PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 12, 2021 – 4:00 P.M
EDINBURG CITY HALL
415 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

AGENDA

1. **CALL MEETING TO ORDER, ESTABLISH QUORUM**

   A. Prayer

   B. Pledge of Allegiance

2. **CERTIFICATION OF PUBLIC NOTICE**

3. **MEETING PROCEDURES**

   The following are the meeting procedures used by the Planning & Zoning Commission:

   A. All the items are generally considered as they appear on the agenda. As each item is introduced.

   B. Staff will present its findings and recommendation on the item being considered.

   C. The party making the request may make a presentation and may address the Commission on any issues arising during the discussion of the item being considered.

   D. Anyone in the audience desiring to speak in favor or in opposition may do so. A 3-5 Minute time limit will be given to each person interested in speaking on the item. The use of a spokesperson for large groups of people will be required.

   E. Once the Chair close the public hearing, the commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feel to be appropriate.

4. Consider Excusing the Absence of Commission Member Carlos Jasso from the December 8, 2020 Regular Meeting

5. **PUBLIC COMMENTS**

   A. If you would like to participate under public comments, you must submit a request beginning at 9:00 a.m. the day of the meeting by (a) sending an email to PublicHearing@cityofedinburg.com or (b) calling the Planning and Zoning Department at 956-388-8202. All request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

6. PUBLIC HEARINGS

A. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, Being a 16.78 acre tract of land out of the East half of Lot 15, Block 55, and a 16.80 acre tract of land out of the West half of Lot 15 Block 55, Alamo Land and Sugar Company's Subdivision, Located North of Trenton Road, approximately 3,500 feet East of South Raul Longoria Road, As Requested by Robert B. Gastel

B. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, Being a 0.560 of one acre out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey, Located on the East side of North Depot Road, approximately 135 feet South of Chapin Road, As Requested by Raymond Shawn Luna

C. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District, Being 5.81 acres out of Lot 8, Kelly-Pharr Subdivision, an addition to the City of Edinburg, Located at the Northwest corner of Sugar Road and West Canton Road, As Requested by Benjamin Bujanda M.D.

D. Consider the Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, Being .50 of an acre out of certain 2.00 acre tract of the West 5.00 acres of the South ½ of Lot 13, Section 276, Texas-Mexican Railway Company's Survey, Located on the East Side of Monmack Road, Approximately 330 feet North of Sprague Road, As Requested by Michael Cantu

E. Consider The Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, Being a 6.00 acre tract of land out of Lot 59, Kelly-Pharr Subdivision, Located on the South Side of Alberta Road, Approximately 500 feet West of Shalom Drive, As Requested by Patrick Costello

9. SUBDIVISION (VARIANCES)

A. Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, Being a tract of land containing 2.263 acres, Being a part or portion out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey Subdivision, Located on the East side of N. McColl Road approximately 800 feet North of Shunior Road, As Requested by Mrs. Ofelia C. Martinez

B. Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, Being a 0.50 of acre tract of land being a portion of Lot 4, Section 237, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, Located at 3504 Russell Road, As Requested by Mrs. Rosio Espiritu Carr

C. Consider Variance Request to the City's Unified Development Code to Article 7- Plat and Site Plan Design- Section 7.404 Blocks, Pearl Estates Subdivision, a 10.00- acres tract of land out of Lot 7, Section 239, Texas-Mexican Railway Company Survey, located on the North side of Rogers Road and West of Gayle Road, As Requested by HLG, Plan Review Services.

10. CONSENT AGENDA

A. Preliminary Plat Approval of Amended Union Square Apartments Subdivision, Being 37.464 acres out of Union Square Apartments, City of Edinburg, Hidalgo County Texas, Located at the Northwest corner of Sugar Road and Russell Road, As Requested by Melden and Hunt, Inc.

B. Preliminary Plat Approval of Border Town Phase 3 Subdivision, Being a 66.75 acres tract of land, more or less being out of and forming a part or portion of Lots 13 & 14, Block 70, Engelman re-subdivision, Located North of FM 2812 between Brushline Road and North 3rd Street, As Requested by Rio Delta Engineering

C. Preliminary Plat Approval of Oakhill at Villanueva Estates Phase 2 Subdivision, Being 13.564 acres out of Lot 9, Section 233, Texas-Mexican Railway Company Survey, Located along the West side of Hoehn Road, approximately 826 feet south of Chapin Road, As Requested by Melden and Hunt, Inc.

D. Final Plat Approval of Santa Cruz Section I, Phase IV-1 Subdivision, Being a 16.502 acres out of Lot 1, La Sienna Development, Volume 53, Page 124. H.C.M.R, Located on the South side of Santa Fe Street and Santa Cruz Street, As Requested by Melden and Hunt, Inc.

E. Final Plat Approval of Pueblo de Palmas Phase 24 Subdivision, Being a resubdivision of 22.227 acres crossing of 5.125 acres out of Lot 24, 7.501 acres out of Lot 25, 6.117 acres out of Lot 27, 3.484 acres out of Lot 29, Amended Map of Santa Cruz Gardens Unit No. 2, Located on Cesar Chavez and Alamo Road, As Requested by Melden and Hunt, Inc.

F. Final Plat Approval of Silver Heights Subdivision, Being the South 10.00 acre tract of land out of Lot 11, Block 1, John Closner Subdivision out of Porciones 71 and 72, Hidalgo County, Texas, Located on the east side of Raul Longoria (FM 1426), approximately 1,038 feet south of Trenton Road, As Requested by M2 Engineering, PLLC.

G. Final Plat Approval of The Heights on Wisconsin Phase 2 Subdivision, Being a 12.82 acre tract of land being 7.727 acres of Lot 1, and 5.093 acres out of Lot 2, Jas. I Lavelle resubdivision, Located on the South side of East Wisconsin Road, approximately 300 feet east of South Veterans Boulevard, As Requested by Barrera Infrastructure Group, Inc.

11. INFORMATION

A. City Commission Actions: December 15, 2020

12. ADJOURNMENT

I hereby certify that this notice of meeting was posted in accordance with the Open Meetings Act, V.T.C.A., Government Code, Section 551.041, at the Edinburg City Hall Building, 415 West University Drive, Edinburg, Texas, visible and accessible to the general public after regular working hours, at 5:15 P.M. on this 8th day of January, 2021.

Nikki M. Cavazos

Nikki Marie Cavazos, Administrative Assistant
Planning & Zoning Department

NOTICE

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY WITH CITY OFFICIALS AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE REQUESTED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT (956) 388-8204 THREE WORKING DAYS PRIOR TO ANY MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

Memo

To: Planning & Zoning Commission Members

From: Nikki Marie Cavazos, Administrative Assistant

Subject: Commission Members Absence

Date: January 8, 2021

This is to advise you that action needs to be taken with regards to the absence of Commission Member Carlos Jasso from the December 8, 2020 Regular Meeting.

Should you have any questions, you may call me at 956-388-8202.

CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date:
1/12/2021

Comprehensive Plan Amendment

Rezoning Request

AGENDA ITEM:
Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, Being a 16.78 Acre Tract of Land out of the East Half of Lot 15 Block 55, and a 16.80 Acre Tract of Land out of The West Half of Lot 15 Block 55, Alamo Land and Sugar Company's Subdivision, Located North of Trenton Road, Approximately 3,500 Feet East of South Raul Longoria Road, As Requested By Robert B. Gastel [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:
The property is located north of Trenton Road, approximately 3,500 feet east of South Raul Longoria Road and is currently vacant. The tract has 1320 feet of width and 1105.16 feet of depth for a total tract size of 33.58 acres. The applicant is proposing the construction of a single family residential development that will consist of 168 lots ranging from 5,000 square feet to 6,000 square feet. This property is going under the subdivision process under Oakland Village Phase 4 Unit 1 and received preliminary approval by the Planning & Zoning Commission on September 10, 2019. The requested zone will allow for Neighborhood Conservation 5.0 (NC 5.0) District which allows for a single family residential development. The future land use for the property is Suburban Uses.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Agriculture (AG) District to the West. The property to the North, East and South currently fall outside the City Limits of Edinburg. The surrounding uses consist of single family residential homes.

ESTIMATED TIMELINE: Staff mailed a notice of the public hearing before the Planning & Zoning Commission to seventy-one (71) neighboring property owners and received 1 comment against and none in favor of this request at the time of the report.

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on February 2, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:
The applicant is proposing the construction of a single family residential development that will consist of 168 lots ranging from 5,000 square feet to 6,000 square feet.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 1/12/2021
CITY COUNCIL – 2/2/2021
DATE PREPARED – 1/4/2021

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District.
APPLICANT:	Robert Gastel
AGENT:	Quintanilla Headley & Associates
LEGAL:	Being a 16.78 Acre Tract of Land out of the East Half of Lot 15 Block 55, and a 16.80 Acre Tract of Land out of The West Half of Lot 15 Block 55, Alamo Land and Sugar Company's Subdivision
LOCATION:	Located North of Trenton Road, Approximately 3,500 Feet East of South Raul Longoria Road
LOT/TRACT SIZE:	16.78 acres and 16.80 acres
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Residential Development
EXISTING LAND USE	Agriculture (AG) District
ADJACENT ZONING:	North - Outside City Limits of Edinburg South – Outside City Limits of Edinburg East – Outside City Limits of Edinburg West - Agriculture (AG) District
LAND USE PLAN DESIGNATION:	Suburban Uses
PUBLIC SERVICES:	North Alamo Water Supply Coop Water / Sewer
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District

EVALUATION

The following is staff's evaluation of the request.

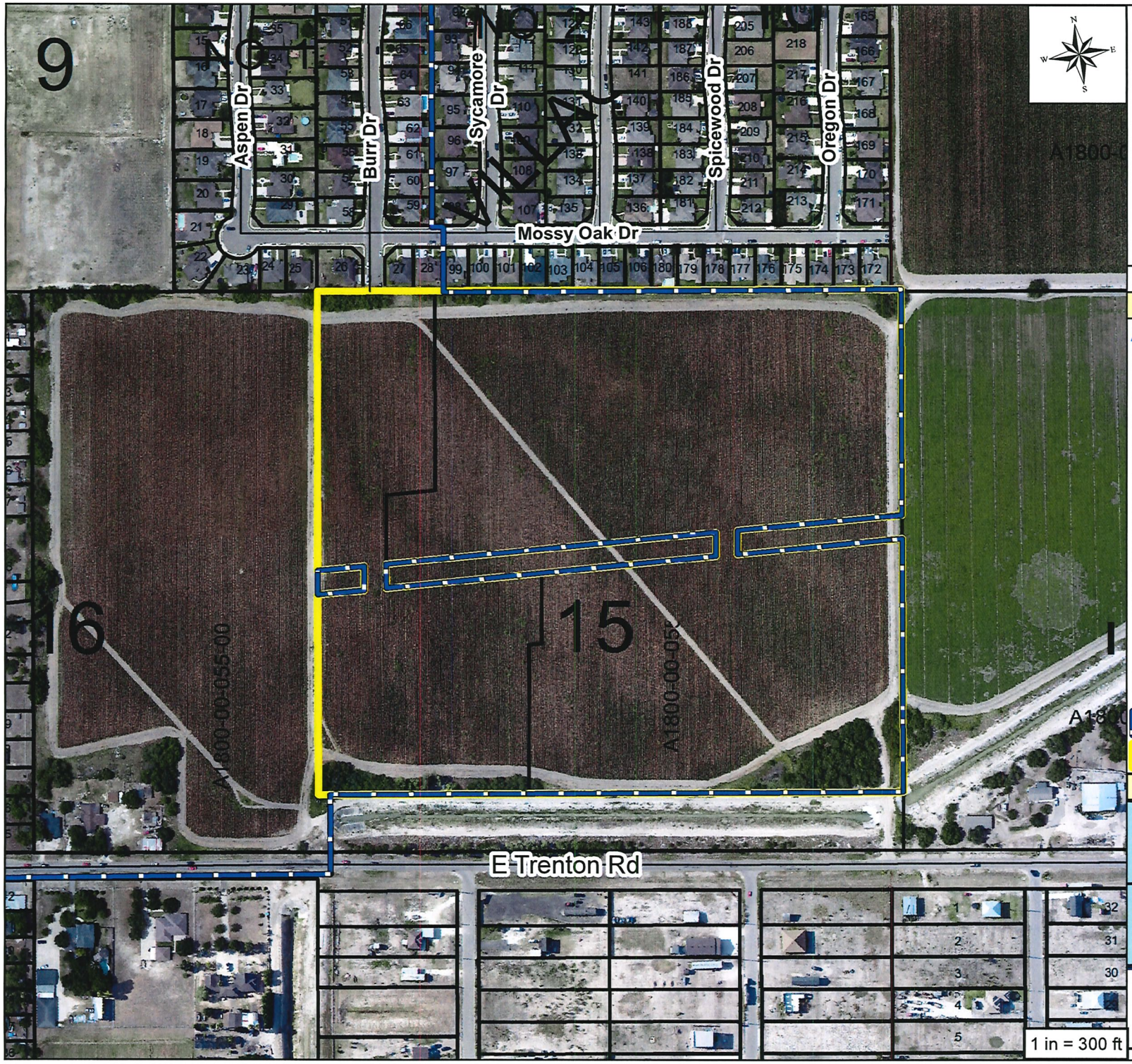
1. The surrounding uses consist of single family residential homes.

2. The applicant is proposing the construction of a single family residential development that will consist of 168 lots ranging from 5,000 square feet to 6,000 square feet.

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to seventy-one (71) neighboring property owners and received 1 comment against and none in favor of this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

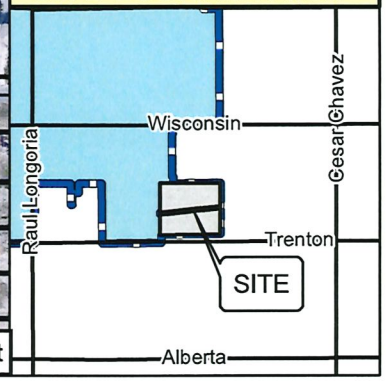
ROBERT B. GASTEL

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5.0 (NC 5.0) DISTRICT, BEING A 16.78 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 15 BLOCK 55, AND A 16.80 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 15 BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED NORTH OF TRENTON ROAD, APPROXIMATELY 3,500 FEET EAST OF SOUTH RAUL LONGORIA ROAD, AS REQUESTED BY ROBERT B. GASTEL

Legend

- CITY LIMITS
- APPLICANT SITE

SITE LOCATION MAP



THE CITY OF EDINBURG TEXAS

ZONING MAP

CASE CAPTION:

APPLICANT NAME:

ROBERT B. GASTEL

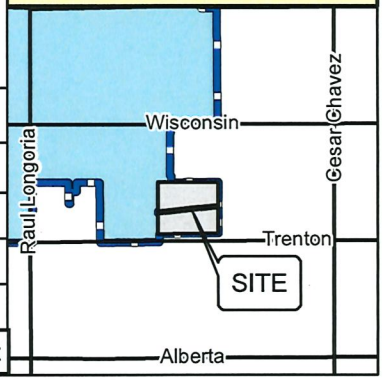
Legend

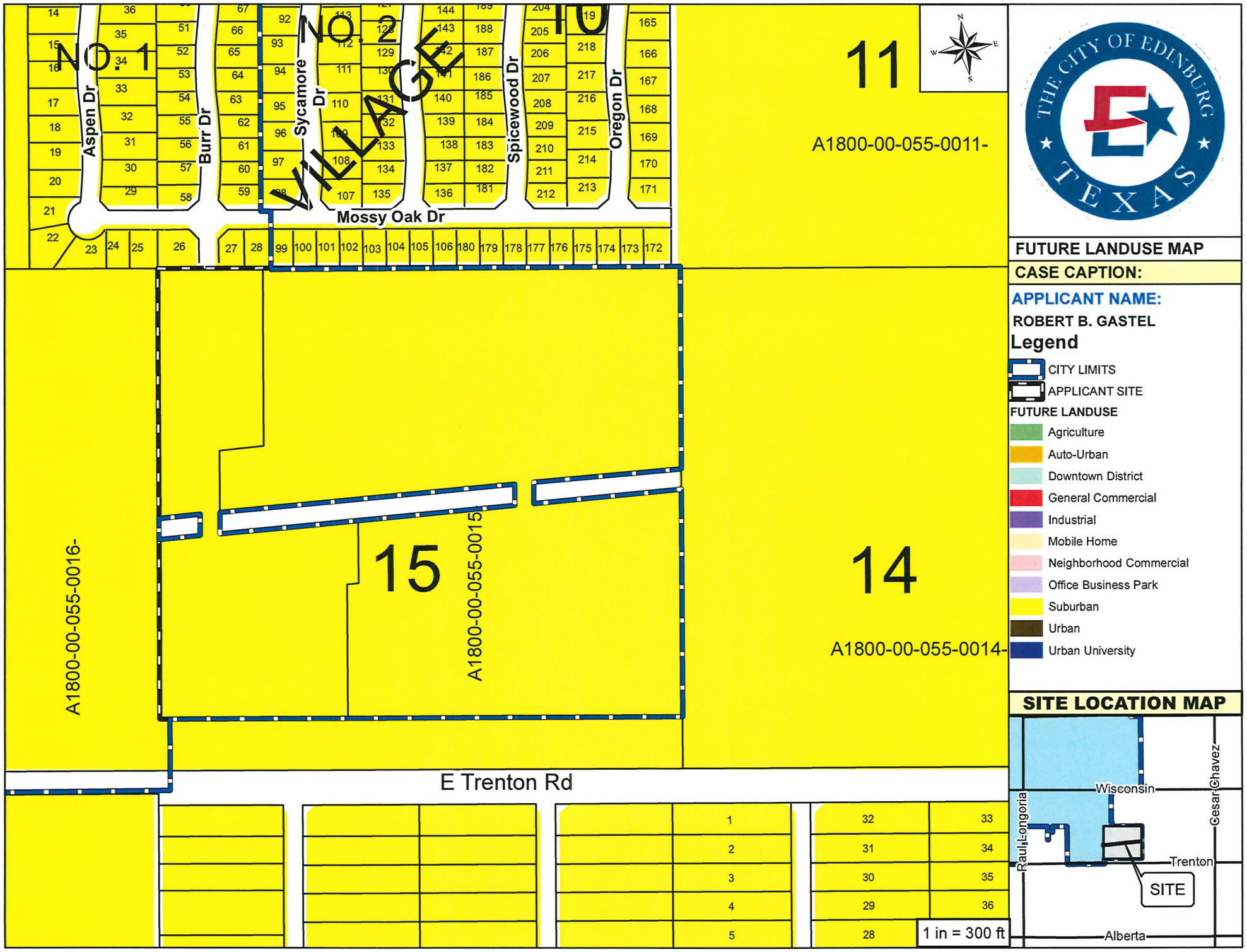
- CITY LIMITS
- APPLICANT SITE

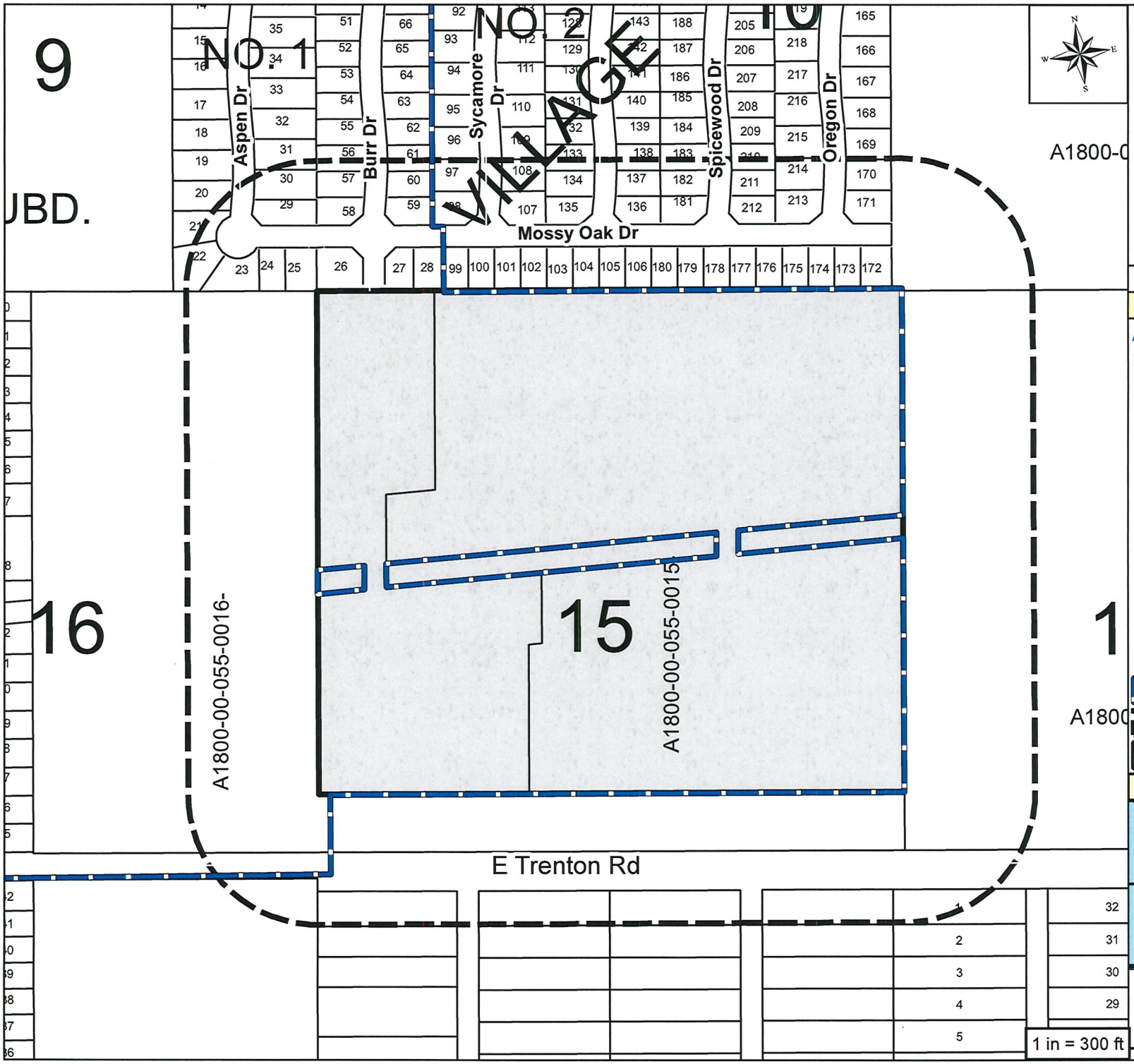
ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP




NO. 1
NO. 2
VILLAGE
Aspen Dr
Burr Dr
Sycamore Dr
Spicewood Dr
Oregon Dr
Mossy Oak Dr
11
A1800-00-055-0011-
15
A1800-00-055-0015
14
A1800-00-055-0014-
A1800-00-055-0016-
E Trenton Rd
THE CITY OF EDINBURG TEXAS
FUTURE LANDUSE MAP
CASE CAPTION:
APPLICANT NAME:
ROBERT B. GASTEL
Legend
CITY LIMITS
APPLICANT SITE
FUTURE LANDUSE
Agriculture
Auto-Urban
Downtown District
General Commercial
Industrial
Mobile Home
Neighborhood Commercial
Office Business Park
Suburban
Urban
Urban University
SITE LOCATION MAP
Wisconsin
Raul Longoria
Cesar Chavez
Trenton
SITE
Alberta
1 in = 300 ft



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

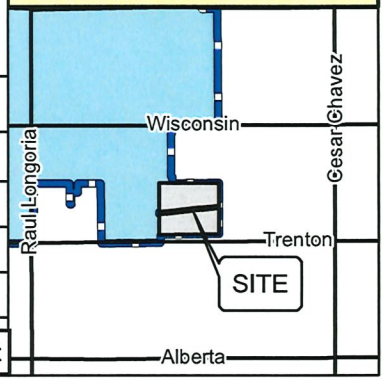
ROBERT B. GASTEL

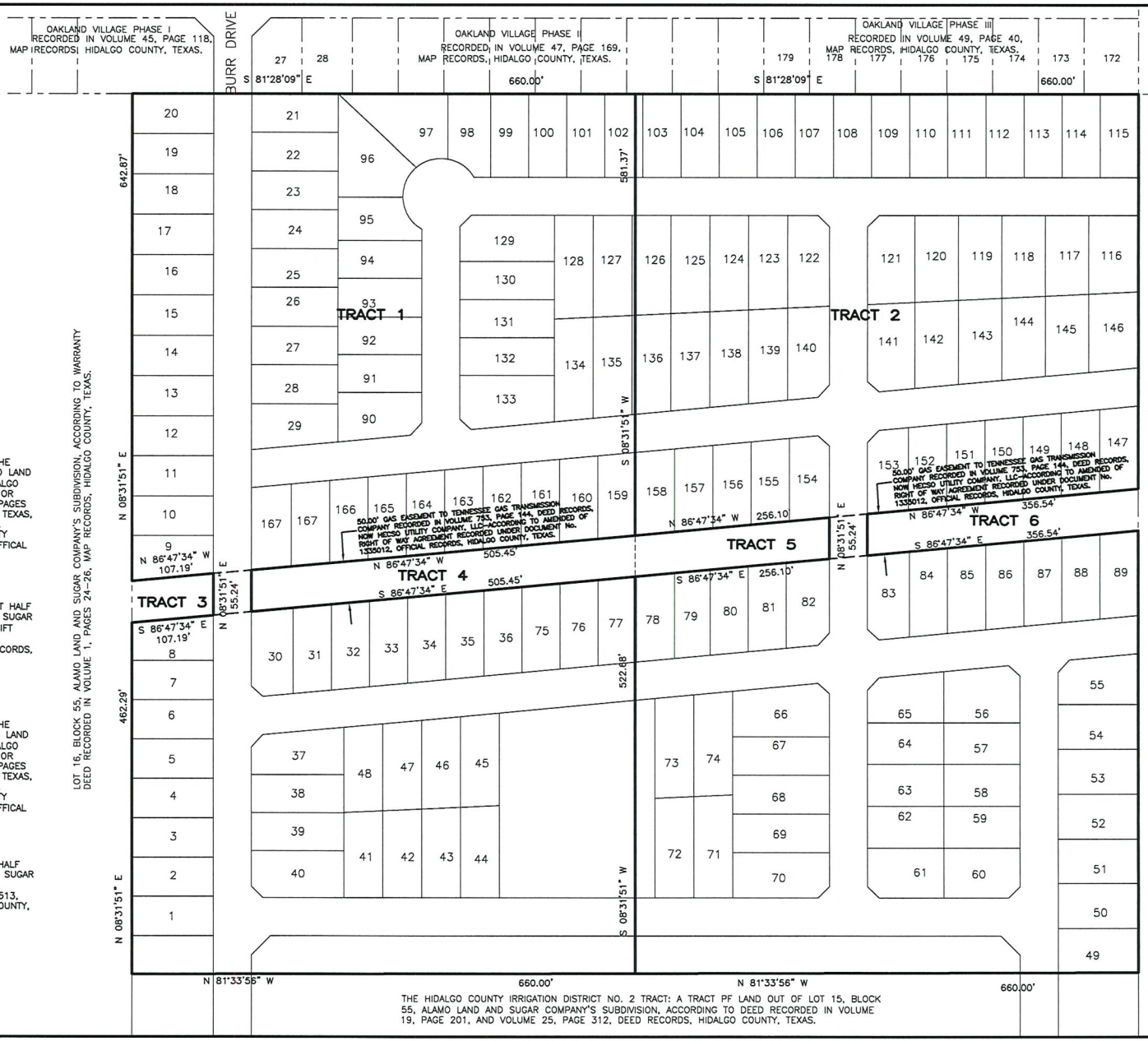
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5.0 (NC 5.0) DISTRICT, BEING A 16.78 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 15 BLOCK 55, AND A 16.80 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 15 BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED NORTH OF TRENTON ROAD, APPROXIMATELY 3,500 FEET EAST OF SOUTH RAUL LONGORIA ROAD, AS REQUESTED BY ROBERT B. GASTEL

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





SCALE 1" =60'

TRACT 1

A 16.80 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3096682, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS.

TRACT 5 TRACT 6

THE ROGELIO T. ARTEAGA TRACT: THE EAST HALF OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2271507, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS.

TRACT 2

A 16.78 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3096658, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS.

TRACT 3 TRACT 4

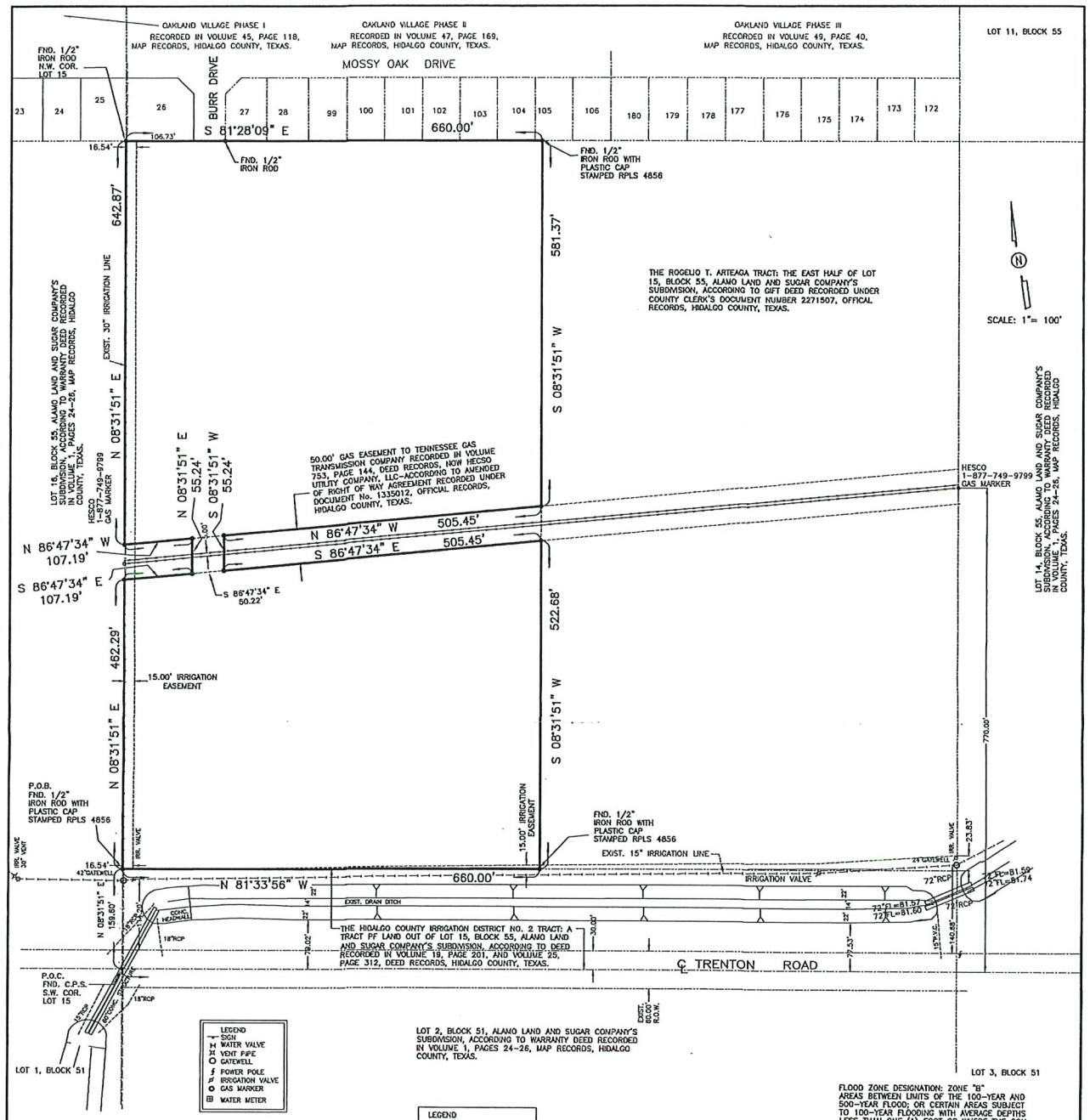
THE ANSELMA TORRES TRACT: THE WEST HALF OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 977, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS.

JOB NO.	
DATE	04/29/2019
REVISION	
SCALE	1"=60'
DRAWN BY	AD
SHEET	

OAKLAND VILLAGE PHASE IV MASTERPLAN BOUNDARY OWNERSHIP EXHIBIT

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-0460
FAX 956-381-0467
ALFONSO@QHA-ENG.COM

K:\DRAWINGS\OTHER\OAKLAND VILLAGE PH. IV\OUTLETS\OAKLAND VILLAGE PH. IV OUTLETS.DWG			
04/29/2019	AD	AFONSO R. QUINTANILLA	AFONSO R. QUINTANILLA
DATE REVISED	DRAWN BY	ENGINEER IN CHARGE	DIRECTOR



SCHEDULE B PARAGRAPH 10

b. Right of way easement granted to Tennessee Gas Transmission Company, a Delaware Corporation, by Maud Gould Perry, dated August 4, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 753, Page 144,Deed Records Hidalgo County, Texas. (APPLY-AS SHOWN HEREON)

c. Right of way easement granted to Tennessee Gas Transmission Company, a Delaware Corporation, by Hidalgo County Irrigation District No. 2, dated July 21, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 751, Page 517,Deed Records Hidalgo County, Texas. (APPLY-BLANKET)

d. Right-of-Way Easement and conditions as reserved in Deed recorded in Volume 19, Page 201, Deed Records of Hidalgo County, Texas.
(NOT APPLY-OUTSIDE SURVEY LIMITS)

e. Right of way easement granted to HESCO Utility Company, L.L.C., by Anselmo Torres Portido, dated January 9, 2004, filed for record on May 17, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1335013.
(APPLY-BLANKET)

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH OAKLAND VILLAGE PHASE III RECORDED IN VOLUME 49, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

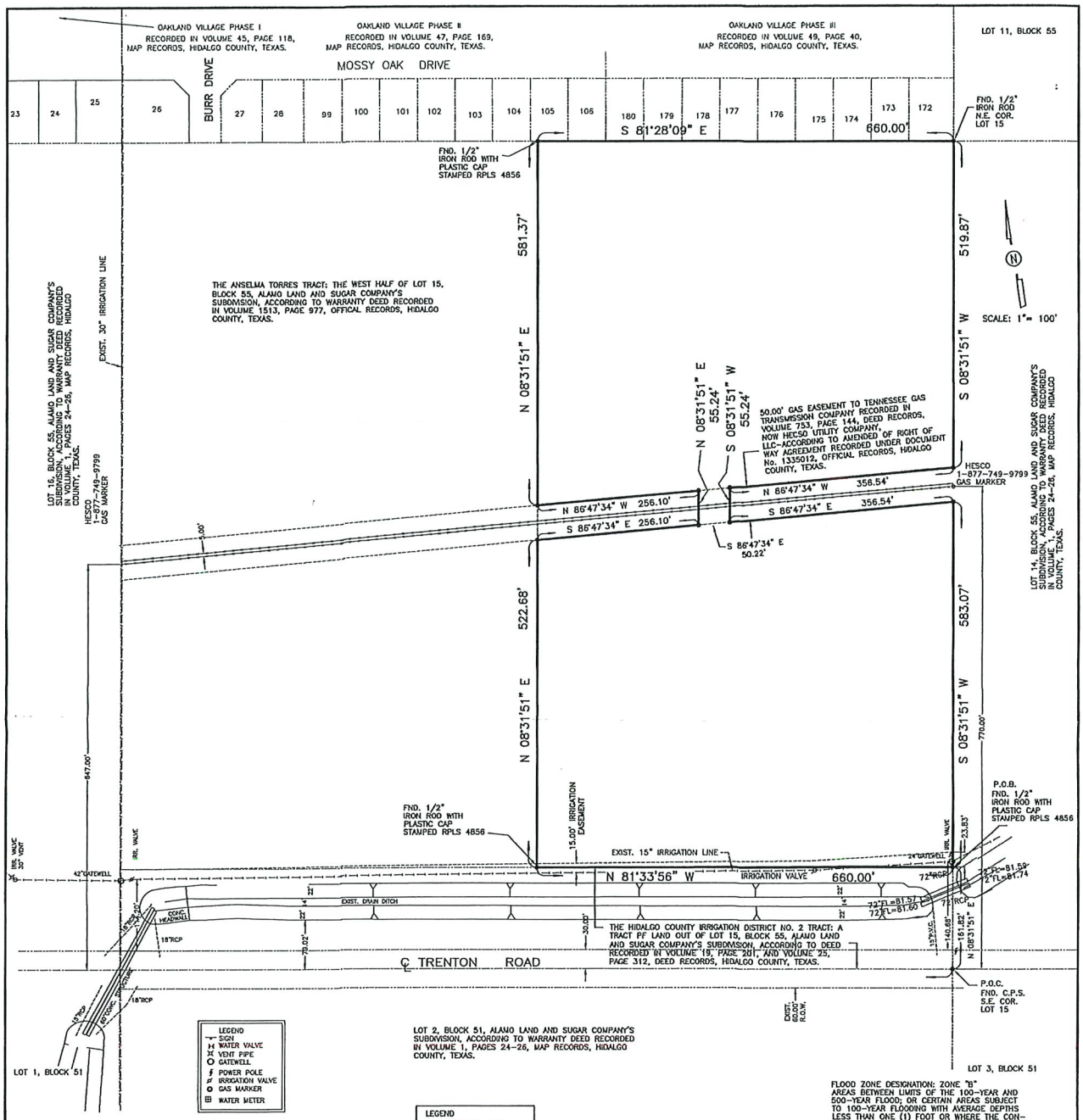
PLAT SHOWING

A 16.80 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3096682, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 1 PAGES 24-26
SURVEYED JULY 17, 2020
OWNER BELTON, LLC
ADDRESS
JOB No. G.F. No. 0000203014
BOOK No. PAGE
Z:\data\SUBDIVISIONS\Edinburg\OAKLAND VILLAGE PHASE M\DWGS\L15853ALS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

RECEIVED
DEC 14 2020
Name: 4:29pm



SCHEDULE B PARAGRAPH 10

b. Right of way easement granted to Tennessee Gas Transmission Company, a Delaware Corporation, by Maud Gould Parry, dated August 4, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 753, Page 144,Deed Records Hidalgo County, Texas. (APPLY-AS SHOWN HEREON)

c Right of way easement granted to Tennessee Gas Transmission Company, a Delaware Corporation, by Hidalgo County Irrigation District No. 2, dated July 21, 1952, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 731, Page 517,Deed Records Hidalgo County, Texas. (APPLY-BLANKET)

d. Right-of-Way Easement and conditions as reserved in Deed recorded in Volume 19, Page 201, Deed Records of Hidalgo County, Texas.
(NOT APPLY-OUTSIDE SURVEY LIMITS)

e. Right of way easement granted to HESCO Utility Company, L.L.C., by Anselma Torres Partida, dated January 9, 2004, filed for record on May 17, 2004 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1335013.
(APPLY-BLANKET)

PLAT SHOWING

A 16.78 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 15, BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3096658, OFFICAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH OAKLAND VILLAGE PHASE III RECORDED IN VOLUME 49, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 1 PAGES 24-26
SURVEYED JULY 17, 2020
OWNER BELTON, LLC
ADDRESS
JOB No. G.F. No. 0000203013
BOOK No. PAGE
Z:\data\SUBDIVISIONS\Edinburg\OAKLAND VILLAGE PHASE IV\DWGS\L15B53.JLS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

RECEIVED
DEC 14 2020
Name: BC 4:29pm

Nikki Cavazos

From: 'ludi estrada' via Planning and Zoning <planning@cityofedinburg.com> on behalf of 'ludi estrada' via Planning and Zoning
Sent: Monday, January 4, 2021 1:15 PM
To: planning@cityofedinburg.com
Subject: Rezoning request response Robert B. Gastel

I am attaching our response,requested by Robert B. Gastel. Suburban to auto urban.

Thank you.
Ludivina Estrada, David Sosa
3817 Aspen Dr
Edinburg Texas 78542

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, January 12, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5.0 (NC 5.0) DISTRICT, BEING A 16.78 ACRE TRACT OF LAND OUT OF THE EAST HALF OF LOT 15 BLOCK 55, AND A 16.80 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 15 BLOCK 55, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, LOCATED NORTH OF TRENTON ROAD, APPROXIMATELY 3,500 FEET EAST OF SOUTH RAÚL LONGORIA ROAD, AS REQUESTED BY ROBERT B. GASTEL

This request is scheduled to be heard by the **City Council on Tuesday, February 2, 2021 at 6:00 p.m.** As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Wednesday, January 12, 2021
- EMAIL- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor ☑ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

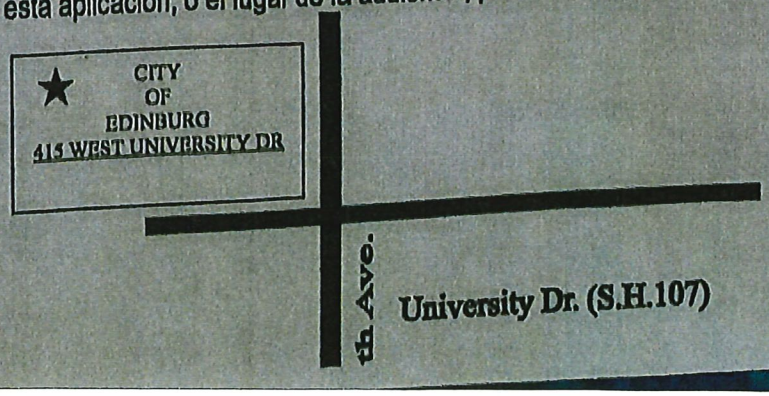
Print Name: David Sosa, Ludivina Estrada Phone No.: 956-429-1680

Address: 3817 Aspen Dr. City: Edinburg State: TX Zip: 78542

NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date:
1/12/2021

Comprehensive Plan Amendment

Rezoning Request

AGENDA ITEM:
Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District, Being a 0.560 of one Acre out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey, Located on the East side of N. Depot Road approximately 135 feet South of Chapin Road, As Requested By Raymond Shawn Luna [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:
The property is located on the east side of N. Depot Road approximately 135 feet south of Chapin Road and currently has a single family residential home. The tract has 87.40 ft. of frontage along N. Depot Road and 279.20 feet of depth for a tract size of 0.56 of an acre. The applicant is proposing the construction of a new home to replace the current home on the property. The requested zoning of Neighborhood Conservation 5.0 (NC 5.0) District allows for a single family residential development. The future land use for the property is Suburban Uses.

The property is currently zoned Agriculture (AG) District. The surrounding zoning in the area is Agriculture (AG) District to the North, East and South. The property to the West currently falls outside of the City limits of Edinburg. The surrounding uses consist of residential homes and vacant land.

ESTIMATED TIMELINE: Staff mailed a notice of the public hearing before the Planning & Zoning Commission to seven (7) neighboring property owners and received 2 comments in favor and none against this request at the time of the report.

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on February 2, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:
The applicant is proposing the construction of a new home to replace the current home on the property.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 1/12/2021
CITY COUNCIL – 2/2/2021
DATE PREPARED – 1/4/2021

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District.
APPLICANT:	Raymond Shawn Luna
AGENT:	N/A
LEGAL:	Being a .560 of one Acre out of Lot 10, Section 233, Texas-Mexican Railway Company's Survey
LOCATION:	Located on the Southeast Corner of North Depot Road and Chapin Street
LOT/TRACT SIZE:	0.560 of one Acre
CURRENT USE OF PROPERTY:	Residential Development
PROPOSED USE OF PROPERTY:	Residential Development
EXISTING LAND USE	Agriculture (AG) District
ADJACENT ZONING:	North - Agriculture (AG) District South – Agriculture (AG) District East – Agriculture (AG) District West - Outside City Limits of Edinburg
LAND USE PLAN DESIGNATION:	Suburban Uses
PUBLIC SERVICES:	Sharyland Water Supply Coop Water / OSSF
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District

EVALUATION

The following is staff's evaluation of the request.

1. The surrounding uses consist of residential homes and vacant land.

2. The applicant is proposing the placement of a single family residential home.

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto Urban Uses and the Rezoning Request from Agriculture (AG) District to Neighborhood Conservation 5.0 (NC 5.0) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to seven (7) neighboring property owners and received 2 comments in favor and none against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits

THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

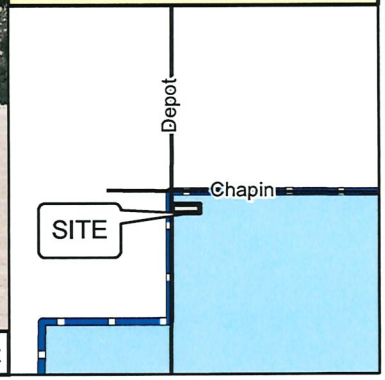
RAYMOND SHAWN LUNA

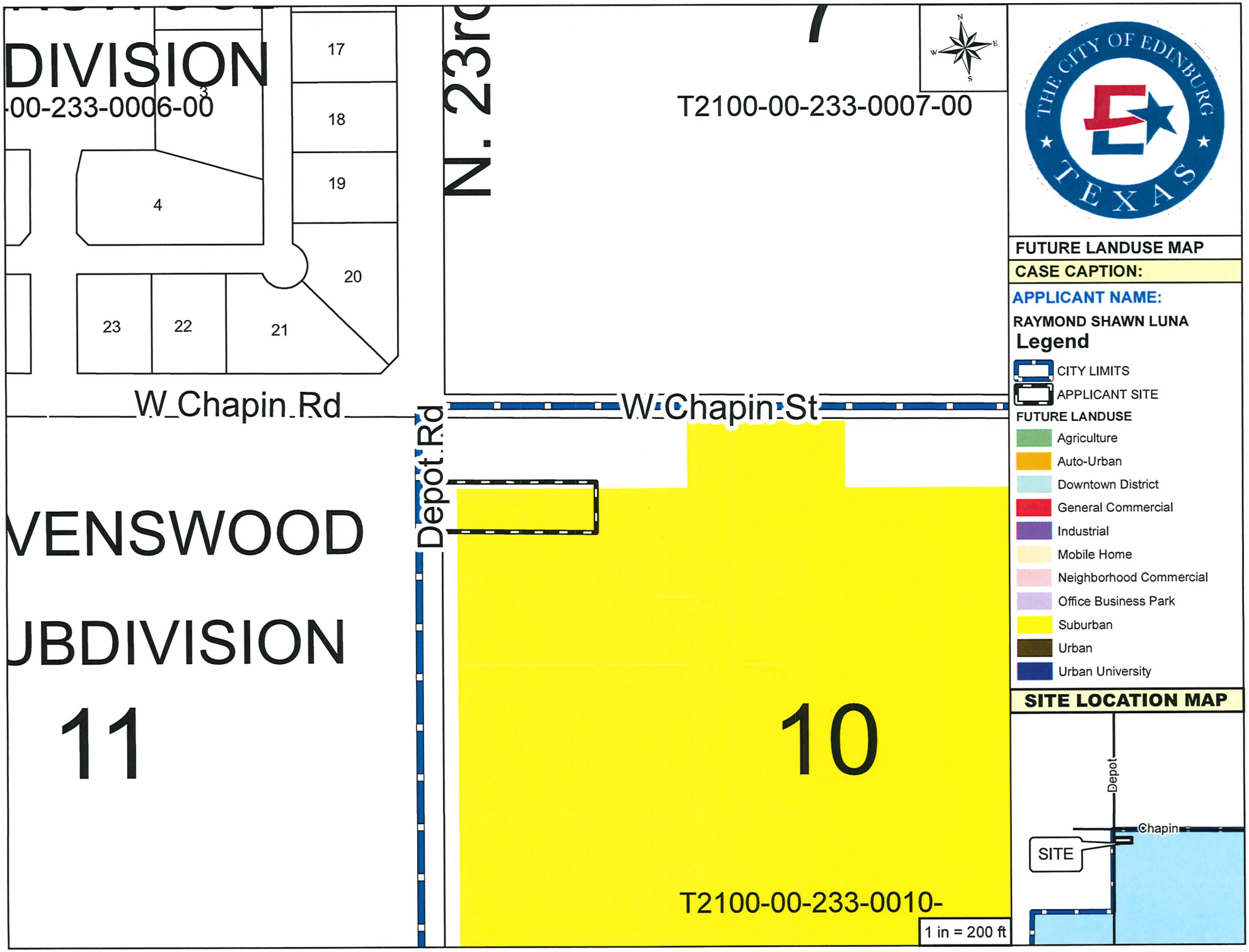
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5.0 (NC 5.0) DISTRICT, BEING A .560 OF ONE ACRE OUT OF LOT 10, SECTION 233, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED ON THE SOUTHEAST CORNER OF NORTH DEPOT ROAD AND CHAPIN STREET, AS REQUESTED BY RAYMOND SHAWN LUNA

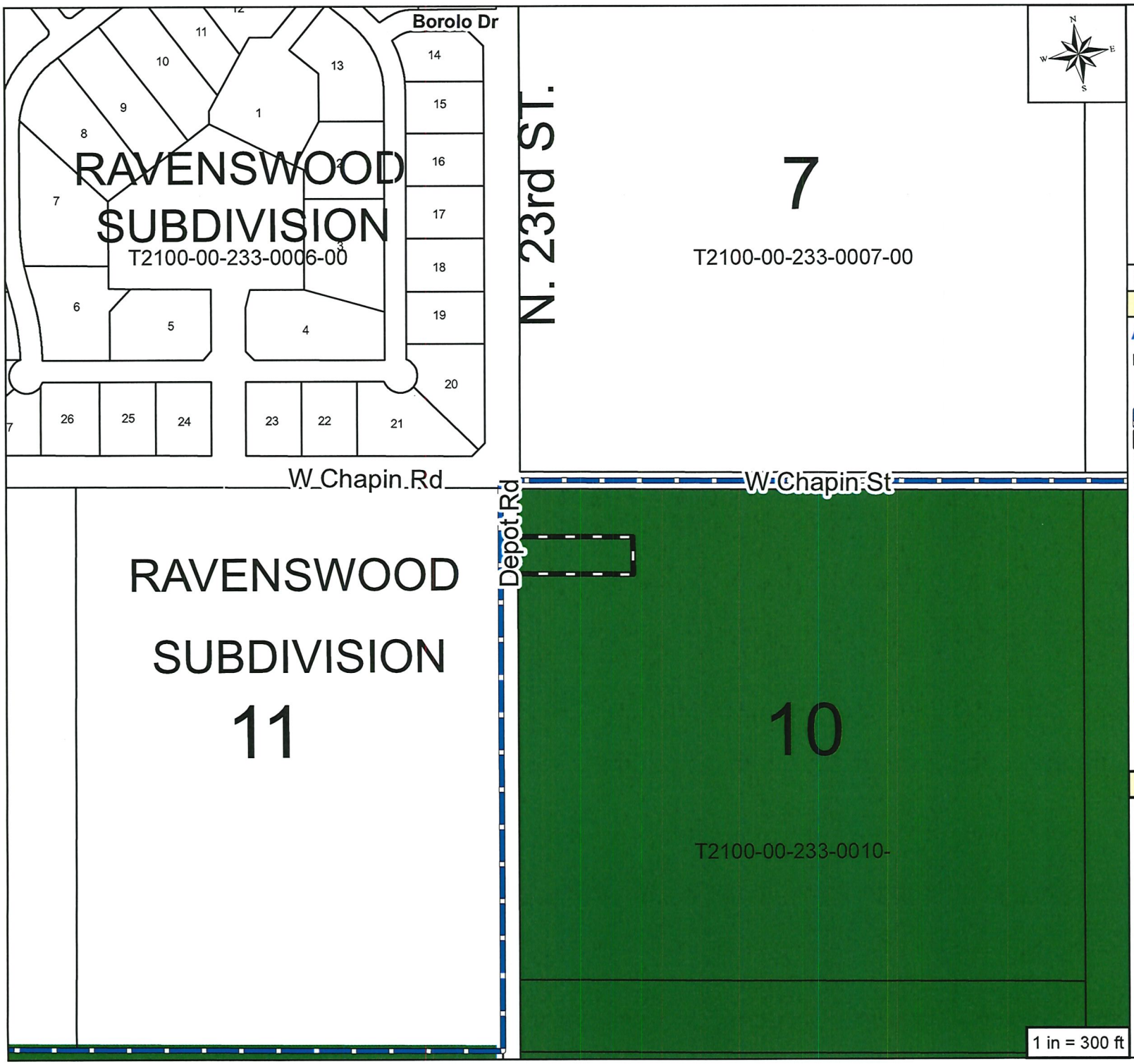
Legend

- CITY LIMITS
- APPLICANT SITE

SITE LOCATION MAP




DIVISION
-00-233-0006-00
17
18
19
20
21
22
23
4
N. 23rd
T2100-00-233-0007-00
W Chapin Rd
W Chapin St
Depot Rd
VENSWOOD
UBDIVISION
11
10
T2100-00-233-0010-
1 in = 200 ft
THE CITY OF EDINBURG
TEXAS
FUTURE LANDUSE MAP
CASE CAPTION:
APPLICANT NAME:
RAYMOND SHAWN LUNA
Legend
CITY LIMITS
APPLICANT SITE
FUTURE LANDUSE
Agriculture
Auto-Urban
Downtown District
General Commercial
Industrial
Mobile Home
Neighborhood Commercial
Office Business Park
Suburban
Urban
Urban University
SITE LOCATION MAP
Depot
Chapin
SITE



THE CITY OF EDINBURG TEXAS

ZONING MAP

CASE CAPTION:

APPLICANT NAME:

RAYMOND SHAWN LUNA

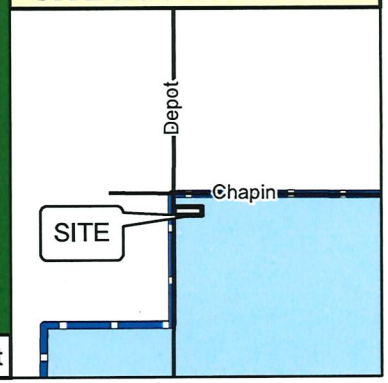
Legend

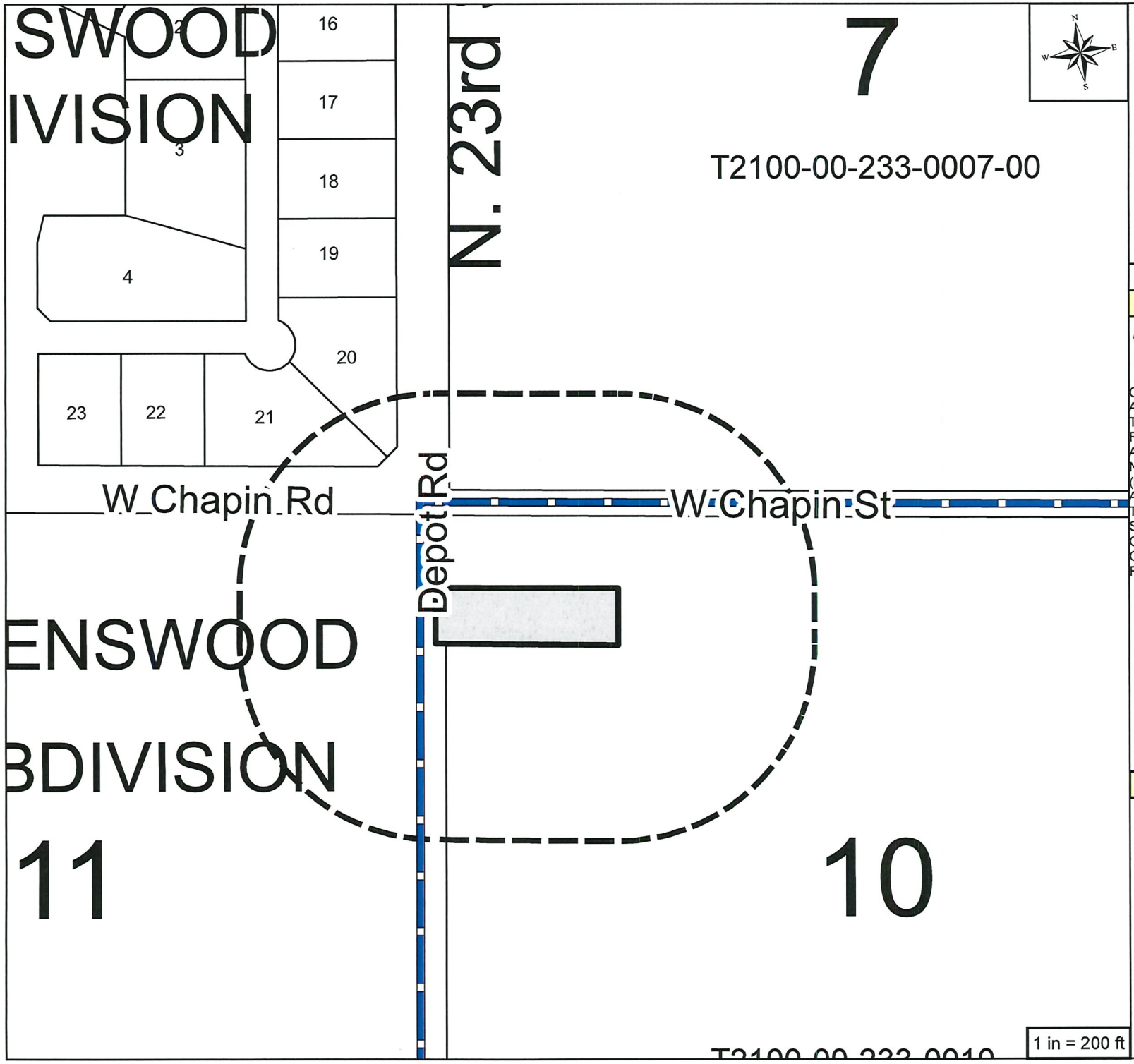
- CITY LIMITS
- APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

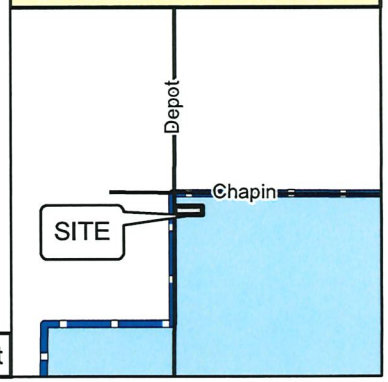
RAYMOND SHAWN LUNA

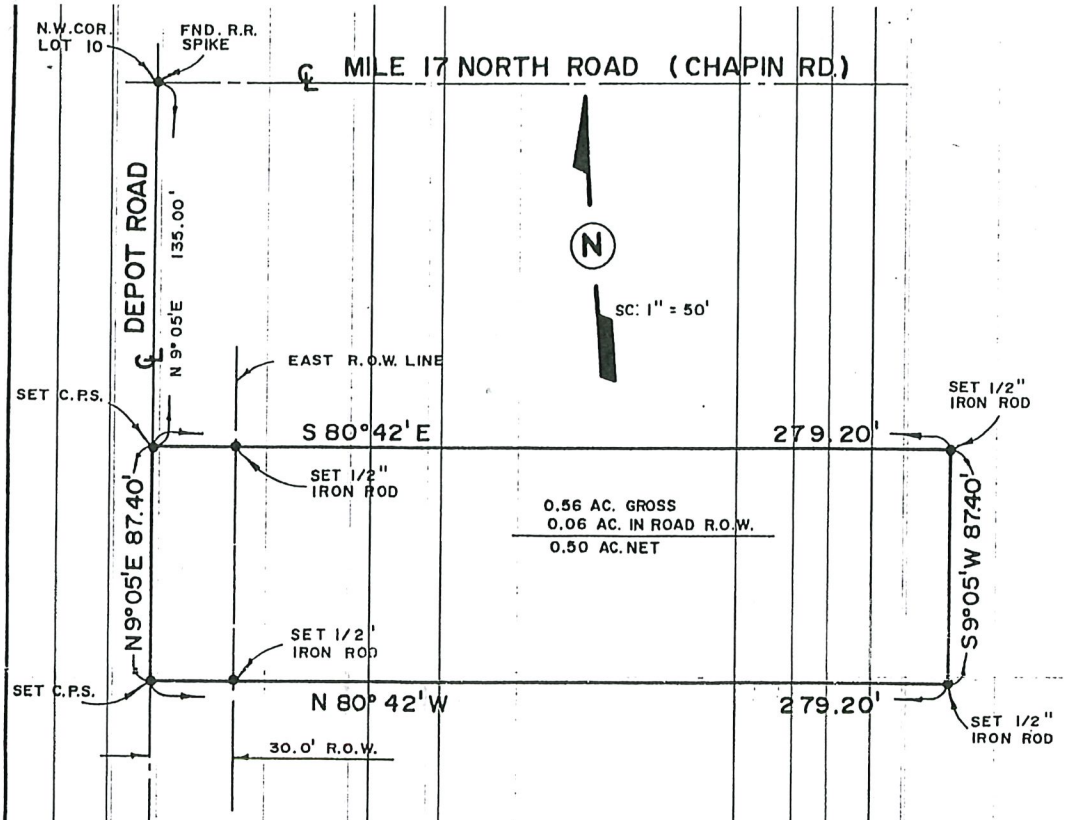
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5.0 (NC 5.0) DISTRICT, BEING A .560 OF ONE ACRE OUT OF LOT 10, SECTION 233, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED ON THE SOUTHEAST CORNER OF NORTH DEPOT ROAD AND CHAPIN STREET, AS REQUESTED BY RAYMOND SHAWN LUNA

Legend

- CITY LIMITS
- APPLICANT SITE
- 300FT NOTIFICATION

SITE LOCATION MAP





FLOOD ZONE DESIGNATION: ZONE "C",
AREAS OF MINIMAL FLOODING
C.P.N. 480334 0325 C
MAP REVISED: NOVEMBER 16, 1982

PLAT SHOWING

A 0.56 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS.

I, JACK A. HEADLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

STATE OF TEXAS REGISTERED JACK A. HEADLEY 4384 PROFESSIONAL LAND SURVEYOR

Jack A. Headley

JACK A. HEADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4384

VOL. 1 PAGE 12
SURVEYED JANUARY 16, 1992

ADDRESS
OWNER

JOB No. 92-022
BOOK No T-28 PAGE 53

HEADLEY AND ASSOCIATES
LAND SURVEYORS
122 SOUTH 12TH EDINBURG, TEXAS. 78539 PH 381-6480.

EXHIBIT A

PAGE 1 OF 2

Nikki Cavazos <ncavazos@cityofedinburg.com>

Fwd: Scanned document from HP ePrint user

1 message

Raymond Luna <luna12sh@gmail.com> Fri, Jan 8, 2021 at 12:07 PM
To: planning@cityofedinburg.com

Rezone form in favor scans attached

---------- Forwarded message ---------
From: <eprintcenter@hp8.us>
Date: Fri, Jan 8, 2021 at 12:03 PM
Subject: Scanned document from HP ePrint user
To: <luna12sh@gmail.com>

This email and attachment are sent on behalf of **luna12sh@gmail.com**.

If you do not want to receive this email in future, you may contact **luna12sh@gmail.com** directly or you may consult your email application for spam or junk email filtering options.

Regards,
HP Team

HPSCAN_20210108180237847_2021-01-08_180326089.pdf
1416K

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, January 12, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO AUTO URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO NEIGHBORHOOD CONSERVATION 5.0 (NC 5.0) DISTRICT, BEING A .560 OF ONE ACRE OUT OF LOT 10, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED ON THE SOUTHEAST CORNER OF NORTH DEPOT ROAD AND CHAPIN STREET, AS REQUESTED BY RAYMOND SHAWN LUNA

This request is scheduled to be heard by the **City Council on Tuesday, February 2, 2021 at 6:00 p.m.** As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore, please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Wednesday, January 12, 2021
- EMAIL- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☑ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

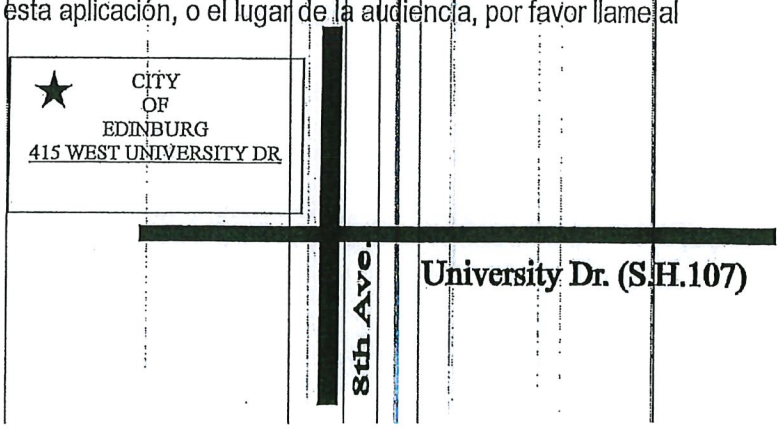
Print Name: Ramon Luna Jr Phone No.: 956-533-9139

Address: 1320 N Depot Rd City: Edinburg State: TX Zip: 78541

NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



THE CITY OF Edinburg

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This request is scheduled to be heard by the **City Council on Tuesday, February 2, 2021 at 6:00 p.m.** As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

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- FAX- (956) 292-2080 by Wednesday, January 12, 2021
- EMAIL- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☑ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

Print Name: Victor A. Luna Phone No.: 956-457-6994

Address: 5810. W. Chapin City: Edbg State: Tx Zip: 78541

NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079

CITY OF EDINBURG
415 WEST UNIVERSITY DR

RECEIVED
JAN 07 2020
Name: NB @ 10:32am

8th Ave.

