

GENERAL PLAT NOTES & RESTRICTIONS:

THE FOLLOWING LISTED PLAT NOTES AND RESTRICTIONS ARE TRANSLATED INTO SPANISH AND SHOWN ON THE SECOND SHEET OF THIS PLAT.
 LAS NOTAS IDENTIFICADAS EN ESTA PAGINA ESTAN TRADUCIDAS A ESPANOL EN LA SEGUNDA PAGINA DE ESTA SUBDIVISION.

FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING
 COMMUNITY PANEL NO. 480334 0400 C
 EFFECTIVE DATE: NOVEMBER 16, 1992.

MINIMUM BUILDING SETBACKS:

A. LOTS 137 THROUGH 200-RECREATIONAL VEHICLES AND MOBILE HOMES
 FRONT - 11 FT.
 REAR - 5 FT.

B. LOTS 201 THROUGH 206 AND LOTS 218 THROUGH 229
 SITE BUILT
 PERMANENT BRICK HOMES
 FRONT - 15 FT.
 REAR - 10 FT.
 SIDE - 6 FT, EXCEPT STREET SIDE TO BE 10.0 FT

C. LOTS 207 THROUGH 217 - TOWNHOUSES
 FRONT - 8 ADJACENT TO STREETS 10 FT.
 REAR- 5.0'
 INNER SIDE- 0.0'

D. LOT 230 - REC. BUILDING (EXISTING)
 MINIMUM BUILDING SETBACK LINES (AS FOLLOWS)
 FRONT - 25 FT.
 SIDE ADJACENT TO FAIRWAY COURT AT BLDG. - 0 FT.
 SOUTHEAST SIDE - 15 FT.
 REAR - 15 FT.
 SIDE ADJACENT TO LOT 229 - 15 FT.
 FRONT ADJACENT TO FAIRWAY COURT - 15 FT.

GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:

NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

MIN. FINISH FLOOR NOTE:

MIN. FINISH FLOOR ELEVATION SHALL BE 14 INCHES ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
 AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE:

(X) MARK ON TOP OF EAST CURB OF CONCRETE BRIDGE IN WESTERN ROAD.

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 0.88 AC-FT OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: RUNOFF WILL BE COLLECTED IN A DESIGNATED DETENTION AREA BETWEEN THIS DEVELOPMENT AND WESTERN ROAD.

7. DRAINAGE SWALE EASEMENT NOTE:

NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTANCE OF THE DRAINAGE SWALE EASEMENT.

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

9. 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 TO 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. NO SIDEWALKS REQUIRED.

12. ○ SET IRON ROD WITH M. F. PLASTIC CAP

13. ● FOUND IRON ROD WITH PLASTIC CAP

