



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 02-04-2014

PROPOSED LA FRONTERA ESTATES PHASE IV SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: ALLEN W. COHRS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 56 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northwest corner of Ponciano Drive and Soderquist Rd.

SUBDIVISION LIES WITHIN THE: ETJ of Donna and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-24-12 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage pipe system discharging onto the drain ditch located ¼ mile East of the subdivision development

ROAD R.O.W. DEDICATION: 30 feet on Ponciano Drive.

H.C.R.O.W. FINAL APPROVAL DATE: 11-12-2013: By, Roy Gonzalez PCT. 1 R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 12-19-13

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Lott Road.

H.C.O.E.C. FINAL APPROVAL DATE: 01-09-2014 : By Ann Marie De La Fuente, Administrative Assistant

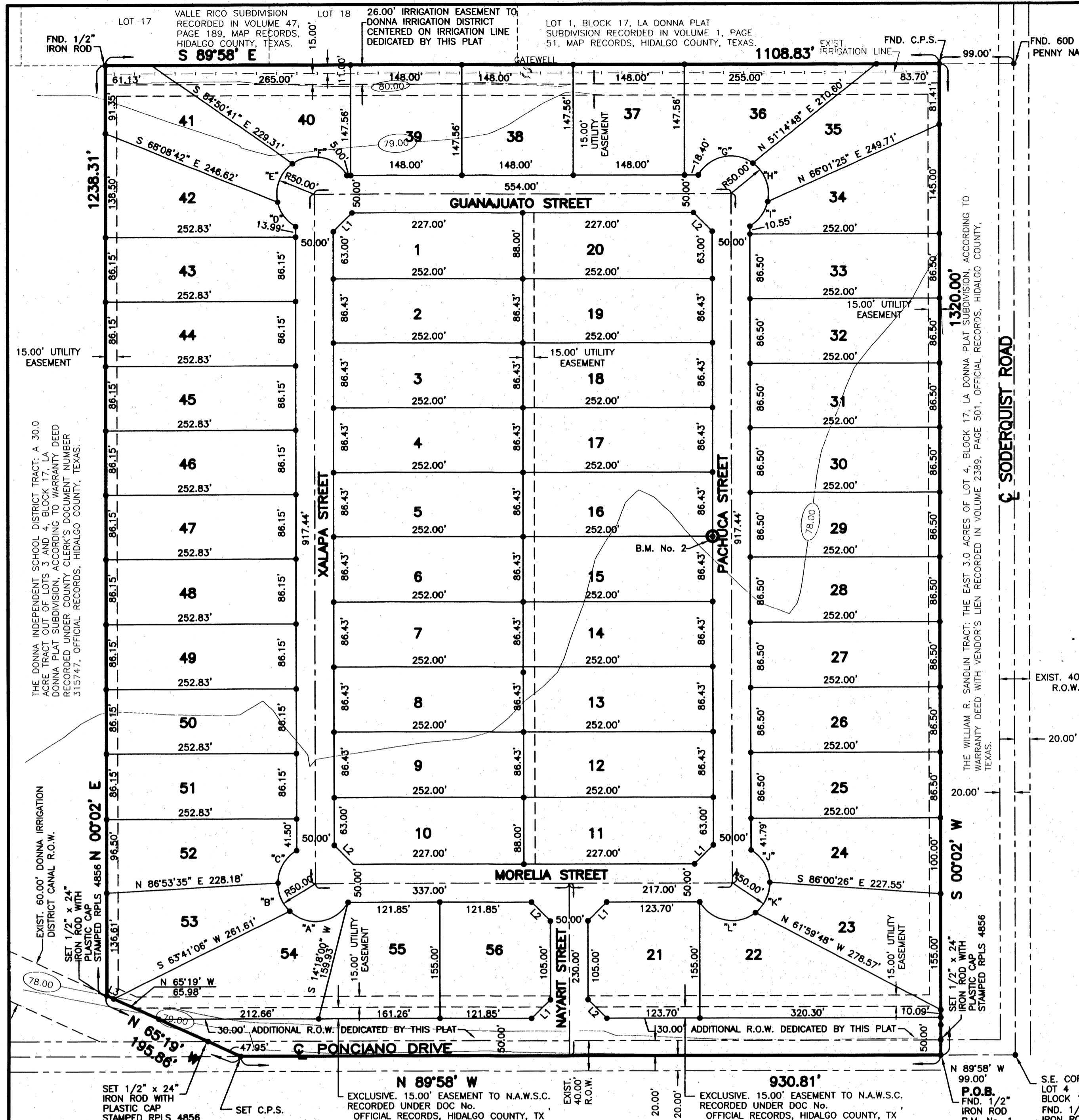
Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS' COURT ON:

