PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 13, 2022 - 04:00 PM
CITY HALL-COUNCIL CHAMBERS
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. Disclosure of Conflict of Interest

4. Meeting Procedures

   The following are the meeting procedures used by the Planning and 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 closes the public hearing, the Commission may question anyone and maintain any discussion which clarifies the proposal and will take what action it feels to be appropriate.

5. **MINUTES**

   A. Consider approval of the Minutes for the February 8, 2022 Regular Meeting.

   B. Consider approval of the Minutes for the March 8, 2022 Regular Meeting.

6. **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 requests should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

7. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lot 5, Villa Del Mundo Subdivision, located at 5121 South Veterans Boulevard, as requested by José A. Pardo

B. Consider the Initial Zoning Request to Auto-Urban Residential (AU) District, a 12.45 acre tract of land out of Lots 3 and 6, Section 235, Texas-Mexican Railway Company's Survey, located at 3101 Trooper Moises Sanchez Boulevard, as requested by Be the Light Ventures, LLC, on behalf of Maria Elena Falcon

C. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, 13.785 acres out of Lot 9, Section 246, Texas-Mexican Railway Company's Survey, located at 2200 East Chapin Street, as requested by M2 Engineering, PLLC, on behalf of City Place at Chapin, LLC

D. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, 8.409 acres out of Lot 2, Section 241, Texas-Mexican Railway Company's Survey, located at 500 East Russell Road, as requested by Iden I. Treviño on behalf of EIA Properties

E. Consider the Comprehensive Plan Amendment from Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, 68.277 acres being all of Lot 1 and 28.277 acres of Lot 2, Section 241, Texas-Mexican Railway Company's Survey, located at 500 East Russell Road, as requested by Iden I. Treviño on behalf of EIA Properties

F. Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 20.00 acre tract of land out of Lot 5, Block 1, John Closner Subdivision, located at 3301 South Raul Longoria Road, as requested by Isidro Navarro on behalf of Maverick Valley Builders, LLC

G. Consider the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District, Lots 13-16, Block 12, Country Club Place Subdivision, located at 101 West Freddy Gonzalez Drive, as requested by Melden & Hunt, Inc., on behalf of 3BU Family Limited Partnership

H. Consider the Rezoning Request from Commercial General (CG) District to Industrial (I) District, 5.157 acres out of Lot 39, Santa Cruz Ranch Subdivision, located at 4805 North Expressway 281, as requested by Spoor Engineering Consultants, Inc., on behalf of Nogales-Texas Properties, LLC

I. Consider the Comprehensive Plan Amendment from Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District, 6.39 acres out of Lot 39, Santa Cruz Ranch Subdivision, located at 4805 North Expressway 281, as requested by Spoor Engineering Consultants, Inc., on behalf of Nogales-Texas Properties, LLC

8. **PUBLIC HEARING (SUBDIVISIONS)**

A. Consider the Re-Plat of Lot 24, Santa Cruz Ranch No. 2 Subdivision,being a 2.87 acre tract of land out of Lot 24, Santa Cruz Ranch No. 2 Subdivision located at 9825 Calle Paris Road, as requested by Garza-Garza Consulting Engineers.

B. Consider the Re-Plat of Lot 10, North Industrial Park Subdivision being a 20.00 acre tract of land out of Lot 10, North Industrial Park, located at 6401 Republic Drive, as requested by Garza-Garza Consulting Engineers.

9. **CONSENT AGENDA**

A. Consider Final Replat of UHS Cornerstone Hospital Subdivision UHS Cornerstone Hospital Subdivision, an approximate 9.47 acre tract of land out of Lot 1A, of Cornerstone Medical Park Phase 1, a Re-Subdivision of Lots 1-2, Block 4, and the West 5 acres of Lot 15, Cornerstone Heart Hospital Subdivision, located at 2300 Cornerstone Boulevard, as requested by Perez Consulting Engineers.

B. Consider Final Plat of Del Rey Estates Unit 4 Subdivision, an approximate 13.03 acre tract of land out of Lot 3, Section 246, Texas-Mexican Railway Company's Survey, located at 3320 South Tower Road, as requested by Melden & Hunt, Inc.

C. Consider Final Plat of Pueblo De Palmas Phase 25 Subdivision, an approximate 25.50 acre tract of land out of Lots 17, 19, 21, & 23, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4420 North Cesar Chavez Road, as requested by Melden & Hunt, Inc.

D. Consider Final Plat of Ensenada Estates Subdivision, an approximate 17.42 acre tract of land out of Lot 6, Section 249, Texas-Mexican Railway Company's Survey, located at 1701 North Terry Road, as requested by Melden & Hunt, Inc.

10. **SUBDIVISIONS**

A. Consider the Preliminary Plat of Las Magnolias Subdivision being a 9.11 acre tract of land out of a part or portion of Lot 13, Section 239, Texas-Mexican Railway Company’s Survey, located at 4001 South Veterans Road, as requested by CLH Engineering, Inc.

B. Consider the Preliminary Plat of The Heavens at Alamo Subdivision, being an 8.00 acre tract of land out of a part or portion of Lot 10, Block 24, Santa Cruz Gardens Unit No. 2 Subdivision, located at 5301 Benito A. Ramirez Road, as requested by Melden & Hunt, Inc.

C. Consider the Preliminary Plat of Water Walk at La Sienna Subdivision being a 25.16 acre tract of land out of a part or portion of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.

D. Consider the Preliminary Plat of Provence Ridge Subdivision being a 20.00 acre tract of land out of a part or portion of Lot 5, Block 1, John Clorner, ET AL., Subdivision, located at 3301 South Raul Longoria Road, as requested by I.N. Civil Designs, LLC.

E. Consider the Preliminary Plat of Montreal Estates Subdivision being a 19.37 acre tract of land out of a part or portion of Lots 1 & 2, Block 7, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4216 North Kenyon Road, as requested by Rio Delta Engineering, Inc.

F. Consider the Preliminary Plat of Hacienda San Miguel-Cisneros, being a 2.36 acre tract of land out of a part or portion of Lot 11, Section 266, Texas-Mexican Railway Company Survey Subdivision, located at 7935 Tex-Mex Road, as requested by R.E. Garcia & Associates.

11. **DIRECTOR'S REPORT**

A. City Council Actions: March 15, 2022 & April 5, 2022

B. Unified Development Code Update

12. **INFORMATION ONLY**

A. Attendance Roster

13. **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 4:00pm on Friday April 8, 2022.

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Claudia Mariscal, 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.

PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 8, 2022 - 4:00 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539

Agenda: Minutes

Chairperson – Joe Ochoa, Vice Chairperson – Hiren Govind, Members - Jorge Sotelo, Ruby Casas, Jorge Gonzalez, Rene Olivarez, Victor Daniec

1. Call Meeting To Order, Establish Quorum

   Meeting was called to order at 4:03 P.M.

   A. Prayer – Prayer was announced by Jorge Gonzalez.

   B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. Certification of Public Notice

   MR. D. AUSTIN COLINA CERTIFIED PUBLIC NOTICE WAS POSTED ON FEBRUARY 4, 2022 AT 4:05 P.M.

3. Disclosure of Conflict of Interest

   CITY ATTORNEY, OMAR OCHOA STATED COMMISSION MEMBERS SHOULD DISCLOSE ANY KNOWN CONFLICTS OF INTERESTS. UNDER STATE LAW, A CONFLICT OF INTEREST EXISTS IF A COUNCIL MEMBER OR COMMISSION MEMBER OR FAMILY MEMBERS HAS A QUALIFYING FINANCIAL INTEREST IN THE AGENDA ITEM. MEMBERS WITH A CONFLICT OF INTEREST CANNOT PARTICIPATE IN DISCUSSION NOR VOTE ON THE AGENDA ITEM.

   MR. OCHOA INQUIRED IF ANY COMMISSIONERS HAD A CONFLICT OF INTEREST ON ANY AGENDA ITEMS.

COMMISSION MEMBER MR. VICTOR DANIEC STATED HE WOULD HAVE TO ABSTAIN FROM AGENDA ITEM 9A- PRELIMINARY APPROVAL FOR CARMEN AVILA PHASE IV SUBDIVISION.

COMMISSION MEMBER MR. RENE OLIVAREZ STEPPED INTO THE MEETING.

COMMISSION MEMBER MR. JORGE GONZALEZ STATED HE WOULD HAVE TO ABSTAIN FROM ITEM 8A- REZONING- ROBERTO MARTINEZ.

4. Meeting Procedures

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

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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.

5. **ABSENCES**

A. Consider Excusing the Absence of Commission Member Victor Daniec from the December 14, 2021 Regular Meeting.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND WAS SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO. MOTION CARRIED WITH 6 MEMBERS VOTING AYE, 0 VOTING NO, AND ONE ABSTENTION FROM MR. VICTOR DANIEC.

6. **MINUTES**

A. Consider approval of the Minutes for the January 17, 2022 Regular Meeting

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

7. **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

BEATRIZ FLORES IS CONCERNED FOR ITEM 8E, DUE TO CONTAMINANTS, NOT WANTING PROPERTY TO BE DEVELOPED UNTIL PROPERTY IS TESTED AND WANTING TO KNOW WHAT IS BEING PROPOSED.

8. **PUBLIC HEARINGS**

A. Consider the Comprehensive Plan Amendment from Urban Uses to Neighborhood Commercial Uses and the Rezoning Request from Neighborhood Conservation 5 (NC5) District to Commercial Neighborhood (CN) District, Lot 1, Laurel Heights Subdivision, located at 202 East Sprague Street, as requested by Roberto Martinez

SURVEY WAS DONE BY COMMISSION MEMBER MR. JORGE A. GONZALEZ.

COMMISSION MEMBER MR. JORGE SOTELO INQUIRED IF STRUCTURE WOULD BE REMODELED OR DEMOLISHED.

APPLICANT ROBERTO MARTINEZ WAS PRESENT- R & R BUILDERS, ADVISED THAT THE PROPERTY HAS NOT BEEN USED SINCE 2014 AND THEY WOULD REMODEL PROPERTY.

CHAIRPERSON MR. JOE OCHOA INQUIRED IF SIDEWALKS WOULD BE UP TO CODE.

COMMISSION MEMBER MR. VICTOR DANIEC INQUIRED ABOUT PARKING REQUIREMENTS.

APPLICANT ROBERTO MARTINEZ STATED THREE PARKING SPACES IN THE FRONT OF THE PROPERTY AND CURB CUT, ATTORNEY OFFICE WOULD BE BY APPOINTMENT.

UDC 4 PARKING SPACES PER 1000 SQ. FT. WOULD APPROXIMATELY NEED 12 PARKING SPACES AND WOULD BE PART OF BUILDING PERMIT PROCESS.

COMMISSION MEMBER MR. RENE OLIVAREZ INQUIRED ABOUT SURROUNDING ZONING BEING COMMERCIAL. HE ADVISED HE

WOULD WANT THE PROPERTY TO LOOK LIKE A PROFESSIONAL OFFICE INSTEAD OF A HOME.

AUSTIN STATED THIS WOULD BE FOR LIGHT COMMERCIAL USES.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED WITH 6 MEMBERS VOTING AYE, 0 VOTING NO, AND 1 ASTENTION FROM COMMISSION MEMBER MR. JORGE GONZALEZ.

B. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Suburban Residential (S) District to Commercial General (CG) District, a 5.00 acre tract of land out of Lot 15, Section 237, Texas-Mexican Railway Company's Survey, located at 1000 North McColl Road, as requested by Quintanilla, Headley & Associates, Inc., on behalf of Cubic Walls, LLC.

MR. ALFONSO QUINTANILLA ADDRESSED THE BOARD, HE STATED DEVELOPER HAD SPOKEN TO PLANNING DEPARTMENT AND EXPLAINED PROCESS FOR DEVELOPMENT. HE STATED MECHANIC SHOPS TO THE SOUTH OF PROPERTY, HIDALGO DRAIN DITCHES IN THE SURROUNDING AREA, THE PROPOSED PROJECT WOULD BE A NECESSITY FOR THE RESIDENTIAL PROPERTIES IN THE AREA, IT WILL ALSO CREATE A TAX PROPERTY.

COMMISSION MEMBER MR. VICTOR DANIEC INQUIRED WHERE IS THE NEAREST SELF STORAGE IN THE AREA.

FELLOW BOARD MEMBER, STATED THERE IS ONE OFF OF MCCOLL & SPRAGUE.

COMMISSION MEMBER MR. JORGE A. GONZALEZ INQUIRED IF A STUDY WAS DONE TO MAKE SURE PROPOSAL IS PROFITABLE.

MR. PAREDES STATED HE HAS STUDIED THE AREA AND INDICATED SELF STORAGE WOULD BE A NECESSITY, SPECIFICALLY FOR THE RESIDENTIAL AND MULTIFAMILY USES IN THE AREA.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. VICTOR DANIEC TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

C. Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Urban Uses and the Rezoning Request from Commercial General (CG) District to Urban Residential (UR) District, a 3.108 acre tract of land out of Lot 30, Kelly-Pharr Subdivision, located at 620 East Wisconsin Road, as requested by Melden & Hunt, Inc., on behalf of The Shoppes at Rio Grande Valley

CHAIRPERSON MR. JOE OCHOA INQUIRED REGARDING BUFFER WALL IN BETWEEN COMMERCIAL AND MULTIFAMILY AND EXITS WOULD BE OFF OF WISCONSIN ROAD.

MR. JAIME AYALA STATED THIS WOULD BE ADDRESSED AT SITE PLAN REVIEW AND EXITS WOULD BE OFF OF WISCONSIN ROAD.

COMMISSION MEMBER MR. JORGE SOTELO WANTED TO BE SURE SIDEWALKS WOULD BE INCLUDED FOR CONNECTIVITY.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

D. Consider the Comprehensive Plan Amendment from Agriculture Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 4.985 acre tract of land out of Lot 14, Section 233, Texas-Mexican Railway Company's Survey, located at 1013 North Depot Road, as requested by Melden & Hunt, Inc., on behalf of Rosendo and Stephanie V. Benitez

CHAIRPERSON MR. JOE OCHOA INQUIRED ABOUT THE SIZE OF THE ROAD.

MR. AYALA STATED IT WOULD BE ADDRESSED AT TIME OF SUBDIVISION AND SITE PLAN REVIEW.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MS. RUBY CASAS TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

E. Consider the Comprehensive Plan Amendment from Industrial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 12.831 acre tract of land consisting of 5.872 acres out of Lot 11, all of Lot 12 and 1.429 acres out of Lot 13, Subdivision "C", Original Townsite, Amended City of Edinburg, located at 221 East Schunior Street, as requested by Treviño Engineering, on behalf of Mel Phillip, Tide Products, Inc.

BEATRIZ FLORES STATED SHE IS CONCERNED ABOUT CONTAMINATION.

COMMISSION MEMBER MR. VICTOR DANIAC STATED HE HAS PROPERTY NEARBY AND IT WAS INDUSTRIAL USE.

APPLICANT WAS NOT PRESENT.

MOTION WAS MADE BY COMMISSION MEMBER MR. JORGE SOTELO AND SECONDED BY VICE CHAIRPERSON HIREN GOVIND TO TABLE THIS ITEM. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

F. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (UR) District, a 6.87 acre tract of land, more or less, being a portion of Lot 15, Section 277, Texas-Mexican Railway Company's Survey, located at 4401 West Sprague Street, as requested by Realtex Development, on behalf of BBB & J Investments, LTD.

RICK DEYOE, PRESIDENT OF REALTEX DEVELOPMENT, STATED THERE WOULD BE 14 UNITS TO THE ACRE AND IT WOULD BE AN AFFORDABLE SENIOR CITIZEN DEVELOPMENT FOR 55 ANDOLDER COMMUNITY. RECEIVED A LETTER OF SUPPORT FROM CITY COUNCIL.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE GONZALEZ TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST. MOTION CARRIED UNANIOMOUSLY WITH A VOTE OF 7-0.

G. Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, 15.336 acres out of Lot 1, Section 244, Texas-Mexican Railway Company's Survey, located at 500 East Monte Cristo Road, as requested by Melden & Hunt, Inc., on behalf of Garman Investments, LP.

