

Delta Lake Irrigation District

10370 Charles Green Rd

Edcouch, Texas 78538

(956) 262-2101 Fax (956) 262-5695

SUBDIVISION PLAT/FAMILY PARTITION PLAT APPLICATION

Date: _____

Subdivision/Family Partition Name: _____

Legal Description: _____

PLAT FEE: _____ **RECEIPT NO.** _____

Account No.: _____

Owner's Name: _____

Phone #: _____

Address: _____

Engineering Firm: _____

Engineer's Phone #: _____ **Fax #:** _____

Address: _____

Applicant Name: (Engineer/Owner): _____

Applicant's Phone #: _____

Disclosure: Further research of submitted subdivision plats and family partition plats will be subject to fees charged by Delta Lake Irrigation District. Payment is due upon receipt.

CHECK ALL OF THE FOLLOWING THAT APPLY OR N/A
FOR NON-APPLICABLE

**NOTE: ANY ITEM LEFT BLANK COULD RESULT IN SUBDIVISION/FAMILY
PARTITION NOT BEING APPROVED.**

Tax Department Check:

1. _____ Enclosed is a letter or submittal for the above-named subdivision/family partition plat.
2. _____ Enclosed is a copy of the recorded **WARRANTY DEED**.
3. _____ All District taxes and assessments paid in full.
4. _____ A petition for exclusion has been filed and exclusion fee of **\$750.00** is paid.
5. _____ Plat Review Fee **\$500.00** is paid.
6. _____ Final plat has **DRAINAGE STATEMENT** and is signed by Property Owner.
7. _____ Final plat has **STATEMENT FOR BOARD** Certification.
8. _____ Enclosed are 2 copies of the Preliminary Plat
9. _____ Enclosed are 2 copies of the Final Plat.

Field Check:

10. _____ Enclosed is a copy of the final and preliminary plat on digital media that is consistent with Mylar and blue-line copies submitted to the Irrigation District.
11. _____ Preliminary and final plats show **Irrigation District R.O.W. & Easements**.
12. _____ Construction plans and engineers report should be submitted along with copy of Preliminary and Final Plat.
13. _____ Subdivision/family partition perimeter is staked in field and consistent with location of iron pins and concrete monuments noted on plats.
14. _____ Preliminary plat shows **All Existing Facilities Pertinent To The Irrigation System** that are within, alongside, or adjacent to the proposed subdivision and are dimensioned to show relationship with the boundary lines or control points. Canal and drainage ditches are cross-sectioned.

Other:

15. _____ Any comments or notes are attached to this form.
16. _____ Initial request was submitted no less than 30 days before the District board meeting to start process.
17. _____ **It is understood that all required criteria and any changes MUST BE MET by 10:00 A.M. on the first Thursday of the month to be able to be placed as an item on the agenda for the regular Board of Director's meeting, which are regularly scheduled for the 3rd Wednesday of every month at 9:00 A.M.**

******* FOR OFFICE USE ONLY *******

Tax Department:	Date: _____	Initials: _____
Field Check:	Date: _____	Initials: _____
Engineering Dept:	Date: _____	Initials: _____

Delta Lake Irrigation District Landowner

Date: _____

Delta Lake Irrigation District
10370 Charles Green Rd.
Edcouch, TX 78538

RE: Land Exclusion/Inclusion

Dear Sir or Madam:

I (We), _____, own Lot(s) _____,
Block _____, _____ Subdivision. I am requesting to
(exclude) (include) my property(ies) from your District. My property account number(s)
is (are) DL____-____-____-____-____, DL____-____-____-____-____, DL____-____-____-____-____.

I acknowledge that I have received a copy of the Property Exclusion Guidelines.

Thank you,

Signature

Signature

Phone # _____

DELTA LAKE IRRIGATION DISTRICT

POLICY FOR APPROVING SUBDIVISIONS/FAMILY PARTITIONS

Prior to the approval by Delta Lake Irrigation (District) of any subdivision/family partition, the following requirements must be met:

1. Not less than 30 days before the District board meeting at which the plat will be considered, submit the plat to the District's General Manager and pay the District a non-refundable fee of **\$500.00** for plat review. The plat submission to the District will also include a petition for exclusion of the platted land from the District. The fee for the exclusion of the land being subdivided is **\$750.00**, which is also non-refundable.
2. The plat must be signed by a licensed civil engineer, identifying the land to be subdivided and the exact location of any canal, lateral, pipeline, drainage ditch, or other facilities owned, operated or controlled by the District.
3. The plat shall contain the District's Encroachment and Drainage Statement, which addresses the District's rights, rules and regulations existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat, structures on District's easements/rights-of-way and drainage responsibilities. (see attached).
4. The District may require a subdivider to relocate or replace any canal, lateral, pipeline, or drainage ditch, and other facility owned, operated or controlled by the District. All Districts facilities no longer in use will be removed at the subdivider's expense.
5. If a valid easement does not exist for any canal, lateral, pipeline or drainage ditch, and any other facility owned, operated or controlled by the District, the proposed subdivision plat shall indicate an easement of sufficient size, as determined by the District, to allow for the operation, maintenance, repair or replacement of any such facility. Easement documentation needs to be provided by the subdivider to the District for approval and must be recorded at the corresponding courthouse by the subdivider. A recorded copy will need to be provided to the District.
6. All easements dedicated to the use of the District shall be exclusive easements in favor of the District.
7. All rights-of-way and easements no longer needed within the subdivision's boundaries will be offered for sale to the subdivider following the Policy for the Determination of Interests in Real Property. Release of easement and rights-of-way documentation needs to be provided by the subdivider to the District for approval and must be recorded at the corresponding courthouse by the subdivider. A recorded copy will need to be provided to the District.
8. The District must be satisfied that the subdivider is the owner of the property, as evidenced by a title report, title insurance, warranty deed or other reliable evidence.

9. All ad valorem and flat rate taxes must be paid in full for land proposed to be subdivided prior to the consideration of approval by the Board.
10. All decisions made by the Board regarding subdivisions will be based on preventing and avoiding any harm or disadvantage to the District.
11. If a petition for exclusion is submitted, the involved properties will not be removed from the tax roll until the subdivision has been recorded in its corresponding county courthouse and an 11x17 photocopy of such plat is provided to the District.

ENCROACHMENT AND DRAINAGE STATEMENT

We, the undersigned owner(s) of land shown on this plat, for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any costs in connection with any drainage needed now or at any time in the future.

Owner:

Owner:

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

COUNTY OF WILACY §

This plat, _____, has been submitted to and considered by the Delta Lake Irrigation District of Willacy and Hidalgo County, Texas and is hereby approved by such district. "All rights, rules and regulations of the Delta Lake Irrigation District (District) existing prior to the submission of this plat are not abridged 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 abridged).

1. No improvements or modifications of any kind shall be made to or on the District's right-of-way or easement without the District's explicit written consent. This plat will be excluded from the District's boundaries and the lots will not have access to irrigation water.
2. No fencing shall be installed or remain on any District easement or right-of-way without approval from the District's management. All approved fencing must include a gate with a minimum opening of 16 feet.
3. This development will be designed to ensure that stormwater runoff rates do not exceed those that existed when the land was used for agricultural purposes.
4. The District will not be responsible for managing stormwater or drainage systems for this plat.
5. The District has not reviewed nor certified that the storm sewer or utilities described are suitable for the subdivision based on generally accepted engineering criteria. The developer and its engineer are solely responsible for these determinations.

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

APPROVED BY: _____

PRESIDENT: David Esau

ATTEST BY: _____

SECRETARY: Joe Pennington