

PREPARED BY:
BARRERA INFRASTRUCTURE GROUP, INC.
7001 NORTH 10TH STREET SUITE 300
MCALLEN, TEXAS 78504
DATE PREPARED: 03/18/10
DATE SURVEYED: 04/2/09

SUBDIVISION PLAT OF CAVAZOS HEIGHTS SUBDIVISION
A 5.00 ACRE TRACT OF LAND BEING THE NORTH HALF (1/2) OF LOT 23, BLOCK 1, MISSION GROVES ESTATES, VOL. 5, PAGE 21, H.C.M.R.
PLAT SHEET 1 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CAVAZOS HEIGHTS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE WEST SIDE OF LA HOMA ROAD APPROXIMATELY 1 MILE NORTH OF U.S. HIGHWAY 83. THE CITY OF PALMVIEW (POP. 1818) IS THE NEAREST MUNICIPALITY. CAVAZOS HEIGHTS SUBDIVISION IS APPROXIMATELY 1/2 MILE DISTANCE TO THE CITY OF PALMVIEW CITY LIMITS AND WITHIN THE CITY OF PALMVIEW 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.02.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
WE, EVERIO CAVAZOS & OSVELIA CAVAZOS, AS OWNER(S) OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAVAZOS HEIGHTS SUBDIVISION, HEREBY DEDICATE AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.022 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OF SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) 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.

BY: EVERIO CAVAZOS DATE: 03/18/10
ADDRESS: 5224 S. CESAR CHAVEZ, DUNBURG, TEXAS 78539

BY: OSVELIA CAVAZOS DATE: 03/18/10
ADDRESS: 1215 N. LA HOMA RD., MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVERIO CAVAZOS AND OSVELIA CAVAZOS KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18th DAY OF 2010.

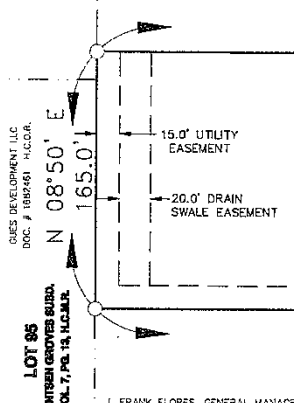
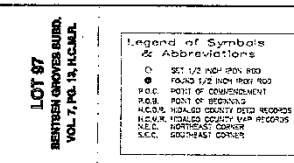
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RENE BARRERA DATE: 03/18/10
BARRERA INFRASTRUCTURE GROUP, INC. 88862
7001 N. 10TH STREET SUITE 300
MCALLEN, TEXAS 78504

FRANCIAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE FAX
OWNER: EVERIO CAVAZOS 5224 S. CESAR CHAVEZ RD. DUNBURG, TEXAS 78539
ENGINEER: RENE BARRERA 7001 NORTH 10TH STREET SUITE 300 MCALLEN, TEXAS 78504 (951) 887-8862 (951) 882-8801
SURVEYOR: PABLO PENA 1001 WHITEWING MCALLEN, TEXAS 78502



I, FRANK FLORES, GENERAL MANAGER OF THE AGUA S.U.D. HEREBY CERTIFY THAT THE AGUA S.U.D. HAS APPROVED THE POTABLE WATER SUPPLY FOR CAVAZOS HEIGHTS SUBDIVISION SITUATED IN HIDALGO COUNTY, TEXAS. THE AGUA S.U.D. 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 OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA S.U.D. AGREES THAT IT WILL PROVIDE WATER TO THE 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.
FRANK FLORES, GENERAL MANAGER
AGUA S.U.D.