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSINO MEMBER MS. RUBY CASAS TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT AND REZONING CASE. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

9. **SUBDIVISIONS (PLATS)**

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. JORGE SOTELO TO APPROVE ITEMS 9A-9C. MOTION CARRIED WITH 6 MEMBERS VOTING AYE, 0 VOTING NO, AND 1 ABSTENTION FROM COMMISSION MEMBER MR. VICTOR DANIEC.

A. Consider the Preliminary Plat of Carmen Avila Subdivision Phase VI, being a 37.64 acre tract of land out of Tract 156, San Salvador del Tule Grant, located at 9101 Carmen Avila Road, as requested by Quintanilla, Headley and Associates, Inc.

B. Consider the Preliminary Plat of La Reserva Phase I-C Subdivision, being 4.048 acres out of Lots 6 and 11, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23501 Uresti Street as requested by HALFF Associates, Inc.

C. Consider the Preliminary Plat of La Reserva Phase I-D Subdivision, being a 4.652 acre tract out of Lot 14, Block 73, Engelman, Re-Subdivision, of the Missouri-Texas and Irrigation Company's Subdivision in Las Mesteñas Grant, located at 23001 Uresti Street as requested by HALFF Associates, Inc.

10. **CONSENT AGENDA**

A. Consider the Final Plat for Los Lagos Subdivision Phase V - 'B', being a 15.90 acre tract of land more or less out of Lot 1, Swearengen Tract, located at 3707 East Mallorca Drive, as requested by Rio Delta Engineering

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO APPROVE THE FINAL PLAT. MOTION CARRIED UNANIOMUSLY WITH A VOTE OF 7-0.

11. **SUBDIVISIONS (VARIANCES)**

A. Consider Variance Request to the City's Unified Development Code Section 8.204 Street Standards, Paving Width, proposed Los Cortijos Subdivision, being 60.00 acres out of the East 1/2 of Lot 13, Block 57, all of Lot 16, Block 58, Alamo Land and Sugar Company's Subdivision, located at 7601 East Trenton Road, as requested by Melden & Hunt, Inc., on behalf of Frank Villanueva and Abigail Villanueva Sandoval

RUBEN DE JESUS ADDRESSED THE BOARD AND STATED THE PROPERTY IS LOCATED ¾ OF A MILE WEST FROM VAL VERDE, 1.5 MILES EAST OF ALAMO ROAD, AND 3.5 EAST OF RAUL LONGORIA ROAD. HE MENTIONED IF THE CITY OF EDINBURG STILL HAD THE 2

MILE ETJ, THE PROPERTY WOULD STILL BE PART OF COUNTY. HE STATED THE CURRENT STREET WIDTH IS 22 FT. AND THE REQUIRED WIDTH IS GOING TO BE 41 FT ON ONE SIDE. 40 FT. OF ROW WOULD BE DEDICATED AND SIDEWALKS WOULD BE INSTALLED FRONTING THE PROPERTY. HE ALSO DISCUSSED ADDING A 12 FT DECELARATION LANE AND ADVISED HE DOESN'T FEEL THE REQUIRED STREET WIDTH IS ADEQUATE FOR THAT AREA. MR. DE JESUS EXPRESSED POTENTIAL SAFETY CONCERNS DUE TO PAVEMENT NOT CONTINUING AND CAUSING ACCIDENTS.

THERE WAS BRIEF DISCUSSION REGARDING GROWTH IN THAT AREA AND THE METROPOLITAN PLANNING ORGANIZATION (MPO).

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0.

12. **DIRECTOR'S REPORT**

A. City Council Actions: January 18, 2022 and February 1, 2022

MRS. MENDOZA DISCUSSED CITY COUNCIL ACTIONS FOR THE JANUARY 18, 2022 AND FEBRUARY 1, 2022. SHE STATED THE REZONINGS AND VARIANCES TO THE SUBDIVISION REQUIREMENTS ON THOSE AGENDAS WERE APPROVED BASED ON P & Z RECOMMENDATION. INCLUDED IN THE ITEMS WAS THE PETITION FOR VOLUNTARY ANNEXATION AND DEVELOPMENT AGREEMENT FOR AZALEAS ESTATES.

B. Unified Development Code Update

MRS. KIMBERLY MENDOZA DISCUSSED THE UNIFIED DEVELOPMENT CODE UPDATE. SHE ADVISED THE LAST MEETING WAS HELD IN JANUARY FOLLOWED BY STAFF MEETINGS WITH THE CONSULTANT REGARDING MODULE 2. AN UPDATED MODULE 2 DRAFT IS EXPECTED IN MARCH.

13. **INFORMATION ONLY**

A. Attendance Roster

14. **ADJOURNMENT**

MOTION WAS MADE BY VICE CHAIRPERSON MR. HIREN GOVIND AND SECONDED BY COMMISSION MEMBER MR. RENE OLIVAREZ TO ADJOURN THE MEETING. MOTION CARRIED UNANIMOUSLY WITH A VOTE OF 7-0. MEETING WAS ADJOURNED AT 5:14 P.M.



Alejandra Gonzalez, Planning Assistant
Planning & Zoning Department

PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 8, 2022 - 4:00 P.M.
CITY HALL-COUNCIL CHAMBERS
415 WEST UNIVERSITY DR.
EDINBURG, TEXAS 78539
CHAIRPERSON JOE OCHOA, VICE- CHAIRPERSON HIREN GOVIND, COMMISSION MEMBERS: JORGE SOTELO, RUBY CASAS, RENE OLIVARES, JORGE GONZALEZ, VICTOR DANIEC 7 MEMBERS

AGENDA

1. Call Meeting To Order, Establish Quorum

   A. Prayer – Prayer was announced by Commission Member Ruby Casas.

   B. Pledge of Allegiance – The Pledge of Allegiance was said.

2. Certification of Public Notice **DIRECTOR KIMBERLY MENDOZA- 03/04/2022- 3:45 P.M.**

3. Disclosure of Conflict of Interest

4. Meeting Procedures

   The following are the meeting procedures used by the Planning and 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.

5. **MINUTES**

A. Consider approval of the Minutes for the February 8, 2022 Regular Meeting

CHAIRPERSON JOE OCHOA ADVISED OF CORRECTIONS NEEDED. ITEM WILL BE DISCUSSED ON NEXT AGENDA. NO ACTION TAKEN.

6. **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 & 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.

No public comments.

7. **PUBLIC HEARINGS**

A. Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, Lot 14, Trenton Terrace Subdivision, located at 1010 Leticia Street, as requested by Carlos Briones on behalf of Vista View Properties

NO COMMENTS IN FAVOR NOR AGAINST/ APPLICANT WAS PRESENT

CHAIRPERSON JOE OCHOA INQUIRED IF THERE HAVE BEEN ANY DISTURBANCES, OR ANY POLICE REPORTS, AND MR. FARLEY WAS NOT AWARE OF ANY REPORTS.

VICTOR DANIEC STATED THAT AT A PREVIOUS MEETING THERE WERE PUBLIC COMMENTS AGAINST A SUBDIVISION TO THE SOUTH REGARDING TRAFFIC ON LETICIA, AND STATED THIS LOCATION WOULD ONLY HAVE ONE ENTRACE/EXIT.

APPROVED BASED ON STAFF'S RECOMMENDATION - GOVIND /SOTELO 7-0

B. Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lots 25 and 26, Owassa Gardens Mobile Home Subdivision, located at 5614 and 5619 South Veterans Boulevard, as requested by Mike Garcia

NO COMMENTS IN FAVOR NOR AGAINST/APPLICANT PRESENT
NO DISCUSSION.

APPROVED BASED ON STAFF'S RECOMMENDATION - SOTELO/ OCHOA 7-0

C. Consider the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District, being all of Lots 1, 2, 11, 12, and the West 24 ft. of Lots 3 and 10, and abandoned 16 ft. x 124 ft. Alley right of way out of Block 259, Original Townsite of Edinburg, located at 620 West University Drive, as requested by Gilbert Ortiz on behalf of Richard Ivey

NO COMMENTS IN FAVOR NOR AGAINST/ NO DISCUSSION.

APPROVED BASED ON STAFF RECOMMENDATION - GOVIND/ CASAS 7-0

D. Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 320 North McColl Road, as requested by Richard Flores on behalf of Gaston Sosa De La Torre

NO COMMENTS IN FAVOR NOR AGAINST/ GOVIND INQUIRED ACCESS POINTS

APPROVED BASED ON STAFFS RECOMMENDATION- GOVIND/ DANIAC 7-0

8. **PUBLIC HEARINGS (SUBDIVISIONS)**

A. Consider the Preliminary Plat of UHS-Cornerstone Subdivision Replat, being all of Lot 1A, Cornerstone Medical Park, Phase 1 and the West 5.0 acres of Lot 15, Cornerstone Heart Hospital Subdivision, located at 2300 South Cornerstone Blvd., as requested by Perez Consulting Engineers

NO COMMENTS IN FAVOR NOR AGAINST/ NO DISCUSSION.

GOVIND/ SOTELO 7-0

9. **SUBDIVISIONS**

A. Consider the Preliminary Plat of Las Palmeras Subdivision, being a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey, located at 320 North McColl Road, as requested by M. Garcia Engineering, LLC.

NO DISCUSSION - SOTELO/CASAS- 7-0

B. Consider the Preliminary Plat of Owassa Place Subdivision, being a 19.309 acre tract of land out of Lot 15, Block 54, Alamo Land & Sugar Company's Subdivision, located at 8101 East Owassa Road, as requested by Melden & Hunt, Inc.

NO DISCUSSION - GOVIND/ SOTELO 7-0

10. **CONSENT AGENDA**

A. Consider Final Plat of Pueblo De Palmas Phase 26 Subdivision; a 29.04 acre tract of land out of Lots 28 & 30, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4201 N Cesar Chavez Road, as requested by Melden & Hunt, Inc.

GOVIND/OLIVARES 7-0

11. **DIRECTOR'S REPORT**

A. City Council Actions: February 15, 2022 & March 1, 2022

MRS. KIMBERLY MENDOZA DISCUSSED THE CITY COUNCIL ACTIONS FOR THE FEBRUARY 15, 2022 AND MARCH 1, 2022 MEETINGS. MRS. MENDOZA ADVISED OF THE SPECIAL USE PERMIT FOR FIESTA EDINBURG, ANNEXATION, AND INITIAL ZONING FOR THE HIGHLAND HEIGHTS SUBDIVISION BEING APPROVED BY CITY COUNCIL. ON THE MARCH 1ST MEETING, THE ITEM FOR 4401 WEST SPRAGUE WAS TABLED BY THE CITY COUNCIL AND THE ITEM FOR THE SELF STORAGE FACILITY THAT WAS LOCATED ON THE EAST SIDE OF MCCOLL ROAD AND NORTH OF 107 WAS DISAPPROVED BY CITY COUNCIL.

B. Unified Development Code Update

MRS. KIMBELY MENDOZA ADVISED THE FINAL DRAFT IS UNDER REVIEW WITH CITY STAFF, SCHEDULING WITH CONSULTANT MARCH 25, 2022- UPDATE LANDUSE MAP- VIRTUAL UDC MEETING IN APRIL AND PUBLIC HEARINGS IN MID MAY AND JUNE.

VICE CHAIRPERSON HIREN GOVIND INQUIRED WHETHER A PARTIAL APPROVAL OF THE UDC COULD BE CONSIDERED.

THERE WAS BRIEF DISCUSSION REGARDING THE REASON THE ITEM FOR CUBIC WALLS WAS OVERTURNED.

MEETING WITH CITY COUNCIL TO DISCUSS VOTING RECOMMENDATION DISCUSSION REGARDING 4401 SPRAGUE.

THERE WAS BRIEF DISCUSSION REGARDING THE TABLED ITEM- IDEN TREVINO-ENVIROMENTAL STUDY.

12. **INFORMATION ONLY**

A. Attendance Roster

13. **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 during regular working hours, at 3:45 P.M. on Friday, March 4, 2022.



Alejandra Gonzalez, Planning 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.

City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7A:
Consider the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lot 5, Villa Del Mundo Subdivision, located at 5121 South Veterans Boulevard, as requested by José A. Pardo

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for to establish a commercial office for electrical service and repair.

The property is located on the west side of South Veterans Boulevard, approximately 60 ft. north of Santa Maria Street and approximately 725 ft. south of Alberta Road. The property has 59.35 ft. of frontage on South Veterans Boulevard with a lot depth of 180.28 ft. for a lot area of approximately 0.25 gross acres and is currently vacant. The requested zoning designation allows for general commercial uses on the subject property.

The property is currently zoned Agriculture (AG) District. The adjacent zoning is Agriculture (AG) District in all directions. Adjacent land uses are single and multifamily with mixed commercial uses further north and south along South Veterans Boulevard. The property is approximately 2,075 ft. (0.4 miles) southeast of the Bert Ogden Arena. The future land use designation is for Auto-Urban Uses.

The property was annexed on December 10, 2013. As per City of Edinburg Unified Development Code (UDC) Section 1.205, "Any newly annexed land shall be designated Agriculture (AG) District unless controlled by a pre-annexation agreement that provides otherwise." The subject property was vacant when annexed and has remained vacant since that time.

Staff received a Zone Change Application for the subject property on March 11, 2022. The applicant indicated that the intended use is for an office for electrical repair and service with related storage and parking for service vehicles. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing to 39 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 and Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on the land uses in the area. Land uses along South Veterans Boulevard are mixed and include commercial, multifamily, and

single-family uses. The City-applied zoning of Agriculture (AG) District is not appropriate for this location.

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:

Staff recommendation is based on land uses in the area. The City-applied zoning of Agriculture is not appropriate for the subject property. Lots located on South Veterans Boulevard are fitting for lighter general commercial uses.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/01/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District

APPLICANT: José A. Pardo

AGENT: N/A

LEGAL: Lot 5, Villa Del Mundo Subdivision

LOCATION: 5121 South Veterans Boulevard

LOT/TRACT SIZE: 10,697.84 sq. ft. (gross)

CURRENT USE: Vacant

PROPOSED USE: Commercial service office

EXISTING ZONING: Agriculture (AG) District

ADJACENT ZONING: North – Agriculture (AG) District
South – Agriculture (AG) District
East – Agriculture (AG) District
West – Agriculture (AG) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District.

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST
JOSÉ A. PARDO

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of mixed single-family, multifamily, and commercial uses.

2. Commercial uses are common along South Veterans Boulevard in the vicinity.

3. The current zoning of Agriculture (AG) District was applied by the City when the property was zoned in 2013 and is not appropriate for the prevailing uses.

