

ALFREDO CANTU JR. AND JOSE ANGEL CANTU, 1007 THOMPSON RD., MISSION, TX 78572-8659 (956) 585-5518
ROLANDO CRUZ, 605 E. VOLET AVE., STE. 3, McALLEN, TX 78504 (956) 687-5512 (956) 687-5059
JESUS A. GARZA, 3319 N. WARE STE. A, McALLEN, TX 78501 (956) 687-6577 (956) 687-6541

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFREDO CANTU JR. AND JOSE ANGEL CANTU, OWNERS OF THE 3.73 ACRE TRACT OF LAND ENCUMBERED WITHIN THE PROPOSED CANTU HEIGHTS SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS 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 112.012 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 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.
Alfredo Cantu 8/30/11 Jose Angel Cantu 8/30/11
ALFREDO CANTU JR. DATE JOSE ANGEL CANTU DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED ALFREDO CANTU JR. AND JOSE ANGEL CANTU SUBMITTED 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, DELEGATED THAT THE STATEMENTS THEREIN ARE CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th day of August, 2011

[Signature]
NOTARY PUBLIC, TEXAS

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115(d)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CANTU HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

ATTEST: [Signature] 10-4-11 [Signature] 10/4/11
MAYOR CITY OF MISSION DATE SECRETARY OF THE CITY OF MISSION DATE

THIS PLAT OF CANTU HEIGHTS 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.

DATED THIS 28th day of Sept, 2011

CHAIRMAN [Signature]

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTU HEIGHTS 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 CANTU HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

HIDALGO COUNTY HEALTH DEPARTMENT DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTU HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE HIDALGO COUNTY CLERK 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(a). THIS DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPEEDS RECOMMENDED, 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 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF CANTU HEIGHTS SUBDIVISION WAS PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 20, 2010.

JESUS A. GARZA, R.P.L.S. NO. 4739 8-30-11 DATE

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

ROLANDO CRUZ, P.E. NO. 55459 8/30/11 DATE
CRUZ-HOGAN CONSULTING ENGINEERS



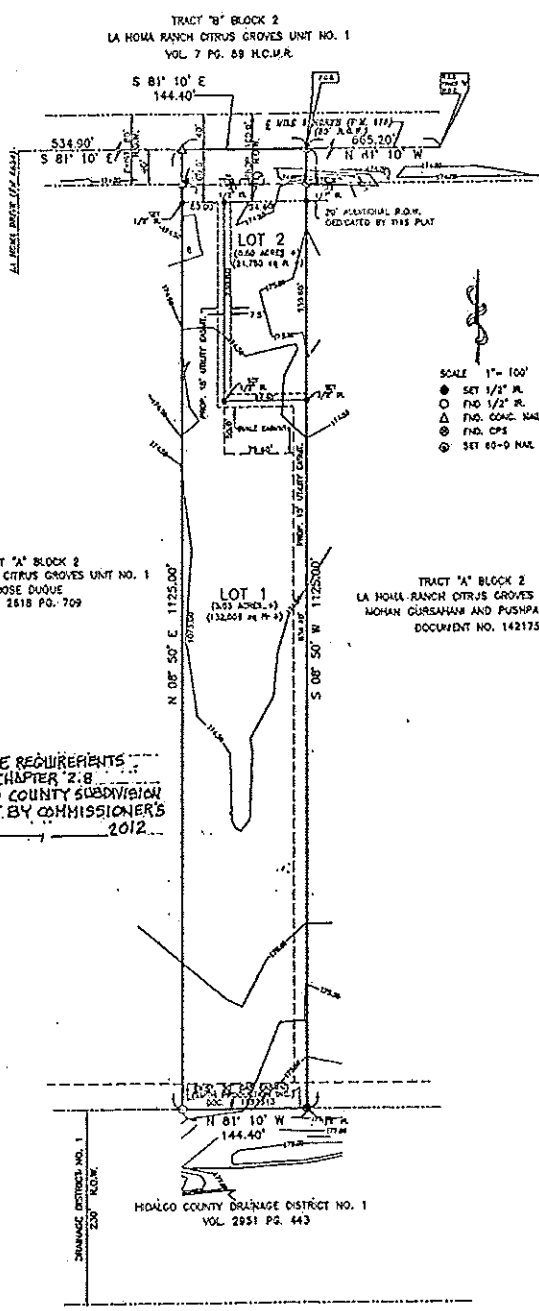
CRUZ-HOGAN Consultants, Inc.
Engineers-Planners-Consultants
McAllen
1221 E. Tyler, Suite A
McAllen, TX 78503
office 956-6858 fax 956-687-5083

