

MAP OF DOLLAR GENERAL MONTE ALTO SUBDIVISION

SHEET 1 OF 2

BEING A RESUBDIVISION OF 1.3636 ACRES (59,400 SQ. FT) OUT OF LOT TWELVE (12), BLOCK FIFTY-NINE (59), MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. THIS PROPERTY IS LOCATED IN ZONE "C". ZONE "C" (UNSHADED AREAS), ZONE "C" IS DEFINED AS AREAS OF 600 YEAR FLOODS. FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 3300 C MAP REVISED: JUNE 8, 2000. REVISED TO REFLECT LOAN DATED MAY 17, 2011.
2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 12" ABOVE EXIST. TOP OF CURB OR EXIST. RD. CL 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.
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 3,229 C.F. (0.0741 AC.F.T.) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS.
4. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH 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.
5. 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 OTHERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: FRONT (F.M. 88) 50 FEET 50.5 FEET OR GREATER FOR EASEMENT SIDE 15 FEET OR GREATER FOR EASEMENT
7. BENCHMARK: CP8 WITH 'MELDEN AND HUNT' CAP LOCATED AT THE SOUTHWEST CORNER OF THIS PROPERTY. NORTHINGS: 15661556.8257 EASTINGS: 1158240.1203 ELEVATION: 533.442, NAVD 88, GEOD 2008.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES, IF APPLICABLE, WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. GENERAL NOTE FOR COMMERCIAL LOTS: THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL, FURTHERMORE, THIS SUBDIVISION IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS, AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
10. ALL PUBLIC UTILITY EASEMENTS DEICATED 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 EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OR CITY.
11. AN OFF-STREET PARKING LOT SITE PLAN AND 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 OF LIGHT OBSTACLES SHALL BE OTHER THAN THE SITE PLAN DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
12. DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
13. FENCED DEBRIS BUFFER MAY BE REQUIRED DURING THE PERMIT STAGE BY OWNER.
14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
15. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
16. ALL COMMON ACCESS, DETENTION AREAS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
17. LOT 1 SHALL NOT HAVE DIRECT ACCESS TO F.M. 88.
18. ALL LOTS IN DOLLAR GENERAL MONTE ALTO SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUNOFF FROM ALL LOTS IN DOLLAR GENERAL MONTE ALTO SUBDIVISION TO THE AREA DEICATED ON THE SUBDIVISION PLAT AS THE DRAINAGE SWALE F.EAS. LOT OWNERS OF DOLLAR GENERAL MONTE ALTO SUBDIVISION, THEIR ASSIGNS AND ANY SUCCESSOR OWNER OF THE REAL PROPERTY DEICATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE MAINTENANCE COSTS FROM THE LOT OWNERS VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEICATED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FROM DRAINAGE OF THE LOTS COMPRISING DOLLAR GENERAL MONTE ALTO SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN DOLLAR GENERAL MONTE ALTO SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN DOLLAR GENERAL MONTE ALTO SUBDIVISION, ACKNOWLEDGES AND AGREES THAT THE COUNTY AND DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY TO RELEASE THE DRAINAGE EASEMENT BURENDING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.3636 ACRES (59,400 SQUARE FEET) SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OF LOT 12, BLOCK 59, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 1.3636 ACRES (59,400 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A AND 4 REBAR FOUND, WITH A NORTHING OF 15661556.82570 AND AN EASTING OF 1158240.12029, ON THE SOUTH LINE OF SAID LOT 12, BLOCK 59 AND AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF F.M. 88 AND THE NORTH RIGHT-OF-WAY LINE OF ASH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID REBAR BEARS S 81° 01' 53" E A DISTANCE OF 50.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 59;

- 1. THENCE, N 09° 58' 07" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF F.M. 88, A DISTANCE OF 180.00 FEET TO A NO. 4 REBAR SET, WITH A NORTHING OF 15661734.6297 AND AN EASTING OF 1158268.18129, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 81° 01' 53" E AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET FOR THE PROPOSED EAST RIGHT-OF-WAY LINE OF F.M. 88 PER THE HIDALGO COUNTY THROUGHFARE MAP, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET, WITH A NORTHING OF 15661833.18799 AND AN EASTING OF 1158264.14662, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 09° 58' 07" W A DISTANCE OF 180.00 FEET TO A NO. 4 REBAR SET, WITH A NORTHING OF 15661925.35052 AND AN EASTING OF 1158266.05521, ON THE SOUTH LINE OF SAID LOT 12, BLOCK 59 AND THE NORTH RIGHT-OF-WAY LINE OF ASH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 81° 01' 53" W ALONG THE SOUTHLINE OF SAID LOT 12, BLOCK 59 AND THE NORTH RIGHT-OF-WAY LINE OF ASH STREET, AT A DISTANCE OF 320.00 FEET PASS A NO. 4 REBAR SET FOR SAID PROPOSED EAST RIGHT-OF-WAY LINE OF F.M. 88, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.3636 ACRES (59,400 SQUARE FEET), OF WHICH 0.041 OF ONE (4.100 SQUARE FEET) LIES IN SAID PROPOSED ADDITIONAL RIGHT-OF-WAY FOR F.M. 88, LEAVING A PROPOSED NET OF 1.3226 ACRES (57,600 SQUARE FEET) OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOLLAR GENERAL MONTE ALTO WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____

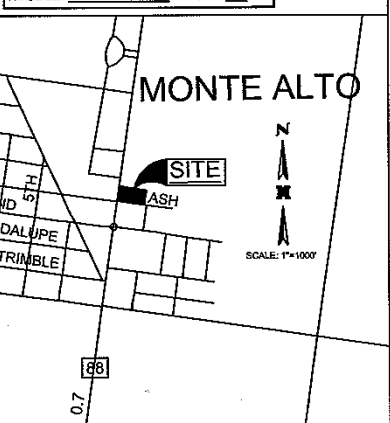
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

INDEX TO SHEETS OF DOLLAR GENERAL MONTE ALTO SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND E.L. PRINCIPAL CONTACTS: MAP, LOT, STREETS AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), H.C.D.D. #1 CERTIFICATION, HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR, DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, HIDALGO COUNTY CERTIFICATION, SURVEYORS & ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DECLARATION, CERTIFICATION, ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE, MAP OF WATER AND SANITARY SEWER, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION, REVISION NOTES.

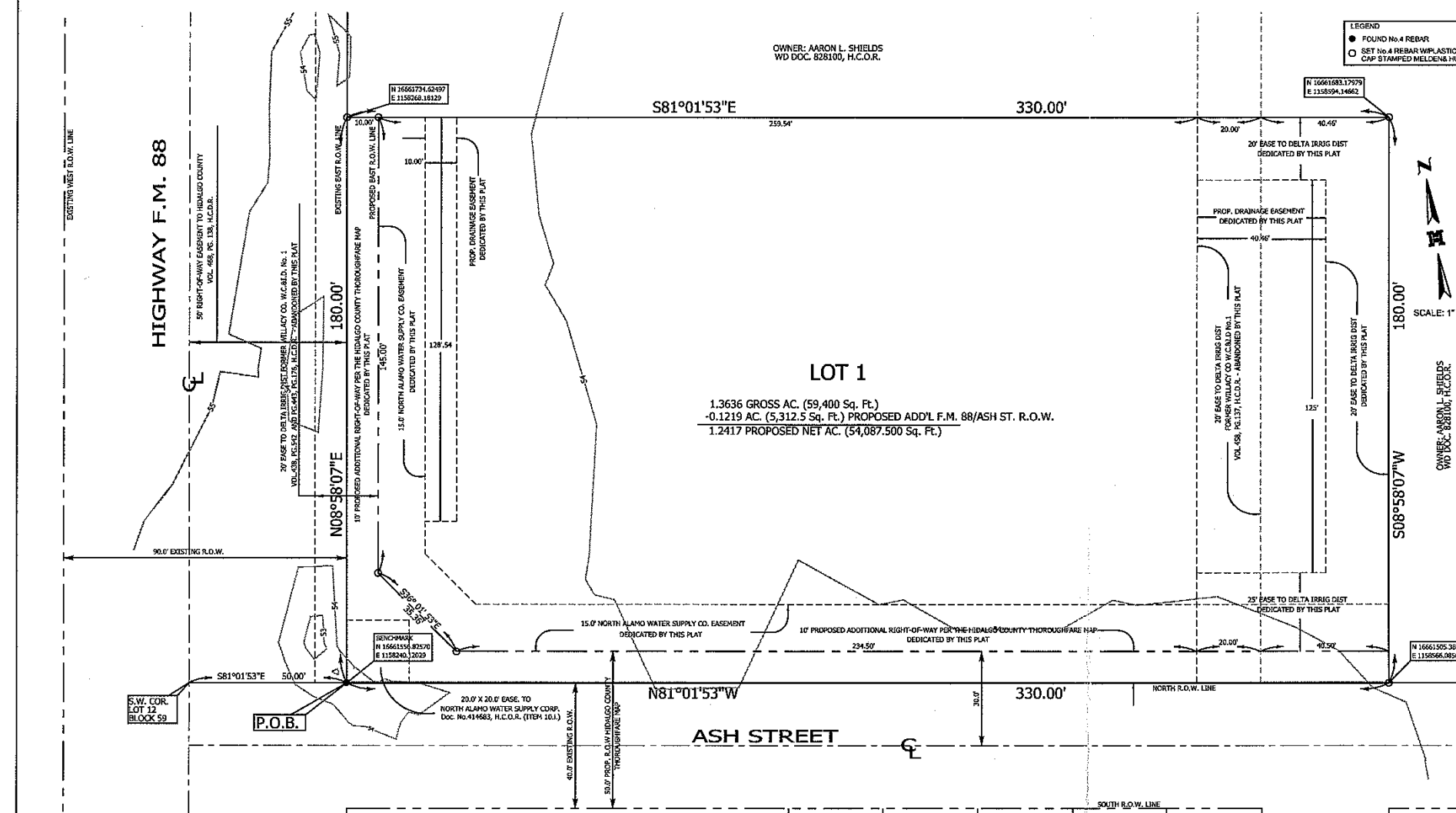
MELDEN & HUNT, INC. CONSULTANTS - ENGINEERS - SURVEYORS 115 W. MAIN ST. EDINBURG, TX 78541 227 N. F.M. 3167 RIO GRANDE CITY, TX 78362 PH: (956) 381-0281 PH: (956) 467-6286 FAX: (956) 381-1839 FAX: (956) 468-6291 ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: DATE: IRREGATION, CHECKED: DATE: SURVEYED, CHECKED: DATE: FINAL CHECK: DATE:



