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**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION ZONE "C" AREA OF MINIMAL FLOODING (NO SHADING) COMMUNITY-AVAIL. NUMBER: 4043-5. THE AREA WITHIN THE DRAINAGE EASEMENT IS WITHIN THE 100-YEAR FLOOD PLAIN. C.P.N. 400344 0429 IS EFFECTIVE DATE NOVEMBER 18, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN. ADMINISTRATOR IDENTIFIED NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOME WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING DEPARTMENT FOR RECEIVING UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127). ADDITIONALLY, NO DEVELOPMENT MAY OCCUR WITHIN AREAS OF THE 100-YEAR FLOOD PLAIN UNLESS NECESSARY PUBLIC FACILITIES AND IMPROVEMENTS HAVE BEEN MADE FOR DRAINAGE, WATER, SEWERAGE, AND STREETS.
- SETBACKS:** FRONT ..... 30.00 FEET REAR ..... 15.00 FEET SIDE ..... 5.00 FEET OR EXISTENCE LINE WHICHEVER IS GREATER ON ALL CASES.
- LOADING:** DENOTES 1/2" X 3/4" IRON ROD SET WITH PLASTIC CAP STAMPED "70 DELTA" UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SHOLE 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 OCCUPANCY OF THE LOT.
- BECHMARK NOTE:** THE FOLLOWING BECHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, S.M. ELEV. = 74.25 U.S.C. FOUND AT THE SOUTHWEST CORNER OF ANDERSON ACRES SUBDIVISION. N.A.V.D. 88 DATUM.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF E OF THE ROAD PAVEMENT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. FINISH FLOOR ELEVATION MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FOR AND ALSO COUNTY PLANNING DEPARTMENT. FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN TOTAL OF 1500-1600 FEET (3.5-4.0 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. 3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.** EASEMENTS SHALL BE NOTY CLEAR OF FENCES, BUILDINGS, SPECIES, TREES, AND OTHER PLANTINGS (HEIGHT 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.**
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TUED AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. 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 AND MULTIFAMILY USE. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 2,500 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SEE 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 DESIGNER HAS DETERMINED THAT THE SOIL IS SATISFACTORY FOR A STANDARD SEPTIC TANK AND ASSOCIATIVE DRAINFIELD SYSTEM. E. APPROVED TISSUE PAPER APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- BECKY JO BONHAM, THE OWNER AND SUBDIVIDER OF ANDERSON ACRES SUBDIVISION, RETAINS AN EASEMENT UNDER RIGHT USE FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.**
- EACH PURCHASE 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 DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES, BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.**
- NO SET-BACKED DRAINAGE LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR SEWER CONNECTIONS SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.**
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT LEGAL POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT (DONNA IRRIGATION DISTRICT).**
- NO PERMANENT STRUCTURES, EXAMPLE, FENCES 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.**

**SUBDIVISION PLAT OF :  
ANDERSON ACRES SUBDIVISION**

A 8.48 ACRE TRACT OF LAND BEING THE EAST 8.48 ACRES OF SAID LOT 2, ENGELMAN'S RESUBDIVISION OF BLOCK 164, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1805824, 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.

**METES AND BOUNDS:**  
A 8.48 ACRE TRACT OF LAND BEING THE EAST 8.48 ACRES OF LOT 2, ENGELMAN'S RESUBDIVISION OF BLOCK 164, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SOUTHWEST CORNER IS WITHIN ANDERSON ROAD RIGHT-OF-WAY.  
THENCE: N 89°36'00" E 280.00 FEET TO A 3/4" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE: N 00°24'00" E 150.00 FEET TO A 3/4" IRON ROD FOUND AT THE ORIGINAL NORTH RIGHT OF WAY LINE OF SAID ANDERSON ROAD, AT 30.00 FEET PASS THE NORTH RIGHT-OF-WAY TO A 3/4" IRON ROD FOUND ON THE NORTH LINE OF LOT 2 FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE: S 89°36'00" W WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 280.00 FEET TO A 3/4" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT.  
THENCE: S 00°24'00" W WITH THE EAST LINE OF SAID LOT 2, AT 1290.00 FEET THE NORTH RIGHT OF WAY LINE OF SAID ANDERSON ROAD, AT 1300.00' A 3/4" IRON ROD FOUND AT THE ORIGINAL NORTH RIGHT OF WAY LINE OF SAID ANDERSON ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.48 ACRES OF LAND MORE OR LESS.  
BEARINGS ARE IN ACCORDANCE WITH LA BLANCA AGRICULTURAL SUBDIVISION "B", RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ARE BASED ON THE SOUTH LINE OF LOT 2.

STATE OF TEXAS  
COUNTY OF HIDALGO  
COUNTY CLERK'S RECORDING CERTIFICATE  
I, \_\_\_\_\_, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE ANDERSON ACRES UNIT SUBDIVISION WAS DERIVED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



JOSE MARIO GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571  
RIO DELTA SURVEYING  
8007 MATED ESCOBAR  
MONTE ALTO, TX 78338

**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 transferees (hereinafter called "Grantor") whether one or more persons are named, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Adams 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, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 conveyed except that when the pipeline is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.  
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line or installed, Grantor further grants to Grantee on additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.  
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. True 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 lands and that said lands are free and clear of all encumbrances and liens except the following:  
The easement conveyed herein was obtained or improved through Federal financial assistance. The easement is subject to the provisions of Title 41 of 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 similar 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 \_\_\_\_\_, 20\_\_.

BECKY JO BONHAM  
P.O. BOX 403  
HARSELL, TX 78549  
(956) 845-6882

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

I, BECKY JO BONHAM, AS OWNER OF THE 8.48 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ANDERSON ACRES SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEEDS TO PUBLIC USE FOR THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. 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 OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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.

BECKY JO BONHAM  
P.O. BOX 403  
HARSELL, TX 78549  
(956) 845-6882

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared BECKY JO BONHAM, 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 he executed the same for the purpose and consideration therein expressed.  
Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ANDERSON ACRES 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  
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 \_\_\_\_\_ M. on \_\_\_\_\_, and was recorded in Book \_\_\_\_\_, Sheet(s) \_\_\_\_\_, the Plat Records of Hidalgo County at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on \_\_\_\_\_.

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

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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. 48.211 (a). 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (ANDERSON ACRES SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_

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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

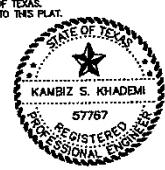
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (ANDERSON ACRES SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KAMBIZ S. KHADEMI, P.E.  
REG. PROFESSIONAL ENGINEER No. 57767  
10-29-10



SHEET NO. 1 OF 3 SHEETS	PREPARED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
	DATE REVISION	NO.	BY	DATE	APPROVED BY	DATE

**K K Engineering Consultant**  
GENERAL PROFESSIONAL ENGINEERING SERVICE  
(FROM REGISTRATION #1334)  
415 E. DOWE  
P.O. BOX 2422  
MCKENNA, TEXAS 78002  
TEL: (956) 630-2128  
FAX: (956) 630-2128

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: BECKY JO BONHAM	P.O. BOX 403	HARSELL, TX 78549	(956) 845-6882	(956) 845-6882
ENGINEER: KAMBIZ S. KHADEMI, P.E.	410 E. DOVE AVE.	MCKENNA, TX 78004	(956) 630-2128	(956) 630-2219
SURVEYOR: JOSE MARIO GONZALEZ, P.L.S.	8007 MATED ESCOBAR	MONTE ALTO, TX 78338	(956) 380-5164	(956) 380-5150