

- LEGEND**
- FOUND NO. 8 REBAR
 - FOUND NO. 5 REBAR
 - SET NO. 8 REBAR IN PLASTIC
 - SET NO. 5 REBAR IN PLASTIC
 - POWER POLE (3" M.)

GRAPHIC SCALE
1 INCH = 30 FEET

RBA ALAMO SUBDIVISION
BEING A RESUBDIVISION OF
1.522 ACRES BEING OUT OF LOT 6, BLOCK 60
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
OF PORCION 27,
LOS TORITOS, SANTA ANA AND EL GATO GRANTS
VOLUME 1, PAGES 24-26
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS

RIVERA PROPERTIES
WARRANTY DEED DOCUMENT NO. 1738623 H.C.O.R.
EAST 17 ACRES OF SOUTH 20 ACRES

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.522 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF THE EAST 17 ACRES OF THE SOUTH 20 ACRES OF LOT 6, BLOCK 60, ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 1.522 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 6, BLOCK 60 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT AND CORNER BEAR SOUTH 08 DEGREES, 32 MINUTES, 28 SECONDS WEST A DISTANCE OF 88.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 60;

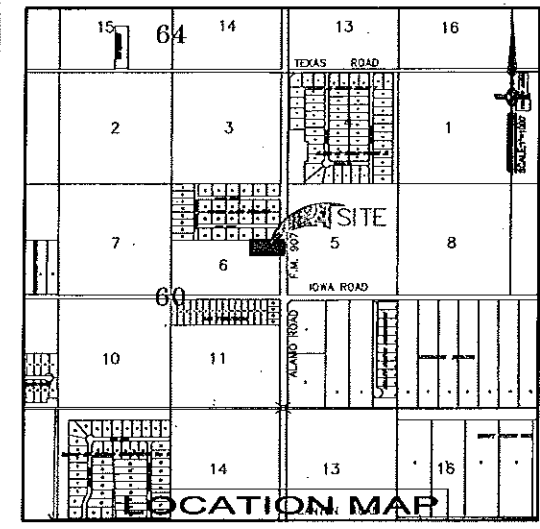
- THENCE, SOUTH 08 DEGREES, 32 MINUTES, 28 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6, BLOCK 60 AND WITHIN THE RIGHT-OF-WAY OF ALAMO ROAD F.M. 907, A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, NORTH 81 DEGREES, 27 MINUTES, 32 SECONDS WEST AT A DISTANCE OF 60.00 FEET PASS A NO. 8 REBAR FOUND FOR THE PROPOSED WEST RIGHT-OF-WAY LINE ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, CONTAINING A TOTAL DISTANCE OF 390.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 08 DEGREES, 32 MINUTES, 28 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 81 DEGREES, 27 MINUTES, 32 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF NORTH ALAMO ESTATES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 6-B, H.C.O.R. AT A DISTANCE OF 330.00 FEET PASS A NO. 8 REBAR FOUND FOR THE PROPOSED WEST RIGHT-OF-WAY LINE OF ALAMO ROAD F.M. 907 ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 390.00 FEET PASS A NO. 4 REBAR FOUND FOR THE EXISTING WEST RIGHT-OF-WAY LINE, CONTAINING A TOTAL DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.522 ACRES, OF WHICH 1.158 ACRES OR ONE ACRES LIES IN THE EXISTING RIGHT-OF-WAY OF ALAMO ROAD, LEAVING AN EXISTING NET OF 1.368 ACRES, OF WHICH 0.278 OF ONE ACRE LIES IN THE FUTURE ADDITIONAL RIGHT-OF-WAY ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, LEAVING A FUTURE NET OF 1.288 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
ZONE "X"
ZONE "X" IS DEFINED AS 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 (1) SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD COMMUNITY PANEL NUMBER: 480334 0425 D, MAP REVISED: NOVEMBER 18, 1982.
- SETBACKS:**
FRONT: 50 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 15 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 15 FEET OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 2" ABOVE TOP OF CURB OR ASPHALT MEASURED AT THE CENTER OF THE LOT, 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 BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
COTTON POCKER SPICLE SET AT THE NORTHEAST CORNER OF THIS SUBDIVISION.
ELEV. 91.12. H# 182816. I# 50. TEXAS SOUTH 1225.
- DRAINAGE:**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO OBTAIN A TOTAL OF 3,170 CUBIC FEET (0.073 ACRES) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON THE DRAINAGE REPORT, PAGE 2 OF 2 OF THIS PLAT. TIGHT DISCHARGE PERMIT IS REQUIRED AT DEVELOPMENT PERMIT STAGE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.C. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.
-A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR MULTIFAMILY USE.
-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 EXCEPTS 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 ABSORBENT DRAIN FIELD SYSTEM.
-E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.
- SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:**
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- IF THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- ROD HAMBY, OWNER(S) & SUBDIVIDER(S) OF RBA ALAMO SUBDIVISION, RETAINS AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCH MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED 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.
- TIGHT DRIVEWAY PERMIT IS REQUIRED FOR ACCESS ALONG ALAMO ROAD (F.M. 907).
- ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RBA ALAMO SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY, APPROXIMATELY 90 FEET NORTH OF EXISTING ROAD ON THE WEST SIDE OF ALAMO ROAD (F.M. 907). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY ENGINEER AND POPULATION (PLM, 2011) COVERED. RBA ALAMO SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS (AND IS WITHIN THE EASIBLE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 211.001 AND § 212.01.

