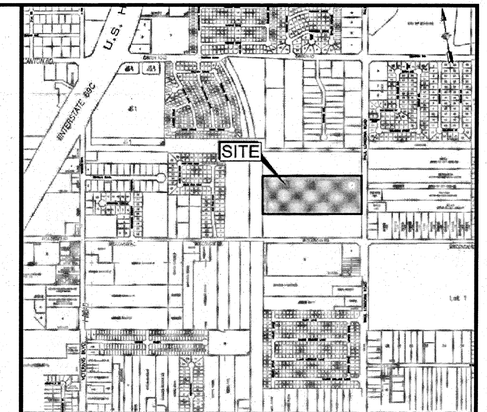
RIGHT OF WAY EASEMENT:

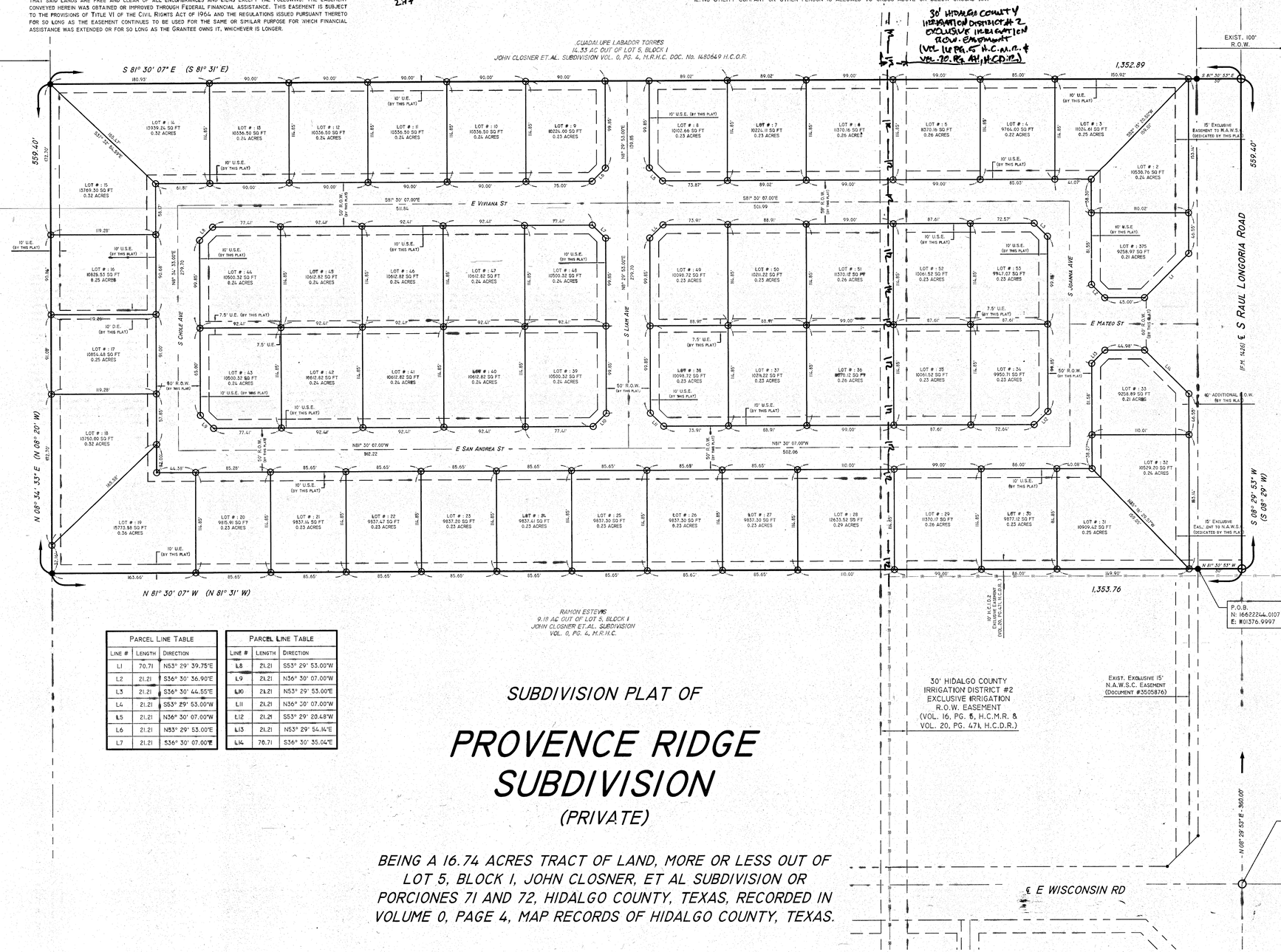
KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS , ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH 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 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 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 REQUIR 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 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'S, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS 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.

