

PLAT OF PRESIDIO ESTATES SUBDIVISION

PLAT SHOWING A 60 ACRE TRACT OF LAND BEING ALL OF LOT 11 AND THE WEST 1/2 OF LOT 12, BLOCK 49, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PREPARED BY: K K ENGINEERING CONSULTANT
DATE: JULY, 2012

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
PRESIDIO ESTATES, L.P., A TX L.P.
AS OWNER OF THE 60.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PRESIDIO ESTATES SUBDIVISION HEREBY SUBDIVIDE 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 §202.032 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; AND
(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.

OWNER: KYNDLE W. BENNETT, PRESIDENT
PRESIDIO ESTATES, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: KYLE ROY, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
P.O. BOX 365
LA BLANCA, TX 78558

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDLE 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 (THEY) 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 THE ____ DAY OF ____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE ____ DAY OF ____ 20__.

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

PRESIDENT ATTEST SECRETARY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
LOCAL GOVERNMENT CODE § 232.028(a)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE PRESIDIO ESTATES SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on ____.

Hidalgo County Judge Date

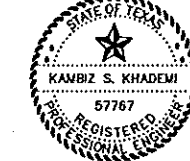
Hidalgo County Clerk Date

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE §49.211(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
KAMRIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



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 PLATTED ESTATES UNIT 2 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

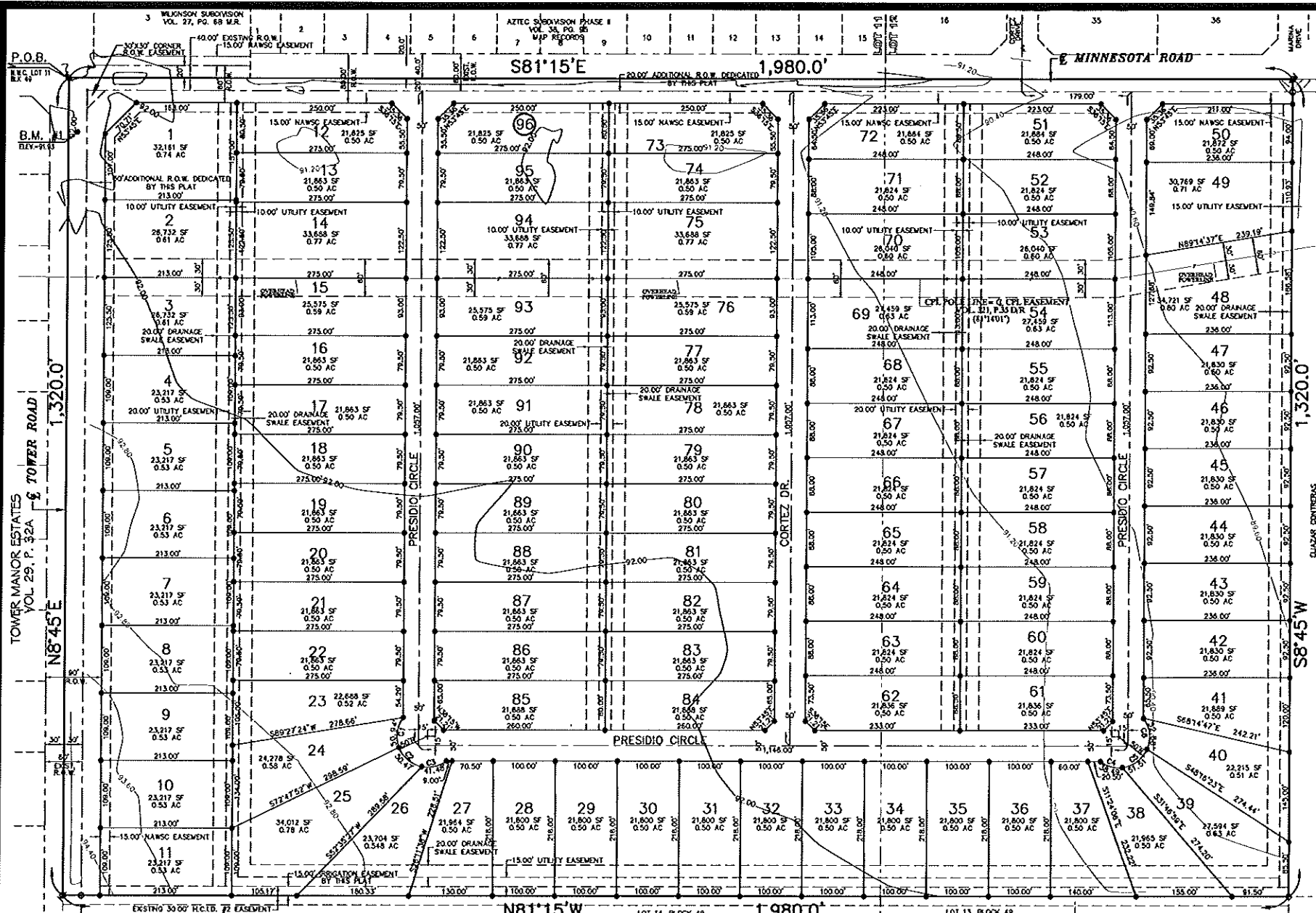


JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
P.O. BOX 365
MONTICELLO, TX 78558

