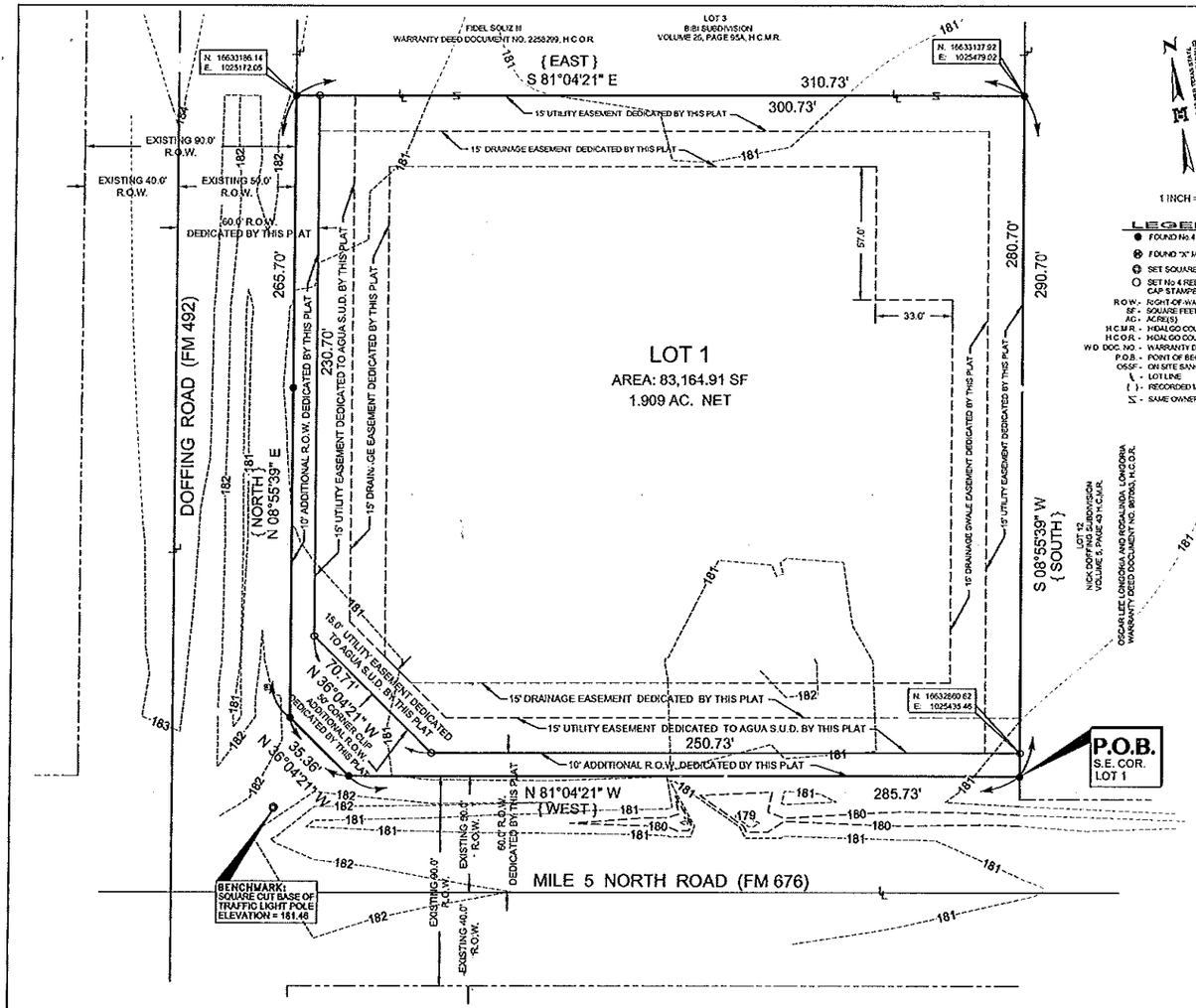


1 INCH = 30 FT.

LEGEND

- FOUND No.4 REBAR
- FOUND "X" MARK ON CONCRETE
- SET SQUARE CUT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT-OF-WAY
SF. - SQUARE FEET
AC. - ACRE(S)
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
P.O.B. - POINT OF BEGINNING
OSSF - ON SITE SANITARY SEWER FACILITIES
( ) - LOT LINE
( ) - RECORDED MAP CALLS
≅ - SAME OWNER(S)

STATE OF TEXAS
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I (WE), FIDEL SOLIS III, AS OWNER(S) OF THE 2.067 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBA MISSION (DOFFING) SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), 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 LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

_____ DATE _____

FIDEL SOLIS III
P.O. BOX 105
PENITAS, TX 78576

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FIDEL SOLIS III, AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

CITY OF MISSION
PLANNING & ZONING COMMISSION

THIS PLAT OF RBA MISSION (DOFFING) SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED ON THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RBA MISSION (DOFFING) SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

_____ _____
MAYOR CITY OF MISSION DATE

_____ _____
ATTEST: CITY SECRETARY DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA MISSION (DOFFING) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____, 20____.