GENERAL NOTES:

1. BENCHMARK: ½" FIR LOCATED SOUTHEAST CORNER OF SUBDIVISION. ELEVATION 96.50 (NAVD 88).
2. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD 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.
3. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE TOP OF CURB.
4. BUILDING SETBACKS LINES SHALL BE AS PER CITY OF EDINBURG ZONE "RESIDENTIAL MULTIFAMILY"
   - FRONT : 10 FT OR EASEMENT, WHICHEVER IS GREATER
   - REAR : 10 FT OR EASEMENT, WHICHEVER IS GREATER
   - SIDE : 5 FT OR EASEMENT, WHICHEVER IS GREATER
   - CORNER SIDE: 10 FEET OR EASEMENT, WHICHEVER IS GREATER
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF ~~[illegible] CU.FT.~~ OR ~~2.77~~ AC.FT. OF STORM WATER RUNOFF. 121,027
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. A 5 FOOT CONCRETE SIDEWALK WITH A.D.A. RAMPS IS REQUIRED ALONG S RAUL LONGORIA ROAD DURING SUBDIVISION STAGE.
8. A 5 FOOT A.D.A. COMPLIANCE SIDEWALK AND A.D.A. RAMPS AT INTERSECTION IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI FAMILY CONSTRUCTION.
10. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINE THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
11. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
12. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT No.2.
13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
14. RESIDENTIAL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE FRONT OF THE LOT AT A MINIMUM SLOPE OF 1%.
15. 50% PARK FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE. ($500.00)
16. A PERPETUAL EASEMENT IS HEREBY GRANTED TO N.A.W.S.C. ON ALL PRIVATE STREETS OF THE SUBDIVISION FOR THE RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES TO MAINTAIN, ALTER, REPAIR, REBUILD, AND REMOVE THEIR UTILITIES AND ASSOCIATED FACILITIES. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, ACCESS FACILITIES, APPURTENANCES, AND ANY NECESSARY ACCESSORIES (COLLECTIVELY REFERRED TO AS THE "FACILITIES").
17. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.



LOCATION MAP
SCALE: 1" = 1000'



BASIS OF BEARING
TEXAS STATE PLAIN COORDINATES
TEXAS SOUTH (4205)
(NAD 83)

0 60 120 Feet

LEGEND

- ½" FIR - 4/2-INCH FOUND IRON ROD
- ½" SIR - 1/2-INCH SET IRON ROD W/CAP - WITH CAP STAMPED "4353"
- DENOTES NO MONUMENT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
- H.C.D.D. No.1 - HIDALGO COUNTY DRAINAGE DISTRICT No.1
- H.C.I.D.2 - HIDALGO COUNTY IRRIGATION DISTRICT No.2
- VOL. - VOLUME
- PG. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- T.B.M. - TEMPORARY BENCHMARK
- ℄ - CENTERLINE
- ℄ - PROPERTY LINE
- Δ - BENCHMARK
- DE = DRAINAGE EASEMENT
- U.S.E. - UTILITY & SIDEWALK EASEMENT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.71	N53° 29' 39.75"E
L2	21.21	S36° 30' 36.90"E
L3	21.21	S36° 30' 44.55"E
L4	21.21	S53° 29' 53.00"W
L5	21.21	N36° 30' 07.00"W
L6	21.21	N53° 29' 53.00"E
L7	21.21	S36° 30' 07.00"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	21.21	S53° 29' 53.00"W
L9	21.21	N36° 30' 07.00"W
L10	21.21	N53° 29' 53.00"E
L11	21.21	N36° 30' 07.00"W
L12	21.21	S53° 29' 20.48"W
L13	21.21	N53° 29' 54.14"E
L14	70.71	S36° 30' 35.04"E

SUBDIVISION PLAT OF

PROVENCE RIDGE SUBDIVISION

(PRIVATE)

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: TEXAS DELTA 1, LLC	1106 GOODRICH DR EDINBURG, TEXAS 78539	(956) 207-0149
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 205-3845
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 621-7026

HINOJOSA ENGINEERING, INC.
Structural Engineering • Civil Engineering
108 West 18th Street, Mission, TX 78572
OFFICE: (956) 581-0143 FAX: (956) 581-2074
REGISTRATION NUMBER F-908 EXPIRATION DATE: 09/30/2024