- GENERAL PLAT NOTES:**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT LEAST 1.00 FEET ABOVE THE FINISH CENTERLINE (E.P.) OF THE ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS OR AS NOTED ON THE PLAT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS ADJACENT TO A DESIGNATED FLOOD ZONE. THE PLAT IS FOR APPLICATION FOR CONSTRUCTION TO VERIFY THE FINISH FLOOR CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THIS SUBDIVISION IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING-NOT SHADED). FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48054A 0425 C REVISED NOVEMBER 18, 1992. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN 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 15 FEET & FRONTING TOWER RD. SHALL BE AT 50 FEET, OR EASEMENT WHOEVER IS GREATER.
FRONT GARAGE/CARPORT: SHALL BE AT 18 FEET.
(B) REAR: 30 FEET OR EASEMENT WHOEVER IS GREATER.
SIDE: 6 FEET OR EASEMENT WHOEVER IS GREATER.
SIDE CORNER: 15 FEET OR EASEMENTS WHOEVER IS GREATER. IN ALL CASES, CORNER SOE FOR LOT 1 SHALL BE AT 20 FEET.
(C) B.M. #1 = 31.83 (NAVD 1988), SQUARE CUT ON TOP OF INLET, S.E. CORNER OF TOWER & MINNESOTA RD.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT CONSIDERATION, 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 ALL INTERNAL LOTS 12, THRU 38.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF TREES, BUSHES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE EASEMENT. (EASEMENTS INCLUDE: SEWER, GAS, WATER, ELECTRIC, AND GAS SERVICES WILL BE AVAILABLE TO THE SUBDIVISION).
 - SEWER MAINS CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH WITH PLASTIC CAP STAMPED "200" SHALL BE PLACED AT THE CORNER OF EACH LOT ON THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) 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 100,000 GALLONS PER ACRE-FEET OR THIS (ONE FEET PER LOT) OF STORM WATER FROM EACH ACRE OF THE DEVELOPMENT. (SEE SHEET NO. 3 FOR STORM REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM REQUIREMENTS)
 - ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE REQUIREMENTS OF EACH UTILITY PROVIDER.
 - KYNDLE W. BENNETT, THE OWNER & SUBDIVIDER OF PRESIDIO 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 TCEQ AND LOCAL REGULATIONS. THE OWNER 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.
B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 2,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED OFFICIALS.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO SEEN ON THE UTILITY DEPARTMENT FILE. THIS SUBDIVISION IS BEING DESIGNED FOR POTABLE WATER SUPPLY. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAINAGE SYSTEM.
E. APPROVED INSPECTOR REPORT REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

METES AND BOUNDS:
A 60.00 ACRE TRACT OF LAND BEING ALL OF LOT 11 AND THE WEST 1/2 OF LOT 12, BLOCK 49, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 60.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT NAL SET AT THE NORTHWEST CORNER OF LOT 11, BLOCK 49 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE SOUTH 81°15'00" EAST, WITH THE NORTH LINE OF SAID LOT 11, AT 1,320.00 FEET PASS THE COMMON CORNER BETWEEN SAID LOT 11 AND LOT 12, AT 1,580.00 FEET IN ALL TO A NAL SET AT THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08°45'00" WEST, AT 200.00 FEET PASS A 1/2" IRON ROD FOUND AT THE SOUTH END OF THE LINE OF BEGINNING, CONTAINING 1.00 FEET IN ALL TO A 1/2" IRON ROD FOUND AT THE SOUTH END OF SAID LOT 12, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 81°15'00" WEST, WITH THE SOUTH LINE OF SAID LOT 12, AT 600.00 FEET PASS THE COMMON CORNER BETWEEN SAID LOTS 12 AND 11, AT 1,950.00 FEET PASS A 1/2" IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF TOWER ROAD, IN ALL TO A NAL SET AT THE SOUTHWEST CORNER OF SAID LOT 11 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08°45'00" EAST, WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 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" 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, assigns, and transferees, together with the right to erect, construct, install and use by thereafter 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 Grantor's property 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 alignment of 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 herein 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 the water line as installed, Grantor hereby grants to Grantee an additional EASEMENT over and across the land shown on this plat 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 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 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 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__.



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRESIDIO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON ____ DATE ____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRESIDIO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ____ DATE ____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

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

SCALE: 1"=100'

LOCATION MAP
SCALE: 1"=2,000'

INDEX TO SHEETS OF PRESIDIO ESTATES SUBDIVISION

SHEET	DESCRIPTION
1	HEADING, INDEX, LOCATION MAP, AND ETA PRINCIPAL CONTACTS.
2	PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATIONS, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, 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.
3	RECORD NO. 1 CERTIFICATION, H.C. IRRIGATION DISTRICT #2, H.C. ROW AND HOW.
4	REVISION NOTES.
5	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTIONS, REVISION NOTES.
6	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).
7	OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
8	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE.
9	THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
PRESIDIO ESTATES IS LOCATED ON THE SOUTHWEST CORNER OF MINNESOTA & TOWER ROADS. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 12,528,) - 2010 CENSUS. THIS SUBDIVISION LIES INSIDE THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ALAMO. LOCAL GOVERNMENT CODE 212.001, PRECINCT. NO. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: KYNDLE W. BENNETT, PRESIDENT.	P.O. BOX 365	LA BLANCA 78558	(956) 464-4431	(956) 464-2597
ENGINEER: KAMRIZ S. KHADEMI, P.E.	410 E. DOVE AVE.	MCKENNA 78504	(956) 630-2125	(956) 630-2219
SURVEYOR: JOSE MARIO GONZALEZ, R.L.S.	24593 FM 88	MONTICELLO 78558	(956) 300-5154	(956) 300-5156

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
410 E. DOVE
P.O. BOX 3422
(956) 630-2125
MCKENNA, TEXAS 78502
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