

BLOCK 117  
LOTT TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION

# KYRIOS SUBDIVISION

A 10.75 ACRE TRACT OF LAND OUT OF BLOCK 117, LOTT TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 0, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
A 10.75 ACRE TRACT OF LAND OUT OF BLOCK 117, LOTT TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 0, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTHWEST CORNER OF BLOCK 117 FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE NORTH ALONG THE EAST R.O.W. LINE OF 11TH STREET, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;  
THENCE EAST, A DISTANCE OF 710.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;  
THENCE SOUTH, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF BLOCK 117, AND THE NORTH R.O.W. LINE OF WALKER ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE WEST, ALONG THE SOUTH LINE OF BLOCK 117, AND THE NORTH R.O.W. LINE OF WALKER ROAD, A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.75 ACRES OF LAND MORE OR LESS.

**GENERAL NOTES**  
1. SETBACKS AS FOLLOWS:  
FRONT - 40.0' OR EASEMENT, WHICHEVER IS GREATER  
REAR - 15.0' OR EASEMENT, WHICHEVER IS GREATER  
SIDE - 6.0' OR EASEMENT, WHICHEVER IS GREATER  
SIDE CORNER - 15' OR EASEMENT, WHICHEVER IS GREATER  
LOT 6:  
FRONT - 40.0' OR EASEMENT, WHICHEVER IS GREATER  
REAR - 15.0' OR EASEMENT, WHICHEVER IS GREATER  
SIDE - 6.0' OR EASEMENT, WHICHEVER IS GREATER  
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE 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 APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.  
3. FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR 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) COMMUNITY-PANEL No. 480334 0425 C EFFECTIVE DATE: JANUARY 2ND, 1981.  
4. 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 THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.  
5. BENCHMARK NOTE:  
PROJECT BENCH MARK ELEV. = 89.45' (DISK ON CONC. SLAB) AT THE INTERSECTION OF 11TH STREET AND WALKER ROAD. DATUM = 88'  
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. HOME SHOPS, REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.  
7. DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 17,048 CUBIC FEET (0.3913 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE ACCOMPLISHED BY GREEN AREAS. RUNOFF WILL BE CONVEYED INTO A TEMPORARY DETENTION AREA ON THE EAST SIDE OF THIS SUBDIVISION.  
8. DRAINAGE SWALE EASEMENTS:  
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.  
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.  
10. 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, AND ELECTRICITY WILL BE MADE AVAILABLE TO THE SUBDIVISION.  
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND THE ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.  
12. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL AND MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED.  
CLEARANCES FOR WATER METERS:  
13. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS)  
14. NO FENCING OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENTS OR LOT LINES.  
15. ALL UTILITY EASEMENTS, ALLEY AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.  
16. FIRE HYDRANT 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 FLOOD REQUIREMENTS.  
17. IF THE PURCHASER(S) OF A LOT REQUIRES A LARGER METER, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.  
18. ALL LOTS IN KYRIOS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN KYRIOS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF KYRIOS 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 INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING KYRIOS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN KYRIOS SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN KYRIOS SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:  
I, MAXIMO RODRIGUEZ, AS OWNER (S) OF THE 10.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED KYRIOS SUBDIVISION HEREBY DEDICATE 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 LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: MAXIMO RODRIGUEZ  
ADDRESS: 1212 BOBBY DRIVE  
DONNA, TEXAS, 78537  
DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAXIMO RODRIGUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1  
BY: \_\_\_\_\_  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

CITY COUNCIL'S CERTIFICATION  
THE PLAT OF KYRIOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED.  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

