

LEGEND
 ○ - SET 1/2 INCH IRON ROD
 ● - SET 1/2 INCH IRON ROD
 --- FENCE

SCALE: 1"=100'

GENERAL PLAT NOTES:

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE CENTER LINE OF THE ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS ON THE PLAT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "C" AND "X" (AREAS OF MINIMAL FLOODING-NO SHADING) AND AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 48012 0425 C REVISED NOV. 16, 1992 & 480334 0450 C REVISED TO REFLECT LOWWAY 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 50 FEET, FOR LOTS 1-8 AND 30 FEET FOR LOTS 9-17 AND 24-38.
 (B) REAR: -- 25 FEET FOR LOTS 36-38 AND 30 FEET FOR LOTS 1-8 AND 29-35 AND 30 FEET FOR THE REST OF THE LOTS OR EASEMENT WHICHEVER IS GREATER.
 SIDE: -- 6 FEET OR EASEMENT WHICHEVER IS GREATER.
 SIDE CORNER: -- 15 FEET OR EASEMENTS WHICHEVER IS GREATER IN ALL CASES.
- B.M. #1 IN ELEV. B.D.O. (NAD 1983) NAIL IN THE SOUTH FACE OF A POWER POLE AT THE N.E. CORNER OF THE SUBDIVISION.
- 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 COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3, THRU 12, AND 24, THRU 38.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE CLEAR OF FENCES, BUILDINGS, SHEETS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18" MATURE PLANTING HEIGHT, GROUND COVER, GRASSES OR PLANTS) 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 IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRIC, 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 STAMPED "MIRASOL SUBDIVISION", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- DONNA IRR. DIST. H.C. #1 IS IN CHARGE OF THE IRR. AND DRAINAGE DITCH & 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 OBTAIN A TOTAL OF 35,225 SQUARE FEET 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 AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE USE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- KINDEL W. BENNETT, THE OWNER & SUBDIVIDER OF MIRASOL ESTATES, 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 IDEO AND HIDALGO COUNTY REGULATIONS FOR SERVICE 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 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 EXCERPTS 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 ABSORBING TRANSMISSION 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 SWALE OR UTILITY EASEMENT.
 EACH DRAINAGE 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.

NETES AND BOUNDS

A 27.72 ACRE TRACT OF LAND OUT OF BLOCK 41, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME "Y" PAGES 463-471, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID TO BE THE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY NETES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2" IRON ROD SET AT THE WEST RIGHT-OF-WAY LINE OF F.M. ROAD 493 FOR THE NORTHEAST CORNER OF BLOCK 41, THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE SOUTH 00°24'00" EAST, WITH THE EAST LINE OF SAID BLOCK 41, SAME BEING THE WEST RIGHT-OF-WAY LINE OF F.M. ROAD 493, A DISTANCE OF 101.00 FEET TO A 2" IRON ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 85°38'00" WEST, A DISTANCE OF 275.00 FEET TO A 2" IRON ROD FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 00°24'00" EAST, AT 298.00 FEET PASS A 2" IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH ROAD, AT 30.00 FEET IN ALL TO A 2" IRON ROD SET AT THE SOUTH LINE OF SAID BLOCK 41 FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 89°36'00" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 355.00 FEET TO A 2" IRON ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 00°24'00" WEST, AT 20.00 FEET PASS A 2" ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 11 NORTH ROAD, AT 581.40 FEET IN ALL TO A 2" IRON ROD FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 89°36'00" WEST, A DISTANCE OF 690.00 FEET TO A 2" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF OLD LA BLANCA ROAD, SAME BEING THE WEST LINE OF SAID BLOCK 41 FOR AN OUTER CORNER OF THIS TRACT OF LAND;

THENCE NORTH 00°24'00" WEST, WITH SAID WEST LINE OF BLOCK 41, AND THE EAST RIGHT-OF-WAY LINE OF SAID OLD LA BLANCA ROAD, A DISTANCE OF 688.60 FEET TO A 2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID BLOCK 41, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 85°38'00" EAST, WITH THE NORTH LINE OF SAID OLD LA BLANCA ROAD, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27.72 ACRES OF LAND MORE OR LESS.

