

# PLAT OF SANTA CLARA ESTATES SUBDIVISION

A 19.50 ACRE TRACT OF LAND OUT OF BLOCK FOURTEEN (14), LA BLANCA "B" SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME Y, PAGES 469-471, DEED RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: MARCH, 2011

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

I, KIMMEL W. BENNETT, A MARIED PERSON, AS OWNER OF THE 19.50 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA CLARA ESTATES SUBDIVISION HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 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: VERBORN ROY, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: BENNETT-FLORES INVESTMENTS, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY & ITS GENERAL PARTNER  
KIMMEL W. BENNETT, PRESIDENT  
P.O. BOX 2422  
LA BLANCA, TX 78558

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIMMEL 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 (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 \_\_\_\_\_ 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 MY APPROVAL 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 § 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE "SANTA CLARA ESTATES 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: \_\_\_\_\_

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" 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, as an exclusive perpetual easement with the right to erect, construct, install and by hereafter 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(s) 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 as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line or 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 as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structure referred to herein. This easement 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 lands 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. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto 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\_\_\_\_.

KIMMEL W. BENNETT  
PRESIDENT  
LA BLANCA ROAD, TX 78558

STATE OF TEXAS  
COUNTY OF HIDALGO  
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. \_\_\_\_\_.

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

*K. S. Khadem*  
KAMRIZ S. KHADEM, P.E.  
REG. PROFESSIONAL ENGINEER NO. 57787  
10-99-11

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 SANTA CLARA 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. 5571  
600 DELTA SURVEYING  
6207 MATED ESCOBAR  
MONTE ALTO, TX 78538

STATE OF TEXAS  
COUNTY OF HIDALGO  
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## GENERAL PLAT NOTES:

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE CENTER LINE (CL) OF THE ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS OR AS NOTED ON THE PLAT. 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.
- 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 480334 0425 C REVISED NOV. 16, 1982 & 480334 0450 C REVISED TO REFLECT LOMAR 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 QUALITIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: SHALL BE 25 FEET OR EASEMENT WHICHEVER IS GREATER.  
GARAGE FRONT: SHALL BE 18 FEET OR EASEMENT, WHICHEVER IS GREATER.  
REAR: 85 FEET FOR LOTS 1-14 AND 35 FEET FOR LOTS 15-29 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 = ELEV. 83.07 (NAVD 1988); NAIL IN THE SOUTH FACE OF A POWER POLE, AT THE S.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., OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPT., AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1, THRU 13, AND LOTS 18, THRU 23.
- 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 18" MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS, AND OTHER PLANTINGS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT).
- FAH3 PERMITTED CONSTRUCTION SHALL BE LIMITED TO THE 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 STAMPED "RD DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- 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 34,000 CUBIC FEET (7.78 ACRE-FEET OR 1,174 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 CODES SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- SANITARY SEWER SYSTEM BELONGS TO NAWSC AND SHALL BE PROVIDED FOR EACH LOT VIA A 4" SERVICE LINE.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENTS. EACH ORIGINATOR 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 "SANTA CLARA ESTATES SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_.