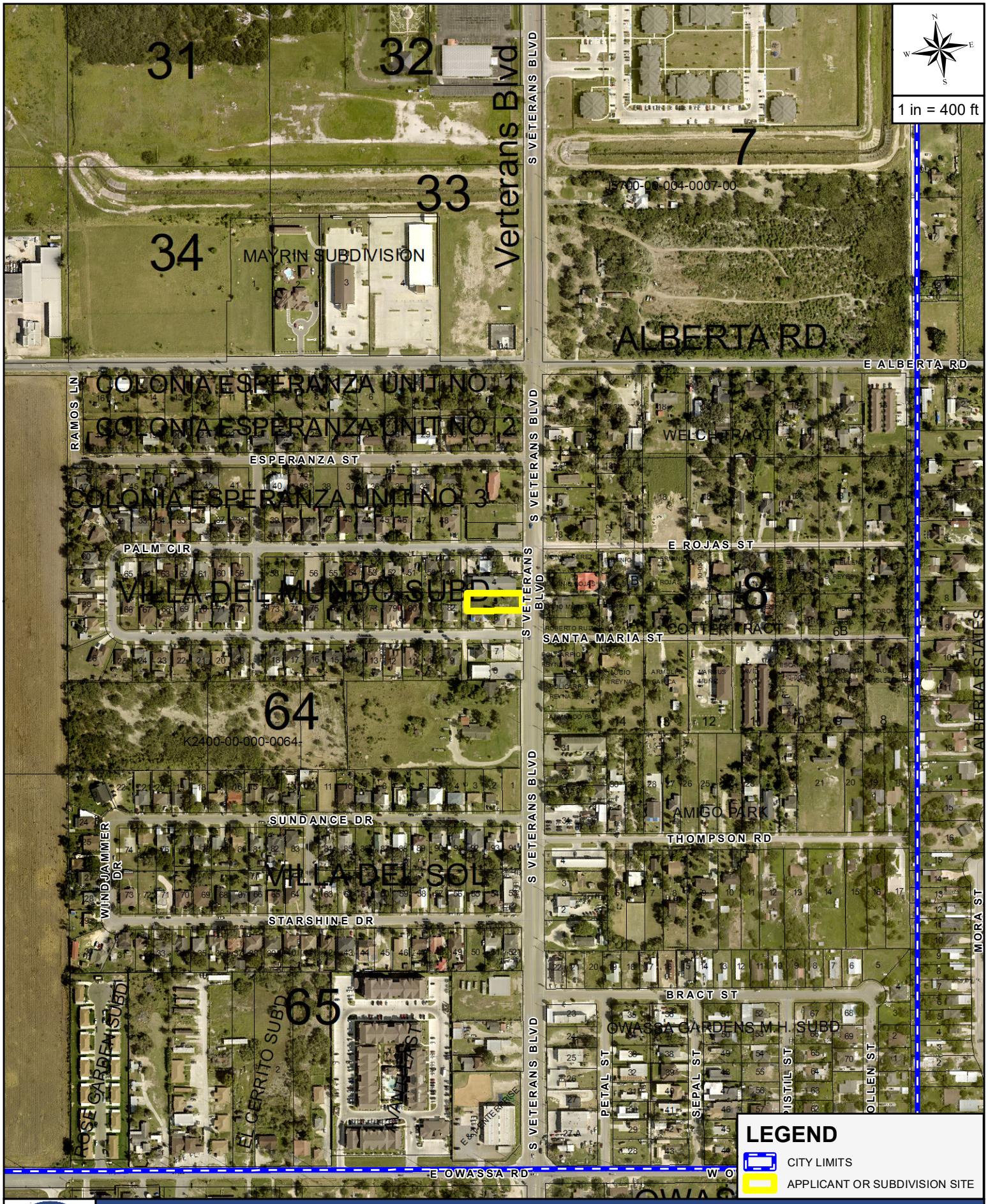
4. The applicant is requesting the change of zone to an office and storage facility for a commercial electrical service business.

Staff recommends approval of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on the nearby land uses. Several businesses exist along South Veterans Boulevard in the area, including one to the south on the same block. However, the requested zoning does not conform to the Future Land Use Plan.

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 to 16 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

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

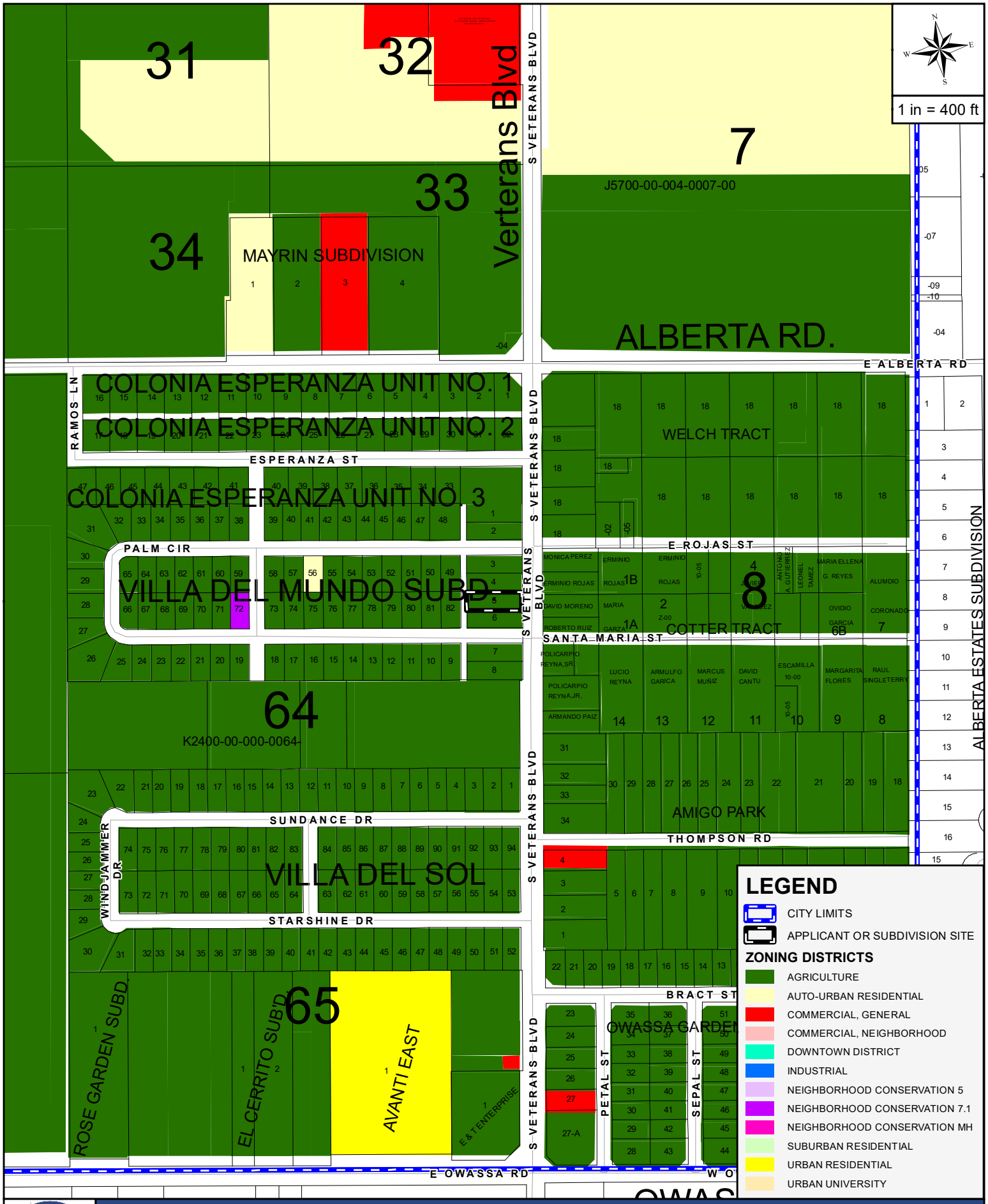


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

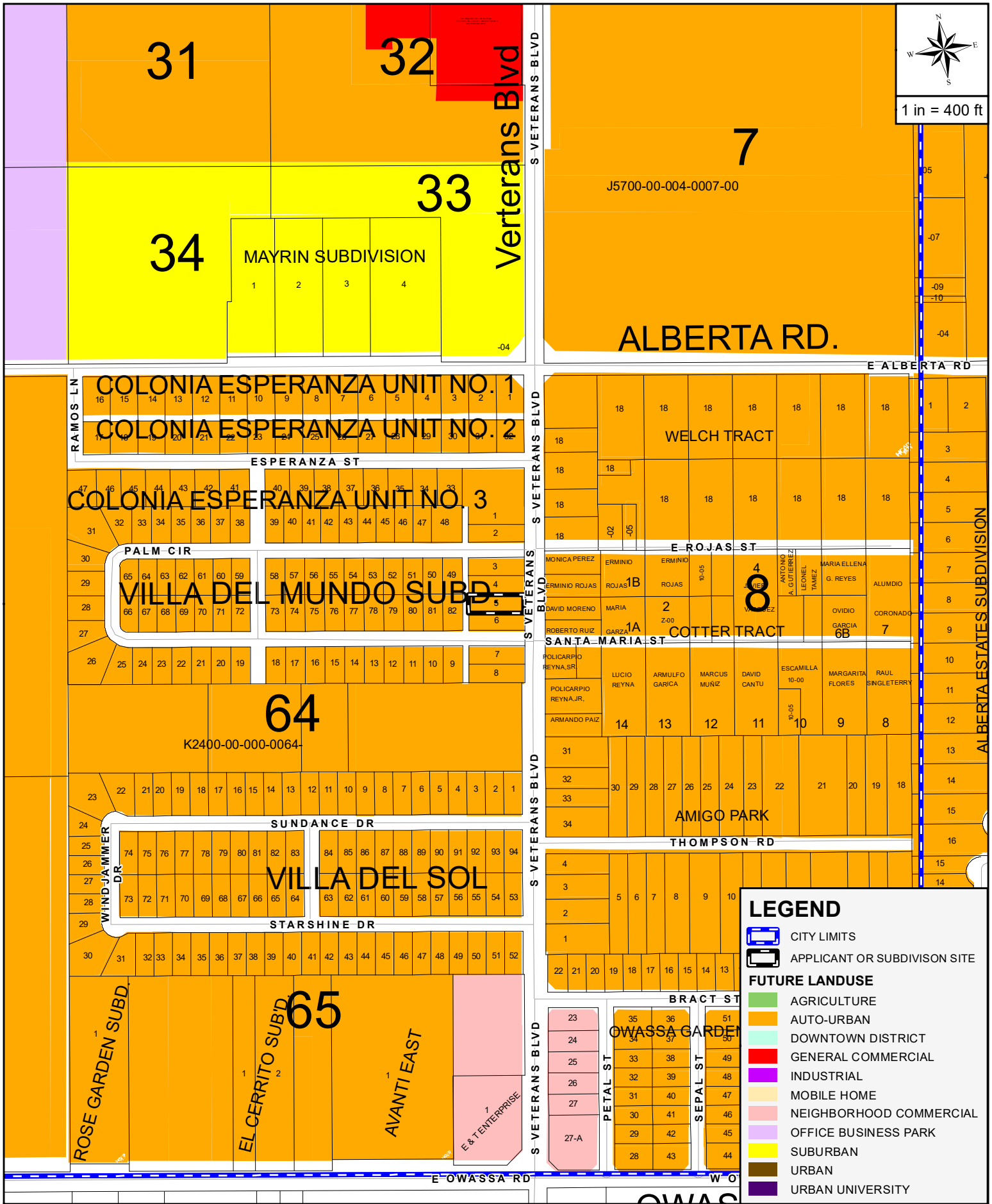
JOSE A PARDO



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

JOSE A PARDO



LEGEND

- CITY LIMITS
- APPLICANT OR SUBDIVISON SITE

FUTURE LANDUSE

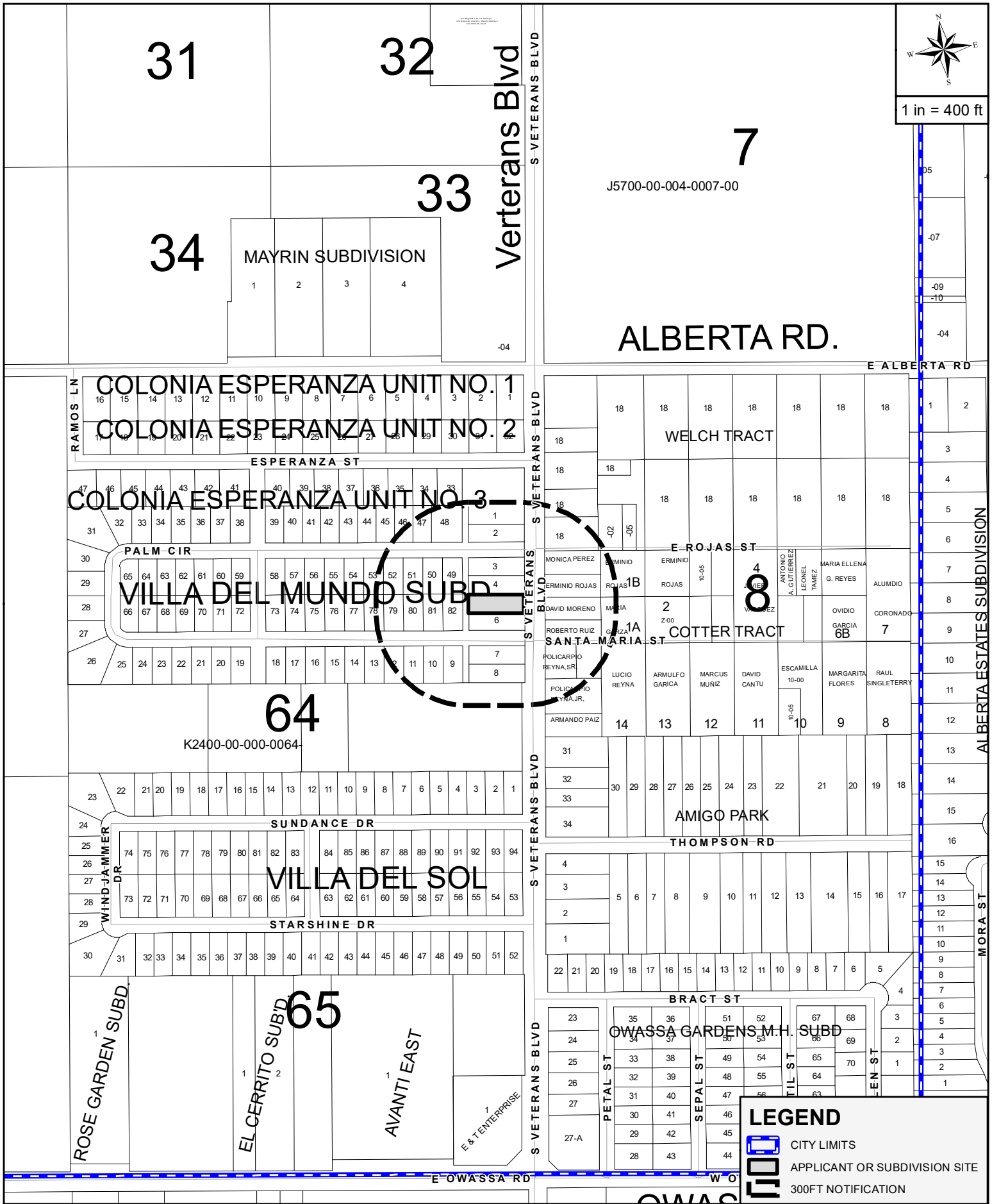
- AGRICULTURE
- AUTO-URBAN
- DOWNTOWN DISTRICT
- GENERAL COMMERCIAL
- INDUSTRIAL
- MOBILE HOME
- NEIGHBORHOOD COMMERCIAL
- OFFICE BUSINESS PARK
- SUBURBAN
- URBAN
- URBAN UNIVERSITY

THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

JOSE A PARDO



LEGEND

- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE
- 300FT NOTIFICATION

THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

JOSE A PARDO

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: 3/4/2022

1. Name: Jose A. Pardo 2. Phone: 956 984 9336

3. Mailing Address: 816 San Angel St.

4. City: San Juan State: Texas Zip: 78589

5. Email Address: josepardo1981.jp@gmail.com 6. Cell No. 956 984 9336

7. Agent: N/A 8. Agent's Phone: _____

9. Agent's Mailing Address: _____

10. City: _____ State: _____ Zip: _____

11. Agent's Email: _____

12. Address/Location being Rezoned: 5121 S. VETERANS BLVD.

13. Legal Description of Property: 14. Property ID(s): 314469

VILLA DEL MUNDO, LOT 5

15. Zone Change: From: AG - Agriculture To: ~~AU - Auto-Urban Residential~~ Commercial general or industrial

16. Existing Land Use: VACANT

RECEIVED
MAR 11 2022

17. Reason for Zone Change: _____

José A. Pardo (Please Print Name) Name: _____ Signature

AMOUNT PAID $ _____ RECEIPT NUMBER JXM Jed

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

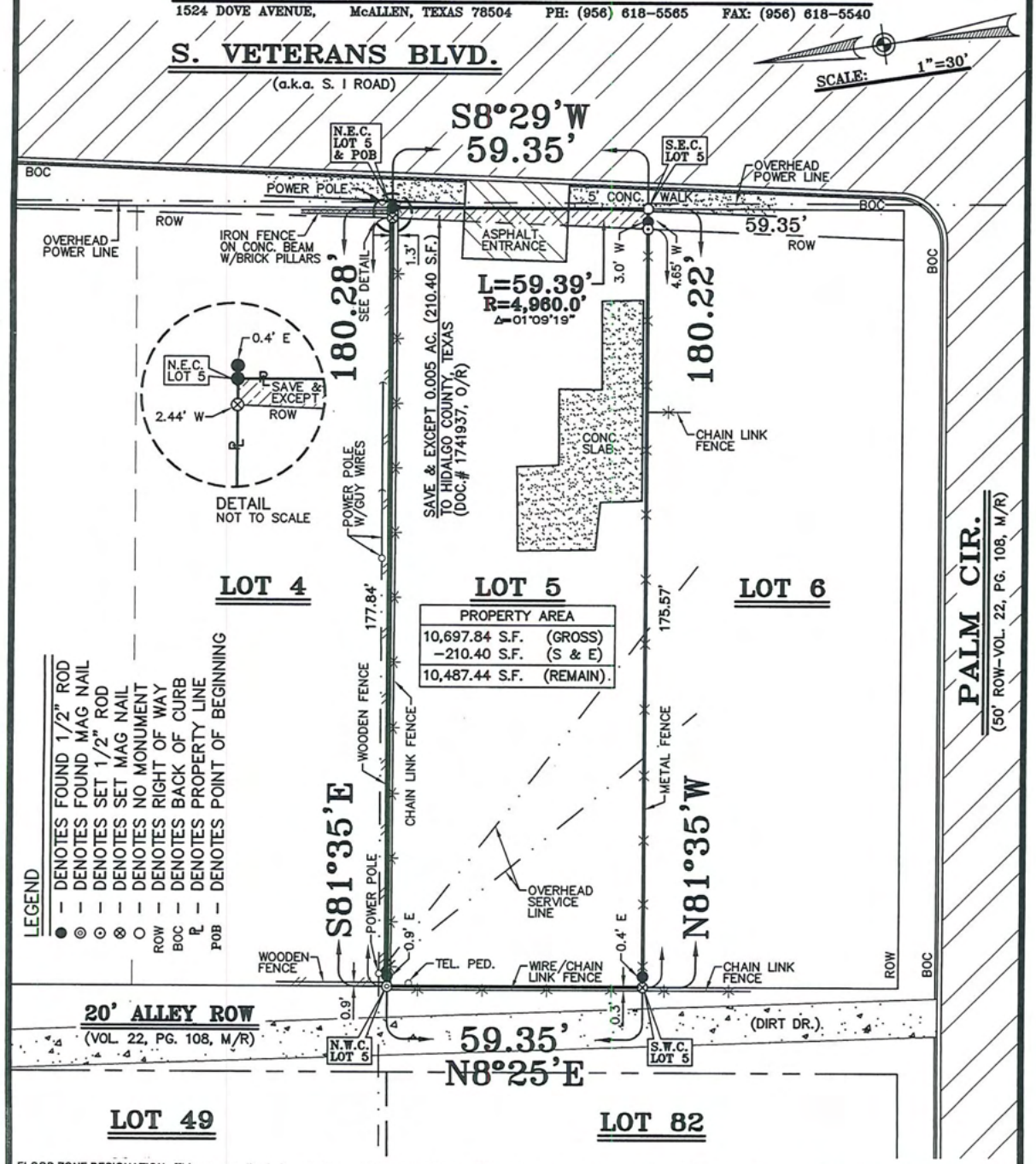
(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

T.B.P.E. FIRM No.: F-5154

ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



FLOOD ZONE DESIGNATION: This property lies in Zone "B". Zone "B" areas lie 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 protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480334-0425-C dated 11-16-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements, except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 941872 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Water Service Agreement dated July 22, 1983, recorded in Volume 2162, Page 916, Official Records, Hidalgo County, Texas. (Blanket)
6. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. (Blanket)
7. Subject to all right, title and interest, including but not limited to fee simple title, owned or claimed to be owned by HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
8. Subject to any oil, gas and mineral lease of record.
9. Bearing Basis: "W. line of Lot 5, Villa Del Mundo Subdivision"

BORROWER(s): Jose Antonio Pardo

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 5121 S. VETERANS BLVD., in EDINBURG, TEXAS, DESCRIBED AS FOLLOWS:

LOT 5, VILLA DEL MUNDO SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 108, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SAVE & EXCEPT: THAT 0.005 ACRE TRACT OF LAND PREVIOUSLY CONVEYED TO THE COUNTY OF HIDALGO IN DEED DATED MARCH 13, 2007, UNDER CLERK'S FILE NO. 1741937, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

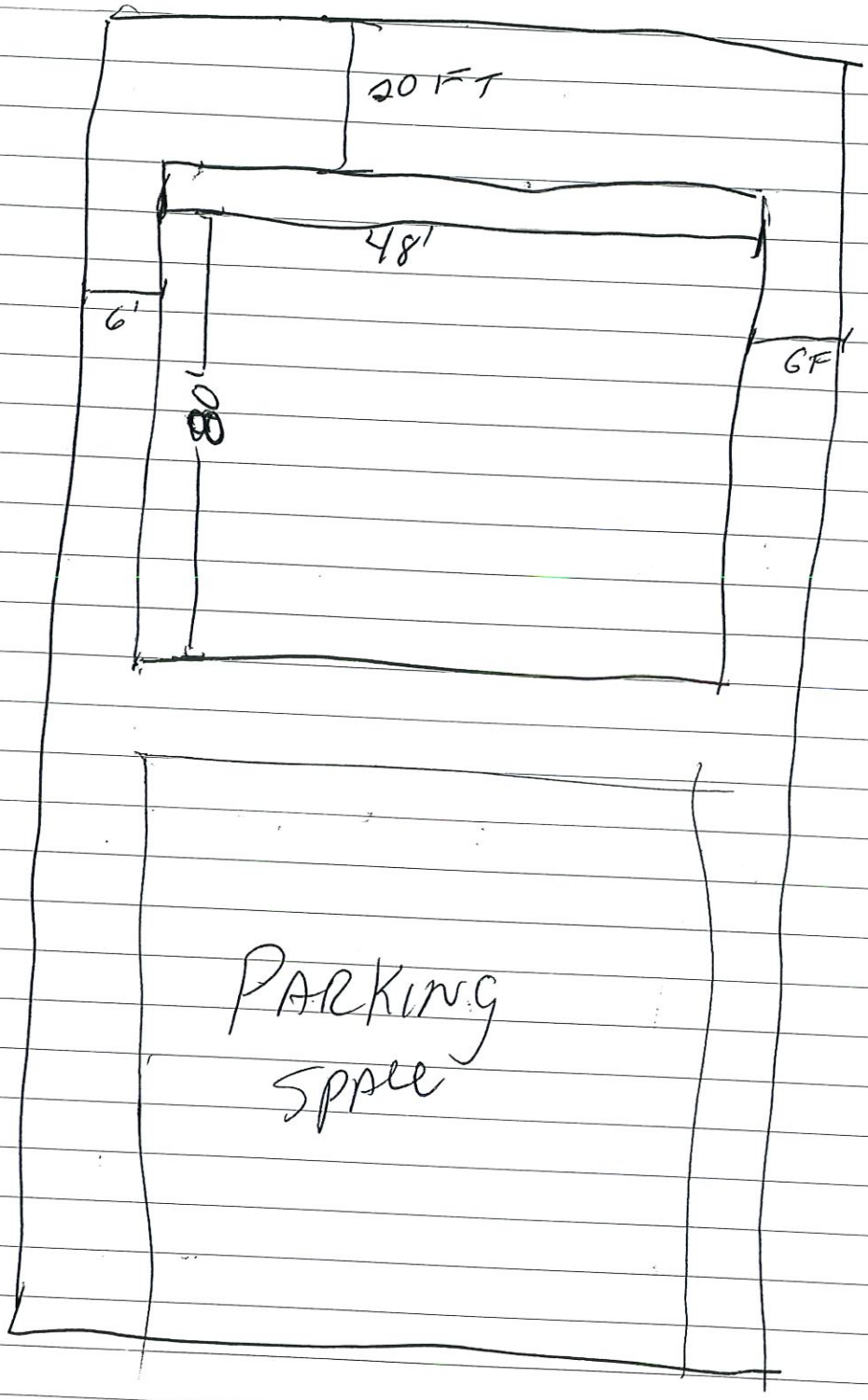
22-62290 Job No.

02-04-22 Date

© COPYRIGHT 2022 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

REGISTERED ARTURO A. SALINAS 4802 SURVEYOR

Registered Professional Land Surveyor No. 4802


20 FT
48'
6'
GF
PARKING
SPACE

Rezoning Request Site Photo

JOSÉ A. PARDO

5121 South Veterans Boulevard



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

INITIAL ZONING REQUEST

AGENDA ITEM 7B:
Consider the Initial Zoning Request to Auto-Urban Residential (AU) District, 12.45 acres out of Lots 3 and 6, Section 235, Texas-Mexican Railway Company's Survey Subdivision, located at 3101 Trooper Moises Sanchez Boulevard, as requested by Be the Light Ventures, LLC, on behalf of Maria Elena Falcon

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for the development of a single-family residential subdivision.

The property is located on the west side of Trooper Moises Sanchez Boulevard, approximately 415 ft. north of West Rogers Road and just outside the City Limits. The property has 881.45 ft. of frontage on Trooper Moises Sanchez Boulevard and an irregular shape for a lot area of 8.409 gross acres and is currently occupied by agricultural uses. The requested zoning designation allows for single and multifamily uses on the subject property.

The property is located in the City's extraterritorial jurisdiction (ETJ), with the northeast corner touching the City Limit. The nearest Zoning is Suburban Residential (S) District to the northeast. Surrounding land uses are mostly single-family residential with some agriculture and vacant land. The property is approximately 2,040 ft. west of the De Zavala Elementary School. There is no future land use designation is for this location.

Staff received a Zone Change Application for the subject property on March 15, 2022. The applicant indicated that the intended use is for a single family subdivision. A preliminary layout was submitted with the application and shows 53 residential lots. On the same day, a Petition for Voluntary Annexation was submitted by the applicant for this property and is scheduled for consideration by the City Council on April 19, 2022. Rezoning is needed to accommodate the proposed project.

Staff mailed a notice of the public hearing to 36 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 Initial Zoning Request to Auto-Urban Residential (AU) District based on the nearby zoning and land uses. The requested zoning district is the primary residential district. The area of the surrounding the proposed subdivision is suburban to auto-urban in nature.

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:

Staff recommendation is based on nearby zoning and land uses. The requested Auto-Urban Residential (AU) District is compatible with the existing Suburban and Auto-Urban uses in this area.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/04/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Initial Zoning Request to Auto-Urban Residential (AU) District
APPLICANT:	Maria Elena Falcon
AGENT:	Be the Light Ventures, LLC
LEGAL:	12.45 acres out of Lots 3 and 6, Section 235, Texas-Mexican Railway Company's Survey Subdivision
LOCATION:	3101 Trooper Moises Sanchez Boulevard
LOT/TRACT SIZE:	12.45 acres (net)
CURRENT USE:	Agriculture
PROPOSED USE:	Single-family residential
EXISTING ZONING:	N/A
ADJACENT ZONING:	North – N/A South – N/A East – N/A West – N/A
LAND USE PLAN:	N/A
PUBLIC SERVICES:	Sharyland Water and City of Edinburg Sewer
RECOMMENDATION:	Staff recommends approval of the Initial Zoning Request to Auto-Urban Residential (AU) District.

INITIAL ZONING REQUEST
MARIA ELENA FALCON

EVALUATION

The following is staff's evaluation of the request.

1. The property is located in the ETJ, just outside the City Limit.

2. Voluntary Annexation is being petitioned for this location with a development agreement designating it Auto-Urban Residential (AU) District.

3. The land use pattern for this area is mostly low-density residential with some agriculture and vacant land.

4. The applicant is requesting the change of zone for a single-family residential subdivision.

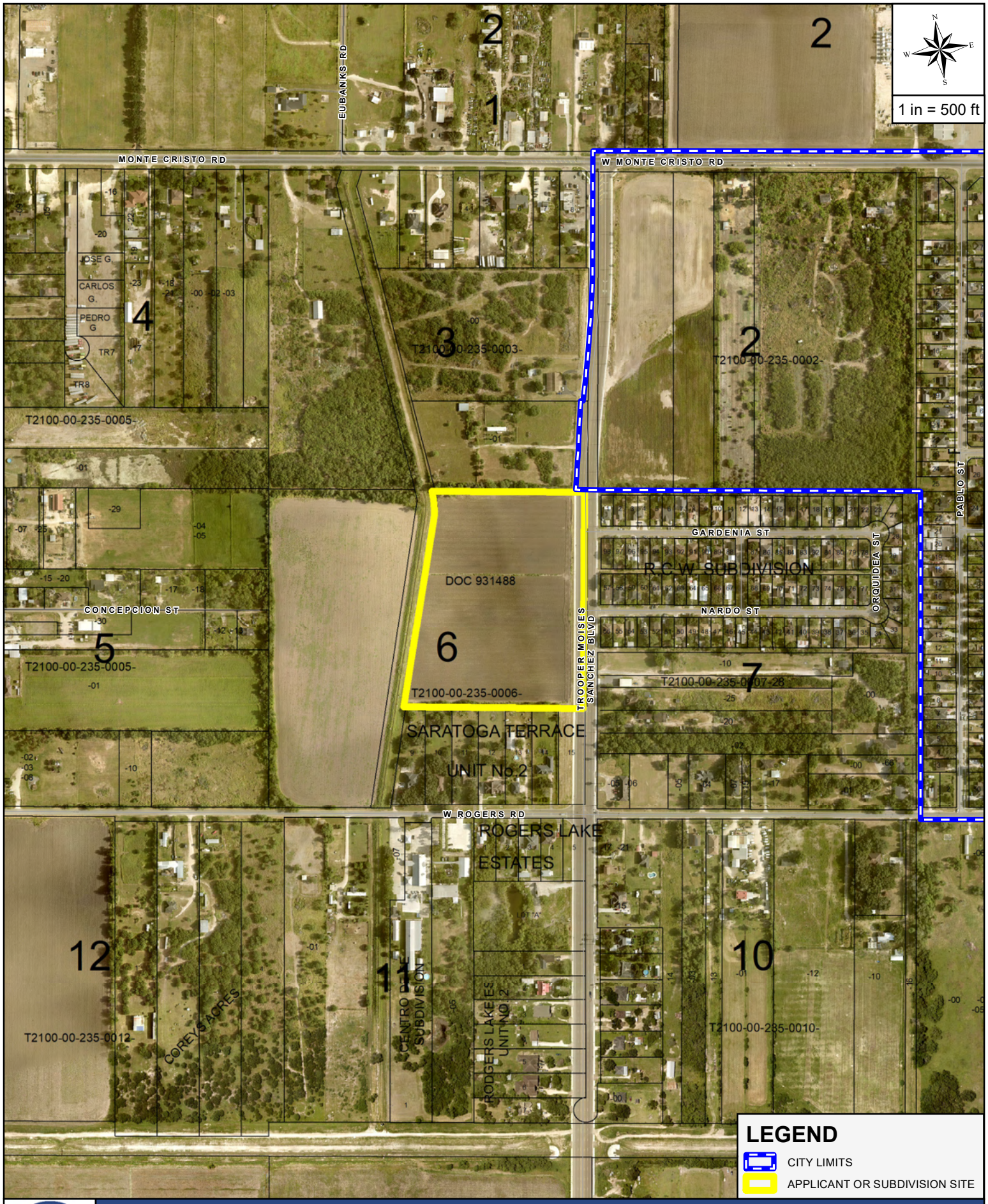
5. The requested zoning is the primary residential zoning, suitable for most residential areas.

Staff recommends approval of the Initial Zoning Request to Auto-Urban Residential (AU) District based on nearby zoning and land uses. The proposed Zoning District is the primary residential zoning district and suitable for this largely suburban to auto-urban area. There is no Future Land Use Plan for this location.

