Delta Lake Irrigation District

**10370 Charles Green Rd**

**Edcouch, Texas 78538**

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

# SUBDIVISION PLAT APPLICATION

**Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Subdivision Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Legal Description: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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 **PLAT FEE: \_\_\_\_\_\_\_\_\_\_\_\_ RECEIPT NO. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Account No.:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Owner’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Engineering Firm: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## Engineer’s Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Fax #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Applicant Name: (Engineer/Owner):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Applicant’s Phone #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Disclosure: Further research of submitted subdivision 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 NOT BEING APPROVED.

**Tax Department Check:**

1. \_\_\_\_\_\_\_\_\_\_\_Enclosed is a letter or submittal for the above named subdivision plat.

2. \_\_\_\_\_\_\_\_\_\_\_Enclosed is a copy of the recorded **WARRANTY DEED**.

3. \_\_\_\_\_\_\_\_\_\_\_All District taxes paid in full.

4. \_\_\_\_\_\_\_\_\_\_\_A petition for exclusion has been filed and exclusion fee of **$500.00** is paid.

5. \_\_\_\_\_\_\_\_\_\_\_Plat Review Fee **$250.00** 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 blueline 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 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. \_\_\_\_\_\_\_\_\_\_**It is understood that all required criteria must be met by 10:00 A.M. on the last 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**

**POLICY FOR APPROVING SUBDIVISIONS**

*Prior to the approval by Delta Lake Irrigation (District) of any subdivision, 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 fee of $**750.00**. The fee is not refundable if the subdivision is not approved.

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 a notation "All rights, rules and regulations of the Delta Lake Irrigation 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.) The plat shall also contain a statement that the District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing be will installed or remain on any Districts easement or right of way unless approved by the District Management. All approved fencing will be required to have gates providing a minimum opening of 16 feet.

4. The plat submission to the District will also include a petition for exclusion of the platted land from the District. If the land at the time of exclusion has a water allocation the landowner must either surrender their water allotment or the landowner shall sell the land’s water allotment prior to exclusion of their land. If the lots are five acres or greater the subdivider may petition the Board to remain in the District, provided the subdivider installs a new PVC pipeline not less than 12" in diameter with appropriate valves at least 10" in diameter so that each lot within said subdivision may be served by the District, and such lines and valves shall be indicated upon the plat submitted for approval. Any necessary check gates or canal diversion gates will be purchased and installed as part of the project. All of the foregoing shall be at the expense of the subdivider. The District may at its discretion install all lines and gates for subdivider (at the subdivider’s expense). The line and/or gates become the property of the District. All work to be performed by the District will be paid in advance.

5. 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.

6. If an 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.

7. All easements dedicated to the use of the District shall be exclusive easements in favor of the District.

8. All Right of Ways no longer needed within the subdivisions boundaries will be offered for sale to the subdivider at current market value.

9. 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.

10. 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.

11. All decisions made by the Board regarding subdivisions will be based on preventing and avoiding any harm or disadvantage to the District.

12. 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.

#### 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 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). Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing be will installed or remain on any Districts easement or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlets must be approved by the district, and be at expense of the owner.

***Any failure to record this plat in the office of the County Clerks Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.***

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_\_\_\_\_\_, DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_ .

APPROVED BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 PRESIDENT: Chuck McDonald

ATTEST BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

SECRETARY: Matthew Klostermann