NOVEMBER 13, 2012

- STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Donna .
 Preliminary Approval subject comments and future recommendations by planning and other Departments
 Final Approval subject to recommendations other departments
 Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



SCALE: 1"=100'

LOT #	AREA (S.F.)	(AC.)
1	21,863.50	0.502
2-9	21,780.36	0.500
10-11	21,863.50	0.502
12-19	21,780.36	0.500
20	21,863.50	0.502
21	22,423.94	0.515
22	28,629.82	0.657
23	23,609.08	0.542
24	22,276.12	0.511
25	21,798.00	0.500
26-34	22,013.66	0.505
35	22,137.02	0.508
36	22,823.63	0.524
37	21,838.88	0.501
38-40	22,390.10	0.514
41	21,840.86	0.501
42	21,823.36	0.501
43	21,781.30	0.500
44-52	21,914.01	0.503
53	21,868.23	0.502
54	26,731.99	0.614
55	21,940.55	0.504
56	22,136.33	0.508

CURVE	Δ	RADIUS	LENGTH
"A"	103°19'37"	50.00'	90.17'
"B"	47°31'30"	50.00'	41.53'
"C"	59°04'53"	50.00'	51.56'
"D"	47°55'42"	50.00'	41.83'
"E"	66°25'31"	50.00'	57.97'
"F"	95°38'47"	50.00'	83.47'
"G"	95°38'47"	50.00'	83.47'
"H"	66°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"	98°15'54"	50.00'	85.75'

DATA	BEARING	LENGTH
L1	N 45°02'00" E	35.36'
L2	S 44°58'00" E	35.36'
L3	N 65°19'00" W	10.00'

- 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 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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.
- LEGEND - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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.
- 26.00' DONNA IRRIGATION DISTRICT EASEMENT ACROSS LOTS 35 THROUGH 41 SHALL NOT BE FENCED AND ONLY FENCING WILL BE ALLOWED ALONG THE SOUTH LINE OF IRRIGATION EASEMENT. DONNA IRRIGATION DISTRICT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE 26.00' IRRIGATION EASEMENT.

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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2402030, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2402030, 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 SPINDLE 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 65°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 RIGHT OF WAY LINE OF PONCIANO DRIVE, A TOTAL DISTANCE OF 135.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 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 0°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 NORTHWEST CORNER OF THIS TRACT.

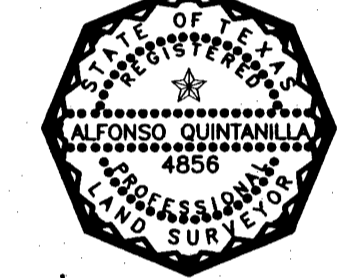
THENCE: S 89°58' E, ALONG THE NORTH LINE OF LOT 4, A DISTANCE OF 1,108.83 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THE WILLIAM R. SANDLIN TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 0°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 RIGHT OF WAY LINE 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
ALFONSO QUINTANILLA
R.P.L.S. No. 10000
DATE: 5-5-09

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 SUBDIVIDE 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 §232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

Allen W. Cohrs
ALLEN W. COHRS, PRESIDENT
234 REBECCA DRIVE
ALAMO, TEXAS, 78516
PH. (956) 802-0900
FAX (956) 283-7722

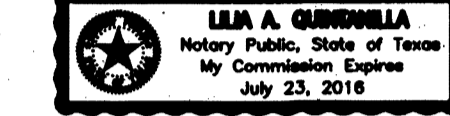
9/24/13
DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

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 AWARE, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF SEPTEMBER, 2013.



Lina A. Guadalupe
LINA A. GUADALUPE - NOTARY PUBLIC

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.

CHAIRMAN PLANNING COMMISSION _____ DATE _____

I, THE UNDERSIGNED, MAYOR 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.

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 THE LA FRONTERA ESTATES PHASE IV, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

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 COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS CODE NO. 48.211(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: _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 4th DAY OF October, 2013.

Rosendo Guzman _____
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.

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, 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 herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

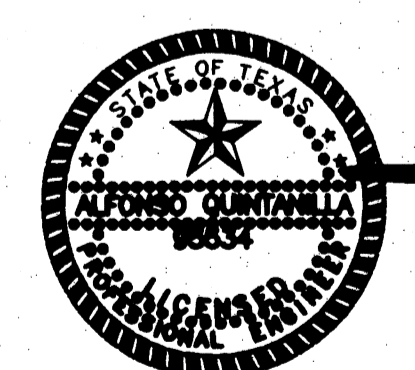
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line so 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 24th day of SEPTEMBER, 2013.

