



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-26-2020

PROPOSED LAS VILLAS ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 61  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

STREETLIGHTS: 11

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH EAST CORNER OF MILE 4 WEST ROAD AND MILE 12 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-25-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ON MILE 12 ½ NORTH ROAD AND 30.00 FEET ON MILE 4 WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-23-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-15-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 4 WEST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 4-16-2020: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit: Amount: \$ 17,500.00 For:  (4) FILLING STATIONS**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 30, 2019

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of WESLACO.

**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.

# PLAT OF LAS VILLAS ESTATES SUBDIVISION

A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 323, BLOCK 130, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE OF PREPARATION: MAY, 2019

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

MID VALLEY INVESTORS, L.P. AS OWNER OF THE 40.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS VILLAS 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 §232.028 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.

KYNDEL W. BENNETT, PRESIDENT DATE

MID VALLEY INVESTORS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY MID VALLEY INVESTORS GP, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: KYNDEL W. BENNETT, PRESIDENT  
P.O. BOX 365  
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAS VILLAS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS VILLAS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION 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(G). 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

RAUL SESIN, P.E., C.F.M. GENERAL MANAGER DATE

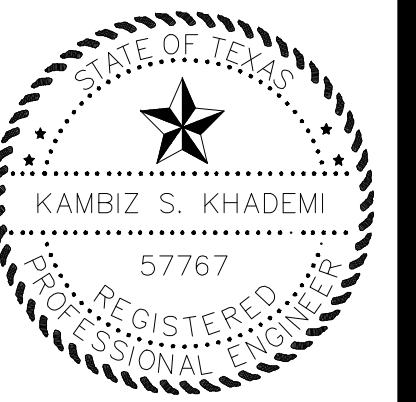
STATE OF TEXAS  
COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

REGISTERED PROFESSIONAL ENGINEER

No.57767 STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

REGISTERED PROFESSIONAL SURVEYOR  
NO.5571 STATE OF TEXAS  
RIO DELTA SURVEYING TBP/LS FIRM NO. 10013900



## GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0450 C REVISED TO REFLECT LOMR MAY 30, 2002.

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).

3. SETBACKS:  
FRONT: 25.00 FEET AND 15 FEET FOR CUL-DE-SAC LOTS ONLY.  
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET AND 20 FEET ALONG MILE 4 WEST ROAD  
GARAGE FRONT: 20.00 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY DWELLING: 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. NO COMMERCIAL SHALL BE ALLOWED.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1--ELEV. 67.53 FOUND NAIL AT THE SOUTH WEST CORNER OF BLOCK 323. (NAVD 1988)  
COORDINATE: X = 1156026.14 Y = 16611306.41

-->B.M. NO. 2--ELEV. 64.25 ON TOP OF A STORM DRAINAGE TYPE "A" INLET SOUTH WEST CORNER OF LOT 53 (NAVD 1988)  
COORDINATE: X = 1156701.57 Y = 16611687.33

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 87,251 CUBIC-Feet ( 2.00 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

9. 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.

10. 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.

11. 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 HAS 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.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

13. KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF LAS VILLAS ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.

15. STREET NAME, STOP SIGNS AND STREET LIGHTS SHALL BE INSTALLED BY THE DEVELOPER.

16. FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

18. NO ACCESS SHALL BE PERMITTED FROM MILE 12 1/2 NORTH ROAD ON TO LOTS 1 THROUGH 14. PRIMARY ACCESS SHALL BE FROM ROASTING DRIVE. DEVELOPER SHALL INSTALL A BUFFER FENCE ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 14 ABUTTING MILE 12 1/2 NORTH ROAD.

19. NO ACCESS SHALL BE PERMITTED FROM MILE MILE 4 WEST ROAD ON TO LOTS 1, 37, 38 AND 61. PRIMARY ACCESS SHALL BE FROM PICNIC DRIVE AND ROASTING DRIVE.

20. M.V.E.C. IS ALLOWED TO PLACE ELECTRICAL SERVICE POLES/LINES WITHIN THE SIDE SETBACKS OF ANY LOT, AS NEEDED.

21. 4' SIDEWALK TO BE INSTALLED AT THE BUILDING PERMIT STAGE BY LOT OWNER AS REQUIRED BY THE CITY.

22. AS PER CITY OF WESLACO STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET.



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

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

BY: \_\_\_\_\_ DEPUTY

## METES AND BOUNDS

A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 323, BLOCK 130, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 40.00 ACRE TRACT OF LAND BEING ALL OF THE LAND DESCRIBED IN DOCUMENT NO. 2566804 AND IN DOCUMENT NO. 1613916 BOTH IN THE OFFICIAL RECORDS AND ALSO IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET NAIL AT THE NORTHWEST CORNER OF SAID FARM TRACT 323 WITHIN THE RIGHT OF WAY OF MILE 4 ROAD WEST, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 88°45'48" E, WITH THE NORTH LINE OF SAID FARM TRACT 323, AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 ROAD WEST, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID FARM TRACT 323, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; SAID CORNER BEING WITHIN A DRAIN DITCH.

THENCE S 01°14'12" E, WITH THE EAST LINE OF SAID FARM TRACT 323, AT A DISTANCE OF 1300.00 FEET PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTH RIGHT OF WAY LINE OF MILE 12 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A SET NAIL AT THE SOUTHWEST CORNER OF SAID FARM TRACT 323 WITHIN THE RIGHT OF WAY OF SAID MILE 12 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND.

THENCE S 88°45'48" W, WITH THE SOUTH LINE OF SAID FARM TRACT 323 AND WITHIN THE RIGHT OF WAY OF SAID MILE 12 1/2 ROAD, A DISTANCE OF 1320.00 TO A SET NAIL AT THE SOUTHWEST CORNER OF SAID FARM TRACT 323 AND WITHIN THE RIGHT OF WAY OF SAID MILE 4 ROAD WEST, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND.

THENCE N 01°14'12" W, WITH THE WEST LINE OF SAID FARM TRACT 323 AND WITHIN THE RIGHT OF WAY OF SAID MILE 4 ROAD WEST, A DISTANCE OF 1320.00' TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRE TRACT 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 "one or more persons" or 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 lay thereafter water, sewer, gas, electric, telephone, and other utility lines and distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands 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 pipeline is installed, 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 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, Grantee further 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 Grantee 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 Grantee 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 V 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\_\_

KYNDEL W. BENNETT, PRESIDENT  
P.O. BOX 365 LA BLANCA ROAD, TX 78558

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

## GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

## PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

CHAIRPERSON--PLANNING & ZONING COMMISSION

## CITY MAYOR CERTIFICATION

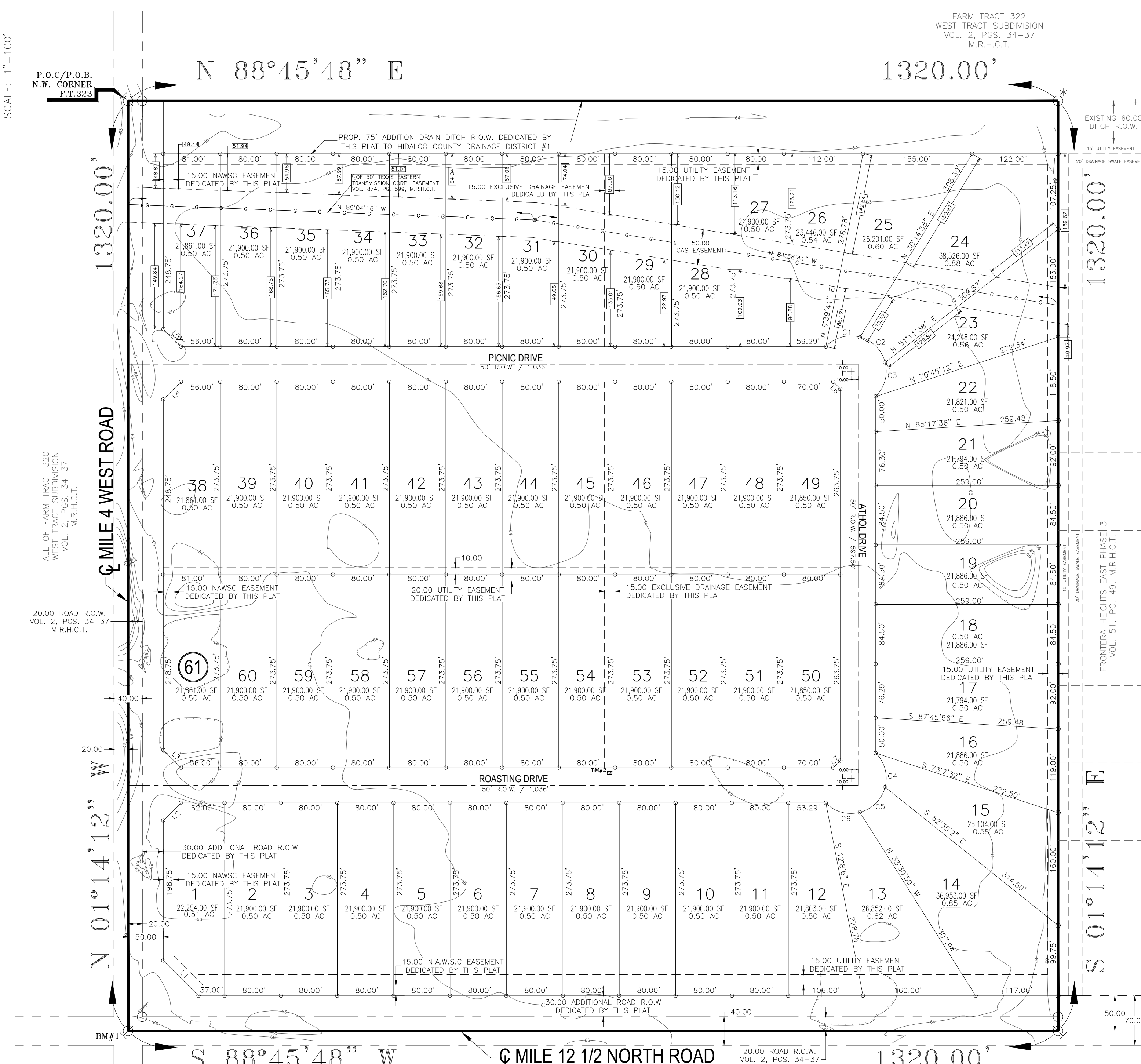
I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS VILLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

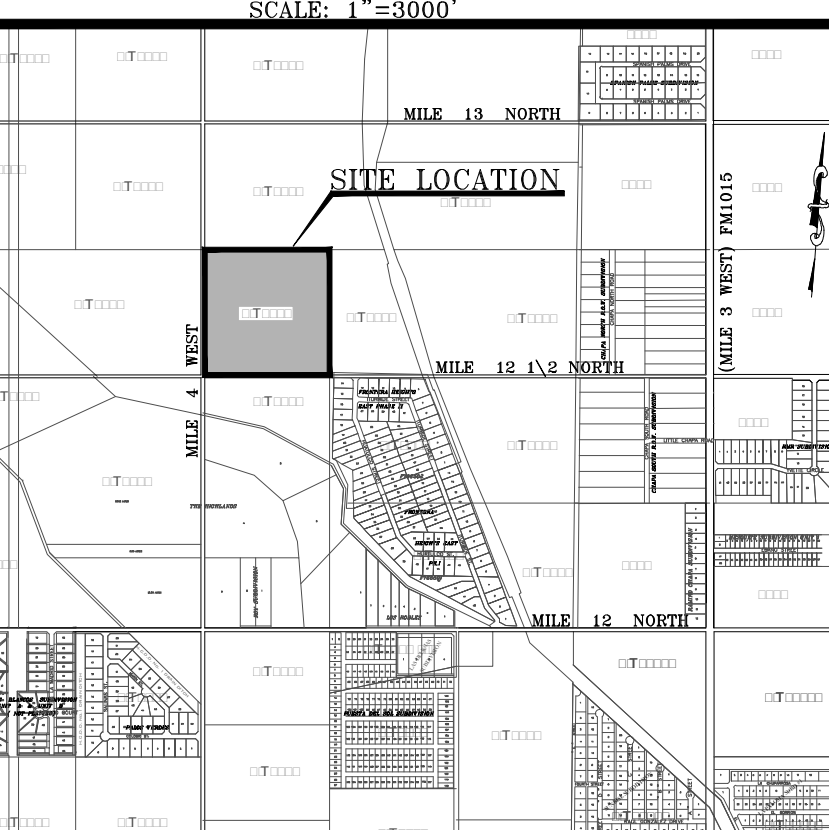
ATTESTED BY: CITY SECRETARY, WESLACO MAYOR OF CITY OF WESLACO

PRINCIPAL CONTACTS:  
OWNER: KYNDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, LLC.  
ENGINEER: KAMBIZ S. KHADEMI, P.E.  
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.

SHEET 1 OF 3



## LOCATION MAP



LINE	BEARING	DISTANCE	CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 46°14'12" W	70.71'	C1	52.45'	50.00'	60°06'11"	S 73°14'50" W 50.08'
L2	N 43°45'48" E	35.36'	C2	53.16'	50.00'	60°54'55"	N 42°14'57" W 50.69'
L3	N 46°14'12" W	35.36'	C3	52.47'	50.00'	60°07'39"	N 14°16'21" E 50.10'
L4	N 43°45'48" E	35.36'	C4	52.47'	50.00'	60°07'39"	N 16°44'46" W 50.10'
L5	N 46°14'12" W	35.36'	C5	53.16'	50.00'	60°54'55"	N 43°46'32" E 50.69'
L6	N 46°14'12" W	14.14'	C6	52.45'	50.00'	60°06'11"	S 75°42'55" E 50.08'
L7	N 43°45'48" E	14.14'					

- LEGEND
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - ⊕ SET 60-D NAIL
  - ⊙ NO MONUMENT SET INSIDE DITCH

INDEX TO SHEETS OF LAS VILLAS ESTATES SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETC. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. NO. 1 CERTIFICATION; H&CCID#9 AND HCHD. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

K K Engineering Consultant  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOVE (FIRM REGISTRATION #F-1334)  
P.O. BOX 3422 MCALEN, TEXAS 78502  
(956) 630-2125 FAX (956) 630-2219