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

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

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

BY: \_\_\_\_\_ DEPUTY

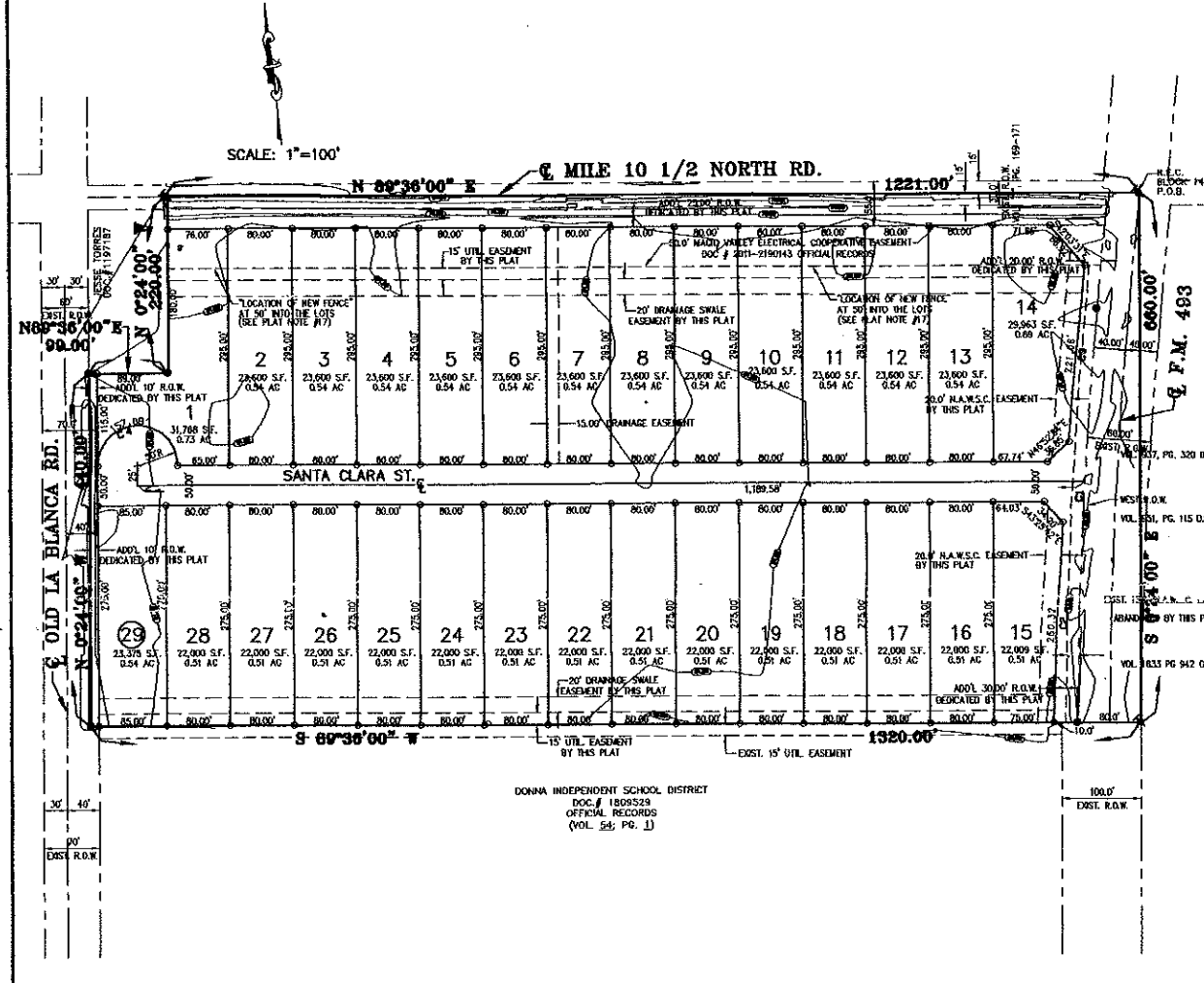
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

SANTA CLARA ESTATES IS LOCATED BETWEEN OLD LA BLANCA RD. AND F.M. 493 AND ALONG THE SOUTH SIDE OF MILE 1 1/2 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 17,548 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 1/2 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: VERBORN ROY, LTD., A TX L.P. P.O. BOX 365 LA BLANCA 78558 (956) 464-4431 (956) 464-2927  
BY: BENNETT-FLORES INVESTMENTS, L.L.C.  
ENGINEER: KAMRIZ S. KHADEM, P.E. 410 E. DOVE AVE. McALLEN 78504 (956) 630-2125 (956) 630-2218  
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S. 8207 MATED ESCOBAR MONTE ALTO 78538 (956) 380-5154 (956) 380-5156

CHARTMAN  
SHEET 1 OF 3

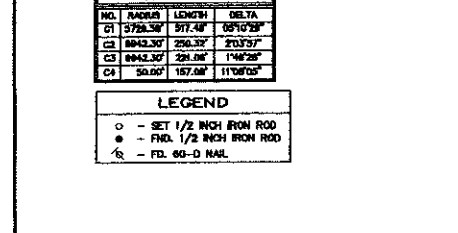


CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	3750.58'	317.48'	087°02'39"
C2	8043.37'	296.33'	70°37'57"
C3	8445.37'	291.88'	74°02'57"
C4	90.00'	167.58'	117°00'00"

LEGEND

- - SET 1/2 INCH IRON ROD
- - SET 1/2 INCH IRON ROD
- ⊕ - FD. 60-D NAIL



**K K Engineering Consultant**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOVE (FROM REGISTRATION #1334)  
P.O. BOX 2422 McALLEN, TEXAS 78502  
(956) 630-2125 FAX (956) 630-2219

INDEX TO SHEETS OF SANTA CLARA ESTATES SUBDIVISION

SHEET	DESCRIPTION
1	HEADING, INDEX, LOCATION MAP, AND ETC.; PRINCIPAL CONTACTS
2	PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE OF PLAT APPROVAL, 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.O.D. NO. 1 CERTIFICATION, DONNA IRRIGATION DISTRICT I.L.C. #1, THE ROW AND REVISION NOTES.
3	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION REVISION NOTES.
4	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION.
5	OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION (ENGLISH AND SPANISH VERSION).
6	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION REVISION NOTES, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND OWNER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.