

PLAT OF PALMITO ESTATES UNIT 1 SUBDIVISION

BEING A 36.43 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OF LOT 84 AND PART OF LOT 79, HILL HALEST TRACT, RECORDED IN VOLUME 1, PAGE 75 OF THE HIDALGO COUNTY, TEXAS MAP RECORDS.

PREPARED BY: J. K. ENGINEERING CONSULTANT
DATE: SEPTEMBER, 2010

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

I, JAMES S. HANSEN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PALMITO ESTATES UNIT 1 SUBDIVISION WAS PREPARED BY A SURVEY OF THE PROPERTY MADE BY THE SURVEYOR UNDER MY SUPERVISION.

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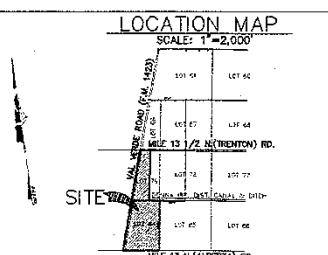
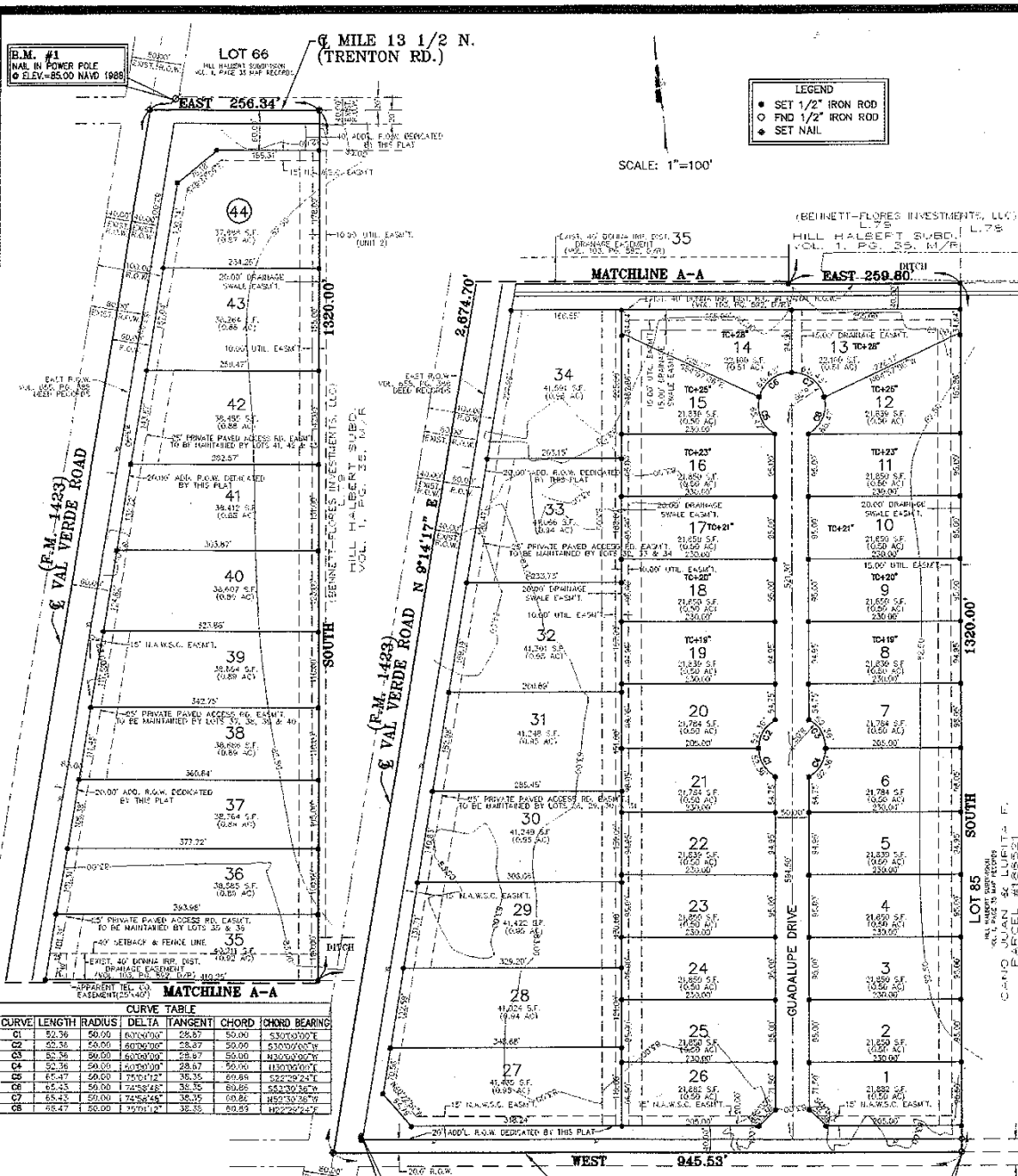
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K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
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MEALEN, TEXAS 75042
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INDEX TO SHEETS OF PALMITO ESTATES UNIT 1 SUBDIVISION

