

# PLAT OF PALMITO ESTATES UNIT 1 SUBDIVISION

BEING A 36.42 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OF LOT 84 AND PART OF LOT 79, HILL HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 56 OF THE HIDALGO COUNTY, TX MAP RECORDS.

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

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

I, KYNDLE W. BENNETT, A MARIED PERSON, AS OWNER OF THE 36.42 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PALMITO ESTATES UNIT 1 SUBDIVISION HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND CASADITAS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §262.002 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: KYNDLE W. BENNETT, PRESIDENT  
HILL HALBERT INVESTMENTS, L.L.C. BY BENNETT-FLORES INVESTMENTS COMPANY, L.L.C. D.L. LOO, CO. S. GENERAL PARTNER  
P.O. BOX 302  
LA BLANCA, TX 78658

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDLE W. BENNETT, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF DONNA, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN ANY VIOLATION IS REQUIRED.

ATTEST: SECRETARY MAYOR, CITY OF DONNA, TEXAS

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

PRESIDENT SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.022(i) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PALMITO ESTATES UNIT 1 SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE HIDALGO COUNTY CLERK

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 TITLE WATER CODE § 492.212(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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

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*  
KAMBIZ S. KHADEMI, P.E.  
REG. PROFESSIONAL ENGINEER No. 57767  
3-11-11

STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PALMITO 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  
8007 WATCO ESCOBAR  
MONTE ALTO, TX 78358  
DATE \_\_\_\_\_



### GENERAL PLAT NOTES:

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 1' ABOVE THE TOP OF CURB(TO) OF THE ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS OR AS NOTED ON THE PLAT. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOR ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY THE AND MOST CONSTRUCTION FINISH FLOOR ELEVATIONS. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOR ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING-NO SHADING). FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48533 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 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, FOR LOTS 27-44, AND 25 FEET FOR LOTS 1-26.  
(B) REAR: 30 FEET OR EASEMENT WHICHEVER IS GREATER.  
(C) SIDE: 8 FEET OR EASEMENT WHICHEVER IS GREATER.  
(D) SIDE CORNER: 15 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- B.M. #1 NAIL IN POWER POLE @ NORTHEAST CORNER OF TRENTON & VAL VERDE ROADS, ELEV. 85.0 NAVD 1988.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (LAND OWNER USE SHALL REQUIRE PLANNING 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 26.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 10' MATURE HEIGHT GROUND COVER, TREES OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT OR OCCUPANCY OF A LOT SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN THE SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) HIGH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "P.O. DELTA SURVEYING" HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- DONNA IRR. DIST. NO. #1 IS IN CHARGE OF THE IRR. LINE CROSSING & MAINTENANCE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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 22,764 CUBIC FEET (1.67 ACRE-FEET OR 1,828 CUBIC FEET PER LOT) OF STORM WATER RUNOFF. DRAINAGE RETENTION IS ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 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 ENGINEER AND OWNER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SITE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- KYNDLE W. BENNETT, THE OWNER & SUBDIVIDER OF PALMITO 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 FOOD AND DRUG ADMINISTRATION 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, AND MULTI-FAMILY.  
B. EACH LOT ON THIS PLAT COMPLETES 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 ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS 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 OF A LOT.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SMALL OR UTILITY EASEMENTS. EACH INTERFERE 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 HEALTH DEPARTMENT ON \_\_\_\_\_

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

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 HEALTH DEPARTMENT ON \_\_\_\_\_

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

STATE OF TEXAS COUNTY OF HIDALGO THIS SUBDIVISION PLAT OF PALMITO ESTATES UNIT 1 SUBDIVISION WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. (DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A. D. \_\_\_\_\_)

PRINCIPAL CONTACTS:  
Name Address City & Zip Phone Fax  
OWNER: KYNDLE W. BENNETT, PRESIDENT, P.O. BOX 302, LA BLANCA, TEXAS 78658, (512) 464-4431, (512) 464-2027  
ENGINEER: KAMBIZ S. KHADEMI, P.E., 410 E. DOWE AVE., McALLEN, TEXAS 78104, (856) 630-2125, (568) 630-2216  
SURVEYOR: JOSE MARIO GONZALEZ, S.P.L.S., 8007 WATCO ESCOBAR, MONTE ALTO, TEXAS 78358, (854) 380-5164, (956) 380-5166

