



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED WESTERN MEADOWS SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: NORDHAUSEN UTILITY CONSTRUCTION, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH WEST CORNER OF MILE 5 ROAD & WESTERN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-19-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 ROAD & WESTERN ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MILE 5 ROAD & 20.00 FEET ONTO WESTERN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-05-2023 BY, VICTOR GALLARDO, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-6-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 12" LOCATION: MILE 5 ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-06-2023 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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

NORDHAUSEN UTILITY CONSTRUCTION, LLC AS OWNER OF THE 16.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WESTERN MEADOWS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF 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.

ERIC NORDHAUSEN - PRESIDENT
NORDHAUSEN UTILITY CONSTRUCTION, LLC
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC NORDHAUSEN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS THE ___ DAY OF ___ 20__

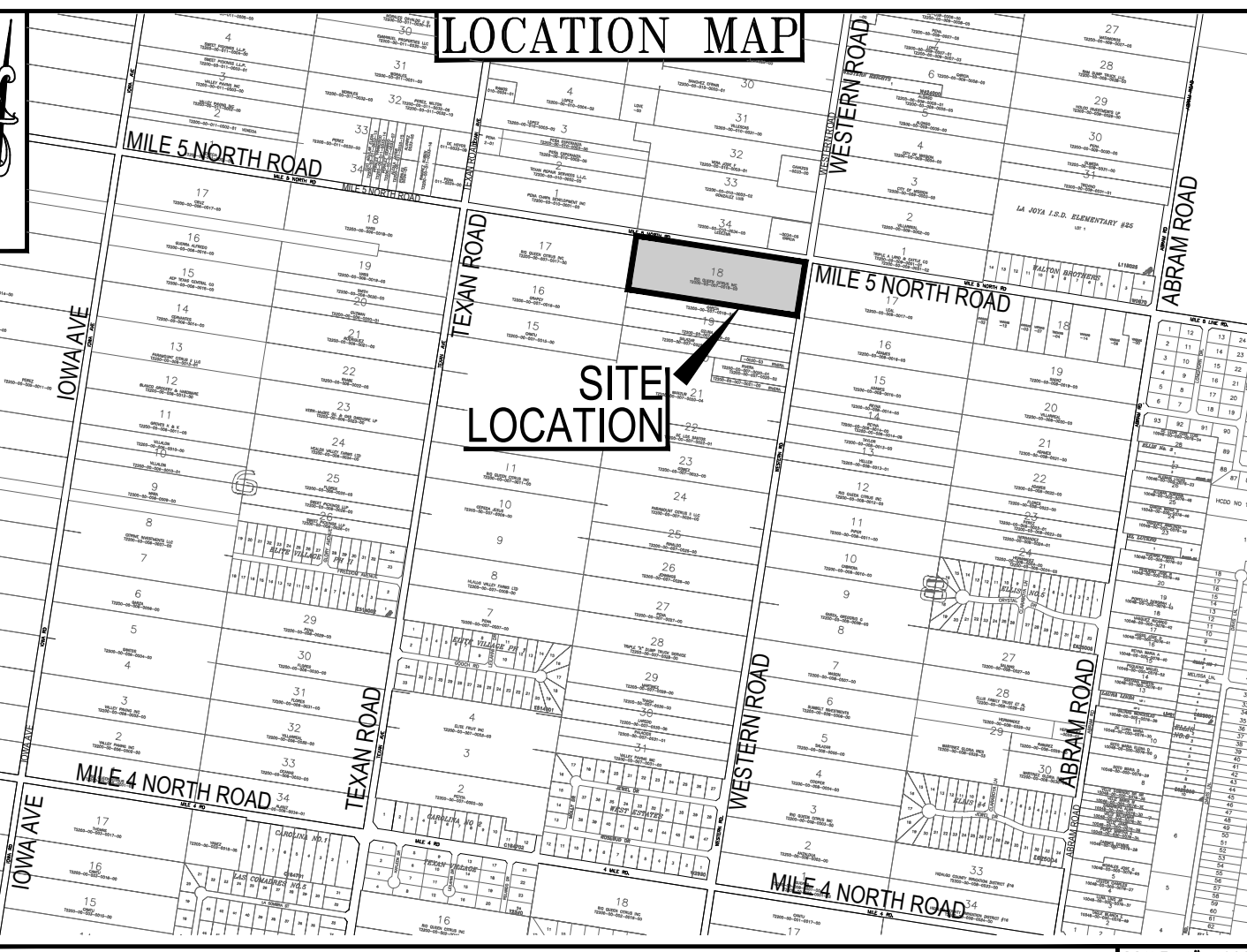
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT ATTEST SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ___ DAY, OF ___ 20__

