PRINCIPAL CONTACTS		ADDRESS	PHONE	FAX
OWNER:	FERNANDO HINOJOSA	10001 S. WARE ROAD	(956) 227-2227	
ENGINEER:	ROLANDO CRUZ	905 E. VIOLET AVE., STE. 5, MCALLEN, TX 78504	(956) 682-5022	(956) 682-5069
SURVEYOR:	JESUS A. GARZA	2319 N. WARE STE. A, MCALLEN, TX 78501	(956) 687-6677	(956) 687-6641

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ACKNOWLEDGMENT

I, FERNANDO HINOJOSA AND WIFE ALICE HINOJOSA OWNERS OF THE 1.0293 ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED LAURA GARZA ESTATES SUBDIVISION, HEREBY DEDICATE THE LAND AS DEPICTED IN THE SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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 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 REFERRED IN THIS PLAT ARE TRUE AND COMPLETE.

FERNANDO HINOJOSA _____ DATE _____ ALICE HINOJOSA _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED FERNANDO HINOJOSA, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2008.

_____
NOTARY PUBLIC, TEXAS

CITY OF MCALLEN
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.010(c) AND 212.0115(b)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAURA GARZA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCALLEN ON _____

ATTEST: _____ MAYOR CITY OF MCALLEN _____ DATE _____ SECRETARY OF THE CITY OF MCALLEN _____ DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS THE _____ DAY OF _____, 2008.

CHAIRMAN
PLANNING & ZONING COMMISSION
CITY OF MCALLEN, TEXAS

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.0025(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAURA GARZA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ HIDALGO COUNTY JUDGE _____ DATE _____ ATTEST: _____ HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

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

_____ HIDALGO COUNTY CLERK

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAURA GARZA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c). THIS 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JESUS A. GARZA, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF LAURA GARZA ESTATES SUBDIVISION WAS PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 26, 2008.

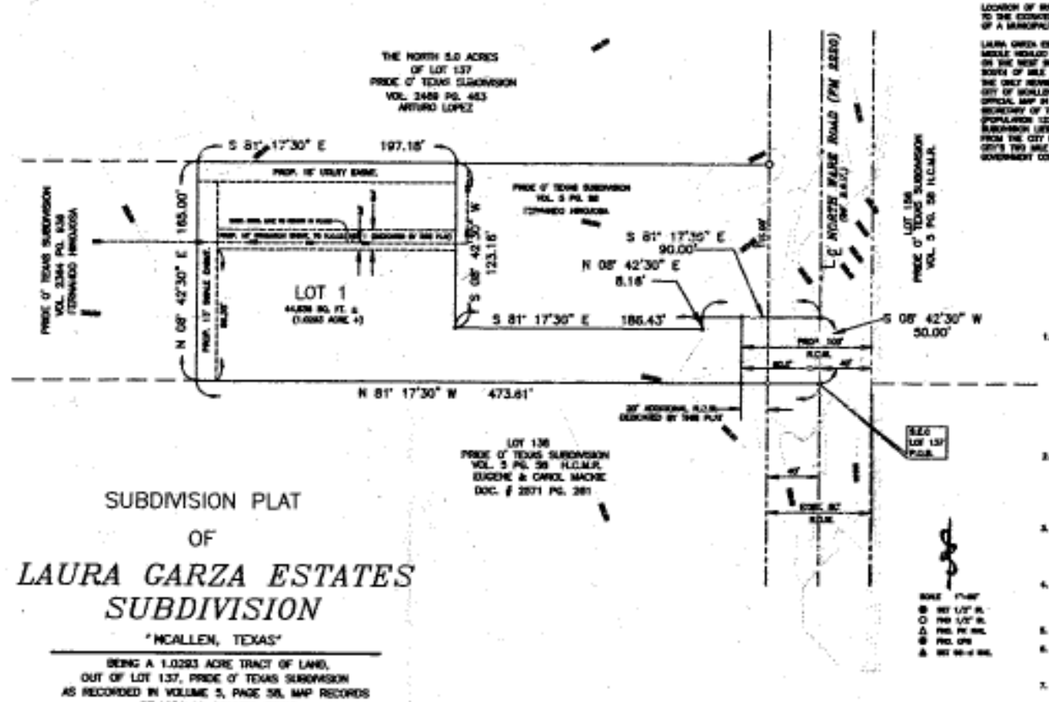
JESUS A. GARZA, R.P.L.S. NO. 4739 _____ DATE 1-10-08

