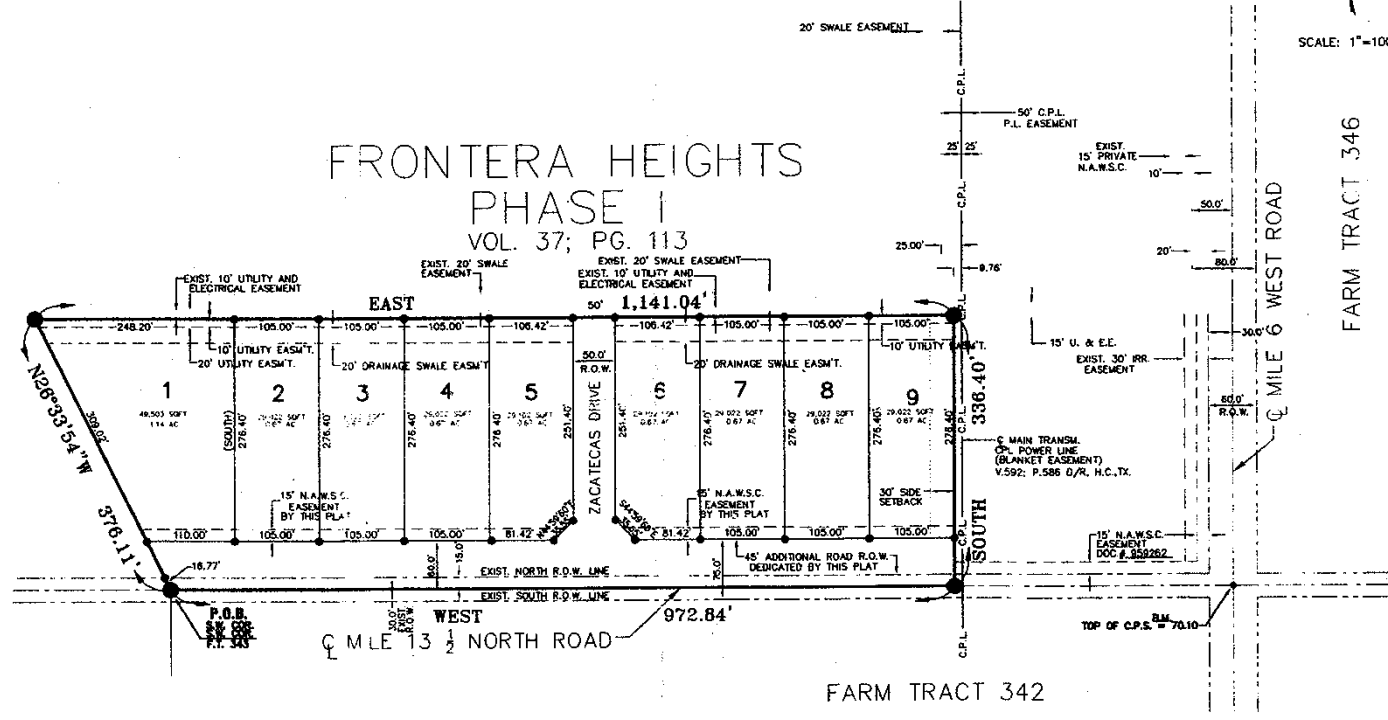
\_\_\_\_\_  
Hidalgo County Clerk

STATE OF TEXAS  
COUNTY OF HIDALGO  
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*Kambiz S. Khadem*  
KAMBIZ S. KHADEMI  
REG. PROFESSIONAL ENGINEER No. 57787

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, No. 4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Rethaldo Nobles P.L.S.*  
RETHALDO NOBLES  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4032  
P.O. BOX 716  
WESLACO, TEXAS 77589



### METES AND BOUNDS

Being 8.162 acres of land situated in Hidalgo County, Texas, and being out of Farm Tract 343, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 8.162-acre tract being more particularly described by acres and bounds as follows:

BE GINNING at a concrete monument found for the southeast corner of said Farm Tract 343 and the southwest corner of said tract herein described:

THENCE North 28° 32' 54" West, with the west line of said Farm Tract 343, at a distance of 167.11 feet pass a 1/2-inch iron rod found for reference on the north right of way line of Mile 13 1/2 North Road and containing for a total distance of 376.40 feet to a 1/2-inch iron rod found for the northwest corner of said tract herein described.

THENCE East, 1141.04 feet, with the south line of Frontera Heights Subdivision, Phase I, as per map recorded in Volume 7, Page 113 of said Hidalgo County Map Records, to a 1/2-inch iron rod found for the northeast corner of said tract herein described.

THENCE South, with a line that is parallel to the east line of said Farm Tract 343, at a distance of 331.40 feet pass a 1/2-inch iron rod found for reference on the north right of way line of said Mile 13 1/2 North Road and containing for a total distance of 336.40 feet to a 1/2-inch iron rod found for the southeast corner of said tract herein described.