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE



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

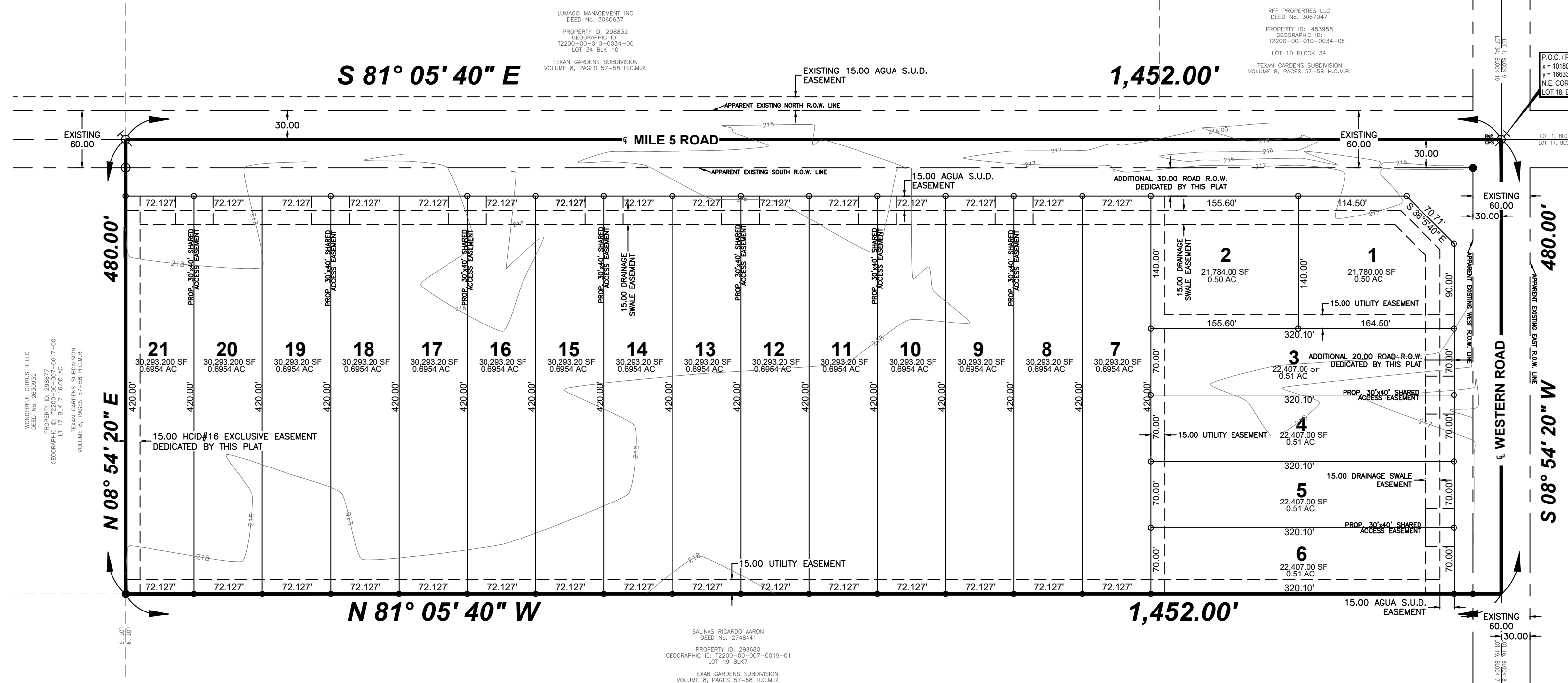
WESTERN MEADOWS SUBDIVISION IS LOCATED SOUTHWEST CORNER OF MILE 5 NORTH ROAD AND WESTERN ROAD. THE ONLY NAMED MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 85,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

NAIN ENGINEERING, L.L.C. CONSULTING ENGINEER
526 N. STREET DONNA, TEXAS 78537
FIRM No. F - 9050 PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

INDEX TO SHEETS OF WESTERN MEADOWS SUBDIVISION
SHEET 1: HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No.6 AND HCHD. REVISION NOTES.
SHEET 2: WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

WESTERN MEADOWS SUBDIVISION

A 16.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 18, BLOCK 7, TEXAN GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS IN HIDALGO COUNTY CLERK'S OFFICE, HIDALGO COUNTY, TEXAS,



METES AND BOUNDS 16.00-ACRE TRACT

A 16.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 18, BLOCK 7, TEXAN GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS IN HIDALGO COUNTY CLERK'S OFFICE, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES...