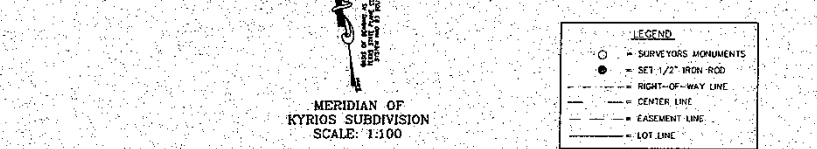
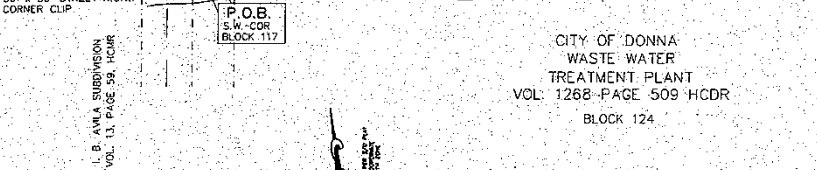
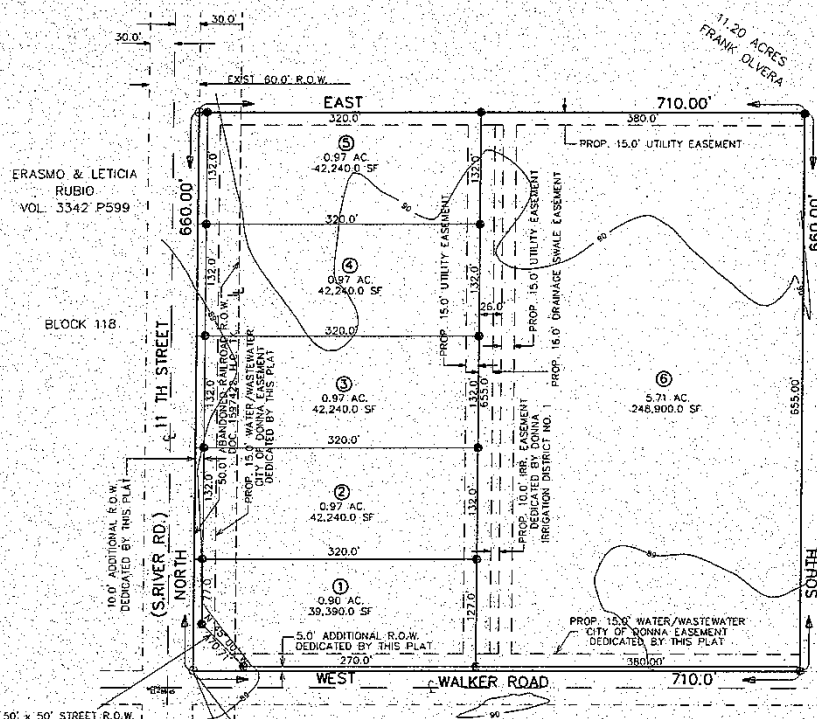
PLANNING AND ZONING COMMISSION'S CERTIFICATION  
THE PLAT OF KYRIOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

ATTESTED: \_\_\_\_\_ SECRETARY \_\_\_\_\_ BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_  
THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR \_\_\_\_\_  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF KYRIOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

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



CITY OF DONNA  
WASTE WATER  
TREATMENT PLANT  
VOL. 1268-PAGE 509 HCOR  
BLOCK 124

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF KYRIOS SUBDIVISION  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT  
ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY CLERK'S RECORDING CERTIFICATE

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) \_\_\_\_\_ THE PLAT RECORDS OF  
HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_

REVISION CHART

NO.	DATE	DONE BY	CHECKED BY	COMMENTS
1	MAY 12TH, 2006	VICTOR H. GARCIA	VICTOR H. GARCIA	RE-STARTED SUBD. AFTER PURCHASE OF RR R.O.W.
2	SEPTEMBER 2006	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTED PLAT NOTES
3	JANUARY 2007	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTED NEW PLAT NOTES & DATES
4	JANUARY 2011	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTIONS MADE AS PER REVIEW
5	MARCH 2011	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTIONS MADE AS PER REVIEW

NO.	DATE	DONE BY	CHECKED BY	COMMENTS
1	MAY 12TH, 2006	VICTOR H. GARCIA	VICTOR H. GARCIA	RE-STARTED SUBD. AFTER PURCHASE OF RR R.O.W.
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3	JANUARY 2007	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTED NEW PLAT NOTES & DATES
4	JANUARY 2011	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTIONS MADE AS PER REVIEW
5	MARCH 2011	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTIONS MADE AS PER REVIEW

GENERAL NOTES

1. SETBACKS AS FOLLOWS:  
FRONT - 40.0' OR EASEMENT, WHICHEVER IS GREATER  
REAR - 15.0' OR EASEMENT, WHICHEVER IS GREATER  
SIDE - 6.0' OR EASEMENT, WHICHEVER IS GREATER  
SIDE CORNER - 15' OR EASEMENT, WHICHEVER IS GREATER  
LOT 6:  
FRONT - 40.0' OR EASEMENT, WHICHEVER IS GREATER  
REAR - 15.0' OR EASEMENT, WHICHEVER IS GREATER  
SIDE - 6.0' OR EASEMENT, WHICHEVER IS GREATER  
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE 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 APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.  
3. FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR 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) COMMUNITY-PANEL No. 480334 0425 C EFFECTIVE DATE: JANUARY 2ND, 1981.  
4. 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 THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.  
5. BENCHMARK NOTE:  
PROJECT BENCH MARK ELEV. = 89.45' (DISK ON CONC. SLAB) AT THE INTERSECTION OF 11TH STREET AND WALKER ROAD. DATUM = 88'  
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. HOME SHOPS, REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.  
7. DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 17,048 CUBIC FEET (0.3913 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE ACCOMPLISHED BY GREEN AREAS. RUNOFF WILL BE CONVEYED INTO A TEMPORARY DETENTION AREA ON THE EAST SIDE OF THIS SUBDIVISION.  
8. DRAINAGE SWALE EASEMENTS:  
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.  
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.  
10. 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, AND ELECTRICITY WILL BE MADE AVAILABLE TO THE SUBDIVISION.  
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND THE ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.  
12. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL AND MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED.  
CLEARANCES FOR WATER METERS:  
13. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS)  
14. NO FENCING OR STRUCTURES PERMITTED OVER ALLEYS, UTILITY EASEMENTS OR LOT LINES.  
15. ALL UTILITY EASEMENTS, ALLEY AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.  
16. FIRE HYDRANT 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 FLOOD REQUIREMENTS.  
17. IF THE PURCHASER(S) OF A LOT REQUIRES A LARGER METER, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.  
18. ALL LOTS IN KYRIOS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN KYRIOS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF KYRIOS 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 INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING KYRIOS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN KYRIOS SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN KYRIOS SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAXIMO RODRIGUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1  
BY: \_\_\_\_\_  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

