

SUBDIVISION PLAT OF SPRING VISTAS SUBDIVISION

A 6.23 ACRE TRACT OUT OF LOT 2, BLOCK 90, ENGLERMAN RESUBDIVISION OF LA BLANCA "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 4, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

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PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED AREA OF THE 300-YEAR FLOOD AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD COMMUNITY-PANEL NO. 48033A (48033) EFFECTIVE DATE: JUNE 09, 2000 (LOCAL MAY 30, 2002) THE AREAS WITHIN WITHIN THE DRAINAGE EASEMENTS ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION IDENTIFIED NO OTHER AREAS WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. 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).
2. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND THE MUNICIPAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
3. ALL CORNERS SET HALF (1/2) HIGH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
4. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION.
5. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TSD AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEWAGE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
B. EACH LOT OF THIS PLAT COMPLETES WITH THE MINIMUM 21,760 SQUARE FOOT LOT AREA WITH PORTABLE 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 REPORTS MAY BE ALSO USED ON THE GRANT LINES FOR THE SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED GROUNDWATER SYSTEM.
E. APPROVED "BEST" PERMIT APPLICATION IS REQUIRED INCLUDING MINIMUM LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
6. STRONGS ARE AS FOLLOWS:
FRONT (ROOSEVELT ROAD) 80.00' OR EASEMENT, WHICHEVER IS GREATER.
SIDE 10.00' OR EASEMENT, WHICHEVER IS GREATER.
REAR 20.00' OR EASEMENT, WHICHEVER IS GREATER.
CORNER SIDE
7. ALL PUBLIC EASEMENTS DECLARED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY PROVIDER.
8. ANY DRAINAGE SWALES CONSTRUCTED FOR THE REDUCTION OF DRAINAGE WATER SHALL BE MAINTAINED BY EACH RESPECTIVE LOT OWNER. 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 OPERATIVE AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
9. BENCHMARK: BM-1: A BRASS DISK SET IN A CONCRETE SLAB LOCATED TO FEET NORTH AND 83 FEET EAST OF THE POINT OF BEGINNING. DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1928 ELEV: 80.00
10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND MODEL SUBDIVISION RULES POLICIES AND REGULATIONS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10,524 C.F. (0.2347 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL DRAINAGE DISTRICTS WILL BE ACCOMPLISHED THROUGH PROPERLY GRADED SWALES.
11. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SPRINGS, TREES AND OTHER PLANTINGS (EXCEPT LOW GROWING PLANTS) THAT WOULD INTERFERE WITH THE OPERATION OF THE UTILITY. EASEMENTS SHALL BE KEPT CLEAR OF GRASS, OR FLOWERS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A SCHEDULED BEGINNING AND END DATE FOR CONSTRUCTION TO MEET THE 18 MONTH CONSTRUCTION PERIOD FLOOR ELEVATIONS AND ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
13. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1' ABOVE THE ELEVATION OF MILE 12 1/2 ROAD OR 1' ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR A LOT LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME APPLICATION FOR CONSTRUCTION TO MEET THE 18 MONTH CONSTRUCTION PERIOD FLOOR ELEVATIONS AND ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
14. LUIS SANCHEZ, MARCELA SANCHEZ, JAVIER SANCHEZ AND LUIS SANCHEZ JR., THE OWNERS & SUBDIVIDERS OF SPRING VISTAS SUBDIVISION HEREBY GRANT AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED IN SHEET NO. 2 OF THIS PLAT.
15. ALL LOTS IN SPRING VISTAS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUNOFF FROM ALL LOTS IN A SPRING VISTAS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF SPRING VISTAS SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR 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 ON THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. THE DRAINAGE SWALES DESCRIBED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING SPRING VISTAS SUBDIVISION BECAUSE OF THE EXISTING 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 SERVES THE LOTS IN SPRING VISTAS SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT HEREBY GRANT THE ROOF ARE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN SPRING VISTAS SUBDIVISION) TO RELEASE THE DRAINAGE SWALE EASEMENT DESCRIBED ON THE SUBDIVISION PLAT AND TO RELEASE THE DRAINAGE SWALE EASEMENT DESCRIBED ON THE SUBDIVISION PLAT AND TO RELEASE THE DRAINAGE SWALE EASEMENT DESCRIBED ON THE SUBDIVISION PLAT AND TO RELEASE THE DRAINAGE SWALE EASEMENT DESCRIBED ON THE SUBDIVISION PLAT.
16. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT POLLUTIONS SHALL BE DISCHARGED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPERLY APPROVED ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