_____ _____
HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR DATE

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA MISSION (DOFFING) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, DAY OF _____, 20_____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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). 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.

BY: _____
HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA MISSION (DOFFING) 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

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE____DAY OF_____20____.

_____
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No.97471
STATE OF TEXAS

DATE PREPARED: 07-13-12
ENGINEERING JOB # 12065.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
KELLEY A. HELLER-VELA
97471
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE G. OUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN JUAN, TEXAS

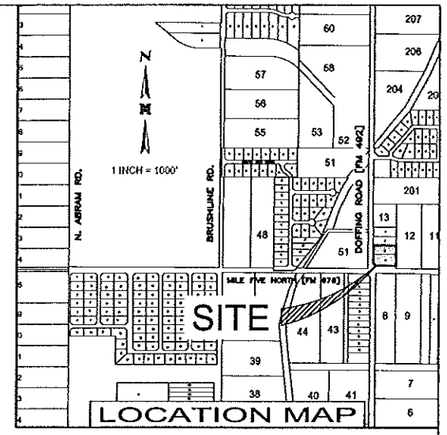
DATED THIS THE____DAY OF_____20____.

_____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 05-21-2012
T-934, PG. 62, T-937, PG. 13
SURVEY JOB # 12065.00

STATE OF TEXAS
REGISTERED
4750
FRED L. KURTH
PROFESSIONAL
LAND SURVEYOR

TBPE FIRM # F-1435



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

RBA MISSION (DOFFING) SUBDIVISION IS LOCATED IN THE SOUTHWESTERN AREA OF HIDALGO COUNTY, APPROXIMATELY 1.5 MILES NORTHWEST OF THE CITY OF MISSION, ON THE NORTH EAST CORNER OF MILE 5 NORTH RD (FM 676) AND DOFFING ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP BY THE OFFICE OF THE SECRETARY OF THE CITY MISSION (POPULATION 77,100 - 2010 CENSUS). RBA MISSION (DOFFING) SUBDIVISION LIES APPROXIMATELY 1.5 MILE FROM THE CITY LIMITS AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3

SUBDIVISION MAP OF RBA MISSION (DOFFING) SUBDIVISION

BEING A RESUBDIVISION OF
2.067 ACRES (90,016.711 S.F.)
CONSISTING OF
1.175 ACRES (51,175.461 S.F.) BEING ALL OF LOT 1,
0.892 AC (38,841.250 SF) BEING ALL OF LOT 2,
OF BIBI SUBDIVISION,
AS RECORDED IN VOLUME 28, PAGE 95A H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.067 ACRES [90,016.711 SQUARE FEET], SITUATED IN HIDALGO COUNTY TEXAS AND CONSISTING OF 1.175 ACRES [51,175.461 SQUARE FEET] BEING ALL OF LOT 1, AND 0.892 OF ONE ACRE [38,841.250 SQUARE FEET] BEING ALL OF LOT 2, OF BIBI SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 28, PAGE 95A, HIDALGO COUNTY MAP RECORDS, SAID 2.067 ACRES [90,016.711 SQUARE FEET], ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 AND BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 5 NORTH ROAD [FM 676], FOR THE SOUTHEAST CORNER OF THIS TRACT;

1. THENCE, N 81°04'21"W (WEST PLAT CALL) ALONG THE SOUTH LINE OF SAID LOT 1 AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 5 NORTH ROAD [FM 676] A DISTANCE OF 285.73 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 36°04'21"W ALONG A RIGHT-OF-WAY CLIP OF MILE 5 NORTH ROAD [FM 676] AND DOFFING ROAD [FM 492], A DISTANCE OF 35.36 FEET TO A NO. 4 REBAR FOUND AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08°55'39"E (NORTH PLAT CALL) ALONG THE WEST LINE OF SAID LOT 1 AND SAID LOT 2, AT A DISTANCE OF 140.7 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, AND SOUTHWEST CORNER OF SAID LOT 2, CONTINUING A TOTAL DISTANCE OF 265.70 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16633186.14, EASTING: 1025172.05) AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81°04'21"E ALONG THE NORTH LINE OF SAID LOT 2, AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF DOFFING RD. [FM 492], CONTINUING A TOTAL DISTANCE OF 310.73 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16633137.9222, EASTING: 1025479.0185) AT THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08°55'39"W (SOUTH PLAT CALL) ALONG THE EAST LINE OF SAID LOT 2 AND SAID LOT 1, AT A DISTANCE OF 125.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF SAID LOT 1, AT A DISTANCE OF 280.7 FEET PASS A NO. 4 REBAR (NORTHING: 16632860.62, EASTING: 1025435.46) SET FOR THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 5 NORTH [FM 676], CONTINUING A TOTAL DISTANCE OF 290.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.067 ACRES [90,016.711 SQUARE FEET], MORE OR LESS.

INDEX TO SHEET OF RBA MISSION (DOFFING) SUBDIVISION:

SHEET 1:
HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION CERTIFICATION, ATTESTATION, ENGINEERING & SURVEYOR'S CERTIFICATION, CITY APPROVAL CERTIFICATION, COUNTY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 APPROVAL, H.C.D.D. No. 1 APPROVAL, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.

SHEET 2:
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE, CONSTRUCTION DETAILS, REVISION NOTES.

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:

ZONE "X" (UNSHADED), IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

COMMUNITY-PANEL NUMBER: 480334 0230 D, MAP REVISED: JUNE 6, 2000

2. SETBACKS:

CENTER OF 1.5 MILE ROAD	50 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR:	15 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE:	15 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE:	20 FEET OR EASEMENT, WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR ASPHALT MEASURED AT THE CENTER OF MILE 5 NORTH RD. (FM 676), 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 A BUILDING PERMIT AND/OR 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.

4. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. SET NO. 4 HI YELLOW CAP LOCATED IN FRONT OF THIS SUBDIVISION AT THE FOLLOWING COORDINATES AND ELEVATION. N= 16633186.593 E= 1025113.068 ELEV. 181.46 PER NAD 83 TEXAS SOUTH 4205.

5. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF .6535 CUBIC FEET (0.106 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON THE DRAINAGE REPORT, PAGE 2 OF 2 OF THIS PLAT.

6. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.

A. OSSF SYSTEM IS BEING SHALL BE DESIGNED FOR DISPOSAL OF COMMERCIAL SEWERAGE.

B. THE 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 EXCERPTS MAY BE ALSO SEEN 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 ASSORPTIVE DRAIN FIELD SYSTEM

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

(GENERAL PLAT NOTES & RESTRICTIONS (CONTINUED):

7. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDED 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

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

9. FIDEL SOLIS III, OWNER(S) & SUBDIVIDER(S) OF RBA MISSION (DOFFING) SUBDIVISION, RETAIN AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.

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. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY 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.

12. ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

13. DEVELOPER/OWNER SHALL INSTALL A BUFFER FENCE ALONG THE NORTH AND EAST PROPERTY LINE IF AND WHEN ADJOINER PROPERTY IS RESIDENTIALLY USED.

14. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL AND COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

15. STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATE 1 CODE. THERE DOES NOT SEEM TO BE EASEMENTS OR EXISTING PUELINES IN THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RECORDS ON SUBJECT TRACT, AS PER MR. AGUILAR.

16. RIGHT-OF-WAY EASEMENT DATED NOVEMBER 3, 1993 FROM TEXAS STATE BANK, AS TRUSTEE FOR FIDEL SOLIS, III TO CENTRAL POWER AND LIGHT COMPANY, FILED UNDER CLERK'S FILE NO. 386534, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. BLANKET IN NATURE. NOT PLOTTABLE.

17. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS & COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR ELECTRIC POWER (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

18. 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. THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

19. TXDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR THE LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ONTO MILE 5 NORTH RD. (FM 676) AND DOFFING RD. (FM 492). TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

20. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN GREEN AREAS, DESIGNATED EASEMENT AREAS OR IF NEEDED ON A COMBINATION OF GREEN AND DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.

21. THE COUNTY OF HIDALGO MAY IMPOSE ADDITIONAL PLANNING MEASURES AT THE VARIOUS STAGES OF PERMITTING SUCH AS IMPOSING A 5 FT WIDE SIDEWALK ON ONE OR BOTH PERIMETER STREETS, AND/OR PROVIDING FOR A PAVED DRIVEWAY TO THE EAST IN ANTICIPATED PREPARATION FOR OTHER ADJOINING COMMERCIAL DEVELOPMENT(S).

GENERAL PLAT NOTES & REQUIREMENTS (CONTINUED):

22. THE LOT IN RBA MISSION (DOFFING) SUBDIVISION IS HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN OFF FROM LOT 1 IN RBA MISSION (DOFFING) SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. OWNER(S) OF RBA MISSION (DOFFING) SUBDIVISION 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 ("COUNTY") AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION 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 FOR DRAINAGE OF THE LOT COMPRISING RBA MISSION (DOFFING) 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 LOT 1 OF RBA MISSION (DOFFING) SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND THE LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN RBA MISSION (DOFFING) SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAVE THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

23. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN WHAT THE PLAT ENGINEER CONSIDERED IN HIS/HERS CALCULATIONS FOR THIS SUBDIVISION.

HIDALGO COUNTY
IRRIGATION DISTRICT NO. 6

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6, ON THIS THE _____ DAY OF _____ 20 ____.

ATTEST: _____ _____
PRESIDENT SECRETARY

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	FIDEL SOLIS III	P.O. BOX 105	PENITAS, TX 78576	(956) 240-0297	N/A
ENGINEER	KELLEY A. HELLER-VELA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: CLEMENTE MENA DATE: 09-04-12
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE — EDINBURG, TX 78541 — PH: (956) 381-0981 — FAX: (956) 381-1839
227 N. F.M. 3167 — RIO GRANDE CITY, TX 78582 — PH: (956) 487-5258 — FAX: (956) 488-8591
ESTABLISHED 1947 — www.meldenandhunt.com

COUNTY OF HIDALGO
STATE OF TEXAS

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

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