

**LOCATION MAP**  
SCALE: 1" = 1000"

PREPARED BY  
BARRERA INFRASTRUCTURE GROUP, INC.  
7001 NORTH 10TH STREET SUITE 300  
MCKALEN, TEXAS 78504  
DATE PREPARED: 6/14/2011  
DATE SURVEYED: 6/10/2011

**PLAT OF DANNY CANTU SUBDIVISION**  
A 5.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 31-5, WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 59, H.C.M.R.

PLAT SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF HOUDOU

GAVEN'S EDUCATIONAL CERTIFICATION AND ATTESTATION:

I, DAVID CANTU, DANNY CANTU, JR., DAVID CANTU & FELPE HERNANDEZ, JR., OWNER(S) OF THE 5.00 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DANNY CANTU SUBDIVISION, GRANTS AN EASEMENT TO THE COUNTY OF HOUDOU AND STATE OF TEXAS, THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC HIGHWAYS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, POLICE AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENT EMPLOYEES IN PURSUANT OF THEIR OFFICIAL DUTY. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HOUDOU, EMPLOYEES OF MEMBERS CREATING LEASE FRANCHISE TO THE COUNTY OF HOUDOU, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

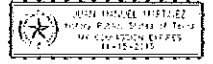
- (A) THE WATER QUANTITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
  - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE 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.

DAVID CANTU, JR. & DANNY CANTU	DATE	DAVID CANTU & FELPE HERNANDEZ, JR.	DATE
1215 S. NEW JERSEY ST. MCKALEN, TEXAS 78503		3520 TROOPER RD. MCKALEN, TEXAS 78573	

STATE OF TEXAS  
COUNTY OF HOUDOU

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FREELY AND VOLUNTARILY AND CONSIDERATION THEREON, AND UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF HOUDOU

I, DAVID CHAR SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWS THE LOTS, EASEMENTS, AND STREETS OF DANNY CANTU SUBDIVISION AND ITS METES AND BOUNDS CORRECTLY WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_ DATE \_\_\_\_\_.



DAVID CHAR SALINAS  
P.L.S. NO. 2582  
SURVEY ENGINEER'S & ASSOCIATES  
2221 DUFFELL AVE  
MCKALEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HOUDOU

I, FELPE HERNANDEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT AS PER ENGINEERING CONSULTATION HAS BEEN GIVEN TO THIS PLAT.



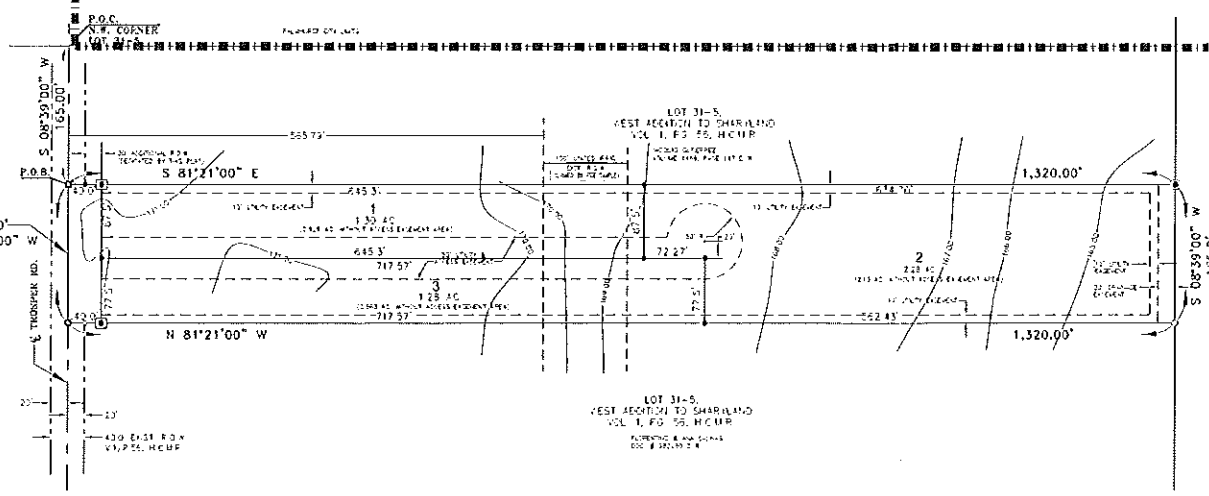
FELPE HERNANDEZ  
LICENSED PROFESSIONAL ENGINEER NO. 26442  
BARRERA INFRASTRUCTURE GROUP, INC.  
7001 N. 10TH STREET SUITE 300  
MCKALEN, TEXAS 78504

