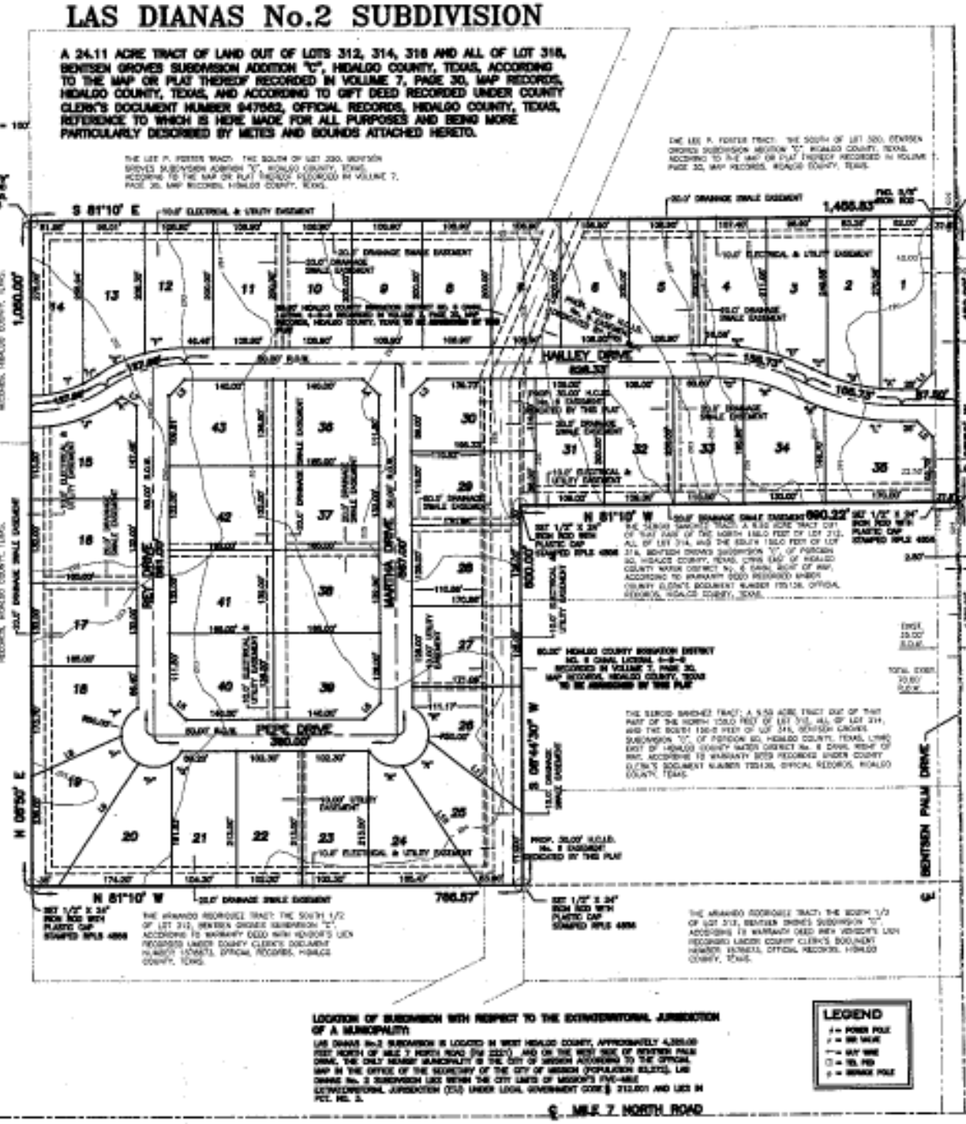
# SUBDIVISION PLAT OF
# LAS DIANAS No.2 SUBDIVISION

**A 24.11 ACRE TRACT OF LAND OUT OF LOTS 312, 314, 316 AND ALL OF LOT 318, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 947562, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.**



## LOCATION MAP
SCALE= 1"=2000'

| LOT No. | AREA | AREA |
|---|---|---|
| 1 | 21,864.03 | 0.5014 |
| 2 | 21,828.86 | 0.501 |
| 3 | 22,139.84 | 0.508 |
| 4 | 21,801.80 | 0.500 |
| 5-11 | 21,780.00 | 0.500 |
| 12 | 21,670.67 | 0.500 |
| 13 | 22,011.11 | 0.505 |
| 14 | 22,028.01 | 0.506 |
| 15 | 21,780.00 | 0.500 |
| 16-17 | 21,780.00 | 0.500 |
| 18 | 21,672.16 | 0.502 |
| 19 | 21,961.63 | 0.504 |
| 20 | 21,956.28 | 0.502 |
| 21 | 21,951.32 | 0.503 |
| 22-23 | 21,780.00 | 0.500 |
| 24 | 21,837.89 | 0.501 |
| 25 | 21,884.89 | 0.504 |
| 26 | 21,906.76 | 0.502 |
| 27 | 21,883.88 | 0.502 |
| 28 | 21,867.34 | 0.501 |
| 29 | 21,817.40 | 0.503 |
| 30 | 21,886.13 | 0.504 |
| 31-32 | 21,800.00 | 0.500 |
| 33 | 21,801.28 | 0.500 |
| 34 | 22,797.45 | 0.523 |
| 35 | 22,230.00 | 0.510 |
| 36 | 22,210.00 | 0.509 |
| 37-38 | 21,780.00 | 0.500 |
| 39-40 | 22,210.00 | 0.509 |
| 41-42 | 21,780.00 | 0.500 |
| 43 | 22,195.87 | 0.509 |

| CURVE | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| "A" | 6°27'18" | 204.48' | 23.17' |
| "B" | 18°47'41" | 204.48' | 66.97' |
| "C" | 7°56'57" | 204.48' | 28.88' |
| "D" | 17°46'13" | 204.48' | 63.52' |
| "E" | 17°15'00" | 204.48' | 63.07' |
| "F" | 18°18'00" | 236.70' | 75.77' |
| "G" | 19°52'00" | 236.70' | 81.97' |
| "H" | 66°31'30" | 155.70' | 27.94' |
| "I" | 20°18'00" | 155.70' | 54.67' |
| "J" | 34°42'00" | 236.70' | 143.31' |
| "K" | 53°42'00" | 155.70' | 153.32' |
| "L" | 19°47'12" | 204.48' | 126.42' |
| "M" | 57°17'12" | 204.48' | 45.13' |
| "N" | 17°32'48" | 204.00' | 62.46' |
| "O" | 56°32'00" | 204.00' | 50.22 |
| "P" | 80°06'00" | 55.00' | 53.31' |
| "Q" | 27°02'43" | 55.00' | 23.46' |
| "R" | 70°06'00" | 55.00' | 61.06' |

| LINE DATA TABLE | | |
|---|---|---|
| DATA | BEARING | LENGTH |
| L1 | S 82°50'30" W | 35.30' |
| L2 | S 36°15'00" E | 35.30' |
| L3 | N 53°50'00" E | 35.30' |
| L4 | S 36°15'00" E | 35.30' |
| L5 | S 53°50'00" W | 35.30' |
| L6 | N 36°15'00" W | 35.30' |
| L7 | N 53°50'00" W | 35.30' |
| L8 | N 71°37'30" W | 100.00' |
| L9 | S 41°57'30" W | 237.40' |
| L10 | S 28°51'30" E | 224.00' |
| L11 | S 42°10'00" E | 136.10' |

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

LAS DIANAS No.2 SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 4,200.00 FEET NORTH OF MILE 7 NORTH ROAD (FM 222), AND ON THE WEST SIDE OF BENTSEN PALM DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 61,021). LAS DIANAS No. 2 SUBDIVISION LIES WITHIN THE CITY LIMITS OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

**LEGEND**
- ø = POWER POLE
- ø = GAS VALVE
- = GAY WIRE
- = TEL PED
- ø = SERVICE POLE

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

I, DIANA LAURA ENAURRE, OWNER OF THE 24.11 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS DIANAS No. 2 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATERIS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DIANA LAURA ENAURRE, OWNER — DATE
LAS DIANAS LAND DEVELOPMENT
500 SOLAR DR.
MISSION, TEXAS 78574

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared DIANA LAURA ENAURRE, proved to me through Mr 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 true and correct and acknowledged that she executed the same for the purposed and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2006.