INDEX TO SHEET OF RBA ALAMO SUBDIVISION
SHEET 1: HEADING, INDEX, LOCATION MAP AND ETC.; PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION CERTIFICATION; ATTESTATION; ENGINEERING & SURVEYORS CERTIFICATIONS; CITY APPROVAL CERTIFICATION; COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; H.C.O.D. NO. 2 APPROVAL; H.C.D.D. NO. 1 APPROVAL; HIDALGO COUNTY DEPARTMENT OF HIGHWAY DEPARTMENT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION; H.A.W.S.C. CERTIFICATION.
SHEET 2: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE; CONSTRUCTION DETAILS; REVISION NOTES.



FILED FOR RECORD IN
HIDALGO COUNTY
FRED L. GUAJARDO, JR.
ARTULO COUNTY CLERK

ON _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

DRAWN BY: J. J. Z. DATE: 01-12-12
SURVEYED, CHECKED, AND FOR SITE DATE: 01-12-12
FINAL CHECK: P. DATE: 1-16-12

MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MCINTYRE, 227 N. E.M. 3167
EDINBURG, TX 78541 80 W. W. HWY. 17, 78540
PH: (956) 381-0281 FAX: (956) 487-8258
PH: (956) 381-1839 FAX: (956) 468-6591
ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ROD HAMBY	1904 IMPERIAL CENTER SUITE 201	WEST PLAINS, MO	(417) 256-3420	(417) 256-5422
ENGINEER	KELLEY A. HELLERVELLA	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	FRED L. KURTH	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'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(S) IS/ARE INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 12' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE(S) INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 12' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE(S) RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR 60 MONTHS 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 HAS EXECUTED THIS INSTRUMENT THE 12th DAY OF January 2012.

ACKNOWLEDGMENT
THE STATE OF MISSOURI
COUNTY OF HOWELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Rod Hamby 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) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF January 2012.

Rod Hamby
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

STATE OF MISSOURI
COUNTY OF HOWELL

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, ROD HAMBY AS OWNER OF THE 1.522 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBA ALAMO SUBDIVISION, HEREBY SUBSCRIBE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.002 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

Rod Hamby 1-12-12
DATE

ROD HAMBY
RBA INVESTMENTS, L.L.C.
1904 IMPERIAL CENTER SUITE 201
WEST PLAINS, MO.

STATE OF MISSOURI
COUNTY OF HOWELL:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Rod Hamby, AND PROVIDED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF January 2012.

Russell Wayne Davis
NOTARY PUBLIC IN THE STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, KELLEY A. HELLERVELLA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Kelley A. Heller-Vella 1-12-12
KELLEY A. HELLERVELLA, L.P.E. # 97421
DATE PREPARED: 11-04-2011
ENGINEERING JOB NO. 11122.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBA ALAMO SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER 2, 2011, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-02-2011
1-18, PAGES 73 & 74,
SURVEYING JOB NO. 11122.00

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA ALAMO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2012.

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

GENERAL PLAT NOTES & RESTRICTIONS (CONTINUED)

- DEVELOPER/OWNER SHALL INSTALL A BUFFER FENCE ALONG THE NORTH PROPERTY LINE ADJUTING ALL RESIDENTIAL LOTS.
- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, 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 STANDARDS.
- TIGHT DRIVEWAY PERMIT IS REQUIRED FOR ACCESS ALONG ALAMO ROAD (F.M. 907) PRIOR TO THE CONSTRUCTION OF A DRIVEWAY ENTRANCE ONTO F.M. 907 (ALAMO ROAD). TIGHT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT PERMIT.
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
- ALL LOTS IN RBA ALAMO SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH RESPECT TO SURFACE WATER RUN-OFF FROM LOT 1 IN RBA ALAMO SUBDIVISION TO THE AREA DESCRIBED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. OWNERS(S) OF RBA ALAMO 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 THE DRAINAGE OF THE LOT COMPRISING RBA ALAMO 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 DRAINAGE THE LOT AND ADJACENT AREAS, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND THE LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT 1 IN RBA ALAMO SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAVE THE RIGHT AND AUTHORITY) TO RE-USE THE DRAINAGE EASEMENT BURENDING 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:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBA ALAMO SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER 2, 2011, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-02-2011
1-18, PAGES 73 & 74,
SURVEYING JOB NO. 11122.00

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 2012.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

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 § 21.116. 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: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA ALAMO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 2012.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA ALAMO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

ON _____ DAY OF _____, 2012.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____