NAME	ADDRESS	CITY & ST.	PHONE	FAX
OWNER	DANNY CANTU	1215 S. NEW JERSEY ST.	MCKALEN, TEXAS 78503	(936) 232-0322
ENGINEER	FELPE HERNANDEZ	2221 DUFFELL AVE	MCKALEN, TEXAS 78504	(936) 232-0322
SURVEYOR	DAVID CHAR SALINAS	2221 DUFFELL AVE	MCKALEN, TEXAS 78504	(936) 232-0322

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.  
DANNY CANTU SUBDIVISION IS LOCATED WITHIN HOUDOU COUNTY, PRECINCT NO. 3 ON THE EAST SIDE OF TROOPER ROAD, APPROXIMATELY 1438 FEET SOUTH OF THE NORTH LINE (1924) OF THE CITY OF PALMIST (POP. 4,872) IS THE NEAREST MUNICIPALITY. DANNY CANTU SUBDIVISION IS WITHIN THE CITY OF PALMIST'S 2 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

**LEGEND**

- - SET 1/2" IRON ROD IN CONCRETE
- - SET 1/2" IRON ROD
- - SET 5/8" IRON
- - FD 1" IRON PIPE
- - FD 1/2" IRON PIPE



SCALE: 1" = 100'

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE 10 (COMMUNITY PANEL NO. 10034743) MAP REVISED NOVEMBER 16, 1992.  
ZONE 10: AREAS OUTSIDE THE 100-YEAR FLOOD PLAN.  
COMMUNITY PANEL NO. 10034743 C.M.P. MAP REVISED NOVEMBER 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HOUDOU COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION HAVE IDENTIFIED AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE 10.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING COMPLIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4027).
  - SEPTIC TANKS:**  
SEWER: 15.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER.  
SIZ: 6.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY ESTABLISHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT (NO COMMERCIAL USE WILL BE ALLOWED).
  - MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT 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 LOCATED 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:  
---SBM NO. 1---ELEV. 171.03 N.G.M.D. 23 DESCRIPTION: SE CORNER OF LOT 1 SET 1/2" IRON ROD IN CONCRETE.  
---SBM NO. 2---ELEV. 170.03 N.G.M.D. 23 DESCRIPTION: SE CORNER OF LOT 3 SET 1/2" IRON ROD IN CONCRETE.
  - CRANAGE:** IN ACCORDANCE WITH THE HOUDOU COUNTY CRANAGE DISTRICT NO. 1 AND HOUDOU COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN 3" HAZARD PREVENT (6.128 O.D. FEET) OF STORM WATER CULVERT CRANAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR CRANAGE REPORT AND DETENTION BASIN DETAILS).
  - CRANAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY CRANAGE SWALE EASEMENT. EACH CRANAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE CRANAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
  - ALL ACCESS FROM LOTS SHALL BE FROM COMMON ACCESS EASEMENT, NO LOT SHALL HAVE DIRECT ACCESS ONTO TROOPER ROAD.**
  - AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONVEYED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP CONNECTION SHALL BE PROVIDED FROM THE DUTY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.**
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 100 AND HOUDOU COUNTY REQUIREMENTS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF COMPOST SEWAGE ONLY.**
  - EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM ZONED SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.**
  - ALL OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HOUDOU COUNTY AUTHORIZED DEPARTMENT.**
  - SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HOUDOU COUNTY DEPARTMENT AND RESULTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR 31-5. SOIL ANALYSIS IS SUBMITTED TO THE HOUDOU COUNTY UTILITY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAINFIELD SYSTEM.**
  - APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING WATER LAYOUT PRIOR TO OCCUPANCY OF A LOT.**
  - A 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:**
    - ANCHORING OF SEPTIC TANK(S)
    - BACK FLOOD VALVES
    - SEPTIC TANK COVER SHALL BE ABLE TO SEAL
  - THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
  - OWNER AND NATURAL CAPITAL: THE OWNER & SUBDIVISION OF DANNY CANTU SUBDIVISION, MAINTAIN 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.**
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SWALES, SHEDS, TREES, AND OTHER PLANTINGS (ELEVATION LESS THAN 18 INCHES ABOVE FINISH GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.**
  - EACH P.O. CONTRACT MADE BETWEEN A SUBDIVISION AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESIGNATING HOW AND WHEN WATER, SEWER, ELECTRICITY, GAS, AND GAS SERVICES SHALL BE MADE AVAILABLE TO THE SUBDIVISION.**
  - ALL PUBLIC UTILITIES EASEMENTS LOCATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HOUDOU COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SAVING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE PER 15.00 FEET BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.**
  - FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.**
  - THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HOUDOU, HARRIS AND COUNTY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE QUALITY OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, BRIDGE OVERLAWS, AND PRIVATE STREET LIGHTS. ANY REQUESTS FOR RECORDATION OF THE PRIVATE MAPS TO RECORD THESE APPROVED EASEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF PALMIST'S REGULATIONS TO MEET CITY REQUIREMENTS.**

