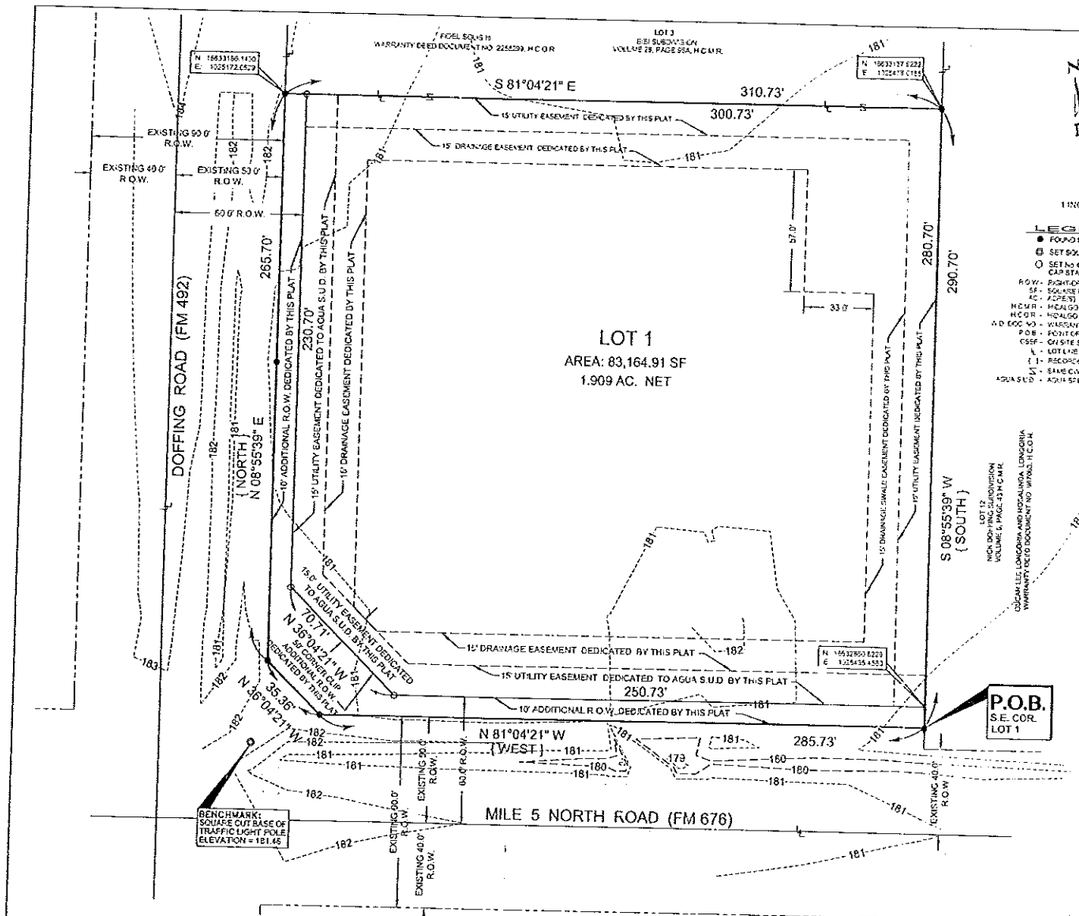

1 INCH = 30 FT.

LEGEND

- ● FOUND No 4 REBAR
- ⊕ SET 50 X 4 RE CUT
- ○ SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT-OF-WAY
- S.F. - 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
- L - LOT LINE
- ( ) - RECORDED MAP CALLS
- ⊥ - BASIS OF BEARINGS
- AGUA S.U.D. - AGUA SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I (WE) FIDEL SOLIS JR. AS OWNER(S) OF THE 2.067 ACRE TRACT OF LAND DESCRIBED AND ENCOMPASSED WITHIN THE PROPOSED RBA MISSION (DOFFING) SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT THE PLAT IS COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) WILL MEET OR WILL MEET THE MINIMUM STATE STANDARDS
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) WILL MEET OR WILL MEET THE MINIMUM STATE STANDARDS
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) WILL MEET OR WILL MEET THE MINIMUM STATE STANDARDS
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) WILL MEET OR WILL MEET THE MINIMUM STATE STANDARDS

