

SCALE: 1"=100'

1320.00' UTILITY EASEMENT TO THE WILLIAM R. SANDLIN TRACT, THE EAST 3.0 ACRES OF LOT 4, BLOCK 17, LA DONNA PLAT SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2389, PAGE 501, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT #	AREA (S.F.)	(AC.)
1	21,853.50	0.50
2	21,780.16	0.50
10-11	21,653.50	0.50
12-19	21,760.16	0.50
20	21,853.50	0.50
21	22,423.84	0.51
22	28,629.82	0.65
23	23,609.08	0.54
24	22,476.12	0.51
25	21,780.00	0.50
26-34	22,013.68	0.50
35	22,137.02	0.50
36	22,823.63	0.52
37	21,858.89	0.50
38-40	22,100.10	0.51
41	21,840.89	0.50
42	21,823.36	0.50
43	21,781.33	0.50
44-52	21,214.01	0.50
53	21,853.23	0.50
54	26,731.99	0.61
55	21,840.89	0.50
56	22,139.33	0.50

CURVE	Δ	RADIUS	LENGTH
A	103°19'37"	50.00	90.17'
B	47°35'30"	50.00	41.53'
C	59°04'53"	50.00	51.56'
D	47°55'42"	50.00	41.83'
E	65°25'31"	50.00	57.97'
F	95°38'47"	50.00	83.47'
G	95°38'47"	50.00	83.47'
H	65°25'31"	50.00	57.97'
I	47°55'42"	50.00	41.83'
J	59°04'53"	50.00	51.56'
K	52°39'13"	50.00	45.95'
L	95°15'54"	50.00	85.75'

LINE	BEARING	LENGTH
L1	N 45°02'03" E	35.36'
L2	S 44°58'00" E	35.36'

**SUBDIVISION PLAT OF:
LA FRONTERA ESTATES PHASE IV**

A 33.43 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 17, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1333056, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 33.43 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 17, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1333056, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 4 AND IN THE CENTERLINE OF PONCIANO DRIVE FOR THE SOUTHWEST CORNER OF THE WILLIAM R. SANDLIN TRACT (THE EAST 3.0 ACRES OF LOT 4, BLOCK 17, LA DONNA PLAT SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2389, PAGE 501, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), SAID ROD BEARS N 89°58' W, 99.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4.

THENCE: N 89°58' W, ALONG THE SOUTH LINE OF LOT 4 AND THE CENTERLINE OF PONCIANO DRIVE, A DISTANCE OF 930.81 FEET TO A COTTON PICKER SPRINKLE SET ON THE NORTH LINE OF THE DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY FOR THE MOST SOUTHERLY AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 85°19' W, ALONG THE EAST LINE OF THE DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 47.95 FEET NORTH OF THE CENTERLINE OF PONCIANO DRIVE, A TOTAL DISTANCE OF 195.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4859 SET FOR THE SOUTHWEST CORNER OF THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT (A 30.0 ACRE TRACT OUT OF LOTS 3 AND 4, BLOCK 17, LA DONNA PLAT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 315747, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°02' E, ALONG THE EAST LINE OF THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 1,238.31 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 4 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 89°58' E, ALONG THE NORTH LINE OF LOT 4, A DISTANCE OF 1,108.83 FEET TO A COTTON PICKER SPRINKLE FOUND FOR THE NORTHEAST CORNER OF THE WILLIAM R. SANDLIN TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°02' W, ALONG THE WEST LINE OF THE WILLIAM R. SANDLIN TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE NORTH OF THE CENTERLINE OF PONCIANO DRIVE, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.43 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VALLE RICO SUBDIVISION, RECORDED IN VOLUME 47, PAGE 189, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

5-5-09

10. THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 19 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND 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.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED 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 OCCUPYING AN EASEMENT.
14. LEGEND # 4 - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.
15. LOTS 21, 22, 54, 55 & 56 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO PONCIANO DRIVE. DEVELOPER SHALL BE REQUIRED TO INSTALL A BUFFER FENCE ALONG LOTS 21, 22 AND 54 THROUGH 56 ADJUTING PONCIANO DRIVE.