SHEET	DESCRIPTION
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SHEET 2	DETAILED LOT LAYOUTS AND EASEMENTS
SHEET 3	DETAILED LOT LAYOUTS AND EASEMENTS
SHEET 4	DETAILED LOT LAYOUTS AND EASEMENTS

- GENERAL PLAT NOTES:**
- MINIMUM FRESH FLOOR ELEVATION SHALL BE AT 12" ABOVE THE TOP OF CURB OF THE ROAD WHEN MEASURED AT THE CENTER POINT OF ALL LOTS OR AS NOTED ON THE PLAT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FRESH FLOOR ELEVATION. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THIS SUBDIVISION IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
 - 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 INDEMNIFICATION UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - MINIMUM EASEMENT WIDTHS ARE AS FOLLOWS:
(A) FRONT: SHALL BE POINT AT 50 FEET, FOR LOTS 27-44, AND 25 FEET FOR LOTS 1-26.
(B) REAR: 30 FEET OR EASEMENT WIDTH OR IS GREATER.
(C) SIDE: 10 FEET OR EASEMENT WIDTH OR IS GREATER.
(D) CORNER: 10 FEET OR EASEMENT WIDTH OR IS GREATER IN ALL CASES.
 - B.M. = 61 IN NAIL IN POWER POLE IN NORTHEAST CORNER OF TRENTON & VAL VERDE ROADS, ELEV. 52.04 NAVD 1988.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT. ANY LATER DEVELOPMENT, INCLUDING DEPT., HEALTH DEPT., AND FIRE MARSHAL APPROVAL APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THRU 44.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, TRUCKS, AND OTHER PLANTINGS EXCEPT FROM LOTS 1 THRU 17. FUTURE HEIGHT, CRANE COVER, CRANE, OR OTHER STRUCTURES THAT WOULD INTERFERE WITH THE OPERATIONS OR MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND WHEN OBTAINED, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH WITH PLASTIC CAP STAMPED "HILL HALEST INVESTMENTS, L.L.C." HAVE BEEN DRIVEN WITHIN THE AROUND SURFACE OF ALL LOTS.
 - DONNA IRP, DIST. NO. 91 IS IN CHARGE OF THE 18 IN. LHM CROSSING & MAINTENANCE.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - URINALS: IN ACCORDANCE WITH THE HIDALGO COUNTY DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 7,500 GALLONS PER YEAR OF URINALS. CONSTRUCTION SHALL BE REQUIRED TO OBTAIN A TOTAL OF 7,500 GALLONS PER YEAR OF URINALS. CONSTRUCTION SHALL BE REQUIRED TO OBTAIN A TOTAL OF 7,500 GALLONS PER YEAR OF URINALS.
 - ALL PUBLIC UTILITIES EASEMENTS LOCATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 100 FEET. THE OWNER OF THE UTILITY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND WHEN OBTAINED, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - SEWER BY DESIGN: THE OWNER OF THE UTILITY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND WHEN OBTAINED, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - SEPTIC TANK NOTES:
ON-SITE SEWAGE FACILITIES (OSSE) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSE ON ALL LOTS.
A. OSSE 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. OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED REPRESENTATIVE.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT PLAN. 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 GRAFINDLE SYSTEM.
E. APPROVED OSSE PERMITS APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT.
EACH LOTOWNER 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.

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PALMITO ESTATES UNIT 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

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HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

DATE _____

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- 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 CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE STATE STANDARD.
- 4" CHAIN-LINKED FENCE TO BE INSTALLED AT THE TIME OF DEVELOPMENT ALONG THE NORTH SIDE OF LOTS 13, 14 & 34 AS WELL AS ALONG THE SOUTH SIDE OF LOT 35 ON 40' FENCE 100'x50' LOTS.
- ALL LOTS IN EXISTING EASEMENT SHALL BE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN EXISTING EASEMENT UNLESS THE AREA DEFINED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF EXISTING EASEMENT LOTS 1 THRU 44 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE. THE OWNER OF THE DRAINAGE SWALE AREAS IS ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION OF THE DRAINAGE SWALE EASEMENT. THE SUBDIVISION PLAT AREAS ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION OF THE DRAINAGE SWALE EASEMENT. THE SUBDIVISION PLAT AREAS ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION OF THE DRAINAGE SWALE EASEMENT.
- NO ACCESS SHALL BE ALLOWED INTO LOTS 1 AND 26 FROM MILE 13 N. (ALBERTA) AND INTO LOTS 27 AND 44 FROM VAL VERDE RD. (VAL VERDE).
- NO INTERFERE BETWEEN ACCESS SHALL BE ALLOWED FROM VAL VERDE RD. (VAL VERDE) ON TO LOTS 28 THRU 33, A 24' ROAD SHARED BETWEEN AND FOR LOTS 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44. SEE SHEET 3 OF 4 FOR DETAILS.

METES AND BOUNDS

A 36.43 ACRE TRACT OF LAND BEING ALL OF LOT 84, AND PART OF LOT 79, BOTH LOTS OUT OF THE HILL HALEST SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGE 75 MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCED AT A NAIL SET AT THE SOUTHWEST CORNER OF LOT 84 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE WEST, WITH THE SOUTH LINE OF SAID LOT 84, A DISTANCE OF 662.00 TO A NAIL SET AT THE SOUTHWEST CORNER OF LOT 84 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 0°14'17" E, WITH THE WEST LINE OF SAID LOT 84 AND 79, A DISTANCE OF 204.24 TO A NAIL SET AT THE NORTHEAST CORNER OF LOT 79 AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH, WITH THE NORTH LINE OF SAID LOT 79, A DISTANCE OF 204.24 TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH, AT 20.00 FEET PASSES A 2" ROD SET AT THE EXISTING SOUTH FRONT-OF-WAY LINE OF 134 ROAD, AT 1320.00 IN ALL TO A 2" ROD SET AT THE CENTER LINE BETWEEN SAID LOT 84 AND LOT 79 FOR A CORNER OF THIS TRACT OF LAND;

THENCE EAST, WITH SAID COMMON LINE, A DISTANCE OF 252.60 TO A 2" IRON ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH, AT 150.00 FEET PASSES A 2" ROD FOUND AT THE NORTH FRONT-OF-WAY LINE OF MILE 13, AT 1320.00 IN ALL TO THE POINT OF BEGINNING, CONTAINING 36.43 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, owners of the property shown on this plat, their successors, assigns and trustees (hereinafter referred to as "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, hereinafter called "Grantee", the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on exclusive personal agreement with the Grantor to erect, construct, install and use by themselves, their assigns, agents, representatives, and assigns, water distribution lines and appurtenances over and across the land shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15" in width, and Grantee is hereby authorized to designate the course of the easement herein contained except that when the stipulated is installed, the easement hereby granted shall be limited to a strip of land 15" in width, the center line thereof being the center line of the easement.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described land and that said land has been free and clear of all encumbrances and that it accept the following:

The easement conveyed herein was obtained or approved through Federal financial assistance. This easement is subject to the provisions of Title 46 in the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or other purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____, 2010.

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SECRETARY _____

TREASURER _____

CLERK _____

DEPUTY CLERK _____

DEPUTY SECRETARY _____

DEPUTY TREASURER _____

DEPUTY CLERK _____

DEPUTY DEPUTY CLERK _____

SECRETARY _____

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