I ATTEST TO ALL THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

FIDEL SOLIS JR. — DATE 01/31/12
P.O. BOX 904
PENITAS, TX 78576

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FIDEL SOLIS JR., AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF Oct, 2012

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES 8-26-2013

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

IN ACCORDANCE WITH CHAPTER 212.0115 (B) WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF RBA MISSION (DOFFING) SUBDIVISION HAS BEEN 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

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 NOTIFIED LANDOWNER 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 HAVE THESE DETERMINATIONS

BY _____
HIDALGO COUNTY DRAINAGE DISTRICT NO 1

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

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 19th DAY OF Sept., 2012

Kelley A. Heller-Vela

KELLEY A. HELLER-VELA
TEXAS REGISTRATION # 97421
STATE OF TEXAS

MELDEN & HUNT INC
TEXAS REGISTRATION # 1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBA MISSION (DOFFING) SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 9-21-12 AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS DESCRIBED HEREON.

DATED THIS THE 19th DAY OF September, 2012

Roberto Tamez

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6238 STATE OF TEXAS

DATE SURVEYED 09-21-2012
FIELD NOTE FILE 2012-PS 106 & 2012-PS 52
SURVEY JOB # 1012126

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 NORTHWEST CORNER OF MILE 5 NORTH ROAD (FM 676) AND DOFFING ROAD. THE PROPERTY JURISDICTION IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY MISSION, RBA MISSION (DOFFING) SUBDIVISION IS APPROXIMATELY 1.5 MILE FROM THE CITY LIMITS AND IS WITHIN THE 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 42.021. THIS SUBDIVISION FALLS WITHIN THE ETJ.

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 FLAT 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 SOUTHERMOST 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 NORTHERMOST SOUTHWEST CORNER OF SAID LOT 1, FOR THE NORTHERMOST 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 NORTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER OF SAID LOT 2, CONTINUING A TOTAL DISTANCE OF 265.70 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16633188.1430, EASTING: 1025172.0529) 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: 16632860.6228, EASTING: 1025435.4580) 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, OWNERS DEDICATION CERTIFICATION, ATTESTATION, ENGINEERING & SURVEYORS 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 "B" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN."

COMMUNITY PANEL NUMBER 480334 0290 D MAP REVISED JUNE 8, 2010

2. SETBACKS

DOFFING & MILE ROAD:	55 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR:	15 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE:	15 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE:	25 FEET OR EASEMENT, WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE

MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR ASPHALT ROAD, MEASURED AT THE CENTER OF LOT(S) NORTH AND (MILES) 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.

4. BENCHMARK NOTE

THE FOLLOWING BENCHMARK IS FIRE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS. SET SQUARE CUT LOCATED IN FRONT OF THIS SUBDIVISION AT THE FOLLOWING COORDINATES AND ELEVATION: N= 16633208.381 E= 1025134.568 ELEV. 181.46 PER NGS BENCHMARK 1A2224

5. DRAINAGE

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER WILL BE REQUIRED TO OBTAIN A TOTAL OF 4.148 CUBIC FEET (0.10 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 3 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 SEWAGE.

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 EXCEPTS 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 ABSORPTION DRAIN FIELD SYSTEM

E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED FOLLOWING 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 INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS
   1. ANCHORING OF SEPTIC TANKS
   2. BACKFLOW 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 JR. OWNER(S) & SUBDIVIDER(S) OF RBA MISSION (DOFFING) SUBDIVISION, RESERVES AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN IRRIGATION GATE
10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, OTHER BUILDINGS, TREES AND OTHER PLANTINGS, EXCEPT LOW LIES (NOT EXCEEDING 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER RESTRICTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT
11. ALL PUBLIC UTILITY 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 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 ADJACENT PROPERTY IS RESIDENTIALLY USED
14. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHERWISE 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 MARSHAL 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 WATER CODE AND/OR LAWS, DOES NOT SEEM TO BE EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD
16. RIGHT OF WAY EASEMENT GRANTED NOVEMBER 3, 1953 FROM TEXAS STATE BANK, AS TRUSTEE FOR FIDEL SOLIS III TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 1, PAGE 27, FILE NO. 308334, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET IN NATURE AND NOT PLOTTABLE)
17. AN OFF STREET PARKING LOT & TRUCK 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 PERMIT TO FIRE MARSHAL AND/OR DEVELOPMENT PERMIT. NO WATER OR ELECTRIC POWER SUPPLY TO 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 FALL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SALE EASEMENT. EACH DRAINAGE SALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SALE
19. TXDOT DRIVEWAY ENTRANCE PERMIT IS REQUIRED FOR 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 AREA, DESIGNATED EASEMENT AREAS OR IF NEEDED ON A COMBINATION OF GREEN AND DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAN ENGINEER AT DEVELOPMENT 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 PURSUE ADDITIONAL PLANNING MEASURES AT THE LEVEL OF STATES OF PERMITTING SUCH AS MINIMUM LOT SIZE BOUNDARIES OVER BOTH PERIMETER STREETS, AND/OR PROVIDE FOR A PAVED GRAVEL WAY TO THE EAST IN ANTICIPATED PREPARATION FOR OTHER ADJOINING COMMERCIAL DEVELOPMENTS

GENERAL PLAT NOTES & REQUIREMENTS (CONTINUED):

22. THE LOT 1 RBA MISSION (DOFFING) SUBDIVISION IS HEREBY GRANTED A DRAINAGE SALE EASEMENT WITH RESPECT TO SURFACE WATER FLOW OF ENTIRE LOT 1 IN RBA MISSION (DOFFING) SUBDIVISION TO FLOW EXCEED TO THE RIGHT OF WAY SALE AS THE NATURAL SALE EXISTS. OWNER(S) OF RBA MISSION (DOFFING) SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE REAL PROPERTY DESIGNATED ON THE HIDALGO TEXAS PROPERTY AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS INCLUDING THE REASONABLE ATTORNEY FEES FROM THE LAND OWNERS IN VIOLATION IN THE EVENT THE DRAINAGE SALE IS OPTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOT. OWNER(S) OF RBA MISSION (DOFFING) SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY RESPONSIBLE FOR ACTUALLY SERVICING EACH LOT FOR RESIDENTIAL USE. BY SIGNING THE DRAINAGE EASEMENT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND THE LAST OWNER BY THE COUNTY AND THE DRAINAGE DISTRICT WHICH EVER IS FIRST AND FURTHERMORE) TO RELEASE THE DRAINAGE EASEMENT BY SIGNING THE DRAINAGE SALES 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 EVEN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETAILS ON REQUIREMENTS ENGINEER CONSIDERED IN ENGINEERING CALCULATIONS FOR THIS SUBDIVISION

HIDALGO COUNTY
IRRIGATION DISTRICT NO. 6

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6
ON THIS THE 21st DAY OF September, 20 12

ATTEST: SECRETARY — SEPTEMBER 21 - President

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	FIDEL SOLIS	P.O. BOX 1129	PENITAS, TX 78576	(956) 240-2097	N/A
ENGINEER:	KELLEY A. HELLER-VELA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: CLEMENTE MENA — DATE: 09-19-12
SURVEYED, CHECKED: R.A. FERNANDEZ — DATE: 09-19-12
FINAL CHECK: — DATE: 9-19-12

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE — EDINBURG, TX 78541 — PH: (956) 381-0981 — FAX: (956) 381-1839 — ESTABLISHED 1947
227 N. F.M. 3167 — RIO GRANDE CITY, TX 78582 — PH: (956) 487-5054 — FAX: (956) 487-5591
www.meldenandhunt.com

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