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 to 36 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

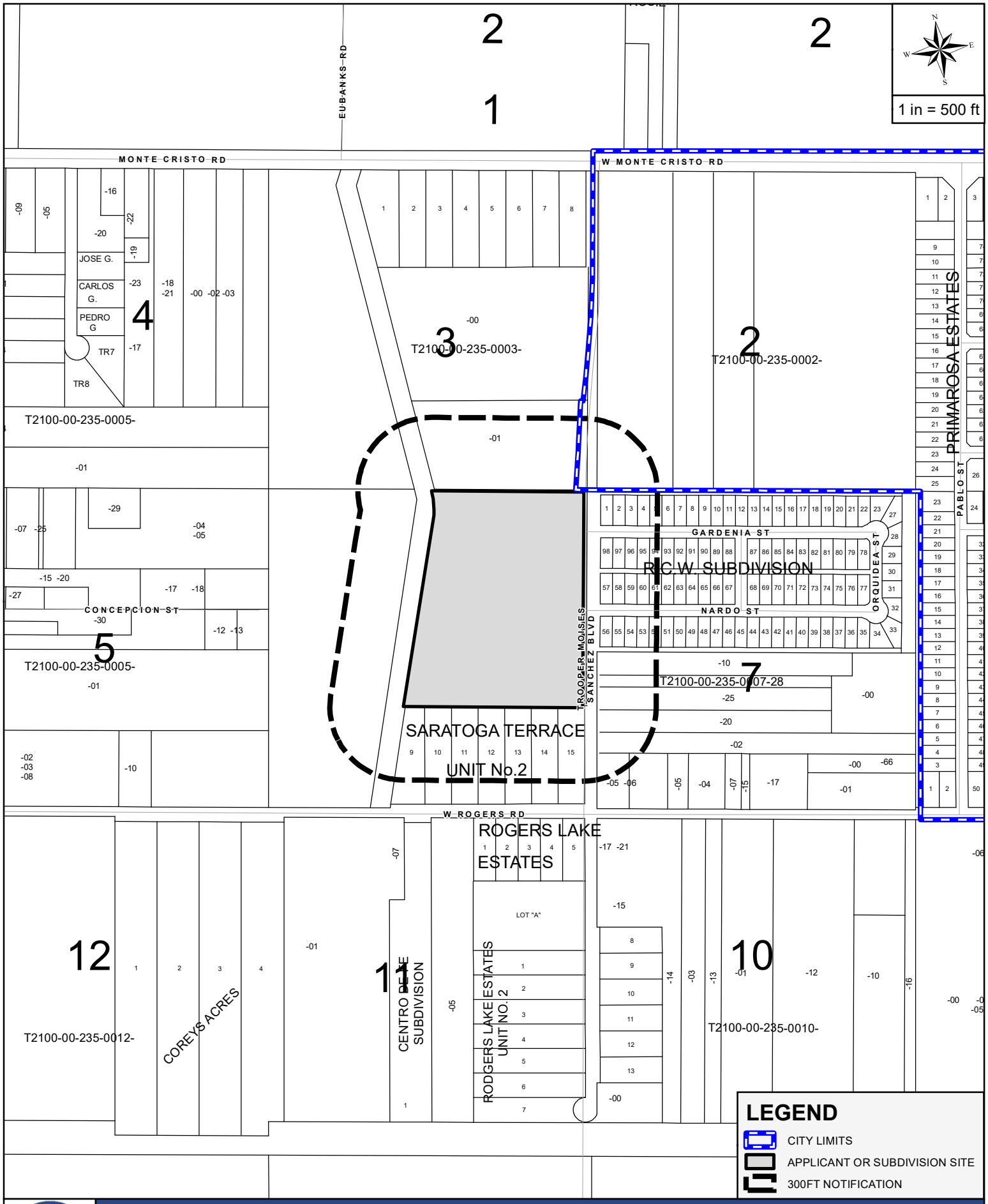
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

BE THE LIGHT VENTURES, LLC. / MARIA ELENA FALCON



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

BE THE LIGHT VENTURES, LLC. / MARIA ELENA FALCON

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: **March 9, 2022**

1. Property Owner: **Maria Elena Falcon** 2. Phone: **(956) 821-8102**

3. Mailing Address: **4801 N. 10th Sr**

4. City: **McAllen** State: **TX** Zip: **78504**

5. Email Address: **avilleda@mybusinesslawyer.com** 6. Cell No. **(956) 631-9100**

7. Agent: **Be The Light Ventures, LLC** 8. Agent's Phone: **(956) 279-7527**

9. Agent's Mailing Address: **4801 N. 10th St**

10. City: **McAllen** State: **TX** Zip: **78504**

11. Agent's Email: **illuminationsrgv@yahoo.com**

12. Address/Location being Rezoned: **On 10th St, approx. 1,500 ft from the int. of Monte Cristo Rd**

13. Legal Description of Property: 14. Property ID(s): **294853**

A 12.45 acre net tract of land out of Lots 3 and 6, Section 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, Hidalgo County, Texas

15. Zone Change: From: **AG - Agriculture** To: **UR - Urban Residential**

16. Existing Land Use: **AG**

17. Reason for Zone Change: **Single-Family Subdivision**

Melinda Garza (Please Print Name)

Melinda G. Signature

AMOUNT PAID $ _____ RECEIPT NUMBER _____

RECEIVED
MAR 15 2022
Name:

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

From: Omar Cano <omar.cano@supremeengineering.com>
Sent: Friday, April 8, 2022 1:33 PM
To: Daniel Austin Colina
Cc: Kimberly Mendoza; Nikki Cavazos
Subject: Zone Change

Hello Austin,

As per our telephone conversation, please change the zone request for the property on 10th St. from Urban Residential to Auto Urban as discussed.

Should you have any questions or concerns, please do not hesitate to contact me at any time.

Best Regards,

Omar Cano, P.E., C.F.M.
Principal Engineer

SUPREME ENGINEERING

410 S. Jackson Rd. #2780
Edinburg, TX 78539
(956) 272-2246

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Wednesday, April 13, 2022 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:

CONSIDER THE INITIAL ZONING REQUEST TO URBAN RESIDENTIAL (UR) DISTRICT, 12.45 ACRES OUT OF LOTS 3 AND 6, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, LOCATED AT 3101 TROOPER MOISES SANCHEZ BOULEVARD, AS REQUESTED BY BE THE LIGHT VENTURES, LLC, ON BEHALF OF MARIA ELENA FALCON

This district is the highest intensity residential district. It is intended to permit a wide range of residential uses and encourage a variety of housing types. The applicant is proposing a single-family residential development at this location.

This request is scheduled to be heard by the **City Council on Tuesday, May 3, 2022 at 6:00 P.M.** As a property owner within 300 ft. of the subject property, 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, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:
MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Tuesday, April 12, 2022
EMAIL: planning@cityofedinburg.com by Tuesday, April 12, 2022

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

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

Comments: _____

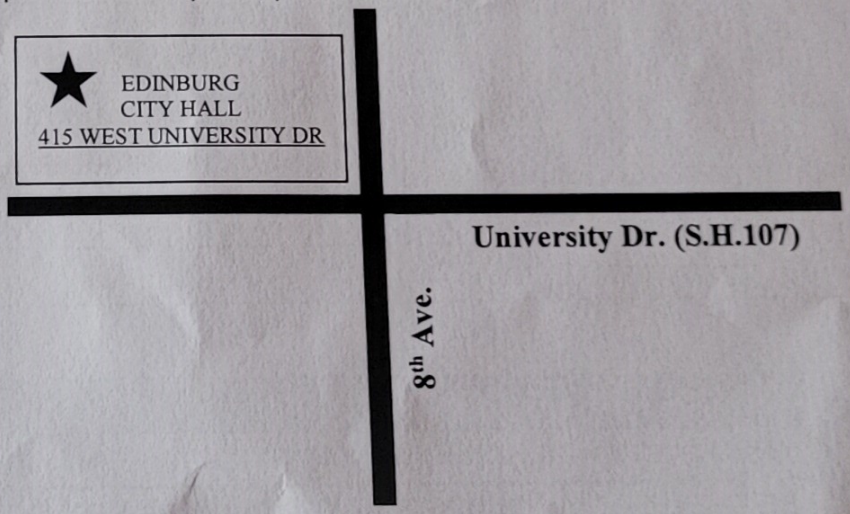
Print Name: Cruz Garza Phone No. 9562193842

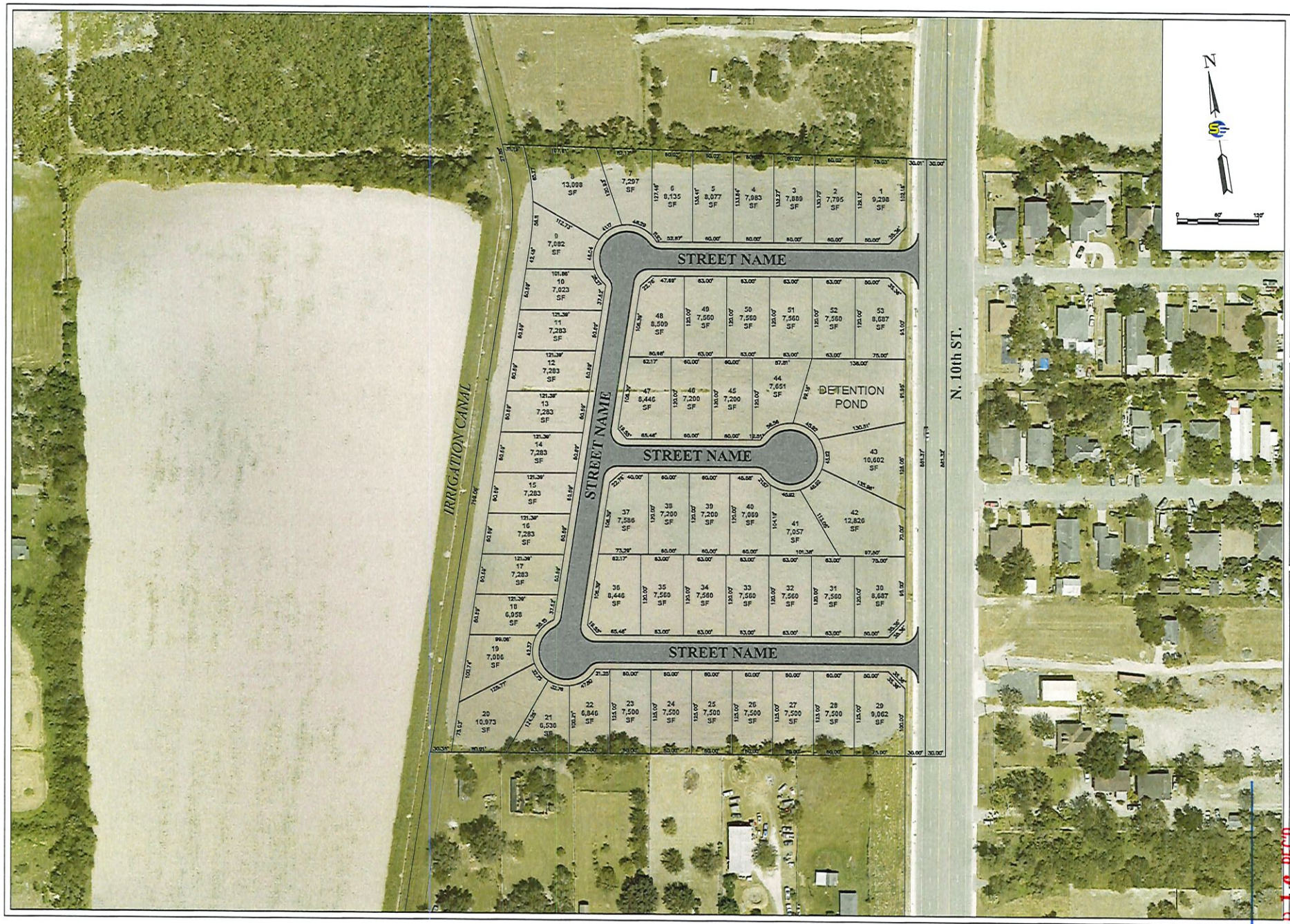
Address: ~~312 N. Monmach~~ 5812 Nardo St City: Edinburg State: Tx Zip: 78541

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

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





SUPREME ENGINEERING

TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
410 S. JACKSON RD. #2780
EDINBURG, TX 78539
PH: (956) 272-2246

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 3/15/2022
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REVISIONS:			
REV	DESCRIPTION	DATE	APPROVED BY:

PROJECT No. ##
PROJECT TEAM
DESIGN BY: ##
DRAWN BY: ##
CHECKED BY: ##
APPROVED BY: ##

PREPARED FOR:
BE THE LIGHT VENTURES, LLC
4801 N. 10th ST., SUITE C
McALLEN, TX

10th ST. PROPERTY SUBDIVISION
ROUGH PRELIMINARY LAYOUT

MAR 16 REC'D

Rezoning Request Site Photo

MARIA ELENA FALCON

3101 Trooper Moises Sanchez Boulevard



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

REZONING REQUEST

AGENDA ITEM 7C:
Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, 13.785 acres out of Lot 9, Section 246, Texas-Mexican Railway Company's Survey Subdivision, located at 2200 East Chapin Street, as requested by M2 Engineering, PLLC, on behalf of City Place at Chapin, LLC

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for a multi-family residential development of fourplexes.

The property is located on the south side of East Chapin Street, approximately 500 ft. west of North "M" Road. The property has 469.16 ft. of frontage on East Chapin Street with a lot depth of 1,279.88 ft. for a tract size of 13.785 gross acres and is currently the location of a single-family residential home. The requested zoning designation allows for single and multi-family residential uses on the subject property.

The property is currently zoned Agriculture (AG) District. The adjacent zoning is Agriculture (AG) District to the north, east, and west, and Commercial General (CG) District to the south. Adjacent land uses are agriculture to the north and east, single-family residential to the west, and vacant land to the south. The property is approximately 580 ft. west of the Edinburg North Wastewater treatment facility and approximately 580 ft. northwest of the Hidalgo County Juvenile Detention and Rehabilitation Center. The closest schools to the subject property are Lincoln Elementary, approximately 0.5 miles to the southwest and Eisenhower Elementary, approximately. 0.7 miles to the northeast. The future land use designation is for Auto-Urban Uses.

Staff received a Zone Change Application for the subject property on March 7, 2022. The applicant indicated that the intended use is for a proposed fourplex subdivision. Rezoning is required to accommodate the intended use. A subdivision application for this project has not yet been received.

Staff mailed a notice of the public hearing to seven neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the suitability of the location and community needs. The proposed project will help meet demand for multifamily housing in the area. The requested zoning conforms with the Future Land use Plan and expected future uses.

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:

Staff recommendation is based on the need for multifamily housing and the Future Land Use Plan for this location. The proposed Auto-Urban Residential (AU) District designation is suitable at this location.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/01/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District

APPLICANT: City Place at Chapin, LLC

AGENT: M2 Engineering, PLLC

LEGAL: 13.785 acres out of Lot 9, Section 246, Texas-Mexican Railway Company's Survey Subdivision

LOCATION: 2200 East Chapin Street

LOT/TRACT SIZE: 13.785 acres

CURRENT USE: Vacant

PROPOSED USE: Multifamily residential development

EXISTING ZONING: Agriculture (AG) District

ADJACENT ZONING: North – Agriculture (AG) District
South – Commercial General (CG) District
East – Agriculture (AG) District
West – Agriculture (AG) District

LAND USE PLAN: Auto-Urban

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District.

REZONING REQUEST
CITY PLACE AT CHAPIN, LLC

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists of agriculture and suburban single-family residential uses. Heavy utility and institutional uses exist nearby to the east.

2. The current zoning of Agriculture (AG) District is consistent with historical and many of the existing land uses in the area, particularly to the north.

3. Urban spread is causing increased multifamily developments in areas of this kind.

4. The applicant is requesting the change of zone to construct a multifamily residential development.

Staff recommends approval of the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the adjacent zoning and land uses. The requested zoning is generally compatible with uses near the subject property. The requested zoning conforms to the Future Land Use Plan.