COUNTY OF HOUDOU  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DANNY CANTU SUBDIVISION HAS REVIEWED AND APPROVED BY THE HOUDOU COUNTY CLERK ON \_\_\_\_\_ 20\_\_\_\_.

COUNTY OF HOUDOU  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DANNY CANTU SUBDIVISION HAS REVIEWED AND APPROVED BY THE HOUDOU COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

ENVIRONMENTAL HEALTH DEPARTMENT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

HOUDOU COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.032(C)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DANNY CANTU SUBDIVISION HAS REVIEWED AND APPROVED BY THE HOUDOU COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_.

HOUDOU COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HOUDOU COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
CITY OF MCKALEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCKALEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLES WITH ALL REQUIREMENTS OF THE SUBDIVISION PLAT REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF PALMIST - MARK RICHARDS

STATE OF TEXAS  
CITY OF MCKALEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PALMIST, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLES WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF PALMIST \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY, CITY OF PALMIST \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY CLERK'S RECORDS CERTIFICATE

\_\_\_\_\_, COUNTY CLERK OF HOUDOU, CERTIFY THAT THE PLAT BEARING THIS ELEVATION WAS FILED FOR RECORD BY \_\_\_\_\_ ON \_\_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF HOUDOU COUNTY AT \_\_\_\_\_, TX.

**INDEX TO SHEET OF DANNY CANTU SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	MEANS, USE, LOCATION MAP AND E.C. PLAT, CONTRACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DETAILS, DESCRIPTION OF LOCATION OF LOTS, WITH REFERENCE TO THE ELEVATION, HEIGHT, AND DISTANCE FROM THE PROJECT BOUNDARY, DISTANCE TO AND FROM STREETS, DISTANCE TO AND FROM NEIGHBORING EASEMENTS, APPROVAL CERTIFICATE, AND OTHER NOTES AND PERTINENT APPROVAL, LOCAL DESCRIPTION (METES AND BOUNDS) PLAT NOTES AND RECORDS, OWNER'S DECLARATION, PARTIAL AND INTEGRAL, COUNTY CLERK'S RECORDS CERTIFICATE, AND LOCAL CERTIFICATE OF PLAT APPROVAL. SHOULD BE KEPT WITHIN THE RECORDS OF THE PLAT.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, DESIGN AND DRAINAGE, MINIMUM DISTRIBUTION OF WATER AND WASTE WATER (DESIGN) AND ENGINEERING, ENVIRONMENTAL DESIGN AND UTILITY DESIGN, WATER SUPPLY DESIGN, DRAINAGE DESIGN, SEWER DESIGN, AND SEWER DESIGN.
SHEET 3	CRANAGE REPORT INCLUDING DESCRIPTION OF CRANAGE AND HOW IT WILL BE USED TO PREVENT FLOODING AND PREVENTION OF DAMAGE AND PREVENTION OF DAMAGE TO THE SUBDIVISION.



**FIRM NO. 6195**  
6316 N. 10TH ST.  
MCKALEN, TEXAS 78504  
MCKALEN, TEXAS 78504  
(936) 232-0322  
936-392-6231 (FAX)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF HERRERA BARRERA, P.C. 00000744.  
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