CITY COUNCIL'S CERTIFICATION  
THE PLAT OF KYRIOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED.  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

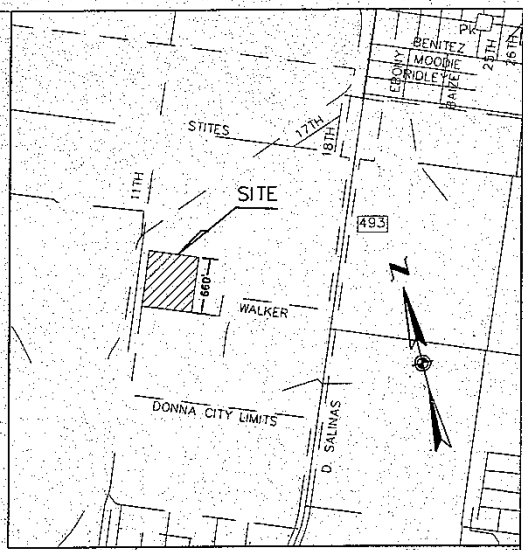
PLANNING AND ZONING COMMISSION'S CERTIFICATION  
THE PLAT OF KYRIOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

ATTESTED: \_\_\_\_\_ SECRETARY \_\_\_\_\_ BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_  
THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ BY: \_\_\_\_\_ MAYOR \_\_\_\_\_  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF KYRIOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

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



LOCATION MAP  
DATE OF PREPARATION: NOVEMBER 2004. SCALE: 1"=100'  
A 10.75-ACRE TRACT OF LAND OUT OF BLOCK 117, LOTT TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 0, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.  
SHEET 1 OF 2

LOCATION DESCRIPTION  
KYRIOS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE INTERSECTION OF 11TH STREET AND WALKER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,845). KYRIOS SUBDIVISION LIES APPROXIMATELY TWO MILES FROM THE CITY LIMITS OF DONNA AND IS WITHIN THE CITY'S 3 1/2 AND 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §2.021 AND 212.001.

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, CARLOS VASQUEZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ  
REG. PROFESSIONAL LAND SURVEYOR # 4608  
P.O. BOX 5066, McALLEN, TX 78115-1551  
DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, VICTOR HUGO GARCIA, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATE 03-04-11

VICTOR HUGO GARCIA  
LICENSED PROFESSIONAL ENGINEER NO. 90957  
VANGUARD ENGINEERING  
220 NORTHGATE DRIVE  
WESLACO, TX 78756  
(956) 514-5086  
PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS:  
NAME ADDRESS CITY & ZIP PHONE  
OWNER: MAXIMO RODRIGUEZ 1212 BOBBY DRIVE DONNA, TEXAS 78537 (956) 343-1860  
ENGINEER: VICTOR HUGO GARCIA, P.E. 220 NORTHGATE DR. WES. ADO. TX 78756 (956) 514-5086  
SURVEYOR: CARLOS VASQUEZ 517 BEAUMONT, McALLEN TX 78401 (956) 618-1551

SHEET 1  
DATE OF PREPARATION: MARCH 4, 2011  
TBE FIRM REGISTRATION NO. F-7481  
VANGUARD ENGINEERING  
220 NORTHGATE DRIVE  
WESLACO, TX 78756  
(956) 514-5086

INDEX TO SHEET OF KYRIOS SUBDIVISION  
HEADING, INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS  
PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL  
REVISION NOTES: H.C. ROW DEPARTMENT CERTIFICATION  
WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER 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  
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

REVISION CHART

NO.	DATE	DONE BY	CHECKED BY	COMMENTS
1	MAY 12TH, 2006	VICTOR H. GARCIA	VICTOR H. GARCIA	RE-STARTED SUBD. AFTER PURCHASE OF RR R.O.W.
2	SEPTEMBER 2006	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTED PLAT NOTES
3	JANUARY 2007	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTED NEW PLAT NOTES & DATES
4	JANUARY 2011	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTIONS MADE AS PER REVIEW
5	MARCH 2011	VICTOR H. GARCIA	VICTOR H. GARCIA	CORRECTIONS MADE AS PER REVIEW

REVISION CHART

LAND SURVEYORS  
517 BEAUMONT  
McALLEN, TEXAS 78501  
PH. (956) 618-1551  
FAX (956) 618-1547

LAND SURVEYORS