

Subdivision Plat of Ruben Rodriguez Subdivision

BEING THE EAST 3.00-ACRES OF THE WEST 5.00-ACRES OF THE NORTH 10.00-ACRES OF LOT 481, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME I, PAGE 17, M.R.H.C.

BEING THE EAST 3.00-ACRES OF THE WEST 5.00-ACRES OF THE NORTH 10.00-ACRES OF LOT 481, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME I, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 3.00-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 481, THENCE, SOUTH 81 DEGREES 18 MINUTES 40 SECONDS EAST, WITH AND ALONG THE NORTH LINE OF SAID LOT 481, AND THE CENTERLINE OF MILE 7 ROAD, A DISTANCE OF 264.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

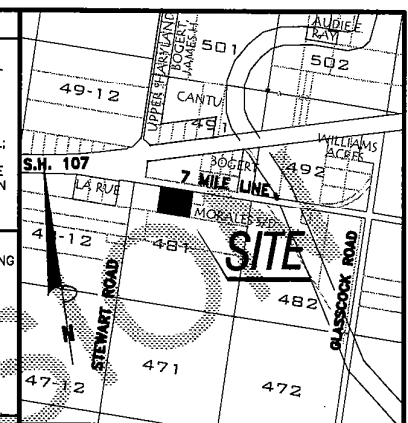
THENCE, SOUTH 81 DEGREES 18 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 481, IN 7 MILE ROAD RIGHT OF WAY, A DISTANCE OF 396.00 FEET TO A COTTON PICKER SPINDLE FOUND, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 41 MINUTES 20 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID LOT 481, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF MILE 7 ROAD, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 18 MINUTES 40 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 481, A DISTANCE OF 396.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 41 MINUTES 20 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID LOT 481, AT A DISTANCE OF 290.00 FEET PASS A NO. 4 REBAR SET ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF MILE 7 ROAD AND AT A TOTAL DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00-ACRES OF LAND MORE OR LESS; OF WHICH 0.364-ACRE LIES IN EXISTING AND PROPOSED 7 MILE ROAD RIGHT OF WAY.

INDEX TO SHEET OF RUBEN RODRIGUEZ SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; 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; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY 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.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES. RIGHT OF WAY AND HEALTH DEPARTMENT.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; PLAT NOTES AND RESTRICTIONS IN SPANISH. TYPICAL WATER SERVICE CONNECTION; OWNER'S, CERTIFICATION, AND STATEMENT OF RESPONSIBILITY FOR THE SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA; IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.



LOCATION MAP
SCALE: 1" = 200'

R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 02-15-06
DATE SURVEYED: 04-05-06

SHEET 1 of 2

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X" (BFE 146.00-BFE WAS DETERMINED BY LETTER OF MAP REVISION BASED ON FILL-CASE NUMBER 07-06-2391A, DATE: OCTOBER 30, 2007, AND ASSIGNED BY F.E.M.A. TO THIS SUBDIVISION BY LOMR-F. FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0295 D EFFECTIVE DATE: JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. 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).
 - SETBACKS: FRONT: 40.00 FEET ON MILE 7 ROAD
REAR: 15.00 FEET OR WIDTH OF EASEMENT WHICHEVER IS GREATER.
SIDE: 6.00 FEET OR WIDTH OF EASEMENT WHICHEVER IS GREATER.
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. DEVELOPMENT PERMITS ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THE LOT OWNER SHALL STATE THE INTENDED USE OF THE LOT AT THE TIME OF APPLICATION IF NOT DESIGNATED ON THE SUBDIVISION PLAT OR DEED RESTRICTION ANY DEVIATION FROM THE STATED USE BY THIS PLAT OR DEED RESTRICTIONS SHALL REQUIRE THE APPROVAL FROM THE DEVELOPER, AND ALL LOT OWNERS IN WRITING, FIRE MARSHAL THE PLANNING AND HEALTH DEPARTMENTS.
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 10" ABOVE THE CENTERLINE OF MILE 7 ROAD 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 A DEVELOPMENT PERMIT APPLICATION 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.
 - BENCHMARK INFORMATION:
COORDINATES AND ELEVATION AS PER (OPUS) (NGS) TEXAS STATE PLANE COORDINATE (4806)
SOUTH ZONE HORIZONTAL DATUM (NAD83) VERTICAL DATUM (NAVD 89)
NORTHING: 16639867.385
EASTING: 1055306.036
ELEVATION: 146.712
DESCRIPTION: ALUMINUM DISK SET IN CONCRETE WITH A NO. 4 REBAR LOCATED APPROXIMATELY 15' EAST FROM THE INTERSECTION OF STEWART ROAD AND MILE 7 ROAD AND APPROXIMATELY 35' SOUTH FROM THE CENTERLINE OF MILE 7 ROAD.
 - 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 4,043 CUBIC FEET (0.093 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DESCRIBE HOW AND WHERE THE ACCOMPLISHED WILL BE ADDRESSED)
 - 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 STRUCTURES THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
 - 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
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 ANALYSES HAVE 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.
E. "OSSF" PERMIT IS REQUIRED PRIOR OF OCCUPYING A LOT.

