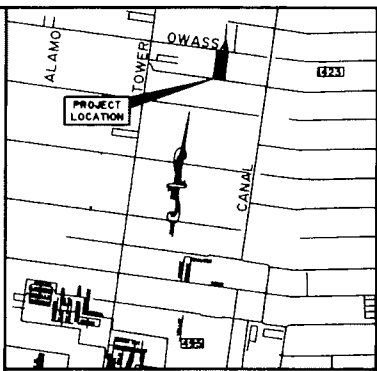


GENERAL PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "C" AREAS DETERMINED TO HAVE MINIMAL FLOODING. COMMUNITY NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.
- COMMUNITY NO. 480334 0425 C EFFECTIVE DATE:** MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES THE AREA TO HAVE MINIMAL FLOODING.
- 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 SITIO CIRCLE. 25.00 FEET COUNTY ROAD. REAR: MINIMUM OF 15.00 FEET OR EASEMENT WHICH EVER IS GREATER SIDE: MINIMUM OF 6.00 FEET FROM SIDE PROPERTY LINES. CORNER SIDE: MINIMUM OF 15.00 FEET FROM SIDE PROPERTY LINES.
- 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 OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF SITIO CIRCLE FOR LOTS 1 THROUGH 22, AND 18" ABOVE CENTERLINE OF THE COUNTY ROAD FOR LOTS 23 THROUGH 31, 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 A DEVELOPMENT PERMIT APPLICATION 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.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1 - C.P.S.F. ELEV. = 90.63 - NAVD88 DATUM B.M. NO. 2 - I.R.F. ELEV. = 90.71 (660' EAST OF NORTHEAST PROPERTY CORNER ON CENTERLINE OF OWASSA ROAD) - NAVD88 DATUM
- 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 2,800 CUBIC FEET (0.643 ACRE-FEET) OF STORM WATER RUNOFF.
- 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.
- 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 SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEMS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. 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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER WILL VERIFY 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
- PAUL OBST, THE OWNER & SUBDIVIDER OF SITIO OWASSA, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 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 UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.**
- AN OFF-STREET PARKING LOT SITEPLAN SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.**



PREPARED BY: **PCE**
 808 Dallas Ave. McAllen, Texas 78501
 (956) 631-4482 Fax: (956) 682-1545

DATE PREPARED: 3-20-05
 DATE SURVEYED: 12-19-04

SUBDIVISION PLAT
SITIO OWASSA SUBDIVISION
 BEING A 19.97 ACRE TRACT OF LAND
 BEING OF LOT 4
 OUT OF
 BLOCK 49, ALAMO LAND AND SUGAR
 COMPANY SUBDIVISION
 HIDALGO COUNTY, TEXAS
 VOLUME 1, PAGES 24-26
 H.C.M.R.

PLAT SHEET 1 OF 3

SITIO OWASSA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 2 IN CENTRAL HIDALGO COUNTY AT 0.25 MILES EAST OF TOWER ROAD ON THE SOUTH SIDE OF OWASSA ROAD, NEARBY MUNICIPALITY IS THE CITY OF ALAMO (POPULATION 14,760). SITIO OWASSA SUBDIVISION LIES APPROXIMATELY 1.75 MILES NORTH FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S EXTRAJURISDICTIONAL JURISDICTION (EJ). AS PER LOCAL GOVERNMENT CODE 41.021