Allen W. Cohrs
ALLEN W. COHRS, PRESIDENT
234 REBECCA DRIVE
ALAMO, TEXAS, 78516



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 10000
DATE: 9-24-13

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 _____.

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 _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

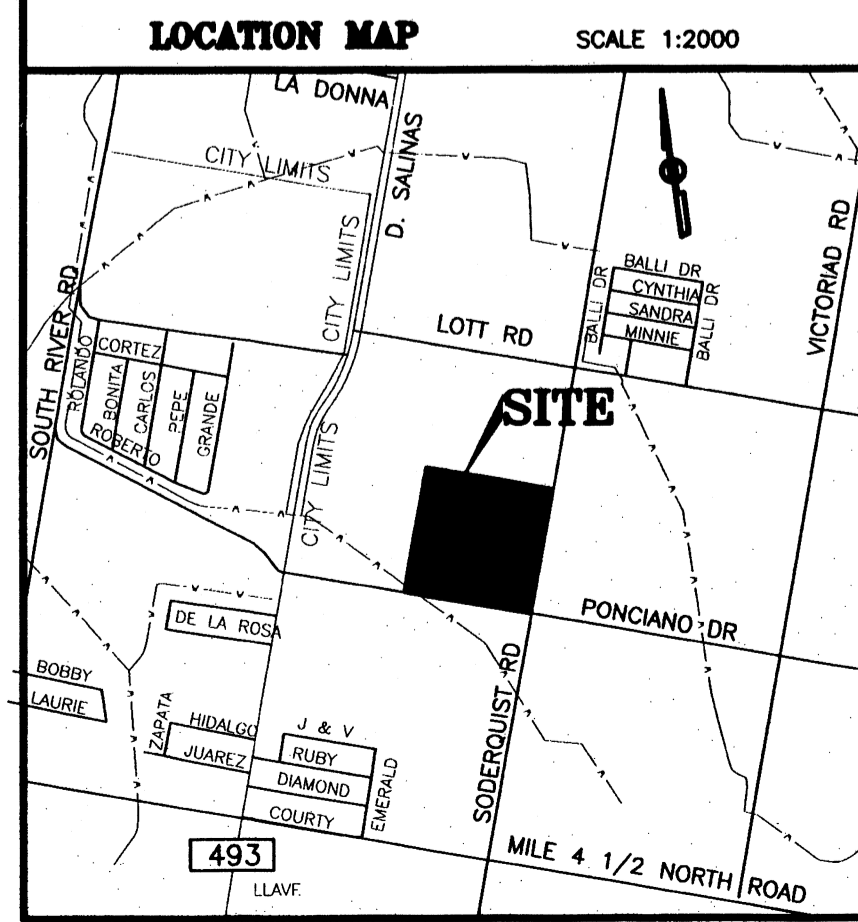
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SHEET NO. 1	FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1	J:\DATA\SUBDIVISIONS\DONNA\LA FRONTERA PHASE IV\LA FRONTERA 4	MAY 5, 2009			
2					
3					

- #### INDEX TO SHEETS
- SHEET 1 - HEADING INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (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 DEPT CERTIFICATE AND H.C.D.D. #1 CERTIFICATION, & REVISION NOTES.
- SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) AND SUBDIVISION 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:

- 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 MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING) COMMUNITY-PANEL NO. 480334 0500 B EFFECTIVE DATE: JANUARY 2, 1982
- MINIMUM BUILDING SETBACK LINES: FRONT _____ 25.00 FEET REAR _____ 18.00 FEET SIDE _____ 15.00 FEET CORNER SIDE _____ 6.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- 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 OCCUPYING THE LOT.
- 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.
- 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 MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF PONCIANO DRIVE AND ON THE WEST SIDE OF SODERQUIST ROAD SAID INTERSECTION, 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 15,798), LA FRONTERA ESTATES PHASE IV, LIES APPROXIMATELY HALF (1/2) MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION, AND IT IS WITHIN THE CITY'S 5 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 1.

PRINCIPAL CONTACTS:
Name Address City & Zip Phone Fax
OWNER: ALLEN W. COHRS 234 REBECCA DRIVE ALAMO, TEXAS, 78516 (956) 802-0900 (956) 283-7722
ENGINEER: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527

- 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 102,569.73 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND 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 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 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- NO VALLEY PROPERTIES, INC. ALLEN W. COHRS, PRESIDENT 234 REBECCA DRIVE ALAMO, TEXAS 78516 IS THE OWNER & SUBDIVIDER OF LA FRONTERA ESTATES PHASE IV. HE RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. _____ OF THIS PLAT.

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