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF PALMVIEW
CERTIFICATE OF PLAT APPROVAL
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAVAZOS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF PALMVIEW ON _____

MAYOR, CITY OF PALMVIEW
ATTEST:
SECRETARY, CITY OF PALMVIEW

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAVAZOS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE
ATTEST: HIDALGO COUNTY CLERK DATE

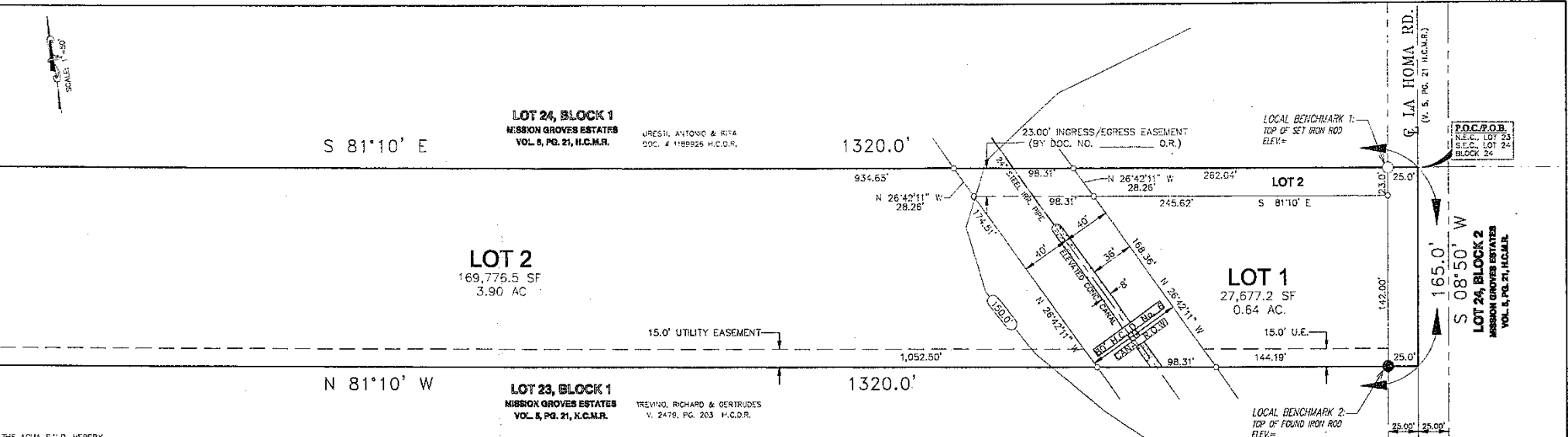
STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO PENA II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF CAVAZOS HEIGHTS AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 4-2-08.

PABLO PENA II DATE: 03/18/10
R.P.L.S. No. 3242
PENA ENGINEERING
1001 WHITEWING
MCALLEN, TEXAS 78502

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 TEX. WATER CODE 48.21(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 DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER DATE



METES AND BOUNDS DESCRIPTION:

A 5.00 ACRE TRACT OF LAND BEING THE NORTH ONE-HALF (1/2) OF LOT 23, BLOCK 1, MISSION GROVES ESTATES, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5 PAGE 21 OF THE MAP RECORDS OF SAID COUNTY; SAID 5.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23, FOR THE NORTHEAST CORNER HEREOF;
THENCE WITH THE EAST LINE OF SAID LOT, THE CENTERLINE OF LA HOMA ROAD, SOUTH 08°50' WEST 165.00 FEET TO THE SOUTHEAST CORNER HEREOF;
THENCE WITH THE NORTH LINE OF RICHARD TREVIÑO'S TRACT DESCRIBED IN VOLUME 2478 PAGE 203 OFFICIAL RECORDS OF SAID COUNTY, NORTH 81°10' WEST, AT 25.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE WEST RIGHT-OF-WAY OF LA HOMA ROAD, AT 1,320.00 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;
THENCE WITH THE WEST LINE OF SAID LOT, NORTH 8°50' EAST 165.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;
THENCE WITH THE NORTH LINE OF SAID LOT 23, SOUTH 81°10' EAST, AT 1300.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE WEST RIGHT-OF-WAY OF SAID ROAD, AT 1,320.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING FIVE (5.00) ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF HIDALGO, 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 _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAVAZOS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 2010.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE
CITY OF PALMVIEW

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAVAZOS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2010.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE
CITY OF PALMVIEW

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAVAZOS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON _____ 2010.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6
I, ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 & THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE (EXAMPLE: FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
4. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.
DATED THIS THE _____ DAY OF _____, 2010.