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 Adams 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, an exclusive perpetual easement with the right to erect, construct, install and 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 adjacent lands of 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 between corners at least 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 relocate 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 installed.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 16 of the Civil Rights Act of 1954 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 LA FRONTERA ESTATES PHASE IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA FRONTERA ESTATES PHASE IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY HEALTH DEPARTMENT MANAGER _____ DATE _____

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

I, ALLEN W. COHRS, AS OWNER OF THE 33.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA FRONTERA ESTATES PHASE IV SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.022 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 METERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ALLEN W. COHRS
234 REBECCA DRIVE
ALAMO, TEXAS, 78518
PH (361) 282-0900
FAX (361) 283-7722

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ALLEN W. COHRS, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 20__.



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION 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.

CHURMAN PLANNING COMMISSION _____ DATE _____

I, THE UNDERSIGNED, CITY COUNCIL OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR _____ CITY SECRETARY _____

DATE _____ DATE _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA FRONTERA ESTATES PHASE IV, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ Date _____

NOTE: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS CODE NO. 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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20__.

PRESIDENT DATE _____ SECRETARY DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
P.E. No. 95534

10-19-12

DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA FRONTERA ESTATES PHASE IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

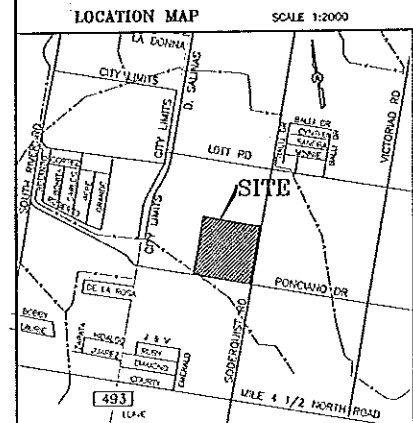
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA FRONTERA ESTATES PHASE IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY HEALTH DEPARTMENT MANAGER _____ DATE _____

SHEET NO. 1	DATE PREPARED	PREPARED BY	DESIGNED BY	APPROVED BY
OF 3 SHEETS	DATE 5-5-09	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA

- INDEX TO SHEETS**
- SHEET 1 - GENERAL INDEX LOCATION MAP AND ETC. PRINCIPAL CONTACTS, METES AND BOUNDS, SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, ENGINEER'S CERTIFICATION, ATTESTATION, HIDALGO COUNTY JUDGE CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DONNA IRRIGATION DISTRICT AND HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE AND N.C.D.D. #1 CERTIFICATION & REVISION NOTES.
- SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) AND SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, REVISION NOTES.



- PLAT NOTES AND RESTRICTIONS:**
1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR 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 SQUARE MILES OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM STAGE).
COUNTY-PANEL No. 480334 0500 B
EFFECTIVE DATE: JANUARY 2, 1982
2. MAXIMUM BUILDING SETBACK LINES:
FRONT - GARAGE _____ 25.00 FEET
FRONT - GARAGE _____ 18.00 FEET
REAR _____ 15.00 FEET
SIDE _____ 5.00 FEET
CORNER SIDE _____ 10.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE. AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1 - 77.88 TOP OF 1/2" IRON ROD FOUND LOCATED ON THE SOUTHWEST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No.2 - 78.03 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHEAST CORNER OF LOT 15, N.A.V.D. 88 DATUM
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA FRONTERA ESTATES PHASE IV IS LOCATED IN WOODS HIDALGO COUNTY ON THE NORTH SIDE OF PONCIANO DRIVE AND ON THE WEST SIDE OF SODERQUIST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,738). LA FRONTERA ESTATES PHASE IV, AND IT IS WITHIN THE CITY TWO-MILE EXTRA-TERRITORIAL JURISDICTION, AND IT IS WITHIN THE CITY'S 5-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 492.01 AND USES IN PCT. 1.
- PRINCIPAL CONTACTS:
Name Address City & Zip Phone Fax
OWNER: ALLEN W. COHRS 234 REBECCA DRIVE ALAMO, TEXAS, 78518 (956) 282-0900 (956) 283-7722
ENGINEER: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)391-0527
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)391-0527

6. 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 102,559.73 CUBIC FEET - 2.35 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO.3.
7. DRAINAGE SWALE EASEMENTS NOTE:
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 OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE EASEMENT.
8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,780 SQUARE FEET LOT AREA WITH POTABLE 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 EXCERPTS 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 ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM