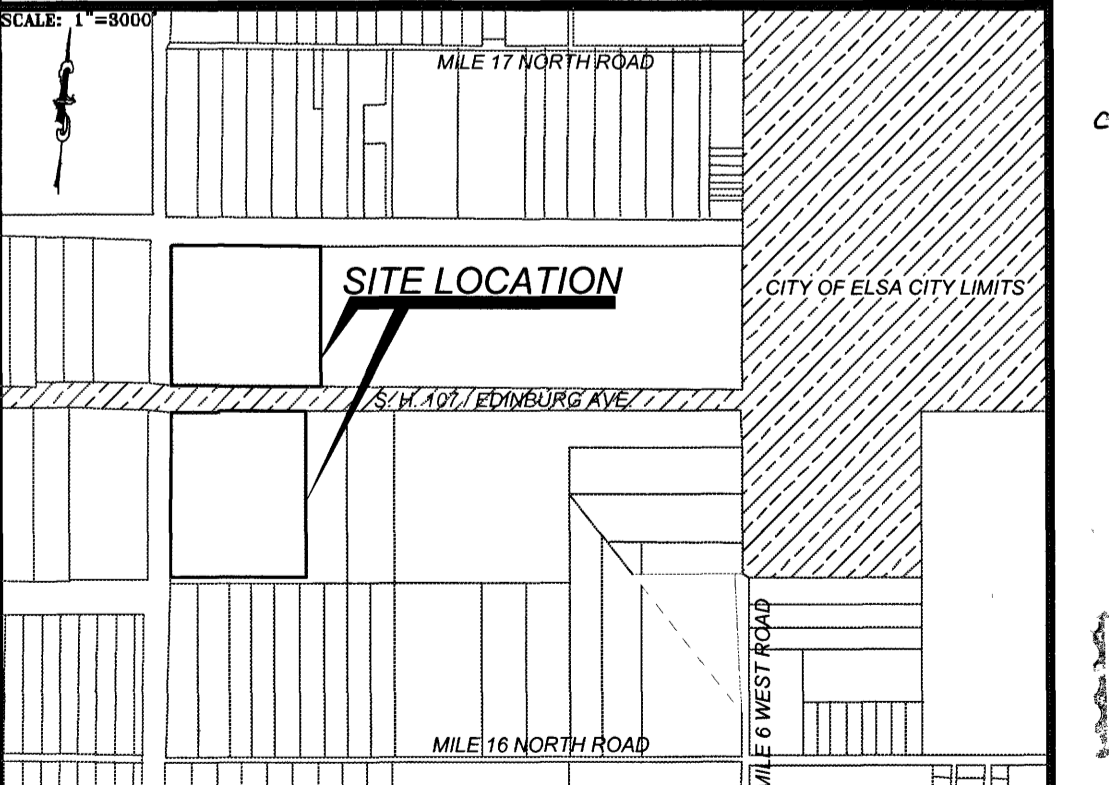


PLAT OF POLANCO ESTATES SUBDIVISION

A 57.14 acre tract of land being 27.59 acres out of FARM TRACT 508, WEST AND ADAMS TRACT and 29.55 acres out of FARM TRACT 507, WEST AND ADAMS TRACT HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

PREPARED BY: K K ENGINEERING CONSULTANT
DATE OF PREPARATION: AUGUST, 2020



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: POLANCO ESTATES SUBDIVISION IS LOCATED NORTH AND SOUTH OF STATE HIGHWAY 107 APPROXIMATELY 1 MILE WEST OF MILE 6 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 17,429 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT, NO. 1.

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

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
STATE STANDARDS;
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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.

DATE: 9/30/21
KYNDEL W. BENNETT, PRESIDENT
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 30 DAY OF SEPTEMBER, 2021.

INDEX TO SHEETS OF POLANCO 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 ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.#. NO. 1 CERTIFICATION; ELSA IRRIGATION DISTRICT #1 AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.#. NO. 1 CERTIFICATION; ELSA IRRIGATION DISTRICT #1 AND H.C.H.D. REVISION NOTES.
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.

METES AND BOUNDS
A 57.14 ACRE TRACT OF LAND BEING 27.59 ACRES OUT OF FARM TRACT 508, WEST AND ADAMS TRACT AND 29.55 ACRES OUT OF FARM TRACT 507, WEST AND ADAMS TRACT, AS RECORDED IN VOLUME 2, PAGE 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.
A 27.59 (DEED 27.59) ACRE TRACT OF LAND NORTH TRACT OF FARM TRACT 508, WEST AND ADAMS TRACT, AS RECORDED IN VOLUME 2, PAGE 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.
A 29.55 (DEED 29.55) ACRE TRACT OF LAND SOUTH TRACT OF FARM TRACT 507, WEST AND ADAMS TRACT, AS RECORDED IN VOLUME 2, PAGE 34-37, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.
I, THE UNDERSIGNED, MAYOR OF THE CITY OF ELSA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS POLANCO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH IN MY APPROVAL IS REQUIRED.
THE 30 DAY OF SEPTEMBER, 2021
CITY MAYOR CERTIFICATION
PLANNING & ZONING COMMISSION CERTIFICATION
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELSA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS POLANCO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH IN MY APPROVAL IS REQUIRED.
THE 30 DAY OF SEPTEMBER, 2021
CHAIRPERSON-PLANNING & ZONING COMMISSION
RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, owners and transferees of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantors" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alma 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, on an exclusive perpetual easement with the right to erect, construct, install and lay thereon water, 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 for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and the center line thereof shall be located at the center 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 so installed. In the event the easement herein granted extends to a public road and the city, county or state thereafter 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 lands shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement here 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 this grant, its installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with all 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 is subject to the provisions of Title 11 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 30 day of SEPTEMBER, 2021.
KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 3422
LA BLANCA, TEXAS 78558
OWNER:
ENGINEER: KAMBIZ S. KHADEMI, P.E.
SURVEYOR: JOSE MARIO GONZALEZ, P.L.S.
Name Address City & Zip Phone Fax
KYNDEL W. BENNETT - PRESIDENT P.O. BOX 3422 LA BLANCA, TEXAS 78558 (956) 464-4431 (956) 464-2597
KAMBIZ S. KHADEMI, P.E. 410 E. DOVE AVE. MCALEEN, TEXAS 78504 (956) 630-2125 (956) 630-2219
JOSE MARIO GONZALEZ, P.L.S. 24593 FM28 MONTE ALTO, TEXAS 78558 (956) 380-5154 (956) 380-5158

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
I HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(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.
DATE: 01-03-2022
RAUL S. PINO, P.E., C.E.M.
GENERAL MANAGER
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF POLANCO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON January 14, 2022.
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
DATE: 01/10/2022
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
DATED THIS 30 DAY OF SEPTEMBER, 2021.
1. 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 H.C.H.D.#9.
2. 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.
3. H.C.H.D.#9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.H.D.#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
4. H.C.H.D.#9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER 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
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK
ON: 11-20-2021 4:34 AM
INSTRUMENT NUMBER: 3299532
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
Flamecia Gonzalez

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 17 DAY OF JANUARY, 2021
Kambiz S. Khademi
REGISTERED PROFESSIONAL ENGINEER
No. 57262 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 LOCATION OF SUBDIVISION WITH RESPECT TO A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
DATED THIS THE 22 DAY OF SEPTEMBER, 2021
Jose Mario Gonzalez
REGISTERED PROFESSIONAL SURVEYOR
NO. 5571 STATE OF TEXAS
RIO DELTA SURVEYING TPLS FIRM NO. 10013900

LINE	BEARING	DISTANCE	CURVATURE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
L1	N 01°14'10" E	10.00'	C1	46.20'	50.00'	S 57°56'30" E	20.720' E
L2	N 49°14'10" W	10.00'	C2	46.07'	50.00'	S 31°22'30" E	42.68'
L3	N 43°45'50" E	35.38'	C3	43.73'	50.00'	S 07°06'44" E	42.35'
L4	N 43°45'50" E	14.14'	C4	24.08'	50.00'	S 27°35'31" E	23.25'
L5	N 48°14'10" E	14.14'	C5	24.08'	50.00'	S 27°35'31" E	23.25'
L6	N 43°45'50" E	35.38'	C6	43.73'	50.00'	S 07°06'44" E	42.35'
L7	S 48°14'10" E	35.38'	C7	44.07'	50.00'	S 03°30'01" E	42.66'
L8	N 43°45'50" E	35.38'	C8	46.20'	50.00'	S 57°56'30" E	44.57'
L9	N 48°14'10" E	14.14'	C9	24.08'	50.00'	S 27°35'31" E	23.25'
L10	N 43°45'50" E	14.14'	C10	24.08'	50.00'	S 27°35'31" E	23.25'
L11	N 48°14'10" E	14.14'	C11	24.08'	50.00'	S 27°35'31" E	23.25'
L12	N 43°45'50" E	35.38'	C12	43.73'	50.00'	S 07°06'44" E	42.35'
L13	N 48°14'10" E	14.14'	C13	24.08'	50.00'	S 27°35'31" E	23.25'
L14	N 43°45'50" E	35.38'	C14	43.73'	50.00'	S 07°06'44" E	42.35'
L15	N 01°14'10" W	10.00'	C15	46.20'	50.00'	S 57°56'30" E	20.720' E

GENERAL SUBDIVISION PLAT NOTES
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 30" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL 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 "M" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL NO. 480334 0350 EFFECTIVE DATE: JUNE 6, 2000. REVISED TO REFLECT LOMR MAY 17, 2001.
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 COMMERCIALS: 50.00 FEET FRONTING S.H. 107
FRONT: 25.00 FEET AND 15 FEET FOR CUE-DE-SAC LOTS ONLY.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET 20.00 FEET ALONG S.H. 107
GARAGE FRONT: 18.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS 9 THROUGH 41 AND 50 THROUGH 82. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL SHALL BE ALLOWED.
5. LOTS 1 THROUGH 8 AND LOTS 42 THROUGH 49 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 8 AND LOTS 42 THROUGH 49 ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION IS REQUIRED BY PLANNING, HEALTH, AND FIRE MARSHAL DEPARTMENTS PRIOR TO OCCUPANCY OF THE LOT.
6. 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.
7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--SB.M. NO. 1--ELEV. 71.30 TOP OF DISK, AT THE APPROXIMATE 200 FEET EAST FROM THE NORTH EAST CORNER OF THIS PROPERTY (NAVD 1988)
COORDINATE: X = 11663339.80 Y = 1142041.76
--SB.M. NO. 2--ELEV. 66.00 ON TOP OF A STORM DRAINAGE TYPE "A" INLET SOUTH WEST CORNER OF LOT 39 (NAVD 1988)
COORDINATE: X = 1134224.91 Y = 16616926.38
--SB.M. NO. 3--ELEV. 66.50 ON TOP OF A STORM DRAINAGE TYPE "A" INLET NORTH WEST CORNER OF LOT 71 (NAVD 1988)
COORDINATE: X = 1134224.91 Y = 16616926.38
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 132,244 CUBIC FEET (3.04 ACRE-FEET) OF STORM WATER RUNOFF FROM THIS SUBDIVISION AND THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS).
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, TREES, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MAINTURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. 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.
11. 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 OCCUPANCY AN EASEMENT.
12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REQUIREMENTS 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. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
(EXCEPT COMMERCIAL LOTS 1 THROUGH 8 AND LOTS 42 THROUGH 49)
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 OBTAINED 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 ABSORBENT DRAINFIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. KYNDEL W. BENNETT, THE SUBDIVIDER OF POLANCO 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.
15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
16. STREET & STOP SIGNS AND STREET LIGHTS INSTALLED BY THE DEVELOPER.
17. FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.
18. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR SIDEWALK 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.
19. AN OFF-STREET PARKING LOT, SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL HEALTH SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
20. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
21. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM S.H. 107 ON LOTS 1 THROUGH 8 AND 42 THROUGH 49. ALL COMMERCIAL LOTS SHALL ONLY USE THE TWO INTERIOR STREETS AS THEIR ACCESS BY USING A 30' PRIVATE ACCESS EASEMENT DRIVEWAY (24' WIDE), SHARED & MAINTAINED BY/BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, 42&43, 44&45, 46&47, AND 48&49.

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
KAMBIZ S. KHADEMI
57767
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
JOSE MARIO GONZALEZ
5571
STATE OF TEXAS
REGISTERED PROFESSIONAL SURVEYOR
NO. 5571 STATE OF TEXAS
RIO DELTA SURVEYING TPLS FIRM NO. 10013900