PRESIDENT:
ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

INDEX TO SHEET OF CAVAZOS HEIGHTS SUBDIVISION
SHEET 1: HEADING; INDEX; LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; CITY CERTIFICATE OF PLAT APPROVAL; COUNTY R.O.W. AND HEALTH DEPT. SIGNATURE OF APPROVAL; CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; H.C.D.D. No. 1 CERTIFICATION; A.S.U.D. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; TYPICAL DRAINAGE DETENTION SWALE DETAIL.

NO.	SHEET	REVISION	DATE	APPROVED

GENERAL PLAT NOTES & RESTRICTIONS:
1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY-PANEL NO. 480334 6400 C MAP REVISED NOVEMBER 16, 1992.
ZONE "C": AREAS OUTSIDE THE 100-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 6400 C MAP REVISED NOV. 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "C".
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).
2. SETBACKS: FRONT: 50.00 FEET ON LA HOMA ROAD REAR: 15.00 FEET OF EASEMENT WIDTH WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER CORNER GARAGE SIDE: 18.00 FEET
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. 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 APPLICATIONS FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ATTACHED ENGINEERING PLANS:
--BM. NO. 1 --ELEV. _____ H.C.D.D. 29; DESCRIPTION: HALF INCH IRON ROD SET AT NORTHEAST CORNER
--BM. NO. 2 --ELEV. _____ H.C.D.D. 28; DESCRIPTION: HALF INCH IRON ROD FOUND AT SOUTHEAST CORNER OF LOT 1
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER WILL BE REQUIRED TO DETAIL _____ ACRE-FEET (_____ CUBIC FEET) OF STORM WATER PUMP-OUT, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. _____ FOR DRAINAGE REPORT AND DETENTION SWALE DETAILS).
7. 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.
8. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM LA HOMA ROAD ON TO LOTS 1 AND 2. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2 TO PROVIDE ACCESS AND EGRESS FROM LA HOMA ROAD.
9. ALL LOTS IN CAVAZOS HEIGHTS SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN CAVAZOS HEIGHTS SUBDIVISION TO THE AREA OUTSIDE THE SUBDIVISION PLAT AS THE DRAINAGE SWALE AREAS. LOT OWNERS OF CAVAZOS HEIGHTS SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY EXAMINATION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER COSTS AND OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPOSITED ON THE SUBDIVISION PLAT ARE IN ANY MANNER NECESSARY FOR DRAINAGE OF THE LOTS COMPREHENSIVE CAVAZOS HEIGHTS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, THE COUNTY AND THE DRAINAGE DISTRICT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS OBLIGATED TO BE HELD TO LOT IN CAVAZOS HEIGHTS SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER BY THE USE OF THIS PLAT) TO RELEASE THE DRAINAGE EASEMENT BEYOND THE DRAINAGE SWALES PLANNED TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
11. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY AND/OR COMMERCIAL USE.
12. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
13. ALL OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
14. 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 ABSORBENT DRIVEN/LEAK SYSTEM.
15. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
16. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. ANCHORING OF SEPTIC TANK COVER
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
17. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
18. EVERIO & OSVELIA CAVAZOS, THE OWNERS & SUBDIVIDERS OF CAVAZOS HEIGHTS, 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.
19. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, BIRCHES TREES AND OTHER PLANTINGS (EXCEPT LAWN, 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.
20. 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.
21. ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOW COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
22. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION; AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
23. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY IS DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE USE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE LA HOMA WATER SUPPLY CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METERS.