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 to seven neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

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

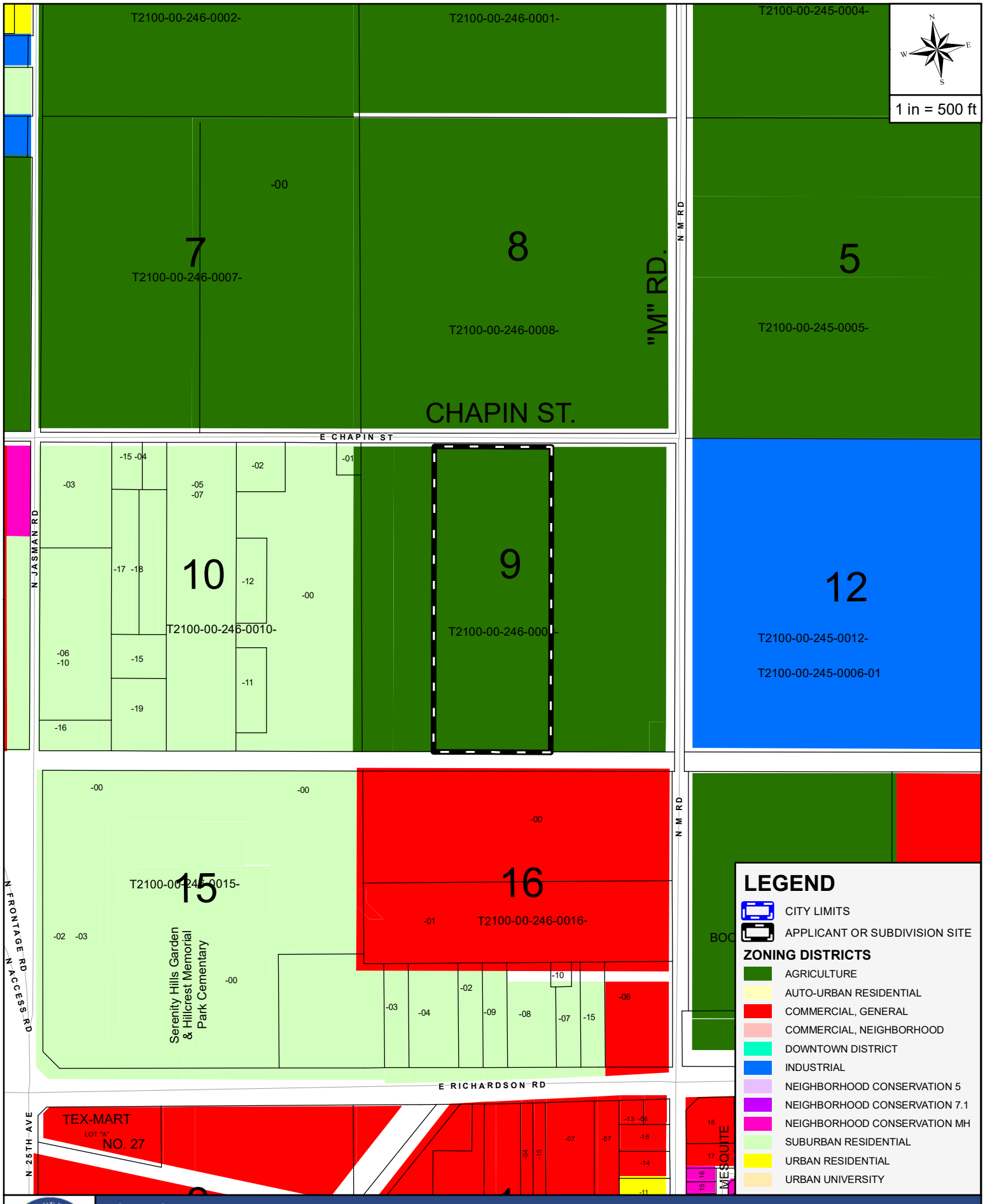


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

M2 ENGINEERING, PLLC / CITY PLACE AT CHAPIN

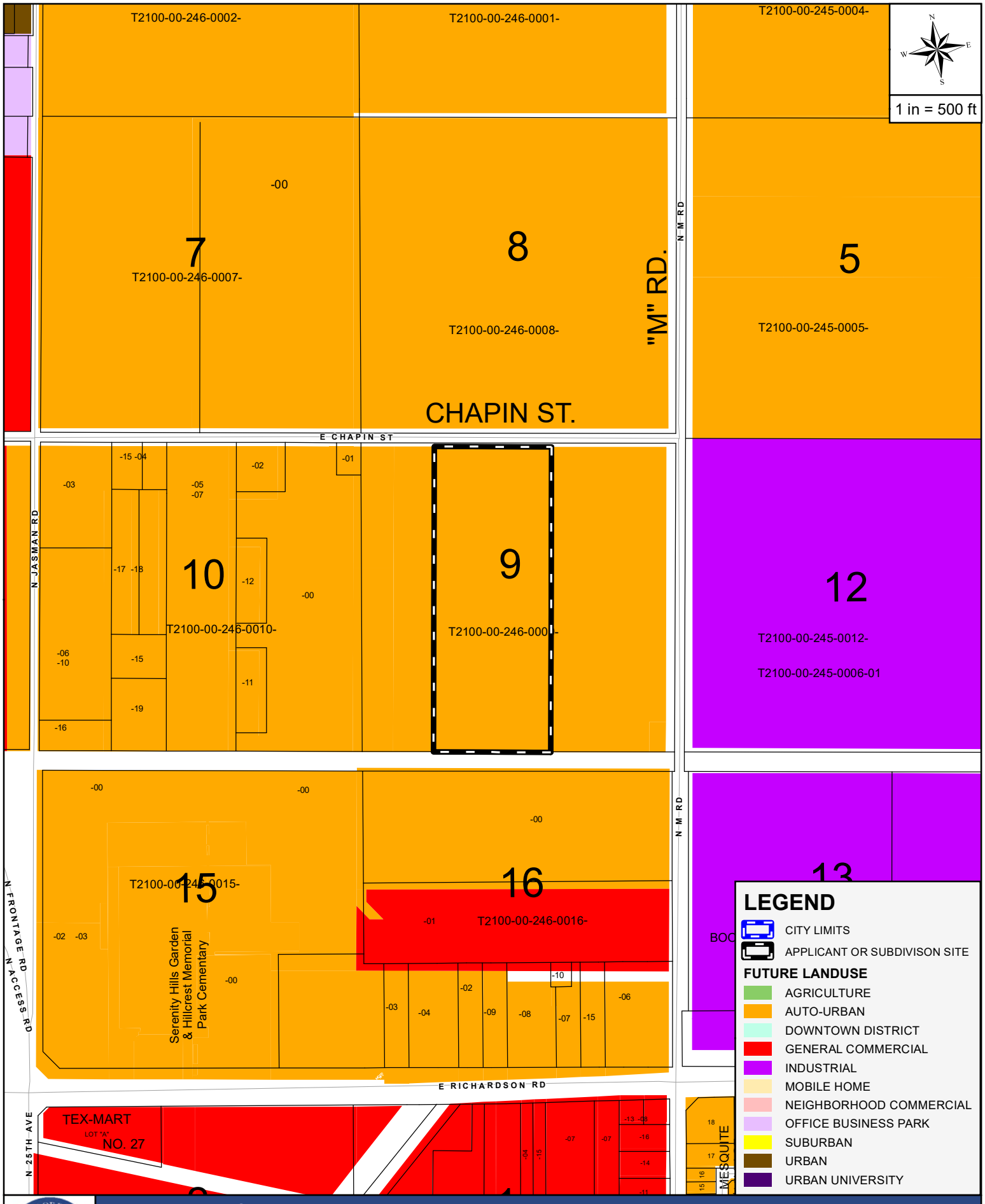


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

M2 ENGINEERING, PLLC / CITY PLACE AT CHAPIN

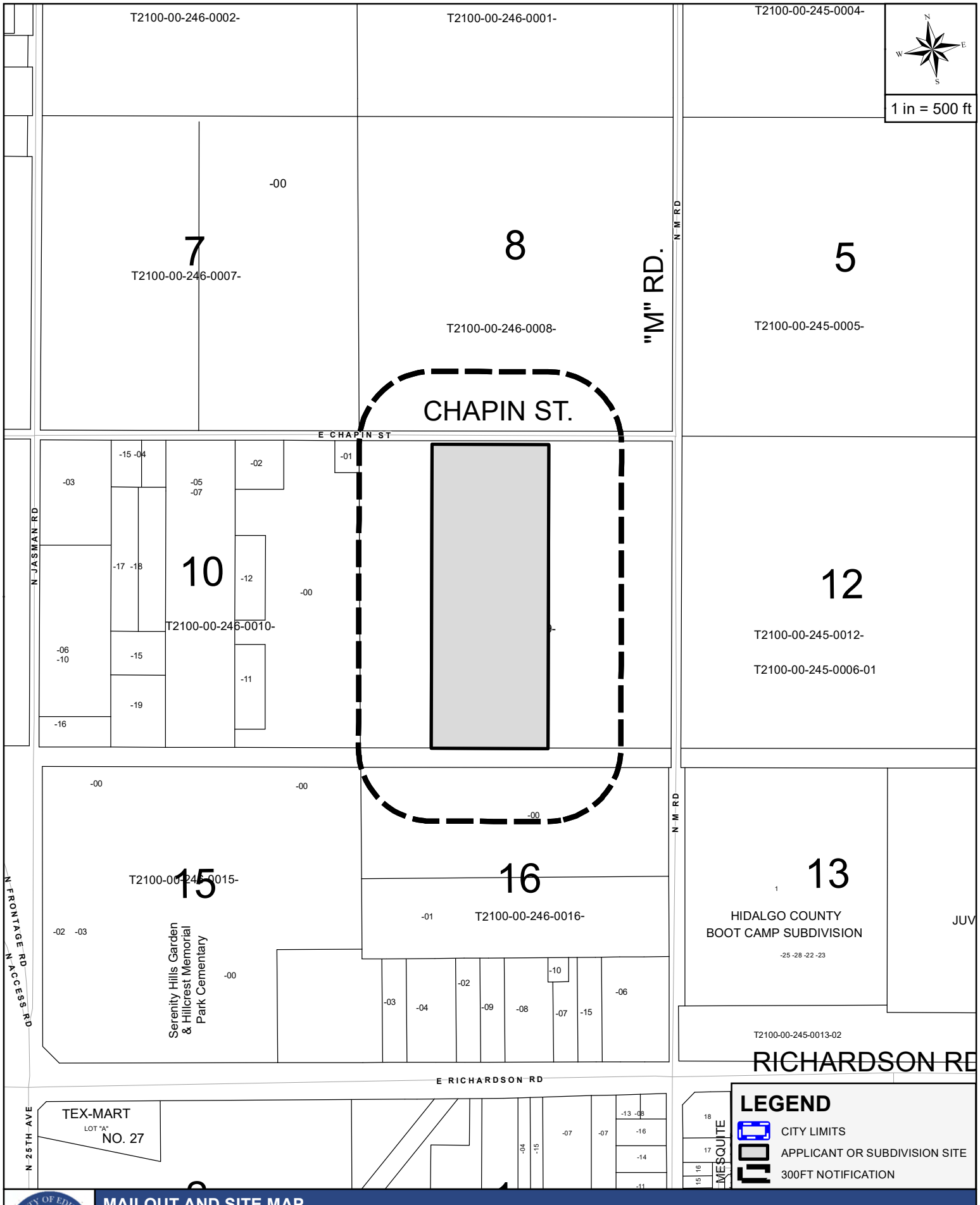


THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

M2 ENGINEERING, PLLC / CITY PLACE AT CHAPIN



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

M2 ENGINEERING, PLLC / CITY PLACE AT CHAPIN

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: March 4, 2022

1. Name: City Place at Chapin, LLC 2. Phone: _____

3. Mailing Address: 9908 N. Bentsen rd.

4. City: McAllen State: Texas Zip: 78504

5. Email Address: hector@m2-engineers.com 6. Cell No. _____

7. Agent: M2 Engineering, PLLC 8. Agent's Phone: (956) 600-8628

9. Agent's Mailing Address: 1810 E. Griffin Parkway

10. City: Mission State: Texas Zip: 78573

11. Agent's Email: hector@m2-engineers.com

12. Address/Location being Rezoned: _____

13. Legal Description of Property: 14. Property ID(s): 295943

Being 13.785 acres out of Lot Nine (9), Section Two Hundred Forty-six (246), Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, recorded in Volume 1, Page 16, Map Records of Hidalgo County.

15. Zone Change: From: AG - Agriculture To: ~~UR - Urban Residential~~ AU - Auto - Urban Residential E.S.

16. Existing Land Use: existing 1 residential home

17. Reason for Zone Change: Proposed Fouplex Subdivision

Emigdio Salinas, P.E. _____
(Please Print Name) Signature

AMOUNT PAID $ _____ RECEIPT NUMBER _____

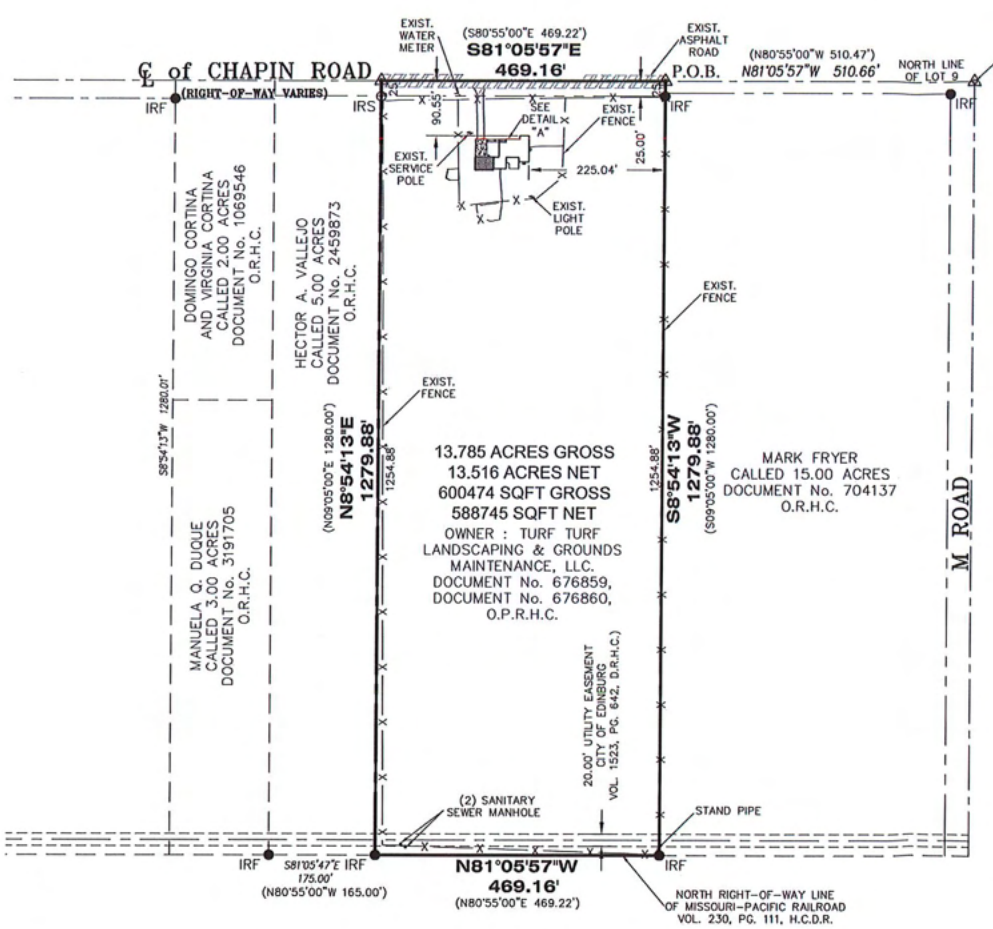
PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

