

GENERAL FLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" AREA OF MINIMAL FLOODING  
-PANEL NO. 4800334 0400 C EFFECTIVE: NOVEMBER 16, 1982  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET  
RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.  
THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE  
PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
2. SETBACKS: (OR GREATER FOR EASEMENT)  
FOR LOTS 231 THROUGH 301 (RECREATIONAL VEHICLES AND MOBILE HOMES)  
FRONT: 11.00 FEET  
REAR: 5.00 FEET  
SIDE: 3.00 FEET  
CORNER SIDE: 10.00 FEET  
GARAGE: 10.00 FEET  
  
FOR LOTS 302 THROUGH 341 (PERMANENT BRICK HOMES)  
FRONT: 15.00 FEET  
REAR: 10.00 FEET  
SIDE: 6.00 FEET  
CORNER SIDE: 10.00 FEET  
GARAGE: 15.00 FEET
3. MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF  
THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.  
  
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 FOR ALL LOTS WITHIN A DESIGNATED FLOOD  
ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. NO SIDEWALKS REQUIRED.
5. BENCHMARK NOTE.  
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE FLAT AND  
ON THE ATTACHED ENGINEERING PLANS.  
B.M. NO. 1 - ELEV. 165.29 N.G.V.D. 29 DESCRIPTION: MARK ON TOP OF EAST  
CURB OF CONCRETE BRIDGE AT THE ENTRANCE TO WESTERN ROAD  
B.M. NO. 2 - ELEV. 163.10 N.G.V.D. 29 DESCRIPTION: TOP OF "Y"- "A" INLET LOCATED  
ON THE EAST SIDE OF HOLE IN ONE DRIVE, WEST 8' FROM THE NORTHWEST CORNER  
OF LOT 337.
6. DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND  
HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN  
A TOTAL OF 115,377 CUBIC FEET OR 2,649 ACRE-FEET) OF STORM WATER  
RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS  
WILL BE ACCOMPLISHED AS FOLLOWS: (RUNOFF WILL BE DETAINED WITHIN THE  
OFFSITE DETENTION AREA NORTH OF THE WATER TREATMENT PLANT LOCATED  
DIRECTLY NORTH OF THIS SUBDIVISION)
7. 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.
8. 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.
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING PER LOT ONLY.  
APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
10. HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 SHALL BE RESPONSIBLE  
FOR MAINTAINING THE RESERVOIR.
11. THIS SUBDIVISION IS PROVIDED WITH UNDERGROUND PIPELINE SYSTEM  
MAINTAINED BY HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
12. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A  
MINIMUM WIDTH OF 15.0 FEET, AS PER THE HIDALGO  
COUNTY MODEL SUBDIVISION RULES, BY SIGNING THIS PLAT THE DEVELOPER AND  
ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE  
REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
15. CLEARANCES FOR WATER METERS:  
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE  
CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A  
WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE  
ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER  
METER (S).
16. NO ACCESS ON TO LOT 321 FROM WESTERN ROAD.
17. EXISTING 11' SWALE EASEMENT ALONG THE FRONT OF LOTS 304 TO 310 AS SHOWN  
ON LEISURE VALLEY RANCH R.V. AND MOBILE HOME PARK PHASE II RECORDED IN  
VOL. 49, PG. 136, H.C.M.R. IS ABANDONED BY THIS PLAT.