

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

RICHARD W. RUPPERT, PRESIDENT OF TIERRA VACANTE, L.L.C.  
AS OWNER OF THE 7.54 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AMENDED MAP OF EL MONTE COMMERCIAL SUBDIVISION, HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.022 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;  
(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.

*[Signature]*  
TIERRA VACANTE, L.L.C.  
RICHARD W. RUPPERT, PRESIDENT  
P.O. BOX 959  
EDINBURG, TEXAS 78540  
3/17/11  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD W. RUPPERT, PRESIDENT OF TIERRA VACANTE, L.L.C., proved to me through her 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 the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 17th day of March, 2011.

*[Signature]*  
LILIA A. QUINTANILLA  
Notary Public, State of Texas  
My Commission Expires  
July 23, 2012.  
LILIA A. QUINTANILLA - NOTARY PUBLIC

I, THE UNDERSIGNED, MAYOR OF THE CITY OF SULLIVAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*[Signature]*  
MAYOR, CITY OF SULLIVAN  
3-24-11  
DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date  
ATTEST:  
Hidalgo County Clerk \_\_\_\_\_ date

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

*[Signature]*  
FRANCISCO FLORES  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT  
3/17/11

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. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED FOR THE SUBDIVISION ARE MET. WATER METERS ARE 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: \_\_\_\_\_

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

SHEET NO. 1	FILE NAME: F:\DATA\SUBDIVISION\SULLIVAN CITY\EL MONTE COMMERCIAL SUBDIVISION\EL MONTE PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 2 SHEETS		JULY 26, 2008	J. OSORIO		

SUBDIVISION PLAT OF:  
**AMENDED PLAT OF  
EL MONTE COMMERCIAL SUBDIVISION**

A 7.54 ACRE TRACT OF LAND BEING ALL OF TRACT 216 OF THE PARTITION OF PORCIONES 38, 39 AND 40, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 17-19, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL OF EL MONTE COMMERCIAL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1825898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS  
A 7.54 ACRE TRACT OF LAND BEING ALL OF TRACT 216 OF THE PARTITION OF PORCIONES 38, 39 AND 40, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 17-19, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL OF EL MONTE COMMERCIAL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 55, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1825898, 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.

BEGINNING AT A COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT OF WAY OF EL PINTO ROAD FOR THE SOUTHWEST CORNER OF TRACT 216 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°33'30" E, ALONG THE WEST LINE OF TRACT 216 AND WITHIN THE RIGHT OF WAY OF EL PINTO ROAD, A DISTANCE OF 418.90 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF TRACT 216 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 80°26'30" E, ALONG THE NORTH LINE OF TRACT 216, PASSING AT 2.00 FEET THE CENTERLINE OF EL PINTO ROAD, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 40.00 FEET FOR THE EAST RIGHT OF WAY LINE OF EL PINTO ROAD, A TOTAL DISTANCE OF 784.10 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF TRACT 216 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°33'30" W, ALONG THE EAST LINE OF TRACT 216, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 388.90 FEET FOR THE NORTH RIGHT OF WAY LINE OF EL TABLEDO ROAD, A TOTAL DISTANCE OF 418.90 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF TRACT 216 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°26'30" W, ALONG THE SOUTH LINE OF TRACT 216, PARALLEL TO AND 5.00 FEET NORTH OF THE CENTERLINE OF EL TABLEDO ROAD, A DISTANCE OF 784.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.54 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BLUE STAR ENTERPRISES' SUBDIVISION No.2, RECORDED IN VOLUME 24, PAGE 178-A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

*[Signature]*  
ALFONSO QUINTANILLA  
P.E. No. 4856  
7-21-05  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

*[Signature]*  
EULALIO RAMIREZ  
P.E. No. 77062  
3-16-11  
DATE

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF EL MONTE COMMERCIAL 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