University Dr. (S.H.107)

CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date:
1/12/2021

Comprehensive Plan Amendment

Rezoning Request

AGENDA ITEM:
Hold Public Hearing and Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District, Being 5.81 Acres out of Lot 8, Kelly-Pharr Subdivision, an addition to the City of Edinburg, Located at the Northwest Corner of Sugar Road & West Canton Road, As Requested By Benjamin Bujanda MD. [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:
The property is located at the northwest corner of Sugar Road & West Canton Road and is currently vacant. The tract has 850.65 ft. of frontage along Sugar Road and 300.04 ft. of depth for a tract size of 5.81 acres. The applicant is proposing to construct self-storage units (Just A Closet #6). The approval of the rezoning request will allow for Commercial General (CG) District which allows for a commercial development. The future land use for the property is Neighborhood Commercial Uses.

The property is currently zoned Commercial Neighborhood (CN) District. The surrounding zoning in the area is Suburban Residential (S) District to the North, Commercial General (CG) District to the East, Neighborhood Conservation Mobile Home (NC MH) District to the South and Auto Urban Residential (AU) District to the West. The surrounding uses consist of residential homes, commercial business, vacant land, and Freddy Gonzalez Elementary School to the North.

ESTIMATED TIMELINE: Staff mailed a notice of the public hearing before the Planning & Zoning Commission to thirty-seven (37) neighboring property owners and received 3 comments against and none in favor of this request at the time of the report.

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on February 2, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:
The applicant is proposing to construct self-storage units (Just A Closet #6).

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 1/12/2021
CITY COUNCIL – 2/2/2021
DATE PREPARED – 1/4/2021

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District
APPLICANT:	Benjamin Bujanda MD
AGENT:	Rio Delta Engineering
LEGAL:	Being 5.81 Acres out of Lot 8, Kelly-Pharr Subdivision, an addition to the City of Edinburg
LOCATION:	Located at the Northwest Corner of Sugar Road & West Canton Road
LOT/TRACT SIZE:	5.81 acres
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Self- Storage Facilities
EXISTING LAND USE	Commercial Neighborhood (CN) District
ADJACENT ZONING:	North - Suburban Residential (S) District South – Neighborhood Conservation Mobile Home (NC MH) District East – Commercial General (CG) District West - Auto Urban Residential (AU) District
LAND USE PLAN DESIGNATION:	Neighborhood Commercial Uses
PUBLIC SERVICES:	City of Edinburg Water / Sewer
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District

EVALUATION

The following is staff's evaluation of the request.

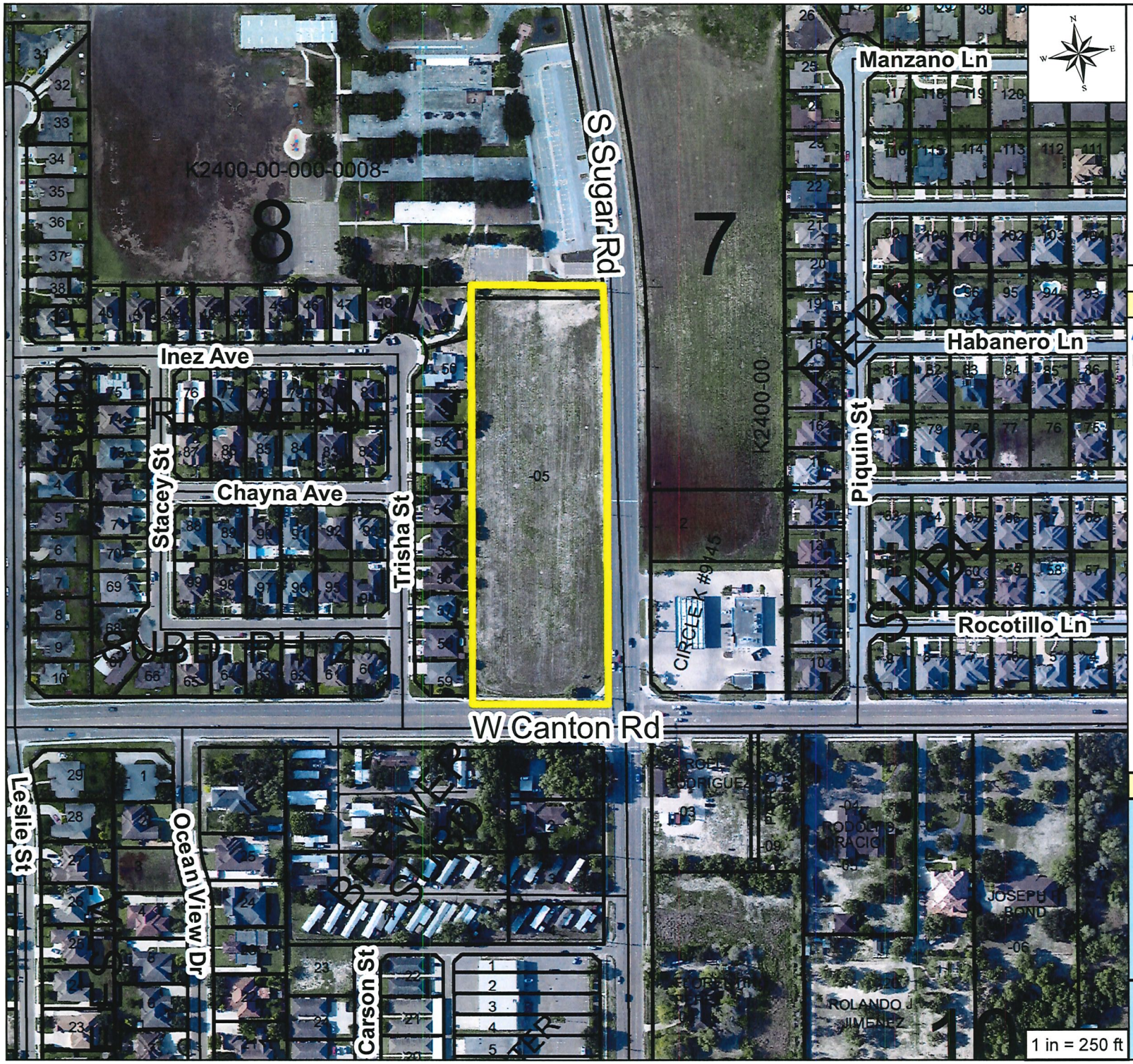
1. The surrounding uses consist of residential homes, commercial business, vacant land, and Freddy Gonzalez Elementary School to the North.

2. The applicant is proposing to construct self-storage units (Just A Closet #6).

Staff recommends approval of the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Commercial Neighborhood (CN) District to Commercial General (CG) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to thirty-seven (37) neighboring property owners and received 3 comments against and none in favor of this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

BENJAMIN BUJANDA MD

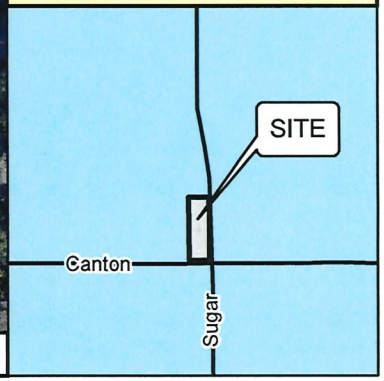
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM COMMERCIAL NEIGHBORHOOD (CN) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING 5.81 ACRE OUT OF LOT 8, KELLY-PHARR SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, LOCATED AT THE NORTHWEST CORNER OF SUGAR ROAD AND WEST CANTON ROAD, AS REQUESTED BY BENJAMIN BUJANDA MD.

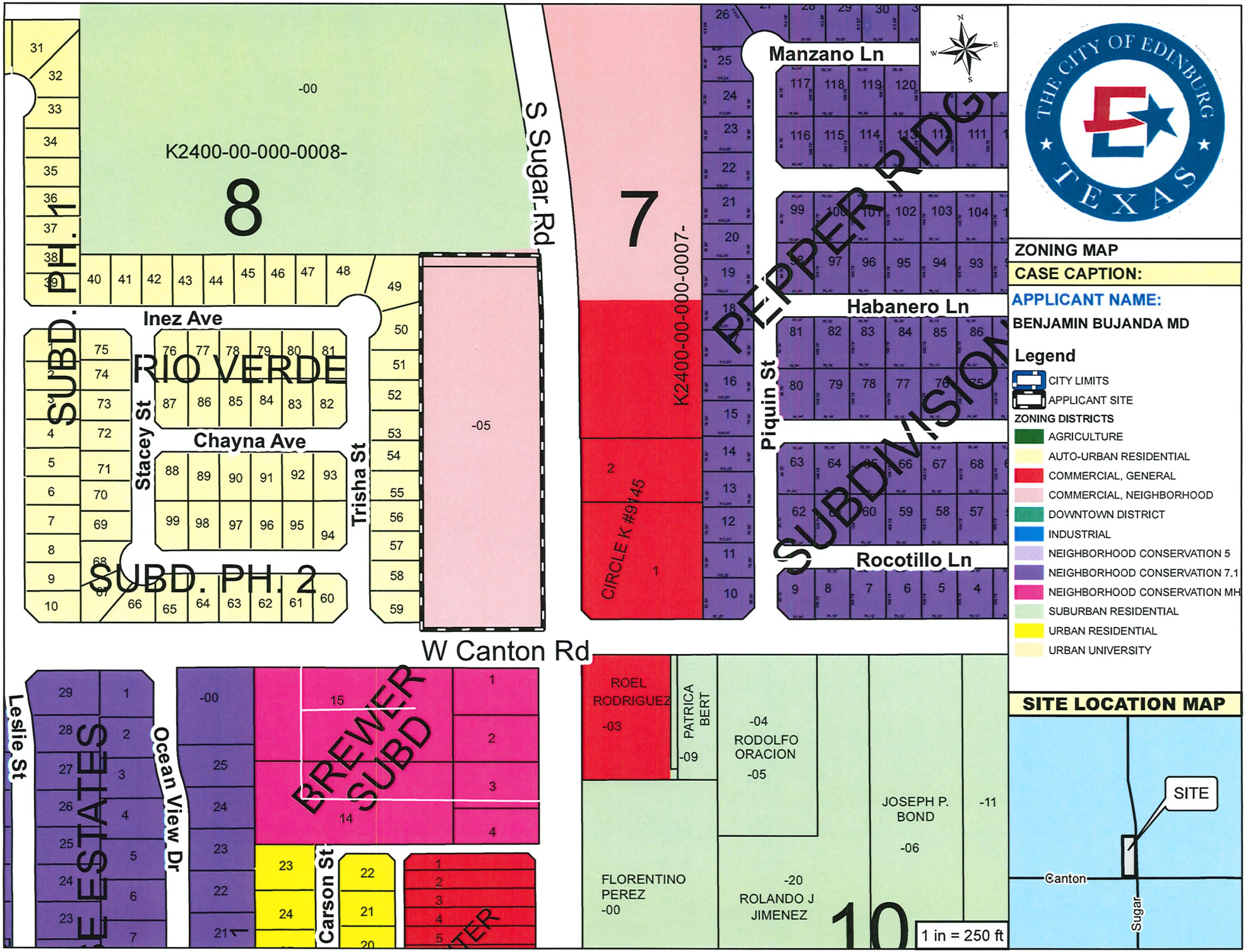
Legend

CITY LIMITS

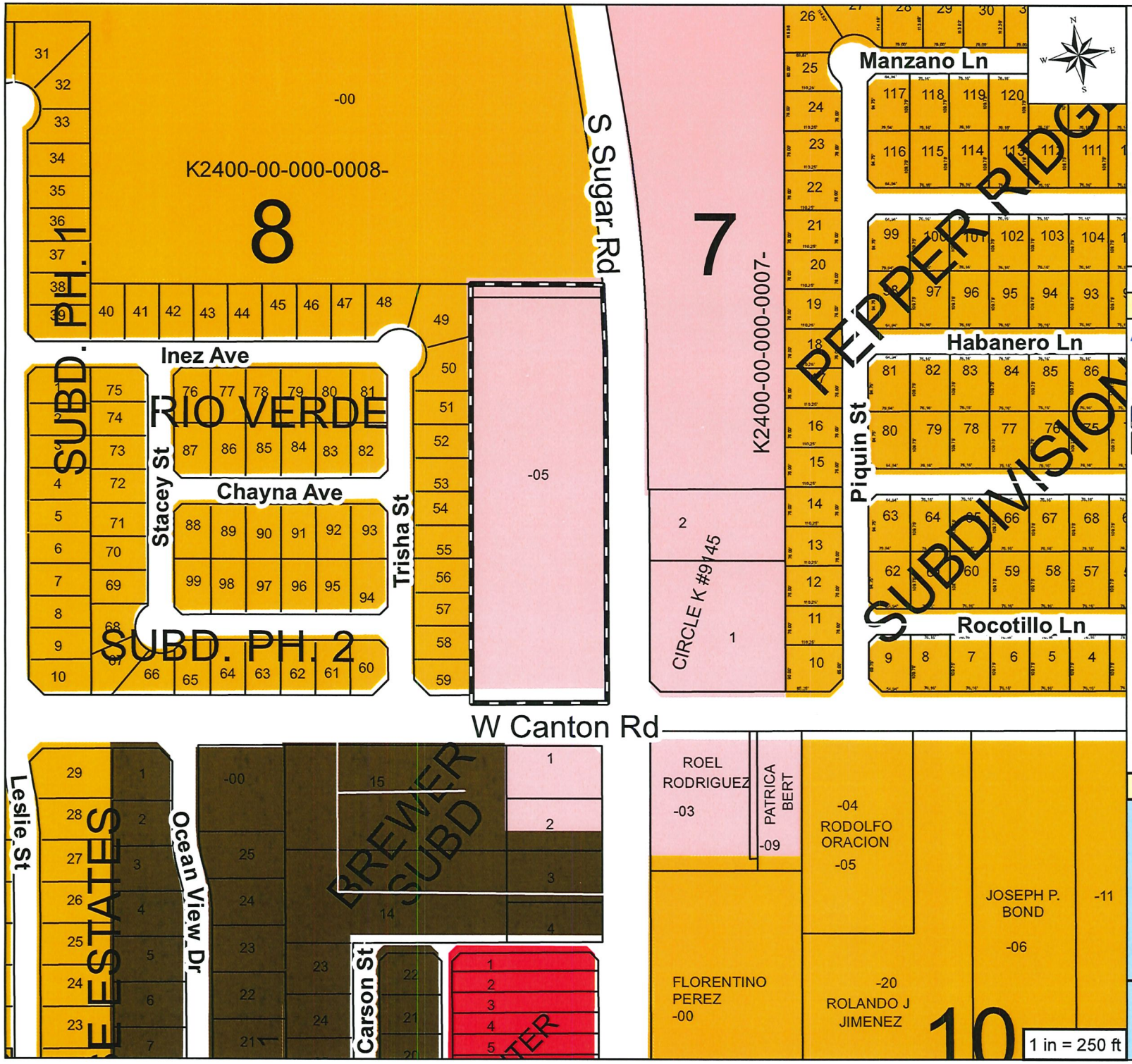
APPLICANT SITE

SITE LOCATION MAP





THE CITY OF EDINBURG
TEXAS
ZONING MAP
CASE CAPTION:
APPLICANT NAME:
BENJAMIN BUJANDA MD
Legend
CITY LIMITS
APPLICANT SITE
ZONING DISTRICTS
AGRICULTURE
AUTO-URBAN RESIDENTIAL
COMMERCIAL, GENERAL
COMMERCIAL, NEIGHBORHOOD
DOWNTOWN DISTRICT
INDUSTRIAL
NEIGHBORHOOD CONSERVATION 5
NEIGHBORHOOD CONSERVATION 7.1
NEIGHBORHOOD CONSERVATION MH
SUBURBAN RESIDENTIAL
URBAN RESIDENTIAL
URBAN UNIVERSITY
SITE LOCATION MAP
SITE
Canton
Sugar
K2400-00-000-0008-
8
7
K2400-00-000-0007-
10
S Sugar Rd
W Canton Rd
Manzano Ln
Habanero Ln
Rocotillo Ln
Piquin St
Inez Ave
Chayna Ave
Stacey St
Trisha St
Leslie St
Ocean View Dr
Carson St
RIO VERDE
SUBD. PH. 1
SUBD. PH. 2
PEPPER RIDGE
SUBDIVISION
BREWER SUBD
CIRCLE K #9145
ROEL RODRIGUEZ
-03
PATRICA BERT
-09
-04
RODOLFO ORACION
-05
JOSEPH P. BOND
-06
-11
FLORENTINO PEREZ
-00
-20
ROLANDO J JIMENEZ
1 in = 250 ft



THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

CASE CAPTION:

APPLICANT NAME:

BENJAMIN BUJANDA MD

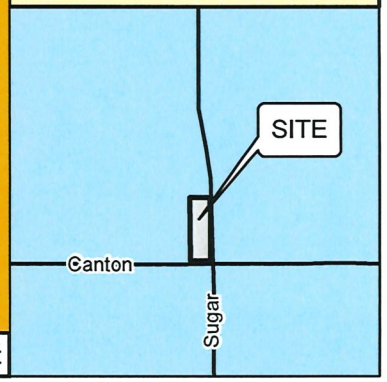
Legend

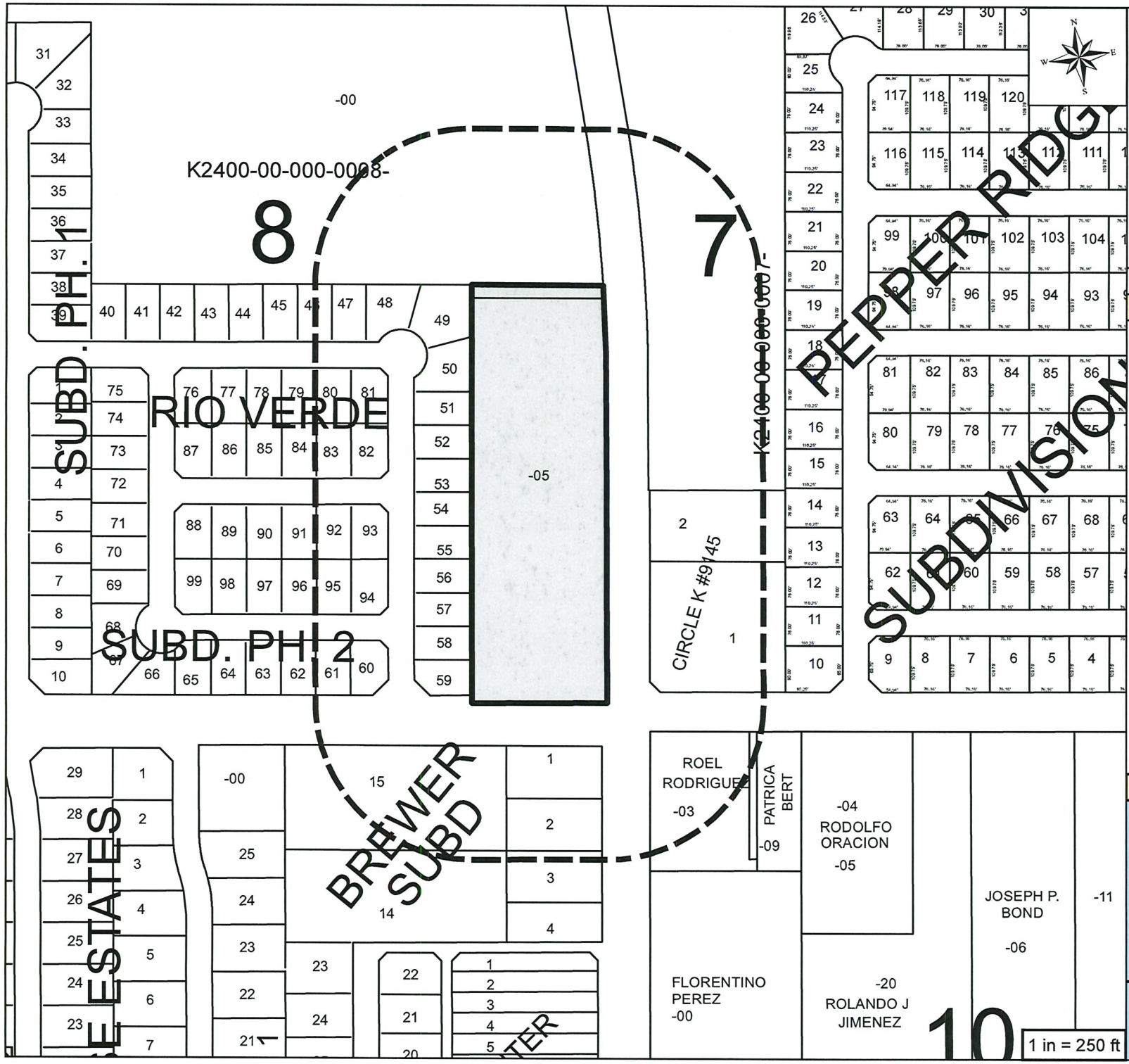
- CITY LIMITS
- APPLICANT SITE

FUTURE LANDUSE

- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

CASE CAPTION:

APPLICANT NAME:

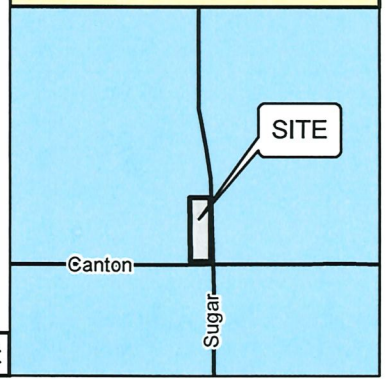
BENJAMIN BUJANDA MD

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM COMMERCIAL NEIGHBORHOOD (CN) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING 5.81 ACRE OUT OF LOT 8, KELLY-PHARR SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, LOCATED AT THE NORTHWEST CORNER OF SUGAR ROAD AND WEST CANTON ROAD, AS REQUESTED BY BENJAMIN BUJANDA MD.

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



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YUMA & McCOLL

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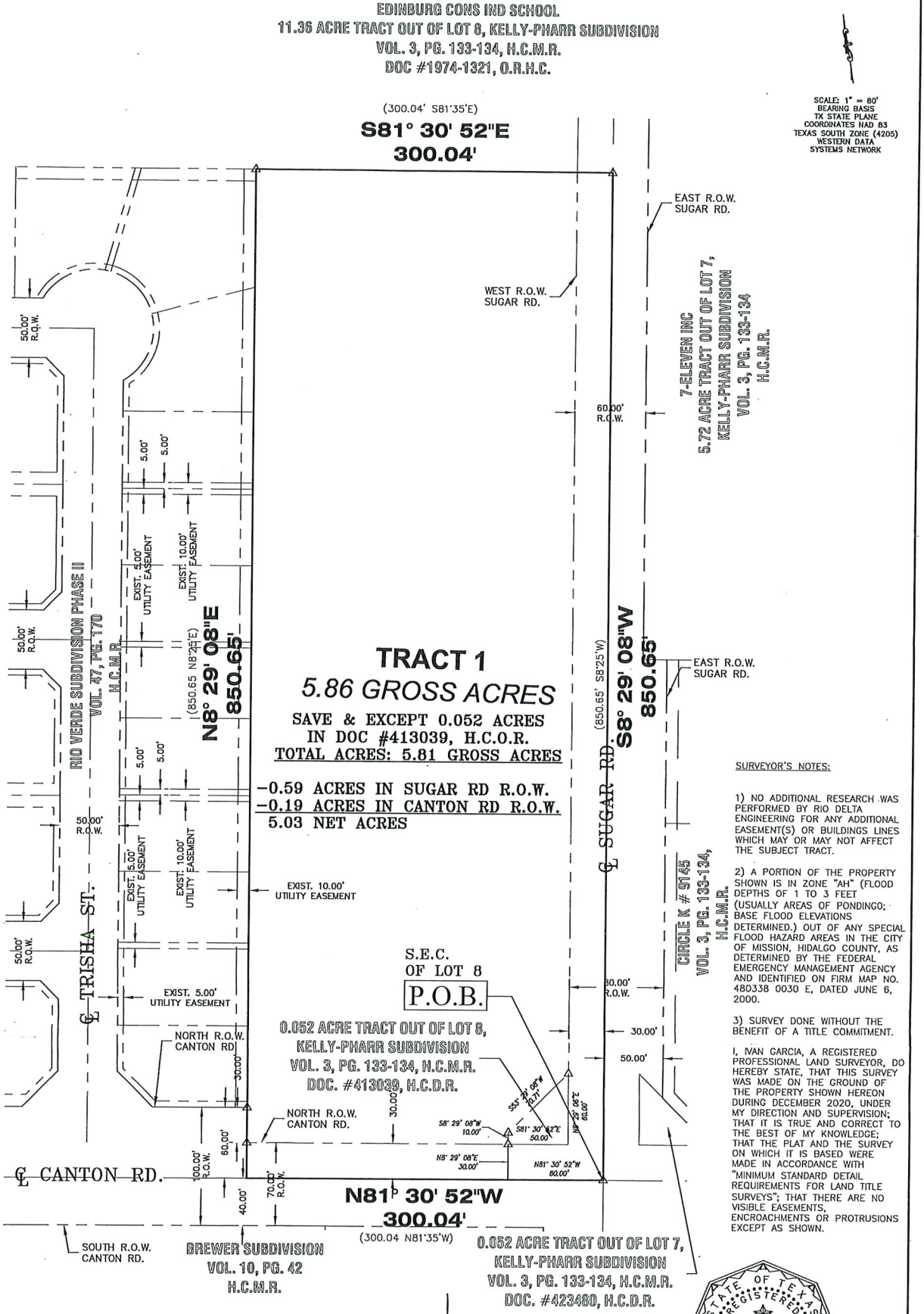
AT FRONTERA

EXHIBIT A
BOUNDARY SURVEY
TRACT 1 - 5.81 ACRES OUT OF LOT 8, KELLY-PHARR SUBDIVISION
AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS,
VOLUME 3, PAGES 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

LEGEND

- ○ CAPPED 1/2" IRON ROD SET
- ⊗ FENCE CORNER
- ● 1/2" IRON RON FOUND
- △ CALCULATED POINT
- XXXX MEASURED
- (XXXX) RECORD CALL DEED No. 1994-483544, O.R.H.C.
- ⚠ COTTON-PICKER-SPINDLE SET



SURVEYOR'S NOTES:

1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.

2) A PORTION OF THE PROPERTY SHOWN IS IN ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDINGO; BASE FLOOD ELEVATIONS DETERMINED.) OUT OF ANY SPECIAL FLOOD HAZARD AREAS IN THE CITY OF MISSION, HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480338 0030 E, DATED JUNE 6, 2000.

3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING DECEMBER 2020, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS"; THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

12/14/2020

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE:	DECEMBER 2020
PROJECT:	SUB 21 002
PAGE:	2 OF 2

Nikki Cavazos <ncavazos@cityofedinburg.com>

(no subject)

1 message

Daniel Vento <danielvcfl2@gmail.com> Thu, Jan 7, 2021 at 7:04 PM
To: planning@cityofedinburg.com

To whom it may concern:

I Daniel Vento am against a proposed new commercial development pertaining to Circle K #9145

Our neighborhood is very pleasant and quiet, and this new development would change all that. Please take this into consideration,as taxpayers and property owners we have our right to oppose it.

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on Wednesday, January 12, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

COMPREHENSIVE PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL USES TO GENERAL COMMERCIAL USES AND THE REZONING REQUEST FROM COMMERCIAL NEIGHBORHOOD (CN) DISTRICT TO COMMERCIAL GENERAL (CG) DISTRICT, BEING 5.81 ACRE OUT OF LOT 8, KELLY-PHARR SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, LOCATED AT THE NORTHWEST CORNER OF SUGAR ROAD & WEST CANTON ROAD, AS REQUESTED BY BENJAMIN BUJANDA MD.

This request is scheduled to be heard by the City Council on Tuesday, February 2, 2021 at 6:00 p.m. As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Wednesday, January 12, 2021
- EMAIL- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor ☑ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

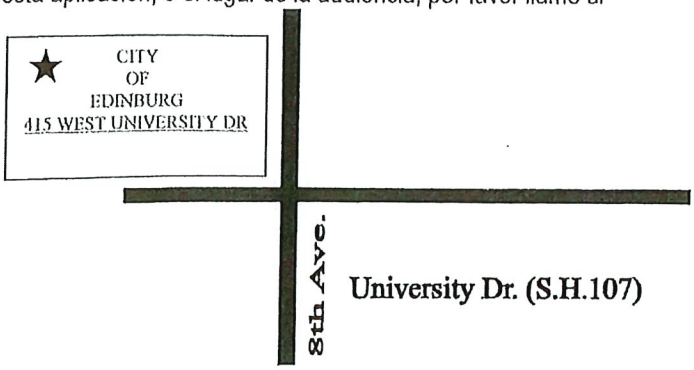
Print Name: Carlos De La Garza Phone No.: 956-821-2560

Address: 2612 Trisha St. City: Edinburg State: TX Zip: 78539

NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



Nikki Cavazos

From: 'fernie' via Planning and Zoning <planning@cityofedinburg.com> on behalf of 'fernie' via Planning and Zoning
Sent: Tuesday, January 5, 2021 9:55 AM
To: planning@cityofedinburg.com
Subject: Rezoning Notification as Requested by Benjamin Bujanda

Hello, this email is my response to the notification that was sent to me as a property owner at Rio Verde subdivision (2608 Trisha St) concerning the proposed rezoning of northwest lot of Sugar and Canton road. I, Fernando Chapa, am against this rezoning proposition. The reasons am against this are detailed below.

1. The rezoning to Commercial General would allow establishments such as Bars. This lot is directly adjacent to a elementary school (Freddy Gonzalez). As it is traffic during mornings and afternoon is backed up. The addition of other establishments would compound this problem and the road is not big enough to accommodate additional traffic.

2. Safety for the kids from the school would also be at risk if there were bars in the vicinity with individuals driving intoxicated from the establishment and kids walking to the school.

3. There is no barrier from the school to the vacant lot in question.

4. The elevation of the lot in question is also raised about five feet from the neighboring houses' back yards (mine included). This would give patrons of the establishment a full view of backyards, and into our homes. This is a privacy concern as well as a theft hazard.

5. There is no barrier from the lot to the neighboring homes.

6. There are no other commercial general establishments in the area, it just doesn't seem to follow the general city plan.

7. While I was informed that the proposed establishment would be a storage rental facility, and while that establishment does not seem to present a very big concern, the rezoning would open up the possibility of putting in other establishments such as bars in the future. This area is seen as a residential area with schools and homes.

Thank you City of Edinburg for the notification and for this chance to express our thoughts and concerns.

Fernando Chapa
956-533-0392
2608 Trisha Street
Edinburg, TX 78539

CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date:
1/12/2021

Comprehensive Plan Amendment

Rezoning Request

AGENDA ITEM:
Hold Public Hearing and Consider the Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District, Being .50 of an Acre out of certain 2.00 Acre Tract of the West 5.00 Acres of the South ½ Lot 13, Section 276, Texas-Mexican Railway Company's Survey, Located on the East Side of Monmack Road, Approximately 330 Feet North of Sprague Road, As Requested By Michael Cantu [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:
The property is located on the east Side of Monmack Road, approximately 330 ft. north of Sprague Road and currently has a vacant home. The tract has 66 ft. of frontage along Mon Mack Road and 310 ft. of depth for a tract size of .470 net acres. The applicant is proposing the construction of a multi-family development. The approval of the rezoning request will allow for Urban Residential (UR) District which allows for multi-family development. The future land use for the property is Suburban Uses. This property is currently going through the subdivision process under the name Kennedy Estates.

The property is currently zoned Suburban Residential (S) District. The surrounding zoning in the area is Urban Residential (UR) District to the North, Suburban Residential (S) District to the East, South and West. The surrounding uses consist of residential homes and multi-family units. The property to the north was rezoned to Urban Residential (UR) District in November 8, 2018.

ESTIMATED TIMELINE: Staff mailed a notice of the public hearing before the Planning & Zoning Commission to forty-six (46) neighboring property owners and received 1 comment against and none in favor of this request at the time of this report.

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on February 2, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District based on the development trend in the area.. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:
The applicant is proposing the construction of a multi-family development.

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 1/12/2021
CITY COUNCIL – 2/2/2021
DATE PREPARED – 1/4/2021

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District
APPLICANT:	Michael Cantu
AGENT:	N/A
LEGAL:	Being .50 of an Acre out of certain 2.00 Acre Tract of the West 5.00 Acres of the South ½ Lot 13, Section 276, Texas-Mexican Railway Company's Survey
LOCATION:	Located on the East Side of Monmack Road, Approximately 330 Feet North of Sprague Road
LOT/TRACT SIZE:	.50 of an acre
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Multi-Family Development
EXISTING LAND USE	Suburban Residential (S) District
ADJACENT ZONING:	North - Urban Residential (UR) District South – Suburban Residential (S) District East – Suburban Residential (S) District t West - Suburban Residential (S) District
LAND USE PLAN DESIGNATION:	Suburban Uses
PUBLIC SERVICES:	City of Edinburg Water / Sewer
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District

EVALUATION

The following is staff's evaluation of the request.

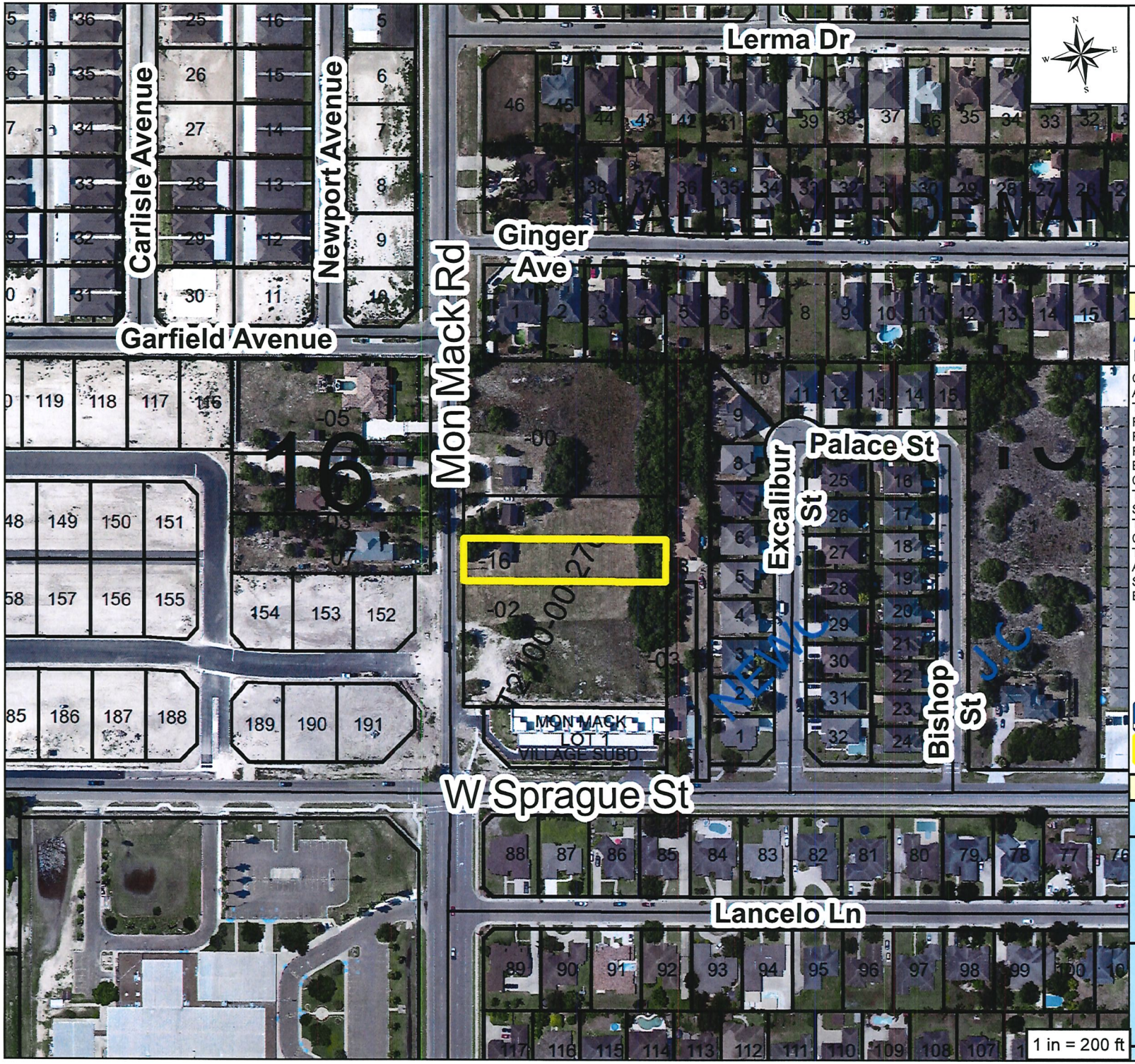
1. The surrounding uses consist of residential homes and multi-family units.

2. The applicant is proposing the construction of a multi-family development.

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Urban Uses and the Rezoning Request from Suburban Residential (S) District to Urban Residential (UR) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to forty-six (46) neighboring property owners and received 1 comment against and none in favor of this request at the time of this report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

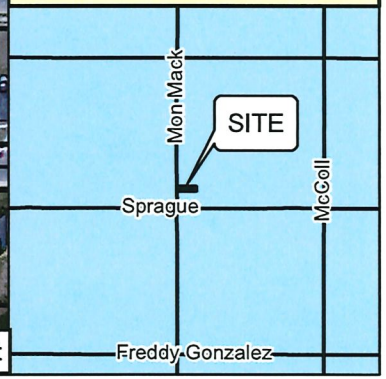
APPLICANT NAME:
MICHAEL CANTU

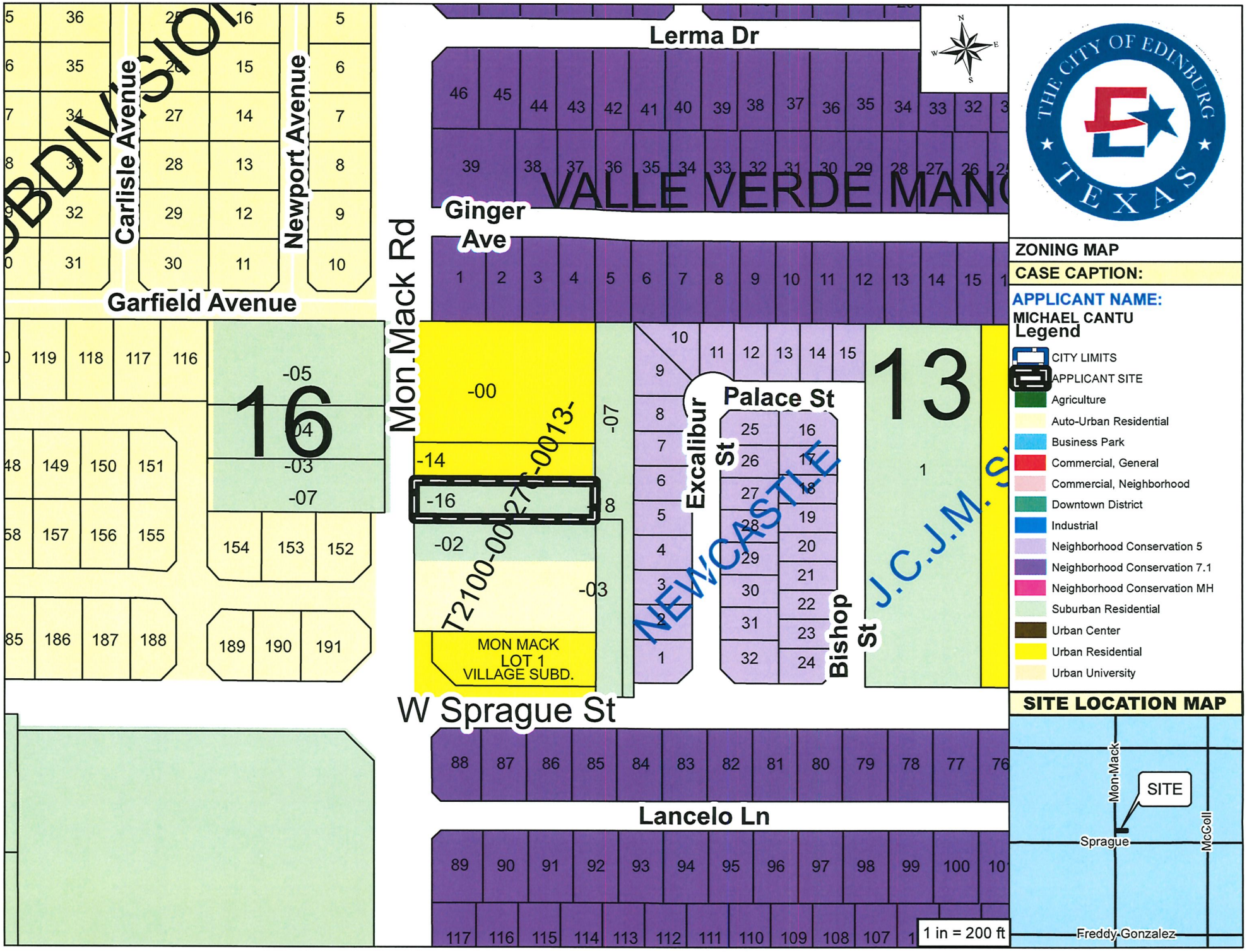
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO URBAN USES AND THE REZONING REQUEST FROM SUBURBAN RESIDENTIAL (S) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING .50 OF AN ACRE OUT OF CERTAIN 2.00 ACRE TRACT OF THE WEST 5.00 ACRES OF THE SOUTH ½ LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED ON THE EAST SIDE OF MONMACK ROAD APPROXIMATELY 330 FEET NORTH OF SPRAGUE ROAD, AS REQUESTED BY MICHAEL CANTU

Legend

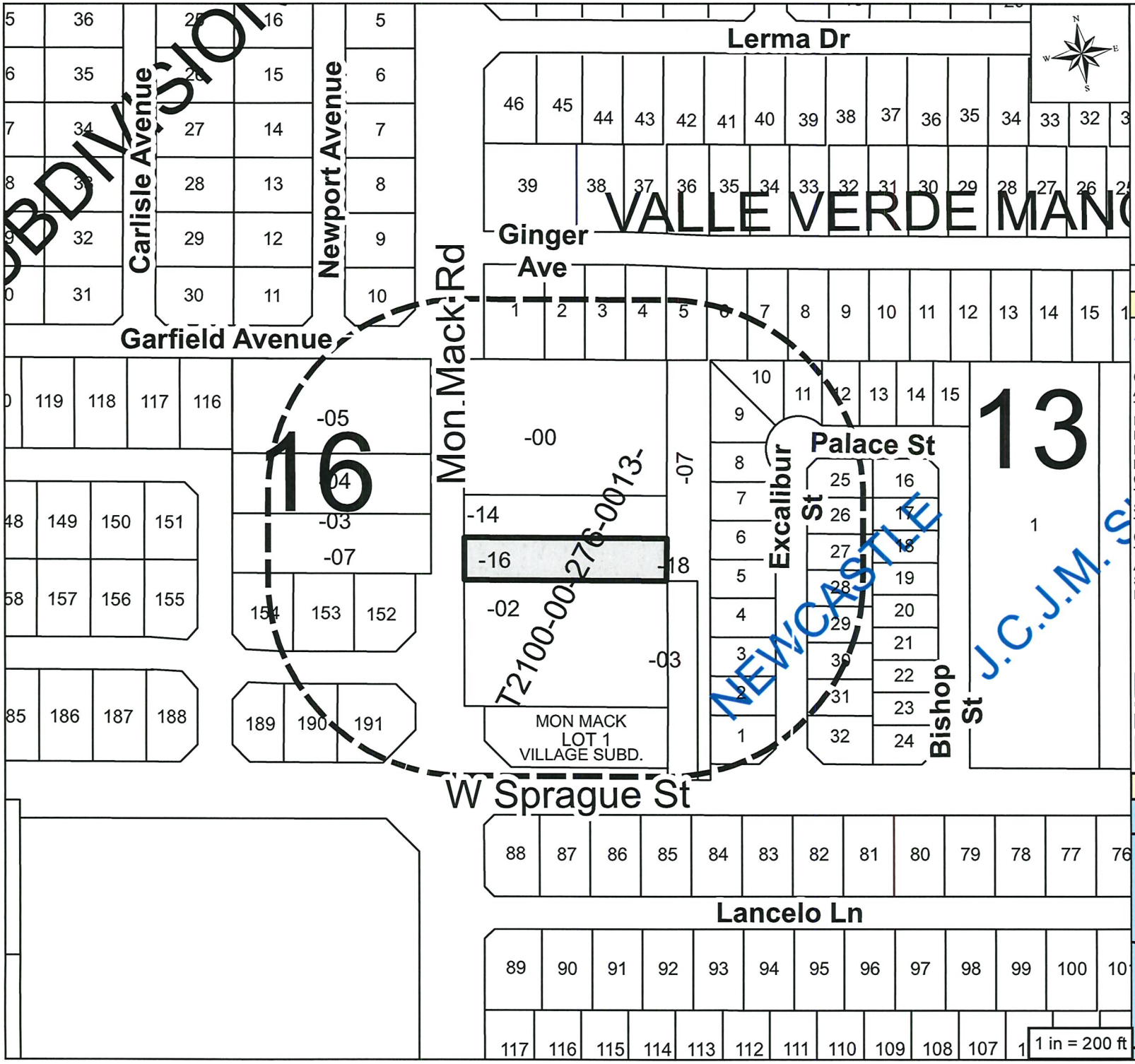
- CITY LIMITS
- APPLICANT SITE

SITE LOCATION MAP





THE CITY OF EDINBURG
TEXAS
ZONING MAP
CASE CAPTION:
APPLICANT NAME:
MICHAEL CANTU
Legend
CITY LIMITS
APPLICANT SITE
Agriculture
Auto-Urban Residential
Business Park
Commercial, General
Commercial, Neighborhood
Downtown District
Industrial
Neighborhood Conservation 5
Neighborhood Conservation 7.1
Neighborhood Conservation MH
Suburban Residential
Urban Center
Urban Residential
Urban University
SITE LOCATION MAP
SITE
Mon Mack
Sprague
McColl
Freddy Gonzalez
Lerma Dr
VALLE VERDE MANO
Ginger Ave
Mon Mack Rd
Carlisle Avenue
Newport Avenue
Garfield Avenue
Palace St
Excalibur St
Bishop St
W Sprague St
Lancelo Ln
MON MACK LOT 1 VILLAGE SUBD.
T2100-00-276-0013-
NEWCASTLE
J.C.J.M. S
16
13
1 in = 200 ft



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

CASE CAPTION:

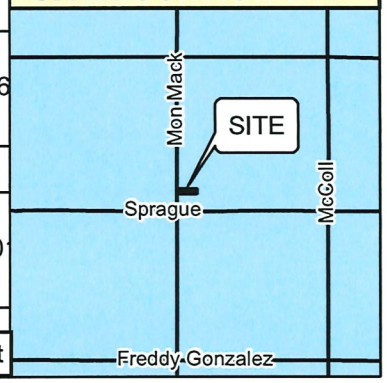
APPLICANT NAME:
MICHAEL CANTU

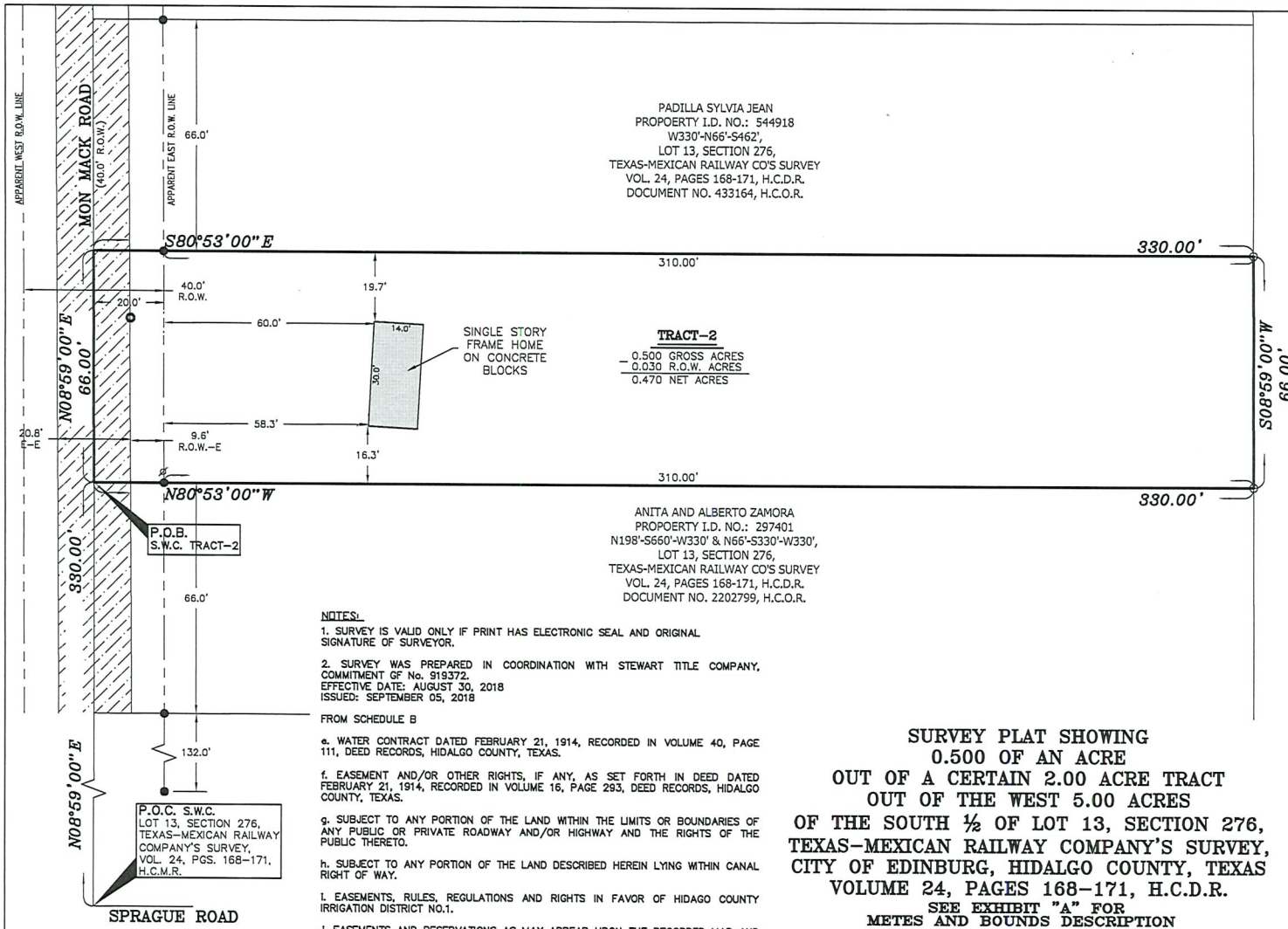
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO URBAN USES AND THE REZONING REQUEST FROM SUBURBAN RESIDENTIAL (S) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING .50 OF AN ACRE OUT OF CERTAIN 2.00 ACRE TRACT OF THE WEST 5.00 ACRES OF THE SOUTH ½ LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED ON THE EAST SIDE OF MONMACK ROAD APPROXIMATELY 330 FEET NORTH OF SPRAGUE ROAD, AS REQUESTED BY MICHAEL CANTU

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP





LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED 2791
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- S.W.C. SOUTHWEST CORNER
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W.-E RIGHT OF WAY TO EDGE OF ASPHALT
- ø POWER POLE
- ⊙ SANITARY SEWER MANHOLE

N

BEARING BASIS AS PER THE NORTH LINE OF LOT 70 PER A CORRECTION DEED DATED 08/23/1995

SCALE:1"=30'

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

2. SURVEY WAS PREPARED IN COORDINATION WITH STEWART TITLE COMPANY, COMMITMENT GF No. 919372.
EFFECTIVE DATE: AUGUST 30, 2018
ISSUED: SEPTEMBER 05, 2018

FROM SCHEDULE B

e. WATER CONTRACT DATED FEBRUARY 21, 1914, RECORDED IN VOLUME 40, PAGE 111, DEED RECORDS, HIDALGO COUNTY, TEXAS.

f. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN DEED DATED FEBRUARY 21, 1914, RECORDED IN VOLUME 16, PAGE 293, DEED RECORDS, HIDALGO COUNTY, TEXAS.

g. SUBJECT TO ANY PORTION OF THE LAND WITHIN THE LIMITS OR BOUNDARIES OF ANY PUBLIC OR PRIVATE ROADWAY AND/OR HIGHWAY AND THE RIGHTS OF THE PUBLIC THERETO.

h. SUBJECT TO ANY PORTION OF THE LAND DESCRIBED HEREIN LYING WITHIN CANAL RIGHT OF WAY.

i. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDAGO COUNTY IRRIGATION DISTRICT NO.1.

j. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION.

3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOL. 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

4. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.

5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYORS' ORIGINAL FOOT STEPS.

FLOOD ZONE

ZONE "B" (SHADED)

AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 06, 2000
LOMR: DECEMBER 16, 2003

SURVEY PLAT SHOWING 0.500 OF AN ACRE OUT OF A CERTAIN 2.00 ACRE TRACT OUT OF THE WEST 5.00 ACRES OF THE SOUTH ½ OF LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, CITY OF EDINBURG, HIDALGO COUNTY, TEXAS VOLUME 24, PAGES 168-171, H.C.D.R.

SEE EXHIBIT "A" FOR METES AND BOUNDS DESCRIPTION

RECEIVED
DEC 11 2020
Name: BC 4:39pm

STATE OF TEXAS REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL LAND SURVEYOR

Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on September 05, 2018, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, of any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero L. Gutierrez 09-06-2018

Homero Luis Gutierrez, RPLS #2791 Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 09-06-18 JOB No. HLG18-09-002 DRAWN BY: P.R.

EXHIBIT "A"
METES AND BOUNDS: TRACT-2 (0.500-ACRE TRACT)

Tract-2, being a 0.500 of an Acre Tract of land, out of a certain 2.00 Acre Tract of the West 5.00 Acres of the South one-half of Lot 13, Section 276, Texas-Mexican Railway Company's Survey, City of Edinburg, Hidalgo County, Texas, as per the Document No. 470770, dated August 23, 1995, recorded in Volume 24, Page 168-171, Official Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, is being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point on the apparent existing Mon Mack Road centerline; Thence, N 08°59' 00" E, with said existing Mon Mack Road centerline, a distance of 330.00 feet to a point and for the apparent existing Southwest corner of said 0.500 of an Acre Tract, and for the **POINT OF BEGINNING (P.O.B.)** of said 0.500 of an Acre Tract of land herein described;

THENCE, N 08°59' 00" E, with said existing Mon Mack Road centerline and the apparent West Lot line of said 0.500 of an Acre Tract, a distance of 66.00 feet to a point on said existing Mon Mack Road centerline and for the apparent Northwest corner of said 0.500 of an Acre Tract of land herein described;

THENCE, S 80°53' 00" E, with the apparent North Lot line of said 0.500 of an Acre Tract, a distance of 20.00 feet to a found one-half inch iron rod on the existing East right-of-way line of Mon Mack Road, continuing for a total distance of 330.00 feet to a set one-half inch iron rod (with plastic cap stamped 2791) for the apparent Northeast corner of said 0.500 of an Acre Tract of land herein described;

THENCE, S 08°59' 00" W, with the apparent East Lot line of said 0.500 of an Acre Tract, a distance of 66.00 feet to a set one-half inch iron rod (with plastic cap stamped 2791) for the Southeast corner of said 0.500 of an Acre Tract of land herein described;

Thence, N 80°53' 00" W, with the apparent South Lot line of said 0.500 of an Acre Tract, a distance of 310.00 feet to a found one-half inch iron rod on said existing East right-of-way line of Mon Mack Road, continuing for a total distance of 330.00 feet to a point on said existing Mon Mack Road centerline and for the Southwest corner of said 0.500 of an Acre Tract, also being the **POINT OF BEGINNING**, containing 0.500 of an acre of land, of which 0.030 of an acre is in existing road right-of-way, for a net of 0.470 of an acre, more or less.

Bearing basis as per the North Lot line of Deed Document 470770 dated 08/23/1995, Hidalgo County Official Records, Hidalgo County, Texas. See accompanying Survey Plat for Tract-2, also showing existing improvements.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 05, 2018. SEE ACCOMPANIED SURVEY PLAT OF TRACT-2.

RECEIVED

DEC 11 2020

Name: MC 4:39pm

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

Homero Luis Gutierrez

09/06/ 2018

Homero Luis Gutierrez – R.P.L.S. # 2791 Date

THE CITY OF Edinburg

Dear Property Owner:

NOTIFICATION

A public hearing will be held on Wednesday, January 12, 2021 at 4:00 p.m. in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, at which time the Planning and Zoning Commission will consider the following:

COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN USES TO URBAN USES AND THE REZONING REQUEST FROM SUBURBAN RESIDENTIAL (S) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING .50 OF AN ACRE OUT OF CERTAIN 2.00 ACRE TRACT OF THE WEST 5.00 ACRES OF THE SOUTH ½ LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED ON THE EAST SIDE OF MONMACK ROAD, APPROXIMATELY 330 FEET NORTH OF SPRAGUE ROAD, AS REQUESTED BY MICHAEL CANTU

This request is scheduled to be heard by the City Council on Tuesday, February 2, 2021 at 6:00 p.m. As adjacent property owner you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input. Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

You may return your response by one of the following:

- MAIL- P. O. Box 1079 Edinburg, Texas 78540
- FAX- (956) 292-2080 by Wednesday, January 12, 2021
- EMAIL- planning@cityofedinburg.com

Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

☐ In Favor/A Favor ☒ Against/En Contra ☐ No Comments/No Comentario

Comments: I am against the rezoning of this property as I believe there is already too much housing density in this area

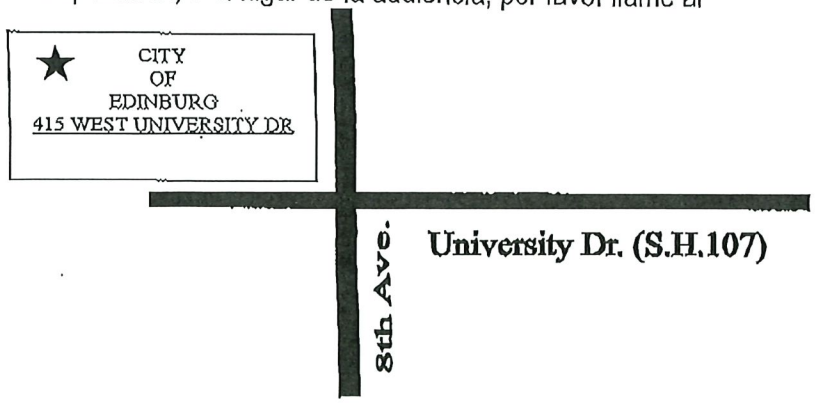
Print Name: Tony Sanchez Phone No.: 956-618-1040

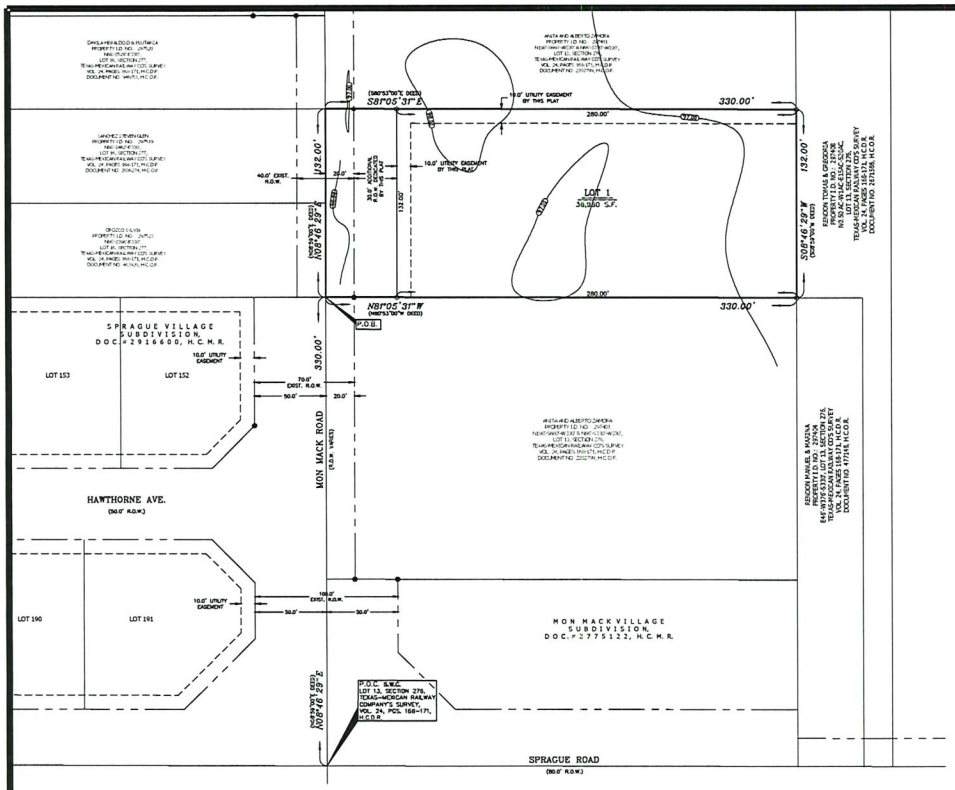
Address: 719 & 614 Excalibur City: Edinburg State: TX Zip: 78539

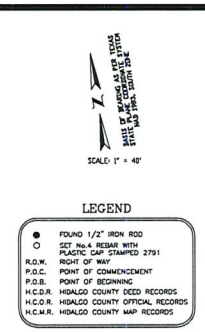
NOTIFICACION

Si Tiene preguntas o necesita mas información sobre esta aplicación, o el lugar de la audiencia, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079







LEGEND

●	FOUND 1/2" IRON ROD
○	SET No.4 REBAR WITH PLASTIC CAP STAMPED 2791
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE KENNEDY ESTATES SUBDIVISION ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THERE IN EXPRESSED.

OWNER: MAVERICK VALLEY BUILDERS LLC
MICHAEL CANTU, PRESIDENT
P.O. BOX 204
LA BLANCA, TEXAS 78558

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY

OF _____, 2019.

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

STATE OF TEXAS
CITY OF EDINBURG

I, _____ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG,TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS KENNEDY ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN BEEN APPROVED FOR RECORDING ON THIS THE ____DAY OF _____, 2019 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

DATED THIS THE _____ DAY OF _____ 2019.

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
36639
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER No. 36639 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ , 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 GROUND 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 EDINBURG, TEXAS.

DATED THIS THE ___DAY OF _____ 20____

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
REGISTERED
PROFESSIONAL LAND SURVEYOR

HOMERO LUIS GUTIERREZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2791

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS 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 THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____ DATE: _____
RAUL SESIN, P.E. DISTRICT MANAGER

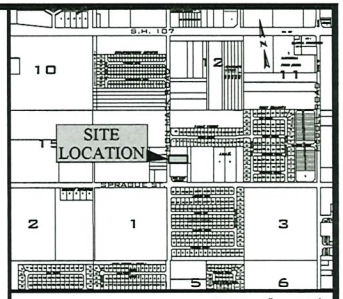
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ON THIS _____ DAY OF _____, 2019.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____



LOCATION MAP SCALE : 1" = 1000'

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548
McALLEN, TEXAS 78505

DATE PREPARED: JULY 11, 2019
DATE SURVEYED: FEBRUARY 02, 2019

METES AND BOUNDS DESCRIPTION

BEING A 1.000 ACRE TRACT OF LAND, OUT OF A CERTAIN 2.00 ACRE TRACT OF THE SOUTH 1/2 OF LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE. IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 13, SECTION 276 AND ON THE APPARENT EXISTING CENTERLINE OF MON MACK ROAD;

THENCE, N 08°46' 25" E (N 08°59'00" E DEED CALL), WITH THE SAID EXISTING CENTERLINE OF MON MACK ROAD AND THE APPARENT WEST LOT LINE OF SAID LOT 13, SECTION 276, A DISTANCE OF 330.00 FEET TO A POINT ON SAID EXISTING CENTERLINE OF MON MACK ROAD AND FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 1.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°46'29" E (N 08°59' 00" E DEED CALL), WITH SAID EXISTING CENTERLINE OF MON MACK ROAD AND THE APPARENT WEST LOT LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 132.00 FEET TO A POINT ON SAID EXISTING CENTERLINE OF MON MACK ROAD AND FOR THE APPARENT NORTHWEST CORNER OF SAID 1.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°05'31" E (S 80°53'00" E DEED CALL), WITH THE APPARENT NORTH LOT LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND 1/2-INCH IRON ROD ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID MON MACK ROAD, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET NO. 4 REBAR (WITH PLASTIC CAP STAMPED 2791) FOR THE APPARENT NORTHEAST CORNER OF SAID 1.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°46'29" W (S 08°59' 00" W DEED CALL), WITH THE APPARENT EAST LOT LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 132.00 FEET TO A SET NO. 4 REBAR (WITH PLASTIC CAP STAMPED 2791) FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°05'31" W (N 80°53'00" W DEED CALL), WITH THE APPARENT SOUTH LOT LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 310.00 FEET TO A FOUND 1/2-INCH IRON ROD ON SAID EXISTING EAST RIGHT-OF-WAY LINE OF MON MACK ROAD, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON SAID EXISTING CENTERLINE OF MON MACK CENTERLINE LINE AND FOR THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT OF LAND HEREIN DESCRIBED; ALSO BEING THE POINT OF BEGINNING. CONTAINING 1.000 ACRES OF LAND, OF WHICH 0.061 OF AN ACRE IS IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 0.939 OF AN ACRE. MORE OR LESS.

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL PLAT NOTES:

1. MINIMUM BUILDING SETBACKS LINES:
FRONT: 20.0' OR EASEMENT WHICHEVER IS GREATER.
SIDE: 6.0' OR EASEMENT WHICHEVER IS GREATER.
REAR: 20.0' OR EASEMENT WHICHEVER IS GREATER.