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.97 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 4, BLOCK 49, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGES 24-26, H.C.M.R., AND SAID 19.97 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A COTTON PICKER SPINDLE SET ON THE NORTHWEST CORNER OF SAID LOT 4 AND THE CENTERLINE OF OWASSA ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, ALONG THE NORTH LINE OF SAID LOT 4 AND THE CENTERLINE OF SAID OWASSA ROAD, A DISTANCE OF 659.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTHWEST CORNER OF A 20.00 ACRE TRACT DEEDED TO JUAN VILLANUEVA RECORDED IN VOLUME 1239, PAGE 411, H.C.D.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, ALONG THE WEST LINE OF SAID 20.00 ACRE TRACT AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OWASSA ROAD, AT A DISTANCE OF 1278.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTH RIGHT-OF-WAY LINE OF A 84 FOOT DRAINAGE EASEMENT CLAIM BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, RECORDED IN VOLUME 19, PAGE 201, H.C.D.R., AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 659.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH, ALONG THE WEST LINE OF SAID LOT 4, AT A DISTANCE OF 42 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID DRAINAGE EASEMENT, AT A DISTANCE OF 330.83 FEET PASS THE SOUTHEAST CORNER OF SAID L. J. SUBDIVISION RECORDED IN VOLUME 23, PAGE 173, H.C.M.R., AND THE SOUTHWEST CORNER OF A 50.00 FOOT EASEMENT AGREEMENT BETWEEN PAUL OBST, JOYCE OBST AND COUNTY OF HIDALGO (NOT RECORDED), AT A DISTANCE OF 1300.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OWASSA ROAD, CONTINUING A TOTAL A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.97 ACRES OF LAND OF WHICH 0.30 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID OWASSA ROAD, AND 0.75 OF ONE ACRE LIES IN SAID DRAINAGE EASEMENT, LEAVING A NET OF 18.92 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER ALAMO LAND AND SUGAR COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, H.C.D.R.

INDEX TO SHEET OF SITIO OWASSA SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP AND E.T.D. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYORS AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.D. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL;
SHEET 2	REVISION NOTES; 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); SAMPLE OF LOG BORE FOR OSSF SYSTEM; PLAT NOTES AND RESTRICTIONS IN SPANISH; TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL RAILWAY SECTION CURB AND GUTTER SECTION VALLEY OUTER SECTION.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 6th DAY OF October, 2005.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 PRESIDENT
 DATE: 10/10/05

ATTEST: Paul Fortinber
 SECRETARY
 DATE: 10/10/05



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 49.211(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.

BY: [Signature]
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS COUNTY OF HIDALGO
 I, J. DAVID PEREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

J. DAVID PEREZ, P.E.
 LICENSED PROFESSIONAL ENGINEER No. 89429
 PEREZ CONSULTING ENGINEERS
 808 DALLAS AVE. MCALLEN, TEXAS 78501
 DATE: 9-21-05



STATE OF TEXAS COUNTY OF HIDALGO
 I, CARLOS VASQUEZ, 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 SITIO OWASSA SUBDIVISION 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 FEBRUARY 11, 2002.

CARLOS VASQUEZ, R.P.L.S.
 LICENSED PROFESSIONAL LAND SURVEYOR
 CVQ LAND SURVEYORS
 517 BEAUMONT AVE., MCALLEN, TX 78501
 DATE: 9/6/05



FILED FOR RECORD IN: HIDALGO COUNTY BY: Eddy Trevino COUNTY CLERK ON: 10/10/05 AT: 3:53 AM AS A RECORDING NUMBER 1537865 BY: [Signature] DEPUTY

Recorded in Volume 49 Page 46 of the map records of Hidalgo County, Texas
 County Clerk: Eddy Trevino

- CONTROL POINT SET (C.P.S.)
- PUBLIC UTILITY & DRAINAGE EASEMENT
- EXISTING 1 FT. CONTOURS

CURVE DATA FOR LOTS 9-14 & LOT 31

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT
C1	49°07'23"	50.00	35.01	34.30	18.26
C2	54°32'03"	50.00	47.59	45.81	25.77
C3	55°20'34"	50.00	48.30	46.44	26.22
C4	46°46'19"	50.00	40.82	39.69	21.62
C5	63°06'18"	50.00	55.07	52.33	30.76
C6	48°07'23"	50.00	35.01	34.30	18.26
C7	180°06'00"	50.00	157.08	160.00	0.00

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

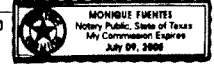
I, PAUL OBST, AS OWNER(S) OF THE 19.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SITIO OWASSA SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR 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.

PAUL OBST
 DATE: 9-26-05

ADDRESS: 1520 N. 907 ALAMO, TEXAS 78516

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Obst 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 PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6th DAY OF September 2005.



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SITIO OWASSA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE
 ATTEST: Eddy Trevino AS
 HIDALGO COUNTY CLERK DATE: 10/10/05

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ AND WAS RECORDED IN BLOCK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____

4Lod Ref: 1625 (LMS Tech) User: mm
 Sep 22, 2005 11:48AM L150 PSLT1 TW O VR O
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