STATE OF TEXAS COUNTY OF HIDALGO I, KELLEY A. HELLER-VELA, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. DATED THIS _____ DAY OF _____, 20____. MELDEN & HUNT, INC. TEXAS REGISTRATION #1435

Table with columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Includes entries for Aaron L. Shields, Kelley A. Heller-Vela, and Fred L. Kurth.



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

AS A RESULT OF THE 1.3636 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DOLLAR GENERAL MONTE ALTO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEICATED BY THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREETS), 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 ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: AARON L. SHIELDS, RT. 1 BOX 196, EDDOUCH, TEXAS 78538 DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____

PROVED TO ME THROUGH HIS _____ TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____ HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOLLAR GENERAL MONTE ALTO WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

RIGHT OF WAY EASEMENT KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS 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, ASSIGN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 IN THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING 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 IN THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE OR REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE 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.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

(GRANTEE'S SIGNATURE) THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____

KNOWING TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY

DOLLAR GENERAL MONTE ALTO SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE NORTHEAST SIDE OF THE INTERSECTION OF ASH ST. AND F.M. 88 IN MONTE ALTO, TEXAS. THE NEAREST MUNICIPALITY IS THE CITY OF EDDOUCH, TEXAS, AND IS OUTSIDE THE 2 1/2 MILE ETJ OF THE CITY OF EDDOUCH UNDER LOCAL GOVERNMENT CODE §22.12. THE CITY OF EDDOUCH HAS A POPULATION OF 4,425 (2005 CENSUS) AND IS WITHIN PRECINCT NO. 4.

THIS PLAT, DOLLAR GENERAL MONTE ALTO, HAS BEEN SUBMITTED TO AND CONSIDERATION BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SAID DISTRICT. ALL RULES, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABROGATED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT. (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABROGATED.) DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 10' FROM THE CENTER LINE OF A PIPELINE OR 20' FROM THE INSIDE TOE OF ANY MAN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT) OR RIGHT-OF-WAY LESS APPROVED BY THE DISTRICT MANAGEMENT, ALL APPROVED FENCINGS WILL BE REQUIRED TO HAVE AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE, OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE ON WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY: _____ PRESIDENT: DALE MURDEN ATTEST BY: _____ SECRETARY: NEAL GALLOWAY

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 THE TEXAS WATER CODE §48.211 (c). 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 THESE DETERMINATIONS.

FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO JR. HIDALGO COUNTY CLERK

Table with columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Includes entries for Aaron L. Shields, Kelley A. Heller-Vela, and Fred L. Kurth.