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
FIRM (FLOOD INSURANCE RATE MAP) DATED JUNE 6, 2000,
COMMUNITY PANEL NO. 480338 0015 E.
REVISED TO REFLECT LOMR CASE 03-06-1004P DEC. 16, 2003.

3. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 4,508.84 CUBIC FEET, OR, 0.104 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.

4. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF ROAD.

5. BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE WEST SIDE OF MON MACK ROAD APPROXIMATE 100 FEET SOUTH OF THIS PROPERTY DATUM USED IS NAD83 GPS ELEVATION: 97.83

6. SITE PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO BUILDING PERMIT ISSUANCE.

7. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.

8. A 5 FOOT CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MON-MACK ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

9. ALL CONSTRUCTION SHALL COMPLY WITH STORM-WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

10. THIS PROPERTY IS ZONED URBAN RESIDENTIAL (UR) DISTRICT.

11. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

12. ALL COMMON ACCESS EASEMENTS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.

13. SPRINKLER SYSTEM WILL BE REQUIRED AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

14. DRIVEWAYS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE THEY BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS. THE NON-PUBLIC STREET LIGHTS, TRAFFIC CONTROL DEVICES, INTERNAL SIDEWALKS, LANDSCAPING, AND OTHER INTERNAL IMPROVEMENTS SHALL BE MAINTAINED BY THE LOT OWNERS WITHIN THE SUBDIVISION. THE ACCESS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL TIES.

15. THE OWNERS OF THIS LOT SERVED BY PRIVATE ACCESS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO PRIVATE ACCESS ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTAL ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS, ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE ACCESS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

16. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIREMENTS AND SPECIFICATIONS, SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO THE UNIFIED DEVELOPMENT CODE, SETBACKS, BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPE SURFACE RATIO, AND PARKING REQUIREMENTS.

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT 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.

18. A MINIMUM OF 0.5% GRADING WILL BE PROVIDED TO MAINTAIN POSITIVE DRAINAGE.

19. THIS LOT IS FOR MULTIFAMILY USE.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	MICHAEL CANTU	P.O. Box 204	LA BLANCA, TEXAS 78558	(956) 207-0149
ENGINEER:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

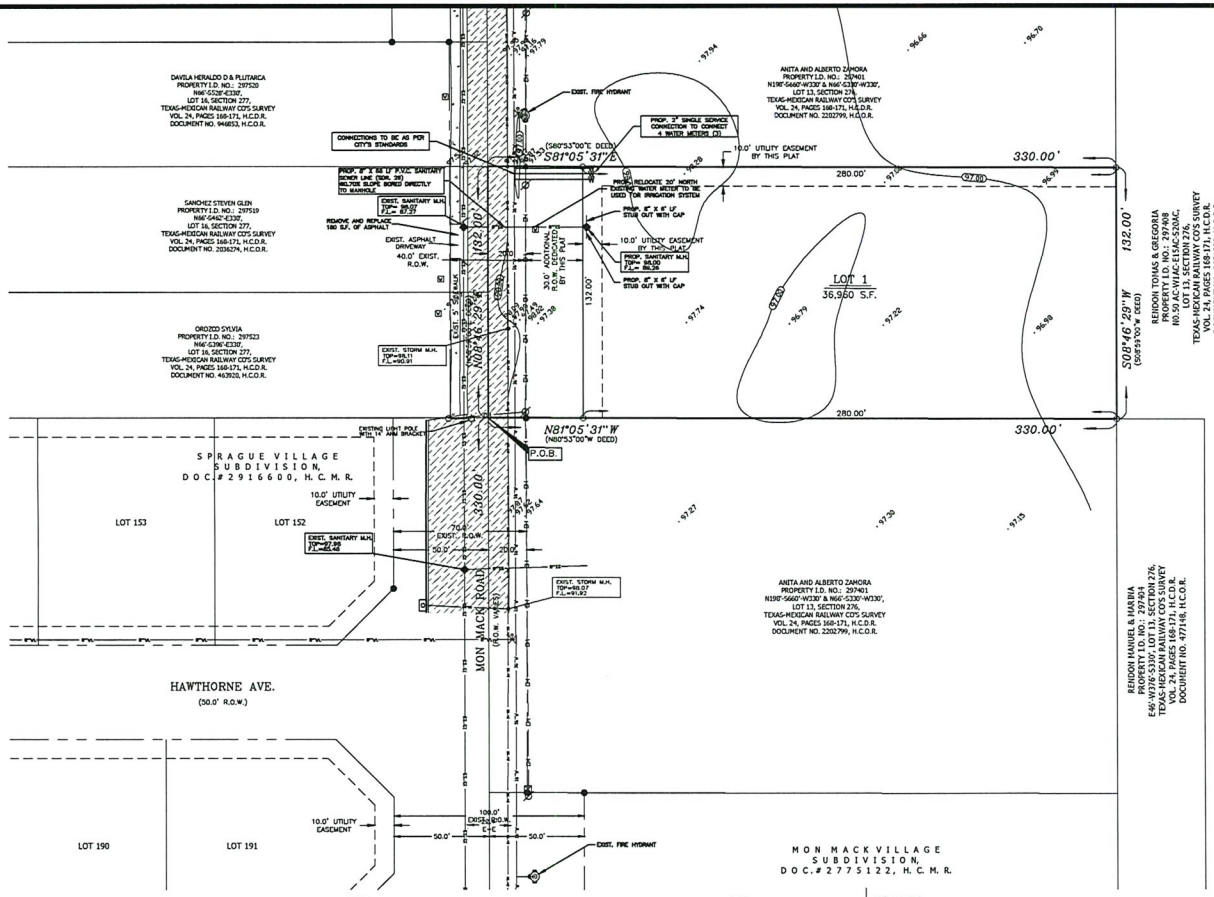
MINOR PLAT OF

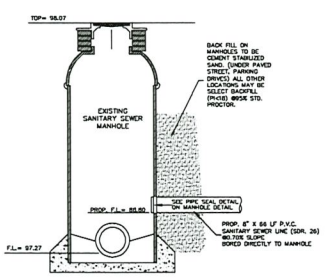
KENNEDY ESTATES SUBDIVISION

AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

BEING A 1.000 ACRE TRACT OF LAND, OUT OF A CERTAIN 2.00 ACRE TRACT OF THE SOUTH 1/2 OF LOT 13, SECTION 276, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

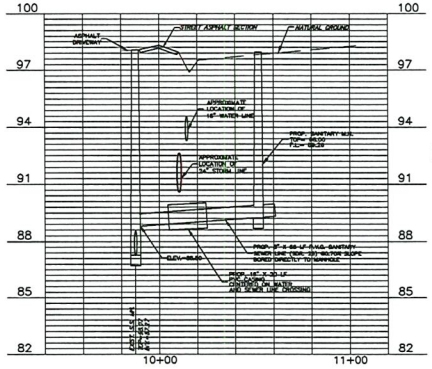
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
TBPE Firm Licensed No. F-10426



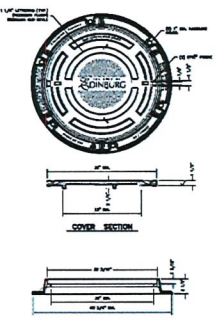


PROPOSED SERVICE LINE CONNECTION TO MANHOLE

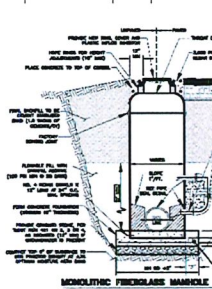
SCALE : N.T.S.



PROFILE SCALE
HORIZONTAL SC: 1"=30'
VERTICAL SC: 1"=3'

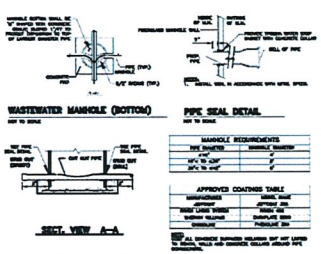


S-12 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL

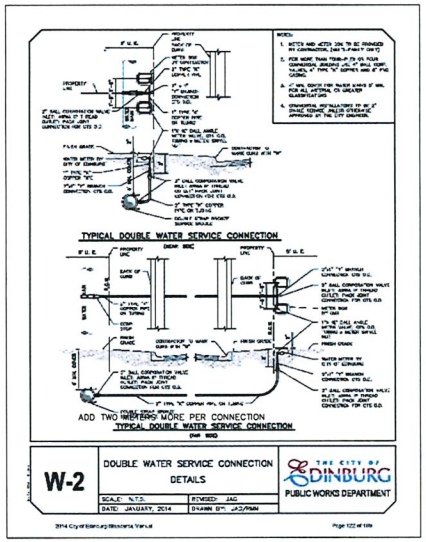


MONOLITHIC FIBERGLASS MANHOLE

S-3(A) S-3(B) MONOLITHIC FIBERGLASS MANHOLE DETAILS



GENERAL WASTEWATER CONSTRUCTION NOTES:



LEGEND

- POWER POLE
- SERVICE POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- OVERHEAD POWER LINE

SCALE: 1" = 30'

DATE: 07-11-19
REVISION:
SCALE: 1"=30'
DRAWN BY: P.R.
DESIGNED BY: H.L.G.
APPROVED BY: H.L.G.

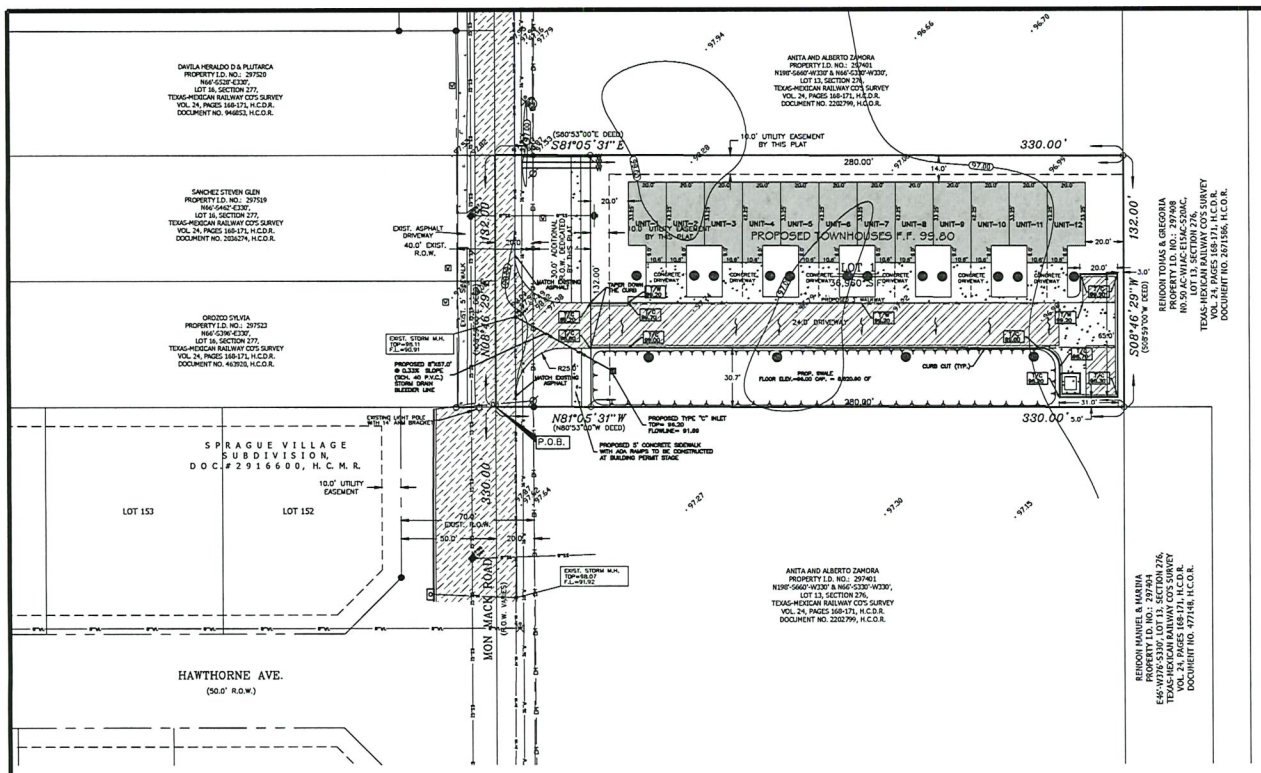
Sheet Title: UTILITY LAYOUT

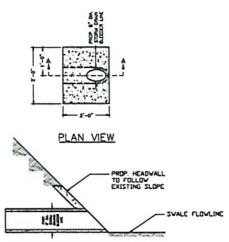
Project: LOT 1, KENNEDY ESTATES SUBDIVISION

HOMERO LUIS GUTIERREZ
P.E. 36639
07-11-19
DATE

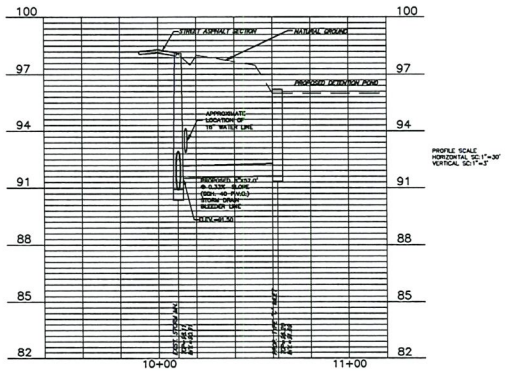
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0688
TBPE Firm Licensed No. F-10420

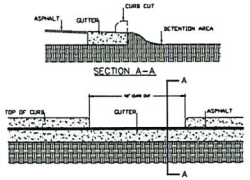
SHEET NO.: 2 OF 3



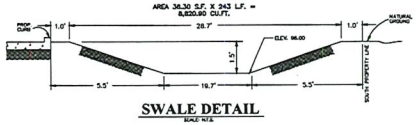


HEADWALL DETAIL
SCALE: N.T.S.





CURB CUT DETAIL
SCALE: N.T.S.

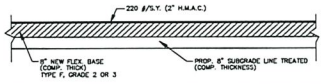


SWALE DETAIL
SCALE: N.T.S.

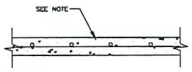
SCALE: 1" = 30'

LEGEND

- POWER POLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- PROPOSED TOP OF CURB
- PROPOSED TOP OF WALK



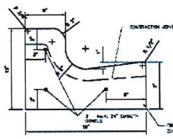
TYPICAL DRIVEWAY ASPHALT SECTION
SCALE: N.T.S.



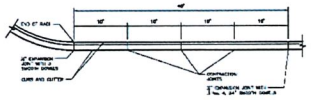
CONCRETE PAVEMENT NOTE:

CONCRETE PAVEMENT SHALL BE 6.0" THICK CONCRETE MIN. COMPRESSIVE STRENGTH OF 3200 PSI IN 28 DAYS WITH #3 BARS, LONGITUDINAL SPACING OF 12" AND TRANSVERSE SPACING OF 24", WITH 8" LIME TREATED SUBGRADE.

TYPICAL CONCRETE PAVEMENT SECTION DUMPSTER AREA



CURB AND GUTTER DETAIL
NOT TO SCALE



TYPICAL JOINTS
NOT TO SCALE

P-8	CURB AND GUTTER DETAILS	THE CITY OF EDINBURG PUBLIC WORKS DEPARTMENT
	SCALE: N.T.S. / REVISED: BY/PHL	
	DATE: MARCH 2014 / DRAWN BY: RMM	

DATE: 07-11-19
REVISION:
SCALE: 1"=30'
DRAWN BY: P.R.
DESIGNED BY: H.L.G.
APPROVED BY: H.L.G.

Sheet Title: GRADING PLAN

Project: LOT 1, KENNEDY ESTATES SUBDIVISION

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
36639
REGISTERED PROFESSIONAL ENGINEER

HOMERO LUIS GUTIERREZ
P.E. 36639
07-11-19
DATE

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 518, McALLEN, TEXAS 78505 / TEL: 956-369-0988
TBPE Firm Licensed No. F-10426

SHEET NO.: 3 OF 3

CITY OF EDINBURG

Planning & Zoning Commission

Regular Meeting

Meeting Date:
1/12/2021

Comprehensive Plan Amendment

Rezoning Request

AGENDA ITEM:
Hold Public Hearing and Consider the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District, Being a 6.00 Acre Tract of Land out of Lot 59, Kelly-Pharr Subdivision, Located on the South Side of Alberta Road, approximately 500 Feet West of Shalom Drive, As Requested By Patrick Costello [Planning & Zoning – Kimberly Mendoza, Director of Planning & Zoning]

DESCRIPTION / SCOPE:
The property is located on the south side of Alberta Road, approximately 500 ft. west of Shalom Drive and is currently vacant. The tract has 198.00 ft. of frontage along Alberta Road and 1320.00 ft. of depth for a tract size of 6.00 acres. The applicant is proposing the construction of a single family residential townhome subdivision that will consist of 40 lots. The approval of the rezoning request will allow for Urban Residential (UR) District which allows for a single family residential development. The future land use for the property is Auto Urban Uses.

The property is currently zoned Auto Urban Residential (AU) District. The surrounding zoning in the area is Suburban Residential (S) District to the North, Auto Urban Residential (AU) District to the East, Commercial General (CG) District to the South, and a Hidalgo County Irrigation Canal falls to the West of property. The surrounding uses consist of residential homes, multi-family units, and commercial business.

ESTIMATED TIMELINE: Staff mailed a notice of the public hearing before the Planning & Zoning Commission to fifty-nine (59) neighboring property owners and received no comments in favor or against this request at the time of the report.

The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on February 2, 2021. City Council's decision is the final step in the zoning process for this property. If denied the applicant may not request the proposed zoning classification for a 12 month period from the date of denial.

STAFF RECOMMENDATION:
Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

JUSTIFICATION:
The applicant is proposing the construction of a single family residential townhome subdivision that will consist of 40 lots

Rita Lee Guerrero

Urban Planner

Kimberly A. Mendoza, MPA

Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 1/12/2021
CITY COUNCIL – 2/2/2021
DATE PREPARED – 1/4/2021

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District
APPLICANT:	Patrick Costello
AGENT:	N/A
LEGAL:	Being a 6.00 Acre Tract of Land out of Lot 59, Kelly-Pharr Subdivision
LOCATION:	Located on the South Side of Alberta Road, approximately 500 Feet West of Shalom Drive
LOT/TRACT SIZE:	6.00 acres
CURRENT USE OF PROPERTY:	Vacant
PROPOSED USE OF PROPERTY:	Town Homes
EXISTING LAND USE	Auto Urban Residential (AU) District
ADJACENT ZONING:	North - Suburban Residential (S) District South – Commercial General (CG) District East – Auto Urban Residential (AU) District West - Hidalgo County Irrigation Canal
LAND USE PLAN DESIGNATION:	Auto Urban Uses
PUBLIC SERVICES:	City of Edinburg Water / Sewer
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District

EVALUATION

The following is staff's evaluation of the request.

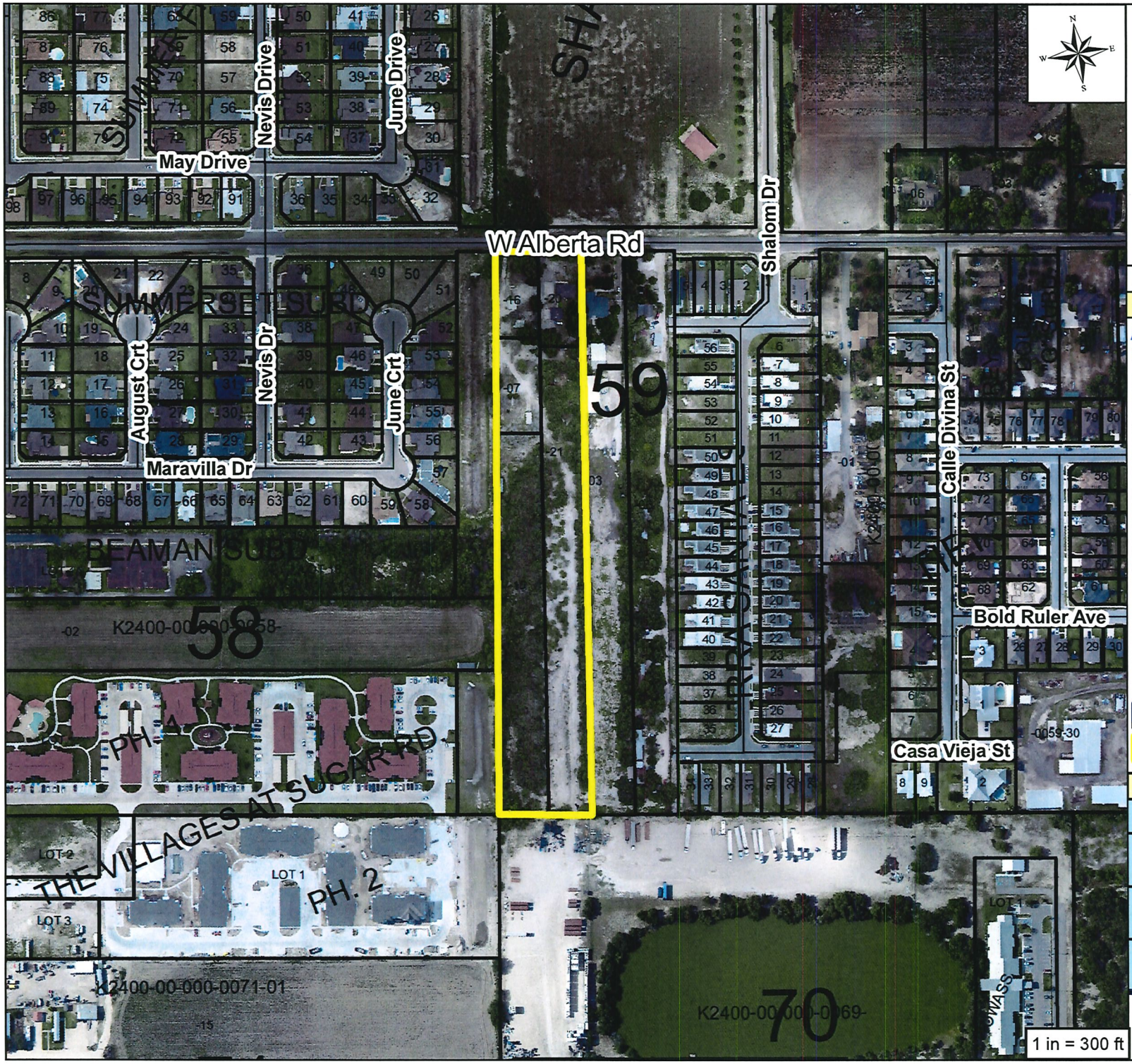
1. The surrounding uses consist of residential homes, multi-family units, and commercial business.

2. The applicant is proposing the construction of a single family residential townhome subdivision that will consist of 40 lots.

Staff recommends approval of the Comprehensive Plan Amendment from Auto Urban Uses to Urban Uses and the Rezoning Request from Auto Urban Residential (AU) District to Urban Residential (UR) District. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing before the Planning & Zoning Commission to fifty-nine (59) neighboring property owners and received no comments in favor or against this request at the time of the report.

ATTACHMENTS: Aerial Photo
Zoning Map
Future Land Use Map
Photo of site
Exhibits



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

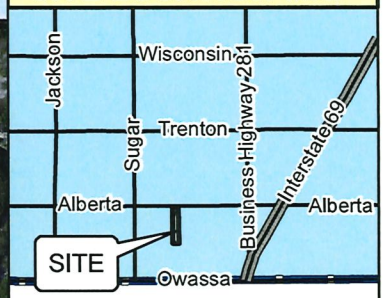
APPLICANT NAME:
PATRICK COSTELLO

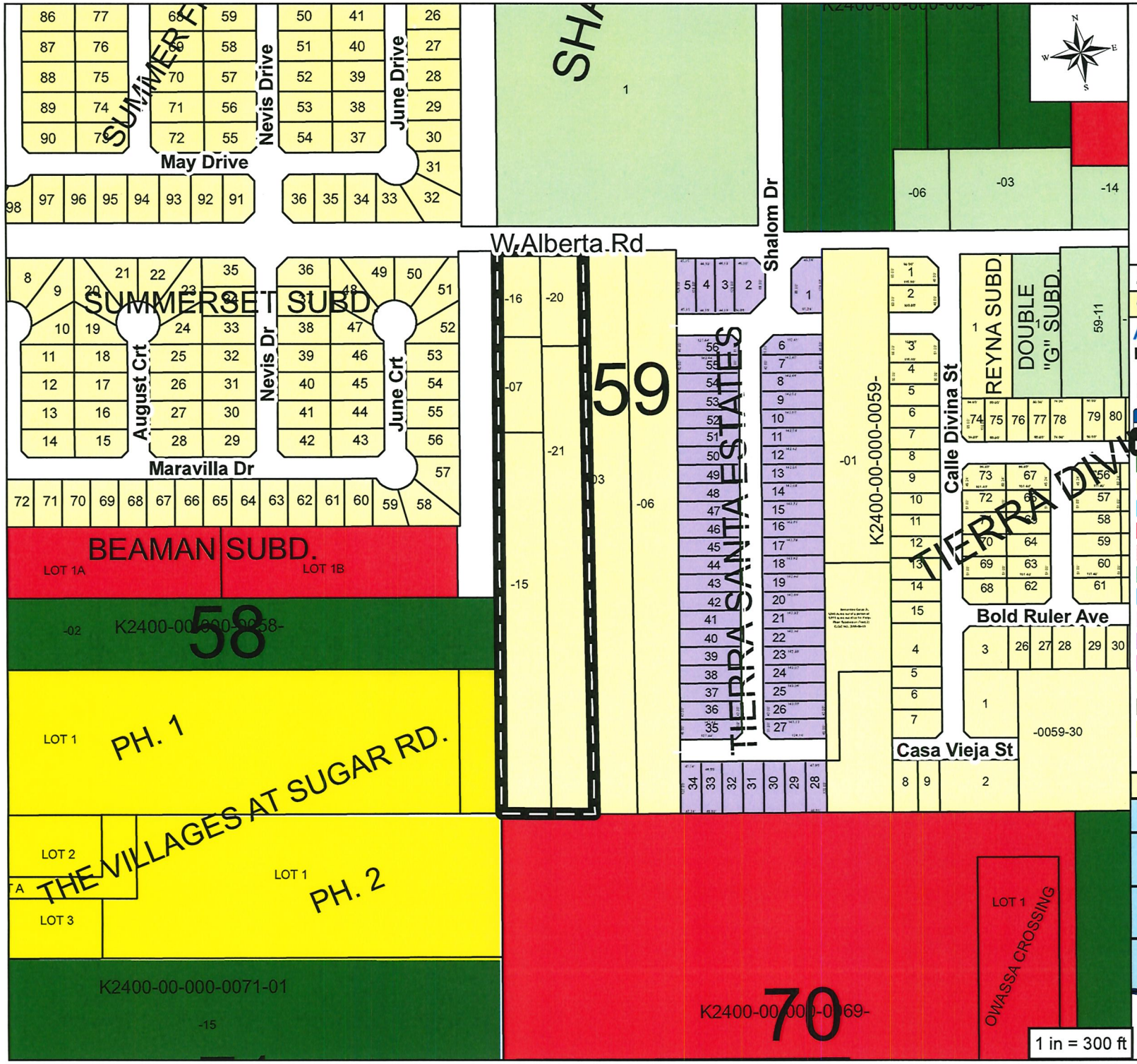
CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM AUTO URBAN RESIDENTIAL (AU) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A 6.00 ACRE TRACT OF LAND OUT OF LOT 59, KELLY-PHARR SUBDIVISION, LOCATED ON THE SOUTH SIDE OF ALBERTA ROAD, APPROXIMATELY 500 FEET WEST OF SHALOM DRIVE, AS REQUESTED BY PATRICK COSTELLO

Legend

- CITY LIMITS
- APPLICANT SITE

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

ZONING MAP

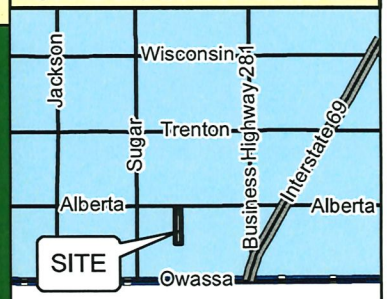
CASE CAPTION:

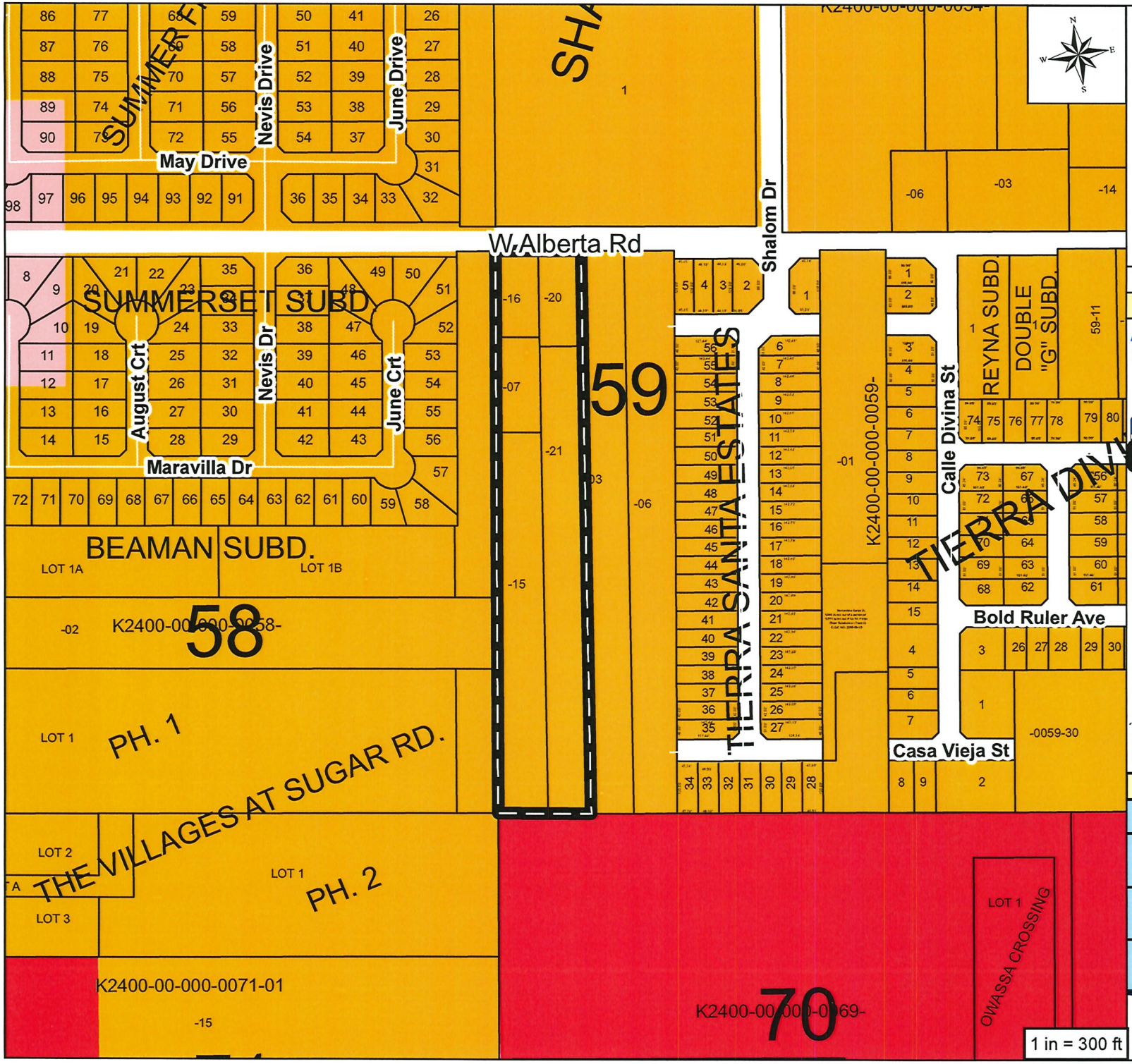
APPLICANT NAME:
PATRICK COSTELLO

Legend

- CITY LIMITS
- APPLICANT SITE
- Agriculture
- Auto-Urban Residential
- Business Park
- Commercial, General
- Commercial, Neighborhood
- Downtown District
- Industrial
- Neighborhood Conservation 5
- Neighborhood Conservation 7.1
- Neighborhood Conservation MH
- Suburban Residential
- Urban Center
- Urban Residential
- Urban University

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

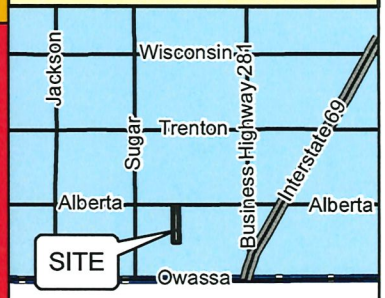
CASE CAPTION:

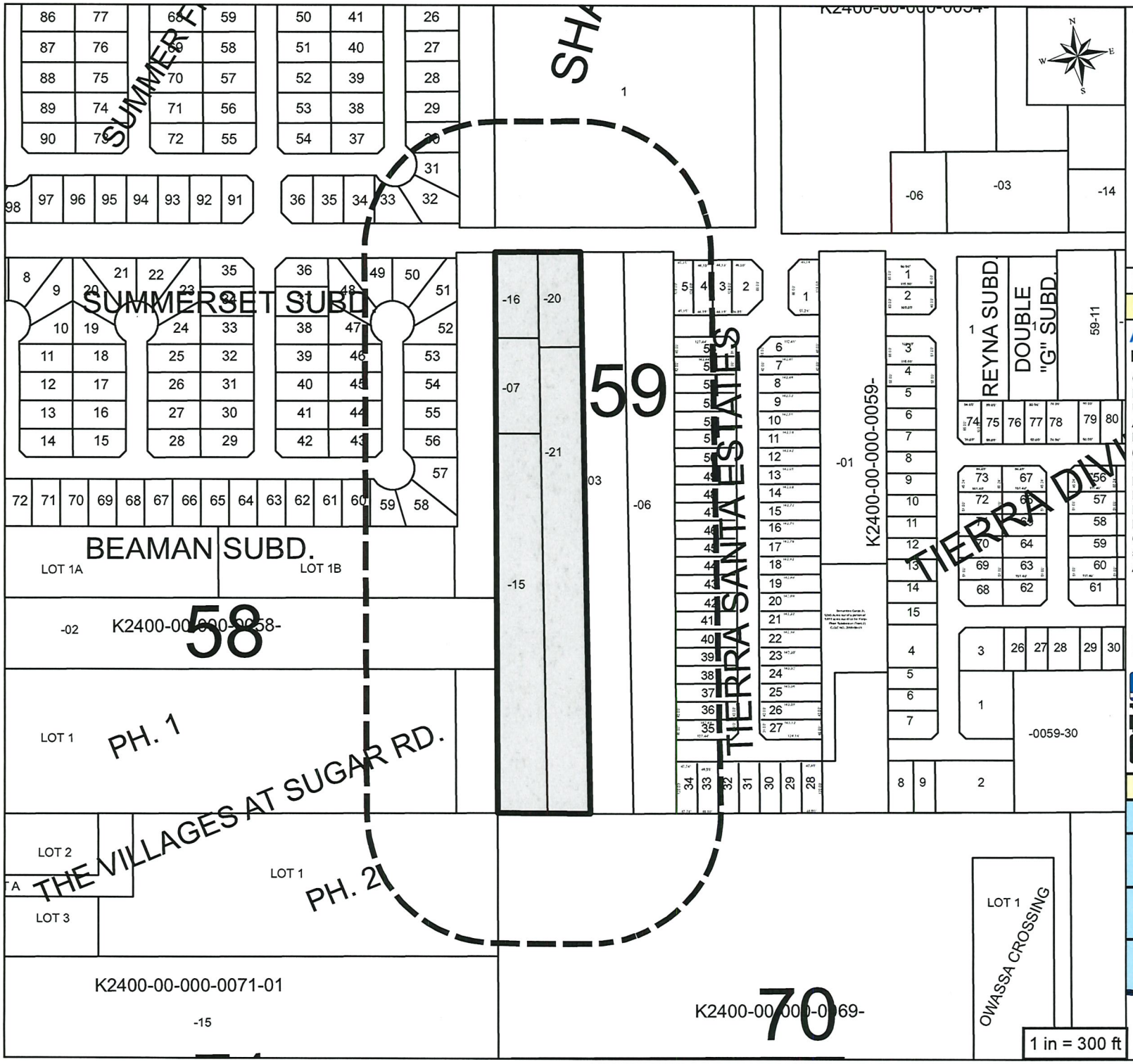
APPLICANT NAME:
PATRICK COSTELLO

Legend

- CITY LIMITS
- APPLICANT SITE
- Agriculture
- Auto-Urban
- Downtown District
- General Commercial
- Industrial
- Mobile Home
- Neighborhood Commercial
- Office Business Park
- Suburban
- Urban
- Urban University

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

CASE CAPTION:

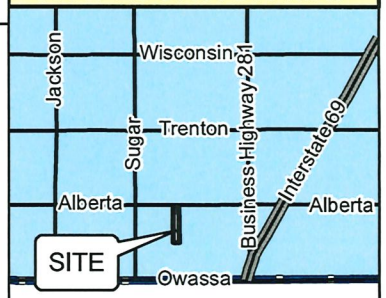
APPLICANT NAME:
PATRICK COSTELLO

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO URBAN USES TO URBAN USES AND THE REZONING REQUEST FROM AUTO URBAN RESIDENTIAL (AU) DISTRICT TO URBAN RESIDENTIAL (UR) DISTRICT, BEING A 6.00 ACRE TRACT OF LAND OUT OF LOT 59, KELLY-PHARR SUBDIVISION, LOCATED ON THE SOUTH SIDE OF ALBERTA ROAD, APPROXIMATELY 500 FEET WEST OF SHALOM DRIVE, AS REQUESTED BY PATRICK COSTELLO

Legend

- CITY LIMITS
- 300FT NOTIFICATION
- APPLICANT SITE

SITE LOCATION MAP



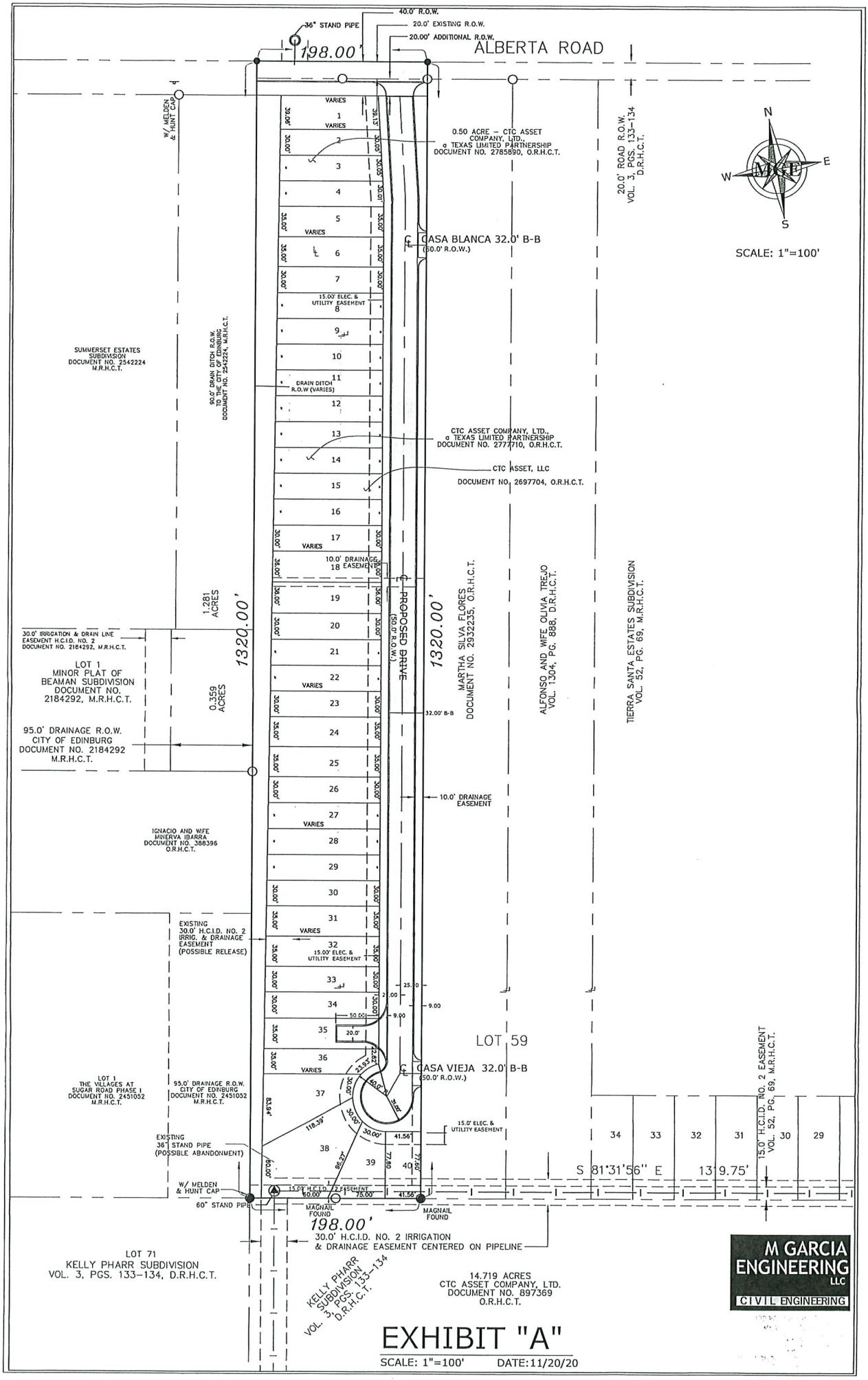


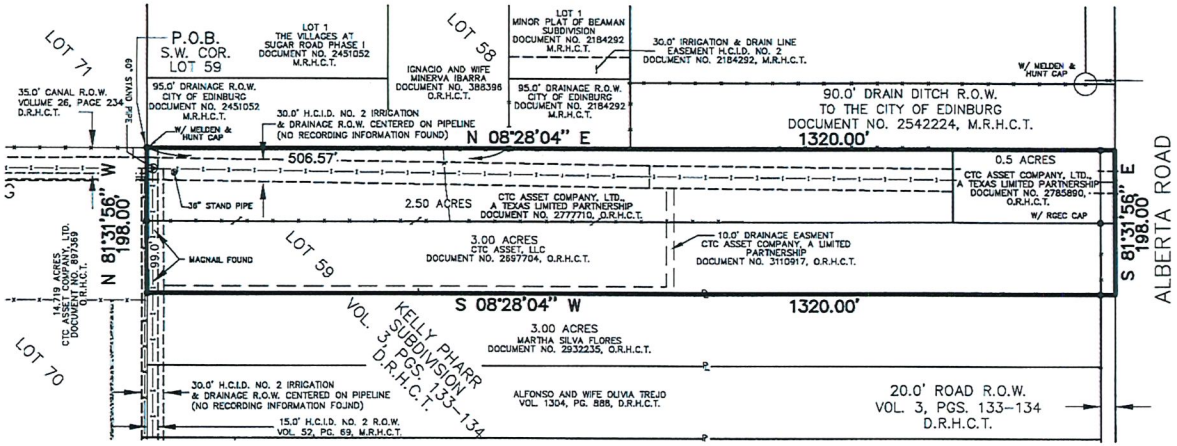
EXHIBIT "A"

SCALE: 1"=100' DATE: 11/20/20

EXHIBIT DRAWING

A 6.000 ACRE TRACT OF LAND OUT OF LOT 59 KELLEY-PHARR SUBDIVISION RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, CONVEYED TO CTC ASSET COMPANY, LTD., A TEXAS PARTNERSHIP RECORDED UNDER DOCUMENT NUMBERS 2697704, 2777710, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1"=200'



LEGEND:

- ● = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ———— = WIRE FENCE
- ———— = WIRE FENCE
- R.O.W. = RIGHT-OF-WAY
- R.C.P. = REINFORCED CONCRETE PIPE
- (O.R.H.C.T.) = OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
- (M.R.H.C.T.) = MAP RECORDS OF HIDALGO COUNTY, TEXAS
- (H.C.I.D.) = HIDALGO COUNTY IRRIGATION DISTRICT
- LOT 59 = KELLY PHARR SUBDIVISION

1. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4204), NORTH AMERICAN DATUM 1983.
2. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2.
3. METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED JUAN E. GALVAN 4011 PROFESSIONAL LAND SURVEYOR

JUAN E. GALVAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4011
01/04/2021

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TBPLS REG. FIRM# 10193886

PROJECT NO. R19048

R.O.W.

Surveying Services, LLC.

900 South Stewart, Suite 13
Mission, Texas 78572

Metes and Bounds

Description for the

6.00 Acre Tract of Land

Being 6.00 acres out of a 3.00 acre tract conveyed to CTC Asset Company, LTD A Texas Limited Partnership recorded in Document Number 2697704, Official Records of Hidalgo County, Texas and a called 2.50 acre tract, conveyed to CTC Asset Company recorded in Document Number 2777710 Official Records of Hidalgo County Texas, and a called 0.5 acre tract, conveyed to CTC Asset Company, LTD. recorded in Document Number 2785890, Official Records of Hidalgo County, Texas, located in the City of Edinburg, Hidalgo County, Texas, said 6.00 acres being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod with plastic cap stamped "MELDEN & HUNT" in the common corner of Lot 52, Lot 70 and Lot 71 Kelly Pharr Subdivision, Volume 3, Pages 133-134, Map Records of Hidalgo County, Texas, said point being a common corner of said 2.50 acres and of called 14.719 acre tract CTC Asset Company, LTD. Document Number 897369 O.R.H.C.T. and the south line of Lot 1, The Villages at Sugar Road Phase 1, Recorded in Document Number 2451052, Official Records of Hidalgo County, Texas;

THENCE North 08° 28' 04" East, at 506.57 feet passing a found 1/2-inch iron rod for the southeast corner of Lot 1, Minor Plat of Beaman Subdivision, as recorded in Document Number 2184292, Map Records of Hidalgo County, Texas, and northeast corner of a tract of land conveyed to Ignacio Ibarra and wife, Minerva Ibarra, as recorded in Document Number 388396, Official Records of Hidalgo County, Texas, at 1300.00 feet passing a found 1/2-inch iron rod in the south line of Alberta Road (width varies) a total distance of 1320.00 feet to the northwest corner of Lot 59 and centerline of said Alberta Road, for a corner;

THENCE, South 81°31'56" East, 198.00 feet along the common line of said Lot 59 and said 0.50 of an acre CTC Asset Company, LTD. tract of land, and within the Right of Way of said Alberta Road, to the Northeast corner of said 3.00 acre CTC Asset, LLC tract of land, and the Northwest

corner of a tract of land conveyed by Martha Silva Flores, recorded in Document No. 2932235, of the Official Records, Hidalgo County, Texas, for a corner;

THENCE, South 08°28'04" West, at 20.00 feet passing a found 1/2" iron rod on the South Right of Way line of said Alberta Road, along the common line of said 3.00 acre CTC Asset, LLC tract of land and Martha Silva Flores tract of land, continuing a total distance of 1320.00 feet to a found Magnail on the common South corner of said 3.00 acre CTC Asset, LLC tract of land and Martha Silva Flores tract of land, also being the common Southerly line of said Lot 59 and the Northerly line of said Lot 70, for a corner;

THENCE North 81° 31' 56" West, at 99.0 feet passing a found Magnail in the common corner of said 3.00 acre tract and 2.50 acre tract, a total distance of 198.00', along the common line of said Lot 59 and Lot 70, to the **POINT OF BEGINNING** and containing a computed area of 6.00 acres of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Zone, North American Datum 1983 (2011).

Surveyed on the ground this the 21st day of April, 2020.

Juan E. Galvan
Registered Professional Land Surveyor No. 4011

AGENDA ITEM AND RECOMMENDATION SUMMARY
PLANNING & ZONING COMMISSION REGULAR MEETING
JANUARY 12, 2021

Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, Being a tract of land containing 2.263 acres, being a part or portion out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey Subdivision, Located on the east side of N. McColl Road, approximately 800 ft. north of Schunior Road. As Requested by Mrs. Ofelia C. Martinez. [Kimberly Mendoza, Director of Planning and Zoning]

****

STAFF COMMENTS AND RECOMMENDATION:
Mrs. Ofelia C. Martinez, owner for the above referenced property is requesting a variance to the City's Unified Development Code (UDC) Article 7- Plat and Site Plan Design. This property is located on the east side of N. McColl Road, approximately 800 ft. north of Schunior Road.

According to the Unified Development Code, a subdivision plat shall be required when the owner of a tract of land within the City divides the tract into two or more parts to lay out a subdivision of the tract; lay out suburban, building, or other lots; or lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of the purchasers or owners of the lots within the tract. A subdivision includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

1. **Article - 7 Plat and Site Plan Design**

   Variance Request: Mrs. Martinez is requesting a variance to the subdivision and development design. The applicant is requesting to construct a second residential structure on the property.

Staff's Recommendation: **Disapproval** of the Variance Request. Staff recommends that the owner comply with the subdivision and development design and subdivide the current lot.

Prepared By:

Jessica Lee Ramirez
Urban Planner

Approved By:

Kimberly A. Mendoza
Director of Planning & Zoning

ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.100 PURPOSE AND APPLICABILITY

This Article sets forth regulations for the substantive review of subdivision plats, development plats, and site plans to be considered in addition to the other applicable land development regulations of this UDC.

A. **Purpose.** The purpose of this Article is to:
   1. Ensure that new development is consistent with the goals and intentions of the Comprehensive Plan;
   2. Provide for the harmonious development of the City and its extraterritorial jurisdiction (ETJ), for the coordination and alignment of streets within subdivisions with other existing or planned streets, or with other features of the City of the municipality;
   3. Provide for appropriate open space for recreation, public facilities, light, and air;
   4. Provide for a distribution of population and traffic which create conditions favorable to health, safety, convenience, and prosperity;
   5. Ensure conformance of development plans with the capital improvement program of the City and its ETJ;
   6. Equitably allocate the costs of providing infrastructure that is needed to support new development;
   7. To the maximum extent permitted by Texas law, ensure that development is compatible with and properly integrated into existing and future neighborhoods; and
   8. Ensure that subdivisions and subdivision improvements are designed to:
      a. reduce potential impacts on street congestion by providing alternative travel routes, promoting alternative modes of transportation, shortening journey to work trips, or lessening overall vehicle miles traveled;
      b. promote the orderly layout and use of land;
      c. secure safety from fire and other dangers;
      d. facilitate adequate provisions for transportation, potable water, wastewater, schools, parks, playgrounds and other public requirements;
      e. protect neighborhood areas from the hazard of high-speed through traffic; and
      f. protect groundwater supplies from contamination.

B. **Applicability - general.** No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit or similar permit be issued, for any development or land division subject to this Article, until a plat has been approved and submitted to the City for filing at the County. However, the City shall not require building permits or otherwise enforce the City's Building Code in the City's extraterritorial jurisdiction in relation to any plat required by this Code unless the development is connected to city utilities, or upon request by a developer or builder and upon coordination with County authority.

C. **Applicability - subdivision plat.** A subdivision plat shall be required when the owner of a tract of land within the City divides the tract into two or more parts to lay out a subdivision of the tract; lay out suburban, building, or other lots; or lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of the purchasers or owners of the lots within the tract. A subdivision includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.
   1. Within the City limits, no subdivision of land shall be permitted unless it conforms to:
      a. All applicable standards of this Code;
      b. The general plan of the city and its streets, alleys, easements, parks, playgrounds and public utility facilities, including those which have been or may be laid out, and

c. The general plan for the extension of the city and of its roads, streets, alleys, easements and public highways, regard being had for access to public utilities.

2. Within the area of the City's extraterritorial jurisdiction labeled "City Subdivision Controls" on the Official Extraterritorial Jurisdiction Map, no subdivision of land shall be permitted unless it conforms to the subdivision regulations of this Article.

3. Areas that are outside of the area of the City's extraterritorial jurisdiction labeled "City Subdivision Controls" on the Official Extraterritorial Jurisdiction Map, but that are within the City's water or wastewater service areas, no subdivision of land that is or is planned to be served with City water and wastewater services shall be permitted unless it conforms to:

   a. The applicable County subdivision regulations;

   b. The general plan of the city and its streets, alleys, easements, parks, playgrounds and public utility facilities, including those which have been or may be laid out, and

   c. The general plan for the extension of the city and of its roads, streets, alleys, easements and public highways, regard being had for access to public utilities.

   d. Receives approval from the City Planning and Zoning Commission for the extension of utilities provided by the City.

D. **Applicability - minor subdivision plat.** Minor subdivision plats may be approved by the Administrator. *See* Division 14.500, *Subdivision and Development Plat Procedures.* They involve four or fewer lots fronting on an existing street and do not require the creation of any new street or the extension of municipal facilities. Minor subdivision plats are subject to all of the same substantive standards as subdivision plats.

E. **Applicability - development plat.**

1. A development plat shall be required for all development within the City or Extraterritorial Jurisdiction that is not subject to a subdivision plat or minor subdivision plat requirement, except if the reason a subdivision plat or minor subdivision plat is not required is that the property is already platted and the plat is not being amended to accommodate the development.

2. The City shall endorse approval on a development plat if the plat conforms to:

   a. The general plans, rules, and ordinances of the City concerning its current and future streets, sidewalks, drainage, alleys, parks, playgrounds, and public utility facilities;

   b. The general plans, rules, and ordinances for the extension of the City or the extension, improvement, or widening of its roads, streets, and public highways within the City and in its Extraterritorial Jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and

   c. The applicable requirements of this Code.

F. **Applicability - site plan.** A site plan shall be required when the owner of a tract of land within the City limits proposes to develop the tract with any use other than a single-family home, twin home, or duplex. Site plans shall be required whether or not a subdivision plat or development plat is required.

G. **General exceptions and exemptions.**

1. Within the City limits, the provisions of this Article shall not be construed to prohibit the issuance of building, repair, plumbing or electrical permits with respect to any lots or building tract ("subject property"), nor prohibit the repair, maintenance or installation of any street or public utility services for, to or abutting any subject property, if:

   a. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:

      i. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or

      ii. A building was in existence on the subject property; or

      iii. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and

   b. The subject property has frontage on an existing publicly dedicated and accepted road; and

   c. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:

      i. A survey of the property; and

      ii. A letter of commitment from a public water supply agreeing to supply the subject property

2. Within the Extraterritorial Jurisdiction, no subdivision plat or minor subdivision plat shall be required if:

a. The subject property was already legally subdivided prior to March 9 , 1987, or prior to its inclusion in the City's Extraterritorial Jurisdiction, whichever is most recent;

b. The subject property has frontage on an existing publicly dedicated and accepted road;

c. The subdivision has water service from a public water supply approved by the Texas Department of Health; and

d. The subdivision complies with all applicable county regulations.

3. Any property that has been divided by court order shall be exempt from subdivision plat requirements unless the owner of a court-subdivided parcel seeks further subdivision.

4. City-owned property is exempt from the requirements of filing a subdivision plat, provided that any development on such property is for public use and reviewed and approved by the City Manager to ensure that:

   a. The development of the property meets all applicable infrastructure requirements; and

   b. The map of the property in question is recorded in the Hidalgo County Clerk's Office.

5. No property that fronts on one or more streets classified as collector or higher shall be exempt from the City's thoroughfare plans for right-of-way requirements, regardless of whether it is exempt from the subdivision process.

6. Family partitions and agricultural lots are exempt from the platting process as provided in Division 7.300, *Family Partitions*.

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Dr.
(956) 388-8203

Subdivision Appeals / Variance Application

Submittal Date: 8-3-2020

Legal Description:
2.263 acres out of Lot 15 Section 237 Texas Mexican Railway Company Survey

Variance Requested (Identify section of code for which variance is being requested):
Article. 7

Reason for Request:
Applicant is in process of completing family partition of 2.263 acres & is requesting to leave a 15' access easement to South boundary of 2.263 acres.

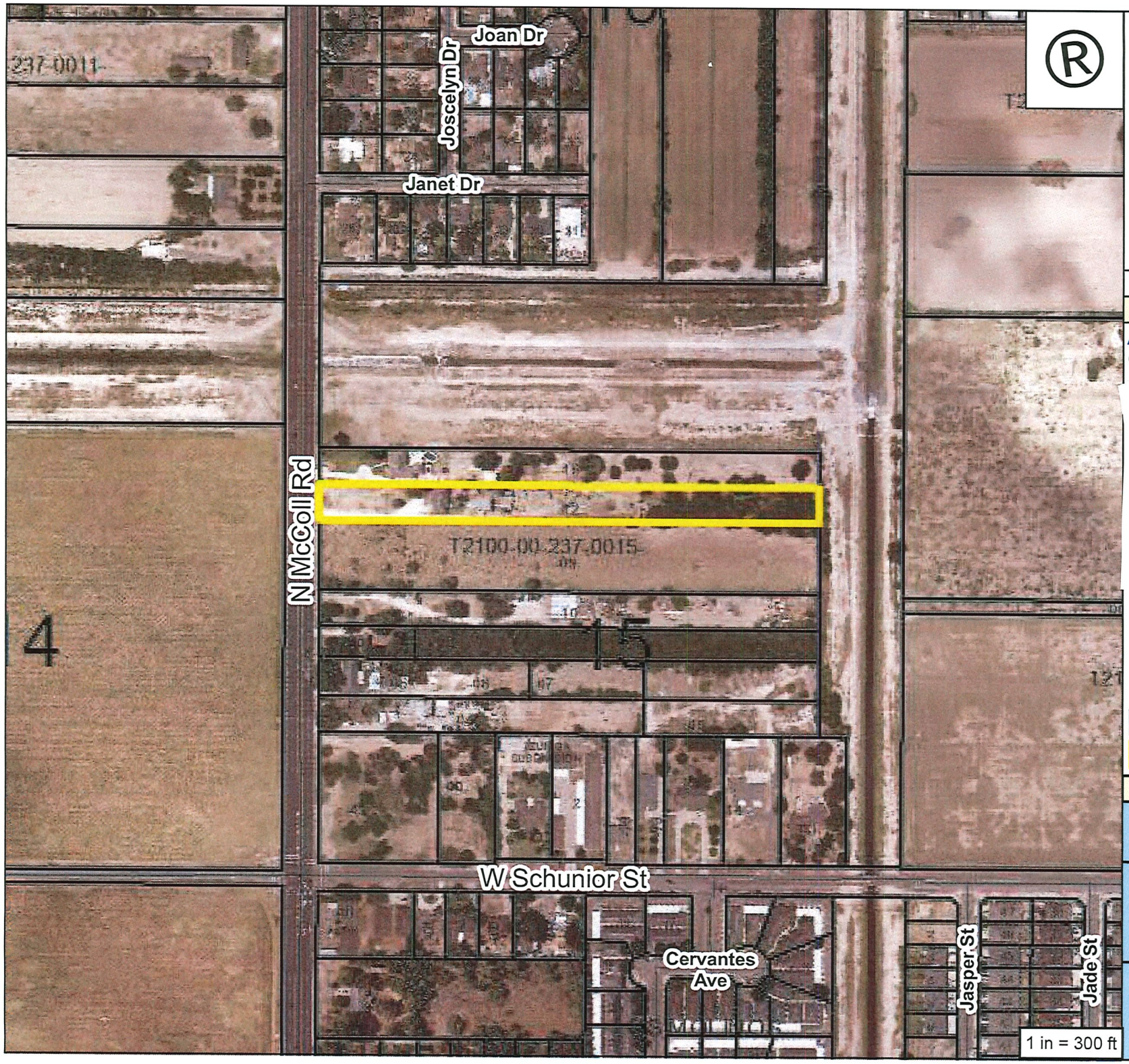
Ofelia Martinez	Monica Garza (daughter)
Property Owner *(Print legibly or type)*	**Applicant / Agent** *(Print legibly or type)*
1008 N. McColl RD.	1008 N. McColl RD.
Address	**Address**
Edinburg, Tx 78541	Edinburg, Tx 78541
City, State, Zip	**City, State, Zip**
956) 381-0981	956) 381-0981
Telephone	**Telephone**
9oruben@meldenandhunt.com	9oruben@meldenandhunt.com
e-mail address	**e-mail address**
Ofelia Martinez	Mona
Signature	**Signature**

$150 Application Fee: _____

Received By: RECEIVED

JAN 07 2020

Name: DC 8:32am



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

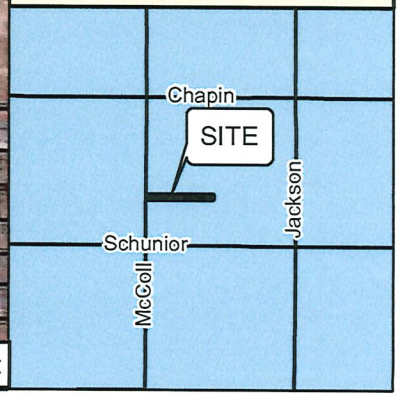
APPLICANT NAME:
OFELIA MARTINEZ

Legend

CITY LIMITS

APPLICANT SITE

SITE LOCATION MAP



AGENDA ITEM AND RECOMMENDATION SUMMARY
PLANNING & ZONING COMMISSION REGULAR MEETING

January 12, 2020

Consider Variance Request to the City's Unified Development Code to Article 7 – Plat and Site Plan Design, Being a 0.50 of acre tract of land being a portion of Lot 4, Section 237, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas. Located at 3504 Russell Road, As Requested by Mrs. Rosio Espiritu Carr. [Kimberly Mendoza, Director of Planning and Zoning]

****

STAFF COMMENTS AND RECOMMENDATION:

Rosio Espiritu Carr, owner for the above referenced location is requesting a Variance to the City's Unified Development Code (UDC) Article 7- Plat and Site Plan Design. This property is located on the south side of Russell Road, approximately 540 ft. east of N. Monmack Road and is zoned Suburban Residential District. The property has 67.85 ft. of frontage along Russell Road and a depth of 321 ft. for a tract size of 21,779.85 square feet.

The applicant is requesting a second single family residential dwelling as a homestead and has requested a Certificate of Compliance. The second dwelling will utilize an existing SWSC water system and City of Edinburg sanitary sewer system. The property owner dedicated as part of the additional 20 ft. of right-of-way is required for Russell Road, and was recorded on July 13, 2020 as part of the requirement for the certificate of compliance.

According to the Unified Development Code, a subdivision plat shall be required when the owner of a tract of land within the City divides the tract into two or more parts to lay out a subdivision of the tract; lay out suburban, building, or other lots; or lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of the purchasers or owners of the lots within the tract. A subdivision includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

1. Article - 7 Plat and Site Plan Design

Variance Request: Mrs. Rosio Espiritu Carr is requesting a variance to the subdivision and development design. The applicant is requesting to construct a residence on the property.

Staff's Recommendation: **Disapproval** of the Variance Request since it does not meet the plat exemption requirements. Staff recommends that the developer comply with the subdivision and development design and subdivide the property.

Prepared By:

Jessica Lee Ramirez
Urban Planner

Approved By:

Kimberly Mendoza,
Director of Planning and Zoning

ARTICLE 7 PLAT AND SITE PLAN DESIGN

DIVISION 7.100 PURPOSE AND APPLICABILITY

This Article sets forth regulations for the substantive review of subdivision plats, development plats, and site plans to be considered in addition to the other applicable land development regulations of this UDC.

A. **Purpose.** The purpose of this Article is to:
   1. Ensure that new development is consistent with the goals and intentions of the Comprehensive Plan;
   2. Provide for the harmonious development of the City and its extraterritorial jurisdiction (ETJ), for the coordination and alignment of streets within subdivisions with other existing or planned streets, or with other features of the City of the municipality;
   3. Provide for appropriate open space for recreation, public facilities, light, and air;
   4. Provide for a distribution of population and traffic which create conditions favorable to health, safety, convenience, and prosperity;
   5. Ensure conformance of development plans with the capital improvement program of the City and its ETJ;
   6. Equitably allocate the costs of providing infrastructure that is needed to support new development;
   7. To the maximum extent permitted by Texas law, ensure that development is compatible with and properly integrated into existing and future neighborhoods; and
   8. Ensure that subdivisions and subdivision improvements are designed to:
      a. reduce potential impacts on street congestion by providing alternative travel routes, promoting alternative modes of transportation, shortening journey to work trips, or lessening overall vehicle miles traveled;
      b. promote the orderly layout and use of land;
      c. secure safety from fire and other dangers;
      d. facilitate adequate provisions for transportation, potable water, wastewater, schools, parks, playgrounds and other public requirements;
      e. protect neighborhood areas from the hazard of high-speed through traffic; and
      f. protect groundwater supplies from contamination.

B. **Applicability - general.** No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit or similar permit be issued, for any development or land division subject to this Article, until a plat has been approved and submitted to the City for filing at the County. However, the City shall not require building permits or otherwise enforce the City's Building Code in the City's extraterritorial jurisdiction in relation to any plat required by this Code unless the development is connected to city utilities, or upon request by a developer or builder and upon coordination with County authority.

C. **Applicability - subdivision plat.** A subdivision plat shall be required when the owner of a tract of land within the City divides the tract into two or more parts to lay out a subdivision of the tract; lay out suburban, building, or other lots; or lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of the purchasers or owners of the lots within the tract. A subdivision includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.
   1. Within the City limits, no subdivision of land shall be permitted unless it conforms to:
      a. All applicable standards of this Code;
      b. The general plan of the city and its streets, alleys, easements, parks, playgrounds and public utility facilities, including those which have been or may be laid out, and

c. The general plan for the extension of the city and of its roads, streets, alleys, easements and public highways, regard being had for access to public utilities.

2. Within the area of the City's extraterritorial jurisdiction labeled "City Subdivision Controls" on the Official Extraterritorial Jurisdiction Map, no subdivision of land shall be permitted unless it conforms to the subdivision regulations of this Article.

3. Areas that are outside of the area of the City's extraterritorial jurisdiction labeled "City Subdivision Controls" on the Official Extraterritorial Jurisdiction Map, but that are within the City's water or wastewater service areas, no subdivision of land that is or is planned to be served with City water and wastewater services shall be permitted unless it conforms to:

   a. The applicable County subdivision regulations;

   b. The general plan of the city and its streets, alleys, easements, parks, playgrounds and public utility facilities, including those which have been or may be laid out, and

   c. The general plan for the extension of the city and of its roads, streets, alleys, easements and public highways, regard being had for access to public utilities.

   d. Receives approval from the City Planning and Zoning Commission for the extension of utilities provided by the City.

D. **Applicability - minor subdivision plat.** Minor subdivision plats may be approved by the Administrator. *See* Division 14.500, *Subdivision and Development Plat Procedures.* They involve four or fewer lots fronting on an existing street and do not require the creation of any new street or the extension of municipal facilities. Minor subdivision plats are subject to all of the same substantive standards as subdivision plats.

E. **Applicability - development plat.**

1. A development plat shall be required for all development within the City or Extraterritorial Jurisdiction that is not subject to a subdivision plat or minor subdivision plat requirement, except if the reason a subdivision plat or minor subdivision plat is not required is that the property is already platted and the plat is not being amended to accommodate the development.

2. The City shall endorse approval on a development plat if the plat conforms to:

   a. The general plans, rules, and ordinances of the City concerning its current and future streets, sidewalks, drainage, alleys, parks, playgrounds, and public utility facilities;

   b. The general plans, rules, and ordinances for the extension of the City or the extension, improvement, or widening of its roads, streets, and public highways within the City and in its Extraterritorial Jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and

   c. The applicable requirements of this Code.

F. **Applicability - site plan.** A site plan shall be required when the owner of a tract of land within the City limits proposes to develop the tract with any use other than a single-family home, twin home, or duplex. Site plans shall be required whether or not a subdivision plat or development plat is required.

G. **General exceptions and exemptions.**

1. Within the City limits, the provisions of this Article shall not be construed to prohibit the issuance of building, repair, plumbing or electrical permits with respect to any lots or building tract ("subject property"), nor prohibit the repair, maintenance or installation of any street or public utility services for, to or abutting any subject property, if:

   a. It is demonstrated that any of the following conditions existed with respect to the use or legal description of the subject property prior to March 9, 1987:

      i. The boundaries of the subject property have not changed except for changes resulting from public improvements and was identified by metes and bounds; or

      ii. A building was in existence on the subject property; or

      iii. The subject property was legally or functionally subdivided, either by recorded plat or by actual occupancy and use; and

   b. The subject property has frontage on an existing publicly dedicated and accepted road; and

   c. It is demonstrated that water service is available to the subject property by a public water supply approved by the Texas Department of Health. Such demonstration shall include:

      i. A survey of the property; and

      ii. A letter of commitment from a public water supply agreeing to supply the subject property

2. Within the Extraterritorial Jurisdiction, no subdivision plat or minor subdivision plat shall be required if:

a. The subject property was already legally subdivided prior to March 9 , 1987, or prior to its inclusion in the City's Extraterritorial Jurisdiction, whichever is most recent;

b. The subject property has frontage on an existing publicly dedicated and accepted road;

c. The subdivision has water service from a public water supply approved by the Texas Department of Health; and

d. The subdivision complies with all applicable county regulations.

3. Any property that has been divided by court order shall be exempt from subdivision plat requirements unless the owner of a court-subdivided parcel seeks further subdivision.

4. City-owned property is exempt from the requirements of filing a subdivision plat, provided that any development on such property is for public use and reviewed and approved by the City Manager to ensure that:

   a. The development of the property meets all applicable infrastructure requirements; and

   b. The map of the property in question is recorded in the Hidalgo County Clerk's Office.

5. No property that fronts on one or more streets classified as collector or higher shall be exempt from the City's thoroughfare plans for right-of-way requirements, regardless of whether it is exempt from the subdivision process.

6. Family partitions and agricultural lots are exempt from the platting process as provided in Division 7.300, *Family Partitions.*

THE CITY OF EDINBURG

Unified Development Code

Subdivision Appeals / Variance Application

(There is a $150.00 fee per Appeal/Variance Requested)

Submittal Date: 11/25/2020

Legal Description: _____

Address: 3504 W. Mile 17½ Rd. Edinburg, TX. 78541

Variance Requested (Identify section of code for which variance is being requested):

_____

Reason for Request: Attached an "Applicant's Statement or Letter" to this application detailing the request

Owner's Statement: I hereby certify that I am the owner (or duly authorized agent of the owner) of the above described property; and I hereby authorize the Applicant listed herein to pursue City of Edinburg approval of the above-described variance request (s).

Rosio Espiritu Carr	Raul E. Garcia
Property Owner *(Print legibly or type)*	**Applicant / Agent** *(Print legibly or type)*
3504 W. Mile 17½ Rd	116 N. 12th
Address	**Address**
Edinburg, TX. 78541	Edinburg, Texas, 78541
City, State, Zip	**City, State, Zip**
(956) 457-7846	(956) 381-1061
Telephone	**Telephone**
Fax	**Fax**
mrs.carr060708@gmail.com	vegaassoc@aol.com
e-mail address	**e-mail address**
Rosio E. Carr	
Signature	**Signature**

HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 P.M.: _____

HEARING DATE (CITY COUNCIL) – 6:00 P.M.: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE COUNCIL ROOM)

Wednesday, November 25, 2020

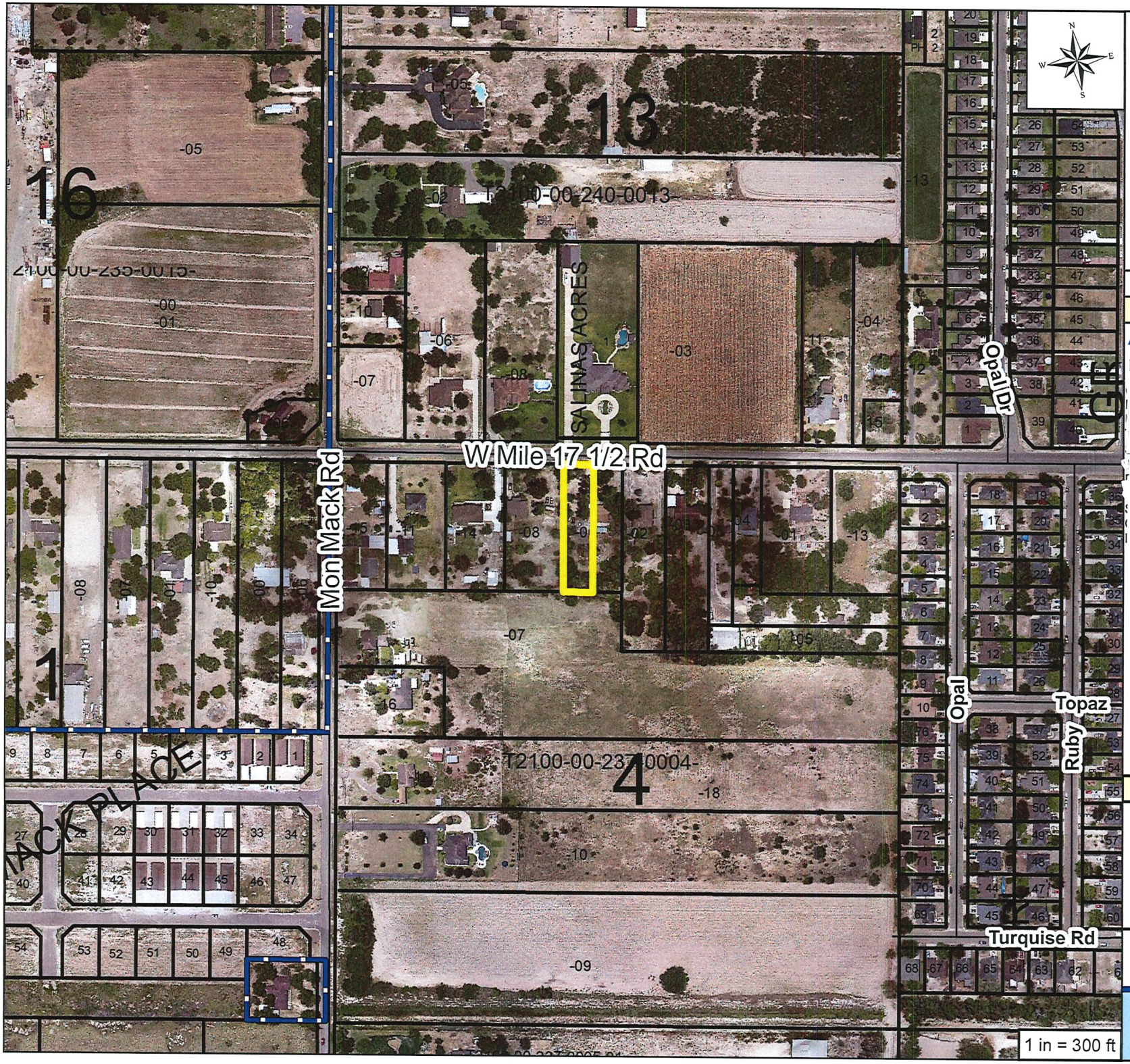
To my city's commission:

Good afternoon. My name is Rosio Espiritu Carr. My father passed 4 years ago in July. When he emigrated from Mexico, he made the American Dream come true for his family. He worked hard every day, providing food and a roof over the heads of me and my six siblings. One of the biggest sources of pride for my father was acquiring enough land to eventually pass on to his 3 daughters, so they would not have to rely on anyone. To leave a legacy that is the epitome of the American dream.

I started this process with great optimism, and as this has dragged on, I am losing this sense of optimism. I have done everything that has been asked of me, and with a great expense of money and more importantly, time and effort. Thousands of dollars has already been spent and foundation hasn't been even poured on the property. I've hired engineers and contractors to adhere to the city's standards of family partitioning, but to no avail even after already recording new deeds and have given the city 20 feet of right of way on each track. Still it seems as somewhere along the way the right of receiving these letters of compliance seem to not be met. I had a meeting with the city on 11/25, and was told to come here and plead my case to you, the leaders of our city. My children are constantly asking when are they are going to have a place to call of our own. Our decision to build on this land finally came from the need to assist with my mother's continuous battle with medical issues, and our recent medical issues with my husband becoming legally blind this year. (Diagnosed with LHON) For this and so much more we felt that this was the best direction to take to in going forth to build next door to my mother and be a support to each other. I am also an educator trying to work and teach in the middle of this pandemic for the ECISD. I have acted in good faith with my interactions with the city. Again, I have done everything asked of me by the city, as my engineer can attest to. All I ask is for the opportunity to fulfill this dream and give us the opportunity to move forth as soon as possible.

Thank you for your time and consideration.

-Rosio Espiritu Carr
(956)-457-7846



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

APPLICANT NAME:

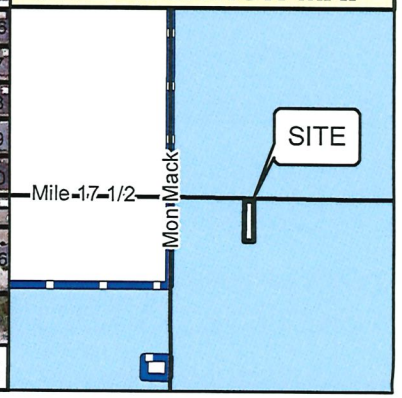
ROSIO ESPIRITU CARR

Legend

CITY LIMITS

APPLICANT SITE

SITE LOCATION MAP



Doc-3131088

VG-120-2020-3131088

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3131088

Recorded On: July 17, 2020 03:55 PM

Billable Pages: 4

Number of Pages: 5

*******Examined and Charged as Follows*******

Total Recording: $ 48.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	3131088
Receipt No:	20200717000245
Recorded On:	July 17, 2020 03:55 PM
Deputy Clerk:	Elaine Acuna
Station:	CH-1-CC-K31

Record and Return To:

ROSIO ESPIRITU CARR
3502 W Mile 17 1/2 Rd
Original Returned To Customer
EDINBURG TX 78541

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

Date: July 17, 2020

Grantors: **VERONICA ORTIZ ESPIRITU, A single woman**

Grantors' Mailing Address (including county): 3502 W. Mile 17 ½ Road
Edinburg, Texas 78541
Hidalgo County

Grantee: **ROSIO ESPIRITU CARR, as her sole and separate property**

Grantees' Mailing Address (including county): 3502 W. Mile 17 ½ Road
Edinburg, Texas 78541
Hidalgo County

Consideration: For the love and affection Grantor has for Grantee herein.

Property (including any improvements): See Exhibit A, attached hereto and incorporated for all purposes.

Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, liens, validly existing easements, rights-of-way, and prescriptive rights, if any, relating to the hereinabove described property, but only to the extent they are still in effect, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property; and taxes from all prior and subsequent years, which are expressly assumed by the Grantee herein, and subsequent assessments due to change in land usage.

Grantor, for the consideration indicated above, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns

against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

When the context requires, singular nouns and pronouns include the plural.

ATTORNEY HAS PREPARED THIS DEED WITH INFORMATION GIVEN BY GRANTOR AND GRANTEE, WITHOUT THE BENEFIT OF A SURVEY OR TAX INFORMATION. NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

Veronica Espiritu

Veronica Ortiz Espiritu

ACCEPTED BY:

Rosio Espiritu Carr

Rosio Espiritu Carr

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 17th day of July, 2020 by Veronica Ortiz Espiritu.

MARISSA I. VEGA
My Notary ID # 129969603
Expires September 25, 2022

Marissa Vega

Notary Public, State of Texas

(Acknowledgment)

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 17th day of July, 2020 by Rosio Espiritu Carr.

MARISSA I. VEGA
My Notary ID # 129969603
Expires September 25, 2022

Notary Public, State of Texas

After Recording, Return To:
Rosio Espiritu Carr
3502 W. Mile 17 ½ Road
Edinburg, Texas 78541

Tract 2

METES AND BOUNDS DESCRIPTION
FOR A
0.50 OF AN ACRE TRACT

A 0.50 of acre tract of land being a portion of Lot 4, Section 237, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed recorded in Volume 1715, Page 532, Map Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the centerline Russell Road (N. Mile 17 ½ Road) also being the north line of said Lot 4, Section 237, being the northeast corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 1709, Page 752, Deed Records, Hidalgo County, Texas, for the northwest corner of herein described tract. Said point bears S 80° 55' 00" E 542.43 feet from a found one-half inch iron-rod on the point of centerline intersection of said Russell Road (N. Mile 17 ½ Road) and Mon Mack Road being the northwest corner of said Lot 4, Section 237.

THENCE S 80° 55' 00" E 67.85 feet along said centerline of Russell Road (N. Mile 17 ½ Road) also being the north line of said Lot 4, Section 237, to a point for the northeast corner of herein described tract.

THENCE S 09° 05' 00" W parallel to the east line of said Lot 4, Section 237, pass at 20.00 feet a set one-half inch iron rod with a cap labeled "RPLS 4204" being the south Right-of-Way line of said Russell Road (N. Mile 17 ½ Road) and continuing for a total distance of 321.00 feet to a set one-half inch iron rod with a cap labeled "RPLS 4204" on the north line of that certain tract described in Warranty Deed recorded in Document #1840270, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 80° 55' 00" W 67.85 feet along said north line of tract described in Warranty Deed recorded in Document #1840270, Official Records, Hidalgo County, Texas, being parallel to north line of said Lot 4, Section 237, to a set one-half inch iron rod with a cap labeled "RPLS 4204" being the southeast corner of said tract described in Warranty Deed with Vendor's Lien recorded in Volume 1709, Page 752, Deed, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract.

THENCE N 09° 05' 00" E along the east line of said tract described in Warranty Deed with Vendor's Lien recorded in Volume 1709, Page 752, Deed, Official Records, Hidalgo County, Texas, being parallel to the east line of said Lot 4, Section 237, pass at 301.00 feet a found one-half inch pipe being the south Right-of-Way line of said Russell Road (N. Mile 17 ½ Road) and continuing for a total distance of 321.00 to the point to beginning and containing 0.50 of an acre of land, more or less.

JOB NUMBER: 2020-028.TEX MEX
R. E. GARCIA & ASSOCIATES

Doc-3129168

VG-120-2020-3129168

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3129168

Recorded On: July 13, 2020 11:53 AM

Billable Pages: 5

Number of Pages: 6

*******Examined and Charged as Follows*******

Total Recording: $ 52.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	3129168
Receipt No:	20200713000156
Recorded On:	July 13, 2020 11:53 AM
Deputy Clerk:	Rene Salinas
Station:	CH-1-CC-K17

Record and Return To:

ROSIO ESPIRITU CARR
3502 W. MILE 17 1/2
original returned to customer
EDINBURG TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

THE STATE OF TEXAS **§** **RIGHT-OF-WAY DEDICATION**

COUNTY OF HIDALGO **§**

For and in consideration of the sum of ten dollars ($10.00) in hand paid by the City of Edinburg, Texas, a home-rule Municipal Corporation of Hidalgo County, Texas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to my property, I (we), **Veronica Espiritu,** of 3504 W. Mile 17 ½ Road, Edinburg, Hidalgo County, Texas, 78541 ***("Grantor")***, as the owner of that certain tract of land in Hidalgo County, Texas depicted by metes and bounds description in Exhibit "A", attached hereto and incorporated herein for all purposes of this dedication, and as more particularly described by drawing as set forth in the "Drawing of Exhibit A", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the City of Edinburg, Hidalgo County, Texas for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Edinburg, Texas.

TO HAVE AND TO HOLD said right-of-way and easement unto the City of Edinburg, its successors and assigns, and GRANTOR(S) hereby bind(s) itself (themselves), its (their) successors and assigns to warrant and forever defend, all and singular, said premises unto the City of Edinburg, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the City of Edinburg shall have the right to excavate and fill upon said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

It is further intended that the permanent right of way and easement herein granted to the City of Edinburg shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent right–of-way and easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

When the context requires, singular nouns and pronouns include the plural.

Doc-3129168

IN WITNESS WHEREOF, this dedication instrument is executed this the 25th day of June, 2026.

GRANTOR: VERONICA ESPIRITU

Veronica Espiritu
Signature

VERONICA Espiritu
Print Name

ACCEPTED: CITY OF EDINBURG

BY:_____
Ron Garza, City Manager

ATTESTED:

BY:_____
Myra Ayala, City Secretary

CITY OF EDINBURG, TEXAS

APPROVED AS TO FORM:
Omar Ochoa Law Firm P.C.

BY:_____
City Attorney

Doc-3129168

STATE OF TEXAS § **ACKNOWLEDGMENT**

COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Veronica Espiritu** of ~~304~~ 3508 W. Mile 17 ½ Road, Edinburg, Hidalgo County, Texas, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that **she** executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 25th day of June, 2020.

ROCIO VENTURA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 124498341 5-21-2021

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS § **CORPORATE ACKNOWLEDGMENT**

COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Ron Garza, CITY MANAGER OF THE CITY OF EDINBURG, TEXAS**, a home-rule municipal corporation of the County of Hidalgo, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 7th day of July, 2020.

TOMAS D REYNA NOTARY PUBLIC STATE OF TEXAS ID 12018719 EXP. 05-21-2021

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

CITY OF EDINBURG
415 W. UNIVERSITY DR.
EDINBURG, TEXAS 78541

Exhibit "A"

Russell Road (N. Mile 17 ½ Road)
Additional R.O.W

METES AND BOUNDS DESCRIPTION
FOR A
0.12 OF AN ACRE TRACT

A 0.12 of acre tract of land being a portion of Lot 4, Section 237, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 1, Page 12, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed recorded in Volume 1715, Page 532, Map Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the centerline Russell Road (N. Mile 17 ½ Road) also being the north line of said Lot 4, Section 237, being the northeast corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 1709, Page 752, Deed, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract. Said point bears S 80° 55' 00" E 542.30 feet from a found one-half inch iron-rod on the point of centerline intersection of said Russell Road (N. Mile 17 ½ Road) and Mon Mack Road being the northwest corner of said Lot 4, Section 237.

THENCE S 80° 55' 00" E 135.70 feet along said centerline of Russell Road (N. Mile 17 ½ Road) also being the north line of said Lot 4, Section 237, to a point being the northwest corner of that certain tract described in Quitclaim Deed recorded in Document #1086185, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 09° 05' 00" W along the west line of said tract described in Quitclaim Deed recorded in Document #1086185, Official Records, Hidalgo County, Texas, being parallel to the east line of said Lot 4, Section 237, pass at 20.00 feet a found three quarter inch pipe being the south Right-of-Way line of said Russell Road (N. Mile 17 ½ Road) and continuing for a total distance of 40.00 feet to a set one-half inch iron rod with a cap labeled "RPLS 4204" for the southeast corner of herein described tract.

THENCE N 80° 55' 00" W 135.70 feet parallel to north line of said Lot 4, Section 237, to a set one-half inch iron rod with a cap labeled "RPLS 4204" on the east line of said tract described in Warranty Deed with Vendor's Lien recorded in Volume 1709, Page 752, Deed, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract.

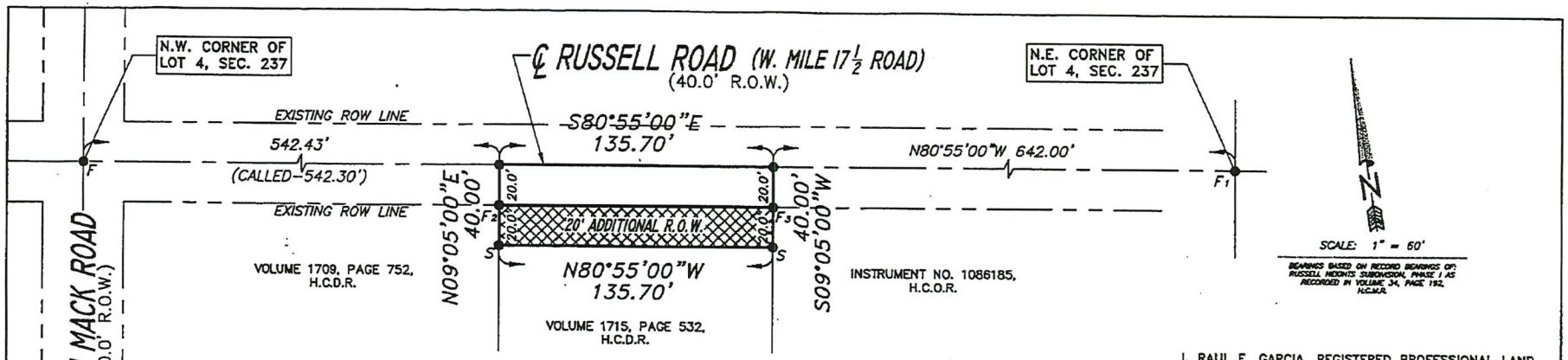
THENCE N 09° 05' 00" E along the east line of said tract described in Warranty Deed with Vendor's Lien recorded in Volume 1709, Page 752, Deed, Official Records, Hidalgo County, Texas, being parallel to the east line of said Lot 4, Section 237, pass at 20.00 feet a found one-half inch pipe being the south Right-of-Way line of said Russell Road (N. Mile 17 ½ Road) and continuing for a total distance of 40.00 feet to the point to beginning and containing 0.12 of an acre of land (5,428.00 square feet) of land of which 0.06 of an acre (2,714.00 square feet) of land lies within the existing Russell Road (N. Mile 17 ½ Road) Right-of-Way leaving 0.06 of an acre (2,714.00 square feet) of land being acquired, more or less.

STATE OF TEXAS
REGISTERED
RAUL E. GARCIA
4204
PROFESSIONAL
LAND SURVEYOR

6/11/20

JOB NUMBER: 2020-028.TEX MEX
R. E. GARCIA & ASSOCIATES

"Drawing of Exhibit A"



I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED RAUL E. GARCIA 4204 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

LEGEND:

F – FOUND 1/2"ø IRON ROD
F1 – FOUND 60 PENNY NAIL
S – SET 1/2"ø IRON ROD WITH A CAP LABELED "RPLS 4204"

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480334 0325 D
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"
LOMR: 05/17/2001

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

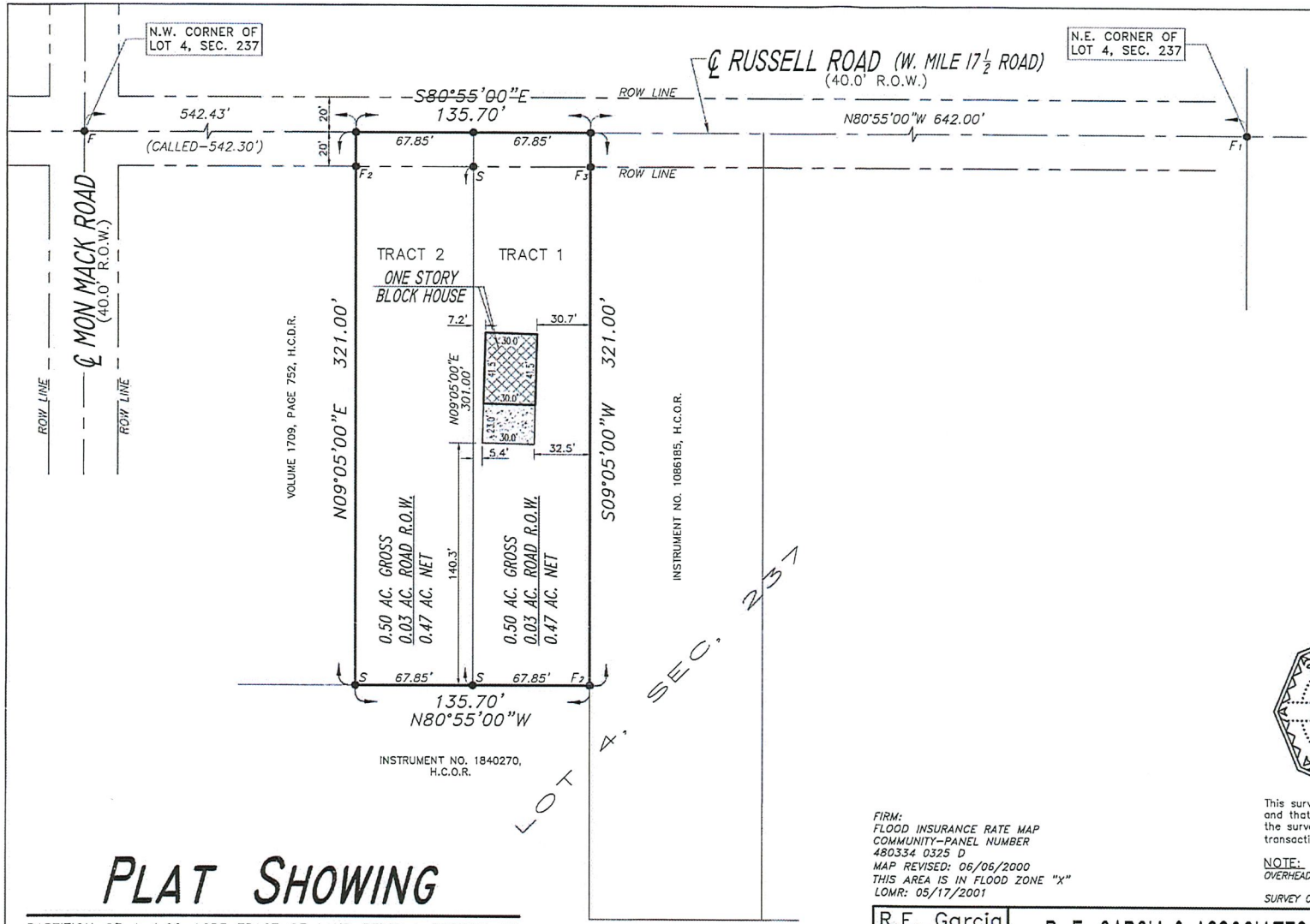
PLAT SHOWING

A 0.12 OF ACRE TRACT OF LAND BEING A PORTION OF LOT 4, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1715, PAGE 532, MAP RECORDS, HIDALGO COUNTY, TEXAS.

R.E. Garcia Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE:	ADDITIONAL R.O.W. SURVEY
DATE: JUNE 11, 2020	REV:
JOB #	2020-077A BOOK T-148/PG.31
SCALE:	1" = 60'
DRAWN BY:	E.S.



SCALE: 1" = 60'

BEARINGS BASED ON RECORD BEARINGS OF: RUSSELL HEIGHTS SUBDIVISION, PHASE I, AS RECORDED IN VOLUME 34, PAGE 192, H.C.M.R.

LEGEND:

F – FOUND 1/2"ø IRON ROD
F1 – FOUND 60 PENNY NAIL
F2 – FOUND 1/2"ø PIPE
F3 – FOUND 3/4"ø PIPE
S – SET 1/2"ø IRON ROD WITH A CAP LABELED "RPLS 4204"

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED RAUL E. GARCIA 4204 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480334 0325 D
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"
LOMR: 05/17/2001

PLAT SHOWING

PARTITION OF A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1715, PAGE 532, MAP RECORDS, HIDALGO COUNTY, TEXAS.

R.E. Garcia Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE: PARTITION SURVEY

DATE: JUNE 11, 2020 REV:
JOB # 2020-077 BOOK T-148/PG.31
SCALE: 1" = 60'
DRAWN BY: E.S.

AGENDA ITEM AND RECOMMENDATION SUMMARY
PLANNING & ZONING COMMISSION REGULAR MEETING

January 12, 2021

Consider Variance Request to the City's Unified Development Code to Article 7- Plat and Site Plan Design- Section 7.404 Blocks. Pearl Estates Subdivision, a 10.00 acre tract of land out of Lot 7, Section 239, Texas-Mexican Railway Company Survey, located on the north side of Rogers Road, approximately 990 feet east of North Sugar Road, As Requested by HLG, Plan Review Services. [Kimberly Mendoza, Director of Planning & Zoning]

STAFF COMMENTS AND RECOMMENDATION:

HLG Plan Review Services, the project engineering firm for the above referenced subdivision is requesting a Variance to the City's Unified Development Code (UDC) Article 7- Plat and Site Plan Design- Section 7.404 Blocks. The proposed development is located on the north side of Rogers Road, approximately 990 feet east of North Sugar Road. A subdivision plat submitted under the name Pearl Estates, consists of 47 lots for single family residential use and received preliminary plat approval on June 9, 2020.

1. **Article –7- Plat and Site Plan Design- Section 7.404 Blocks**

   Variance Request: The engineer is requesting for the residential block lengths to be allowed as shown on the proposed plat. The proposed plat has a block length of 1,080 feet, without a cross street on the west side of the development.. The maximum allowed by the Unified Development Code is 800 ft. The applicant has indicated that the basis for the request is that there is no public benefit since there is an existing residential house and major overhead transmission lines immediately located to the west of the property.

According to the City's Unified Development Code no block should exceed 800 feet in length and the length, width, and shape of the block should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection.

Staff's Recommendation: **Disapproval** of this Variance Request. Compliance with the 800 ft. block length requirement promotes walkability, connectivity and traffic circulation between neighborhoods. Per Fire, a stub out street is needed on the west side of the property for access to future development.

Approved By:

Kimberly A. Mendoza, MPA
Director of Planning and Zoning

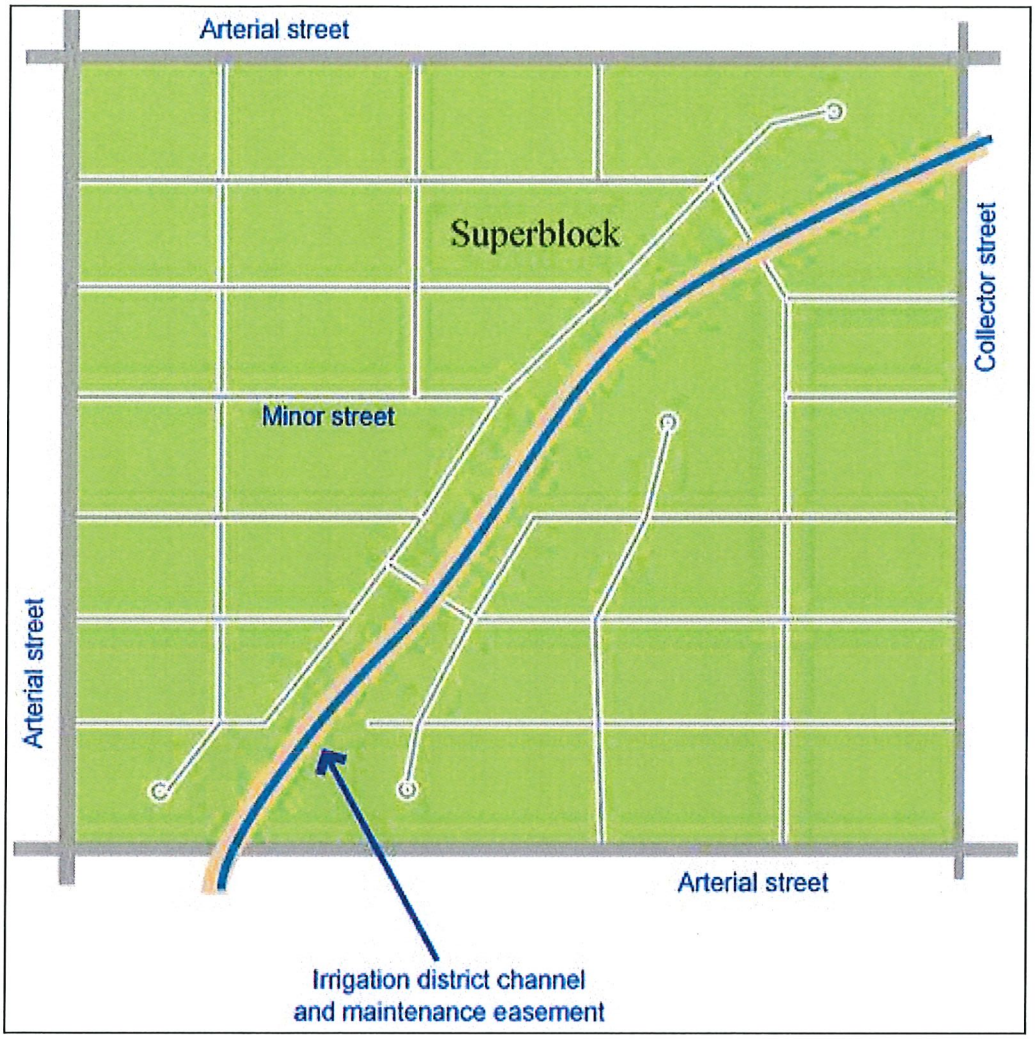
Prepared By:

Jessica Lee Ramirez
Urban Planner

Sec. 7.404 Blocks

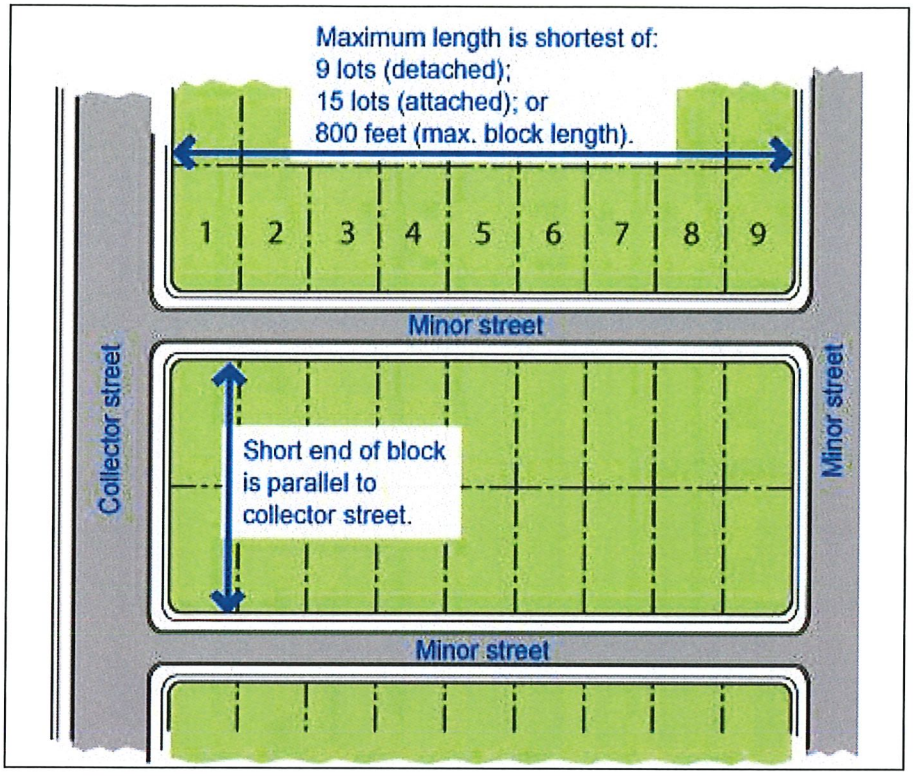
A. **Block pattern.** In general, streets shall be laid out to create blocks. Within any superblock created by arterials or collectors, the design objective is to provide an interconnected network of streets so that people may reach other locations within the superblock without having to access arterial or collector streets. *See* Figure 7.403.A., *Illustrative Block Pattern in Superblock to Create Connectivity*. If practicable, streets shall be arranged in a grid or comparable formal arrangement, and open spaces shall be integrated into the block design. Exceptions will be made for green spaces along drainage or stream channels or where other natural resources make a grid or comparable formal arrangement difficult or cost prohibitive.

Figure 7.403.A.
Illustrative Block Pattern in Superblock to Create Connectivity



B. **Block Length.** Where possible, blocks shall be laid out to have their short length abutting arterials, *collectors*, or the development's major road. The blocks should not, in most instances, exceed nine lots in length on one side of the street, except for attached units on individual lots, which shall not exceed 15 lots (or, in the case of condominiums, cooperatives, or rental housing, 15-unit footprints plus required building side yards). *See* Figure 7.403.B., *Block Length*. No block may exceed 800 feet in length. The length, width, and shape of blocks should be determined with due regard to the provision of adequate sites for buildings of the type proposed, zoning requirements, fire access, emergency service, and police protection.

Figure 7.403.B.
Block Length


Maximum length is shortest of:
9 lots (detached);
15 lots (attached); or
800 feet (max. block length).
1
2
3
4
5
6
7
8
9
Minor street
Collector street
Minor street
Short end of block
is parallel to
collector street.
Minor street

Rear C Estates

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Dr.
(956) 388-8203

Subdivision Appeals / Variance Application

Submittal Date: 12/06/20

12.14.20 JRE

Legal Description:

Being a 10.000 Acre Tract of Land out of Lot 7, Section 239, Texas-Mexican Railway Company Survey, Vol. 1, Pg. 12, H.C.M.R., Edinburg, Texas.

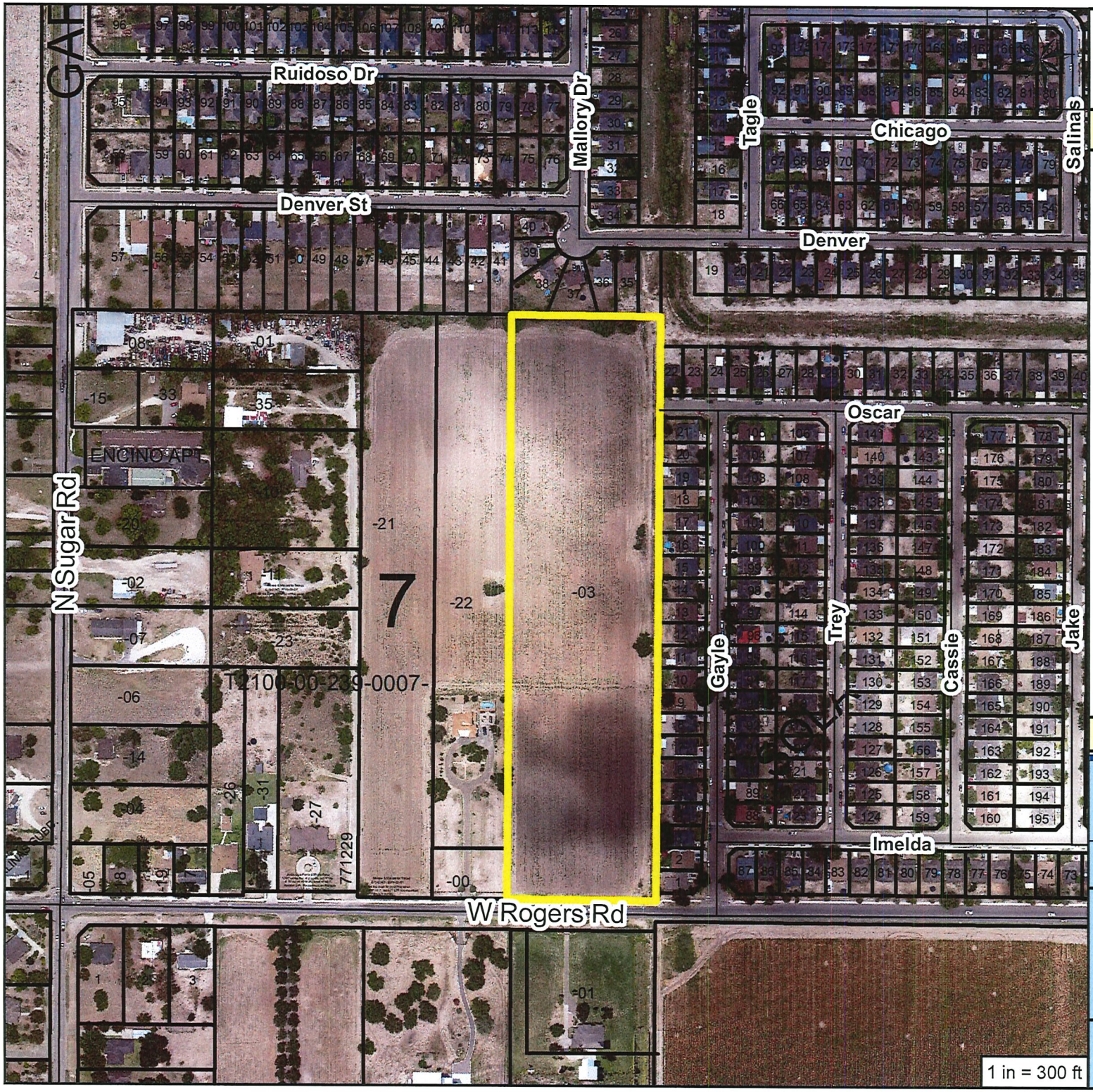
Variance Requested (Identify section of code for which variance is being requested): Article 7 Plat and Site Plan Design, Division 7.400 Subdivision Development Design, Section 7.404 Blocks.

Reason for Request:

1,080.0 Ft. Block Length. City Services has been given with the proposed Block Length at the East-West Connection of Oscar Street. Additional Block hos no Public Benefit since existing residential house and major overhead transmission line are immediately located to the West of said property

Rogers and Sugar LLC	Homero Luis Gutierrez, P.E.
Property Owner *(Print legibly or type)*	**Applicant / Agent** *(Print legibly or type)*
1602 W. Expressway	P.O. Box 548
Address	**Address**
Alamo, Texas 78516	McAllen, Texas 78505
City, State, Zip	**City, State, Zip**
956-781-1911	(956) 369-0988
Telephone	**Telephone**
mrtaekkim@hotmail.com	homero_gutierrez@sbcglobal.net
e-mail address	**e-mail address**
Signature	**Signature**

$450 Application Fee: _____ **Received By:** _____



THE CITY OF Edinburg

CASE CAPTION:

SUBDIVISION NAME:

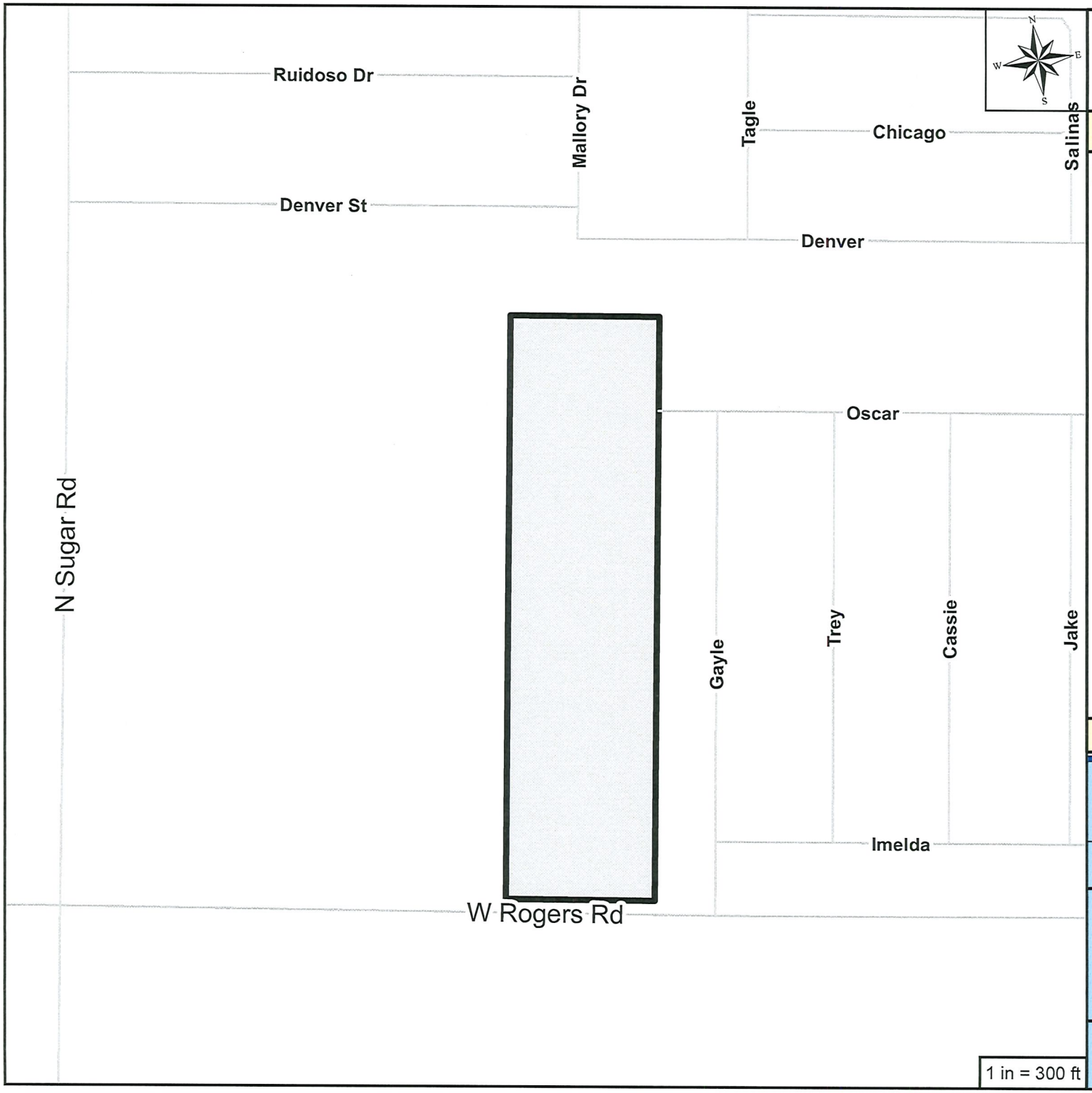
PEARL ESTATES

Legend

CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP



THE CITY OF Edinburg

CASE CAPTION:

SUBDIVISION NAME:

PEARL ESTATES

Legend

- CITY LIMITS
- STREETS
- SUBDIVISION SITE

SITE LOCATION MAP

THE CITY OF Edinburg

AMENDED PLAT OF UNION SQUARE APARTMENTS SUBDIVISION
STAFF REPORT

DATE: 01/5/2021	Planning & Zoning Meeting – January 12, 2021
APPLICATION:	Preliminary Plat Approval of Amended Plat of Union Square Apartments Subdivision
APPLICANT:	Maria Elena Mestas de Chong
ENGINEERING FIRM:	Melden & Hunt, Inc. Edinburg, Texas
LEGAL:	All of Lots 1-98, Union Square Apartments Subdivision.
LOCATION:	Located at the northwest corner of the intersection of sugar Road and Russell Road
CURRENT USE OF PROPERTY:	Urban Residential
EXISTING ZONING & LAND USE:	Urban Residential
SURROUNDING LAND USE:	Suburban Residential, Auto Urban Residential, Urban Residential
ACCESS AND CIRCULATION:	This property has access to Sugar Road and Russel Road
PUBLIC SERVICES:	Water Distribution System is within the City of Edinburg Water Department– CCN and Sanitary Sewer System is within the City of Edinburg - CCN.
RECOMMENDATION:	Staff recommends approval of the Amending Plat subject to the following requirements.

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218. A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply

compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff comments, Checklist, Application

THE CITY OF EDINBURG

Unified Development Code

Planning & Zoning Department

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):

( ) Preliminary Plat ( ) Final Plat (✓) Amended Plat

( ) Development Plat ( ) Vacating Plat ( ) Minor Plat

( ) Concept Plan ( ) 2 - 5 Mile E.T.J. Plat ( ) Re-Plat

2. Exact name of proposed subdivision: AMENDED UNION SQUARE APARTMENTS

3. Legal Description: ALL OF LOTS 1 THRU 98, UNION SQUARE APARTMENTS S/D, INSTRUMENT NO. 3135087, HCMR

4. Zoning: Present: Urban Residential Required: N/A

5. Inside city limits? (x) Yes ( ) No

If outside, is the proposed subdivision within the: (Circle one)

( ) Comprehensive Development Area ( ) Rural Development Area

6. Primary consulting firm: Melden & Hunt, Inc.

Phone: (956) 381-0981 Address: 115 W. McIntyre Street Edinburg, TX 78541

7. Proposed method of liquid waste disposal:

(x) Sanitary Sewer ( ) OSSF – On-Site Sewage Facility

8. Desired land use options:

(x) Single Family ( ) Twin House ( ) Patio Homes ( ) Townhouse

( ) Lot-Line House ( ) Village House ( ) Duplex ( ) Atrium

( ) Multiplex ( ) Multi-Family ( ) Duplex Townhouse ( ) Roof Deck

( ) Mobile Homes ( ) Manufactured Home ( ) Commercial ( ) Industrial

9. Number of lots: _____

Residential: X Commercial: _____ Multi-Family: _____ Industrial: _____

10. Electric power and light company to serve the proposed subdivision (circle one):

( ) AEP (Central Power & Light) (x) Magic Valley Electric Co-op

11. Irrigation District:

( ) Hidalgo County Irrigation District No. 1 ( ) Santa Cruz Irrigation District No. 15

(x) Hidalgo County Irrigation District No. 2 ( ) Other: _____

12. All potable-water retailers to serve the proposed subdivision:

(x) City of Edinburg ( ) North Alamo Water Supply Corporation

( ) Sharyland Water Supply Corporation ( ) Other: _____

NOTE: Subdivision located within certified service area of a potable water retailer other than the City of Edinburg requesting city water shall submit a written release from the respective retailer prior to being served by the City. Further more the developer shall be responsible for a transfer fee of $5.00 per lot prior of recording.

WATER RIGHTS: If the subdivision is to be provided with potable water by the City of Edinburg, the sub-divider, prior to plat approval, shall execute the proper documents with the irrigation district in which it is located to have such property excluded from the district and the water rights attributable to such property converted to municipal use.

13. Owners of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

	Name (Print or Type)	Mailing Address & Zip Code	Phone #
A.	See attached owner's list	c/o 115 W. McIntyre St. Edinburg, TX	c/o 381-0981
B.			
C.			

14. Have any of said owners designated agents to submit and revise this plat application of their behalf? (Circle One)

(x) Yes ( ) No

(If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

15. The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances.

16. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat.

17. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

	Signature	Date
A.	Ma R	12-4-20
B.		
C.		

SUBDIVISION PLAT FEES AND REQUIREMENTS SHEET

SUBDIVISION NAME: AMENDED UNION SQUARE APARTMENTS

Administrative Fees

1. Preliminary Plat	$ 250.00	
2. Final Plat	$ 200.00	
3. Minor Plat	$ 250.00	
4. Amended Plat	$ 250.00	X
5. Re-Plat	$ 250.00	
6. Vacating Plat	$ 250.00	
7. Concept Plan	$ 200.00	
8. Plat Review Fee (2 -5 Mile E.T.J.)	$ 25.00	
9. Site Plan Review	$ 250.00	
10. Appeals or Variances	$ 150.00	
11. Voluntary Annexation	$ 100.00 (Plus Publication Cost)	
12. Land Clearing Permit	$ 150.00	
13. Street Sign Installation	$ 200.00	
14. Two (2%) Administration and Inspection Fee		
15. Two (2%) Construction Materials Testing Fee		
16. Water Right Fess	($ 740.00 per Lot)	
17. Park Land Fees (Per Lot)		
Developer	$ 300.00	
Permit	$ 300.00	
E.T.J.	$ 600.00	

Plat Requirements

1.	Subdivision Plat and Construction Plans	7	X
2.	Subdivision Plat	10	X
3.	8 ½" X 11" Reduced Copies	1	X
5.	Digital Copy	1	X
4.	Preliminary Drainage Statement	3	X
5.	Warranty Deed	1	X

Pre-Construction

1.	Subdivision Plat and Construction Plans	7	
2.	Approved Drainage Report	3	

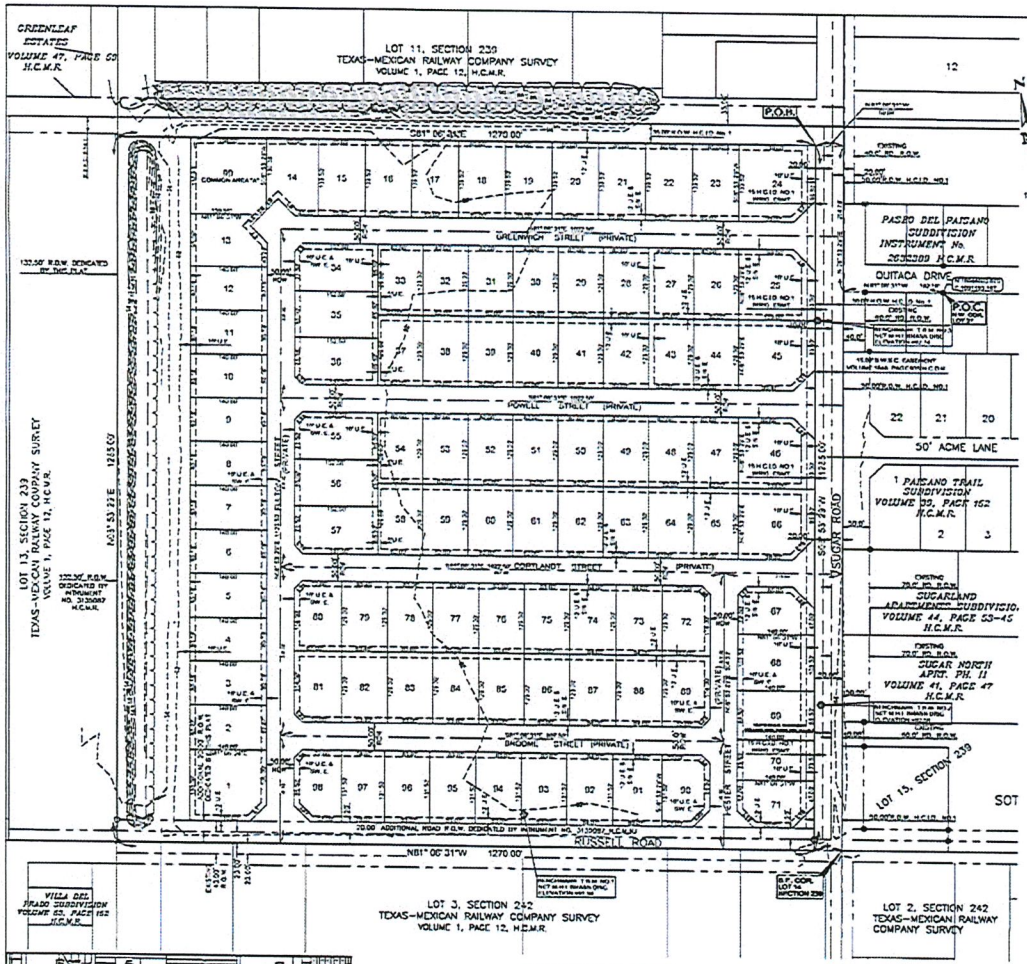
Final Plat Requirements

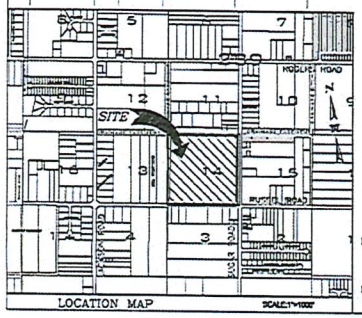
1.	Mylar of Subdivision Plat	1	
2.	Mylar As-Builts Construction Plans	2	
3.	Digital Copies of As-Builts	2	
4.	Letter of Credit (If Applicable)		

I have read the information contained on this sheet and hereby agree to comply with the requirements noted herein

_____

Project Engineer





AMENDED PLAT OF
UNION SQUARE APARTMENTS

BEING A PRIVATE SUBDIVISION OF 37.464 ACRES
OUT OF UNION SQUARE APARTMENTS
AS RECORDED IN INSTRUMENT NUMBER 3135087
H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.W. COR. - NORTHWEST CORNER
S.E. COR. - SOUTHEAST CORNER
SW.E. - SIDEWALK EASEMENT

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
116 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1009
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: P.J.C./C.G.C. DATE: 11-18-2005
FINAL CHECK _____ DATE: _____

Line Table		
Line #	Direction	Length
L1	N 00°00'00" W	20.00'
L2	N 00°00'00" W	21.21'
L3	N 00°00'00" W	20.00'
L4	N 00°00'00" W	10.00'
L5	N 00°00'00" W	21.21'
L6	N 00°00'00" W	40.00'
L7	N 00°00'00" W	10.00'
L8	N 00°00'00" W	10.00'
L9	N 00°00'00" W	10.00'
L10	N 00°00'00" W	21.21'
L11	N 00°00'00" W	10.00'
L12	N 00°00'00" W	21.21'
L13	N 00°00'00" W	10.00'
L14	N 00°00'00" W	21.21'
L15	N 00°00'00" W	10.00'
L16	N 00°00'00" W	21.21'
L17	N 00°00'00" W	10.00'
L18	N 00°00'00" W	21.21'
L19	N 00°00'00" W	10.00'
L20	N 00°00'00" W	21.21'
L21	N 00°00'00" W	10.00'
L22	N 00°00'00" W	21.21'
L23	N 00°00'00" W	10.00'
L24	N 00°00'00" W	21.21'
L25	N 00°00'00" W	10.00'
L26	N 00°00'00" W	21.21'
L27	N 00°00'00" W	10.00'
L28	N 00°00'00" W	21.21'
L29	N 00°00'00" W	10.00'
L30	N 00°00'00" W	21.21'
L31	N 00°00'00" W	10.00'
L32	N 00°00'00" W	21.21'
L33	N 00°00'00" W	10.00'
L34	N 00°00'00" W	21.21'
L35	N 00°00'00" W	10.00'
L36	N 00°00'00" W	21.21'
L37	N 00°00'00" W	10.00'
L38	N 00°00'00" W	21.21'
L39	N 00°00'00" W	10.00'
L40	N 00°00'00" W	21.21'

Line Table		
Line #	Direction	Length
L41	N 00°00'00" W	21.21'
L42	N 00°00'00" W	21.21'
L43	N 00°00'00" W	21.21'
L44	N 00°00'00" W	21.21'
L45	N 00°00'00" W	21.21'
L46	N 00°00'00" W	40.00'
L47	N 00°00'00" W	40.00'

NOTES AND ROUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 37.464 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OUT OF LOT 14, BLOCK 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, SAID 37.464 ACRES WERE CONVEYED TO PABLO CHONG, AND JUAN PABLO CHONG MESTAS, BY WAYTUL OF A WARRANTY DEED RECORDED IN VOLUME 1759, PAGE 453, HIDALGO COUNTY DEED RECORDS, SAID 37.464 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND (NORTHING: 16646653.875, EASTING: 1091151.187) AT THE NORTHWEST CORNER OF LOT 27, PASEO DEL PAISANO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2633299, HIDALGO COUNTY MAP RECORDS;

THENCE, N 89° 00' 31" W A DISTANCE OF 142.18 FEET TO THE WEST LINE OF SAID PASEO DEL PAISANO AND THE EAST LINE OF SAID LOT 14, BLOCK 239

THENCE, N 89°53' 29" E ALONG THE EAST LINE OF SAID LOT 14, SECTION 239, A DISTANCE OF 294.74 FEET;

THENCE, N 81°00' 31" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT

1. THENCE, S 89° 53' 29" W ALONG THE WEST LINE OF A 50.00-FOOT RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AT A DISTANCE OF 1,245.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1,295.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, SECTION 239, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 00' 31" W ALONG THE SOUTH LINE OF SAID LOT 14, SECTION 239, AND WITHIN THE RIGHT-OF-WAY OF RUSSELL ROAD, A DISTANCE OF 1,270.00 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 14, SECTION 239, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 89° 53' 29" E ALONG THE WEST LINE OF SAID LOT 14, SECTION 239, AT A DISTANCE OF 29.66 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1,295.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 50.00-FOOT RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 00' 31" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 50.00-FOOT RIGHT-OF-WAY, A DISTANCE OF 1,270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.464 ACRES OF WHICH, 0.943 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF RUSSELL ROAD, LEAVING A NET OF 36.521 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & DEDICATIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL LOTS.
   B. REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL LOTS.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL LOTS.
   D. CORNER SIDE YARD SETBACK: FIVE (5) FEET.
   E. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL LOTS.
2. FLOOD ZONE "B" (SHADED): AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480339 0015 E MAP REVISED JUNE 6, 2000 REVISED TO REFLECT LOMR MAY 14, 2001
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB ON BASE FLOOD ELEVATION WHICH EVER IS GREATER
4. ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. A FIVE (5) FOOT SIDEWALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED FOR INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH A D.A. (WAIVER).
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS ON LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT INC.
8. BENCHMARK NOTE
   T.B.M. NO.1 SET M.H.I. BRASS DISC LOCATED 276 FEET WEST AND 15 FEET NORTH FROM THE CENTERLINE INTERSECTION OF RUSSELL ROAD WITH SUGAR ROAD. POINT NO. 432 CONTROL, IS BY USGS ELEV.=91.56.
   N. 16646278.7520 E. 1090914.8879
   T.B.M. NO.2 SET M.H.I. BRASS DISC LOCATED 264 FEET NORTH AND 39 FEET WEST FROM THE CENTERLINE INTERSECTION OF RUSSELL ROAD WITH SUGAR ROAD. POINT NO. 433 CONTROL, IS BY USGS ELEV.=92.58.
   N. 16646398.3420 E. 1090918.8230
   T.B.M. NO.3 SET M.H.I. BRASS DISC LOCATED 986 FEET NORTH AND 48 FEET WEST FROM THE CENTERLINE INTERSECTION OF RUSSELL ROAD WITH SUGAR ROAD. POINT NO. 434 CONTROL, IS BY USGS ELEV.=92.74.
   N. 16646991.9110 E. 1090918.0290
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
10. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 23,706 C.F. (1.139 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT
11. 5 FOOT SIDEWALK ALONG THE WEST SIDE OF SUGAR ROAD AND THE NORTH SIDE OF RUSSELL ROAD BY DEVELOPER DURING CONSTRUCTION WITH A D.A. (WAIVER).
12. LOTS 1, 50 THRU 55 AND 71 SHALL HAVE NO ACCESS FROM RUSSELL ROAD. LOTS 24,25,61-66,86,87 THRU 71, SHALL HAVE NO ACCESS FROM SUGAR ROAD.
13. THE SUBDIVISION WILL BE UTILIZING SHARED DUMPSTERS LOCATED ADJACENT BETWEEN LOTS. THE RESPONSIBILITY WILL BE DISTRIBUTED BETWEEN THE ADJACENT LOT OWNERS FOR CONSTRUCTION AND FOR THE PAYMENT OF SERVICES FOR EACH DUMPSTER. THE DEVELOPER SHALL DESIGNATE ACCORDING TO PLAN DESIGNATION OF SERVICE LOCATIONS TO THE OWNER/RESIDENTS SHOW WHICH BIN/ENCLOSURE IS THEIRS. OWNER/RESIDENTS SHALL USE THEIR DESIGNATED ENCLOSURES ONLY

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1
ON THIS, THE _____ DAY OF _____, 20__

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED DURING THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____

Lot Area Table		
Lot #	SQ. FT.	Acres
1	17768.66	0.407
2	11238.14	0.258
3	11225.26	0.258
4	11225.26	0.258
5	11225.26	0.258
6	11225.26	0.258
7	11225.26	0.258
8	11225.26	0.258
9	11225.26	0.258
10	11225.26	0.258
11	11225.26	0.258
12	11225.26	0.258
13	12418.18	0.285
14	12171.26	0.280
15	11487.58	0.272
16	11487.58	0.272
17	11487.58	0.272
18	11487.58	0.272
19	11487.58	0.272
20	11487.58	0.272

Lot Area Table		
Lot #	SQ. FT.	Acres
21	11487.58	0.272
22	11487.58	0.272
23	11487.58	0.272
24	19166.26	0.427
25	17131.36	0.393
26	10579.00	0.243
27	10579.00	0.243
28	10579.00	0.243
29	10579.00	0.243
30	10579.00	0.243
31	10579.00	0.243
32	10579.00	0.243
33	10579.00	0.243
34	13079.65	0.300
35	12942.34	0.297
36	13077.86	0.300
37	10579.00	0.243
38	10579.00	0.243
39	10579.00	0.243
40	10579.00	0.243

Lot Area Table		
Lot #	SQ. FT.	Acres
41	10579.00	0.243
42	10579.00	0.243
43	10579.00	0.243
44	10579.00	0.243
45	17140.85	0.393
46	17137.36	0.393
47	10579.00	0.243
48	10579.00	0.243
49	10579.00	0.243
50	10579.00	0.243
51	10579.00	0.243
52	10579.00	0.243
53	10579.00	0.243
54	10579.00	0.243
55	13079.67	0.300
56	12942.42	0.298
57	13079.67	0.300
58	10579.00	0.243
59	10579.00	0.243
60	10579.00	0.243

Lot Area Table		
Lot #	SQ. FT.	Acres
61	10579.00	0.243
62	10579.00	0.243
63	10579.00	0.243
64	10579.00	0.243
65	10579.00	0.243
66	17126.97	0.393
67	11295.21	0.259
68	14499.97	0.333
69	17389.50	0.399
70	10289.95	0.236
71	10929.26	0.251
72	11119.58	0.255
73	10836.23	0.249
74	10836.23	0.249
75	10787.24	0.248
76	10787.24	0.248
77	10787.24	0.248
78	10787.24	0.248
79	10788.43	0.247
80	11119.26	0.255

Lot Area Table		
Lot #	SQ. FT.	Acres
81	11119.15	0.255
82	10779.44	0.247
83	10787.24	0.248
84	10787.24	0.248
85	10787.24	0.248
86	10787.24	0.248
87	10836.25	0.249
88	10836.25	0.249
89	11119.50	0.255
90	10836.00	0.250
91	11112.96	0.255
92	11095.44	0.254
93	10923.97	0.251
94	10923.97	0.251
95	10923.97	0.251
96	10923.97	0.251
97	10946.45	0.251
98	10877.82	0.250
99	19875.00	0.456

SEE SHEET 2 OF 2 FOR OWNER'S SIGNATURE CONTINUATION

AMENDED PLAT OF UNION SQUARE APARTMENTS
LOTS 1 THRU 5, 10 THRU15, 34 THRU 46, 65 THRU 67, 70, 71, 72, 74, 80 THRU 84, 90 THRU 98, & 99 (COMMON AREA)

1. THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY HAVE OR HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN. SUBJECT USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OF AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND MEMBERS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT SHALL AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTAL ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

HCDMO INVESTMENTS, LLC. A TEXAS LIMITED LIABILITY

BY: FOUZI ABBOUD, PRESIDENT
ITS MANAGING MEMBER
4900 W. EXPRESSWAY 83, Ste. 279
HARLEN, TX 78550
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FOUZI ABBOUD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, 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__

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED 11/02/05
ENGINEERING JOB # 19136.00

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 GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20__

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

DATE SURVEYED 09/06/05
T-16N, R2, T5-6b
SURVEY JOB # 19129.00

APPROVED BY DRAINAGE DISTRICT

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 TEXAS 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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL L. SILVA, P.E., L.C.P.M. _____ DATE: _____
GENERAL MANAGER

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS UNION SQUARE APARTMENTS, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH IS MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20__.

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH IS MY APPROVAL IS REQUIRED

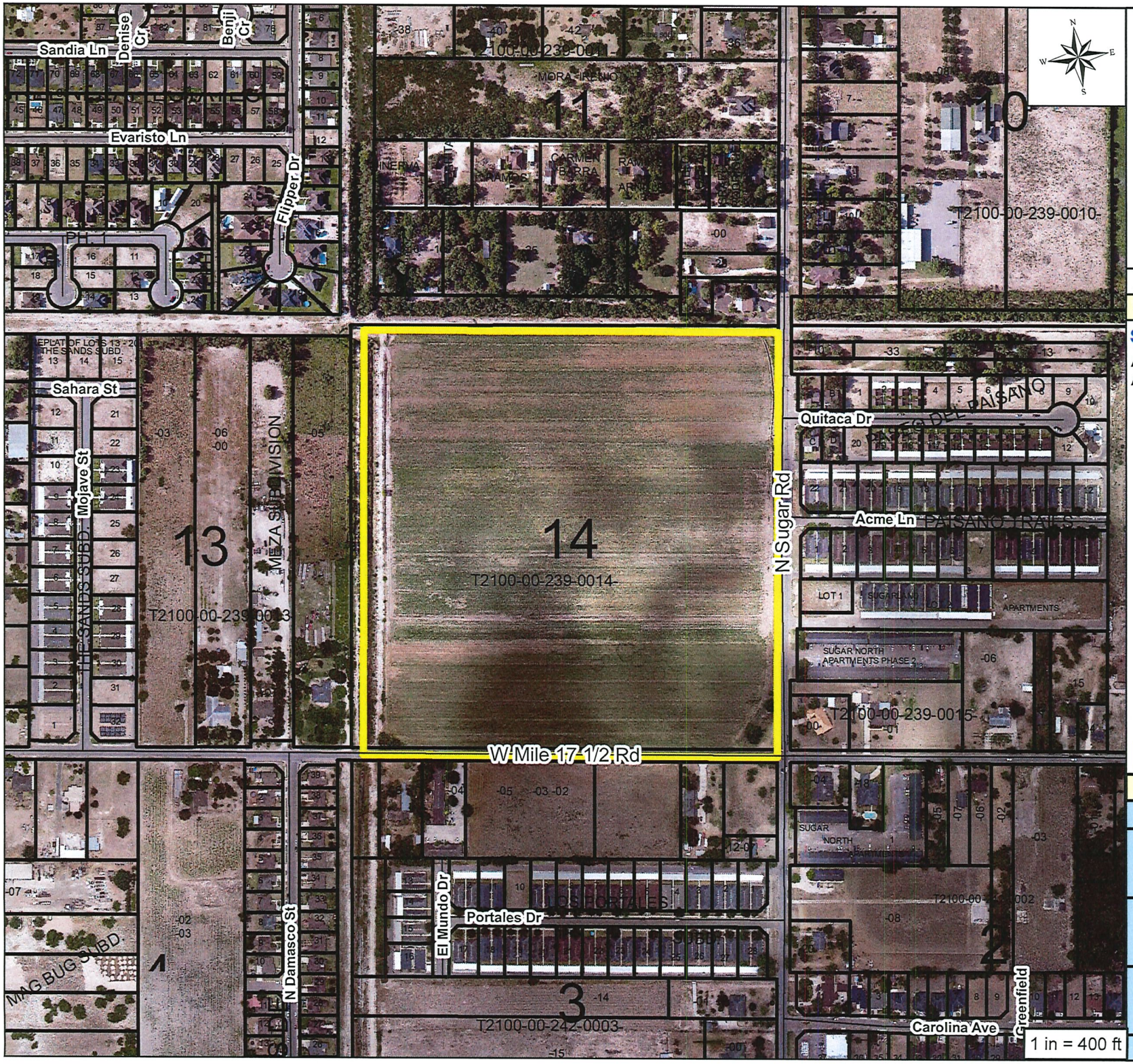
MAYOR CITY OF EDINBURG _____ DATE: _____

CITY SECRETARY _____ DATE: _____

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

SUBDIVISION NAME:

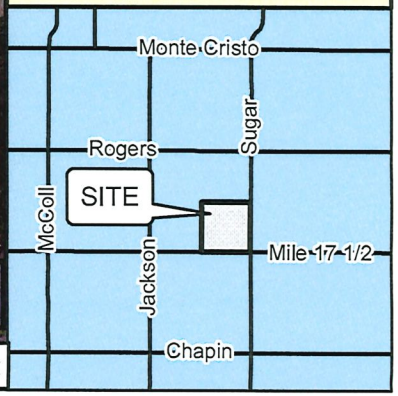
AMENDED UNION SQUARE APARTMENTS

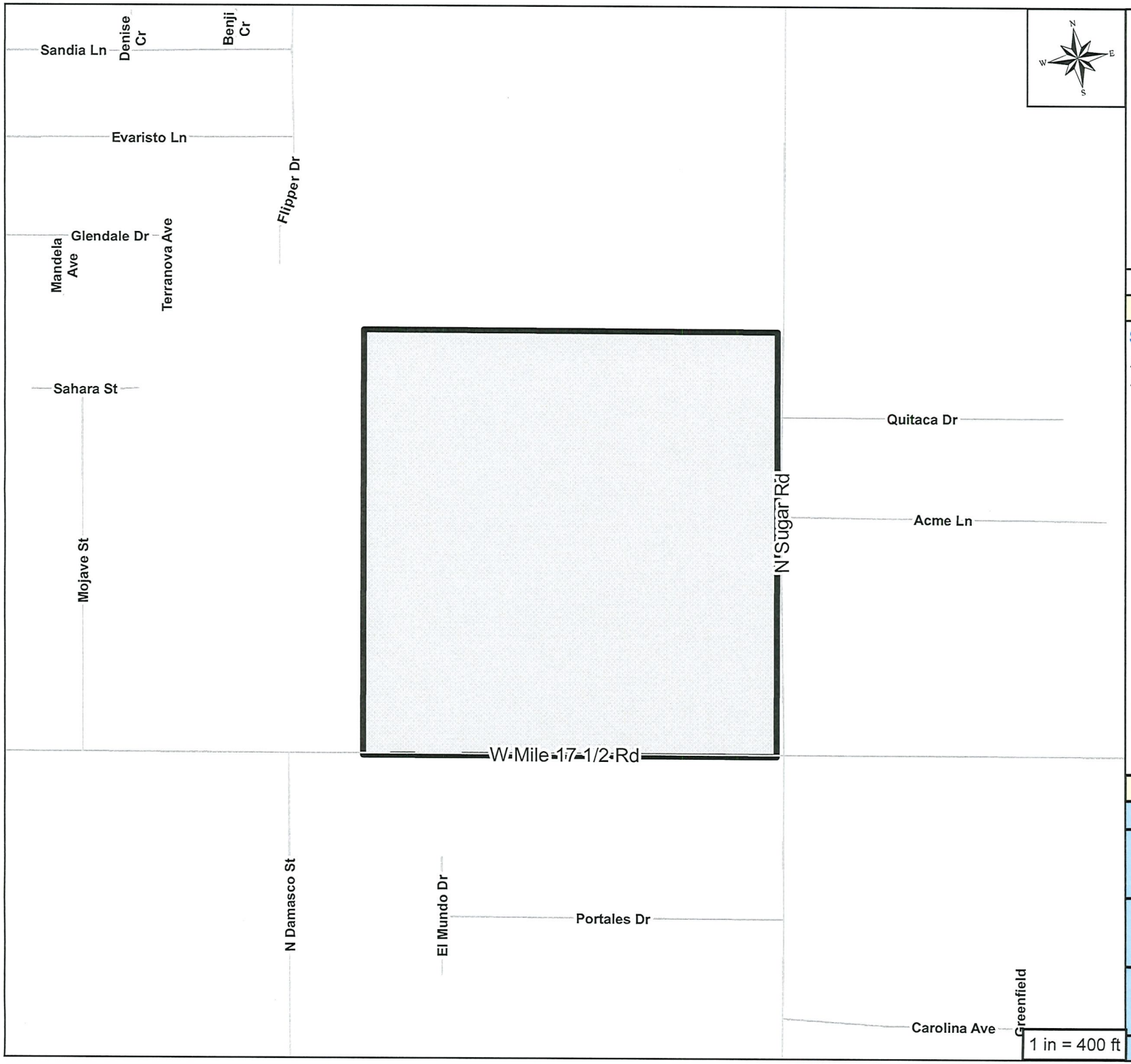
Legend

CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

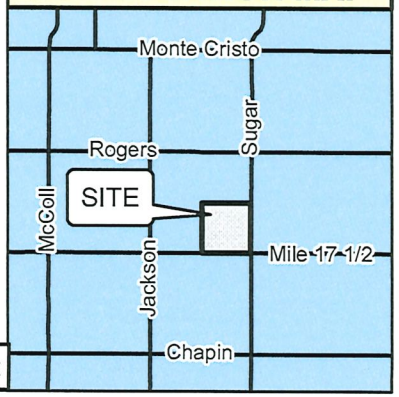
AMENDED UNION SQUARE APARTMENTS

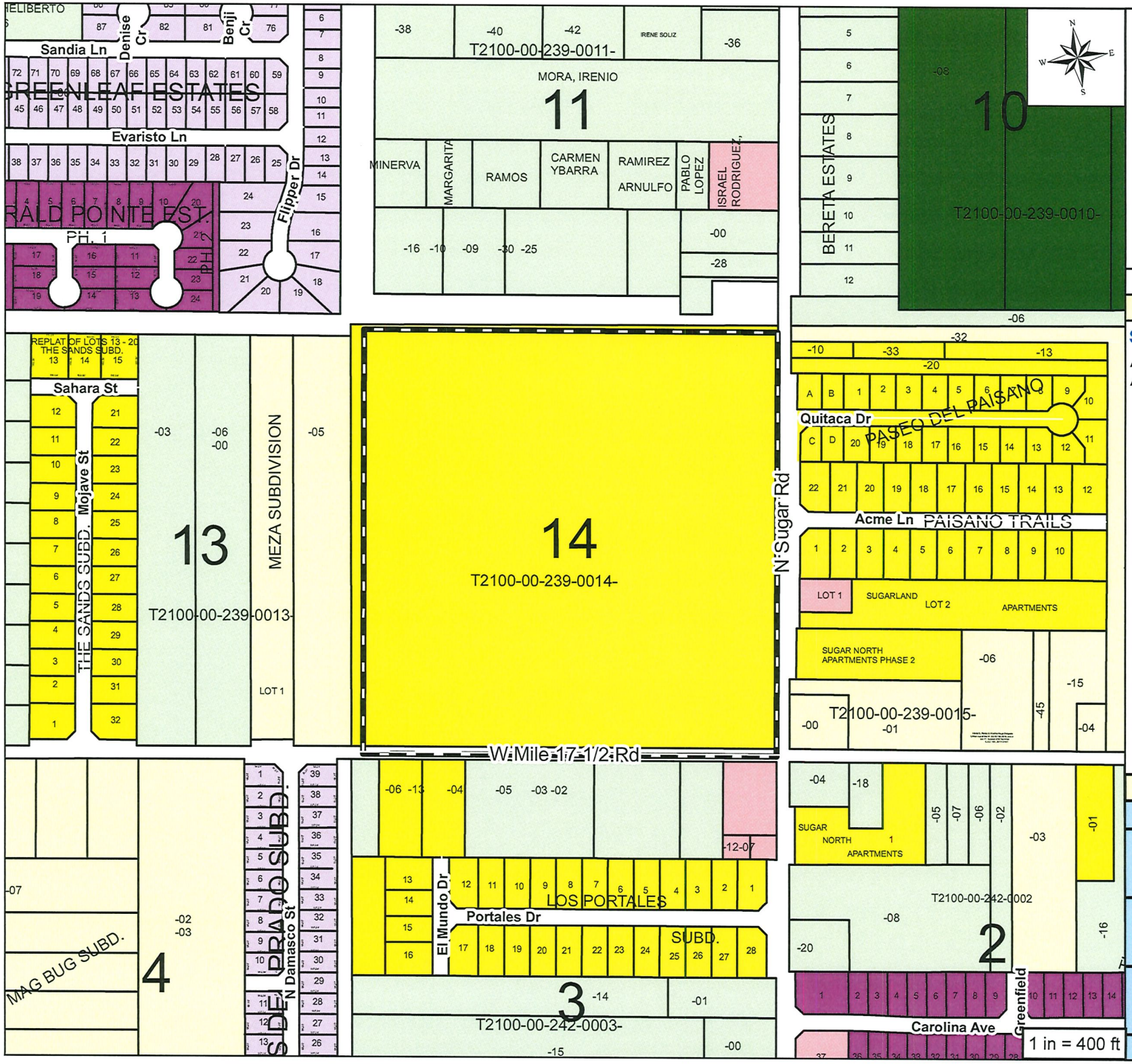
Legend

CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP





ZONING MAP

CASE CAPTION:

SUBDIVISION NAME:

AMENDED UNION SQUARE APARTMENTS

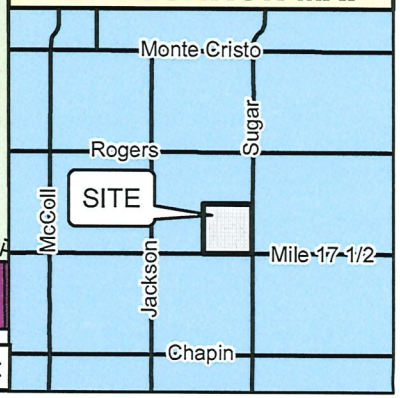
Legend

- CITY LIMITS
- APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP



THE CITY OF Edinburg

Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: MELDEN & HUNT, INC.

Attention: Mario Reyna, Project Engineer

From: Abel Beltran, Planner I

Date: December 14, 2020

Re: AMENDED PLAT OF UNION SQUARE SUBDIVISION – CITY LIMITS

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:
Preliminary & Final to confirms to include final variances granted by city council. Must comply with required fees.

Water Layout Plan:
An approved City of Edinburg Water Distribution System was installed for said development with fire hydrants placed accordingly.

Sewer Layout Plan:
An approved City of Edinburg Sanitary Sewer Collection System was installed for said development.

Paving & Drainage Plan:
Russel Road right-of-way was dedicated with pavement required and drainage system installed onto an existing drainage ditch.

Drainage Report:
Report submitted was approved by County with no changes required.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jessica Ramirez, Urban Planner 1, Rita Guerrero, Urban Planner 1, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Ayala, Director of Public Works, Gerardo Carmona, P.E., Engineering Assistant, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

ENGINEERING DEPARTMENT (956) 388-8211

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

PRELIMINARY & FINAL STAGE

Date Prepared : **January 7, 2021**

Application Filed:	**December 7, 2020**	P&Z Preliminary:	**January 12, 2021**	P&Z Final:		City Council:	
Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	December 16, 2020	Time Line :	**365** Days	Expires :	**December 7, 2021**
		Staff / Engineer :	December 22, 2020	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza	Email :	kmendosa@cityofedinburg.com	City Office :	(956) 388-8202
Director of Utilities	Arturo Martinez	Email :	amartinez@cityofedinburg.com	City Office :	(956) 388-8212
Dircetor of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office :	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office :	(956) 388-8211

Owner:	P.O. Box 959 Edinburg, Texas	Mario Reyna, P.E., Project Engineer
AMENDED UNION SQUARE APARTMENTS		Consultant : Melden & Hunt, Inc.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				Date : **December 4, 2020**
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date:
Zoning : City Limits - Residential	√				
Flood Zone	√				Zone "X" (Shaded)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	√				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Hidalgo County Drainage District # 1
MPO Collector / Arterial Right-of-way Dedication	√				Right-of-Way Dedication as per MPO requiremenets (0-Feet)
Minor / Major Collector Street pavement Section	√				Street Section of 0-ft Back-Back
Variances Appeals Request:					Planning & Zoning Meeting / Results / City Council Meeting
			√		
			√		
			√		
Construction Plans Review Submittals:	**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**				
Cover Sheet	√				
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				County of Hidalgo Offsite Septic System Faciality
Sanitary Sewer Detail Sheets	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				City of Edinburg Standard Policys
Water Distribution Detail Sheet	√				City of Edinburg Standard Policys
Drainage Improvements:	√				
Drainage Detail Sheets	√				See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:	√				
Street Detail Sheets	√				See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:	√				
Traffic Control Plan:	√				
Erosion Control Plan	√				
Erosion Control Plan Detail Sheet	√				See Storm Water Management, 2014 Standard Policy Manual

ALL REQUIRED FEES ARE SUBJECT TO CHANGE AT RECORDING STAGE

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed	√				Dated:
Roadway Open-Cut or Bore Permit Application	√				Dated:
TX-Dot Water UIR Permit	√				Dated:
TX-Dot Sewer UIR Permit	√				Dated:
N.O.I. Submittal	√				Dated:
SWPP Booklet Submittal	√				Dated:
RFI #1 Request	√				Dated:
Change Orders	√				Dated:
Final Walk Though	√				Dated:
Punch List	√				Dated:
Punch List (Completed and Approved)	√				Dated:
Letter of Acceptance	√				Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)	√				Dated:
Backfill Testing Results	√				Dated:
As-Builts (Revised Original Submittal)	√				Dated:

Recording Process:

Public Improvements with (Letter of Credit)				√		Dated:		Expires:		
Recording Fees (Copy of Receipt)	$ 106.00		√			As required by County Clerks office				
Copy of H.C.D.D. #1 of PAID invoice	$ 250.00		√			Required to be paid prior to Final Stages				
Street Light Escrow	$ -			√		Required:	0	EA. @	$	-
Fire Hydrant Escrow	$ -			√		Required:	0	EA. @	$	-
S/W Escrow	$ -			√		Required:	0	LF @	$	-
TOTAL OF ESCROWS:	$ -					Street Width :	0	0	Curb Radius	
Total Developer's Construction Cost: (Letter of Credit)						Date :		Lender :		
Laboratory Testing Fee: 3%	$ -			√		$	-	Estimated Construction Cost		
Inspection Fee: 2%	$ -			√		$	-	Final Construction Cost		
Park Land Fees: Within City ETJ	$ -			√		0	Lots @	$ -		
0 Residential $ -	$ -			√		100%	Development	0%	Building Stage	
0 Multi-Family $ -	$ -			√		0%	Development	0%	Building Stage	
Total Water Rights Fees : COE - CCN	$ -			√		0	Acre(s)	RGRWA 2020 Fees :	$ 2,896.81	
Water 30-year Letter COE - CCN	$ -			√		0	Lots @	$ -	Meter Fee:	COE WATER-CCN
Sewer 30-year Letter OSSF System	$ -			√		0	Lots @	$ -	Sewer Fee:	COE SEWER - CCN
TOTAL OF FEES:	**$ -**									

Reimbursements:

Developer Sewer Improvements	$ -			√		Off-Site System:	0.00	AC	$	-
Developer Water Improvements	$ -			√		Off-Site System	0.00	AC	$	-
Developer Drainage Improvements	$ -			√		Off-Site System	0.00	TOTAL	$	-
TOTAL OF REINBURSEMENTS:	**$ -**									

Buyouts:

North Alamo Water Supply Corporation			√		Not Applicable
Sharyland Water Supply Corporation			√		Not Applicable

Tax Certificates

County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 2

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -		Street & Sidewalk Improvements for Russell Road
Inspections other Fees	$ -		Parkland Fees, Water/Sewer 30-year Agreement/Water Rights
Reimbursements	$ -		Riembursement to the Developer of Subdivision
City of Edinburg	$ -	0%	Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	0%	Payable to the Developer of Record Owner / Developer
Buyouts	$ -		
TOTAL :	**$ -**		Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

ALL REQUIRED FEES ARE SUBJECT TO CHANGE AT RECORDING STAGE

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

December 18, 2020

Mario A. Reyna, P.E.
Melden & Hunt, Inc.
115 W. McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: AMENDED PLAT OF UNION SQUARE APARTMENTS SUBDIVISION – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for the Amended Plat of Union Square Apartments Subdivision.

Any questions feel free to contact us.

Thanks,

Digitally signed by Gerardo Carmona
Date: 2020.12.17 18:32:23 -06'00'

Gerardo Carmona Jr., P.E.
Email: gcarmona@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez, Urban Planner, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal

REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

12/8/20 Recived
GR

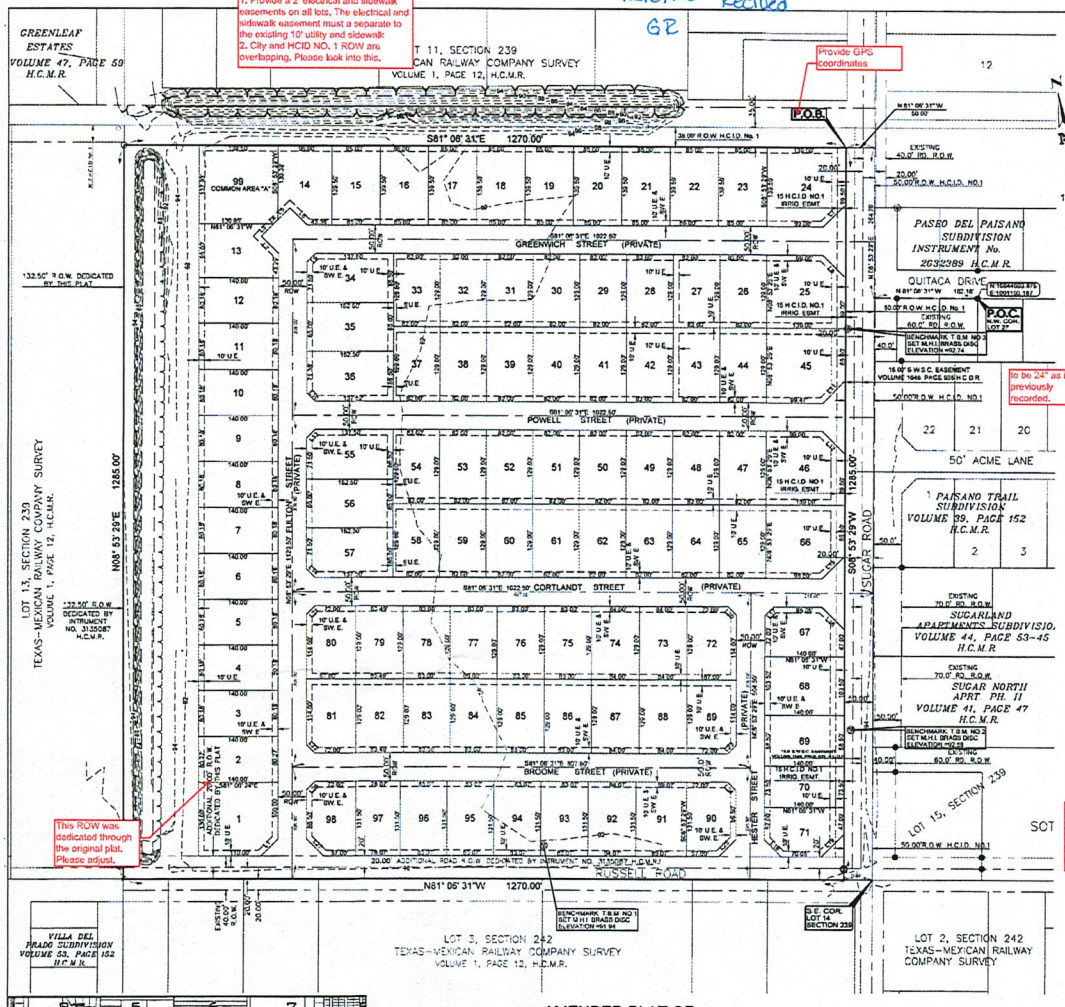
1. Provide a 2' electrical and sidewalk easements on all lots. The electrical and sidewalk easement must a separate to the existing 10' utility and sidewalk
2. City and HCID NO. 1 ROW are overlapping. Please look into this.

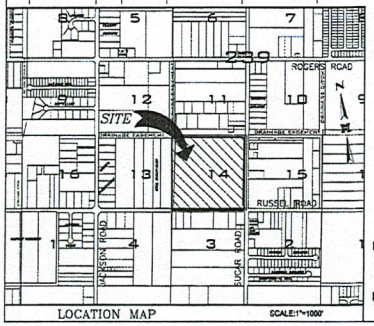
Provide GPS coordinates

This ROW was dedicated through the original plat. Please adjust.

to be 24" as it was previously recorded.

Add a plat note stating that 50% of the parkland fees are to be paid at the building permit stage.





AMENDED PLAT OF UNION SQUARE APARTMENTS

BEING A PRIVATE SUBDIVISION OF 37.464 ACRES
OUT OF UNION SQUARE APARTMENTS
AS RECORDED IN INSTRUMENT NUMBER 3135087
H.C.M.R.
CITY OF EDINBURG,
HIDALGO COUNTY, TEXAS

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND PIPE
- SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.W. COR. - NORTHWEST CORNER
S.E. COR. - SOUTHEAST CORNER
SW.E. - SIDEWALK EASEMENT

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com
TBPELS No. 10064600

DRAWN BY: R. DE JESUS DATE: 11-10-2020
FINAL CHECK DATE:

Line Table		
Line #	Direction	Length
L1	N 00° 02' 29" E	40.40'
L2	N 00° 00' 00" W	42.00'
L3	N 00° 00' 00" E	30.45'
L4	N 00° 00' 00" E	10.00'
L5	N 00° 00' 00" E	34.00'
L6	N 00° 00' 00" W	42.00'
L7	N 00° 00' 00" W	40.00'
L8	S 00° 00' 00" E	40.00'
L9	N 00° 00' 00" W	21.21'
L10	N 00° 00' 00" W	21.21'
L11	N 00° 00' 00" W	21.21'
L12	N 00° 00' 00" W	78.29'
L13	N 00° 00' 00" W	98.57'
L14	N 00° 00' 00" W	21.21'
L15	N 00° 00' 00" W	21.21'
L16	N 00° 00' 00" W	21.21'
L17	N 00° 00' 00" W	21.21'
L18	N 00° 00' 00" W	42.42'
L19	N 00° 00' 00" W	21.21'
L20	N 00° 00' 00" W	21.21'

Line Table		
Line #	Direction	Length
L21	N 00° 00' 00" W	21.21'
L22	N 00° 00' 00" W	21.21'
L23	N 00° 00' 00" W	21.21'
L24	N 00° 00' 00" W	21.21'
L25	N 00° 00' 00" W	21.21'
L26	N 00° 00' 00" W	21.21'
L27	N 00° 00' 00" W	42.42'

Lot Area Table		
Lot #	SQ. FT.	Area
1	17749.66	0.407
2	11238.14	0.258
3	11238.20	0.258
4	11238.20	0.258
5	11238.20	0.258
6	11238.20	0.258
7	11238.20	0.258
8	11238.20	0.258
9	11238.20	0.258
10	11238.20	0.258
11	11238.20	0.258
12	11238.20	0.258
13	12418.18	0.285
14	12371.25	0.284
15	11857.50	0.272
16	11857.50	0.272
17	11857.50	0.272
18	11857.50	0.272
19	11857.50	0.272
20	11857.50	0.272

Lot Area Table		
Lot #	SQ. FT.	Area
21	11857.50	0.272
22	11857.50	0.272
23	11857.50	0.272
24	18590.29	0.427
25	17131.36	0.393
26	10578.00	0.243
27	10578.00	0.243
28	10578.00	0.243
29	10578.00	0.243
30	10578.00	0.243
31	10578.00	0.243
32	10578.00	0.243
33	10578.00	0.243
34	13078.83	0.300
35	12962.38	0.298
36	13077.88	0.300
37	10578.00	0.243
38	10578.00	0.243
39	10578.00	0.243
40	10578.00	0.243

Lot Area Table		
Lot #	SQ. FT.	Area
41	10578.00	0.243
42	10578.00	0.243
43	10578.00	0.243
44	10578.00	0.243
45	10578.00	0.243
46	17131.00	0.393
47	10578.00	0.243
48	10578.00	0.243
49	10578.00	0.242
50	10578.00	0.243
51	10578.00	0.243
52	10578.00	0.243
53	10578.00	0.243
54	10578.00	0.243
55	13078.87	0.300
56	12962.62	0.298
57	13078.87	0.300
58	10578.00	0.243
59	10578.00	0.243
60	10578.00	0.243

Lot Area Table		
Lot #	SQ. FT.	Area
61	10578.00	0.243
62	10578.00	0.243
63	10578.00	0.243
64	10578.00	0.243
65	10578.00	0.243
66	17126.97	0.393
67	11255.21	0.259
68	14489.81	0.333
69	12386.00	0.284
70	10289.56	0.236
71	10928.24	0.251
72	11110.50	0.255
73	10836.23	0.249
74	10836.23	0.249
75	10836.23	0.249
76	10836.23	0.249
77	10836.23	0.249
78	10836.23	0.249
79	10836.23	0.249
80	10836.23	0.249
81	10836.23	0.249
82	10836.23	0.249
83	10836.23	0.249
84	10836.23	0.249
85	10836.23	0.249
86	10836.23	0.249
87	10836.23	0.249
88	10836.23	0.249
89	11110.50	0.255
90	10878.00	0.250
91	11712.94	0.269
92	11255.44	0.254
93	13923.97	0.291
94	13923.92	0.291
95	13923.95	0.291
96	13923.95	0.291
97	13266.45	0.236
98	14577.82	0.290
99	19376.00	0.438

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 37.464 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, BLOCK 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS. SAID 37.464 ACRES WERE CONVEYED TO PABLO CHONG AND JUAN PABLO CHANG MESTAS, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1758, PAGE 653, HIDALGO COUNTY DEED RECORDS. SAID 37.464 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND (NORTHING: 16544603.875, EASTING: 1091150.187) AT THE NORTHWEST CORNER OF LOT 27, PASEO DEL PAISANO SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2632389, HIDALGO COUNTY MAP RECORDS,

THENCE, N 81° 06' 31" W A DISTANCE OF 182.18 FEET TO THE WEST LINE OF SAID PASEO DEL PAISANO AND THE EAST LINE OF SAID LOT 14, BLOCK 239.

THENCE, N 08° 53' 29" E ALONG THE EAST LINE OF SAID LOT 14, SECTION 239, A DISTANCE OF 264.78 FEET.

THENCE, N 81° 06' 31" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, S 08° 53' 29" W ALONG THE WEST LINE OF A 30.0-FOOT RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AT A DISTANCE OF 1,285.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1,285.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 14, SECTION 239, FOR THE SOUTHEAST CORNER OF THIS TRACT,
2. THENCE, N 81° 06' 31" W ALONG THE SOUTH LINE OF SAID LOT 14, SECTION 239, AND WITHIN THE RIGHT-OF-WAY OF RUSSELL ROAD, A DISTANCE OF 1270.00 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 14, SECTION 239, FOR THE SOUTHWEST CORNER OF THIS TRACT,
3. THENCE, N 08° 53' 29" E ALONG THE WEST LINE OF SAID LOT 14, SECTION 239, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1285.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 30.0-FOOT RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, FOR THE NORTHWEST CORNER OF THIS TRACT.
4. THENCE, S 81° 06' 31" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 30.0-FOOT RIGHT-OF-WAY, A DISTANCE OF 1270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.464 ACRES OF WHICH 0.582 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF RUSSELL ROAD, LEAVING A NET OF 36.881 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

1. BUILDING SETBACKS:
   A FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D CORNER SIDE YARD SETBACK FIVE (5) FEET
   E CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "X" (SHADED): AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480338 0075 E MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR: MAY 14, 2001
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
4. ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. A FIVE (5) FOOT SIDEWALK THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED FOR INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH A.D.A. RAMPS.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
8. BENCHMARK NOTE
   T.B.M. NO.1: SET M.H.I. BRASS DISC LOCATED 578 FEET WEST AND 58 FEET NORTH FROM THE CENTERLINE INTERSECTION OF RUSSELL ROAD WITH SUGAR ROAD; POINT NO. 432 CONTROL IS BY USGS ELEV.=91.94.
   N. 16643770.7820 E. 1090253.4276
   T.B.M. NO.2: SET M.H.I. BRASS DISC LOCATED 264 FEET NORTH AND 39 FEET WEST FROM THE CENTERLINE INTERSECTION OF RUSSELL ROAD WITH SUGAR ROAD; POINT NO. 433 CONTROL IS BY USGS ELEV.=92.56.
   N. 16543890.5826 E. 1090858.8030
   T.B.M. NO.3: SET M.H.I. BRASS DISC LOCATED 866 FEET NORTH AND 48 FEET WEST FROM THE CENTERLINE INTERSECTION OF RUSSELL ROAD WITH SUGAR ROAD; POINT NO. 434 CONTROL IS BY USGS ELEV.=92.74.
   N. 16544565.9100 E. 1090920.0200
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
10. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 231,726 C.F (5.319 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
11. 6 FOOT SIDEWALK ALONG THE WEST SIDE OF SUGAR ROAD AND THE NORTH SIDE OF RUSSELL ROAD BY DEVELOPER DURING CONSTRUCTION WITH A.D.A. RAMPS.
12. LOTS 1, 99 THRU 98 AND 71 SHALL HAVE NO ACCESS FROM RUSSELL ROAD. LOTS 24,25,46,48,66,67 THRU 71, SHALL HAVE NO ACCESS FROM SUGAR ROAD
13. THE SUBDIVISION WILL BE UTILIZING SHARED DUMPSTERS LOCATED ADJACENT BTTWEN LOTS, THE RESPONSIBILITY WILL BE DISTRIBUTED BETWEEN THE ADJACENT LOT/OWNERS FOR CONSTRUCTION AND FOR THE PAYMENT OF SERVICES FOR EACH DUMPSTER. THE DEVELOPER SHALL DESIGNATE ACCORDING TO PLAN DESCRIPTION OF SERVICE LOCATIONS SO THE OWNER/RESIDENTS KNOW WHICH BIN/ENCLOSURE IS THERS. OWNER/ RESIDENTS SHALL USE THEIR DESIGNATED ENCLOSURES ONLY

BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1

ON THIS, THE _____ DAY OF _____ 20 _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED OUPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____

SEE SHEET 2 OF 2 FOR OWNER'S SIGNATURE CONTINUATION

AMENDED PLAT OF UNION SQUARE APARTMENTS
LOTS 1 THRU 5, 10 THRU15, 34 THRU 46, 65 THRU 67, 70, 71, 73, 74, 80 THRU 84, 90 THRU 98, & 99 (COMMON AREA).

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY: THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE, TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

ACERO INVESTMENTS, LLC A TEXAS LIMITED LIABILITY

BY: FOUAD ABBOUD, PRESIDENT
ITS: MANAGING MEMBER
4900 W EXPRESSWAY 83 Ste 239
McALLEN, TX 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FOUAD ABBOUD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, 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____

MELDEN & HUNT, INC.
TEXAS REGISTRATION # 1436

MARIO A. REYNA, PROFESSIONAL ENGINEER No 117368
STATE OF TEXAS

DATE PREPARED 11/02/19
ENGINEERING JOB # 19128.00

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 GROUND 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 MISSION, TEXAS

DATED THIS THE____DAY OF_____20____

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

DATE SURVEYED 05/30/2019
T-1081, PG. 51-56
SURVEY JOB # 19128.06

APPROVED BY DRAINAGE DISTRICT.

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 TEXAS 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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

MAUL E. SILVA, P.E., C.F.M. _____ DATE
GENERAL MANAGER

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS UNION SQUARE APARTMENTS, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG _____ DATE

CITY SECRETARY _____ DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

AMENDED PLAT OF UNION SQUARE APATRMENTS
OWNER'S SIGNATURE CONTINUATION

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOTS 16 - 33

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

E & S HOLDINGS-UNION SQUARE LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MANJEET SINGH, MANAGER
12527 S. MAMARAR DR.
HOUSTON, TEXAS 77041

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANJEET SINGH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS
MY COMMISSION EXPIRES:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOTS 6 - 9

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS STREET LIGHTS TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

RASURO, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
SUSANA VILLARREAL LOPERENA, MANAGER
4708 TYLER AVE.
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUSANA VILLARREAL LOPERENA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOTS 63 & 64

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE STREETS STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BY: _____
JUSTIN KYLE HENNEKE, OWNER
26386 INGOMAR FIELD CT.
CYPRESS, TEXAS 77433

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN KYLE HENNEKE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS
MY COMMISSION EXPIRES:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOTS 68 & 69

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BY: _____
DAVID DING
7405 BRIDGEWOOD CT
PORT ARTHUR, TEXAS 77642

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID DING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS
MY COMMISSION EXPIRES:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOT 72

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BY: _____
TAMEEZ S. ALI, OWNER
28 BROOKRIDGE DR
HENDERSON, NEVADA 89052

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAMEEZ S. ALI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES:

BY: _____
NAZIA N N BEGUM, OWNER
28 BROOKRIDGE DR
HENDERSON, NEVADA 89052

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NAZIA N N BEGUM SINGH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

_____
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOTS 75 - 78

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BY: _____
MARIA LOURDES GAYTAN MARAGON, OWNER
C CINCUNAUACON 71 COL PROGRESO
MORELEN GUANAJUATO
MEXICO 38800

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA LOURDES GAYTAN MALAGON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

_____
NOTARY PUBLIC HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOT 79

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BY: _____
KUN DIU, OWNER
4757 DOGWOOD AVE.
FREMONT, CALIFORNIA 94536

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KUN DIU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES:

BY: _____
MENGLING WANG, OWNER
4757 DOGWOOD AVE.
FREMONT, CALIFORNIA 94536

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MENGLING WANG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOTS 85 - 88

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BY: _____
LUIS GERARDO TORRES ALVAREZ, OWNER
C AMADO NERVO 590, FRAC VILLAS DEL SUR
MORELEON, GUANAJUATO 38800

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS GERARDO TORRES ALVAREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

_____
NOTARY PUBLIC HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRED:

AMENDED PLAT OF UNION SQUARE APATRMENTS
LOT 89

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED PLAT OF UNION SQUARE APARTMENTS, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

BURE LOGISTICS, LLC
A PENNSYLVANIA LIMITED LIABILITY COMPANY

BY: _____
VARNYE TAMBASON, MANAGER
1573 DEAN DR.
LANSDALE, PENNSYLVANIA 19446

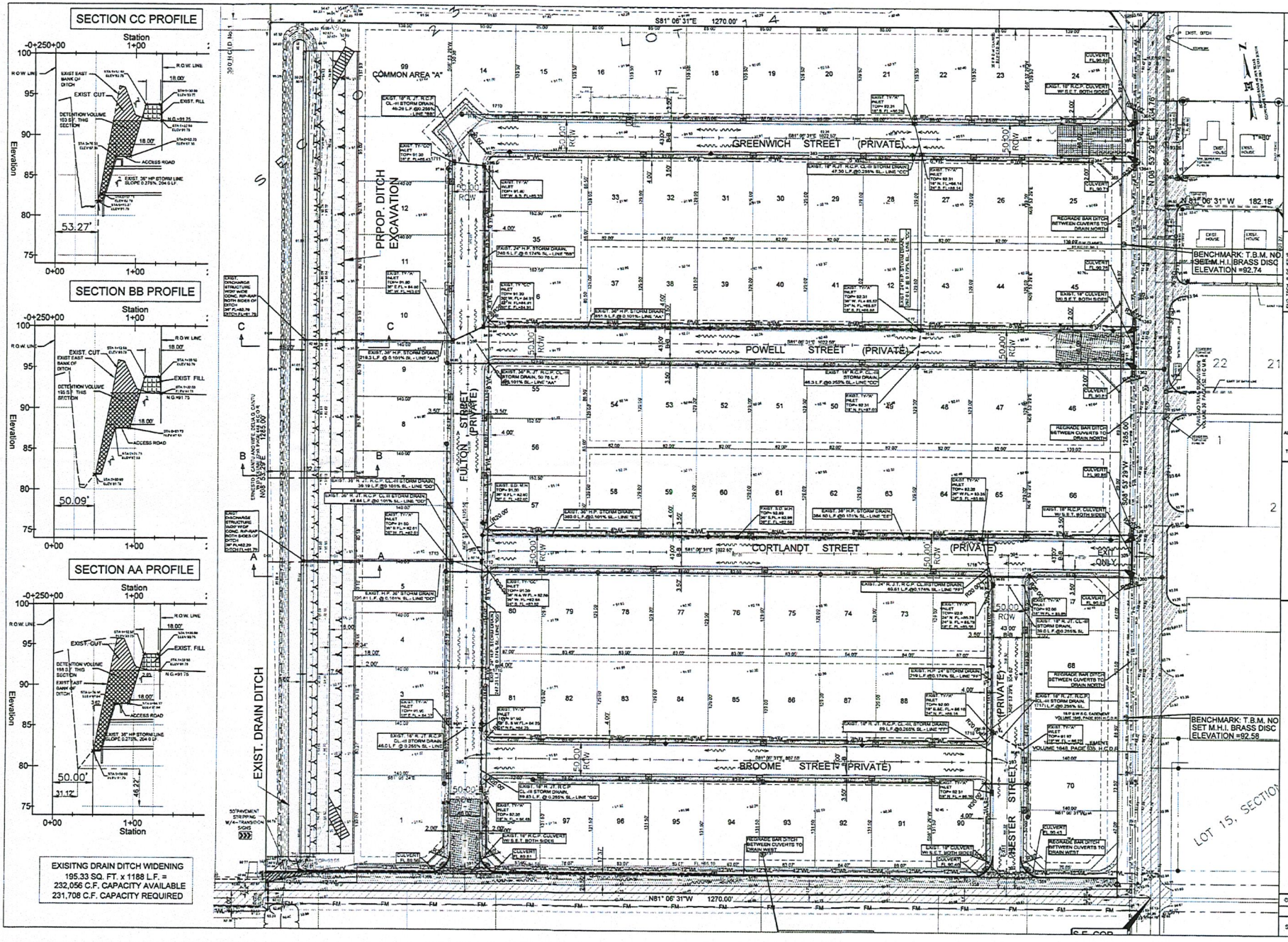
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VARNYE TAMBASON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES

L:\Land Planning\Plat Submittals\Plat Sets\2018 - Union Square Apts - Amend Plat\2018-05-15 AMENDED Plat 11 x 17.dwg 1:1 Plot: 11/06/2018 11:42:18 AM


SECTION CC PROFILE
SECTION BB PROFILE
SECTION AA PROFILE
Station
Elevation
EXIST. CUT
EXIST. FILL
DETENTION VOLUME 193 S.F. THIS SECTION
ACCESS ROAD
EXIST. 36" HP STORM LINE SLOPE 0.275%, 204.0 LF.
53.27'
50.09'
50.00'
31.12'
46.22'
EXISITNG DRAIN DITCH WIDENING
195.33 SQ. FT. x 1188 L.F. =
232,056 C.F. CAPACITY AVAILABLE
231,708 C.F. CAPACITY REQUIRED
S81° 06' 31"E 1270.00'
N81° 06' 31"W 1270.00'
N08° 53' 29"E 1285.00'
S08° 53' 29"W 1285.00'
N81° 06' 31" W 182.18'
COMMON AREA "A"
GREENWICH STREET (PRIVATE)
POWELL STREET (PRIVATE)
CORTLANDT STREET (PRIVATE)
BROOME STREET (PRIVATE)
FULTON STREET (PRIVATE)
CHESTER STREET
PROPOSED DITCH EXCAVATION
EXIST. DRAIN DITCH
BENCHMARK: T.B.M. NO. 1 SET M.H.I. BRASS DISC ELEVATION =92.74
BENCHMARK: T.B.M. NO. SET M.H.I. BRASS DISC ELEVATION =92.58
LOT 15, SECTION
EXIST. DITCH
EXIST. HOUSE
EXIT ONLY
JOB No.
19138.01
MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1893
EMPLOYEE REGISTRATION NUMBER F-1435
REVISION
DATE
BY
DWG TECH. & CHT. JES
PROJECT MGR MARIO REYNA
T BOOK 1-1216 PG 39
1 RELEASE DATE
2 RELEASE DATE
3 RELEASE DATE
SCALE AS NOTED
MELDEN & HUNT, INC.
TEXAS REGISTRATION # 1435
STATE OF TEXAS
MARIO A. REYNA
117369
LICENSED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA P.E. 117369
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW
AMENDED UNION SQUARE APARTMENTS
EDINBURG, TEXAS
AS-BUILT 12/4/200
EXISITNG STORM & STREET IMPROVEMENTS
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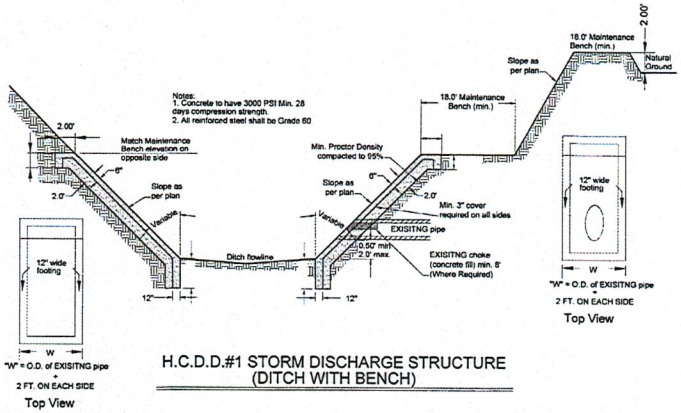
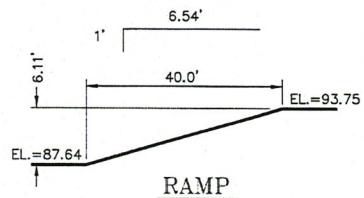
All Rights Reserved
File Name UNION EQUARE
SHEET 1 OF 2

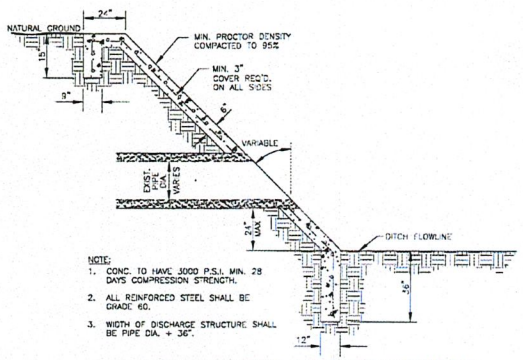


H.C.D.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)



RAMP
N.T.S.

EXISITNG DRAIN DITCH WIDENING
195.33 SQ. FT. x 1188 L.F. = 232,056 C.F. CAPACITY AVAILABLE
231,708 C.F. CAPACITY REQUIRED



NOTE:
1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSION STRENGTH.
2. ALL REINFORCED STEEL SHALL BE GRADE 60.
3. WIDTH OF DISCHARGE STRUCTURE SHALL BE PIPE DIA. + 36".

H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

1"=80'

JOB No. 19138.01

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MAINTYHE - EDINBURG, TX 78541
PH. (956) 381-4081 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

REVISION | DATE | BY

ENG. TECH. CRD
PROJECT ENG. MARIO REYNA
T-BOOK: T-1010, PG. 39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1438
STATE OF TEXAS
MARIO A. REYNA
117365
LICENSED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA P.E. 117365

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

AMENDED UNION SQUARE APARTMENTS
EDINBURG, TEXAS

AS-BUILT 12/4/2020 EXISITNG DRAIN DITCH DETAILS IMPROVEMENTS

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File Name: UNION SQUARE

SHEET 2 OF 2

THE CITY OF
Edinburg
FIRE DEPARTMENT

MEMORANDUM

TO: Jessica Lee Ramirez, Urban Planner

FROM: Omar Garza, Deputy Chief

DATE: December 16, 2020

RE: **Union Square**
Melden & Hunt

After reviewing the above referenced plat, the following comments were noted:

1. No Comments

THE CITY OF Edinburg

BORDER TOWN PHASE 3 SUBDIVISION
STAFF REPORT

DATE: 01/05/2021	Planning & Zoning Meeting – January 12, 2021
APPLICATION:	Preliminary Plat Approval of Border Town Phase 3 Subdivision
APPLICANT:	Bordertown Development LLC
ENGINEERING FIRM:	Rio Delta Engineering
LEGAL:	Being 66.75 acres tract of land, more or less, being out of and forming a part or portion of Lots 13 and 14, block 70 Engleman re-subdivision, Hidalgo County, Texas
LOCATION:	Located North of FM 2812 between Brushline Road and N. 3rd Street
CURRENT USE OF PROPERTY:	Vacant
EXISTING ZONING & LAND USE:	N/A E.T.J
SURROUNDING LAND USE:	**Vacant, Residential**
ACCESS AND CIRCULATION:	This property has access to Farm to Market Road 2812
PUBLIC SERVICES:	Water Distribution System is within North Alamo Water Distribution System – Sewer OSSF System
RECOMMENDATION:	Staff recommends approval of the Preliminary Plat subject to the following requirements.**STAFF REPORT**

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218. A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff comments, Checklist, Application

THE CITY OF EDINBURG

Unified Development Code

Planning & Zoning Department

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):

(X)	Preliminary Plat	( )	Final Plat	( )	Amended Plat
( )	Development Plat	( )	Vacating Plat	( )	Minor Plat
( )	Concept Plan	(X)	2 - 5 Mile E.T.J. Plat	( )	Re-Plat

2. Exact name of proposed subdivision: Border Town Phase 3 Subdivision

3. Legal Description: BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

4. Zoning: Present: _____ Required: _____

5. Inside city limits? ( ) Yes (X) No

If outside, is the proposed subdivision within the: (Circle one)

( ) Comprehensive Development Area (X) Rural Development Area

6. Primary consulting firm: Rio Delta Engineering

Phone: (956) 380-5152 Address: 921 S. 10th Ave, Edinburg, TX 78539

7. Proposed method of liquid waste disposal:

( ) Sanitary Sewer (X) OSSF – On-Site Sewage Facility

8. Desired land use options:

(X)	Single Family	( )	Twin House	( )	Patio Homes	( )	Townhouse
( )	Lot-Line House	( )	Village House	( )	Duplex	( )	Atrium
( )	Multiplex	( )	Multi-Family	( )	Duplex Townhouse	( )	Roof Deck
( )	Mobile Homes	( )	Manufactured Home	( )	Commercial	( )	Industrial

9. Number of lots: 109

Residential: 109 Commercial: _____ Multi-Family: _____ Industrial: _____

10. Electric power and light company to serve the proposed subdivision (circle one):

(X) AEP (Central Power & Light) ( ) Magic Valley Electric Co-op

11. Irrigation District:

( )	Hidalgo County Irrigation District No. 1	( )	Santa Cruz Irrigation District No. 15
( )	Hidalgo County Irrigation District No. 2	(X)	Other: Engelman Irrigation District

SUBDIVISION PLAT FEES AND REQUIREMENTS SHEET

SUBDIVISION NAME: Border Town Phase 3 Subdivision

Administrative Fees

1. Preliminary Plat	$ 250.00	X
2. Final Plat	$ 200.00	
3. Minor Plat	$ 250.00	
4. Amended Plat	$ 250.00	
5. Re-Plat	$ 250.00	
6. Vacating Plat	$ 250.00	
7. Concept Plan	$ 200.00	
8. Plat Review Fee (2 -5 Mile E.T.J.)	$ 25.00	X
9. Site Plan Review	$ 250.00	
10. Appeals or Variances	$ 150.00	
11. Voluntary Annexation	$ 100.00 (Plus Publication Cost)	
12. Land Clearing Permit	$ 150.00	
13. Street Sign Installation	$ 200.00	
14. Two (2%) Administration and Inspection Fee		
15. Two (2%) Construction Materials Testing Fee		
16. Water Right Fess	($ 740.00 per Lot)	
17. Park Land Fees (Per Lot)		
Developer	$ 300.00	
Permit	$ 300.00	
E.T.J.	$ 600.00	

Plat Requirements

1.	Subdivision Plat and Construction Plans	7	X
2.	Subdivision Plat	10	X
3.	8 ½" X 11" Reduced Copies	1	X
5.	Digital Copy	1	X
4.	Preliminary Drainage Statement	3	X
5.	Warranty Deed	1	X

Pre-Construction

1.	Subdivision Plat and Construction Plans	7	
2.	Approved Drainage Report	3	

Final Plat Requirements

1.	Mylar of Subdivision Plat	1	
2.	Mylar As-Builts Construction Plans	2	
3.	Digital Copies of As-Builts	2	
4.	Letter of Credit (If Applicable)		

I have read the information contained on this sheet and hereby agree to comply with the requirements noted herein

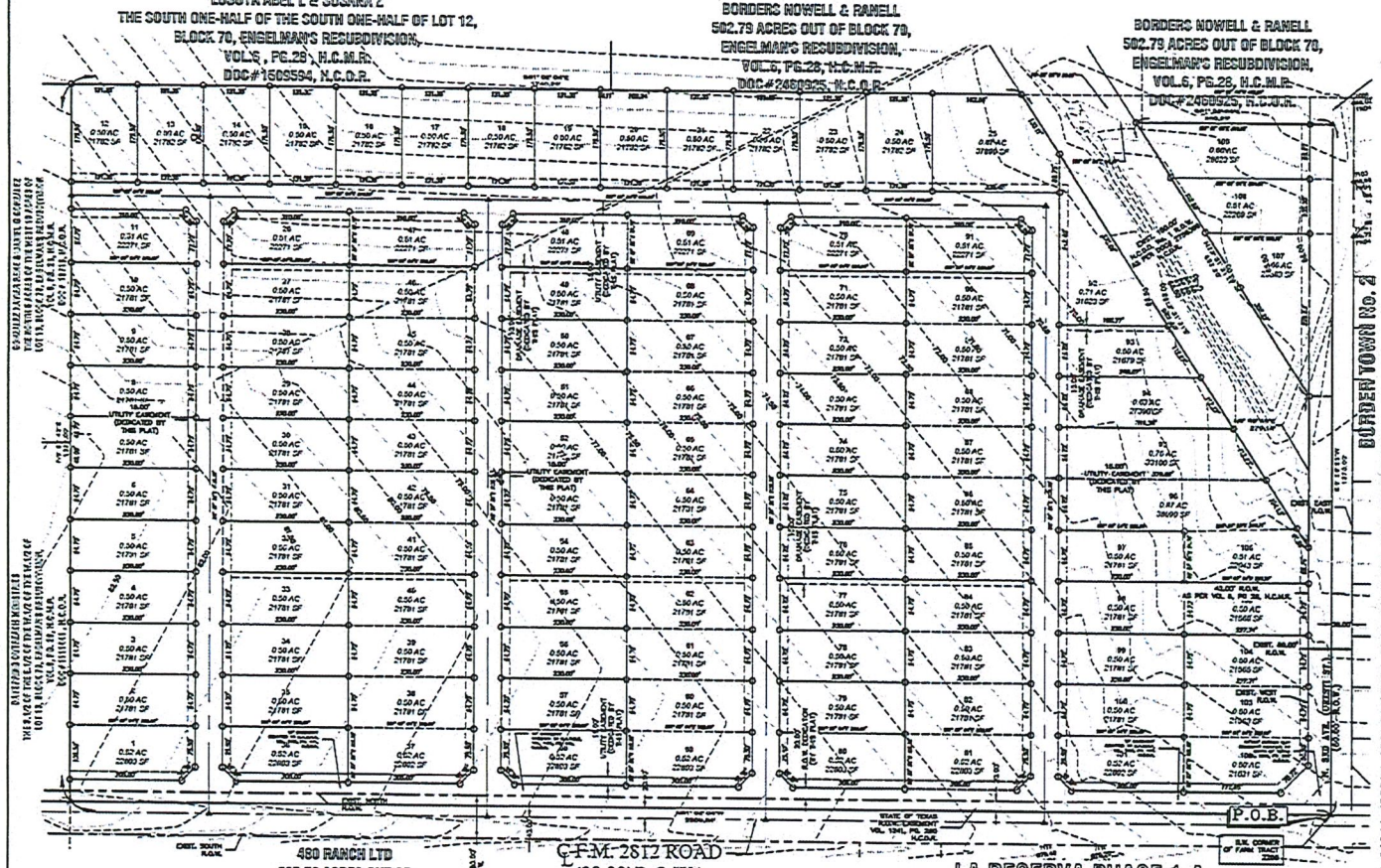
_____

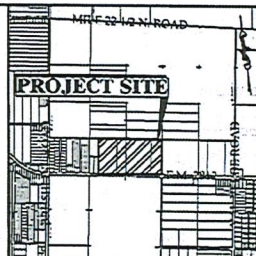
Project Engineer

DATE OF PREPARATION: DECEMBER, 2020

BORDER TOWN PHASE 3 SUBDIVISION

BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.





LOCATION OF BORDER TOWN PHASE 3 SUBDIVISION WITH RESPECT TO THE CORPORATE JURISDICTION OF MISSIONAREA. BORDER TOWN PHASE 3 SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF C.F.M. 2812 AND UNITED ROAD ON THE NORTH RIGHT OF WAY OF F.M. 2812 IN HIDALGO COUNTY PRECINCT 4. THE CORPORATE POPULATION OF THE CITY OF EDINBURG IS 77,100 (2010 CENSUS) AS PER THE 2010 UNITED STATES CENSUS BUREAU.

LEGEND

- ▲ – SET 5/8"-#5
- ▲ – FD. 5/8"-#5
- ▲ – CALCULATED POINT
- ● – SET 1/2" IRON ROD
- ● – FD. 1/2" IRON ROD
- ● – FD. 5/8" IRON ROD
- ⊗ – FD. 60-D NAIL
- ⊗ – SET PK NAIL
- ⊗ – STORM INLET
- ⊗ – POWER POLE
- ⊗ – FIRE HYDRANT
- ○ – MTL SIGNS POST
- ⊗ – OVER LINE TOWER
- ⊗ – CHECK WATER METER
- ⊗ – GAS SPOTTING
- ⊗ – TELEPHONE PEDESTAL
- ⊗ – POWER POLE

ABBREVIATION LEGEND

B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.E.	SOUTHEAST CORNER
F.N.	FARM TRACT
C.M.	CONTROL MONUMENT
O.C.L.	CENTRAL POWER & LIGHT CO.
H.C.	HIDALGO COUNTY
U.C.	UTILITY COMPANY
M.U.W.S.C.	MISSIONARIA UTILITY WATER SUPPLY CORP.
C.O.	CLEAN OUT
S.F.F.	SANITARY SEWER FACILITY
C.L.	CENTER LINE
L.L.	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

NOTES AND BOUNDS:

BEING A 66.75 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, AND 66.75 ACRES TRACT BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 66.75 ACRES TRACT BEING OUT OF AND FORMING A PART OF PORTION OF A CALLED 129.00 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SOMMARD A. ROWLAND, S AND SPOUSE BARBARA HATCH ROWLAND TO NOWELL NORMAN AND NANCY RAMELL BORDERS, DATED OCTOBER 30, 2013, RECORDED UNDER DOCUMENT NUMBER 2469525, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 66.75 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CUTTER PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 14, THE SOUTHWEST CORNER OF LOT 15 OF THE SAID BLOCK 70, ENGELMAN RE-SUBDIVISION, AND SAME BEING A POINT ON THE CENTER LINE OF UNITED ROAD AND WITHIN THE EXISTING RIGHT-OF-WAY OF M. MILE 22 (F.M. 2812), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING

THENCE N 89°58'00" W, ALONG THE SOUTH LINE OF THE SAID LOTS 14 AND 13 AND WITHIN THE EXISTING RIGHT-OF-WAY OF M. MILE 22 (F.M. 2812), TO THE SOUTHWEST CORNER OF THE WEST 10 ACRES OF THE SAID LOT 13 AS CONVEYED OUT IN DEED TO PEDRO GONZALEZ, JR. AND WIFE, BERTHA M. BRIONES RECORDED IN VOLUME 1916, PAGE 1996, DEED RECORDS OF HIDALGO COUNTY, TEXAS, TO SUNSET RENT SCHOLICE AND SHANE A. GONZALEZ RECORDED IN VOLUME 1935, PAGE 816, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND TO SUNSTONE OUTREACH MINISTRIES, A TEXAS NONPROFIT CORPORATION RECORDED UNDER DOCUMENT NO. 1171944, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 3,304.64 FEET TO A CUTTER PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE N 00°04'40" E, ALONG THE EAST LINE THE SAID WEST 10 ACRES OF LOT 13, TO A POINT ON THE NORTH LINE OF THE SAID LOT 13, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT OF WAY LINE OF M. MILE 22 (F.M. 2812), AND CONTINUING FOR A TOTAL DISTANCE OF 1,980.00 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°58'00" E, ALONG THE NORTH LINE OF THE SAID LOTS 13 AND 14, TO A POINT ON THE WEST BOUNDARY LINE OF A CALLED 24.00 ACRES TRACT DESCRIBED AS TRACT 4 IN A WARRANTY DEED FROM NOWELL NORMAN AND SPOUSE, RAMELL BORDERS, DATED OCTOBER 12, 2016 TO HIDALGO COUNTY DRAINAGE DIST. No. 1, RECORDED UNDER DOCUMENT NUMBER 2287692, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1,746.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 22°31'21" E, ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF UNITED ROAD (A 60.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), SAME BEING ALSO THE SOUTHEAST CORNER OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A CORNER OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 1,000.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 22°31'21" W, ALONG THE EAST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 0.47 ACRE TRACT DESCRIBED AS THE NORTH 30 FEET OF THE EAST HALF FEET OF LOT 14, BLOCK 70, ENGELMAN'S RESUBDIVISION IN SUBDIVISION 2 (ORIGINAL SERIES) AND VOLUME 343, PAGE 343, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 30.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 89°58'00" E, ADJACENT SAID LOT 14, TRACT BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.47 ACRE TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 14 THE SOUTHEAST CORNER OF THE SAID 0.47 ACRE TRACT, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF UNITED ROAD (A 60.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A CUTTER PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 89°58'00" E, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 1,970.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 66.75 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 1.31 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF UNITED ROAD (A 60.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND 1.00 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF M. MILE 22 (F.M. 2812 ROAD).

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS 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 HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6495
SURVEY FIRM # 10194027

STATE OF TEXAS
IVAN GARCIA
6495
LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS			PHONE & FAX
OWNER: BORDERTOWN DEVELOPMENT, LLC.		P.O. BOX 1000	EDINBURG, TX	78540	(956) 383-0999
SURVEYOR: IVAN GARCIA.	P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX	78539	(956) 380-5162 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX	78539	(956) 380-5162 (956) 380-5083

REVISION NOTED TABLE

DATE	DESCRIPTION

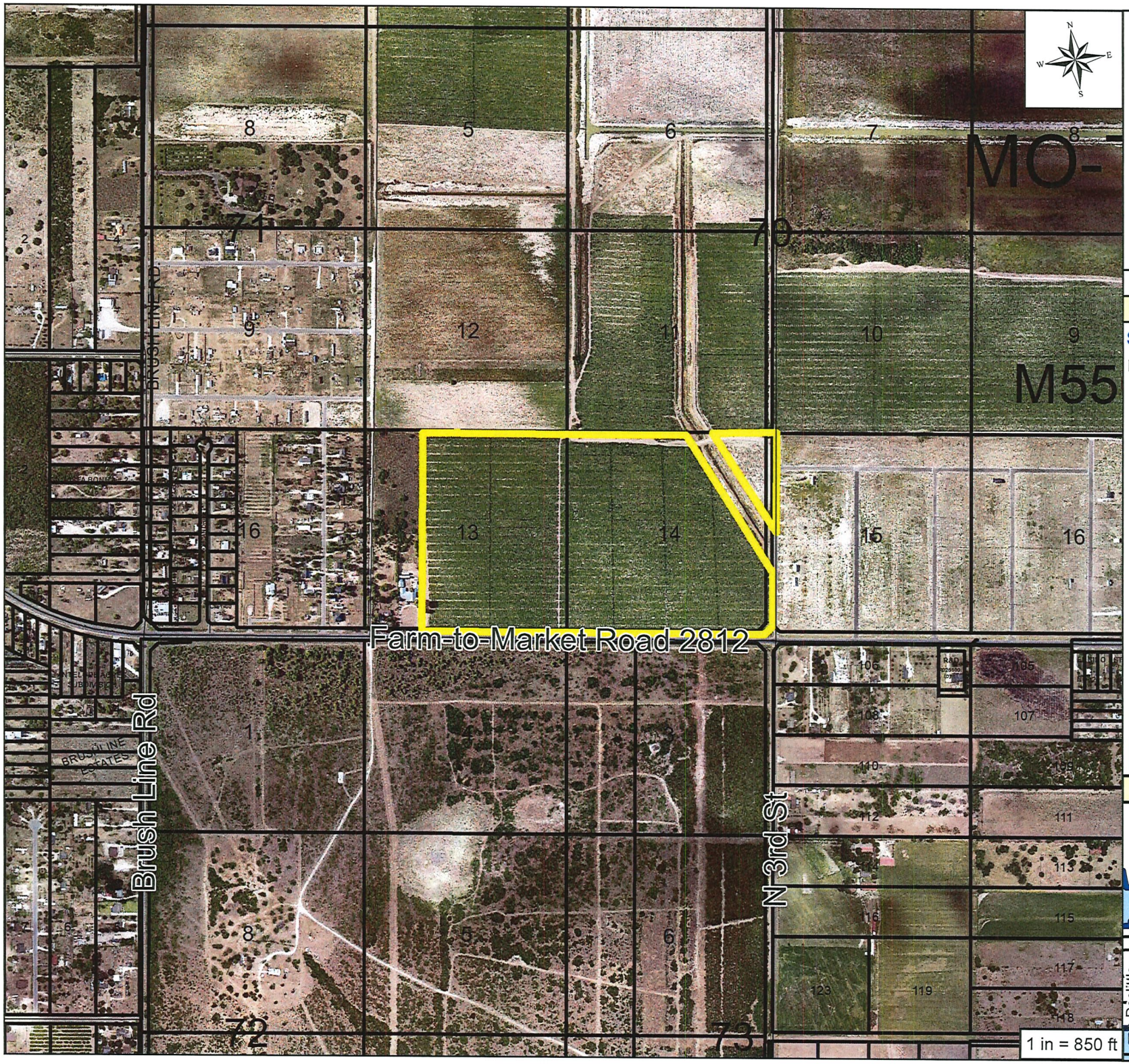
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7028
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5162 (FAX) 956-380-5083

DRAWN: DANIEL RODRIGUEZ
DESIGN: IVAN GARCIA P.E., R.P.L.S.
REVIEW: IVAN GARCIA P.E., R.P.L.S.
INSPECTION: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1" - 100'
DATE: DECEMBER, 2020

ISSUED FOR: PRELIMINARY

PLAT SHEET
BORDER TOWN PHASE 3 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: SUB 20 044
SHEET: 1-OF-3



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

SUBDIVISION NAME:

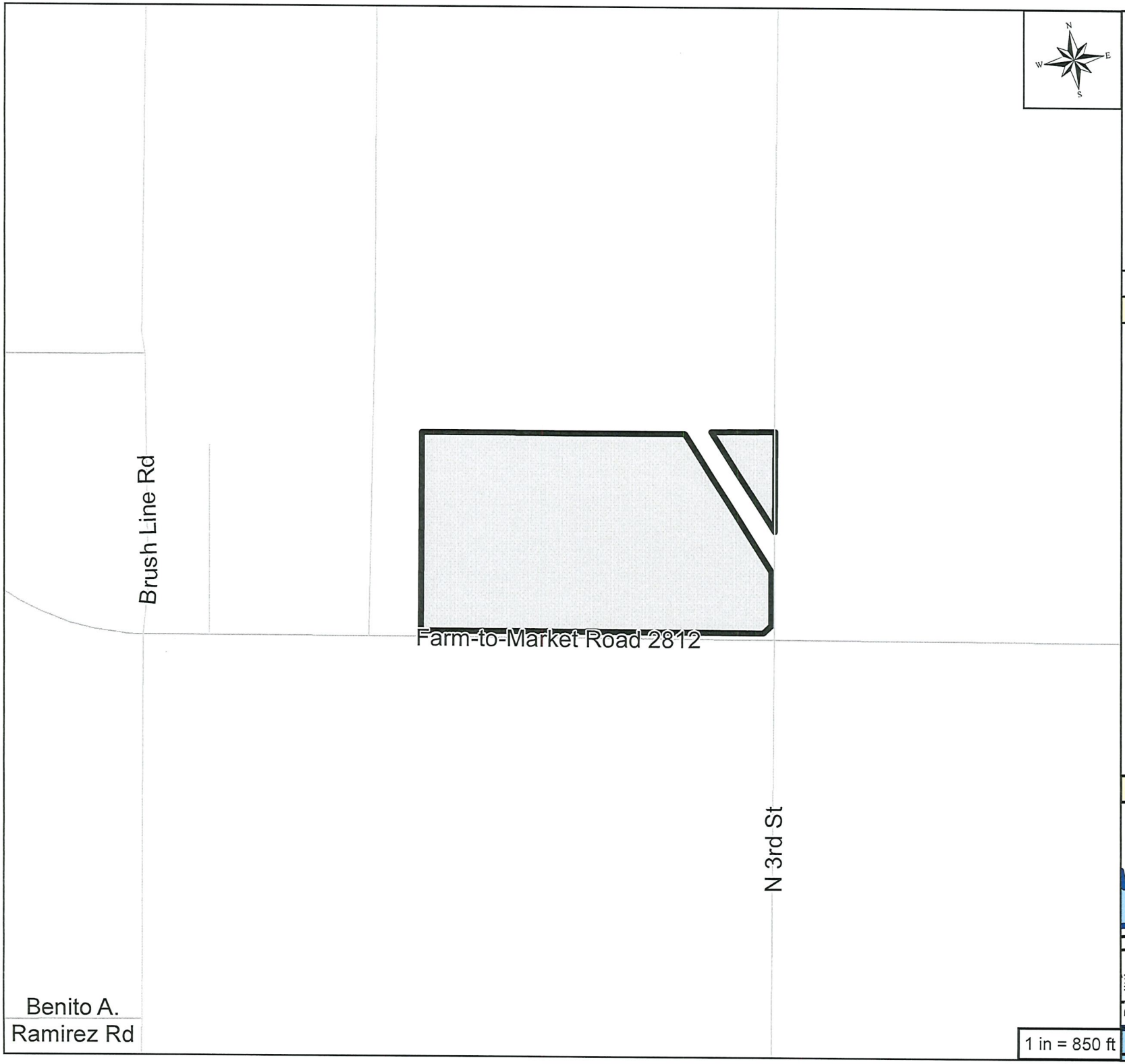
BORDERTOWN PHASE 3

Legend

CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP



THE CITY OF EDINBURG TEXAS

SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

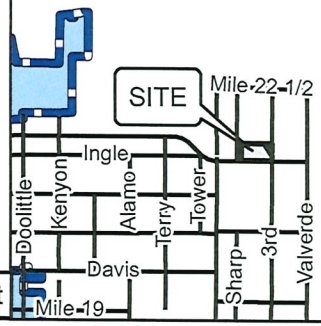
BORDERTOWN PHASE 3

Legend

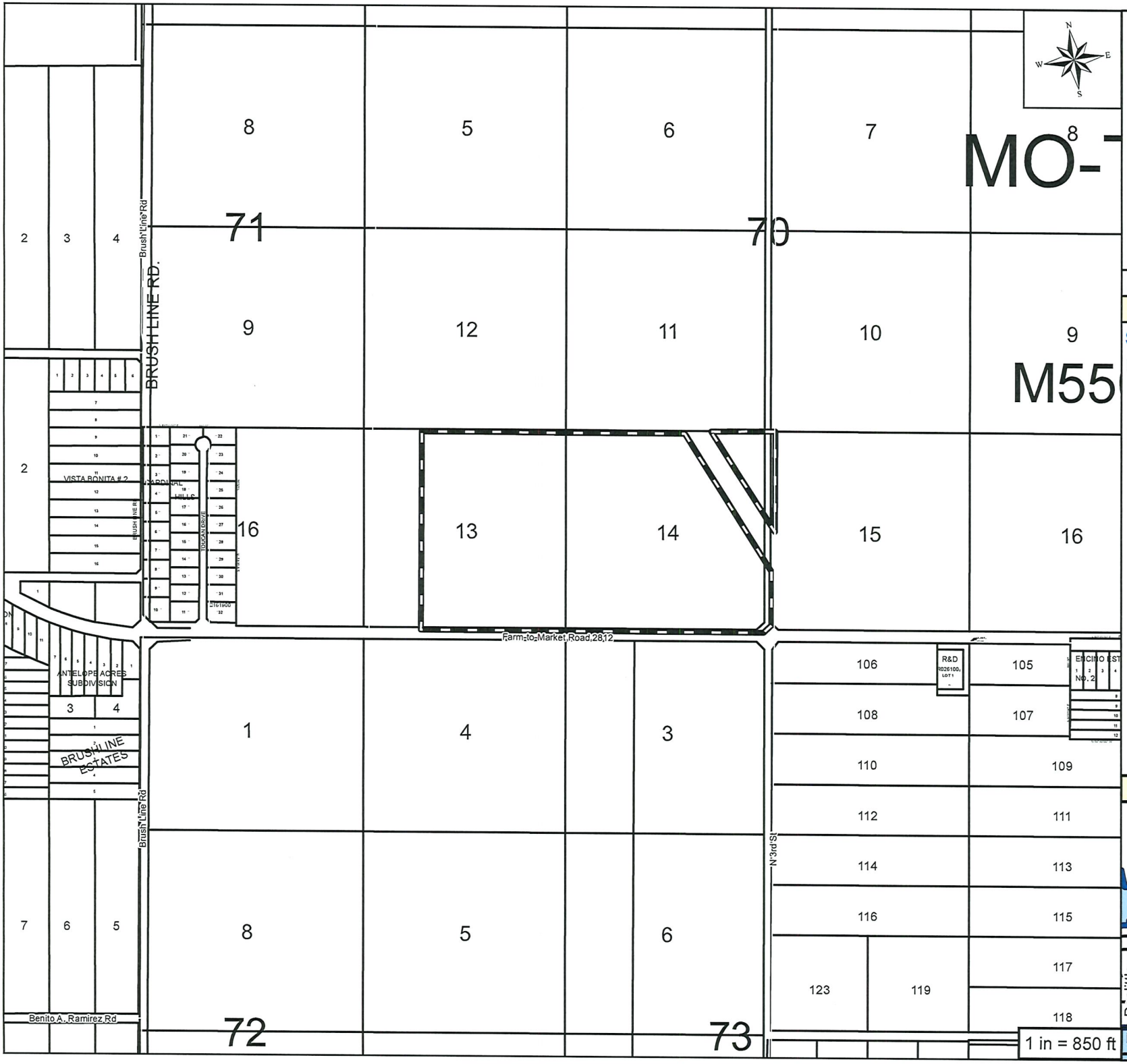
CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP



1 in = 850 ft



THE CITY OF EDINBURG TEXAS

ZONING MAP

CASE CAPTION:

SUBDIVISION NAME:

BORDERTOWN PHASE 3

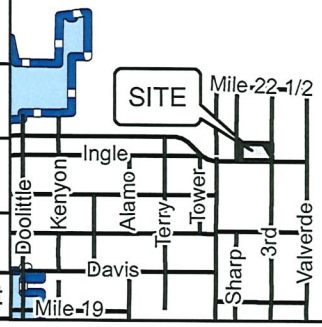
Legend

- CITY LIMITS
- APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP



THE CITY OF Edinburg

Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: RIO DELTA ENGINEERING

Attention: Ivan Garcia, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: December 14, 2020

Re: BORDERTOWN PHASE 3 SUBDIVISION – ETJ

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:
Preliminary Review confirms process based on existing zoning and proposed, lots, block length, corner clip, setbacks, street right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Variances required for proposed right-of-way (Street Section) and block length.

Water Layout Plan:
A Proposed NAWSC 8" Water Distribution System for said development will be placed on the north side of proposed 60-foot street right-of-way, to include fire protection connecting and looping to an existing 8" Water line and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan:
Development will utilize an existing City of Edinburg 8" Sanitary Sewer system located 5-ft north of south property line of development or proposed street right-of-way.

Paving & Drainage Plan:
Proposed Interior Street minimum right-of-way shall be 50-feet with a pavement section of a 32-feet B-B and Principal Arterial (FM 2812) full dedication of 60-feet on development portion to include street signs/lights. On-site drainage system onto a proposed detention pond with an outfall system is proposed.

Drainage Report:
Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval.

THE CITY OF Edinburg

Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2014 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2014, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office requires fire hydrant be located on 600-feet intervals with blue buttons are placed at center of street and on the lane hydrant is located.
2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. Development shall comply with the erosion and traffic control devices.
3. A proposed designed drainage system with curb inlet spaced at 600-feet intervals separation based on a designed basin areas exhibit with an approved drainage outfall system.
4. Additional easements are required for street light between lots as designated.
5. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
6. Additional comments will be addressed at the review of the construction plans.

UTILITIES DEPARTMENT FINDINGS:

1. Water Supply Distribution will be addressed by North Alamo Water Supply Corporation. Sanitary Sewer Collection System will be addressed by City of Edinburg.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jessica Ramirez, Urban Planner 1, Rita Guerrero, Urban Planner 1, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Ayala, Director of Public Works, Gerardo Carmona, P.E., Engineering Assistant, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

ENGINEERING DEPARTMENT (956) 388-8211 — **SUBDIVISION PROCESS** — **Date Prepared :** **January 7, 2021**

Application Filed:	**December 9, 2020**	P&Z Preliminary:	**January 12, 2021**	P&Z Final:		City Council:	
Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	January 21, 2021	Time Line :	**365** Days	Expires :	**December 9, 2021**
		Staff / Engineer :	January 28, 2021	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza	Email :	kmendosa@cityofedinburg.com	City Office :	(956) 388-8202
Director of Utilities	Arturo Martinez	Email :	amartinez@cityofedinburg.com	City Office :	(956) 388-8212
Dircetor of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office :	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office :	(956) 388-8211

Owner:	BorderTown 3 Development, LLC.	P.O. Box 959 Edinburg, Texas	Ivan Garcia, P.E., Project Engineer
BORDERTOWN NO. 3 SUBDIVISION		Consultant : RIO DELTA Engineering	

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				Date : **December 4, 2020**
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date:
Zoning : City Limits - Residential	√				
Flood Zone	√				Zone "X" (Shaded)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	√				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Hidalgo County Drainage District # 1
MPO Collector / Arterial Right-of-way Dedication	√				Right-of-Way Dedication as per MPO requiremenets (0-Feet)
Minor / Major Collector Street pavement Section	√				Street Section of 0-ft Back-Back
Variances Appeals Request:					Planning & Zoning Meeting / Results / City Council Meeting
			√		
			√		
			√		
Construction Plans Review Submittals:	**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**				
Cover Sheet	√				
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				County of Hidalgo Offsite Septic System Faciality
Sanitary Sewer Detail Sheets	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				North Alamo Water Supply Corporation Standard Policys
Water Distribution Detail Sheet	√				North Alamo Water Supply Corporation Standard Policys
Drainage Improvements:			√		
Drainage Detail Sheets			√		See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:			√		See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:			√		
Street Detail Sheets			√		See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:		√			
Traffic Control Plan:		√			
Erosion Control Plan		√			
Erosion Control Plan Detail Sheet		√			See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		√			Dated:
Roadway Open-Cut or Bore Permit Application		√			Dated:
TX-Dot Water UIR Permit		√			Dated:
TX-Dot Sewer UIR Permit		√			Dated:
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			Dated:
RFI #1 Request		√			Dated:
Change Orders		√			Dated:
Final Walk Though		√			Dated:
Punch List		√			Dated:
Punch List (Completed and Approved)		√			Dated:
Letter of Acceptance		√			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		√			Dated:
Backfill Testing Results		√			Dated:
As-Builts (Revised Original Submittal)		√			Dated:

Recording Process:

Public Improvements with (Letter of Credit)				√		Dated:		Expires:		
Recording Fees (Copy of Receipt)	$ 106.00		√			As required by County Clerks office				
Copy of H.C.D.D. #1 of PAID invoice	$ 250.00		√			Required to be paid prior to Final Stages				
Street Light Escrow	$ -		√			Required:	0	EA. @	$	-
Fire Hydrant Escrow	$ -		√			Required:	0	EA. @	$	-
S/W Escrow (FM 2812, 2.75-Mile ETJ)	**$ 56,825.00**		√			Required:	**2273**	LF @	**$**	**25.00**
TOTAL OF ESCROWS:	**$ 56,825.00**					Street Width :	324	20	Curb Radius	
Total Developer's Construction Cost: (Letter of Credit)			√			Date :		Lender :		
Laboratory Testing Fee: 3%	$ -		√			$	-	Estimated Construction Cost		
Inspection Fee: 2%	$ -		√			$	-	Final Construction Cost		
Park Land Fees: Within City ETJ	**$ 65,400.00**			√		**109**	Lots @	**$ 600.00**		
0 Residential $ -	**$ -**		√			100%	Development	0%	Building Stage	
0 Multi-Family $ -	$ -			√		0%	Development	0%	Building Stage	
Total Water Rights Fees : NAWSC - CCN	**$ -**			√		66.75	Acre(s)	RGRWA 2020 Fees :	$ 2,896.81	
Water 30-year Letter NAWSC - CCN	**$ -**			√		109	Lots @	$ -	Meter Fee:	NAWSC WATER-CCN
Sewer 30-year Letter OSSF System	**$ -**			√		109	Lots @	$ -	Sewer Fee:	COUNTY OSSF
TOTAL OF FEES:	**$ -**									

Reimbursements:

Developer Sewer Improvements	$ -			√		Off-Site System:	0.00	AC	$ -
Developer Water Improvements	$ -			√		Off-Site System	0.00	AC	$ -
Developer Drainage Improvements	$ -			√		Off-Site System	0.00	TOTAL	$ -
TOTAL OF REINBURSEMENTS:	**$ -**								

Buyouts:

North Alamo Water Supply Corporation			√		Not Applicable
Sharyland Water Supply Corporation			√		Not Applicable

Tax Certificates

County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 2

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows		**$ 56,825.00**	Street & Sidewalk Improvements for Russell Road
Inspections other Fees		**$ -**	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights
Reimbursements		$ -	Riembursement to the Developer of Subdivision
City of Edinburg		$ -	0% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record		$ -	0% Payable to the Developer of Record Owner / Developer
Buyouts		$ -	
	TOTAL :	**$ 56,825.00**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

ALL REQUIRED FEES ARE SUBJECT TO CHANGE AT RECORDING STAGE

THE CITY OF Edinburg
DEPARTMENT OF PUBLIC WORKS

To: Abel Beltran, Subdivision Coordinator

Jessica Ramirez, Urban Planner

From: Robert Valenzuela, Stormwater Manager

Date: December 11, 2020

Subject: Bordertown Phase 3

5.494 Acres

1. SW3P (Stormwater Pollution Prevention Plan)
2. NOI (Notice of Intent, Per TCEQ)
3. Large Construction Notice (Per TCEQ Inventory)
4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection)
5. SW3P Plat Note (All Construction shall comply with Storm Water Pollution Prevention Plan (SW3P) Requirements)

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

December 18, 2020

Ivan Garcia, P.E.
RIO Delta
921 S 10th Avenue
Edinburg, TX 78539
(956) 380-5152

RE: BORDER TOWN PHASE 3 – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Border Town Phase 3 Subdivision.

Any questions feel free to contact us.

Thanks,

Digitally signed by Gerardo Carmona
Date: 2020.12.17
17:49:55 -06'00'

Gerardo Carmona Jr., P.E.
Email: gcarmona@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez, Urban Planner, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal

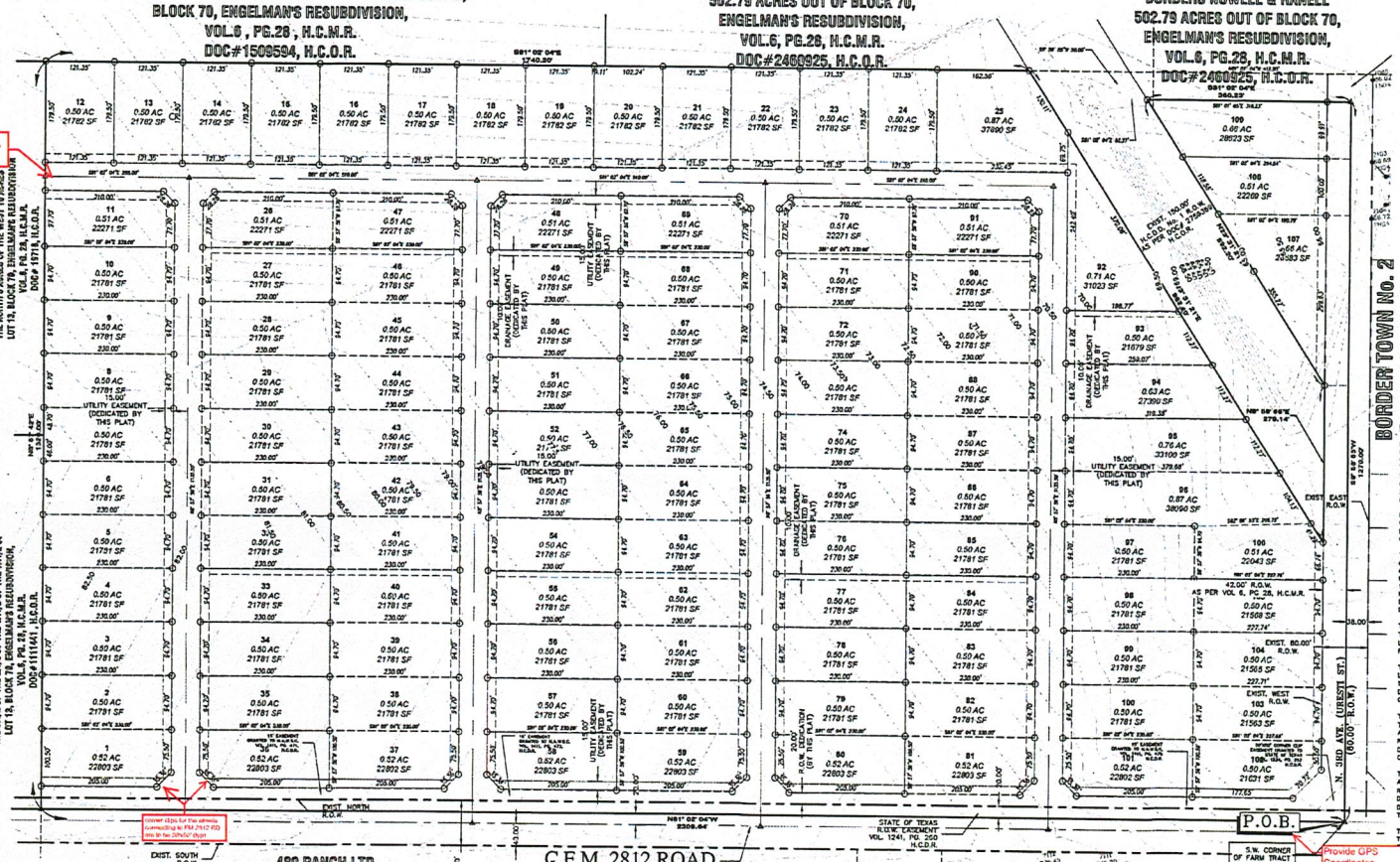
REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

DATE OF PREPARATION: DECEMBER, 2020

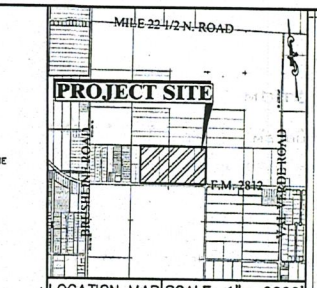
BORDER TOWN PHASE 3 SUBDIVISION

12/8/2020 Received By G.R.

BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1"=100'
BEARING BASIS TEXAS STATE PLANE COORDINATES (NAD 83)



LOCATION MAP | SCALE: 1"= 2000'

LOCATION OF BORDER TOWN PHASE 3 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY. BORDER TOWN PHASE 3 SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF F.M. 2812 AND UNITED ROAD ON THE NORTH RIGHT OF WAY OF F.M. 2812 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 77,100 (2018 CENSUS) AS PER THE 2018 UNITED STATES CENSUS BUREAU.

ABBREVIATION LEGEND

F.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.P.C.	RAINELL POINT CORNER
F.F.	FARM-TO-MARKET
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.W.S.C.	MILITARY HIGH WATER SUPPLY CORP.
D.E.	DRAINAGE EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
℄	CENTER LINE
L.O.	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

LEGEND

▲	- SET C-P-S
▲	- FD. C-P-S
△	- CALCULATED POINT
○	- SET 1/2" IRON ROD
●	- FD. 1/2" IRON ROD
⊕	- FD. 5/8" IRON ROD
⊕	- FD. 60-D NAIL
⊕	- SET PK NAIL
⊕	- STORM INLET
⊕	- POWER POLE
⊕	- FIRE HYDRANT
○	- IRR. STAND PIPE
—X—	- CHAIN LINK FENCE
⊕	- EXIST. WATER METER
⊕	- GAS SPOTTING
⊕	- TELEPHONE PEDESTAL
⊕	- POWER POLE

METES AND BOUNDS:

BEING A 66.75 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 66.75 ACRES TRACT BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 66.75 ACRES TRACT BEING OUT OF AND FORMING A PART OF PORTION OF A CALLED 1284.965 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BENNARD G. ROWLAND, II AND SPOUSE BARBARA HATCH ROWLAND TO HOWELL BORDERS AND SPOUSE RANELL BORDERS, DATED OCTOBER 29, 2013, RECORDED UNDER DOCUMENT NUMBER 2460925, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; AND SAID 66.75 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 14, THE SOUTHWEST CORNER OF LOT 15 OF THE SAID BLOCK 70, ENGELMAN RE-SUBDIVISION, AND SAME BEING A POINT ON THE CENTER LINE OF UNITED ROAD AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MILE 21 (F.M. 2812), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 81°02'04" W, ALONG THE SOUTH LINE OF THE SAID LOTS 14 AND 13 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MILE 21 (F.M. 2812), TO THE SOUTHWEST CORNER OF THE WEST 10 ACRES OF THE SAID LOT 13 AS CONVEYED OUT IN DEEDS TO PEDRO BESENEZ, JR. AND WIFE SANTOS M. BRESENO RECORDED IN VOLUME 1205, PAGE 1063, DEED RECORDS OF HIDALGO COUNTY, TEXAS, TO XAVIER RENE GONZALEZ AND DANIEL E. GONZALEZ RECORDED IN VOLUME 1535, PAGE 910, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND TO DAYSPRING OUTREACH MINISTRIES, A TEXAS NONPROFIT CORPORATION RECORDED UNDER DOCUMENT NO. 1111441, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 2,309.64 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ;

THENCE N 8°57'40" E, ALONG THE EAST LINE THE SAID WEST 10 ACRES OF LOT 13, TO A POINT ON THE NORTH LINE OF THE SAID LOT 13, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT OF WAY LINE OF N. MILE 21 (F.M. 2812), AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°02'04" E, ALONG THE NORTH LINE OF THE SAID LOTS 13 AND 14, TO A POINT ON THE WEST BOUNDARY LINE OF A CALLED 34.93 ACRES TRACT DESCRIBED AS TRACT NO. 4 IN A WARRANTY DEED FROM HOWELL BORDERS AND SPOUSE, RANELL BORDERS, DATED OCTOBER 12, 2018 TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, RECORDED IN DOCUMENT 2759369, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1,740.20 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 23°31'21"E, ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A POINT ON THE EXISTING NEST RIGHT-OF-WAY LINE OF UNESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), SAME POINT BEING A CORNER OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 682.40 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°58'25" E, ALONG THE EXISTING WEST RIGHT-OF-WAY OF UNESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A CORNER OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 279.14 FEET TO A 1/2-INCH CAPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 23°31'21"W, ALONG THE EAST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 0.47 ACRE TRACT DESCRIBED AS THE NORTH 50 FEET THE EAST 410.5 FEET OF LOT 14, BLOCK 70, DESCRIBED AND RECORDED IN DOCUMENT # 421046, 2460925, AND LINE 283, PAGE 313, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 582.30 FEET TO A 1/2-INCH CAPED IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 81°02'04" E, ACROSS SAID LOT 14, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.47 ACRE TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 14, THE SOUTHEAST CORNER OF THE SAID 0.47 ACRE TRACT, PASSING AT 318.23 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF UNESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND CONTINUING FOR A TOTAL DISTANCE OF 360.23 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 8°58'25"W, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 1,270.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 66.75 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 1.21 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF UNESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND 1.06 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. MILE 21 (F.M. ROAD 2812).

General Comments:

1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Block lengths are to be no more than 800' max. Revise plans.
6. N 3rd Ave street widening must be constructed or escrowed. Underground drainage with curb inlets will be required.
7. Provide Street stub outs for future development north of this property.
8. Provide Northing/Easting for POB.

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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 GROUND 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 HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6498
SURVEY FIRM # 10194027

STATE OF TEXAS REGISTERED IVAN GARCIA 6498 PROFESSIONAL LAND SURVEYOR

PRINCIPAL CONTACTS:

	NAME	ADDRESS			PHONE & FAX	
OWNER(S):	BORDERTOWN DEVELOPMENT, LLC.	P.O. BOX 959	EDINBURG, TX	78540	(956) 383-0868	
SURVEYOR:	IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER:	IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF BORDER TOWN PHASE 3 SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATE OF OWNERSHIP AND DEDICATION, NOTARY'S CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, SIGNATURE BLOCK, H.C.D.D. No. 1, H.M.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7928
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DRAWN: DANIEL RODRIGUEZ
DESIGN: IVAN GARCIA P.E., R.P.L.S.
SURVEYED: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1" = 100'
DATE: DECEMBER, 2020

STAGE: PRELIMINARY

PLAT SHEET
BORDER TOWN PHASE 3 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: SUB 20 044

PAGE NO.: 1-OF-3

DATE OF PREPARATION: DECEMBER, 2020

BORDER TOWN PHASE 3 SUBDIVISION

BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I BORDERTOWN DEVELOPMENT, LLC, AS THE OWNER (S) OF THE 66.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BORDER TOWN PHASE 3 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

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 ON SCEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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.

BORDERTOWN DEVELOPMENT, LLC. DATE
SANTA CRUZ PROPERTIES, LTD
MANAGING MEMBER
BY: RICHARD W. RUPPERT,
MANAGER OF RUPPERT COMPANY, LLC
ITS: GENERAL PARTNER
P.O. BOX 959
EDINBURG, TX. 78540

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____ 2020.

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ___ DAY OF _____, 20___

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT DATE

SECRETARY DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HIGHWAYS BEGINS ON RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR SUPPORTED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ ____ 2020.

BORDERTOWN DEVELOPMENT, LLC. DATE
SANTA CRUZ PROPERTIES, LTD
MANAGING MEMBER
BY: RICHARD W. RUPPERT,
MANAGER OF RUPPERT COMPANY, LLC
ITS: GENERAL PARTNER
P.O. BOX 959
EDINBURG, TX. 78540

NAME		ADDRESS			PHONE & FAX	
OWNER(S): BORDERTOWN DEVELOPMENT, LLC.		P.O. BOX 959	EDINBURG, TX	78540	(956) 383-0868	
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF _____ 20___

HIDALGO COUNTY JUDGE DATE

ATTEST:
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 TEXAS WATER CODE NO. 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, PLANNING AND ZONING CHAIRMAN OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS BORDER TOWN PHASE 3 SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE_____ DAY OF_____, 2020 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PLANNING AND ZONING CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BORDER TOWN PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _____ DAY OF _____, 2020.

MAYOR, CITY OF EDINBURG DATE

SECRETARY, CITY OF EDINBURG DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E. R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D DATED: JUNE 6, 2000.

2. SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GRATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 61.00 OR 18" ABOVE TOP OF CURVE OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
---DELM. NO. 1-, ELEV. 78.53 M.G.V.D. 88, DESCRIPTION: 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16681231.8600, E 1126387.3990.
---DELM. NO. 2-, ELEV. XX.XX M.G.V.D. 88, DESCRIPTION: 1/2" IRON ROD FOUND AT THE XXXXXXXXX CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N XXXXXXXXX, E XXXXXXXXX.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 201.334 CUBIC-FEET OR 4.618 ACRE-FEET OF STORM WATER RUNOFF.

Detention requirements comments will be given once spot elevations and drainage reports provided.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, 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.

8. EACH PURCHASE 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.

9. 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.

10. 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSES 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 ABSORPTIVE DRAINFIELD SYSTEM.

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

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12. BORDERTOWN DEVELOPMENT, LLC, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.

15. NO ACCESS TO LOTS 1, 36, 37, 58, 59, 80, 81, 101, AND 102 FROM F.M. 2812

1. Add 5' wide concrete sidewalk along 3rd St and FM 2812. To be done at the subdivision construction phase. Sidewalks are to go from main streets into the subdivision on both side of the streets up to the subdivision monument or gate.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF BORDER TOWN PHASE 3 SUBDIVISION

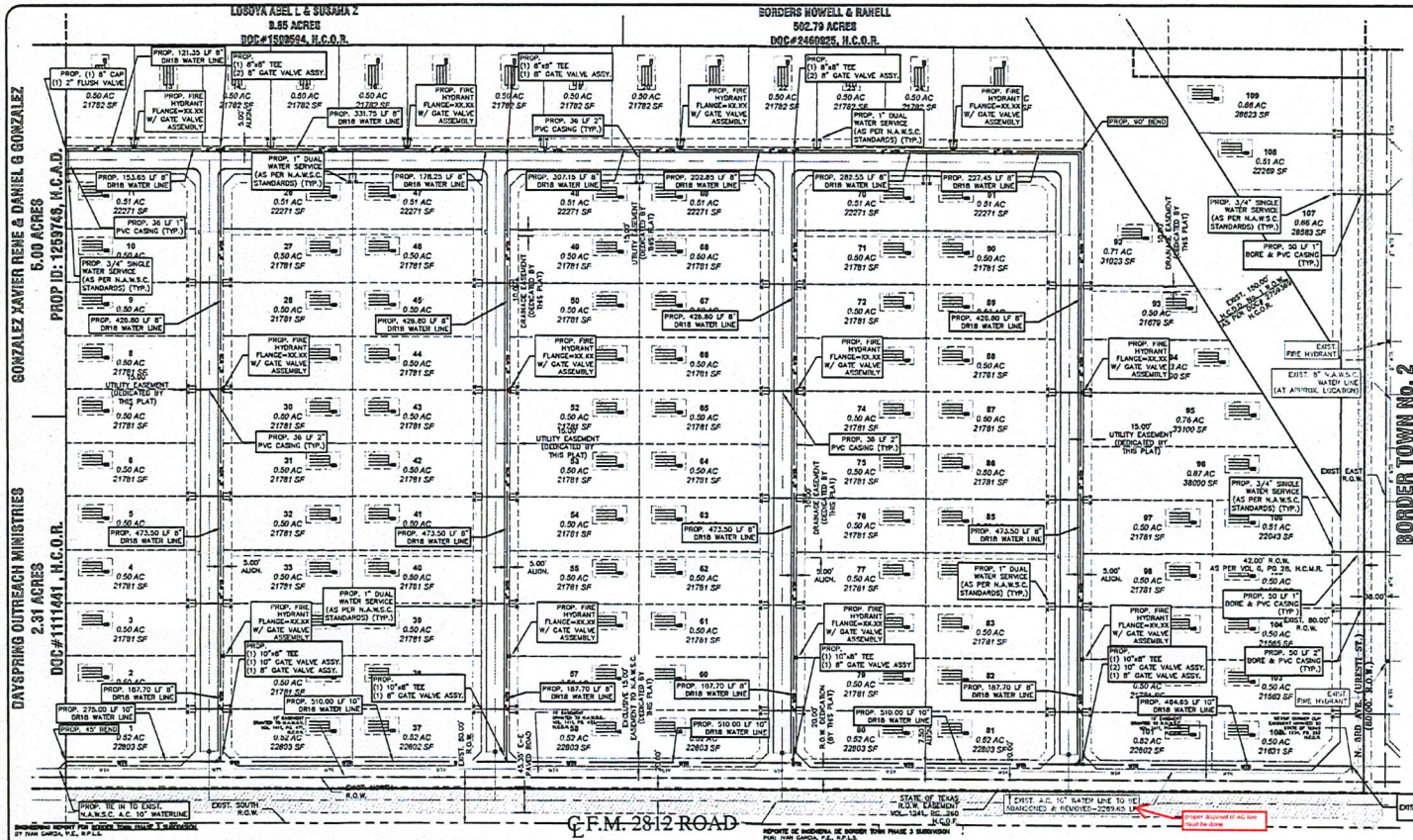
SHEET 1: [illegible]
SHEET 2: PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, N.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3: [illegible]
SHEET 4: [illegible]

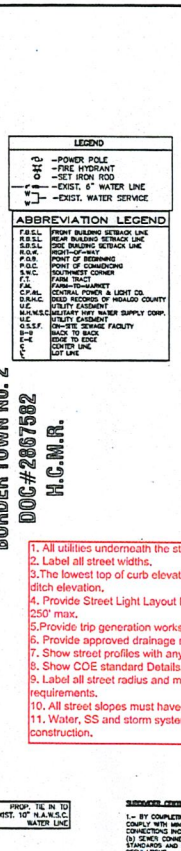
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: PRELIMINARY

PROJECT: PLAT SHEET
BORDER TOWN PHASE 3 SUBDIVISION
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
APPROVED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ
SCALE: AS SHOWN
DATE: DECEMBER, 2020
PROJECT: SUB 20 044
REVISIONS:
PAGE NO: SHT 1a





1. All utilities underneath the street must have a min. 3' of cover.
2. Label all street widths.
3. The lowest top of curb elevation of the subdivision is to be at top of ditch elevation.
4. Provide Street Light Layout Plan. Street lights are to be spaced 250' max.
5. Provide trip generation worksheet (see attached worksheet).
6. Provide approved drainage report prior to recording of the plat.
7. Show street profiles with any required vertical curves.
8. Show COE standard Details.
9. Label all street radius and must comply with COE radius requirements.
10. All street slopes must have a min. slope of 0.2%.
11. Water, SS and storm systems must pass density testing during construction.

DRAINAGE REPORT FOR BORDER TOWN PHASE 3 SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
BEING A 66.13 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE:
LAND IS VACANT AND LOTS WILL BE USED FOR SINGLE FAMILY HOMES.

WATER SUPPLY AND DISTRIBUTION:
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATER LINE RUNNING ALONG WITH SIDE OF F.M. 2812 RIGHT-OF-WAY. THE WATER SYSTEM FOR BORDER TOWN PHASE 3 SUBDIVISION CONSISTS OF A NEW 8" INTERIOR WATERLINE THAT CONNECTS TO A NEW 10" WATERLINE THAT REPLACED ANOTHER EXISTING 10" A.C. WATERLINE ALONG THE NORTH RIGHT-OF-WAY OF F.M. 2812 AND (53) 1" DIAMETER DOUBLE WATER SERVICE LINES THAT CONNECT INTO THE NEW 8" LINE FOR THE LOT SERVICE. TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, SUBDIVIDER HAS INSTALLED 19 FIRE HYDRANTS AT A UNIT COST OF $6,000.00. THE (53) 1" DOUBLE AND (2) 3/4" DIAMETER SINGLE WATER SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE $68,000.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF $68,000.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATION, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND FEASIBILITY DATA:
SEWAGE FROM BORDER TOWN PHASE 3 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 35.5% OF HIDALGO FINE SANDY LOAM (26), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 1.4% OF HIDALGO FINE SANDY LOAM (28), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 0.8% OF HIDALGO SANDY CLAY LOAM (30), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS LOW. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 7.8% OF RACONES SANDY CLAY LOAM (48), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 1.0% OF RIO CLAY LOAM, PONDED (60), WITH 0 TO 1% SLOPES, THE SOIL IS SOMEWHAT POORLY DRAINED AND SURFACE IS NEGLIGIBLE, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND WATER CAPACITY IS HIGH. THE SOIL IS CLASSIFIED AS GROUP C/D. ADDITIONALLY, IT CONSISTS OF 33.5% OF WILLACY FINE SANDY LOAM, (70), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS HIGH.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 1,500.00 FOR A TOTAL OF $ 143,500.00 FOR ALL LOTS. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ACCEPTABLE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT"TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $ 143,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF $68,000.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF $68,000.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATION, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE $1,500.00.
SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF $143,500.00 FOR THE ENTIRE SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S. DATE

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

REPORTE DE INGENIERIA DE BORDER TOWN PHASE 3 SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION BORDER TOWN PHASE 3 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPAÑIA DE AGUA (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 10" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA F.M. 2812. EL SISTEMA REQUERIDO PARA BORDER TOWN PHASE 3 SUBDIVISION CONSISTE EN (53) SERVICIOS DOBLES DE 1" DE DIAMETRO LA CUAL SERA CONECTADA. ADEMAS HE (2) SERVICIOS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL TERMINARA EN EL MEDIDOR DE AGUA. TAMBIEN 12 HIDRANTES DE AGUA A UN COSTO UNITARIO DE $6,000.00 PARA EL DEPARTAMENTO DE BOMBEROS LA CUAL SE CONECTA A LA LINEA DE AGUA DE 10 PULGADAS QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA F.M. 2812. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA PARA LOTES DE BORDER TOWN PHASE 3 SUBDIVISION SE ESTIMA DE $68,000.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION YA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL METEDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE $68,000.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITIES EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA 109 FOSAS SEPTICAS PARA BORDER TOWN PHASE 3 SUBDIVISION. LA FOSA SEPTICA CONSISTEN DE UN TANQUE SEPTICO DE MODELO DORLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS LOTES EN LA SUBDIVISION MIDE MINIMO MENOS ACRE, DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS PREPARADO PARA EL COMADO DE HIDALGO POR LA U.S.D.A., SERVICIO DE CONSERVACION DE SUELOS, EL SITIO CONSTA DE 35.5% DE HIDALGO FINE SANDY LOAM (26), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 1.4% DE HIDALGO FINE SANDY LOAM (28), CON 0 A 3% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 0.8% DE HIDALGO SANDY CLAY LOAM (30), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 7.8% DE RACONES SANDY CLAY LOAM (48), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES MODERADAMENTE BAJA A MODERADAMENTE ALTA Y LA CAPACIDAD DE AGUA ES ALTA. ADICIONALMENTE CONSISTE DE 33.5% DEWILLACY FINE SANDY LOAM (70) CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES ALTA A ALTA Y LA CAPACIDAD DE AGUA ES ALTA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE $ 1,500.00 DOLARES, POR UN TOTAL DE $143,500.00 DOLARES PARA LOS 109 LOTES. INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA MANTENIDO POR EL CONDADO DE HIDALGO EN CANTIDAD DE $143,500.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA TODOS LOS LOTES. EL DUEÑO INCLUIRA EL COST DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE $68,000.00. EL DUEÑO DE LA SUBDIVISION YA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE $68,000.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE $ 1,500.00 DOLARES. EL SISTEMA DE FOSA SEPTICA SE ESTIMA POR UN TOTAL DE $143,500.00 POR TODA LA SUBDIVISION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- 1. BORDERTOWN DEVELOPMENT LLC, SUBDIVIDER OF BORDER TOWN PHASE 3 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BORDERTOWN DEVELOPMENT LLC
DESTIN HERANO
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20_____.

NOTARY PUBLIC
MY CONSTUANT EXPIRES_____

INDEX TO SHEETS OF BORDER TOWN PHASE 3 SUBDIVISION

SHEET 1: [illegible]
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS
SHEET 3: [illegible]

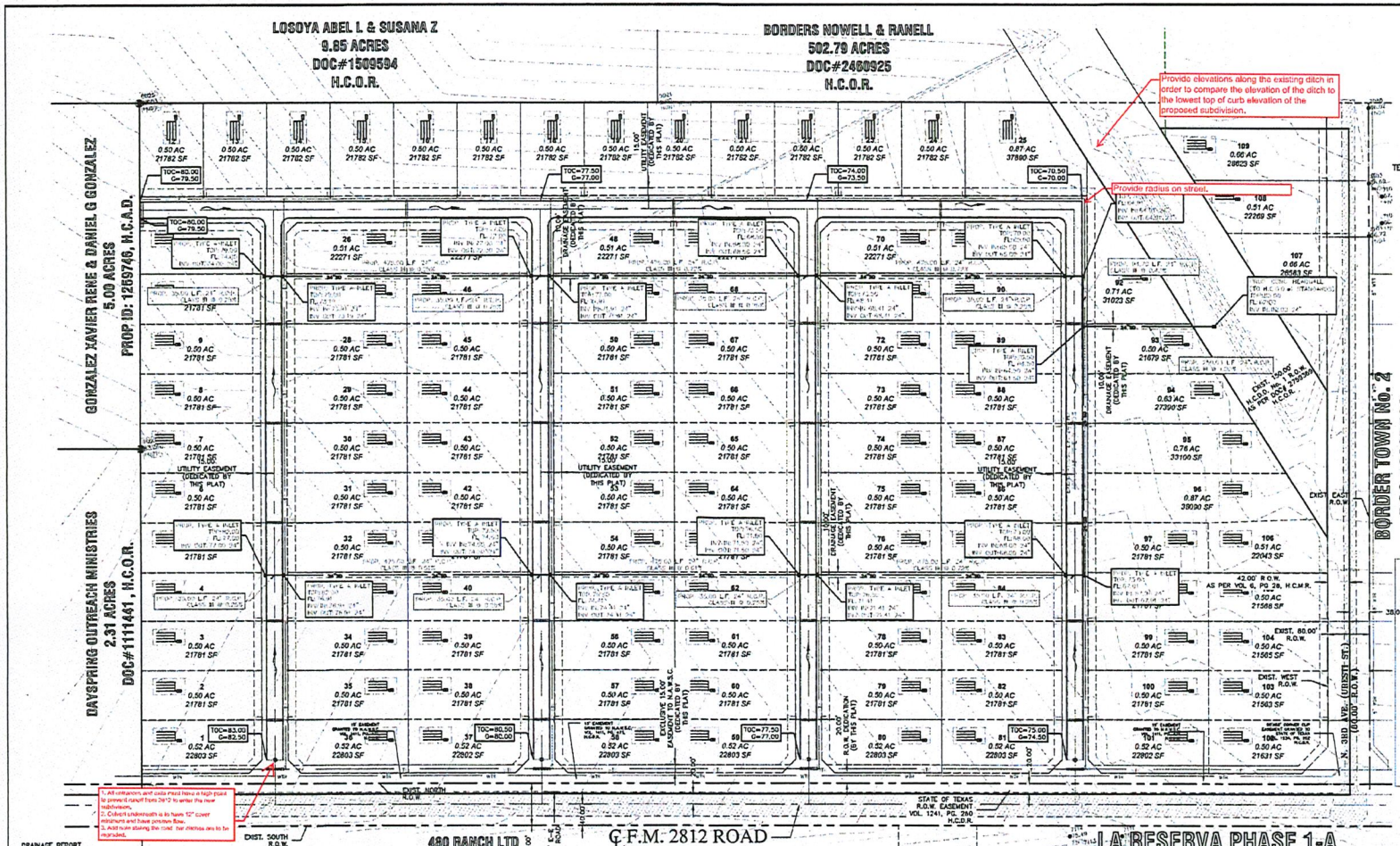
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DRAWN: DANIEL RODRIGUEZ
DESIGNED: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SUBMITTED FOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1"= 100'
DATE: DECEMBER, 2020

PRELIMINARY

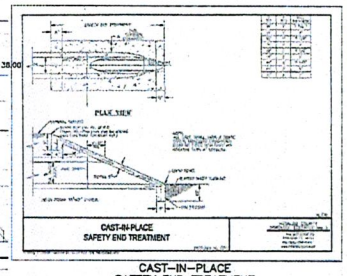
UTILITY LAYOUT AND DETAILS
BORDER TOWN PHASE 3 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT NO.: SUB 20 044

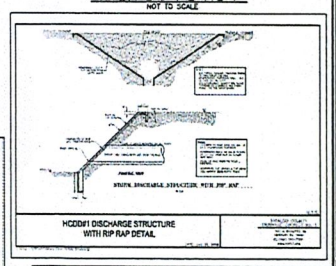


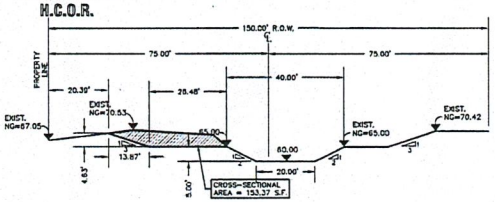
SCALE: 1"=100'
BEARING BASIS
TEXAS STATE PLANE COORDINATES
(NAD 83)

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.W.S.S.C.	MILITARY WAY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
B-B	BACK TO BACK
E-E	EDGE TO EDGE
℄	CENTER LINE
L	LOT LINE



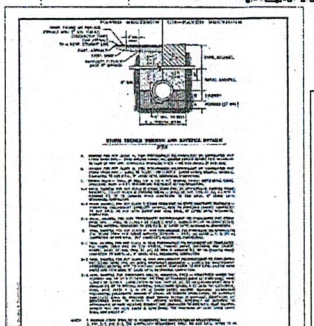
CAST-IN-PLACE SAFETY END TREATMENT
NOT TO SCALE

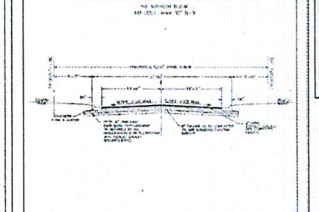




PROPOSED DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "A-A"
SCALE: N.T.S.

DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 203,234 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN DETENTION AREA CROSS SECTION "A-A" = 153.37 S.F. X 1,400 L.F. = 214,718 CF





DRAINAGE REPORT

BORDER TOWN PH 3 SUBDIVISION IS A PROPOSED 109 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, PHAJEMAN REARRANGEMENT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL 5 M-1 480316 0525 D DATED JUNE 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 51.7% OF HIDALGO-URBE SANDY LOAM (2%, WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 1.8% OF HIDALGO-PINE SANDY LOAM (2%, WITH 1 TO 3% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 6.8% OF HIDALGO-SANDY CLAY LOAM (0%, WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS LOW. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 1.8% OF RAYMONDVILLE-SANDY CLAY LOAM (0%, WITH 0 TO 1% SLOPES. THE SOILS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 1.0% OF REYCLAT LOAM, PONDED (0%, WITH 0 TO 1% SLOPES. THE SOIL IS SOMEWHAT POORLY DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND WATER CAPACITY IS HIGH. THE SOIL IS CLASSIFIED AS GROUP C/D. ADDITIONALLY, IT CONSISTS OF 23.0% OF WELLACY FINE SANDY LOAM, (0%, WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THE SOIL IS GROUP B. PLEASE SEE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOW COVER AND IN A NORTHEASTERLY DIRECTION AND EVENTUALLY TO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 3-14-00 DITCH NORTHEAST OF THE PROPOSED SUBDIVISION, WHICH FLOWS NORTH INTO 3-14-00 (DA-1). THENCE SOUTHEAST TO THE NORTH MAIN DRAIN 1, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 24.89 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE 5-RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 49.39 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 49.26 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 203,234 CF OF 4.66 AC-FT, WILL NEED TO BE OBTAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 10-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 3-14-00 (A) REGIONAL STORM WATERS WILL BE COLLECTED BY AN ONSITE COLLECTION SYSTEM AND ROUTED TO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 3-14-00 DITCH NORTHEAST OF THE PROPOSED SUBDIVISION, WHICH FLOWS NORTH INTO 3-14-00 (DA-1). THENCE SOUTHEAST TO THE NORTH MAIN DRAIN 1, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS, ARE ATTACHED.

STATE OF TEXAS
IVAN GARCIA
115682
LICENSED
PROFESSIONAL ENGINEER

IVAN GARCIA, P.E., R.P.L.S. DATE

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5083 (FAX) 956-380-5152

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115682 ON DECEMBER, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

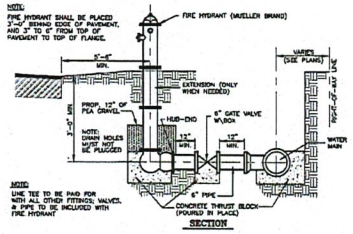
RELEASED FOR: PRELIMINARY

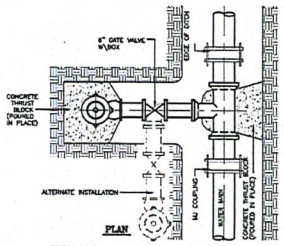
DRAINAGE LAYOUT
BORDER TOWN PHASE 3 SUBDIVISION

INDEX TO SHEETS OF BORDER TOWN PHASE 3 SUBDIVISION

SHEET 3. MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.

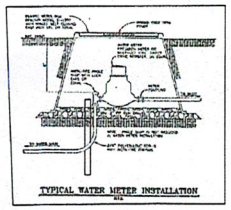
ENGINEER:	IVAN GARCIA P.E.
SURVEYOR:	IVAN GARCIA P.E.
ENGINEER:	IVAN GARCIA P.E.
DRAWN:	DANIEL RO
SCALE:	
DATE:	DECEMBE
PRO JECT:	SUB
REVISIONS:	
PAGE NO.	3-01



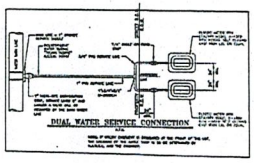


TYPICAL FIRE HYDRANT INSTALLATION

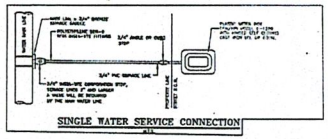
NOT TO SCALE



TYPICAL WATER METER INSTALLATION



DUAL WATER SERVICE CONNECTION



SINGLE WATER SERVICE CONNECTION

INDEX TO SHEETS OF BORDER TOWN PHASE 3 SUBDIVISION

SHEET 1: [illegible]

SHEET 2: [illegible] ETJ-EJ TYP-1 (ETJ-1)

SHEET 3: [illegible]

SHEET 4: TYPICAL DETAILS.

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7828
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5063

ISSUED FOR: PRELIMINARY

PROJECT:

DETAIL SHEET

BORDER TOWN PHASE 3 SUBDIVISION

HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E., R.P.L.S.
SUR-VEYOR:	IVAN GARCIA P.E., R.P.L.S.
CHECKED:	IVAN GARCIA P.E., R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ
SCALE:	N.T.S.
DATE:	DECEMBER, 2020
PROJECT:	SUB 20 044
REVISIONS:	
PAGE NO.	4-OF-4

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: _____

Project Location: _____

(select one) ◯ C.O.E ◯ Edinburg ETJ

Applicant: _____ ◯ Owner ◯ Agent

Address: _____

Email: _____ Phone: _____

Date: _____

Proposed Type of Development

◯ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

_____

_____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

THE CITY OF Edinburg

OAKHILL AT VILLANUEVA ESTATES PHASE 2 SUBDIVISION
STAFF REPORT

DATE: 01/06/2021	Planning & Zoning Meeting – January 12, 2021
APPLICATION:	Preliminary Plat Approval of Oakhill at Villanueva Estates Phase 2 Subdivision
APPLICANT:	Marcos Ramirez
ENGINEERING FIRM:	Melden & Hunt, Inc.
LEGAL:	Being 13.564 acres out of Lot 9, Section 233 Texas Mexican Railway Company Survey
LOCATION:	Located along the west side of Hoehn Road and approximately 826 feet south of Chapin Road
CURRENT USE OF PROPERTY:	Vacant
EXISTING ZONING & LAND USE:	Agriculture
SURROUNDING LAND USE:	Vacant, Residential
ACCESS AND CIRCULATION:	This property has access to Hoehn Road
PUBLIC SERVICES:	Water Distribution System is within Sharyland Water CCN – City of Edinburg Sanitary Sewer
RECOMMENDATION:	Staff recommends approval of the Preliminary Plat subject to the following requirements.

STAFF REPORT

EVALUATION AND REQUIREMENTS FOR APPROVAL

The following is the staff's evaluation and requirements for the approval of this preliminary plat application. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

PLANNING & ZONING DEPARTMENT:

In Accordance to the Unified Development Code (UDC) the purpose is to implement the City of Edinburg's Comprehensive Plan. This code is adopted pursuant to the authority granted by the constitution and laws of the State of Texas Local Government Code, Texas Water Code and pursuant to the home rule authority provided in the City's Home Rule Chapter.

PUBLIC WORKS / ENGINEERING DEPARTMENT:

In Accordance to Article 8, Section 8.00 – Streets, Utilities, and Drainage requirements, Section 8.218. A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, storm water requirements and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

UTILITIES DEPARTMENT:

In Accordance to Article 8, Section 8.218.A.B Water Supply requirements - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water, sewer and other infrastructure within the City and its ETJ. New construction of water distribution system, sewer collection system in accordance to a Master Plan, proposed or upgrade of lift stations, proposed or upgrade of booster stations shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.

FIRE DEPARTMENT:

In Accordance to Article 8, Section 8.402.B Fire Flows and Hydrants - The City Engineer / Fire Marshal shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for water and Fire Hydrants within the City and its ETJ. New construction of water system to include fire hydrants shall comply compliance with the applicable provisions of the Engineering Standards Manual, latest edition.

ATTACHMENTS: Subdivision Plat, Subdivision Site Map, Staff comments, Checklist, Application

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Dr.
(956) 388-8202

SUBDIVISION APPLICATION

1. Nature of Request (circle one or more):

   (✓) Preliminary Plat (✓) Final Plat ( ) Amended Plat
   ( ) Development Plat ( ) Vacating Plat ( ) Minor Plat
   ( ) Concept Plan ( ) 3 ½ Mile E.T.J. Plat ( ) Re-Plat

2. Exact name of proposed subdivision: OAKHILL AT VILLANUEVA ESTATES PHASE 2

3. Legal Description: 9.905 Acres out of Lot 9 section 233 Texas Mexican Railway Company Survey

4. Zoning: Present: Agriculture Required: auto urban residential

5. Inside city limits? (✓) Yes ( ) No

   If outside, is the proposed subdivision within the: (Circle one)

   ( ) Comprehensive Development Area ( ) Rural Development Area

6. Primary consulting firm: Melden & Hunt, Inc. - 115 W. McIntyre St. Edinburg, TX 78541
   Email: mario@meldenandhunt.com
   Phone: (956) 381-0981 Address: 115 W. McIntyre St. Edinburg, TX 78541

7. Proposed method of liquid waste disposal:

   (✓) Sanitary Sewer ( ) OSSF – On-Site Sewage Facility

8. Desired land use options:

   (✓) Single Family ( ) Twin House ( ) Patio Homes ( ) Townhouse
   ( ) Lot-Line House ( ) Village House ( ) Duplex ( ) Atrium
   ( ) Multiplex ( ) Multi-Family ( ) Duplex Townhouse ( ) Roof Deck
   ( ) Mobile Homes ( ) Manufactured Home ( ) Commercial ( ) Industrial

9. Number of lots: _____

   Residential: ✓ Commercial: _____ Multi-Family: _____ Industrial: _____

10. Electric power and light company to serve the proposed subdivision (circle one):

    ( ) AEP (Central Power & Light) (✓) Magic Valley Electric Co-op

11. Irrigation District:

    (✓) Hidalgo County Irrigation District No. 1 ( ) Santa Cruz Irrigation District No. 15
    ( ) Hidalgo County Irrigation District No. 2 ( ) Other: _____

12. All potable-water retailers to serve the proposed subdivision:

( ) City of Edinburg ( ) North Alamo Water Supply Corporation

(✓) Sharyland Water Supply Corporation ( ) Other: _____

NOTE: Subdivision located within certified service area of a potable water retailer other than the City of Edinburg requesting city water shall submit a written release from the respective retailer prior to being served by the City. Further more the developer shall be responsible for a transfer fee of $5.00 per lot prior of recording.

WATER RIGHTS: If the subdivision is to be provided with potable water by the City of Edinburg, the sub-divider, prior to plat approval, shall execute the proper documents with the irrigation district in which it is located to have such property excluded from the district and the water rights attributable to such property converted to municipal use.

13. Owners of record, holding title to real estate within the proposed subdivision. Ownership instrument (i.e. Title Policy, Warranty Deed and Deed of Trust) shall be submitted with application. All such owners are listed immediately below.

	Name (Print or Type)	Mailing Address & Zip Code	Phone #
A.	Marcus Ramirez	1127 N. Hoehn Rd. Edinburg, TX 78541	956(956) 381-0981
B.			
C.			

14. Have any of said owners designated agents to submit and revise this plat application of their behalf? (Circle One)

(✓) Yes ( ) No

(If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

15. The undersigned owners of record (or their authorized agents) hereby agree to make all the improvements, and to meet all the requirements and standards as specified in the City of Edinburg Code of Ordinances.

16. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat.

17. The undersigned hereby declared that we have made a diligent effort to ensure that all items contained in this application (including all construction plans) are true and complete. Developer's requirement sheet must be completed, signed, and submitted with the application form.

	Signature	Date
A.		12/7/2020
B.		
C.		

I have read the information contained on this sheet and hereby agree to comply with the requirements noted herein

Project Engineer – Mario A. Reyna, P.E. # 117368

SUBDIVISION PLAT FEES AND REQUIREMENTS SHEET

SUBDIVISION NAME: Oakhill At Villanueva Estates Phase 2

Administrative Fees (All checks should be made out to the City of Edinburg)

		Office Use Only
1. Preliminary Plat	$ 250.00	✓
2. Final Plat	$ 200.00	✓
3. Minor Plat	$ 250.00	
4. Amended Plat	$ 250.00	
5. Re-Plat	$ 250.00	
6. Vacating Plat	$ 250.00	
7. Plat Review Fee (2 -5 Mile E.T.J.)	$ 25.00	
8. Site Plan Review	$ 250.00	
9. Appeals or Variances	$ 150.00	
10. Voluntary Annexation	$ 100.00 (Plus Publication Cost)	
11. Land Clearing Permit	$ 150.00	
12. Street Sign Installation	$ 200.00	
13. Two (2%) Administration and Inspection Fee		
14. Two (2%) Construction Materials Testing Fee		
15. Water Right Fees Per Acre	TBD	
16. Park Land Fees (Per Lot)		
Developer	$ 300.00	
Builder	$ 300.00	
E.T.J. Single Family (Per Lot)	$ 300.00	
E.T.J. Multifamily (Per Unit)	$150.00	

Preliminary Plat Requirements

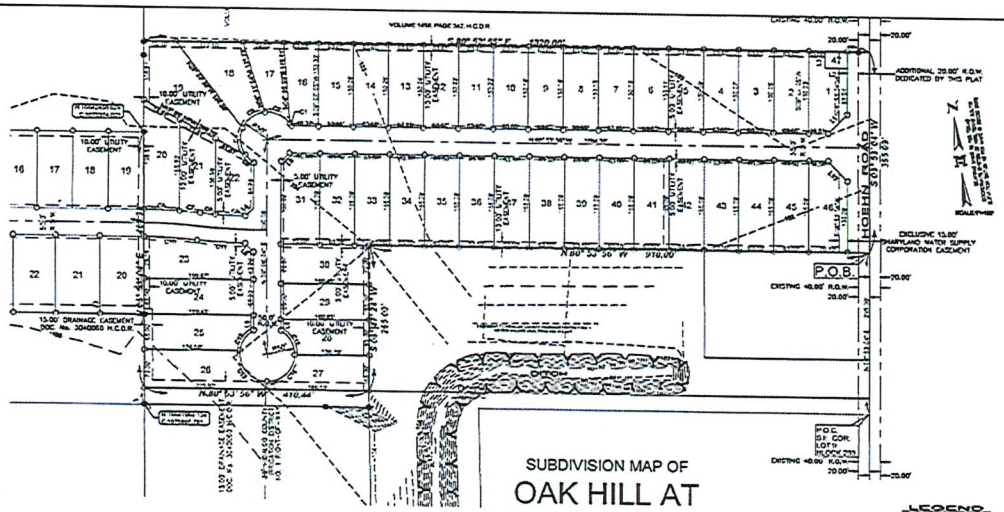
1.	Subdivision Plat, Utility (Layout Folded)	8	✓
2.	Approved Drainage Report	3	✓
3.	8 ½" X 11" Copies of Subdivision Plat And Utility layout.	1	✓
4.	Warranty Deed	1	
5.	Signed Application or application with a Notarized letter of Authorization	1	✓

Pre-Construction

1.	Subdivision Plat and Construction Plans (utilities)	8	_____
2.	SWPPP/CNOI (If Required)	3	_____

Final Plat Requirements

1.	Mylar of Subdivision Plat	1	_____
2.	Mylar As-Builts Construction Plans	2	_____
3.	Digital Copies of As-Builts	2	_____
4.	Letter of Credit (If Applicable)		_____



SUBDIVISION MAP OF
OAK HILL AT
VILLANUEVA ESTATES PHASE 2

BEING 13.564 ACRES
OUT OF LOT 9, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.

LEGEND
- FOUND 1/2" REBAR
- FOUND 5/8" NAIL
- FOUND PIPE
- FND CONC. MONUMENT
- SET NO 4 REBAR

NOTES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 13.564 ACRES, SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OUT OF LOT 9, SECTION 233, TCNM&MEXICAN RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 13.564-ACRE TRACT WAS CONVEYED TO VILLANUEVA PROPERTIES & INVESTMENTS, LLC, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3034233, HIDALGO COUNTY OFFICIAL RECORDS. SAID 13.564 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND (NORTHING: 16847780.38N, EASTING: 1077230.80E) AT THE SOUTHEAST CORNER OF SAID LOT 9, OF SAID SECTION 233, OF SAID TEXAS-MEXICAN RAILWAY COMPANY;

THENCE, N 89° 53' 56" E ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 295.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16847780.19N, EASTING: 1077214.30E) FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 00° 53' 56" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY OF HOBBS ROAD, CONTINUING A TOTAL DISTANCE OF 910.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 89° 47' 24" W A DISTANCE OF 295.00 FEET, TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, N 89° 53' 56" W A DISTANCE OF 410.44 FEET, TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 00° 53' 56" E ALONG THE SAID WEST LOT 9 AND THE EAST BOUNDARY LINE OF OAK HILL AT VILLANUEVA ESTATES PHASE 1, A DISTANCE OF 465.39 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16848341.62N, EASTING: 1077214.82E) ON THE NORTHEAST CORNER OF SAID OAK HILL AT VILLANUEVA ESTATES PHASE 1 FOR THE NORTHWEST CORNER OF THIS TRACT;

5. THENCE, S 89° 53' 56" E A DISTANCE OF 1320.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY OF HOBBS ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE EAST LINE OF SAID LOT 9 FOR THE NORTHEAST CORNER OF THIS TRACT;

6. THENCE, S 00° 53' 56" W ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 910.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.564 ACRES OF LAND, OF WHICH 0.164 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF HOBBS ROAD, LEAVING AN EXISTING NET OF 13.400 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TEN (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. SIDE YARD SETBACK ALONG DEPOT ROAD FIFTEEN (15) FEET
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (25) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. FLOOD ZONE "B" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN"
   COMMUNITY-PANEL NUMBER 480339 0010 C MAP REVISED JUNE 6, 2000, REVISED TO REFLECT LOMR MAY 14, 2001.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 14 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
4. ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
8. BENCHMARK NOTE:
   NAIL DISK SET IN CONCRETE ON THE NORTHWEST CUP OF LOT 16 OF THIS SUBDIVISION N16842421.1309, E 1076962.9996, ELEV. [illegible]
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
11. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO OBTAIN A TOTAL OF 39.161 C.F. (0.899 AC.-FT.) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
12. 5 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF HOBBS ROAD BY DEVELOPER DURING CONSTRUCTION
13. LOTS 1 AND 46 SHALL HAVE NO ACCESS FROM HOBBS ROAD
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR HIGHRIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION
15. LOT 47 TO BE DEDICATED TO THE CITY OF EDINBURG AT RECORDING.

Lot Area Table		
Lot #	SQ. FT.	Acres
1	8734.21	0.201
2	9750.18	0.224
3	9631.21	0.221
4	9682.52	0.222
5	9683.73	0.222
6	9684.95	0.222
7	9686.16	0.222
8	9687.37	0.222
9	9688.58	0.222
10	9689.80	0.224
11	9691.01	0.224
12	9692.22	0.225
13	9693.43	0.225
14	9694.65	0.225
15	9695.86	0.225
16	9698.27	0.196

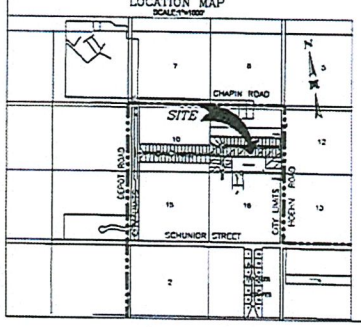
Lot Area Table		
Lot #	SQ. FT.	Acres
17	7637.18	0.175
18	12541.95	0.294
19	14023.45	0.321
20	11905.20	0.273
21	9835.03	0.226
22	8245.89	0.189
23	13859.56	0.317
24	12988.80	0.298
25	12526.78	0.283
26	13527.26	0.311
27	10094.34	0.232
28	9677.64	0.222
29	10642.36	0.240
30	11299.29	0.259
31	11582.81	0.266
32	10642.90	0.241

Lot Area Table		
Lot #	SQ. FT.	Acres
33	10642.90	0.241
34	10642.90	0.241
35	10642.90	0.241
36	10642.90	0.241
37	10642.90	0.241
38	10642.90	0.241
39	10642.90	0.241
40	10642.90	0.241
41	10642.90	0.241
42	10642.90	0.241
43	10642.90	0.241
44	10642.90	0.241
45	10642.90	0.241
46	10923.14	0.251
47	1200.25	0.028

Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	5.20'	10.00'	029° 57' 41"	N21° 52' 47"W	5.29'	2.66'
C2	52.36'	10.00'	299° 59' 59"	N90° 51' 37"W	10.00'	10.00'
C3	52.36'	10.00'	299° 59' 59"	S89° 08' 23"W	10.00'	10.00'
C4	52.36'	10.00'	299° 59' 59"	S0° 08' 23"W	10.00'	10.00'
C5	29.98'	10.00'	028° 52' 19"	S59° 52' 47"E	29.82'	15.33'
C6	65.19'	1,012.20'	003° 41' 22"	N79° 03' 34"W	65.17'	32.60'
C7	37.84'	1,012.20'	002° 07' 51"	N76° 09' 59"W	37.84'	18.92'
C8	27.59'	962.20'	001° 38' 37"	S75° 54' 20"E	27.59'	13.80'
C9	55.09'	962.20'	003° 16' 43"	S79° 21' 55"E	55.09'	27.54'
C10	87.54'	962.20'	005° 12' 34"	N77° 59' 19"W	87.52'	43.82'
C11	87.72'	1,012.20'	004° 57' 57"	S77° 34' 01"E	87.70'	43.89'
C12	44.19'	10.00'	253° 30' 49"	S42° 20' 39"W	45.02'	21.21'
C13	94.29'	60.00'	090° 01' 11"	S33° 39' 21"E	84.85'	60.01'
C14	77.46'	50.00'	088° 38' 10"	N86° 31' 29"E	70.19'	49.27'
C15	53.19'	50.00'	060° 58' 00"	N30° 24' 31"W	50.64'	29.38'

Line Table		
Line #	Direction	Length
L1	N 00° 00' 00" E	49.40'
L2	N 56° 19' 29" E	21.13'
L3	S 30° 41' 12" E	21.24'
L4	N 89° 56' 00" E	27.46'
L5	S 89° 56' 00" W	15.00'
L6	N 00° 56' 00" E	20.00'
L7	S 89° 56' 00" W	21.21'
L8	N 00° 00' 00" W	49.00'

LOCATION MAP
SCALE: 1"=1000'



MELDEN & HUNT, INC.
TEXAS REGIST. F-1076
MELDEN & HUNT inc
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com

DRAWN BY: CMG DATE: 10-14-20
SURVEYED, CHECKED: DATE:

SHARYLAND CONDITIONAL APPROVAL BLOCK FOR PRELIMINARY PLAT.

I, SHERLYN DARLING, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE OAK HILL AT VILLANUEVA ESTATES PHASE 2, LOCATED AT EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION, INSTALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE MENTIONED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERLYN DARLING DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

APPROVED BY DRAINAGE DISTRICT

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 TEXAS WATER CODE SEC.21 (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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

RAUL E. SESIN, P.E., L.P.S. DATE
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS, THE _____ DAY OF _____, 20 ____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE OAK HILL AT VILLANUEVA ESTATES PHASE 2, SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

MARTIN VILLANUEVA CONSTRUCTION, LLC DATE
A TEXAS LIMITED LIABILITY COMPANY
MARTIN VILLANUEVA, MANAGER
2109 BUDDY OWENS AVENUE
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN VILLANUEVA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, 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____

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 MELDEN & HUNT, INC.
STATE OF TEXAS TEXAS REGISTRATION F-1076

DATE PREPARED: 10/14/19
ENGINEERING JOB # 19024.00

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 GROUND 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____

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

DATE SURVEYED: 09/23/2019
T-1076, PG. 3940
SURVEY JOB # 19029.00

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ONE HILL AT VILLANUEVA ESTATES PHASE 2 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY BY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY BY APPROVAL IS REQUIRED

MAYOR CITY OF EDINBURG DATE

ATTEST:
SECRETARY OF THE CITY OF EDINBURG DATE

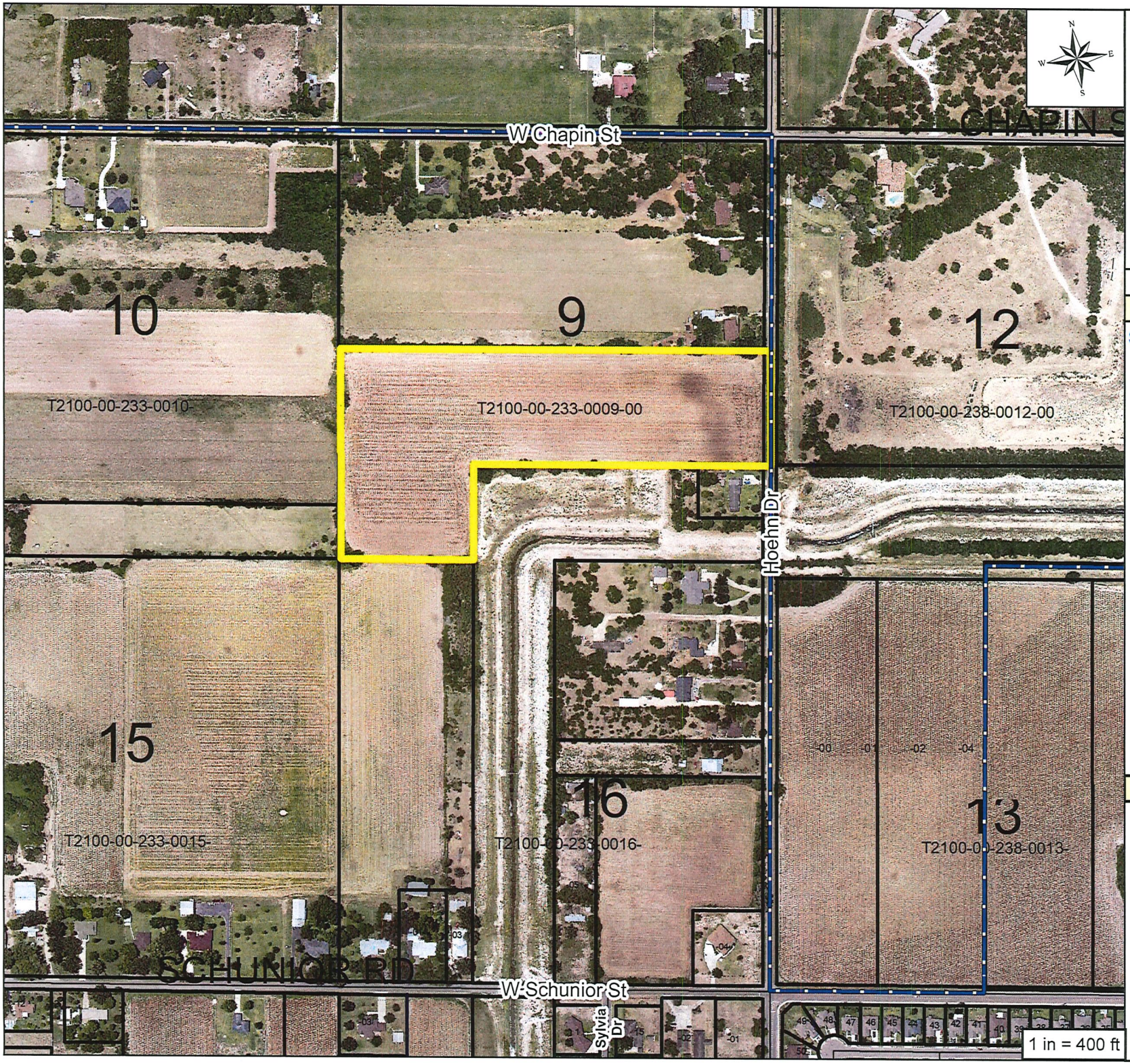
COUNTY CLERK
COMPTROLLER OF RECEIPTS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



THE CITY OF EDINBURG TEXAS

AERIAL MAP

CASE CAPTION:

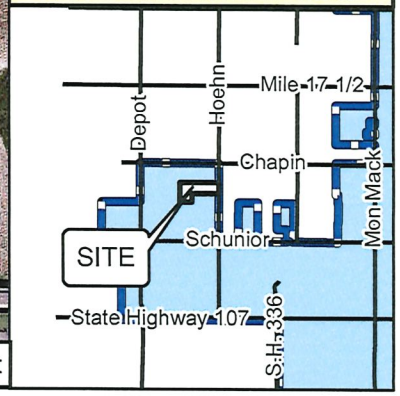
SUBDIVISION NAME:

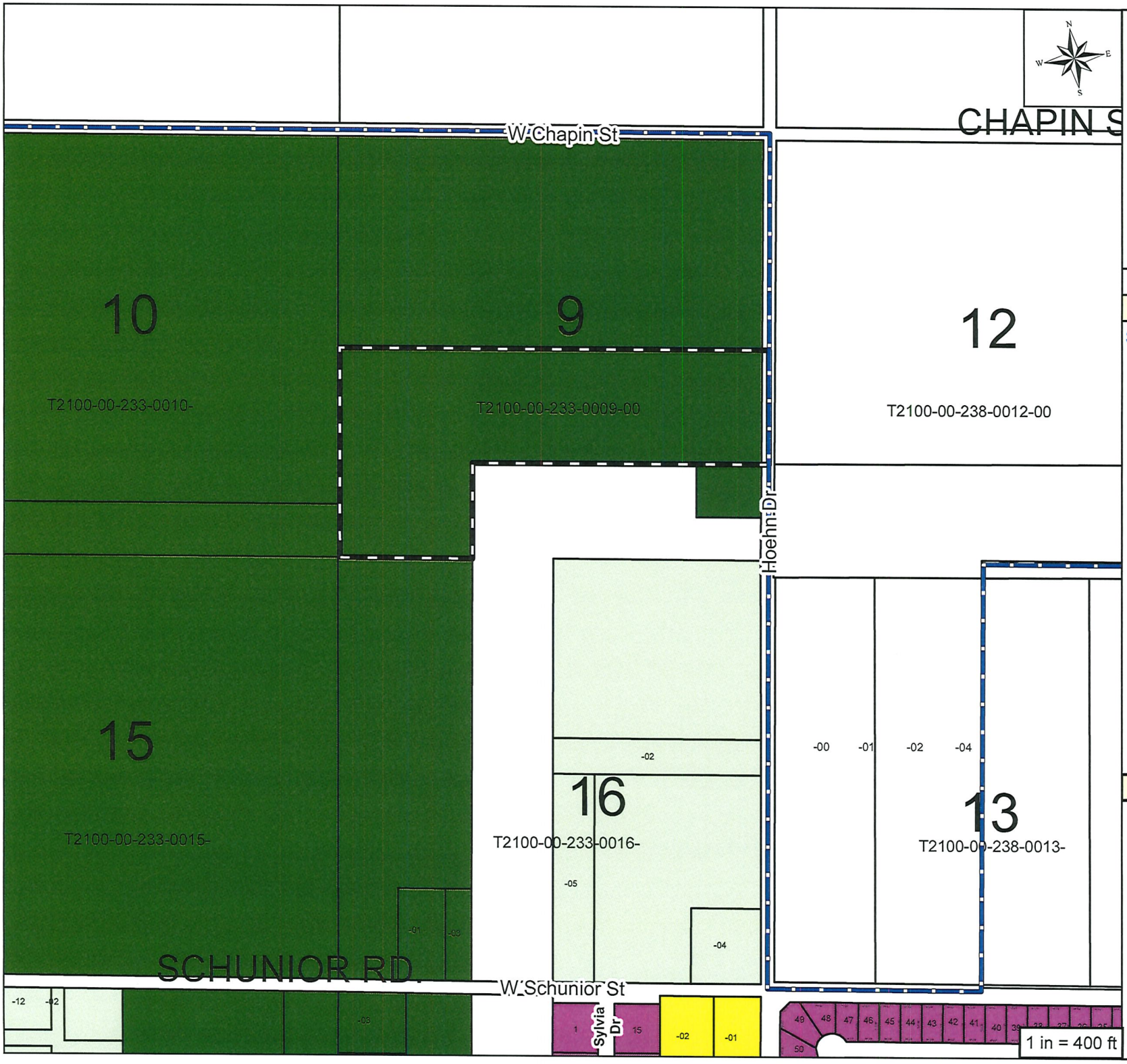
OAKHILL AT VILLANUEVA ESTATES PHASE 2

Legend

- CITY LIMITS
- SUBDIVISION SITE

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

ZONING MAP

CASE CAPTION:

SUBDIVISION NAME:

OAKHILL AT VILLANUEVA ESTATES PHASE 2

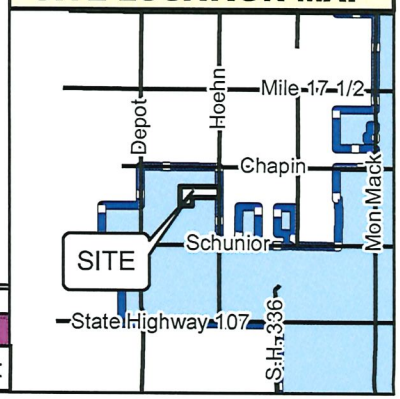
Legend

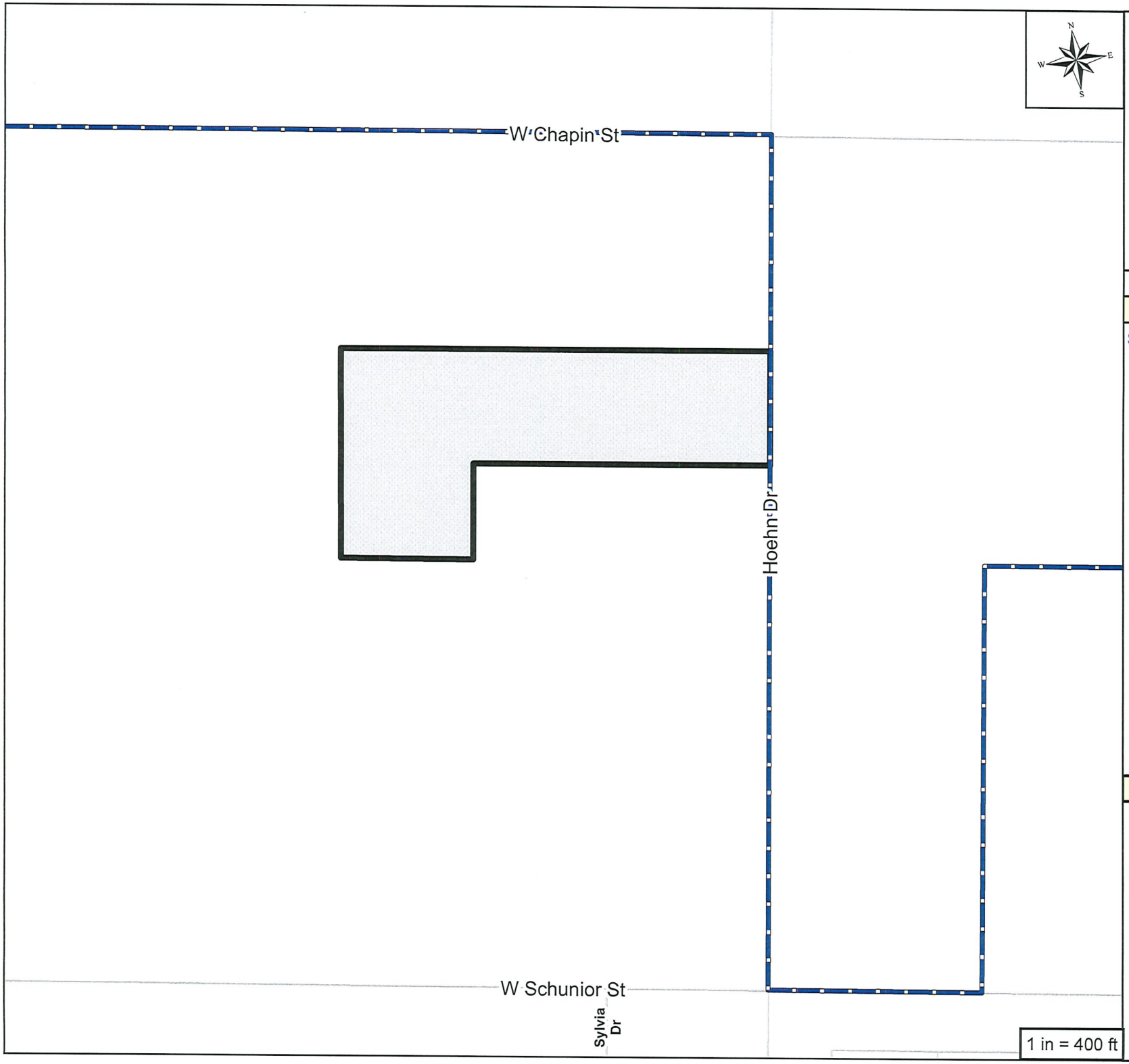
- CITY LIMITS
- APPLICANT SITE

ZONING DISTRICTS

- AGRICULTURE
- AUTO-URBAN RESIDENTIAL
- COMMERCIAL, GENERAL
- COMMERCIAL, NEIGHBORHOOD
- DOWNTOWN DISTRICT
- INDUSTRIAL
- NEIGHBORHOOD CONSERVATION 5
- NEIGHBORHOOD CONSERVATION 7.1
- NEIGHBORHOOD CONSERVATION MH
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- URBAN UNIVERSITY

SITE LOCATION MAP





THE CITY OF EDINBURG TEXAS

SITE MAP

CASE CAPTION:

SUBDIVISION NAME:

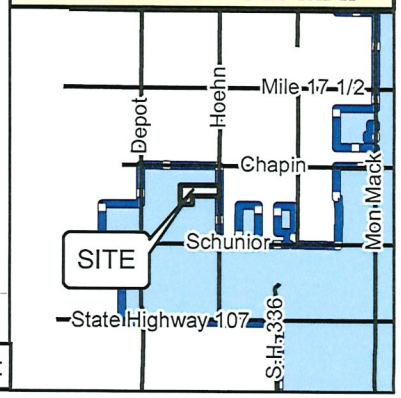
OAKHILL AT VILLANUEVA ESTATES PHASE 2

Legend

CITY LIMITS

SUBDIVISION SITE

SITE LOCATION MAP



THE CITY OF Edinburg

Planning and Zoning Department

PRELIMINARY SUBDIVISION STAFF REVIEW COMMENTS

Company: MELDEN & HUNT, INC

Attention: Mario Reyna, P.E., Project Engineer

From: Abel Beltran, Planner I

Date: December 14, 2020

Re: OAKHILL AT VILLANEVA ESTATES PHASE 2 SUBDIVISION – CITY LIMITS

The following is the staff's evaluation and requirements for the information submitted to our office by the project engineer. The requirements represent a comprehensive review but do not preclude the City of Edinburg from identifying other requirements deemed necessary for the proper development of the subdivision.

SUBMITTALS:

Subdivision Plat:
Preliminary Review confirm process based existing zoning and proposed, lots, block length, corner clip, setbacks, street right-of-way dedication, easements, finish floor elevation, metes and bounds, vicinity map, owners, notary, districts, engineers and surveyor acknowledgments, street name, flood zone, etc. Variances required for proposed right-of-way (Street Section) and block length.

Water Layout Plan:
A Proposed SWSC 8" Water Distribution System for said development will be placed on the north side of proposed 50-foot street right-of-way, to include fire protection connecting and looping to an existing 8" Water line and shall comply with the spacing of proposed hydrant(s).

Sewer Layout Plan:
Development will utilize an existing City of Edinburg 8" Sanitary Sewer system located 5-ft north of south property line of development or proposed street right-of-way.

Paving & Drainage Plan:
Proposed Interior Street minimum right-of-way shall be 50-feet with a pavement section of a 32-feet B-B and Collector full dedication of 40-feet on development portion to include street signs/lights. On-site drainage system onto a proposed detention pond with an outfall system is proposed.

Drainage Report:
Report submitted can be preliminary without H.C.D.D. #1 approval with pending County approval.

THE CITY OF Edinburg

Planning and Zoning Department

GENERAL REQUIREMENTS FINDINGS:

1. Must comply with the Unified Development Code adopted in 2014 with Article 3- District and Bulk Standards for lot area, lot width, setbacks and block length as required by code.
2. General Plat Notes to indicate; parkland fees, flood zoned designation, correct setbacks, finish floor elevation, SW3P Requirements, detention, sidewalk, utilities provider and other notes as required based on development.
3. In Accordance to Unified Development Code adopted in 2014, Article 8 Street, Utilities and Drainage and in City of Edinburg 2014 Standards Manual, with Street Right of way dedication as noted on Table 8.204.
4. In Accordance to Section 8.213 Sidewalks and Code of Ordinances Chapter 98 – Sidewalks shall be five (5) foot for perimeter streets arterial, collector or higher classification.

FIRE DEPARTMENT FINDINGS:

1. The Fire Marshal's office requires fire hydrant be located on 600-feet intervals with blue buttons are placed at center of street and on the lane hydrant is located.
2. Must submit proposed street names prior to the Pre-construction process for approval.

ENGINEERING DEPARTMENT FINDINGS:

1. In Accordance to Section 8.218.A.B Engineering Standards Manual - The City Engineer shall promulgate and maintain an Engineering Standards Manual that specifies the minimum construction standards for streets, drainage, and other infrastructure within the City and its ETJ. New construction of streets, drainage systems, and other infrastructure shall comply with the applicable provisions of the Engineering Standards Manual, latest edition.
2. Development shall comply with the erosion and traffic control devices.
3. A proposed designed drainage system with curb inlet spaced at 600-feet intervals separation based on a designed basin areas exhibit with an approved drainage outfall system.
4. Additional easements are required for street light between lots as designated.
5. Must attach the City of Edinburg Streets, Drainage, and erosion control details on the construction set of plans. (See Section 4 of the City of Edinburg 2014 Standards Manual)
6. Additional comments will be addressed at the review of the construction plans.

UTILITIES DEPARTMENT FINDINGS:

1. Water Supply Distribution will be addressed by Sharyland Water Supply Corporation. Sanitary Sewer Collection System will be addressed by City of Edinburg.

Additional Comments provided:

Cc: Kimberly Mendoza, MPA, Director of Planning & Zoning, Jessica Ramirez, Urban Planner 1, Rita Guerrero, Urban Planner 1, Mardoqueo Hinojosa, P.E., Director of Engineering, Vince Ayala, Director of Public Works, Gerardo Carmona, P.E., Engineering Assistant, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste Management, Robert Valenzuela, Storm Water Specialist.

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

ENGINEERING DEPARTMENT (956) 388-8211 — **SUBDIVISION PROCESS** — **Date Prepared :** **January 7, 2021**

Application Filed:	**December 7, 2020**	P&Z Preliminary:	**February 9, 2021**	P&Z Final:		City Council:	**March 2, 2021**
Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**December 17, 2020**	Time Line :	**365** Days	Expires :	**December 7, 2021**
		Staff / Engineer :	**December 23, 2020**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza	Email :	kmendosa@cityofedinburg.com	City Office :	(956) 388-8202
Director of Utilities	Arturo Martinez	Email :	amartinez@cityofedinburg.com	City Office :	(956) 388-8212
Dircetor of Public Works	Vincent Romero	Email :	layala@cityofedinburg.com	City Office :	(956) 388-8210
Director of Engineering	Mardoqueo Hinojosa, P.E., CPM	Email :	mhinojosa@cityofedinburg.com	City Office :	(956) 388-8211

Owner:	**Marcos Ramirez**	1127 N. Hoehn Road, Edinburg, TX 78541	Mario Reyna, P.E., Project Manager
Oak Hill at Villanueva Phase 2 Subdivision		Consultant : Melden & Hunt Engineers, Inc.	

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				Date : **December 7, 2020**
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date:
Zoning : City Limits - Residential	√				
Flood Zone	√				Zone "X" (Shaded)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply Corporation - Distribution System
Water Distribution System Provider:	√				City of Edinburg Water Supply Corporation - Distribution System
Existing & Proposed Sewer Collection Layout	√				City of Edinburg Sanitary Sewer Collection System
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				Hidalgo County Drainage District # 1
MPO Collector / Arterial Right-of-way Dedication		√			Right-of-Way Dedication as per MPO requiremenets (80-Feet)
Minor / Major Collector Street pavement Section		√			Street Section of 57-ft Back-Back
Variances Appeals Request:					Planning & Zoning Meeting / Results / City Council Meeting
			√		
			√		
			√		
Construction Plans Review Submittals:					**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**
Cover Sheet	√				
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				City of Edinburg Sanitary Sewer Standard Policys
Sanitary Sewer Detail Sheets	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				Sharyland Water Supply Standard Policys
Water Distribution Detail Sheet	√				Sharyland Water Supply Standard Policys
Drainage Improvements:			√		
Drainage Detail Sheets			√		See Section 1 Drainage Policy, 2014 Standard Policy Manual
Minor/Major Collector Streets Improvements:			√		See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Sign Sheet:			√		
Street Detail Sheets			√		See Section 2 Streets Policy, 2014 Standard Policy Manual
Street Lighting Sheet:		√			
Traffic Control Plan:		√			
Erosion Control Plan		√			
Erosion Control Plan Detail Sheet		√			See Storm Water Management, 2014 Standard Policy Manual

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Pre-Construction Meeting:					
Notice To Proceed		√			Dated:
Roadway Open-Cut or Bore Permit Application		√			Dated:
TX-Dot Water UIR Permit		√			Dated:
TX-Dot Sewer UIR Permit		√			Dated:
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			Dated:
RFI #1 Request		√			Dated:
Change Orders		√			Dated:
Final Walk Though		√			Dated:
Punch List		√			Dated:
Punch List (Completed and Approved)		√			Dated:
Letter of Acceptance		√			Dated:
1-year Warranty (Water/Sewer/Paving/Drainage)		√			Dated:
Backfill Testing Results		√			Dated:
As-Builts (Revised Original Submittal)		√			Dated:

Recording Process:

Public Improvements with (Letter of Credit)				√		Dated: Expires:
Recording Fees (Copy of Receipt)	$ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of PAID invoice	$ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow	$ -	√				Required: 0 EA. @ $ -
Fire Hydrant Escrow	$ -	√				Required: 0 EA. @ $ -
Street/Sidewalk Escrow (Hoehn Road)	$ 66,395.86		√			Required: 365 LF @ $ 181.91
TOTAL OF ESCROWS:	**$ 66,395.86**					Lot Width : 72 1 D/W Entrance
Total Developer's Construction Cost: (Letter of Credit)			√			Date : Lender :
Laboratory Testing Fee: 3%	$ -		√			$ - Estimated Construction Cost
Inspection Fee: 2%	$ -		√			$ - Final Construction Cost
Park Land Fees: Within City ETJ	$ -			√		0 Lots @ $ 600.00
45 Residential $ 300.00	**$ 13,500.00**			√		**50%** Development **50%** Building Stage
0 Multi-Family $ -	$ -			√		0% Development 0% Building Stage
Total Water Rights Fees : SWSC - CCN	$ -		√			**9.905** Acre(s) RGRWA 2020 Fees : $ 2,896.81
Water 30-year Letter SWSC - CCN	**$ 230.00**		√			**46** Lots @ **$ 5.00** Meter Fee: COE WATER-CCN
Sewer 30-year Letter COE - CCN	**$ 2,990.00**		√			**46** Lots @ **$ 65.00** Sewer Fee: COE SEWER-CCN
TOTAL OF FEES:	**$ 16,720.00**					

Reimbursements:

Developer Sewer Improvements	$ -			√		Off-Site System: 0.00 AC $ -
Developer Water Improvements	$ -			√		Off-Site System 0.00 AC $ -
Developer Drainage Improvements	$ -			√		Off-Site System 0.00 TOTAL $ -
TOTAL OF REINBURSEMENTS:	**$ -**					

Buyouts:

North Alamo Water Supply Corporation			√		Not Applicable
Sharyland Water Supply Corporation			√		Not Applicable

Tax Certificates

County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 2

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	**$ 66,395.86**	Street & Sidewalk Improvements for Russell Road
Inspections other Fees	**$ 16,720.00**	Parkland Fees, Water/Sewer 30-year Agreement/Water Rights
Reimbursements	$ -	Riembursement to the Developer of Subdivision
City of Edinburg	$ -	0% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	0% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	
TOTAL :	**$ 83,115.86**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

ALL REQUIRED FEES ARE SUBJECT TO CHANGE AT RECORDING STAGE

THE CITY OF Edinburg
DEPARTMENT OF PUBLIC WORKS

To: Abel Beltran, Subdivision Coordinator

Jessica Ramirez, Urban Planner

From: Robert Valenzuela, Stormwater Manager

Date: December 11, 2020

Subject: Oak Hill at Villanueva Estates Phase 2

13.564 Acres

1. SW3P (Stormwater Pollution Prevention Plan)
2. NOI (Notice of Intent, Per TCEQ)
3. Large Construction Notice (Per TCEQ Inventory)
4. Detailed Erosion Control Plan (Silt Fence, Construction Entrance, Inlet Protection)

415 W. University Drive • P.O. Box 1079 • Edinburg, Texas 78540 • Phone (956) 388-8204
www.cityofedinburg.com

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

December 18, 2020

Mario Reyna, P.E.
Melden & Hunt
115 W McIntyre
Edinburg, TX 78541
(956) 381-0981

RE: OAKHILL AT VILLANUEVA ESTATES PHASE 2– PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Oakhill at Villanueva Estates Phase 2 Subdivision.

Any questions feel free to contact us.

Thanks,

Digitally signed by Gerardo Carmona
Date: 2020.12.17 18:25:30 -06'00'

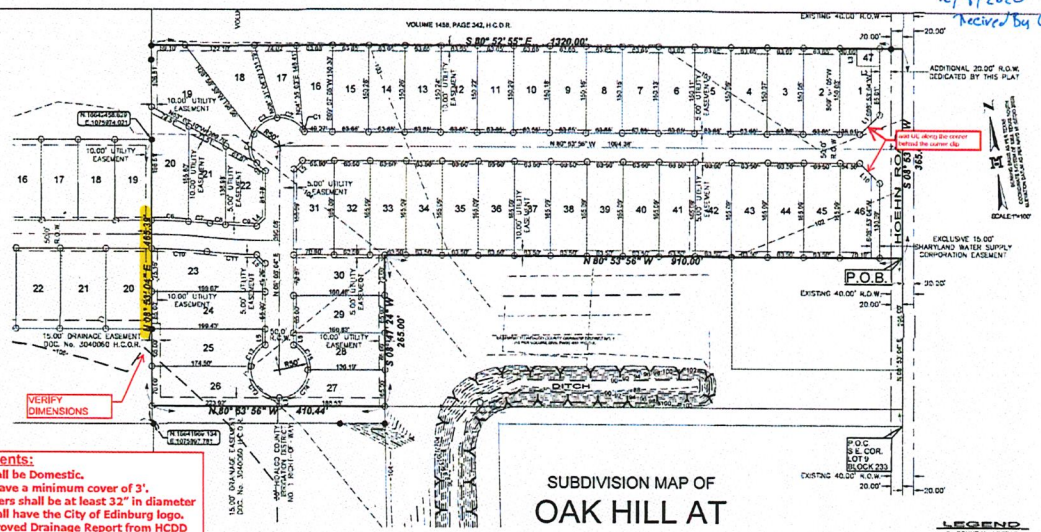
Gerardo Carmona Jr., P.E.
Email: gcarmona@cityofedinburg.com
415W. University Drive
Edinburg, Texas 78539

CC:

Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Abel Beltran, Subdivision Coordinator, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Guerrero, Urban Planner, Jessica Ramirez, Urban Planner, Arturo Martinez, Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal

REFERENCES:
City of Edinburg – 2014 Standard Manual – Construction and Development Requirements; Unified Development Code; and if required a TX-Dot Permitting UIR permitting process.

12/8/2020
Received by G.A.



SUBDIVISION MAP OF
OAK HILL AT VILLANUEVA ESTATES PHASE 2

BEING 13.564 ACRES
OUT OF LOT 9, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.

General Comments:
1. All materials shall be Domestic.
2. All pipes shall have a minimum cover of 3'.
3. All ring and covers shall be at least 32" in diameter and the covers shall have the City of Edinburg logo.
4. Provide an approved Drainage Report from HCDD #1 prior to recording.
5. Block lengths are to be no more than 800' max.
Revise plans.

VERIFY METES AND BOUNDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 13.564 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 9, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 13.564-ACRE TRACT WAS CONVEYED TO VILLANUEVA PROPERTIES & INVESTMENTS, LLC, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER XXXXXXX, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.564 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND (NORTHING: 16641762.365, EASTING: 1077205.694) AT THE SOUTHEAST CORNER OF SAID LOT 9, OF SAID SECTION 233, OF SAID TEXAS-MEXICAN RAILWAY COMPANY;

THENCE, N 09° 53' 04" E ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 296.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16641993.186, EASTING: 1077215.334) FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 80° 53' 56" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY OF HOEHN ROAD, CONTINUING A TOTAL DISTANCE OF 910.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 09° 47' 24" W A DISTANCE OF 265.00 FEET, TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, N 80° 53' 56" W A DISTANCE OF 410.44 FEET, TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 09° 53' 04" E ALONG THE SAID WEST LOT 9 AND THE EAST BOUNDARY LINE OF OAK HILL AT VILLANUEVA ESTATES PHASE 1, A DISTANCE OF 468.39 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16642455.029, EASTING: 1075974.021) ON THE NORTHEAST CORNER OF SAID OAK HILL AT VILLANUEVA ESTATES PHASE 1 FOR THE NORTHWEST CORNER OF THIS TRACT;

5. THENCE, S 80° 53' 55" E A DISTANCE OF 1320.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY OF HOEHN ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE EAST LINE OF SAID LOT 9 FOR THE NORTHEAST CORNER OF THIS TRACT;

6. THENCE, S 09° 53' 04" W ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.564 ACRES OF LAND, OR 591,000.15 SQ.FT. OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF HOEHN ROAD, LEAVING AN EXISTING NET OF 13.400 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TEN (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES. SIDE YARD SETBACK ALONG DEPOT ROAD FIFTEEN (15) FEET
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (25) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES
2. FLOOD ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480338 0015 E MAP REVISED JUNE 6, 2000, REVISED TO REFLECT LOMR MAY 14, 2021.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER
4. ZONE CLASSIFICATION AUTO-URBAN RESIDENTIAL.
5. A FIVE (5) FOOT SIDEWALK WITH ADA RAMPS THREE (3) FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
7. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT INC.
8. BENCHMARK NOTE:
   MHI DISK SET IN CONCRETE ON THE NORTHWEST CLIP OF LOT 16 OF THIS SUBDIVISION N 16642421.1308 E 1074652.8968 ELEV. 101.50
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS
11. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No 1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 38.18 C.F.S @ 100 AC-FT. OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT
12. 5 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF HOEHN ROAD BY DEVELOPER DURING CONSTRUCTION
13. LOTS 1 AND 46 SHALL HAVE NO ACCESS FROM HOEHN ROAD
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX B: COUNTY CONSTRUCTION.
15. LOT 47 TO BE DEDICATED TO THE CITY OF EDINBURG AT RECORDING

Detention requirements comments will be given once drainage report and spot elevations are provided

1. Provide a copy of the drainage report for review.
2. Label all street widths.
3. All lots must have a 1% slope from rear to front of lots. Add plat note.
4. Provide Street Light Layout Plan. Street lights are to be spaced 250' max.
5. Show COE standard Details.
6. Label all street radius and must comply with COE radius requirements.
7. Water, SS and storm systems must pass density testing during construction.
8. Add sidewalk note to be build at subdivision construction stage for the sidewalk along Hoehn Rd. Sidewalk is to be build from Hoehn into the subdivision up to the subdivision monument or gate.
9. Street widening for Hoehn Rd with underground drainage and inlets must be escrowed or constructed.

SHARYLAND CONDITIONAL APPROVAL BLOCK FOR PRELIMINARY PLAT:

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE OAK HILL AT VILLANUEVA ESTATES PHASE 2 LOCATED AT EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL STATE AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG — DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

APPROVED BY DRAINAGE DISTRICT

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 TEXAS 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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 20____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT — SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE OAK HILLS AT VILLANUEVA ESTATES PHASE 2, SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

MARTIN VILLANUEVA CONSTRUCTION, LLC — DATE:
A TEXAS LIMITED LIABILITY COMPANY
MARTIN VILLANUEVA, MANAGER
3532 BUDDY OWENS AVENUE
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTIN VILLANUEVA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, 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____

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED 3/26/19
ENGINEERING JOB # 19029.00

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

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 GROUND 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 MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____

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

DATE SURVEYED: 08/23/2018
T-1078, PG. 29-40
SURVEY JOB # 19029.02

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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS OAK HILL AT VILLANUEVA ESTATES PHASE 2 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____"

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG — DATE

ATTEST _____
SECRETARY OF THE CITY OF EDINBURG — DATE

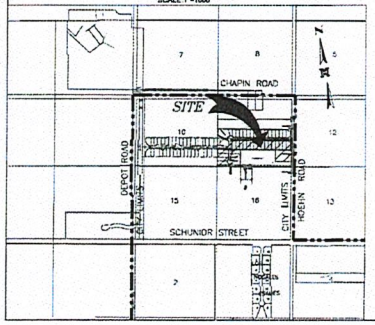
COUNTY COURT HIDALGO COUNTY, TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

LOCATION MAP
SCALE: 1"=1000'



MELDEN & HUNT INC.
TEXAS REGIST. F-1435
MELDEN & HUNT INC
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115 W. McINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
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Lot Area Table		
Lot #	SQ. FT.	Area
1	8734.21	0.201
2	9550.10	0.219
3	9641.31	0.219
4	9552.52	0.219
5	9553.73	0.219
6	9554.95	0.219
7	9556.16	0.219
8	9557.37	0.219
9	9558.58	0.219
10	9559.80	0.219
11	9561.01	0.219
12	9562.22	0.220
13	9563.43	0.220
14	9564.65	0.220
15	9565.86	0.220
16	9567.07	0.220

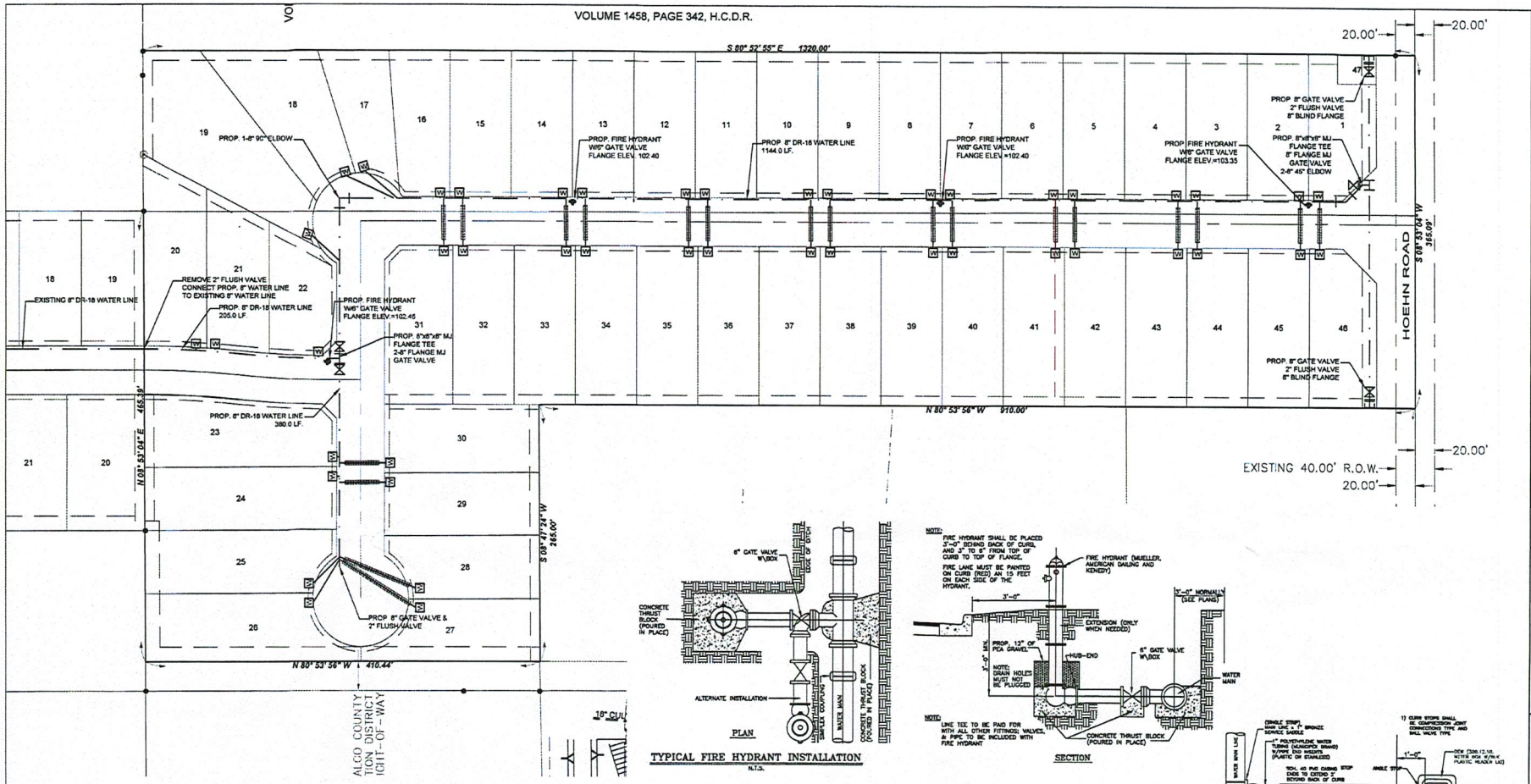
Lot Area Table		
Lot #	SQ. FT.	Area
17	7637.19	0.175
18	12361.95	0.284
19	18323.85	0.421
20	11903.20	0.273
21	9435.53	0.206
22	8240.69	0.189
23	13826.94	0.317
24	12968.60	0.298
25	12329.78	0.283
26	13527.25	0.311
27	10090.25	0.232
28	9677.64	0.222
29	10442.50	0.240
30	11258.28	0.258
31	11562.81	0.266
32	10482.90	0.241

Lot Area Table		
Lot #	SQ. FT.	Area
33	10482.90	0.241
34	10482.90	0.241
35	10482.90	0.241
36	10482.90	0.241
37	10482.90	0.241
38	10482.90	0.241
39	10482.90	0.241
40	10482.90	0.241
41	10482.90	0.241
42	10482.90	0.241
43	10482.90	0.241
44	10482.90	0.241
45	10482.90	0.241
46	10523.14	0.251
47	1206.25	0.028

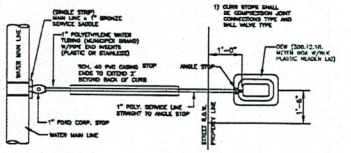
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	5.20	50.00'	005° 57' 41"	N63° 52' 47"W	5.20'	2.60'
C2	52.36'	50.00'	060° 00' 00"	N58° 51' 37"W	50.00'	28.87'
C3	52.36'	50.00	060° 00' 00"	N63° 08' 23"W	50.00'	28.87'
C4	52.36'	50.00'	060° 00' 00"	S53° 08' 23"W	50.00'	28.87'
C5	20.98'	50.00	024° 02' 18"	S39° 52' 47"E	20.82'	10.65'
C6	68.18'	1,012.20'	003° 41' 22"	N79° 03' 34"W	68.17'	32.90'
C7	37.64'	1,012.20'	002° 07' 54"	N76° 08' 08"W	37.64'	18.82'
C8	27.59'	962.20'	001° 38' 35"	S75° 54' 22"E	27.59'	13.80'
C9	55.06'	962.20'	003° 16' 43"	S76° 21' 59"E	55.05'	27.54'
C10	97.09'	962.22'	006° 48' 34"	N77° 58' 19"W	97.52'	48.62'
C11	97.72'	1,012.20'	006° 53' 07"	S77° 54' 01"E	97.70'	48.88'
C12	46.70'	50.00'	053° 32' 49"	S42° 30' 39"W	45.02'	25.21'
C13	84.29'	50.00'	096° 29' 11"	S32° 38' 21"E	74.60'	56.01'
C14	77.60'	50.00'	089° 09' 16"	N54° 31' 29"E	70.19'	49.27'
C15	33.10'	50.00'	037° 57' 50"	N30° 29' 31"W	32.84'	17.39'

Line Table		
Line #	Direction	Length
L1	N 53° 59' 34" E	49.40'
L2	N 64° 10' 23" E	21.12'
L3	S 35° 41' 12" E	21.29'
L5	N 09° 00' 04" E	27.44'
L7	S 09° 00' 04" W	15.00'
L8	N 09° 00' 04" E	20.83'
L9	S 64° 00' 04" W	21.21'
L10	N 35° 00' 00" W	49.66'

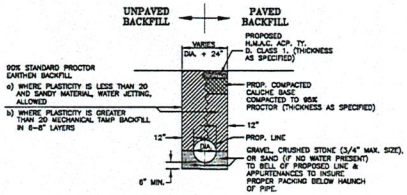
DRAWN BY: CBO DATE: 10-14-20
SURVEYED, CHECKED DATE:



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

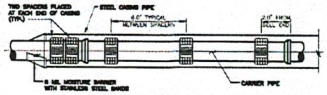


RESIDENTIAL SINGLE WATER SERVICE CONNECTION
N.T.S.

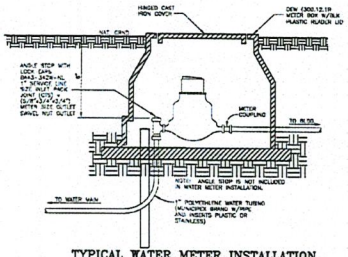


PIPE BEDDING DETAILS
N.T.S.

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
14" 0.375 WALL	8"
16" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	16"
30" 0.375 WALL	20"
36" 0.375 WALL	24"
42" 0.375 WALL	30"
48" 0.375 WALL	36"



BORING and CASING DETAIL



TYPICAL WATER METER INSTALLATION
N.T.S.

JOB No
20171.01

REVISION	DATE	BY

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McARTHUR, EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1093
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MELDEN & HUNT, INC. TEXAS REGIST. F-1105

ENG TECH CHG
PROJECT MGR
1 SCHK 1st 3 3rd
1 RELEASE DATE
2 RELEASE DATE
3 RELEASE DATE
SCALE: 1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA P.E. 117388 ON DEC. 07, 2020 IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

OAK HILL AT
VILLANUEVA ESTATES
PHASE 2

EDINBURG, TEXAS

PROPOSED WATER LAYOUT

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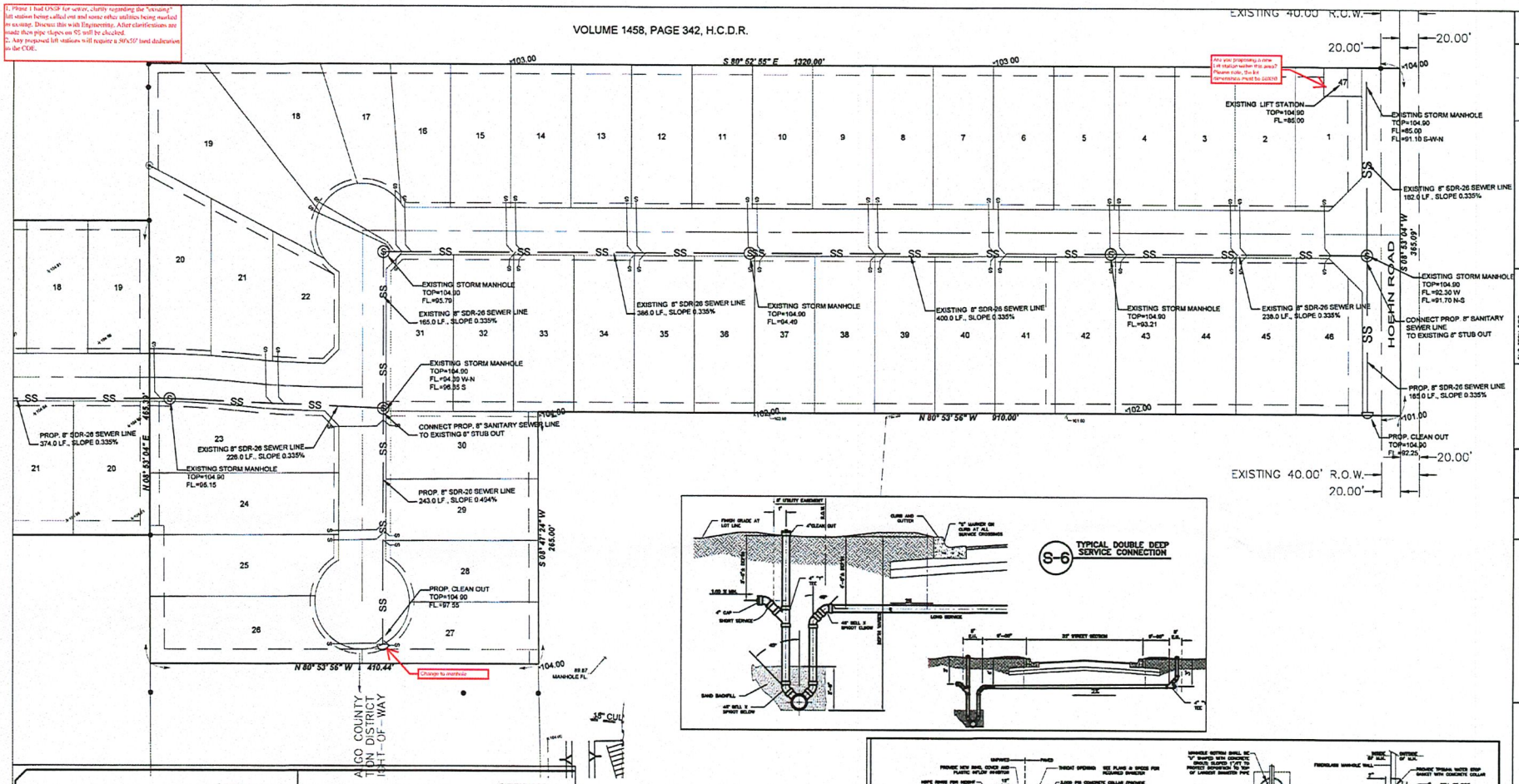
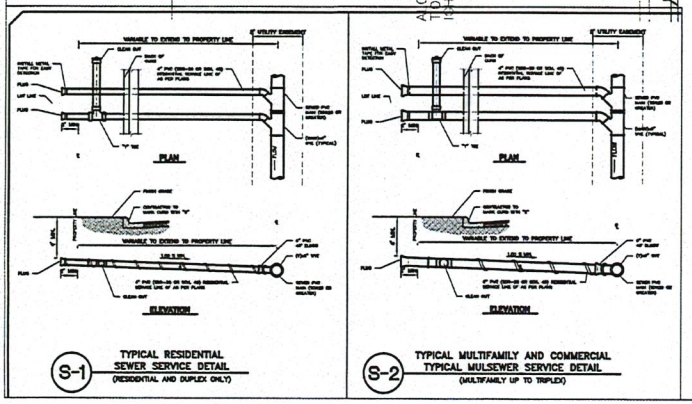
File Name XXXXXXXXX

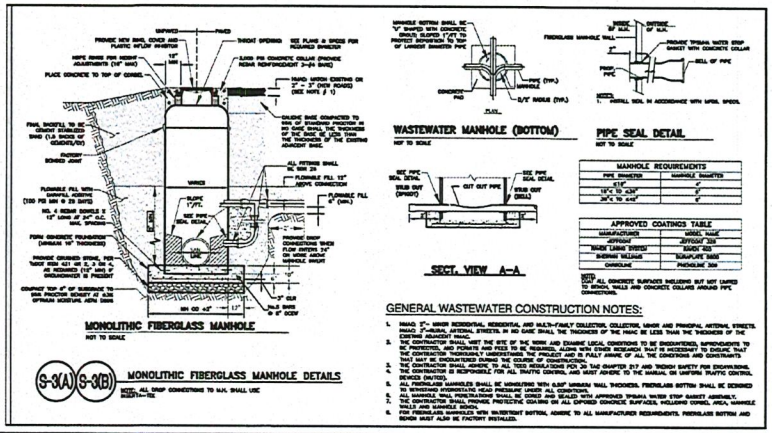
SHEET 1 OF 4

1. Phase 1 had OSSF for sewer, clarify regarding the "existing" lift station being called out and some other utilities being marked as existing. Discuss this with Engineering. After clarifications are made then pipe shapes on SS will be checked.
2. Any proposed lift stations will require a 50'x50' land dedication to the COE.

VOLUME 1458, PAGE 342, H.C.D.R.







GENERAL WASTEWATER CONSTRUCTION NOTES:

1. MAAG 5"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL INTERIAL STREETS. MAAG 3"-RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE MAAG BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT MAAG.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, REPRESENTATIONS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, SHORING AND BRACING PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR ENGINEERING.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.250" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
6. ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED TRIBAND WATER STOP GASKET ASSEMBLY.
7. ALL WALLS AND BOTTOM SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORED AREA, MANHOLE WALLS AND BOTTOM SLAB.
8. FOR FIBERGLASS MANHOLES WITH IN-STRUMENT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.

JOB No 20171.01

REVISION	DATE	BY

VELDEN & HUNT, INC. TEXAS REGIST. # 635
VELDEN & HUNT, INC. CONSULTING ENGINEERS AND SURVEYORS
115 W. MONTROSE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1833
ES-FIRM REGISTRATION # 10076-00 SV-FIRM REGISTRATION # 10076-00

E.N.S. TECH. CHIEF
PROJECT ENG.
T. BOOK: 10% PG. 30-39
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. HEINA P.E. 117348 ON DEC. 07, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

OAK HILL AT VILLANUEVA ESTATES PHASE 2

EDINBURG, TEXAS

PROPOSED SANITARY SEWER LAYOUT

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File Name: XXXXXXXXXX

SHEET 2 OF 4

VOLUME 1458, PAGE 342, H.C.D.R.

1. This subdivision will not be allowed to connect into the existing 42" storm line. As a result, connect the proposed west system into the east system. After such revisions are done, pipe sizes will be checked.
2. All pipes underneath the road must be rcp.
3. The lowest top of curb elevation of the subdivision must at min. at the same top of berm elevation for the ditch. Street slopes will be checked after such revisions are made.

S 80° 52' 55" E 1220.00'

EXISTING 40.00' R.O.W.

HOEFKIN ROAD

S 00° 53' 04" W 395.00'

N 80° 53' 56" W 910.00'

N 80° 53' 56" W 410.44'

N 08° 53' 04" E 465.99'

S 08° 42' 42" W 265.00'

PROP. TYPE "A" INLET
STA: 4+64.78
RIM: 103.86'
INV IN: 96.92' 24"
INV OUT: 96.60' 24"

PROP. STORM SEWER 24" HP
164.56 L.F. AT 0.182%

VERIFY SLOPE

PROP. TYPE "A" INLET
STA: 6+29.33
RIM: 102.00'
INV IN: 96.90' 24"
INV OUT: 96.90' 24"

PROP. STORM SEWER 24" HP
35.00 L.F. AT 0.286%

PROP. TYPE "A" INLET
STA: 4+32.27
RIM: 102.00
INV OUT: 97.00' 24"

PROP. STORM SEWER 24" HP
35.00 L.F. AT 0.286%

PROP. TYPE "A" INLET
STA: 3+97.27
RIM: 102.00'
INV IN: 96.90' 24"
INV OUT: 96.90' 24"

PROP. STORM SEWER 24" HP
264.78 L.F. AT 0.189%

PROP. TYPE "A" INLET
STA: 6+54.33
RIM: 102.00'
INV OUT: 97.00' 24"

PROP. TYPE "A" INLET
STA: 2+00.00
RIM: 102.00'
INV OUT: 97.00' 24"

PROP. TYPE "A" INLET
STA: 2+00.00
RIM: 102.00'
INV IN: 96.10' 24"
INV IN: 96.80' 24"
INV OUT: 96.10' 24"

PROP. STORM SEWER 24" HP
200.00 L.F. AT 0.550%

PROP. STORM SEWER 24" HP
35.00 L.F. AT 0.571%

PROP. STORM SEWER 24" HP
386.77 L.F. AT 0.259%

Provide Drainage easement

PROP. DISCHARGE STRUCTURE
STA: 0+10.50
INV IN: 95.90' 24"

PROP. CONCRETE RIP-RAP

EXISTING STORM SEWER MH
STA: 7+00.00
RIM: 104.55'
INV IN: 91.98' 42" RCP
INV OUT: 91.98' 42" RCP

Exist. Strm. Sew. 42 inch Concrete Pipe - 132.00 L.F. at 0.08% SI

PROP. STORM SEWER MH
STA: 0+03.00
RIM: 104.08'
INV IN: 95.00' 24"

EXISTING STORM SEWER MH
STA: 1+00.00
RIM: 104.78'
INV IN: 91.47' 42" RCP
INV OUT: 89.77' 42" RCP

EXISTING STORM SEWER MH
STA: 5+74.00
RIM: 105.65'
INV IN: 91.87' 42" RCP
INV OUT: 91.87' 42" RCP

91.78 FL MANHOLE

DITCH

EXISTING CONCRETE RIP-RAP

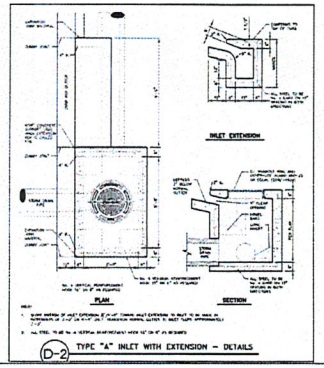
PROP. STORM SEWER 42" HP
80.00 L.F. AT 0.125%

89.58 DISCHARGE

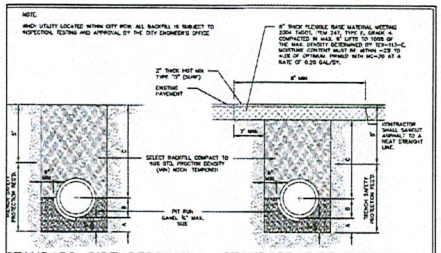
Exist. Strm. Sew. 42 inch Concrete Pipe - 474.00 L.F. at 0.08% SI

48" CULVERT

48" CULVERT



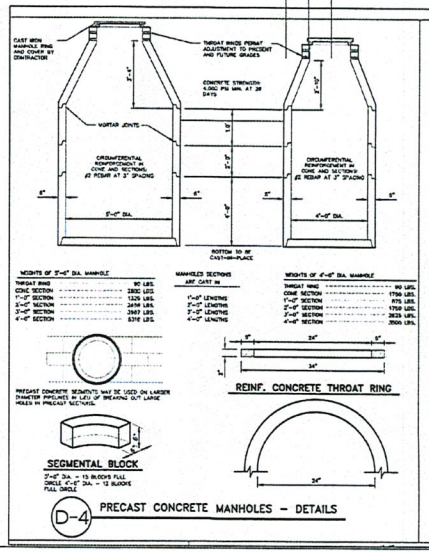
D-2 TYPE "A" INLET WITH EXTENSION – DETAILS



STANDARD PIPE BEDDING

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT



D-4

JOB No 20171.01

REVISION | DATE | BY

MELDER & HUNT INC.
CONSULTING ENGINEERS • SURVEYORS
119 W. McINTYRE • EDINBURG, TX 78541
P.O. BOX 1270 • EDINBURG, TX 78540
ESTABLISHED 1947 • www.melderandhunt.com

ENG. TECH CPD
PROJECT ENG.
FIELD BOOK NO. PG 24-9
1 RELEASE DATE
2 RELEASE DATE
3 RELEASE DATE
SCALE 1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MANUEL A. REYNA P.E. 117296 ON DEC. 07, 2020 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

OAK HILL AT VILLANUEVA ESTATES PHASE 2

EDINBURG, TEXAS

PROPOSES STORM DRAIN LAYOUT

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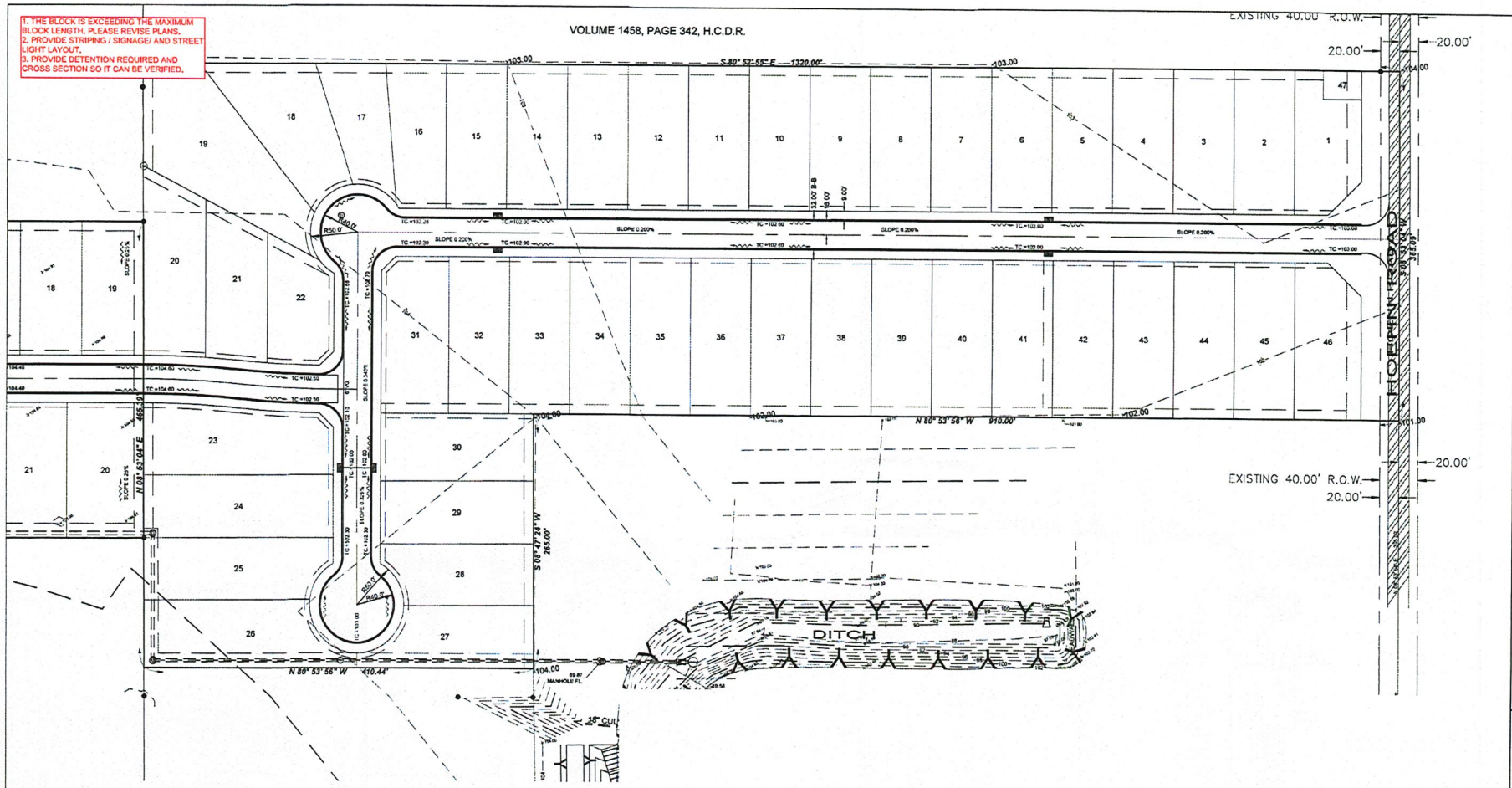
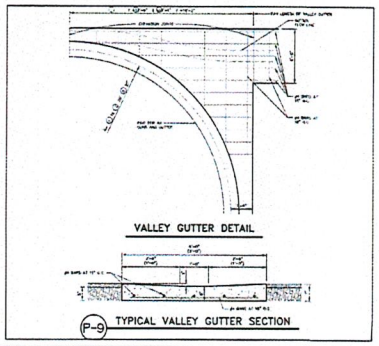
File Name XXXXXXXXX

SHEET 3 OF 4

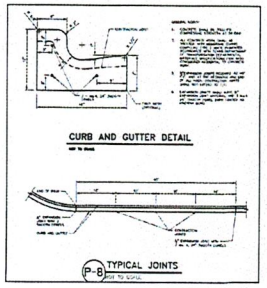
1. THE BLOCK IS EXCEEDING THE MAXIMUM BLOCK LENGTH, PLEASE REVISE PLANS.
2. PROVIDE STRIPING / SIGNAGE/ AND STREET LIGHT LAYOUT.
3. PROVIDE DETENTION REQUIRED AND CROSS SECTION SO IT CAN BE VERIFIED.