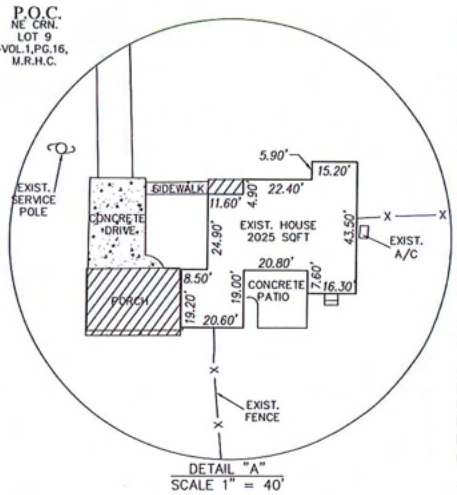
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

EXHIBIT B

BEING 13.785 ACRES OUT OF LOT NINE (9), SECTION TWO HUNDRED FORTY-SIX (246), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, CONVEYED TO TUFF TURF LANDSCAPING & GROUNDS MAINTENANCE, LLC., RECORDED IN DOCUMENT No. 676859, OFFICE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS





DETAIL "A"
SCALE 1" = 40'

BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205
SCALE 1" = 200'

0 200 400 Feet

LEGEND
- ● 1/2" IRON ROD FOUND "IRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- △ CALCULATED POINT
- ⁂ COTTON PICKER SPINDLE SET

(S0°00'00"W 0.0') – RECORD BEARING & DISTANCE

NOTE:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY: SIERRA TITLE INSURANCE GUARANTY COMPANY, FILE No. 103698, EFFECTIVE DATE: JANUARY 06, 2022, ISSUED: JANUARY 24, 2022. THE FOLLOWING EXCEPTIONS ARE LISTED ON THE SCHEDULE B OF THE TITLE COMMITMENT:

2. SUBJECT TO UTILITY EASEMENT GRANTED TO CITY OF EDINBURG, BY J. H. KLIEN, DATED FEBRUARY 25, 1977, FILED FOR RECORD ON MARCH 29, 1977, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1523, PAGE 642, DEED RECORDS HIDALGO COUNTY, TEXAS. (SEE 10B)

3. SUBJECT TO EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP RECORDED IN VOLUME 1 PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. (SEE 10C)

4. SUBJECT TO EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. (SEE 10D)

5. SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD. (SEE 10E)

6. SUBJECT TO PRESCRIPTIVE RIGHT FOR ROADS, PUBLIC OR PRIVATE, DITCHED, CANALS AND/OR UTILITIES WHICH ARE NOT A PART OF PUBLIC RECORD, BUT VISIBLE FROM AN INSPECTION OF THE PROPOSED INSURED LAND(S) OR REVEALED BY A PROPER SURVEY. (SEE 10H)

7. FLOOD INSURANCE RATE MAP (FIRM): ZONE "X" AS SHOWN ON FIRM MAP No.480334 0325 D, MAP REVISED: JUNE 06, 2000

8. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

9. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE.

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

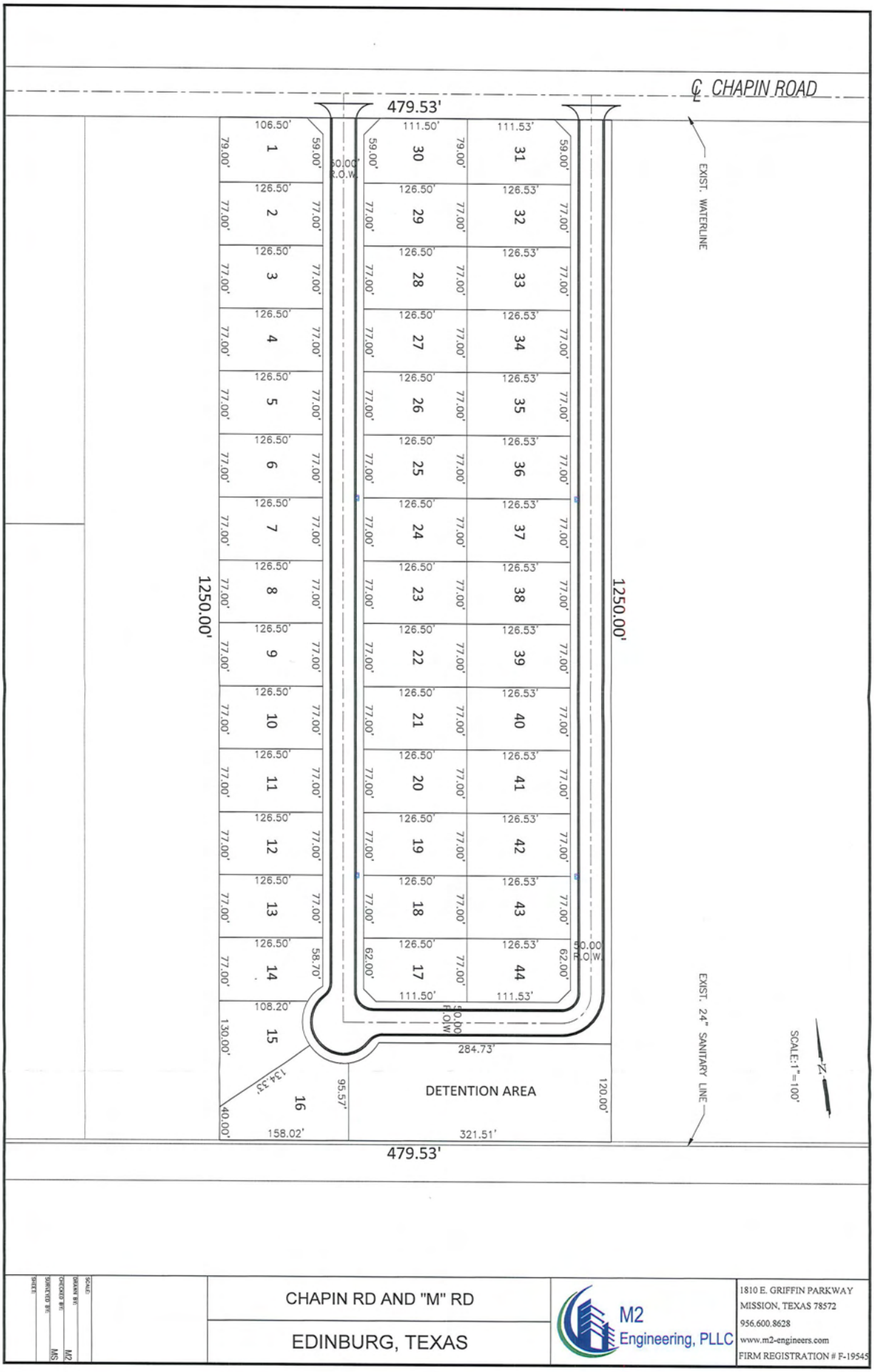
I, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO SIERRA TITLE INSURANCE GUARANTY COMPANY, THAT THIS SURVEY IS TRUE AND CORRECT AND IS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN OR NOTED HEREON.

MANUEL CARRIZALES
R.P.L.S. #6388

2-18-2022
DATE

JOB No. 22-043

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPLS FIRM No:10194417
Office: 512-470-1489
lnfcad@gmail.com



SCALE:	CHAPIN RD AND "M" RD	M2 Engineering, PLLC
DRAWN BY:		1810 E. GRIFFIN PARKWAY
CHECKED BY:	EDINBURG, TEXAS	MISSION, TEXAS 78572
SUPERVISED BY:		956.600.8628
SHEET:		www.m2-engineers.com
M2 MS		FIRM REGISTRATION # F-19545

Rezoning Request Site Photo

CITY PLACE AT CHAPIN

2200 East Chapin Street



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7D:
Consider the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, 8.409 acres out of Lot 2, Section 241, Texas-Mexican Railway Company's Survey Subdivision, located at 500 East Russell Road, as requested by Iden I. Treviño on behalf of EIA Properties

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for the development of a commercial portion of a new subdivision.

The property is located on the southeast corner of East Russell Road and North Closner Boulevard. The property has 330 ft. of frontage on East Russell Road and 1,110 ft. of frontage on North Closner Boulevard for a lot area of 8.409 gross acres and is currently occupied by agricultural uses. The requested zoning designation allows for single and multifamily uses on the subject property.

The property is currently zoned Agriculture (AG) District. The adjacent zoning is Industrial (I) District to the north and west, Commercial General (CG) District to the south, and Agriculture (AG) District to the east. Surrounding land uses are mixed and include agriculture, single and multifamily residential, heavy commercial, light industrial, and vacant land. The property is approximately 1,500 ft. south of The Boys & Girls Clubs of Edinburg RGV and approximately 2,750 southwest of Edinburg North High School. The future land use designation is for Industrial Uses.

Staff received a Zone Change Application for the subject property on March 15, 2022. The applicant indicated that the intended use is for a commercial development. A preliminary site plan was submitted with the application and shows 190 residential lots, two large commercial lots, and a small park area. No Subdivision Application has yet been received for this subdivision. The requested rezoning is to accommodate the commercial area of the proposed project.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on the adjacent zoning and land uses. The proposed use is compatible with the existing commercial uses south of the location and light industrial uses to the north. Uses in the area are transitioning away from agriculture.

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:

Staff recommendation is based on adjacent zoning and land uses. Commercial development is fitting for this location at North Closner Boulevard and East Russell Road.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/04/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District

APPLICANT: EIA Properties

AGENT: Iden I. Treviño

LEGAL: 8.409 acres out of Lot 2, Section 241, Texas-Mexican Railway Company's Survey Subdivision

LOCATION: 500 East Russell Road

LOT/TRACT SIZE: 8.409 acres (gross)

CURRENT USE: Agriculture

PROPOSED USE: General Commercial

EXISTING ZONING: Agriculture (AG) District

ADJACENT ZONING: North – Industrial (I) District
South – Commercial General (CG) District
East – Agriculture (AG) District
West – Industrial (I) District

LAND USE PLAN: Industrial

PUBLIC SERVICES: North Alamo Water and City of Edinburg Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District.

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST
EIA PROPERTIES

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area a mix of uses that include include agriculture, single and multifamily residential, heavy commercial, light industrial, and vacant land.

2. The historic agricultural uses in this general location are transitioning to other uses, including commercial.

3. The location at the corner of North Closner Boulevard (arterial) and East Russell Road (collector) is appropriate for commercial uses.

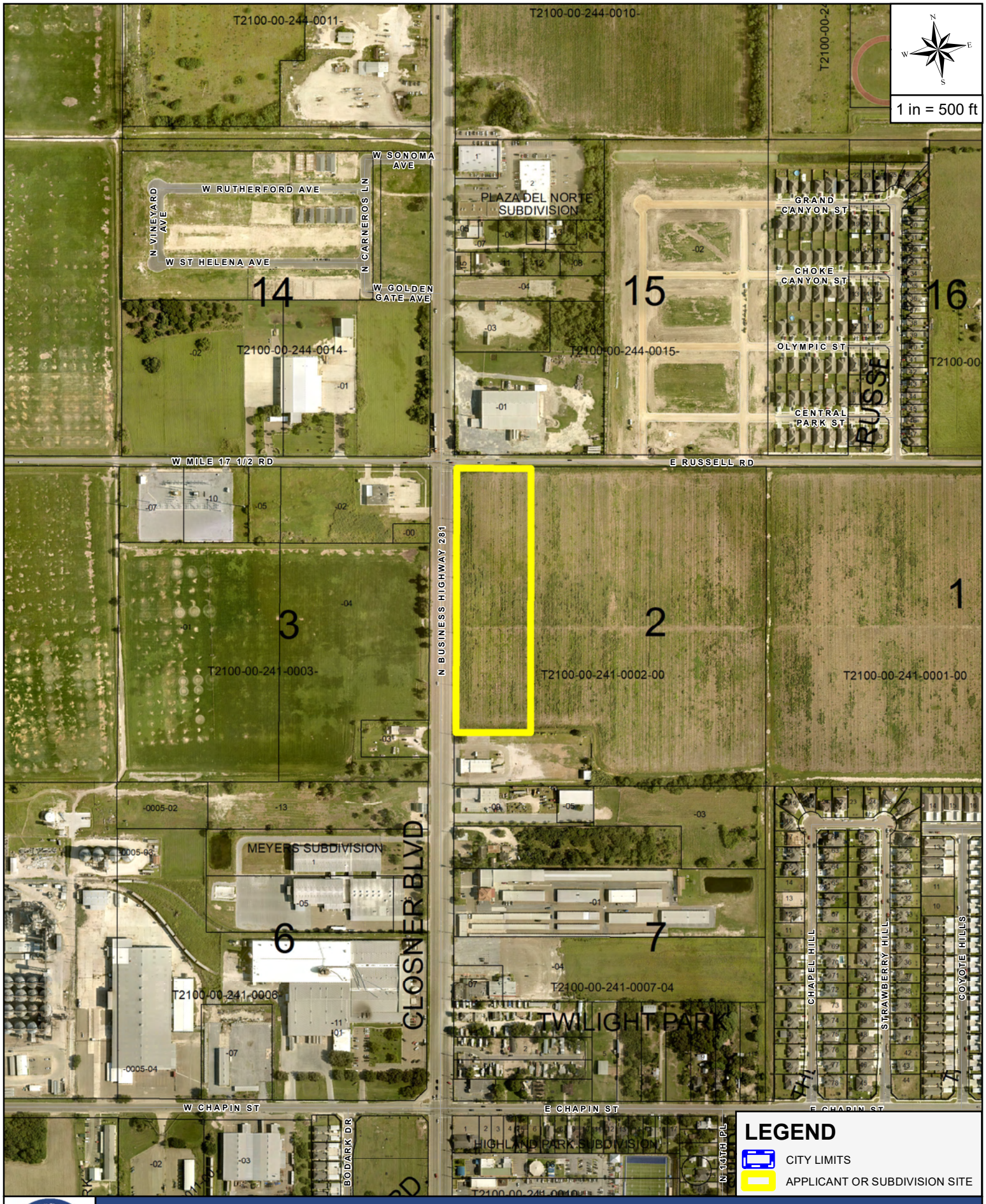
4. The applicant is requesting the change of zone for commercial lots in a new subdivision. This is compatible with existing uses to the north and south of this location.

Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District based on adjacent and nearby land uses. The proposed subdivision is compatible with the existing uses in the area. However, the requested zoning does not conform to the Future Land Use Plan.