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") and other good and valuable consideration paid by Hays Auto Meter 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 lay thereover, 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 12" 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 as installed.

In the event the easement hereby granted exists on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the structures referred to herein, this 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 land 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 16 of the Civil Rights Act of 1964 and the regulations issued pursuant thereto 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 _____, 2011.

KINDEL W. BENNETT
 P.O. BOX 300
 LA BLANCA, TEXAS 75558

CHAIRMAN

STATE OF TEXAS
 COUNTY OF HIDALGO
 THIS SUBDIVISION PLAT OF "MIRASOL ESTATES 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.

DATED THIS _____ DAY OF _____, A.D. 2011.

PLAT OF MIRASOL ESTATES SUBDIVISION

A 27.72 ACRE TRACT OF LAND OUT OF BLOCK 41, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME "Y" PAGES 463-471, DEED RECORDS OF HIDALGO COUNTY, TEXAS

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

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

I, KINDEL W. BENNETT, A MARRIED PERSON, AS OWNER OF THE 30.42 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIRASOL ESTATES SUBDIVISION HEREBY SUBMIT 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 §2323.02 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;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

AND

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

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 MY APPROVAL IS REQUIRED.

ATTEST: _____ MAYOR, CITY OF DONNA, TEXAS.

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 2011.

 PRESIDENT

 SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.02(b), WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE MIRASOL ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2011.

Hidalgo County Judge _____

ATTEST: _____
 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 TEX. WATER CODE §49.21(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, KAMRIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

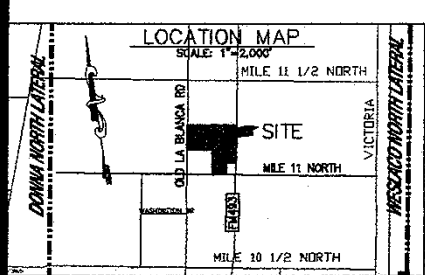
KAMRIZ S. KHADEMI, P.E.
 REG. PROFESSIONAL ENGINEER NO. 57787
 6-20-11

REGISTERED PROFESSIONAL ENGINEER
 57787

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 MIRASOL ESTATES SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOSE MARIO GONZALEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6571
 8207 MATED ESCOBAR
 MONTE ALTO, TX 78358



INDEX TO SHEETS OF MIRASOL ESTATES SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, AND ETC. PRINCIPAL CONTACTS. PLAT WITH TOOL, STREETS, AND EASEMENTS. TYPICAL DRAINAGE (SEWER AND POTABLE) SURVEYORS' AND ENGINEERS' NOTES AND COMMENTS. RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, AND DONNA IRRIGATION DISTRICT APPROVAL. LOCATION MAP WITH RESPECT TO THE CITY OF DONNA, TEXAS. LOCATION MAP WITH RESPECT TO THE CITY OF DONNA, TEXAS. LOCATION MAP WITH RESPECT TO THE CITY OF DONNA, TEXAS.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION, POTABLE WATER.
SHEET 3	DRAINAGE REPORT (ENGLISH AND SPANISH VERSION). OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION. WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION, POTABLE WATER. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL BE DONE.
SHEET 4	THIS DEVELOPMENT MAP OF "TOPOGRAPHY AND DRAINAGE" AND ENGINEERS' CERTIFICATION, DESIGN NOTES, & CONSTRUCTION DETAILS.

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

MIRASOL ESTATES IS LOCATED BETWEEN OLD LA BLANCA RD. AND F.M. 493 AND ALONG THE NORTH SIDE OF MILE 11 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,486) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DONNA. LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: KINDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, LLC.	P.O. BOX 300	LA BLANCA, TEXAS	(956) 494-4421	(956) 464-2992
ENGINEER: KAMRIZ S. KHADEMI, P.E.	410 E. DOWE AVE.	MCALLEN, TEXAS	(361) 630-2122	(361) 630-2219
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	4027 MATED ESCOBAR MONTE ALTO	TEXAS	(361) 300-5154	(361) 300-5158

K K Engineering Consultant
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
 410 E. DOWE (FROM REGISTRATION #1334)
 P.O. BOX 3422
 (956) 630-2125

MCALLEN, TEXAS 78202
 FAX (956) 630-2219