VOLUME 1458, PAGE 342, H.C.D.R.

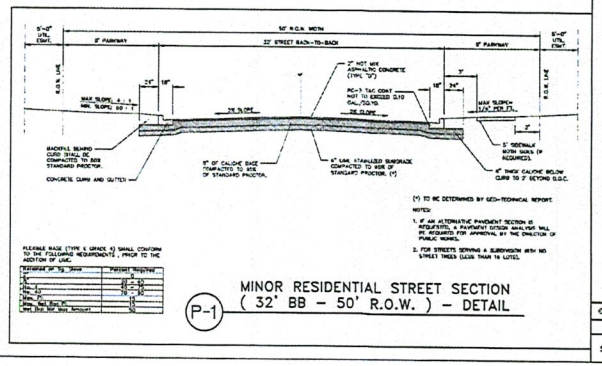




P-9 TYPICAL VALLEY GUTTER SECTION



P-8 TYPICAL JOINTS



P-1 MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

JOB No. 20171.01

REVISION	DATE	BY

MELDEN & HUNT INC
CONSULTANTS ENGINEERS & SURVEYORS
115 W. McINTYRE - CONROE, TX. 77301
PHONE (936) 756-7700 - FAX (936) 756-7744
ESTABLISHED 1917 - www.meldenandhunt.com

SYS TECH CHG	
PROJECT EWG	
F.BOOK 1978 PG 39-49	
1 RELEASE DATE	
2 RELEASE DATE	
3 RELEASE DATE	
SCALE	1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA P.E. 117366 ON DEC. 07, 2020 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

OAK HILL AT VILLANUEVA ESTATES PHASE 2

EDINBURG, TEXAS

PROPOSES STREET LAYOUT

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File Name: XXXXXXXXXX

SHEET 4 OF 4

THE CITY OF Edinburg Engineering

415 W University Dr. ▫ Edinburg, TX 78539 ▫ (956) 388-8211

Trip Generation Worksheet

Subdivision Name: _____

Project Location: _____

(select one) ◯ C.O.E ◯ Edinburg ETJ

Applicant: _____ ◯ Owner ◯ Agent

Address: _____

Email: _____ Phone: _____

Date: _____

Proposed Type of Development

◯ New Development ◯ Re-Development ◯ Additional Development

Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips	Wknd Trips	ITE Code
	Acres	GFA	# of Units					

*Multibuilding development or Master Plan-Multi Phase developments, please submit a tabulation sheet showing all proposed land uses

Previous TIA Report (if on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in Updated Development Plan

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

(For Official Use Only, Do Not Write In This Box)

_____ A TIA is required. The individual preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

_____

_____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size)
TIA = Traffic Impact Analysis
ITE = Institute of Transportation Engineers, Trip Generation, 10th Edition

THE CITY OF Edinburg

MEMORANDUM

To: Planning & Zoning Commission

From: Jessica Lee Ramirez, Urban Planner

Date: January 4, 2021

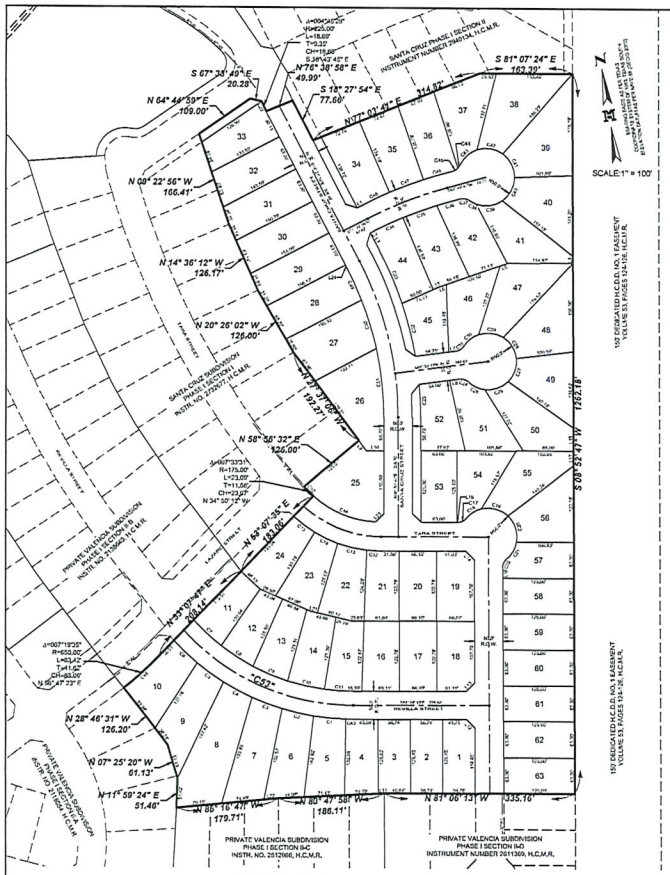
Re: **Santa Cruz Section 1, Phase IV-1 Subdivision – Final Approval**

Location: The development is located on the South side of Santa Fe Street and Santa Cruz Street.

The preliminary plat was approved by the Planning & Zoning Commission on January 10, 2020. The subdivision plat is being recommended for final approval, subject to being in compliance with Article 14 Sec. 14.507-(Final Plat Acceptance) of the Unified Development Code.

All required fees, reimbursements, escrows, parkland fees, 30-year letters, testing reports, letter of acceptance, as-builts, water rights and exclusion shall be submitted. All required original tax certificates and water districts certificates must be submitted prior to plat recording.

A copy of the subdivision plat is attached along with a subdivision location map for your consideration



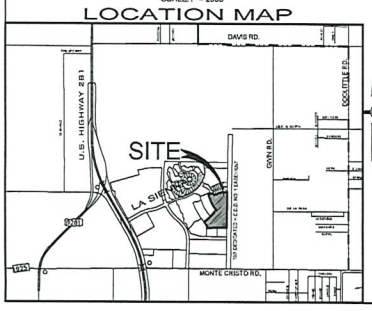
SUBDIVISION MAP OF

SANTA CRUZ SECTION I PHASE IV

BEING A RESUBDIVISION OF
5.656 ACRES OUT OF LOT 1,
LA SIENNA DEVELOPMENT VOLUME 53, PAGES 124-127, H.C.M.R.
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

SCALE:1" = 2000'

LOCATION MAP



LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND "X" MARK ON CONCRETE
- SET "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. -	RIGHT OF WAY
H.C.M.R. -	HIDALGO COUNTY MAP RECORDS
H.C.D.R. -	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.D. -	HIDALGO COUNTY DRAINAGE DISTRICT
N.E. COR. -	NORTHEAST CORNER
P.O.B. -	POINT OF BEGINNING
DOC. NO. -	DOCUMENT NUMBER
W.D. -	WARRANTY DEED
U.E. -	UTILITY EASEMENT
U. & SAW.E. -	UTILITY & SIDEWALK EASEMENT
E.E. -	ELECTRICAL EASEMENT
N.T.S. -	NOT TO SCALE
AC. -	ACRES
SQ. FT. -	SQUARE FEET

MELDEN & HUNT INC
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TBPLS No. 10029900

Lot Area		
Lot #	SQ. FT.	Area
1	7,238.37	0.166
2	7,245.44	0.166
3	7,247.44	0.166
4	7,503.45	0.175
5	8,753.10	0.201
6	5,453.52	0.216
7	11,237.44	0.258
8	14,914.63	0.355
9	10,241.74	0.235
10	9,963.06	0.228
11	6,761.36	0.155
12	9,208.61	0.211
13	7,204.47	0.165
14	7,426.60	0.170
15	7,722.48	0.196
16	7,553.73	0.150
17	8,119.70	0.186
18	8,081.61	0.186
19	7,997.23	0.184
20	8,116.30	0.186
21	7,296.60	0.167
22	8,040.61	0.185
23	7,296.64	0.167
24	8,061.43	0.185
25	12,857.06	0.294
26	12,617.47	0.290
27	12,256.43	0.281
28	10,411.24	0.239
29	9,952.21	0.228
30	9,932.95	0.221
31	9,539.85	0.219
32	9,729.12	0.220
33	7,916.34	0.182
34	9,201.46	0.212
35	9,165.30	0.210
36	9,130.47	0.210
37	10,025.73	0.230
38	12,343.75	0.283
39	12,846.69	0.295
40	10,945.96	0.242
41	9,425.16	0.216
42	8,951.72	0.206
43	8,905.20	0.205
44	8,113.53	0.186
45	7,946.48	0.171
46	8,446.38	0.194
47	10,924.85	0.251
48	11,475.83	0.262
49	9,520.05	0.219
50	10,175.43	0.233
51	9,290.35	0.212
52	7,925.76	0.180
53	7,915.00	0.181
54	7,966.75	0.182
55	9,745.75	0.224
56	9,906.75	0.225
57	7,296.54	0.166
58	7,875.00	0.181
59	7,875.00	0.181
60	7,875.00	0.181
61	7,875.00	0.181
62	7,875.00	0.181
63	7,875.00	0.181

Lot Line Table		
Line #	Length	Direction
L1	7.42'	S11° 52'06"W
L2	7.42'	N71° 21'06"E
L3	33.98'	S15° 27'54"E
L4	12.47'	N88° 52'47"E
L5	13.06'	N79° 42'56"E
L6	13.06'	N79° 42'56"E
L7	12.73'	S88° 30'17"E
L8	17.49'	S66° 36'17"E
L9	22.01'	N27° 37'06"W
L10	26.85	S87° 08'13"E
L11	16.07'	N87° 47'58"W
L12	21.22'	N36° 08'42"W
L13	21.22'	N53° 47'17"E
L14	21.22'	N36° 08'42"W
L15	1.30'	S87° 08'13"E
L16	16.42'	S68° 32'47"W
L20	18.97'	N11° 06'51"W
L21	12.28'	S67° 34'19"E
L22	26.42'	N89° 10'47"W
L23	21.04'	S04° 27'11"W
L24	4.27'	N14° 27'16"E

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	7° 39'00"	425.00'	56.74'	S75° 30' 21"E	56.70'	28.41'
C2	7° 39'00"	425.00'	56.70'	S67° 51' 21"E	56.70'	28.37'
C3	7° 39'00"	425.00'	56.70'	S60° 12' 21"E	56.70'	28.37'
C4	7° 39'00"	425.00'	56.74'	S52° 33' 21"E	56.70'	28.41'
C5	7° 39'00"	425.00'	56.74'	S44° 54' 21"E	56.70'	28.41'
C6	7° 39'00"	425.00'	56.74'	S37° 15' 21"E	56.70'	28.41'
C7	10° 08'56"	375.00'	66.10'	S38° 51' 18"E	66.02'	33.14'
C8	10° 08'56"	375.00'	66.10'	S48° 57' 17"E	66.02'	33.14'
C9	10° 08'56"	375.00'	66.10'	S58° 13' 18"E	66.02'	33.14'
C10	10° 08'56"	375.00'	66.10'	S67° 14' 18"E	66.02'	33.14'
C11	7° 43'50"	375.00'	50.61'	S77° 14' 18"E	50.57'	25.34'
C12	6° 28' 46"	225.00'	25.31'	N77° 52' 50"W	25.30'	12.67'
C13	10° 11' 53"	225.00'	40.01'	N84° 00' 37"W	40.16'	20.07'
C14	11° 24' 13"	225.00'	44.79'	N74° 39' 28"W	44.71'	22.47'
C15	11° 42' 52"	225.00'	46.01'	N64° 03' 23"W	45.94'	23.11'
C16	39° 28' 47"	175.00'	120.56'	S34° 21' 01"E	118.21'	62.80'
C17	49° 46' 41"	25.00'	21.69'	S72° 53' 46"W	18.94'	11.57'
C18	30° 46' 43"	75.00'	41.28'	S40° 55' 27"W	40.79'	21.19'
C19	57° 17' 41"	34.00'	34.00'	N64° 38' 19"W	47.04'	27.32'
C20	57° 17' 41"	30.00'	30.00'	N4° 20' 38"W	41.54'	23.32'
C21	24° 34' 10"	34.00'	14.59'	N39° 55' 23"E	23.84'	11.84'
C22	49° 34' 41"	25.00'	17.43'	S33° 52' 34"W	16.90'	9.33'
C23	5° 04' 44"	840.00'	37.86'	N6° 18' 53"E	37.84'	18.93'
C24	49° 34' 41"	25.00'	17.43'	S83° 26' 28"E	16.90'	9.33'
C25	30° 34' 20"	34.00'	18.13'	S34° 20' 18"E	34.02'	18.08'
C26	51° 13' 54"	75.00'	67.07'	S49° 03' 07"E	63.84'	36.18'
C27	51° 32' 54"	34.00'	30.58'	N39° 29' 03"E	33.00'	16.19'
C28	51° 32' 54"	34.00'	30.58'	N22° 04' 06"W	33.00'	16.19'
C29	51° 32' 54"	34.00'	30.58'	N14° 28' 50"W	33.00'	16.19'
C30	38° 04' 54"	34.00'	33.22'	S50° 32' 06"W	32.61'	17.29'
C31	49° 58' 40"	25.00'	17.49'	N66° 29' 52"E	16.94'	9.32'
C32	8° 38' 08"	840.00'	126.57'	N3° 08' 08"W	126.45'	63.47'
C33	8° 04' 18"	840.00'	118.32'	N11° 42' 10"W	118.22'	59.17'
C34	4° 42' 21"	675.00'	55.54'	S73° 52' 46"W	55.52'	27.78'
C35	6° 23' 41"	675.00'	83.96'	S78° 57' 26"W	83.93'	41.99'
C36	3° 47' 14"	675.00'	44.64'	S82° 29' 49"W	44.63'	22.32'
C37	44° 14' 12"	34.00'	26.24'	N19° 51' 37"W	25.60'	13.90'
C38	15° 06' 41"	34.00'	13.39'	N51° 13' 37"W	13.31'	6.78'
C39	90° 00' 00"	50.00'	47.00'	N89° 44' 57"W	45.79'	25.79'
C40	90° 00' 00"	50.00'	47.00'	S0° 41' 46"W	45.79'	25.79'
C41	54° 24' 09"	34.00'	32.27'	S17° 41' 58"E	31.07'	17.51'
C42	54° 24' 09"	34.00'	47.96'	S17° 41' 58"E	45.79'	25.79'
C43	46° 42' 31"	50.00'	40.92'	N43° 03' 54"E	39.77'	21.68'
C44	19° 03' 18"	50.00'	16.63'	N67° 09' 37"E	16.62'	8.39'
C45	27° 26' 18"	25.00'	11.97'	N80° 54' 41"E	11.77'	6.12'
C46	4° 10' 54"	725.00'	52.97'	S69° 07' 22"W	52.96'	26.49'
C47	5° 01' 00"	725.00'	63.48'	S75° 20' 25"W	63.46'	31.76'
C48	4° 27' 01"	725.00'	56.54'	S71° 44' 06"W	56.52'	27.53'
C49	6° 14' 28"	675.00'	82.00'	N11° 13' 36"W	82.07'	41.12'
C50	8° 58' 06"	675.00'	99.57'	N7° 47' 12"W	99.56'	49.87'
C51	12° 08' 53"	675.00'	121.97'	N2° 49' 19"E	121.66'	61.19'
C52	7° 33' 21"	175.00'	23.08'	S34° 50' 12"E	23.07'	11.56'

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   B. REAR YARD SETBACK LINE SHALL BE TWENTY (20) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   C. SIDE YARD SETBACK LINE SHALL BE SIX (6) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
2. THIS ENTIRE DEVELOPMENT IS ZONED AUTO URBAN RESIDENTIAL DISTRICT (AU).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOMR-F CASE NUMBER 09-06-0555A, DATED SEPTEMBER 17, 2009 FOR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480338 0020 E, FOR CITY OF EDINBURG, HIDALGO COUNTY, TEXAS DATED JUNE 6, 2000, WHICH COVERS THE SUBJECT PROPERTY, THIS TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" (SHADED), DESCRIBED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
4. ELEVATION CERTIFICATE IS REQUIRED FOR LOTS INSIDE A DESIGNATED FLOOD ZONE AREA.
5. THE STREETS AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITHIN THE SUBDIVISION, THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
6. THE OWNERS OF THE LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
8. A FIVE (5) FOOT SIDEWALK 3 FEET BEHIND THE BACK OF CURB IS REQUIRED AT THE BUILDING PERMIT STAGE.
9. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
10. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
11. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
12. BENCHMARK NOTE:
    THE FOLLOWING IS IDENTIFIED ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 90.50
    NORTHING: 16650364.16
    EASTING: 1103732.17
13. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
14. ALL MONUMENTS, PARKING, LANDSCAPING AREAS, COMMON AREAS, COMMON ACCESS, SIGNAGE, LIGHTING, LINEAR PARKWAY, DRAINAGE EASEMENTS AND OTHER NON-PUBLIC IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR FUTURE LOT OWNERS WITHIN THE SUBDIVISION.
15. 50% PARK LAND DEDICATION DUE AT BUILDING PERMIT STAGE, ($300.00 PER UNIT)
16. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWQP) REQUIREMENTS.
17. THE PRIVATE SANTA CRUZ HOA AND/OR DEVELOPER, BURNS BROTHERS, LTD SHALL INSTALL AND MAINTAIN AT ALL TIMES A CENTRALIZED MAIL DELIVERY SYSTEM ACCEPTABLE TO THE USPS WITHIN PRIVATE SANTA CRUZ.
18. DRAINAGE NOTE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 15.115 C.F (0.347 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
19. ALL RESIDENTIAL LOTS ARE TO BE SLOPED AT 1%.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 16.499 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 1, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGE 124, HIDALGO COUNTY MAP RECORDS, WHICH SAID 16.499-ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO BKC DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1030191, HIDALGO COUNTY OFFICIAL RECORDS; SAID 16.499 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A NO. 5 REBAR FOUND (NORTHING: 16649710.141, EASTING: 1103885.595) ON THE SOUTHEAST CORNER OF LOT 9, SANTA CRUZ PHASE I, SECTION II, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2940134, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 52' 47" W A DISTANCE OF 1,261.58 FEET TO A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF PRIVATE VALENCIA SUBDIVISION, PHASE I SECTION II-D, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2911369, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 07' 12" W ALONG THE NORTH LINE OF SAID PRIVATE VALENCIA SUBDIVISION, PHASE I SECTION II-D, A DISTANCE OF 335.28 FEET TO A NO. 5 REBAR FOUND ON THE NORTHWEST CORNER OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I SECTION II-D, AND THE NORTHEAST CORNER OF PRIVATE VALENCIA SUBDIVISION, PHASE I SECTION II-C, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2512966, HIDALGO COUNTY MAP RECORDS, FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, N 83° 48' 57" W ALONG THE NORTH LINE OF SAID PRIVATE VALENCIA SUBDIVISION, PHASE I SECTION II-C, A DISTANCE OF 186.11 FEET TO A NO. 4 REBAR SET ON AN ANGLE POINT OF SAID PRIVATE VALENCIA SUBDIVISION, PHASE I SECTION II-C, FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, N 65° 17' 51" W CONTINUING ALONG THE NORTH LINE OF SAID PRIVATE VALENCIA SUBDIVISION, PHASE I SECTION II-C, A DISTANCE OF 179.74 FEET TO A NO. 4 REBAR SET ON AN EAST LINE OF PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2110054, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 11° 59' 24" E ALONG AN EAST LINE OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, A DISTANCE OF 51.36 FEET TO A NO. 5 REBAR FOUND ON AN OUTSIDE CORNER OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 07° 25' 20" W ALONG AN EAST LINE OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, A DISTANCE OF 61.13 FEET TO A NO. 5 REBAR FOUND ON AN OUTSIDE CORNER OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 28° 46' 31" W ALONG AN EAST LINE OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, A DISTANCE OF 126.20 FEET TO A NO. 4 REBAR FOUND ON AN ANGLE POINT OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-A, AND THE SOUTHWEST CORNER OF PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-B, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2130640, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-B AND ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 07° 19' 35", A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 83.12 FEET, A TANGENT OF 41.82 FEET, AND A CHORD THAT BEARS N 58° 47' 23" E A DISTANCE OF 83.06 FEET TO A NO. 5 REBAR FOUND ON AN ANGLE POINT OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-B, FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, N 53° 07' 47" E CONTINUING ALONG THE SOUTH LINE OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-B, A DISTANCE OF 208.14 FEET TO A NO. 5 REBAR FOUND ON AN ANGLE POINT OF SAID PRIVATE VALENCIA SUBDIVISION PHASE I, SECTION II-B, AND THE SOUTHWEST CORNER OF SANTA CRUZ SUBDIVISION PHASE I, SECTION I, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2772077, HIDALGO COUNTY MAP RECORDS, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 53° 07' 35" E ALONG A SOUTH LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 183.06 FEET TO A NO. 5 REBAR FOUND ON AN OUTSIDE CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 007° 32' 31", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 23.09 FEET, A TANGENT OF 11.56 FEET, AND A CHORD THAT BEARS N 34° 59' 12" W A DISTANCE OF 23.07 FEET TO A NO. 5 REBAR FOUND ON AN INSIDE CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 58° 56' 32" E ALONG A SOUTH LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 126.00 FEET TO A NO. 5 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 27° 37' 06" W ALONG THE EAST LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 192.27 FEET TO A NO. 4 REBAR SET ON AN ANGLE POINT OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, N 20° 26' 02" W ALONG THE EAST LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 126.00 FEET TO A NO. 5 REBAR FOUND ON AN ANGLE POINT OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN ANGLE POINT OF THIS TRACT;
15. THENCE, N 14° 36' 12" W ALONG THE EAST LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 126.17 FEET TO A NO. 5 REBAR FOUND ON AN ANGLE POINT OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, N 09° 22' 56" W ALONG THE EAST LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 166.41 FEET TO A NO. 5 REBAR FOUND ON AN INSIDE CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR THE NORTHWEST CORNER OF THIS TRACT;
17. THENCE, N 64° 44' 59" E ALONG A NORTH LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 109.00 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, S 67° 33' 49" E ALONG A NORTH LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 20.28 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 004° 45' 29", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 18.68 FEET, A TANGENT OF 9.35 FEET, AND A CHORD THAT BEARS S 15° 43' 45" E A DISTANCE OF 18.68 FEET TO A NO. 5 REBAR FOUND ON AN OUTSIDE CORNER OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, N 76° 38' 58" E ALONG A NORTH LINE OF SAID SANTA CRUZ SUBDIVISION PHASE I, SECTION I, A DISTANCE OF 49.99 FEET TO A NO. 4 REBAR SET A WEST LINE OF SANTA CRUZ PHASE I, SECTION II, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2940134, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, S 12° 27' 54" E ALONG A WEST LINE OF SAID SANTA CRUZ PHASE I, SECTION II, A DISTANCE OF 77.60 FEET TO A NO. 5 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID SANTA CRUZ PHASE I, SECTION II, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, N 77° 03' 41" E ALONG THE SOUTH LINE OF SAID SANTA CRUZ PHASE I, SECTION II, A DISTANCE OF 314.37 FEET TO A NO. 5 REBAR FOUND ON AN INSIDE CORNER OF SAID SANTA CRUZ PHASE I, SECTION II, FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, S 81° 07' 24" E ALONG THE SOUTH LINE OF SAID SANTA CRUZ PHASE I, SECTION II, A DISTANCE OF 163.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.499 ACRES OF LAND, MORE OR LESS.

DRAWN BY: Cesar	DATE 12-3-2018	
SURVEYED, CHECKED	DATE	
FINAL CHECK	DATE	

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SANTA CRUZ SECTION I, PHASE IV, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND THE STREETS ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCISE TO THE CITY OF EDINBURG AND RESIDENTS OF TEN SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITHIN THE SUBDIVISION, THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF THE LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: BURNS BROTHERS, LTD
KENT BURNS, MANAGING PAR

THE CITY OF Edinburg

EDINBURG PRISM

MEMORANDUM

To: Planning & Zoning Commission

From: Jessica Lee Ramirez, Urban Planner

Date: January 12, 2021

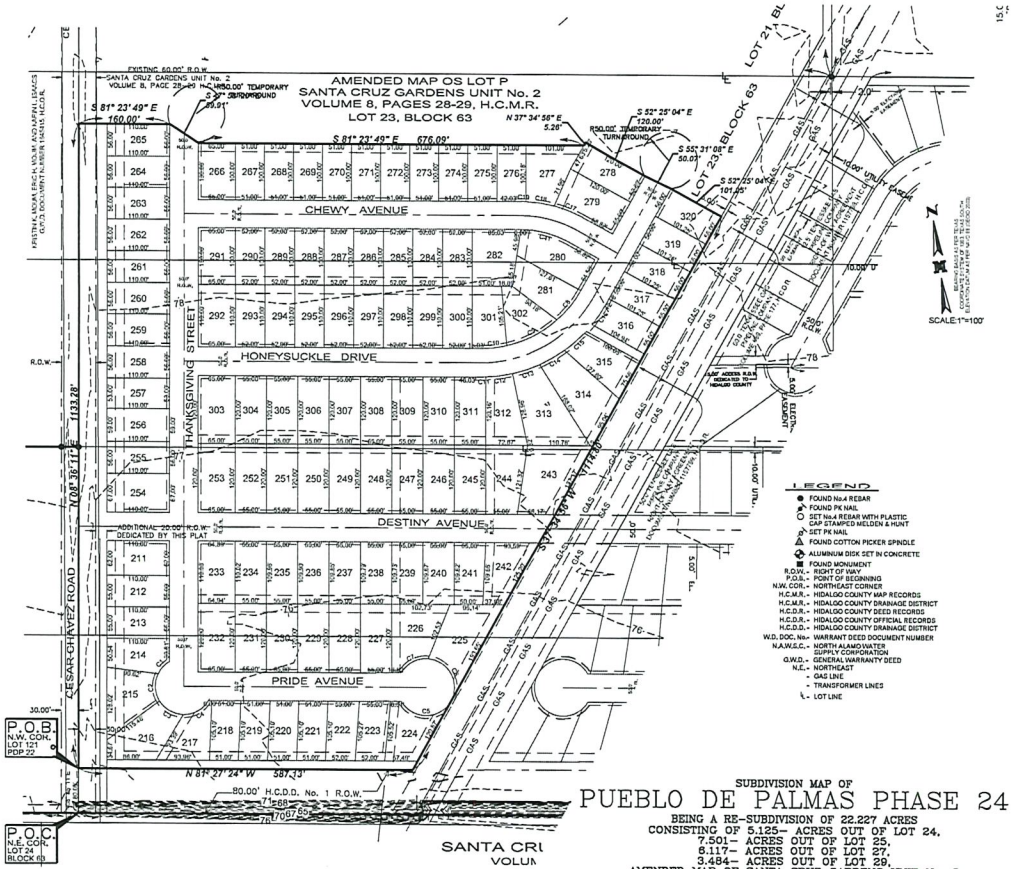
Re: **Pueblo de Palmas Phase 24 Subdivision – Final Approval**

Location: The property is located on Cesar Chavez and Alamo Road

The preliminary plat was approved by the Planning & Zoning Commission on October 8, 2019. The subdivision plat is being recommended for final approval, subject to being in compliance with Article 14 Sec.14.507-(Final Plat Acceptance) of the Unified Development Code

Recording of the subdivision plat will commence upon 100% completion of improvements with a one-year warranty from contractors are submitted. All required fees, reimbursements, escrows, parkland, 30-year letters, testing reports, letter of acceptance, as-builts, water rights and exclusion shall be in compliance. All required original tax certificates and water districts certificates must be submitted.

A copy of the subdivision plat is attached along with a subdivision location map for your consideration.



SUBDIVISION MAP OF

PUEBLO DE PALMAS PHASE 24

BEING A RE-SUBDIVISION OF 22.227 ACRES
CONSISTING OF 5.125- ACRES OUT OF LOT 24,
7.501- ACRES OUT OF LOT 25,
8.117- ACRES OUT OF LOT 27,
3.484- ACRES OUT OF LOT 29,
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

89 RESIDENTIAL LOTS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.227 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 23, 25, 27, AND 29, BLOCK 63, AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 22.227-ACRE TRACT IS OUT OF A BIGGER TRACT CONVEYED TO J.W. THOMAS, INC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 535420, HIDALGO COUNTY OFFICIAL RECORDS, AND BY TWO SPECIAL WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 1543844 AND 1583258, HIDALGO COUNTY OFFICIAL RECORDS, SAID 22.227 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 63, AND THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 22 AS RECORDED IN INSTRUMENT NUMBER xxxxx H.C.M.R.;

THENCE N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 29 AND PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 36' 11" E ALONG THE WEST BOUNDARY LINE OF SAID LOTS 29, 27, 25 AND 23 A DISTANCE OF 1133.28 FEET TO NAIL SET (NORTHING: 16647788.605, EASTING: 1113932.280) ON THE WEST LINE OF LOT 23 FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 23' 49" E AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 160.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 47° 58' 20" E A DISTANCE OF 59.91 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 23' 49" E A DISTANCE OF 676.09 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 37° 34' 56" E A DISTANCE OF 5.26 FEET TO THE A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 52° 25' 04" E A DISTANCE OF 120.00 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, S 55° 31' 08" E A DISTANCE OF 50.07 FEET TO A No. 4 REBAR SET AN ANGLE POINT OF THIS TRACT;
8. THENCE, S 52° 25' 04" E A DISTANCE OF 100.25 FEET TO A No. 4 REBAR FOUND THE SET ON THE WEST BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22, FOR THE NORTHEAST CORNER OF THIS TRACT;
9. THENCE, S 37° 34' 56" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 1114.80 FEET TO A No. 4 REBAR FOUND FOR AN SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, N 81° 27' 24" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, AT A DISTANCE OF 557.13 FEET PASS A No. 4 REBAR FOUND AND CONTINUING A TOTAL DISTANCE OF 587.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.227 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF 2019.

_____
J. GARY FRISBY
ATTORNEY-IN-FACT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____
2019.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, PDP MILE 4 LTD., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 22.227 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 24 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREON.
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.

_____ _____
J. GARY FRISBY DATE:
ATTORNEY-IN-FACT
DOC. NUMBER 2989064 H.C.O.R.
P. O. BOX 1000
MISSION, TEXAS 78573-1000

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF _____,2019 _____.

_____
NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1436

RUBEN JAMES DE JESUS, PE # 128262
DATE PREPARED: OCTOBER 12, 2017
JOB No. (ENG.) 17180.00
BY: CIRO

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 24 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

_____
FRED L. KURTH, RPLS # 4750
SURVEY JOB No. 17776.08

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 24

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, SANTA CRUZ IRRIGATION DISTRICT; N.A.W.S.C. R.O.W. EASEMENT DEDICATION.

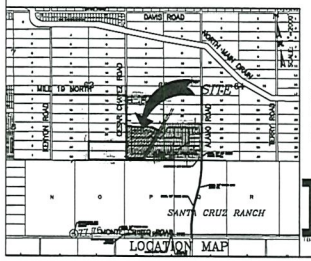
SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS;

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION,

SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS;



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

PUEBLO DE PALMAS PHASE 24, IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 1080 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & MILE 19 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY EDINBURG (POPULATION 83,970). PUEBLO DE PALMAS PHASE 24 LIES 0.52 MILES 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 4.

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com
TBPLS No. 10018900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PDP MILE 4 LTD J. GARY FRISBY, PRESIDENT	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
ENGINEER:	RUBEN JAMES DE JESUS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: CIRO	DATE:	
SURVEYED, CHECKED:	DATE:	
FINAL CHECK	DATE:	

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 3 OF 17 SHEET

THE CITY OF Edinburg

MEMORANDUM

To: Planning & Zoning Commission

From: Jessica Lee Ramirez, Urban Planner

Date: January 4, 2021

Re: **Silver Heights Subdivision – Final Approval**

Location: The development is located on the east side of Raul Longoria (FM 1426) and approximately 1,038.0-ft south of Trenton Road.

The preliminary plat was approved by the Planning & Zoning Commission on March 7, 2019. The subdivision plat is being recommended for final approval, subject to being in compliance with Article 14 Sec. 14.507-(Final Plat Acceptance) of the Unified Development Code.

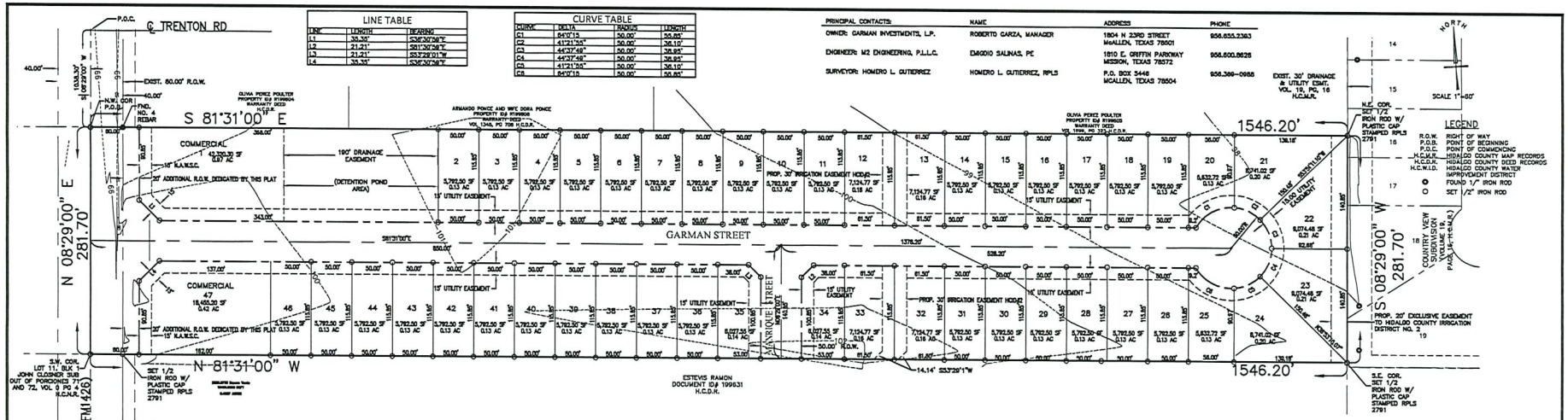
All required fees, reimbursements, escrows, parkland fees, 30-year letters, testing reports, letter of acceptance, as-builts, water rights and exclusion shall be submitted. All required original tax certificates and water districts certificates must be submitted prior to plat recording.

A copy of the subdivision plat is attached along with a subdivision location map for your consideration

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.35'	S34°30'56"E
L2	21.21'	S81°30'56"E
L3	21.21'	S53°29'01"W
L4	33.35'	S34°30'56"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	84°07'15	50.00'	73.40'
C2	41°21'55"	50.00'	36.10'
C3	44°37'49"	50.00'	38.95'
C4	44°37'49"	50.00'	38.95'
C5	41°21'55"	50.00'	36.10'
C6	84°07'15	50.00'	73.40'

PRINCIPAL CONTACTS:	NAME	ADDRESS	PHONE
OWNER: GARMAN INVESTMENTS, L.P.	ROBERTO GARZA, MANAGER	1804 N 23RD STREET McALLEN, TEXAS 78501	956.635.2383
ENGINEER: M2 ENGINEERING, P.L.L.C.	EMIGDIO SALINAS, PE	1810 E. GRIFFIN PARKWAY MISSION, TEXAS 78572	956.600.8628
SURVEYOR: HOMERO L. GUTIERREZ	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548 McALLEN, TEXAS 78504	956.369-0988



OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ROBERTO GARZA, MANAGER OF GARMAN INVESTMENT L.P. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SILVER HEIGHTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH 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 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.

_____ DATE

ROBERTO GARZA, MANAGER
GARMAN INVESTMENTS, L.P.
1804 N 23RD STREET
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA, MANAGER OF GARMAN INVESTMENT L.P. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN NON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTED PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION , MAINTENANCE REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT ITS IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THE EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 2019.

_____ DATE

ROBERTO GARZA, MANAGER
GARMAN INVESTMENTS L.P.
1804 N 23RD STREET
McALLEN, TEXAS 78501

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO IRRIGATION DISTRICT No. 2 ON THIS _____ DAY OF _____ 20_____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE 13TH DAY OF MAY, 20 20

EMIGDIO SALINAS, PROFESSIONAL ENGINEER No. 107703
M2 ENGINEERING, PLLC
TBPE FIRM NO. 19045

DATE PREPARED: MAY 13, 2020

STATE OF TEXAS EMIGDIO SALINAS 107703 LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, HOMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

08/13/20

HOMERO LUIS GUTIERREZ, R.P.L.S. # 2791

DATE SURVEYED: 05/13/2020
SURVEYING JOB No.

STATE OF TEXAS HOMERO LUIS GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY: SILVER HEIGHTS SUBDIVISION IS LOCATED IN THE NORTH CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF RAUL LONGORIA ROAD (FM 1426) APPROXIMATELY 1,100 FEET SOUTH OF THE INTERSECTION OF RAUL LONGORIA ROAD AND TRENTON ROAD. ACCORDING TO THE THE OFFICIAL MAP AT THE OFFICE OF THE CITY OF EDINBURG (POPULATION 98,065), SILVER HEIGHTS SUBDIVISION LIES 0.30 MILES FROM THE CITY LIMITS AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

THIS SUBDIVISION FALLS WITHIN HIDALGO COUNTY PRECINCT 4.

INDEX OF SHEETS: SILVER HEIGHTS SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; N.A.W.S.C. ROW EASEMENT DEDICATION; LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION AND ETJ MAP; SURVEYORS CERTIFICATION; ENGINEERING CERTIFICATION; CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE;

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAILS;

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;

SHEET 5: MAP OF TOPOGRAPHY AND STREET LAYOUT STREET DETAILS.

SHEET 6: HEADING INDEX; WATER AND SEWER DETAILS.

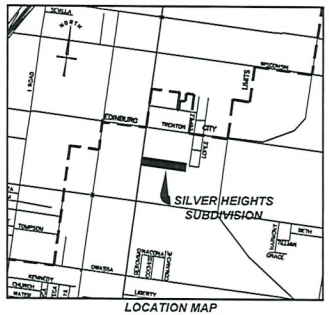
HIDALGO COUNTY TEXAS
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
SCALE: 1"=2000'

SILVER HEIGHTS SUBDIVISION

A 10.00 ACRE TRACT OF LAND
OUT OF LOT 11, BLOCK 1,
JOHN CLOSNER SUBDIVISION
OUT OF PORCIONES 71 AND 72,
HIDALGO COUNTY, TEXAS
VOLUME 0, PAGES 4, H.C.M.R.

45 RESIDENTIAL/ 2 COMMERCIAL LOTS

SHEET 1 OF 6

M2 Engineering, PLLC
TBPE FIRM NO. 19045
1810 E. GRIFFIN PARKWAY
MISSION, TEXAS 78572
PHONE
956.600.8628

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B".
   ZONE "B" IS DESCRIBED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE;OR AREAS PROJECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

COMMUNITY-PANEL NUMBER: 480334 0425 E; MAP REVISED: NOVEMBER 16, 1982.

2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
   FRONT: 20 FEET WITH A VARIABLE REQUEST, EXCEPT AT CUL-DE-SAC TO BE 15 FEET.
   SIDE: 6 FEET; EXCEPT SIDE CORNER TO BE 10 FEET, EXCEPT SIDE GARAGE TO BE 18 FEET; OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
   REAR: 20 FEET, EXCEPT AT CUL-DE-SAC TO BE 15 FEET; OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.

4. BENCH MARK NOTE:
   TBM #1 – BOX CUT IN CONCRETE
   N = 5787.77
   E = 9326.66
   ELEVATION = 97.49

   TBM #2 – BOX CUT IN GRATE INLET
   N = 10474.68
   E = 10018.71
   ELEVATION = 98.15

5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS RESIDENTIAL & COMMERCIAL DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 72,368 CF (1.66 AC-FT.) OF STORM WATER RUNOFF. 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 PERMIT 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.

6. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX D; COUNTY CONSTRUCTION.

7. THE PROPOSED COMMERCIAL OWNER OF LOT 1 SHALL MAINTAIN THE PROPOSED ONSITE DETENTION POND LOCATED WITHIN THE LOT AND IN A DEDICATED DRAINAGE EASEMENT.

8. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 OPERATION AND MAINTENANCE OF THE EASEMENT.

9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

10. EACH PURCHASE 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.

11. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

12. LOT OWNERS SHALL INSTALL A REQUIRED 5 FOOT SIDEWALK ALONG BOTH SIDES OF THE INTERIOR STREET AT THE BUILDING PERMIT STAGE. SIDEWALKS SHALL BE LOCATED 3 FEET BEHIND THE BACK OF CURB. A 5 FOOT SIDEWALK ALONG RAUL LONGORIA RD WILL BE REQUIRED DURING THE CONSTRUCTION OF THE SUBDIVISION. THE SIDEWALKS ALONG RAUL LONGORIA RD. (FM 1428) SHALL REQUIRE A TxDOT PERMIT.

13. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND DESP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

16. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) 1, & 47 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1428 (RAUL LONGORIA RD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

17. LOTS 1 & 47 SHALL BE FOR COMMERCIAL/INDUSTRIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL/INDUSTRIAL. LOTS 1, & 47 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

18. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM OF 15.00 FEET.

METES AND BOUNDS

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT THE POINT OF THE INTERSECTIONS OF THE APPARENT EXISTING TRENTON ROAD AND RAUL LONGORIA ROAD (FM 1428) CENTERLINES; THENCE, SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH SAID RAUL LONGORIA ROAD CENTERLINE, A DISTANCE OF 1,038.30 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 10.000-ACRE TRACT AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 31 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 40.00 TO A FOUND NO. 4 REBAR ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,548.20 FEET TO SET 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) FOR THE APPARENT NORTHEAST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 281.70 FEET TO A SET 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) FOR THE SOUTHEAST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 1,508.20 TO A SET 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) ON SAID EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,548.20 FEET TO A POINT ON SAID RAUL LONGORIA ROAD CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 281.70 FEET TO A POINT ON SAID RAUL LONGORIA ROAD CENTERLINE FOR THE NORTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED AND FOR THE POINT OF BEGINNING, CONTAINING 10.000 ACRES, MORE OR LESS, OF WHICH 0.259 OF AN ACRE (CALCULATED) LIES IN EXISTING RAUL LONGORIA ROAD RIGHT-OF-WAY, FOR A NET OF 9.844 ACRES (CALCULATED), MORE OR LESS.

STATE OF TEXAS–COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SILVER HEIGHTS WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SILVER HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER ON _____ 20____.

_____
HIDALGO COUNTY, ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEXAS 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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS–CITY OF EDINBURG
PLAT OF APPROVAL CERTIFICATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY.

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG ON THIS _____ DAY OF _____, 20____.

_____ _____
MAYOR OF THE CITY OF EDINBURG DATE

ATTEST:
SECRETARY OF THE CITY OF EDINBURG

ENGINEER'S CERTIFICATION
STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE 18TH DAY OF MARCH, 20,20

EMIGDIO SALINAS, PROFESSIONAL ENGINEER No. 107703
M2 ENGINEERING, PLLC
TBPE FIRM NO. 18545

DATE PREPARED: MAY 15, 2020

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

5/13/20

SURVEYOR'S CERTIFICATION
STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, HOMERO L. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

_____
HOMERO LUIS GUTIERREZ, R.P.L.S. # 2791

DATE SURVEYED: 05/13/2020
SURVEYING JOB No.

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
SILVER HEIGHTS SUBDIVISION IS LOCATED IN THE NORTH CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF RAUL LONGORIA ROAD (FM 1428) APPROXIMATELY 1,100 FEET SOUTH OF THE INTERSECTION OF RAUL LONGORIA ROAD AND TRENTON ROAD. ACCORDING TO THE THE OFFICIAL MAP AT THE OFFICE OF THE CITY OF EDINBURG (POPULATION 88,993), SILVER HEIGHTS SUBDIVISION LIES 0.20 MILES FROM THE CITY LIMITS AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

THIS SUBDIVISION FALLS WITHIN HIDALGO COUNTY PRECINCT 4.

INDEX OF SHEETS: SILVER HEIGHTS SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; N.A.R.S.C. ROW EASEMENT DEDICATION; LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION AND ETJ MAP; SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE;

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAILS;

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;

SHEET 5: MAP OF TOPOGRAPHY AND STREET LAYOUT STREET DETAILS;

SHEET 6: HEADING INDEX; WATER AND SEWER DETAILS.

THE COUNTY OF HIDALGO TEXAS

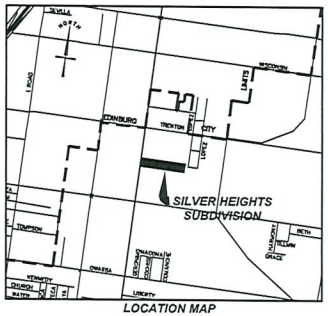
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
SCALE: 1"=2000'

SILVER HEIGHTS SUBDIVISION

A 10.00 ACRE TRACT OF LAND
OUT OF LOT 11, BLOCK 1,
JOHN CLOSNER SUBDIVISION
OUT OF PORCIONES 71 AND 72,
HIDALGO COUNTY, TEXAS
VOLUME 0, PAGES 4, H.C.M.R.

45 RESIDENTIAL/ 2 COMMERCIAL LOTS

SHEET 2 OF 6

M2 Engineering, PLLC
TBPE FIRM NO. 18545
1810 E. griffin parkway
mission,texas 78572
PHONE
956.800.8828

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

To: Planning & Zoning Commission

From: Jessica Lee Ramirez, Urban Planner

Date: January 12, 2021

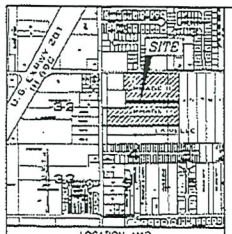
Re: **The Heights on Wisconsin Phase 2 Subdivision – Final Approval**

Location: The property is located on the south side of East Wisconsin Road, approximately 300 feet east of S. Veterans Road.

The preliminary plat was approved by the Planning & Zoning Commission on August 11, 2020. The subdivision plat is being recommended for final approval, subject to being in compliance with Article 14 Sec. 14.507-(Final Plat Acceptance) of the Unified Development Code.

All required fees, reimbursements, escrows, parkland fees, 30-year letters, testing reports, letter of acceptance, as-builts, water rights and exclusion shall be submitted. All required original tax certificates and water districts certificates must be submitted prior to plat recording.

A copy of the subdivision plat is attached along with a subdivision location map for your consideration



LOCATION MAP
1"=1000'

PREPARED BY
BANARIPA INFRASTRUCTURE GROUP, INC.
3525 W FREDDY GONZALEZ, SUITE B2
EDINBURG, TX 78539

DATE PREPARED 6-23-20

THE HEIGHTS ON WISCONSIN, PHASE II SUBDIVISION

A 12.82 GROSS ACRE TRACT OF LAND, BEING 7.727 ACRES OUT OF LOT 1, AND 5.093 ACRES OUT OF LOT 2, JAS. I. LAVELLE RESUBDIVISION, BEING FURTHER OUT OF LOT 4, BLOCK 4; LOT 4, BLOCK 3 OF THE J.J. CLOSNER CT. AL SUBDIVISION OF PORCIONES 71 & 72, HIDALGO COUNTY, TEXAS. MAP RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE HEIGHTS ON WISCONSIN, PHASE II, SUBDIVISION IS LOCATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WISCONSIN ROAD AND VETERANS ROAD (FM ROAD)

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HEIGHTS ON WISCONSIN, PHASE II SUBDIVISION, AN ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

OWNER: CAPRANZA DEVELOPMENT, LLC DATE
4116 CROSSPOINTE BLVD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

APPROVAL BY THE CITY OF EDINBURG PLANNING COMMISSION
I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS THE HEIGHTS ON WISCONSIN, PHASE II SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS WITH APPROVED FOR RECORDING ON THIS

_____ DAY OF _____, 20__

CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

APPROVAL BY THE CITY OF EDINBURG MAYOR
I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED

MAYOR, CITY OF EDINBURG DATE SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, LITO LOZANO RODRIGUEZ JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND 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 EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 20__

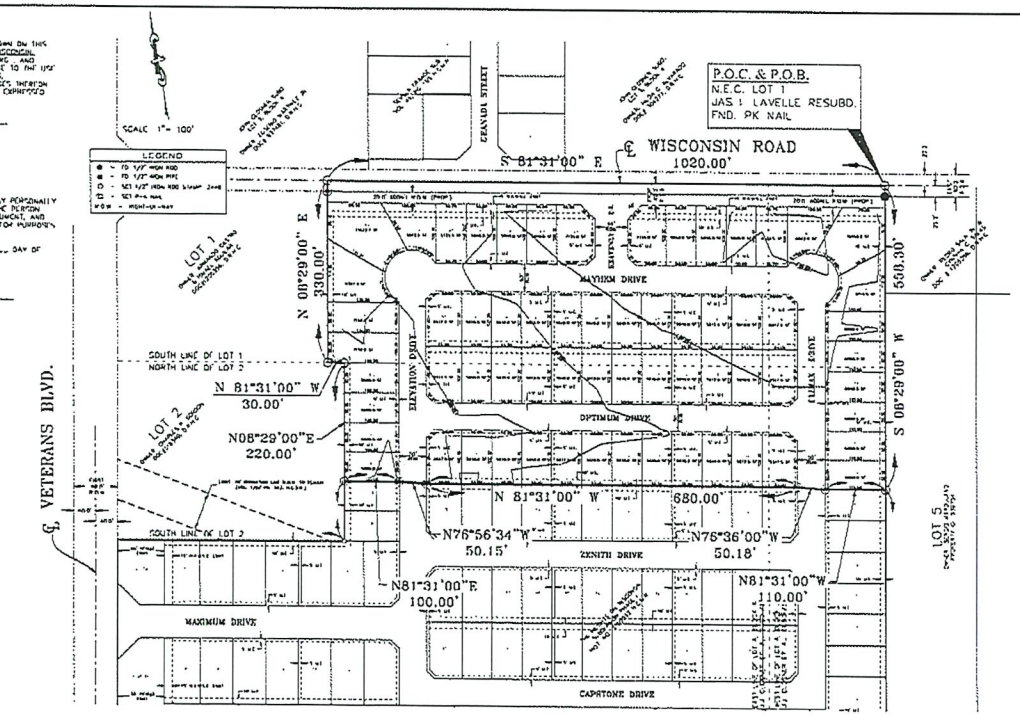
LITO LOZANO RODRIGUEZ JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1010
EDINBURG, TEXAS 78540
FIRM NO. 101702-00

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 TEXAS 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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

MAURO I. OCHOA, P.E., C.F.M DATE
GENERAL MANAGER

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CAPRANZA DEV. LLC	4116 CROSSPOINT BLVD.	EDINBURG, TX 78539		
ENGINEER	JOSE BARRERA	3525 W. FREDDY GONZALEZ	EDINBURG, TX 78539	956-687-3355	956-992-8801
SURVEYOR	LITO RODRIGUEZ	P.O. BOX 1010	EDINBURG, TX 78540	956-631-7551	



PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW BY JESUS BARRERA P.E. No. 86862
JUNE - 2020

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS. WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED

DATED THIS THE _____ DAY OF _____, 20__

REGISTERED PROFESSIONAL ENGINEER
NO. 86862 STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE

_____ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS

PRESIDENT ATTEST: SECRETARY

MILES AND BOUNDS DESCRIPTION

A 12.82 GROSS ACRE TRACT OF LAND, BEING 7.727 ACRES OUT OF LOT 1, AND 5.093 ACRES OUT OF LOT 2, JAS. I. LAVELLE RESUBDIVISION, BEING FURTHER OUT OF LOT 4, BLOCK 4; LOT 4, BLOCK 3 OF THE J.J. CLOSNER CT. AL SUBDIVISION OF PORCIONES 71 & 72, HIDALGO COUNTY, TEXAS. MAP RECORDED IN VOLUME 6, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 12.82 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK-NAIL FOUND ON THE CENTERLINE OF WISCONSIN ROAD AND THE NORTHEAST CORNER OF SAID LOT 1, OUT OF JAS. I. LAVELLE RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND AND PLACE OF BEGINNING;

THENCE, SOUTH 08 DEG 29' 00" WEST, ALONG THE EAST LINE OF SAID LOT 1, JAS. I. LAVELLE RESUBDIVISION, AT 20.00 FEET PASS A HALF INCH IRON ROD FOUND AT THE EXISTING SOUTH ROW OF WISCONSIN ROAD, AT 330.00 FEET PASS THE SOUTH LOT LINE OF SAID LOT 1, CONTINUING ALONG THE THE EAST LINE OF SAID LOT 2, JAS. I. LAVELLE RESUBDIVISION, A TOTAL DISTANCE OF 560.30 FEET TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEG 31' 00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 110.01 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED, LLH 2448) FOUND FOR AN OUTER CORNER OF THIS TRACT;

THENCE, NORTH 76 DEG 36' 00" WEST, A DISTANCE OF 50.18 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED LLH 2448) FOUND AT AN INSIDE CORNER OF THIS TRACT;

THENCE, NORTH 81 DEG 31' 00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 680.00 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED LLH 2448) FOUND AT AN OUTER CORNER OF THIS TRACT;

THENCE, NORTH 76 DEG 56' 34" WEST, A DISTANCE OF 50.15 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED LLH 2448) FOUND AT AN INSIDE CORNER OF THIS TRACT;

THENCE, NORTH 81 DEG 31' 00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED LLH 2448) FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEG 29' 00" EAST, PARALLEL WITH THE EAST LINE OF LOT 2, JAS. I. LAVELLE RESUBDIVISION, AND ALONG WITH THE EAST LINE OF CHANELLE AT CORSON'S, THACT, A DISTANCE OF 220.00 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED LLH 2448) FOUND AT THE NORTH LINE OF SAID LOT 2 FOR AN INNER CORNER OF THIS TRACT

THENCE, NORTH 81 DEG 31' 00" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 30.00 FEET TO A HALF INCH (1/2) IRON ROD (WITH A YELLOW PLASTIC CAP STAMPED LLH 2448) FOUND AT AN OUTER CORNER OF THIS TRACT;

THENCE, NORTH 08 DEG 29' 00" EAST, PARALLEL WITH THE EAST LINE OF LOT 1, JAS. I. LAVELLE RESUBDIVISION, AND ALONG WITH THE EAST LINE OF AMANDO CASTRO'S THACT, AT 310.00 FEET PASS A HALF INCH (1/2) IRON PIPE FOUND AT THE SOUTH ROW LINE OF SAID WISCONSIN ROAD, A TOTAL DISTANCE OF 330.00 FEET TO A PK-NAIL FOUND SAID ON THE CENTERLINE OF SAID WISCONSIN ROAD AND THE NORTH LINE OF SAID LOT 1 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEG 31' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, AND ALSO ALONG THE CENTERLINE OF SAID WISCONSIN ROAD, A DISTANCE OF 1020.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 12.82 ACRES GROSS OF LAND MORE OR LESS

GENERAL PLAT NOTES:

1. THIS PROPERTY IS LOCATED WITHIN ZONE "X"-SHADED ON A FLOOD INSURANCE RATE MAP DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL NO. 480334 0025 C MAP REVISED BY LOMR DATED MAY 14, 2001
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT AND CENTER OF EACH LOT
3. MINIMUM SETBACKS ARE AS FOLLOWS:
   - FRONT - 10 FEET OR EASEMENT, WHICHEVER IS GREATER
   - FRONT GARAGE - 18 FEET OR EASEMENT, WHICHEVER IS GREATER
   - REAR - 15 FEET OR EASEMENT, WHICHEVER IS GREATER
   - SIDE - 5 FEET OR EASEMENT WHICHEVER IS GREATER
   - SIDE CORNER - 10 FEET OR EASEMENT, WHICHEVER IS GREATER
4. THIS SUBDIVISION IS SERVED BY THE CITY OF EDINBURG WATER AND SANITARY SEWER SYSTEMS.
5. A TOTAL OF [illegible] AC-FT OF DETENTION IS REQUIRED FOR THE OVERALL PHASE I AND PHASE II SUBDIVISIONS (25.93AC ACRE TRACT). THE PRO-RATA SHARE FOR THIS PHASE I DEVELOPMENT IS [illegible] AC-FT
6. ALL LOTS CORNERS SHALL BE MARKED WITH A HALF (1/2) INCH IRON ROD UNLESS OTHERWISE NOTED
7. BENCHMARK TOP OF SMALL INLET LOCATED AT THE SOUTHEAST INTERSECTION OF WISCONSIN ROAD AND VETERANS BLVD. (ELEV. = 81.15)
8. 5 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE ON AS APPROVED BY CITY ENGINEER ON ALL INTERIOR STREETS.
9. 5 FT SIDEWALK WITH ADA RAMPS AND LANDINGS ARE TO BE CONSTRUCTED AT SUBDIVISION STAGE ALONG EAST SIDE OF VETERANS BLVD AND AT INTERNAL STREET INTERSECTIONS
10. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS
11. SIDE PARK FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE. (200.00 PER LOT)
12. THE ZONING CLASSIFICATION FOR THIS DEVELOPMENT IS URBAN RESIDENTIAL
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS
14. LOTS ARE TO BE SLOPED AT 1% IN ORDER TO PROVIDE POSITIVE DRAINAGE
15. LOTS A & B ARE COMMON AREAS NOT TO BE USED FOR RESIDENTIAL OR COMMERCIAL PURPOSES, NO BUILDING PERMITS SHALL BE ISSUED FOR THOSE LOTS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED GRANTOR WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED GRANTEE), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15'IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS, OR RELOCATES THE PUBLIC ROAD TO AN TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15'IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

BG ENGINEERING
3525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TEXAS 78539
956-687-3355
956-992-8801 (FAX)
TEXAS FIRM NO. 14826

THE CITY OF Edinburg

City Council Actions
Meeting Date: December 15, 2020

REZONING:
Hold Public Hearing and Consider the ordinance providing for the Rezoning Request from Suburban (S) District to Auto-Urban Residential (AU) District, Being 2.263 acres out of Lot 15, Section 237, Texas-Mexican Railway Company's Subdivision, Located on the East side of North McColl Road, Approximately 800 feet North of Schunior Road, As Requested By Ofelia Martinez

- Planning & Zoning Commission recommended approval on December 8, 2020
- City Council ***approved*** on December 15, 2020

COMPREHENSIVE PLAN AMENDMENT & REZONING:
Hold Public Hearing and Consider the ordinance providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Urban uses and the Rezoning Request from Auto-Urban Residential (AU) District to Urban Residential (UR) District, Being 24.591 acres out of Lot 3, Section 246, Texas-Mexican Railway Company's Survey, located at the southeast corner of Interstate 69C and Mile 17 ½ Road, As Requested By Melden & Hunt

- Planning & Zoning Commission recommended approval on December 8, 2020
- City Council ***approved*** on December 15, 2020

Hold Public Hearing and Consider the ordinance providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Auto-Urban Residential (AU) District to Urban Residential (UR) District, Being 30.557 acres out of Lot 4, Amended Plat of La Sienna Development, located at the southwest corner of Burns Boulevard and La Sienna Parkway, As Requested By Melden & Hunt

- Planning & Zoning Commission recommended approval on December 8, 2020
- City Council ***approved*** on December 15, 2020

VARIANCES:
Hold Public Hearing and Consider the Variance to the City's Unified Development Code Article 12, Section 12.301 (B5C) On-Premise Signs, Free Standing Sign, Being Lots 2 & 3 Cibolo Estates, Located at 12409 N Bail Bond Drive, As Requested By Datatronic Control, Inc.

- Planning & Zoning Commission recommended approval on December 8, 2020
- City Council ***approved*** on December 15, 2020

Consider Variance Request to the City's Unified Development Code as follows: 1. Article 3 – District and Bulk Standards, Division 3.300 – Bulk Regulations – Standard Development, Section 3.303 Multi-Family – Lot Width and Lot Area, and 2. Article 8 – Streets, Utilities, and Drainage, Division 8.200 – Streets, Sidewalks and Trails, Section 8.204 – Street Standards. Atwood Village Subdivision, a multi-family residential development, being 34.992 acres out of Lots 13 & 14, Section 238, Texas-Mexican Railway Company's Survey in Hidalgo County, Texas, located on the north side of Schunior Road and East of Hoehn Road, As Requested By Melden & Hunt, Inc.

- Planning and Zoning Commission recommended approval on November 10, 2020
- City Council ***disapproved*** on December 15, 2020

Consider Variance Request to the City's Unified Development Code as follows: 1. Article 3 – District and Bulk Standards, Division 3.300 – Bulk Regulations – Standard Development, Section 3.303 Multi-Family – Lot Width and Lot Area, and 2. Article 8 – Streets, Utilities, and Drainage, Division 8.200 – Streets, Sidewalks and Trails, Section 8.204 – Street Standards. Valencia Trails Subdivision, being a 19.11 acres out of Lots 1 & 8, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, located at the northwest side of Chapin Road and Monmack Road, As Requested By Melden & Hunt, Inc.

- Planning and Zoning Commission recommended approval on November 10, 2020
- City Council ***approved*** on December 15, 2020

Consider Variance Request to the City's Unified Development Code as follows: 1. Article 8 – Streets, Utilities, and Drainage, Section 8.204 Street Standards, and 2. Article 8 – Streets, Utilities, and Drainage, Section 8.213, Sidewalks, Ingle Springs Subdivision, a 20 acre tract of land out of Lots 5 & 6, Block 23, Santa Cruz Gardens No. 2 Subdivision, Hidalgo County, Texas, located on the south side of Ingle Road and east of Kenyon Road, As Requested By Quintanilla Headley & Associates, Inc.

- Planning and Zoning Commission recommended disapproval on October 13, 2020
- Item was ***TABLED*** at the request of the project engineer at the City Council meeting of November 17, 2020
- City Council ***approved*** on December 15, 2020