SHIRLEY SCHELLY- NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION WORK AND DEVICES IS REQUIRED TO THE INTERIOR LOTS IN THIS SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND IN LIEU OF THOSE REQUIRED, WHICH IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS THE____ DAY OF _____, 2006.

ATTEST: _____ SECRETARY — _____ PRESIDENT

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

WE THE UNDERSIGNED CERTIFY that this plat of the LAS DIANAS No. 2 SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____.

_____ Hidalgo County Judge — date
ATTEST: _____ Hidalgo County Clerk — date

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**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 _____, Page(s) _____ the Plat Records of Hidalgo County of o'clock _____M on _____.

_____ Hidalgo County Clerk

NOTE:
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 TEXAS WATER CODE NO. 49.211(b). THE 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 THIS DETERMINATION.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____
BY: _____

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I, ROMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LAS DIANAS No. 2 SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

ROMERO L. GUTIERREZ — DATE
R.P.L.S. No. 5161

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

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

GILBERTO A. IZAGA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
5522 N. 10th STREET
McALLEN, TEXAS 78504

**METES AND BOUNDS**

A 24.11 ACRE TRACT OF LAND OUT OF LOTS 312, 314, 316 AND ALL OF LOT 318, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 947562, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO:

BEGINNING AT A COTTON PICKER SPINDLE SET 2.30 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE FOR THE NORTHEAST CORNER OF LOT 318, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08°50'W, ALONG THE EAST LINE OF LOTS 318 AND 316, PARALLEL TO AND 3.00 FEET WEST OF THE CENTERLINE OF BENTSEN PALM DRIVE, A DISTANCE OF 400.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 316 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81°10'W, ALONG THE NORTH LINE OF THE BERNIO SANCHEZ TRACT, (A 5.00 ACRE TRACT OUT OF THAT PART OF THE NORTH 1320.0 FEET OF LOT 312, ALL OF LOT 314, AND THE SOUTH 1320.0 FEET OF LOT 316, BENTSEN GROVES SUBDIVISION "C", OF PORCION 30, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4866 SET AT 5.00 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 990.22 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4866 SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 08°44'30" W, ALONG THE WEST LINE OF THE BERNIO SANCHEZ TRACT, A DISTANCE OF 800.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4866 SET FOR AN EXTERIOR CORNER OF THE TRACT;

THENCE, N 81°10'W, ALONG THE NORTH LINE OF THE ARMANDO RODRIGUEZ TRACT; (THE SOUTH 1/2 OF LOT 312, BENTSEN GROVES SUBDIVISION "C", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1,004 RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1270172, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 786.57 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4866 SET FOR THE SOUTHWEST CORNER OF THE TRACT;

THENCE, N 08°50'W, ALONG THE WEST LINE OF LOTS 312, 314, 316 AND 318, A DISTANCE OF 1,056.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4866 SET FOR THE NORTHWEST CORNER OF LOT 318 AND THE NORTHEAST CORNER OF THE TRACT;

THENCE, S 81°10'E, ALONG THE NORTH LINE OF LOT 318, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4866 SET AT 1416.83 FEET FOR THE WEST RIGHT OF WAY LINE OF BENTSEN PALM DRIVE, A TOTAL DISTANCE OF 1,466.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.11 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TERRACE OF DIANLA SUBDIVISION, RECORDED IN VOLUME 33, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**CITY OF MISSION**
**CERTIFICATE OF PLAT APPROVAL**
**UNDER LOCAL GOVERNMENT CODE §212.0065(c) AND §212.0115(b)**

WE THE UNDERSIGNED CERTIFY that this plat of the Las Dianas No. 2 Subdivision was reviewed and approved by the city Council of the City of _____.

_____ Mayor of the City of Mission — Date
ATTEST: _____ Secretary of the City of Mission — Date

THIS PLAT OF LAS DIANAS No. 2 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. APPROVAL IS REQUIRED.

DATED THIS THE____ DAY OF _____, 2006.

_____
CHAIRMAN PLANNING COMMISSION

**PLAT NOTES AND RESTRICTIONS:**

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER: 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000.

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

3.– MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS WITHIN DISTRICT 6 DRAINAGE FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY THIS AND THAT CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A CONSTRUCTION APPLICATION.

4.– LEGEND: ø = DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

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

6.– MINIMUM BUILDING SETBACK LINES:
FRONT _____ 25.00'
REAR _____ 10.00'
SIDE _____ 6.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL SIDES
SIDE ABUTTING RIGHT OF WAY BENTSEN PALM DRIVE.....20.00', 10.00' IF BUFFERED.

7.– 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 20.0AC (UNIT FEET OR 20.0AC) (UNIT FEET PER LOT) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE DRAIN REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.

8.– 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 THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

9.– BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED DRAINAGE PLANS. B.M. 100.00 LOCATED ON THE NORTHEAST CORNER OF THIS DEVELOPMENT.

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.– DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS 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.

12.– EACH LOT HAS A 10' WIDE PUBLIC UTILITY AND 20' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF THE LOT. THE REAR OF THE LOT IS DEFINED AS THAT PORTION FARTHEST FROM STREET.

13.– ALL BENTSEN EASEMENTS ARE EXCLUSIVE TO N.C.U.D. NO. 6 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.

14.– 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 THE DISTRICT. (N.C.U.D. NO. 6 DISTRICT)

15.– NO PERMANENT STRUCTURES, (EXAMPLE, FENCES 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.

16.– LOTS 1 AND 35 ARE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE THAN COMMERCIAL.

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 ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEWAGE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY 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 ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE DRAINAGE HAS DESIGNATED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTION DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

18.– LOT 2 TO 34 AND 36 TO 43 ARE FOR RESIDENTIAL PURPOSES ONLY. LOTS WILL NOT HAVE ACCESS ONTO BENTSEN PALM DRIVE.

19.– DIANA L. ENAURRE, THE OWNER & SUBDIVIDER OF LAS DIANAS No.2 SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESIGNED ON SHEET No.3 OF THIS PLAT.

20.– 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. NO WATER OR LIGHT CONNECTIONS SHALL BE MADE UNTIL THE SITE PLAN, DRAINAGE PLAN AND CODE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH COUNTY AND CODE STANDARDS.

21. THE RESIDENTIAL LOTS (1-43) SHOULD REFLECT SERVICE BY A 3/4" METER.

22. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THE PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND DRAINAGE DISTRICT THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

23.– NO SIDEWALKS ARE REQUIRED ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL USES.

**HIDALGO COUNTY**
**CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS DIANAS No. 2 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 LAS DIANAS No. 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

SHEET No. 1 OF 3 SHEETS

| NO. | SHEET | REVISION | DATE | APPROVED |
|---|---|---|---|---|
| | | | | |

**PRINCIPAL CONTACTS:**

| | Name | Address | City & Zip | Phone | Fax |
|---|---|---|---|---|---|
| OWNER: | DIANA LAURA ENAURRE | 500 SOLAR DR. | MISSION, TEXAS 78574 | (956)240-0749 | (956) 928-0002 |
| ENGINEER: | GILBERTO A. IZAGA | 5522 N. 10th STREET | McALLEN, TEXAS 78504 | (956)240-0749 | (956) 928-0002 |
| SURVEYOR: | ROMERO L. GUTIERREZ | 2000 SAN DIEGO DR. | MISSION, TEXAS 78572 | (956)583-9476 | |

# IZAGUIRRE ENGINEERING GROUP, LLC.

5522 N.10TH STREET
MCALLEN TX, 78504

CONSULTING ENGINEERS

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