THENCE West, 972.84 feet, with the south line of said Farm Tract 343 and with the centerline of said Mile 13 1/2 North Road to the POINT OF BEGINNING and containing 8.162 acres of land more or less.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FRONTERA HEIGHTS PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FRONTERA HEIGHTS PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARLETO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
SUBMITTED BY \_\_\_\_\_  
BY \_\_\_\_\_

FRONTERA HEIGHTS PH II	
LOT	AREA (S.F.)
1	49,503
2	29,215
3	29,215

INDEX TO SHEETS OF FRONTERA HEIGHTS PHASE II SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, AND EIA PRINCIPAL CONTACTS PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESOLUTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF WESLACO, AND THE DISTRICT OF THE COUNTY CLERK'S OFFICE, LOCATION MAP, H.C. NO. 1 CERTIFICATE, IRRIGATION DISTRICT NO. 9, H.C. ROW AND H.C. DRAINAGE NOTES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION)
SHEET 3	OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION ENGINEERING REPORT INCLUDING LEGAL DESCRIPTION OF TOWNSHIP AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION & CONSTRUCTION DETAILS

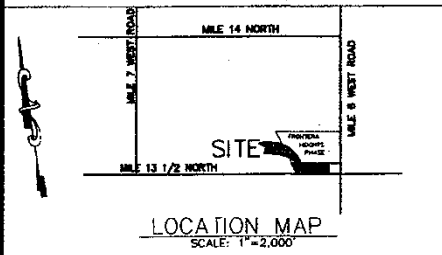
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

FRONTERA HEIGHTS PHASE II SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, PCT #1 ON THE NORTH SIDE OF NORTH 13 1/2 MILE ROAD, APPROX. 350' WEST OF EAST 6 WEST RD. WESLACO (POPULATION 31,442) IS THE NEARBY MUNICIPALITY. THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN WESLACO'S 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.). LOC 212.001

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANTHONY F. GRAY, PRESIDENT OF STONEHAVEN DEVELOPMENT, INC.	3307 F. HARBERRY AVE.	McALLEN 78501	(361) 630-4113	(361) 630-3911
ENGINEER: KAMBIZ S. KHADAMI, P.E.	410 E. DOVE AVE.	McALLEN 78504	(361) 630-2125	(361) 630-2219
SURVEYOR: RETHALDO NOBLES, P.L.S.	P.O. BOX 476	WESLACO 77589	(361) 968-2422	(361) 968-2011

- ### GENERAL PLAT NOTES:
- MINIMUM FINISH FLOOR NOTE  
24" ABOVE THE CENTER LINE OF STREET AND/OR 18" ABOVE THE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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.
  - FLOOD ZONE DESIGNATION  
ZONE "A" AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, C.P.N. 480334 (4/5/00); MAP REVISED: JUNE 6, 2000 & REVISED TO REFLECT LOMR, MAY 30, 2002.  
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).
  - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT ----- 30 FEET OR EASEMENT WHICHEVER IS GREATER.  
REAR ----- 30 FEET OR EASEMENT WHICHEVER IS GREATER.  
SIDE ----- 6 FEET OR EASEMENT WHICHEVER IS GREATER.  
EAST SIDE OF LOT 9 ----- 30 FEET OR EASEMENT WHICHEVER IS GREATER.  
SIDE CORNER ----- 10 FEET EXCEPT 18 FEET FOR GARAGE OR EASEMENTS WHICHEVER IS GREATER IN ALL CASES.
  - THIS SUBDIVISION IS PROPERLY SERVED BY N.A.W.S.C. WATER SYSTEMS.
  - B.M. = 70.10 TOP OF A C.P.S. LOCATED ON THE CENTER LINE INTERSECTION OF MILE 13 1/2 NORTH AND MILE 6 WEST (U.S.G.S. 1929 DATUM), AS SHOWN ON THE PLAT.
  - LOTS 5 & 6 SHALL HAVE NO ENTRANCE/ACCESS FROM MILE 13 1/2 NORTH RD.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (ANY REQUIRE PLANNING DEPT., HEALTH DEPT., AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EXCEPT FOR SEPTIC TANKS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING. EXCEPT FOR SEPTIC TANKS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING, NO MORE THAN 15' NATURAL HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH 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.
  - 5' STANDARD SIDEWALK SHALL BE PROVIDED FOR INTERIOR STREETS AND ALONG THE FRONT OF THE LOTS ON MILE 13 1/2 (MAY 4' BEHIND THE BACK OF CURB) AT THE TIME OF BUILDING PERMIT APPLICATION.
  - ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVES AND ALL CORNERS OF BOUNDARY LINES OF SUBDIVISION HAVE BEEN MARKED WITH A ONE-HALF (1/2) INCH STEEL ROD, 18 INCHES IN LENGTH, SET IN THE CENTER OF A CONCRETE MONUMENT 30" (6) INCHES IN DIAMETER AND THIRTY (30) INCHES DEEP WITH TOP FLUSH WITH THE FINISH GROUND SURFACE.
  - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH WITH PLASTIC CAP STAMPED "R&A", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY STRIPS OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES. LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SWALE.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION AT THE TIME OF THE SURVEY.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
  - 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 14,116 CUBIC FEET (1,576 CUBIC FEET PER LOT) 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).
  - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - SEPTIC TANK NOTES:  
ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCO AND HIDALGO COUNTY REGULATIONS. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, AND MULTI-FAMILY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
  - ANTHONY F. GRAY, THE OWNER & SUBDIVIDER OF FRONTERA HEIGHTS PHASE II, RETAINS 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.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR PERMIT 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.
  - SHARE DRIVEWAYS ARE REQUIRED FOR LOTS 1 & 2, 3 & 4, 5 & 6, AND SHOULD BE CONSTRUCTED PRIOR TO FINAL APPROVAL BY DEVELOPER.
  - DEVELOPER TO PROVIDE STREET LIGHT AT TIME OF DEVELOPMENT OF SUBDIVISION AS REQUESTED BY CITY OF WESLACO.



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