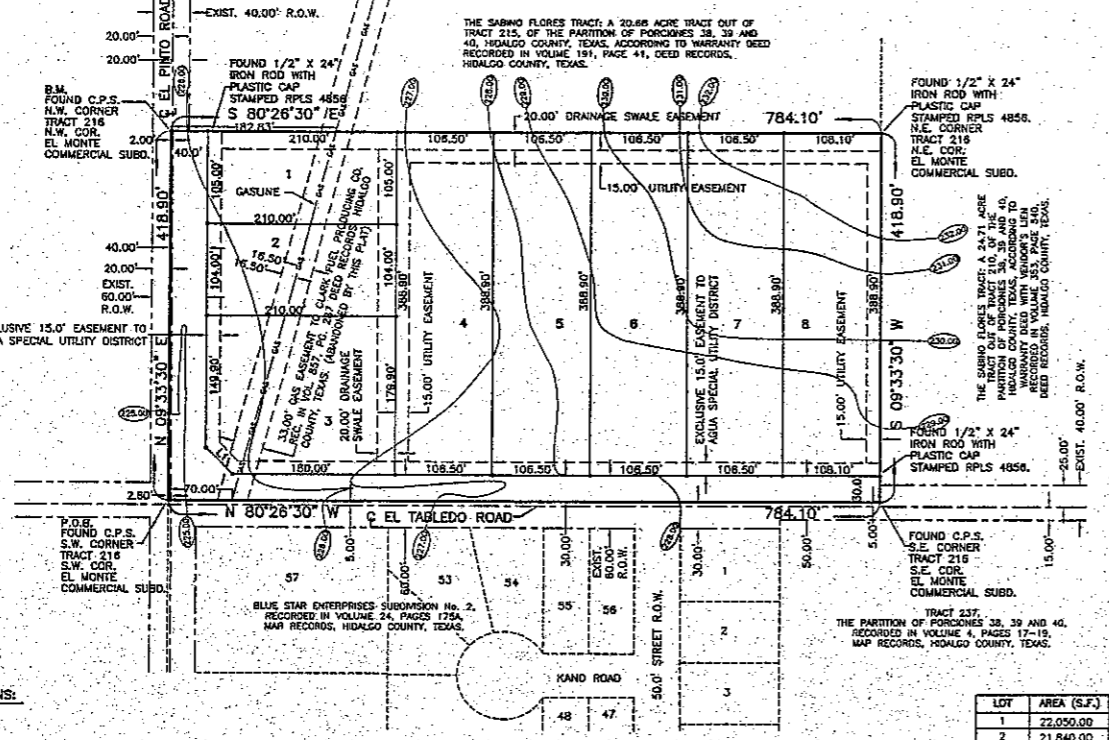
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ASSISTANT HEALTH INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513  
PHONE 956-381-6480  
FAX 956-381-0527



LOT	AREA (S.F.)
1	22,050.00
2	21,840.00
3	37,329.00
4-7	41,417.85
8	42,040.09

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 35°26'30" W	42.42'

5. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ 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 COMMERCIAL SEWAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR (LICENSE NO. 0512256) 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.
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.  
11. 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 WATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.  
12. 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.  
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.  
14. AN OFF-STREET PARKING LOT SITE-PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION 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, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENTS.  
15. LEGEND: ● - DENOTES 1/2" X 24" IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.  
16. ADDITIONAL DETENTION AREAS SHALL BE PROVIDED IF IT IS DETERMINED DURING BUILDING PERMIT STAGE THAT MORE IMPERVIOUS AREA IS BEING PROPOSED THAN ORIGINAL CONSIDERED BY THE PLAT ENGINEER. SHEET No. 2 OF THIS PLAT DESCRIBES THE DRAINAGE AND METHODOLOGY USED TO DETERMINE FUTURE IMPERVIOUS AREAS FOR THIS DEVELOPMENT BY THE PLAT ENGINEER.  
17. ALL LOTS IN THE AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN THE AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREA. LOT OWNERS OF THE AMENDED PLAT OF EL MONTE COMMERCIAL 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 THE AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN THE AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN THE AMENDED PLAT OF EL MONTE COMMERCIAL 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 AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION, IS LOCATED IN WEST HIDALGO COUNTY ON THE NORTH SIDE OF EL TABLEDO ROAD AND EAST SIDE OF EL PINTO ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SULLIVAN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE COUNTY CLERK OF SULLIVAN (POPULATION 4,292). AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION, IS NEXT TO THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021, LIES IN PCT. No. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: TIERRA VACANTE, L.L.C.	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0888	(956)383-2301
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

- PLAT NOTES AND RESTRICTIONS:
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING (NO SHADING).  
D.A.N. 480324, 02275 B  
EFFECTIVE DATE: JANUARY 2, 1981.
  - SETBACKS:  
FRONT TO EL TABLEDO ROAD: 30.00 FEET  
FRONT TO EL PINTO ROAD: 40.00 FEET  
REAR: 15.00 FEET  
SIDE: 8.00 FEET  
OR EASEMENT WHICHEVER IS GREATER.  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET, 15.00 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
  - THESE LOTS ARE FOR RESIDENTIAL OR COMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED FOR ALL COMMERCIAL LOTS TO BE INSTALLED BY LOT OWNER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE 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 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.
  - BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. No. 1 - 228.74 FOUND C.P.S. ON THE NORTHWEST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
  - 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 21,840.00 CUBIC FEET (1.11 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No.2.
  - DRAINAGE SWALE EASEMENTS NOTE:  
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.
  - TIERRA VACANTE, L.L.C., RICHARD W. RUPPERT, PRESIDENT, THE OWNER & SUBDIVIDER OF AMENDED PLAT OF EL MONTE COMMERCIAL SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.