9. RUBEN RODRIGUEZ, THE OWNER & SUBDIVIDER OF RUBEN RODRIGUEZ SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

10. 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.

11. EACH PURCHASED CONTRACT MADE BETWEEN SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1-ANCHORING OF SEPTIC TANK(S)
2-BACK FLOW VALVES
3-SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

14. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED 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 EASEMENT SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY 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.

16. CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING 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 METERS (S).

17. DRAINAGE SWALES, DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RUBEN RODRIGUEZ SUBDIVISION IS LOCATED NORTH OF THE CITY OF McALLEN IN HIDALGO COUNTY PRECINCT NO. 3, IT IS LOCATED 264.00 FEET EAST OF THE INTERSECTION OF STEWART AND MILE 7 ROAD ON THE SOUTH SIDE. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 123,622-U.S. CENSUS BUREAU 2005). RUBEN RODRIGUEZ SUBDIVISION LIES APPROXIMATELY ONE MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 CITY OF McALLEN HAS A FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ).

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RUBEN RODRIGUEZ	RR 1 BOX 2740	MISSION, TX. 78574	(956) 585-7210	
ENGINEER: RAMIRO GUTIERREZ	130 E. PARK	PHARR, TX. 78577	(956) 782-2557	(956) 782-2558
SURVEYOR: PLINIO C. MEDINA	130 E. PARK	PHARR, TX. 78577	(956) 782-2557	(956) 782-2558

STATE OF TEXAS
COUNTY OF HIDALGO

I, PLINIO C. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR No. 1590
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I, LUIS J. NAVA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LUIS J. NAVA
LICENSED PROFESSIONAL ENGINEER No. 94121
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(C) AND § 212.015 (B)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RUBEN RODRIGUEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF McALLEN ON _____

MAYOR OF THE CITY OF McALLEN _____ DATE: _____
SECRETARY OF THE CITY OF McALLEN _____ DATE: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(d)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RUBEN RODRIGUEZ 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 RUBEN RODRIGUEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RUBEN RODRIGUEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

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

I, RUBEN RODRIGUEZ

AS OWNER (S) OF THE 3.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RUBEN RODRIGUEZ SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, 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 THE 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.

OWNER: RUBEN RODRIGUEZ
ADDRESS: RR 1 BOX 2740
MISSION, TX. 78574

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED RUBEN RODRIGUEZ, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 200____

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES _____

APPROVAL BY PLANNING AND ZONING COMMISSION:
APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF McALLEN, TEXAS, THIS THE _____ DAY OF _____ 200____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____

HIDALGO COUNTY CLERK _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____ 20____

ATTEST: _____ PRESIDENT _____ SECRETARY _____ DATE: _____

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558