J.A. Garza
Associates, L.L.C.
3319 N. Ware Rd., Ste. "A"
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SUBDIVISION PLAT OF CANTU HEIGHTS SUBDIVISION

'MISSION, TEXAS'

BEING A 3.73 ACRE TRACT OF LAND,
OUT OF TRACT "A" BLOCK 2, OUT OF LA HOVA RANCH CITRUS GROVES,
UNIT 1 AS RECORDED IN VOLUME 7 PAGE 59 MAP RECORDS
OF HIDALGO COUNTY, TEXAS.



HIDALGO COUNTY IRRIGATION DISTRICT NO. 6

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT NO. 6 & THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- 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.
- NO PERMANENT STRUCTURE, (EXEMPLE, FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOADED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EXEMPLE AREA IS SUBJECT TO REMOVAL.
- 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 HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION 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 AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE 19th day of September, 2011

ATTEST: [Signature] PRESIDENT
[Signature] SECRETARY DISTRICT

METES AND BOUNDS DESCRIPTION OF CANTU HEIGHTS SUBDIVISION (3.73 AC)

BEING A 3.73 ACRE TRACT OUT OF TRACT "A" BLOCK 2, OUT OF LA HOVA RANCH CITRUS GROVES UNIT NO. 1 IN HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 7 PAGE 59 MAP RECORDS IN HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF TRACT "A"; THENCE N 81°10'00" W, WITH AND ALONG THE NORTH LINE OF TRACT "A" AND ALSO BEING THE CENTERLINE OF MILE 5 (FM 676) A DISTANCE OF 665.20 FEET TO A 60-0-0 NAL SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

THENCE S 08°50'00" W, PARALLEL TO THE EAST LINE OF TRACT "A" A DISTANCE OF 49.00 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 5, AND A TOTAL DISTANCE OF 1125.00 FEET TO A 1/2" INCH DIA. IRON ROD SET FOR THE SOUTHWEST CORNER;

THENCE N 81°10'00" W, WITH AND ALONG THE NORTH LINE OF H.C.O.D. NO. 1, A DISTANCE OF 144.40 FEET TO A 1/2" INCH DIA. IRON ROD FOUND FOR THE SOUTHWEST CORNER;

THENCE N 08°50'00" E, PARALLEL TO THE EAST LINE OF TRACT "A" A DISTANCE OF 1000.00 FEET TO A 1/2" INCH DIA. IRON ROD FOUND AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 5 (FM 676) AND A TOTAL DISTANCE OF 1125.00 FEET TO A CONCRETE NAL FOUND FOR THE NORTHWEST CORNER, AND ALSO BEING A POINT ON THE NORTHLINE OF TRACT "A";

THENCE S 81°10'00" E, WITH AND ALONG THE NORTH LINE OF TRACT "A" AND ALSO BEING THE CENTERLINE OF MILE 5 (FM 676), A DISTANCE OF 141.00 FEET TO A DISTANCE 60-0-0 NAL SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 3.73 ACRES MORE OR LESS.

BEARS BEARING: FOUND 1/2" DIA. IRON ROD AT THE NORTHEAST CORNER OF LOT "A" AT N. 81° 10' 00" W 665.20 FEET EAST OF THE NORTHWEST CORNER OF LOT 1 CANTU HEIGHTS SUBDIVISION.