STATE OF TEXAS REGISTERED JESUS A. GARZA 4739 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E. NO. 55459 _____ 1/14/08
CRUZ-HOGAN CONSULTING ENGINEERS

STATE OF TEXAS ROLANDO CRUZ 55459 REGISTERED PROFESSIONAL ENGINEER



SUBDIVISION PLAT

OF

LAURA GARZA ESTATES SUBDIVISION

"MCALLEN, TEXAS"

BEING A 1.0293 ACRE TRACT OF LAND,
OUT OF LOT 137, PRIDE O' TEXAS SUBDIVISION
AS RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS
OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION OF LAURA GARZA ESTATES SUBDIVISION
LOT 1 (1.0293 AC)

BEING A 1.0293 ACRE TRACT OF LAND, MORE OR LESS OUT OF OF LOT 137 PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 5, PAGE 58 MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND PK NAIL AT THE SOUTHEAST CORNER OF LOT 137 AND ALSO BEING THE SOUTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

THENCE N 81°17'30" W, WITH AND ALONG THE SOUTH LINE OF LOT 137, A DISTANCE OF 473.61 FEET PASSING A 1/2 INCH IRON ROD FOUND AT THE EXISTING WEST R.O.W. LINE OF WARE ROAD AND A TOTAL DISTANCE OF 473.61 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER;

THENCE N 08°42'30" E, PARALLEL TO THE EAST LINE OF LOT 137, A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER;

THENCE S 81°17'30" E, PARALLEL TO THE SOUTH LINE OF LOT 137, A DISTANCE OF 197.18 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 08°42'30" W, PARALLEL TO THE EAST LINE OF LOT 137, A DISTANCE OF 123.16 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 81°17'30" E, PARALLEL TO THE SOUTH LINE OF LOT 137, A DISTANCE OF 186.43 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE N 08°42'30" E, PARALLEL TO THE EAST LINE OF LOT 137, A DISTANCE OF 8.16 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 81°17'30" E, PARALLEL TO THE SOUTH LINE OF LOT 137, A DISTANCE OF 90.00 FEET PASSING A 1/2 INCH IRON ROD SET AT THE EXISTING WEST R.O.W. LINE OF WARE ROAD AND A TOTAL DISTANCE OF 90.00 FEET TO A 60-D NAIL SET FOR THE NORTHEAST CORNER;

THENCE S 08°42'30" W, WITH AND ALONG THE EAST LINE OF LOT 137 AND ALSO BEING THE EXISTING WEST R.O.W. LINE OF WARE ROAD, A DISTANCE OF 50.00 FEET TO A PK NAIL FOUND FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.0293 ACRE OF LAND MORE OR LESS.

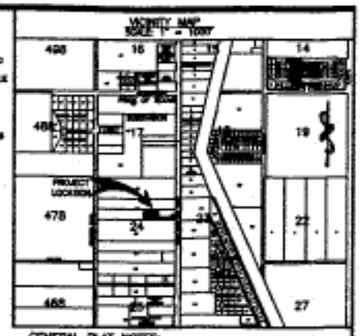
BASIS OF BEARING: FOUND COTTON PICKER SPINDLE AT THE NORTHWEST CORNER OF LOT 136, AND FOUND ONE-HALF (1/2) INCH DIAMETER IRON ROD AT 20.0 FEET EAST OF THE NORTHEAST CORNER OF LOT 137, PRIDE O' TEXAS SUBDIVISION.

INDEX TO SHEET OF LAURA GARZA ESTATES SUBDIVISION

SHEET 1:	INDEXING 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 ACKNOWLEDGMENT; 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 OF PROJECT THE PROJECT IS SERVED; H.C.D.D. CERTIFICATION; DRAINAGE DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; RUN CERTIFICATE; HEALTH CERTIFICATE.
SHEET 2:	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF LCO SCRIB FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; WATERMETER EASEMENT & CERTIFICATE. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT AND ENGINEER'S CERTIFICATION; REVISION NOTES.
SHEET 3:	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, AND MAP OF TOPOGRAPHY AND DRAINAGE.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LAURA GARZA ESTATES SUBDIVISION IS LOCATED MIDDLE HIDALGO COUNTY PRECINCT NO.4 ON THE WEST SIDE OF WARE ROAD & 1/2 MILE SOUTH OF MILE 7 AND APPROXIMATELY THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 125,000). LAURA GARZA ESTATES SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND WITHIN THE CITY'S TWO MILE ETJ UNDER LOCAL GOVERNMENT CODE (42.021)



GENERAL PLAT NOTES:

1. BY GRAPHICS, PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "C" AS PER FEMA MAP: ARCHIVE OF HIDALGO, FLORIDA, COMMUNITY PANEL NO. 480334 0005 B MAP REVISED JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0005 B MAP REVISED JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR EXAMINES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENCES, LOCATED 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).

2. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 60' WARE ROAD OR IN LINE WITH EXISTING SUBURBANIZED, WHICHEVER IS GREATER.
SIDE: NORTH AND EAST 6' OR GREATER FOR EASEMENT.
REAR AND SIDE(S): 10' OR GREATER FOR EASEMENT.
GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED.
CORNER SIDE YARDS: R.O.W. IS GREATER THAN 50.00 FEET: 15.00 FEET

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND FOSS 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. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 & HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DEDICATE A TOTAL OF 2.336 CUBIC-FEET PER LOT OR 0.1168 ACRE-FEET OF DRAINAGE WATER SURVEY PER LOT. DRAINAGE RETENTION IS ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY DRILLING WELLS AT THE REAR OF EACH LOT.

5. THERE ARE NO VISIBLE WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6. FERNANDO HINOJOSA, THE OWNER & SUBDIVIDER OF LAURA GARZA ESTATES SUBDIVISION, RESERVE AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESIGNATED ON SHEET NO. 2 OF THIS PLAT.

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, LAWNS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

9. 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 UTILITY EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL 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. ALL MODULAR OR LIGHT OCCUPANCIES SHALL BE SERVED WITH THE SITE PLAN. DRAINAGE PLAN AND OSSF SITE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE COMMENCED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. BENCHMARK: ELEV. 122.00
FOUND PK NAIL AT SOUTHEAST CORNER OF SUBDIVISION AT CENTERLINE OF WARE ROAD
VERTICAL DATUM IS NAVD 1988.

12. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

13. ALL LOT CORNERS PK & PC SET WITH 1/2" IRON ROD OR AS NOTED.

14. NO MORE THAN ONE SINGLE FAMILY DESIGNED 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.

15. A 6' BUFFER REQUIRED BETWEEN MULTI-FAMILY AND COMMERCIAL AND RESIDENTIAL ZONE/USE BY LOT OWNER.

16. ENGINEERING DESIGNED PLAN TO BE SUBMITTED AND APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

17. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
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 LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEWAGE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT OR THE PLAT COMPLIES WITH THE MINIMUM 31,750 SQUARE FEET LOT AREA WITH POSSIBLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND DESIGNATE MAY BE ALSO SHOWN 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 SEWERAGE SEPTIC TANK AND ABSORPTION DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

18. 4' SIDEWALK REQUIRED ON NORTH WARE ROAD BY LOT OWNER.

19. TXDOT PERMITS FOR DRIVEWAY ARE REQUIRED FOR THE SUBDIVISION LOT PRIOR TO CONSTRUCTION OF DRIVEWAY ACCESS ON TO FM 2220 (WARE ROAD) AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, & THE DISTRICT ALLOWS NO OTHER USURPS OR USE WITHOUT EXPRESS APPROVAL.

2. 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 DRAINS OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.

3. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

4. 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.

THIS PLAT IS HEREBY APPROVED BY IRRIGATION DISTRICT NO. 1 SUBJECT TO THE CONDITION THAT IF IRRIGATION PIPES AND IRRIGATION IS DEEMED TO THE REMAINING LOTS IN AND 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 AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____, 2008.

ATTEST: _____
PRESIDENT

_____
SECRETARY

NO.	DATE	REVISION	DATE	APPROVED

CRUZ—HOGAN Consultants, Inc.
Engineers · Planners Consultants
Harlingen · McAllen
1221 E. Tyler, Suite A
Harlingen Tx 78550
office 425-8968 fax 423-5083
905 E. Violet Ave. Suite 5
McAllen Tx 78504
office 682-5022 fax 682-5069

LAURA GARZA ESTATES SUBDIVISION
DATE OF PREPARATION: FEB. 22, 2007

SHEET NO. 1 OF 3 SHEETS

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McAllen, Texas 78501
(956) 687-6677
(956) 687-6641 Fax