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND COTTON PICKER SPINDLE (CPS) AT THE INTERSECTION OF THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 5 NORTH ROAD AND OF THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WESTERN ROAD...

THENCE, SOUTH 08 DEGREES 54 MINUTES 20 SECONDS WEST, WITH THE SAID WESTERN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE EAST LOT LINE OF SAID LOT 18, BLOCK 7 AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 480.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 05 MINUTES 40 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 30.00 FEET PASSED A NO. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID WESTERN ROAD...

THENCE, NORTH 08 DEGREES 54 MINUTES 20 SECONDS EAST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 18, BLOCK 7, AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 450.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD...

THENCE, SOUTH 81 DEGREES 05 MINUTES 40 SECONDS EAST, WITH THE SAID MILE 5 NORTH ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE SAID NORTH LOT LINE OF LOT 18, BLOCK 7, AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 1,452.00 FEET TO THE SAID FOUND COTTON PICKER SPINDLE (CPS) AT THE INTERSECTION OF THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF MILE 5 NORTH ROAD AND OF THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF WESTERN ROAD FOR THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 7 AND OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED...

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...

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M. GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

I, GUILLERMO A. ARRATIA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 20 DAY OF DECEMBER, 2020

Guillermo Arratia, P.E. REGISTERED PROFESSIONAL ENGINEER No. 94001 STATE OF TEXAS

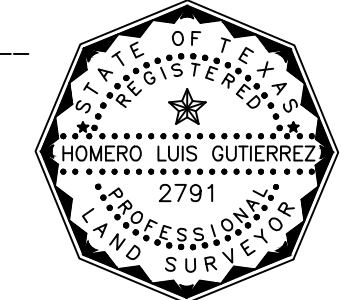


STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE ___ DAY OF ___ 20__

REGISTERED PROFESSIONAL SURVEYOR No. 2791 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(G)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE WESTERN MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE ___ DAY OF ___ 20__

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

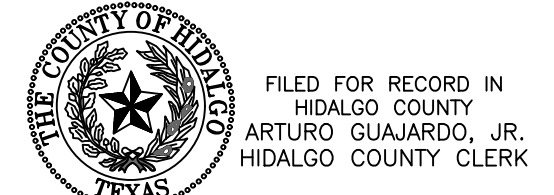
BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES NAD 1983 SOUTH FIPS 4205 FEET

SCALE: 1"=100'

GENERAL SUBDIVISION PLAT NOTES

- 1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE CENTER LINE OF BRUSHLINE ROAD AND MILE 7 ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000.
3. SETBACKS: FRONT SIDE: 50.00 FEET FROM WESTERN ROAD AND MILE 5 NORTH ROAD; REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE LOTS 1 - 21
5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 43,000 CUBIC FEET (0.99) ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, WILL BE ACCOMPLISHED BY NATURAL PERCOLATION AND ONSITE DRAINAGE DETENTION AREAS. (SEE SHEET No.2 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCD#1.)
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHRUBS, TREES, AND OTHER VEGETATION (EXCEPT LOTS 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.
9. 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.
10. ALL PUBLIC UTILITIES 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.
11. 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.
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 ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
13. NORDHAUSEN UTILITY CONSTRUCTION, LLC THE SUBDIVIDER OF WESTERN MEADOWS SUBDIVISION OBTAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
17. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
18. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 3 THROUGH 21 FROM MILE 5 NORTH ROAD AND WESTERN ROAD. A 24-FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 3&4, 5&6, 8&9, 10&11, 12&13, 14&15, 16&17, 18&19 AND 20&21 TO PROVIDE INGRESS AND EGRESS TO LOTS.
19. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL
20. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
21. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
22. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.



FILED FOR RECORD IN HIDALGO COUNTY CLERK'S OFFICE BY ARTURO GUJARDO, JR., HIDALGO COUNTY CLERK
ON: ___ AT ___ AM/PM
INSTRUMENT NUMBER ___ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: ___ DEPUTY