FILED FOR RECORD IN
HIDALGO COUNTY, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

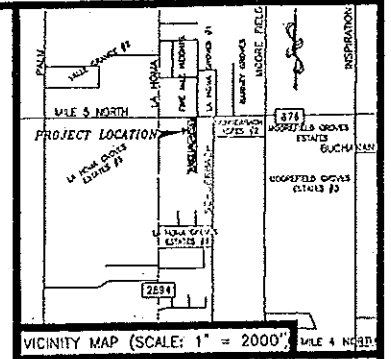
CANTU HEIGHTS SUBDIVISION
DATE OF PREPARATION: FEB. 22, 2010

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF CANTU HEIGHTS SUBDIVISION	
SHEET 1:	HEADING INDEX, LOCATION MAP, AND ETC. 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 CITY OF MISSION AND DESIGNATION OF PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES; ROW CERTIFICATE; HEALTH CERTIFICATE.
SHEET 2:	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OS&F) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OS&F SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVISION STATEMENT & CERTIFICATE. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; AND ENGINEER'S CERTIFICATION; REVISION NOTES.
SHEET 3:	WATER DISTRIBUTION AND SANITARY SEWER (OS&F) MAP, AND MAP OF TOPOGRAPHY AND DRAINAGE.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY:

CANTU HEIGHTS SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY PRECINCT NO. 3 AND 3347 EAST OF LA HOVA ROAD & SOUTH OF MILE 5 AND APPROXIMATELY 3 MILES NORTH OF BUSINESS HWY. 83. 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 77,000). CANTU HEIGHTS SUBDIVISION LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS AND WITHIN THE CITY'S FIVE MILE (5) UNDER LOCAL GOVERNMENT CODE 5112.001



GENERAL PLAT NOTES:

- BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "X" AS PER FEMA MAPS; AREAS OF UNUSUAL FLOODING, COUNTY PANEL NO. 480334 0290 D MAP REVISED, JUNE 6, 2006. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COUNTY PANEL NO. 480334 0290 D MAP REVISED, JUNE 6, 2006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 50' 5 MILE UNIT ROAD (FM 676)
SIDE: 6' OR GREATER FOR EASEMENT.
REAR: 15' OR GREATER FOR EASEMENT.
- 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 OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 & HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 10223.50 CUBIC FEET PER LOT OR 0.11335 ACRE-FEET OF STORM WATER RUNOFF PER LOT. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY UTILIZING SWALES AT LOT 1.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- ALFREDO CANTU JR. AND JOSE ANGEL CANTU THE OWNERS & SUBDIVIDERS OF CANTU HEIGHTS 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUSHES, 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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, & GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY BASEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 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.
- BOUNDARIES: E.M. 174.50 FOUND CONC. NAL AT NORTHWEST CORNER OF SUBDIVISION AT CENTERLINE OF MILE 5 ROAD VERTICAL CURVE IS MAYO 1988.
- 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, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
- ALL LOT CORNERS IN A PC SET WITH 1/2" IRON ROD OR AS NOTED.
- NO MORE THAN ONE SINGLE FAMILY DETACHED 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 OCCUPANCY.
- A 6' BUFFER REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL ZONE/USE BY LOT OWNER.
- 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 SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND RESULTS MAY BE ALSO BEEN 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "ISSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- TRUCK PERMITS FOR DRIVEWAY ARE REQUIRED FOR THIS SUBDIVISION LOT PRIOR TO CONSTRUCTION OF DRIVEWAY ACCESS ON TO FM. 676 (5 MILE UNIT ROAD) AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- ALL LOTS IN CANTU HEIGHTS SUBD ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN CANTU HEIGHTS SUBD. TO THE AREA DEPicted ON THE SUBDIVISION PLAN AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF CANTU HEIGHTS SUBD, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS, AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 MAY ENFORCE THIS PLAT NOTE BY INACTION OR ANY OTHER REMEDY PROVIDED BY LAW. AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPicted ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FROM DRAINAGE OF THE LOTS COMPRISING CANTU HEIGHTS SUBD. 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 SERVING ALL THE LOTS IN CANTU HEIGHTS SUBD, 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 CANTU HEIGHTS SUBD, ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT (BRANDING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS).