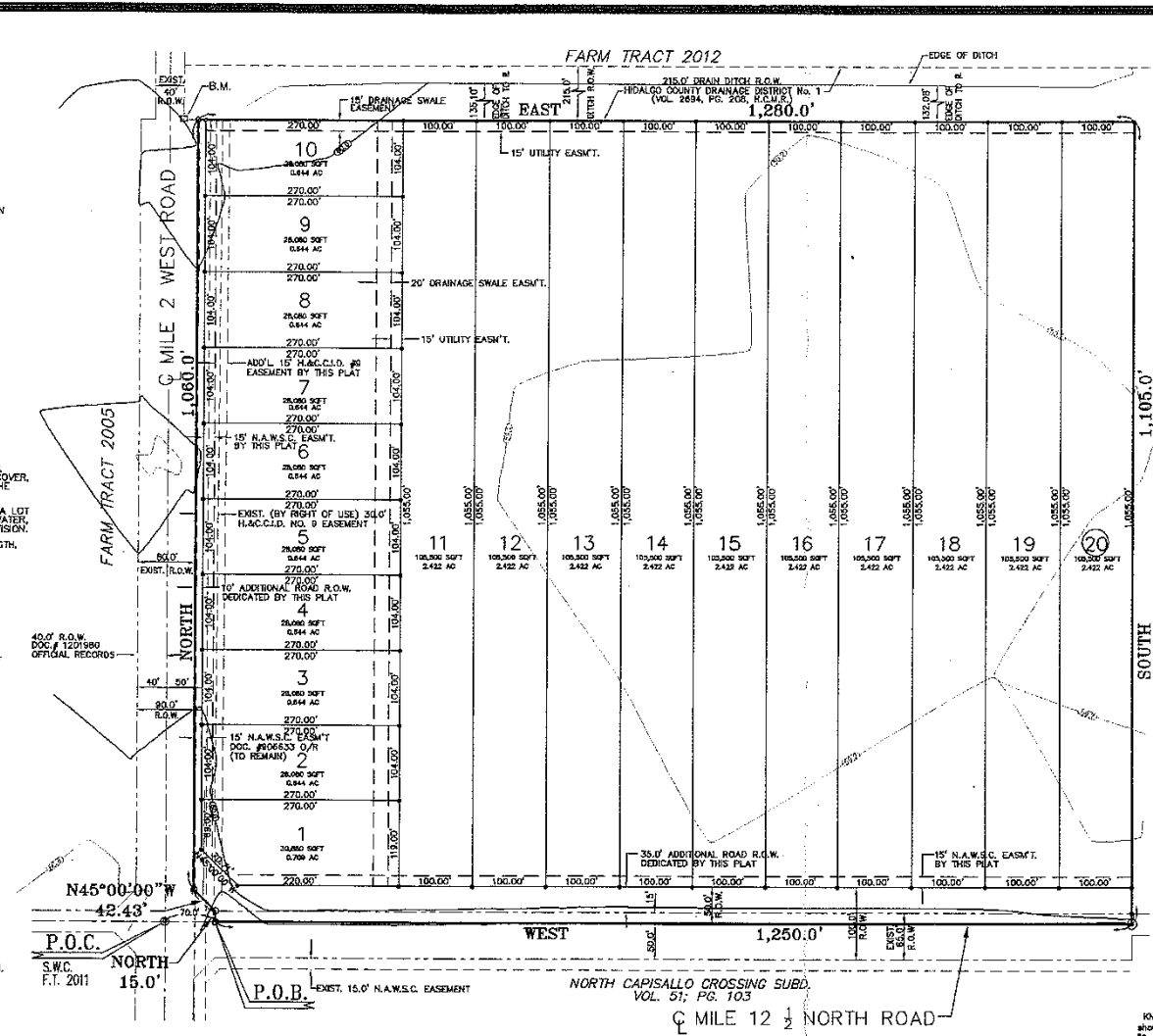


- GENERAL PLAT NOTES:**
- MINIMUM FINISH FLOOR NOTE: WHICHEVER GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR CONSTRUCTION OF FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THIS SUBDIVISION IS LOCATED IN ZONE "AE" (B.F.E. 59) BASE FLOOD ELEVATIONS DETERMINED. FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0450 C REVISED JUNE 6, 2000 AND REVISED TO REFLECT LOWR 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: (A.) FRONT: SHALL BE RIGHT AT 50 FEET, NO MORE, NO LESS, AS PER CITY OF WESLACO. (B.) REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER. (C.) SIDE: 6 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE CORNER: 20 FEET.
  - B.M. = SQUARE CUT AT SOUTHEAST CORNER OF CONCRETE BRIDGE ELEV. = 60.30 1929 VERTICAL DATUM (66DD) 03
  - 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 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. EASEMENT SHALL BE FOR PERENNIAL SHRUBS, TREES AND OTHER PLANTINGS EXCEPT LOW LESS THAN 15' MATURE HEIGHT, GROUND COVER, GRASS, OR OTHER PLANTINGS 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.
  - CORNER MARKERS CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP ENDINGS, SHALL BE PLACED AT THE CORNERS OF ALL LOTS. THE MARKERS SHALL BE PLACED IN CHARGE OF THE IRR. LINE CROSSING & MAINTENANCE.
  - H.A.C.C.I.D. No. 9 IN CHARGE OF THE IRR. LINE CROSSING & MAINTENANCE.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
  - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 42,000 CUBIC FEET (0.97 ACPD-FEET OR 2.110 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 UTILITIES 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 CERTIFY THAT ALL OTHER UTILITIES SHALL COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
  - KIMBLE W. BENNETT, THE OWNER & SUBDIVIDER OF LA PALOMA ESTATES UNIT 1, 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.
  - SEPTIC TANK NOTES: ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR OBTAINING 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 EXCEPTS 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 A LOT.
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLAYING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE. THE 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.
  - 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 FROM 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.
  - 5' SIDEWALK SHALL BE BUILT AT THE TIME OF BUILDING PERMIT, AS REQUIRED BY THE CITY OF WESLACO.
  - DEVELOPER TO PROVIDE STREET LIGHTING AT THE TIME OF DEVELOPMENT AS REQUIRED BY THE CITY OF WESLACO.
  - A 6" CHAIN-LINKED FENCE TO BE INSTALLED AT THE TIME OF DEVELOPMENT ALONG THE NORTH PROPERTY LINE, AS REQUIRED BY THE CITY OF WESLACO.



**PLAT OF LA PALOMA ESTATES UNIT 1 SUBDIVISION**

BEING A 32.45 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 2011, NORTH CAPISALLO DISTRICT, RECORDS IN VOLUME 2, PAGE 7 OF THE HIDALGO COUNTY MAP RECORDS.

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: NOVEMBER, 2009

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

I, KIMBLE W. BENNETT, PRESIDENT, SOUTH SPORE DEVELOPMENT, INC., A MARRED PERSON, AS OWNER OF THE 32.45 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA PALOMA ESTATES UNIT 1 SUBDIVISION HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §202.032 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; AND
- 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.

OWNER: KIMBLE W. BENNETT, PRESIDENT  
SOUTH SPORE DEVELOPMENT, INC.  
LA BLANCA, TX 78558

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KIMBLE W. BENNETT, AND HE (SHE) DECLARED THAT HE (SHE) IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND ACKNOWLEDGED TO ME THAT HE (SHE) 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH BY APPROVAL IS REQUIRED.

ATTEST: \_\_\_\_\_  
SECRETARY  
MAYOR, CITY OF WESLACO, TEXAS

THIS PLAT APPROVED BY HIDALGO & CAMERON IRRIGATION DISTRICT No. 9 THIS DAY OF \_\_\_\_\_, 20\_\_, NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO & CAMERON IRRIGATION DISTRICT No. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE GENERAL MANAGER.

GENERAL MANAGER \_\_\_\_\_  
HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 202.026(c)

WE, THE UNDERSIGNED CERTIFY THIS PLAT OF LA PALOMA ESTATES UNIT 1 SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

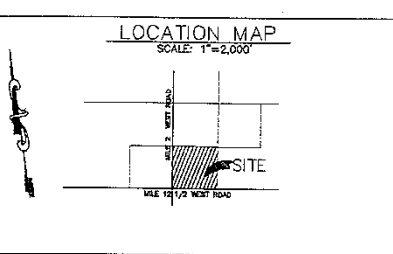
I, KAMRIZ S. KHADAMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KAMRIZ S. KHADAMI, P.E.  
REG. PROFESSIONAL ENGINEER No. 57767  
10-22-10

STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LA PALOMA ESTATES UNIT 1 SUBDIVISION WAS PREPARED 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  
8077 MATTO ESCOBAR  
MONTE ALTO, TX 78539



**INDEX TO SHEETS OF LA PALOMA ESTATES UNIT 1 SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP, AND ETC. PRINCIPAL CONTACTS
SHEET 2	RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, JURISDICTION, CONVEYANCE, AND EASEMENTS, REGULATIONS, PLAT NOTES AND
SHEET 3	PLAT APPROVAL, REGULATIONS, PLAT NOTES AND EASEMENTS, REGULATIONS, PLAT NOTES AND
SHEET 4	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SEWER CONNECTION, DIVISION NOTES
SHEET 5	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL BE MAINTAINED, REGULATIONS, PLAT NOTES AND EASEMENTS
SHEET 6	CONSTRUCTION REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL BE MAINTAINED, REGULATIONS, PLAT NOTES AND EASEMENTS
SHEET 7	CONSTRUCTION REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL BE MAINTAINED, REGULATIONS, PLAT NOTES AND EASEMENTS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LA PALOMA ESTATES UNIT 1 IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MILE 2 W. ROAD AND MILE 12 1/2 N. ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 31,081) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 3 MILE EXTRATERRITORIAL JURISDICTION (ETA) OF THE CITY OF WESLACO, LOCAL GOVERNMENT CODE 212.001 PRESENT, No. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: KIMBLE W. BENNETT, PRESIDENT, SOUTH SPORE DEVELOPMENT, INC.	P.O. BOX 3249	LA BLANCA, TEXAS	(956) 464-4431	(956) 464-2287
ENGINEER: KAMRIZ S. KHADAMI, P.E.	410 E. DOWE AVE.	McALEN 78504	(956) 830-2125	(956) 830-2218
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	8077 MATTO ESCOBAR MONTE ALTO 78539		(956) 380-5154	(956) 380-5156

**K K Engineering Consultant**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOWE (FROM REGISTRATION #1334)  
P.O. BOX 3422  
(956) 830-2125

McALEN, TEXAS 78502  
FAX (956) 830-2219

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 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, an exclusive perpetual easement with the right to erect, construct, install and use by themselves, 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 Grantee'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 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 the right of ingress and egress over and across the land shown on this plat for the purpose of laterally relocating 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 or relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantee 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 agreement 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 established or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant to the same 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\_\_.

KIMBLE W. BENNETT, PRESIDENT  
P.O. BOX 365  
LA BLANCA, TX 78558

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF LA PALOMA ESTATES UNIT 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A. D. \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SHEET 1 OF 3