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 to 10 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

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

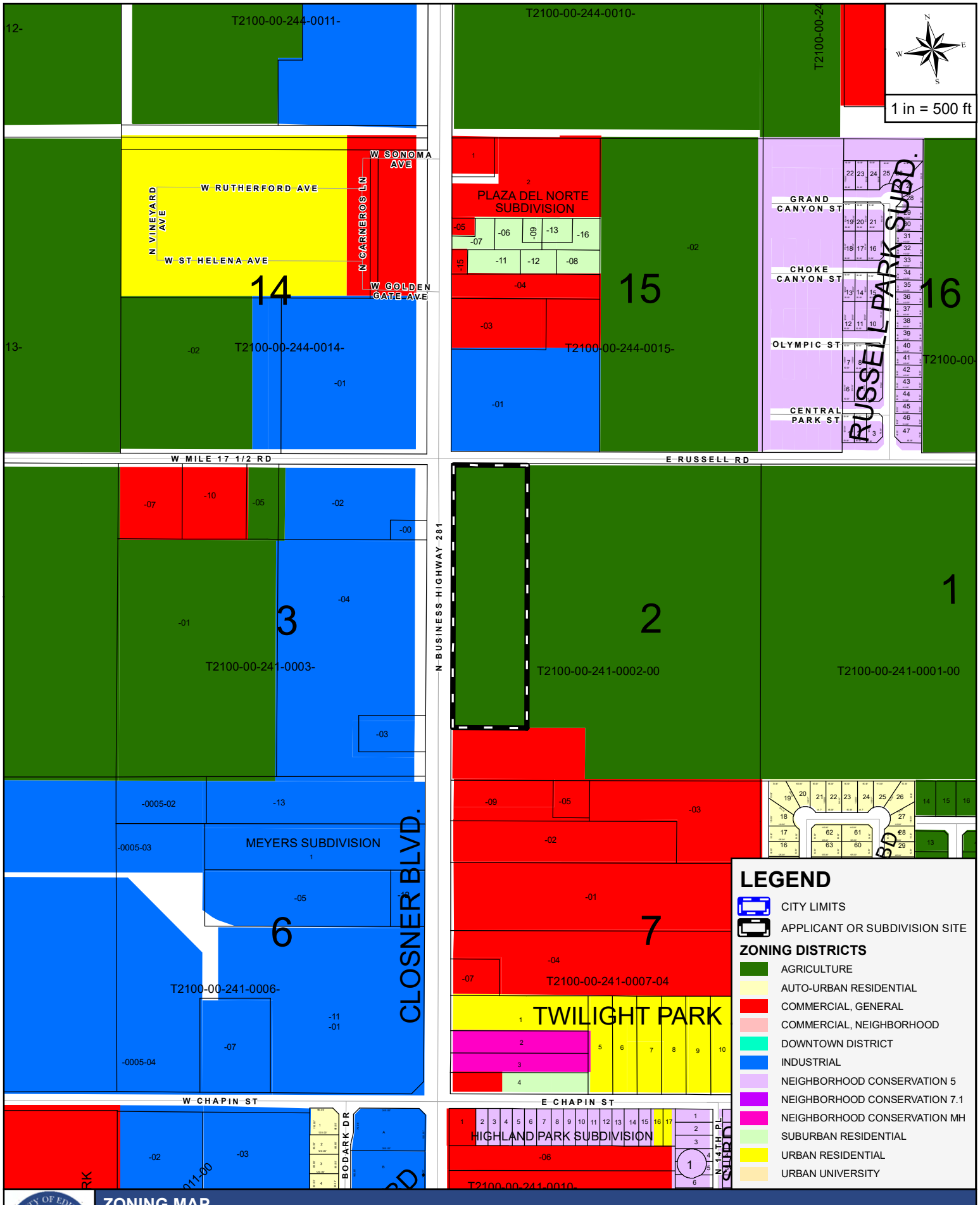


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

IDEN I. TREVINO / EIA PROPERTIES COMMERCIAL

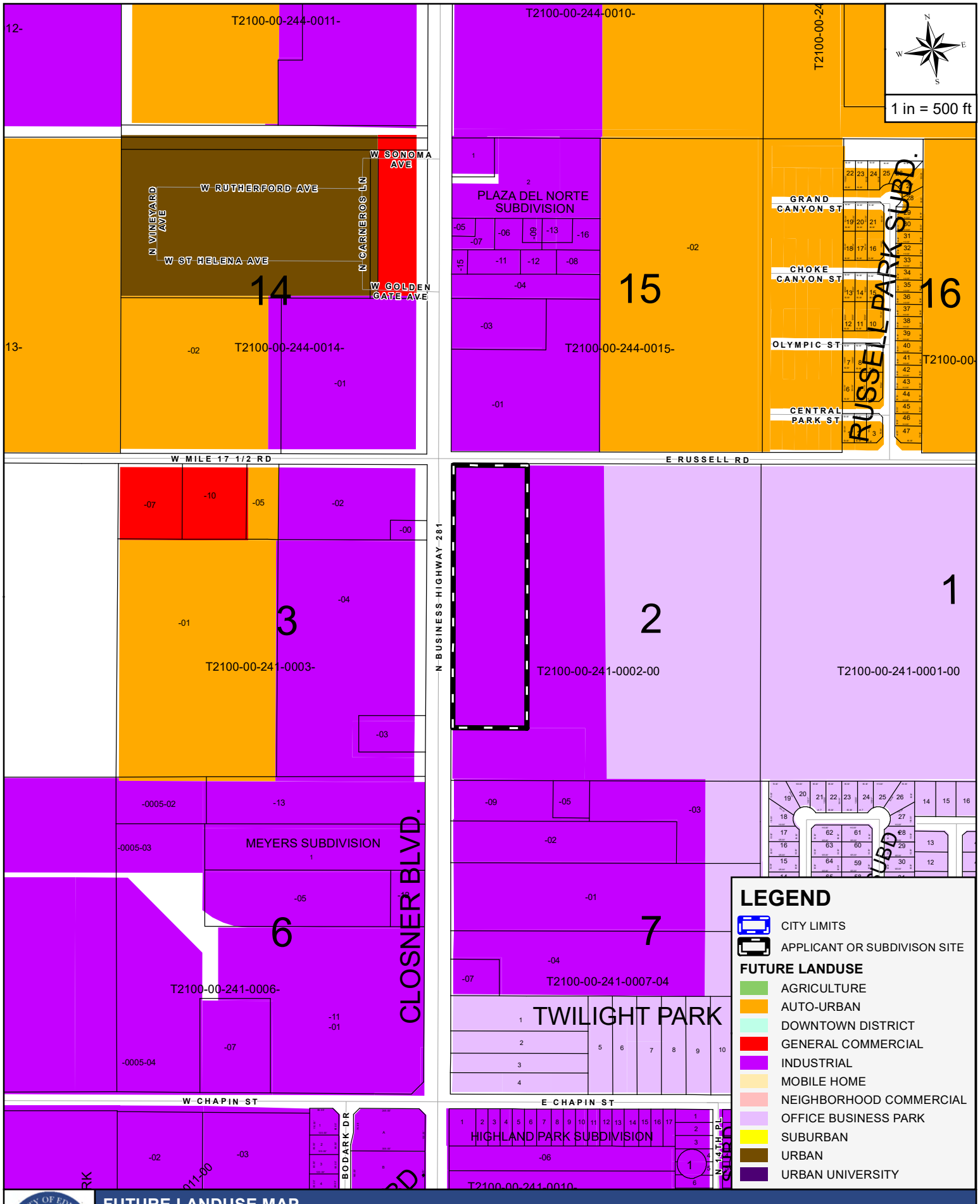


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

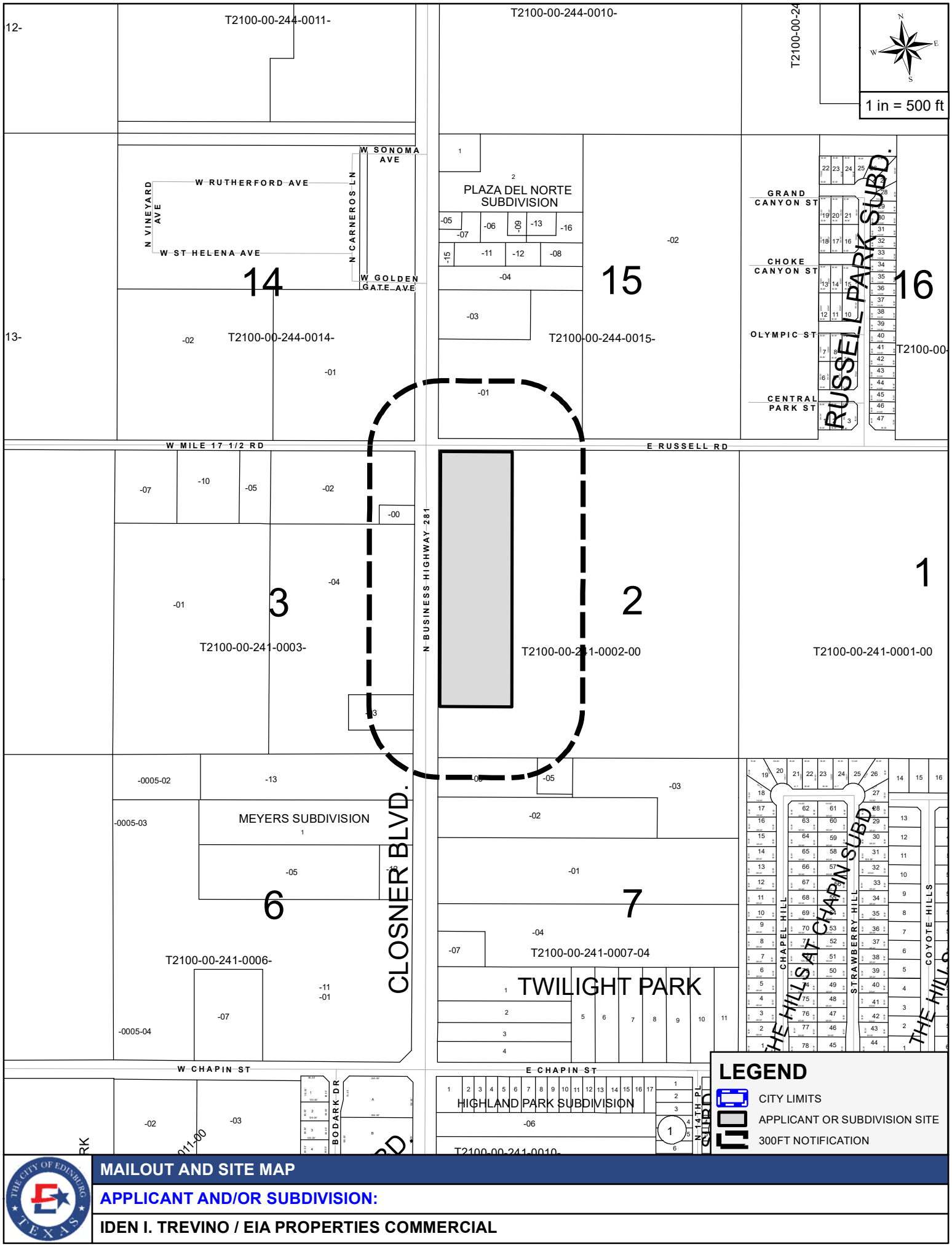
IDEN I. TREVINO / EIA PROPERTIES COMMERCIAL



FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

IDEN I. TREVINO / EIA PROPERTIES COMMERCIAL



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

IDEN I. TREVINO / EIA PROPERTIES COMMERCIAL

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: March 14, 2022

1. Name: EIA PROPERTIES 2. Phone: (956) 358-1212

3. Mailing Address: 601 PECAN SUITE 180

4. City: MCALLEN State: TEXAS Zip: 78501

5. Email Address: mlopez@urbancitytx.com 6. Cell No. (956) 358-1212

7. Agent: IDEN I. TREVINO 8. Agent's Phone: (956) 283-8847

9. Agent's Mailing Address: 200 S. 10TH ST. SUITE 1303

10. City: MCALLEN State: TEXAS Zip: 78501

11. Agent's Email: ident@trevinoengineering.com, karime@trevinoengineering.com

12. Address/Location being Rezoned: E. MILE 17 1/2 RD & N. CLOSNER BLVD

13. Legal Description of Property: 14. Property ID(s): 295517

A 8.409-ACRE TRACT OF LAND, OUT OF LOT 2, SECTION 241, TEXAS-MEXICAN-RAILWAY COMPANY'S SUBDIVISION, MAP OR PLAT THERE OF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF EDINBURG ON THE SOUTHEAST CORNER OF THE RUSSEL ROAD (MILE 17 1/2 NORTH ROAD) AND NORTH CLOSNER BOULEVARD (BUSINESS US 281 HIGHWAY)

15. Zone Change: From: AG - Agriculture To: CG - Commerical General

16. Existing Land Use: Agriculture

17. Reason for Zone Change: TO COMMERCIAL SUBDIVISION PROJECT

Iden I. Trevino
(Please Print Name)

Signature

RECEIVED
MAR 15 2022

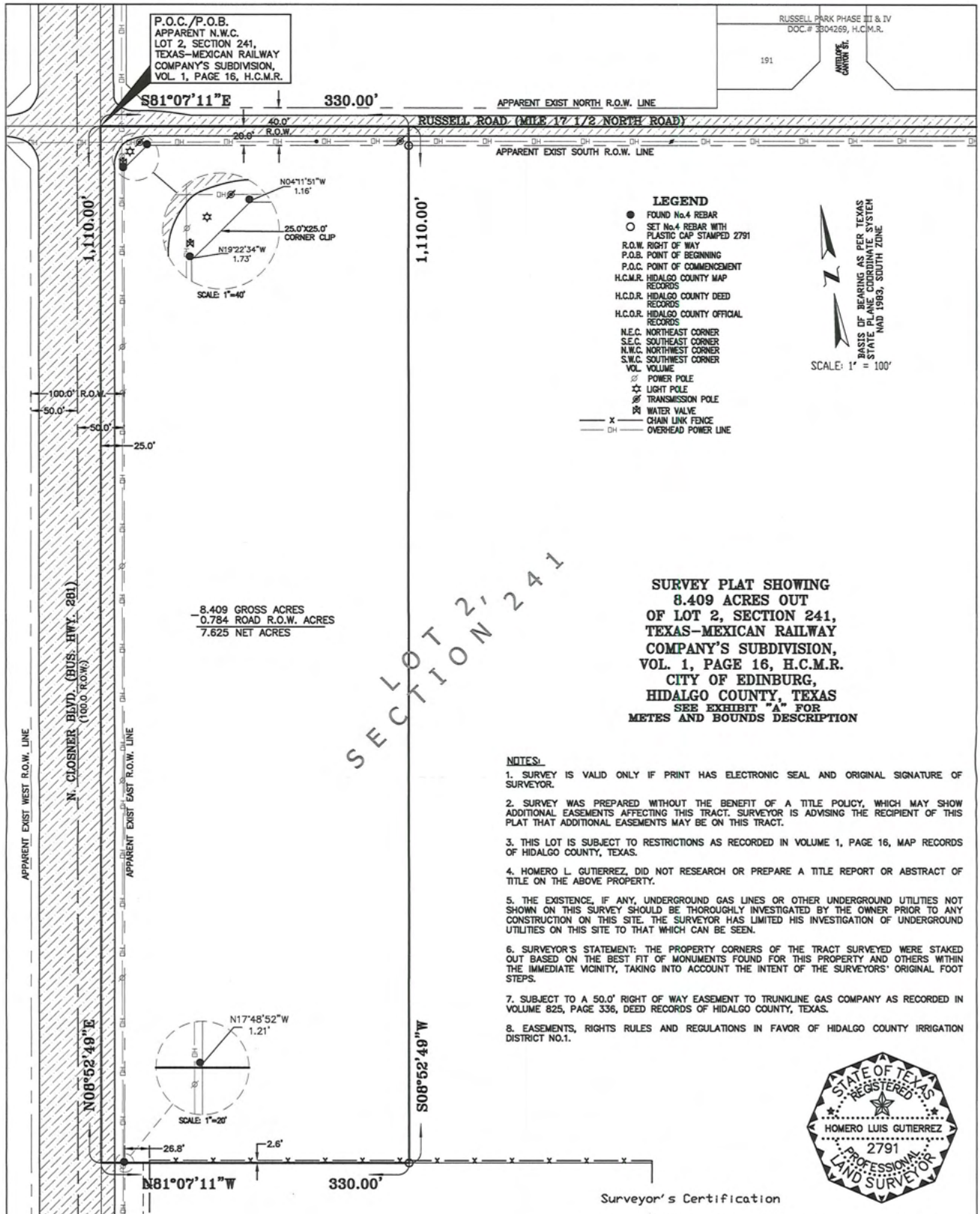
AMOUNT PAID $ 400.00 RECEIPT NUMBER

Name: A. E.

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM:

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)



SURVEY PLAT SHOWING 8.409 ACRES OUT OF LOT 2, SECTION 241, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, VOL. 1, PAGE 16, H.C.M.R. CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

SEE EXHIBIT "A" FOR METES AND BOUNDS DESCRIPTION

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
5. 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.
6. 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.
7. SUBJECT TO A 50.0' RIGHT OF WAY EASEMENT TO TRUNKLINE GAS COMPANY AS RECORDED IN VOLUME 825, PAGE 336, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
8. EASEMENTS, RIGHTS RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO.1.

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 March 08, 2022, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez 03-14-22

Homero Luis Gutierrez, RPLS #2791 Date

Name: _____

RECEIVED
MAR 15 2022

FLOOD ZONE

ZONE "X" (SHADED)

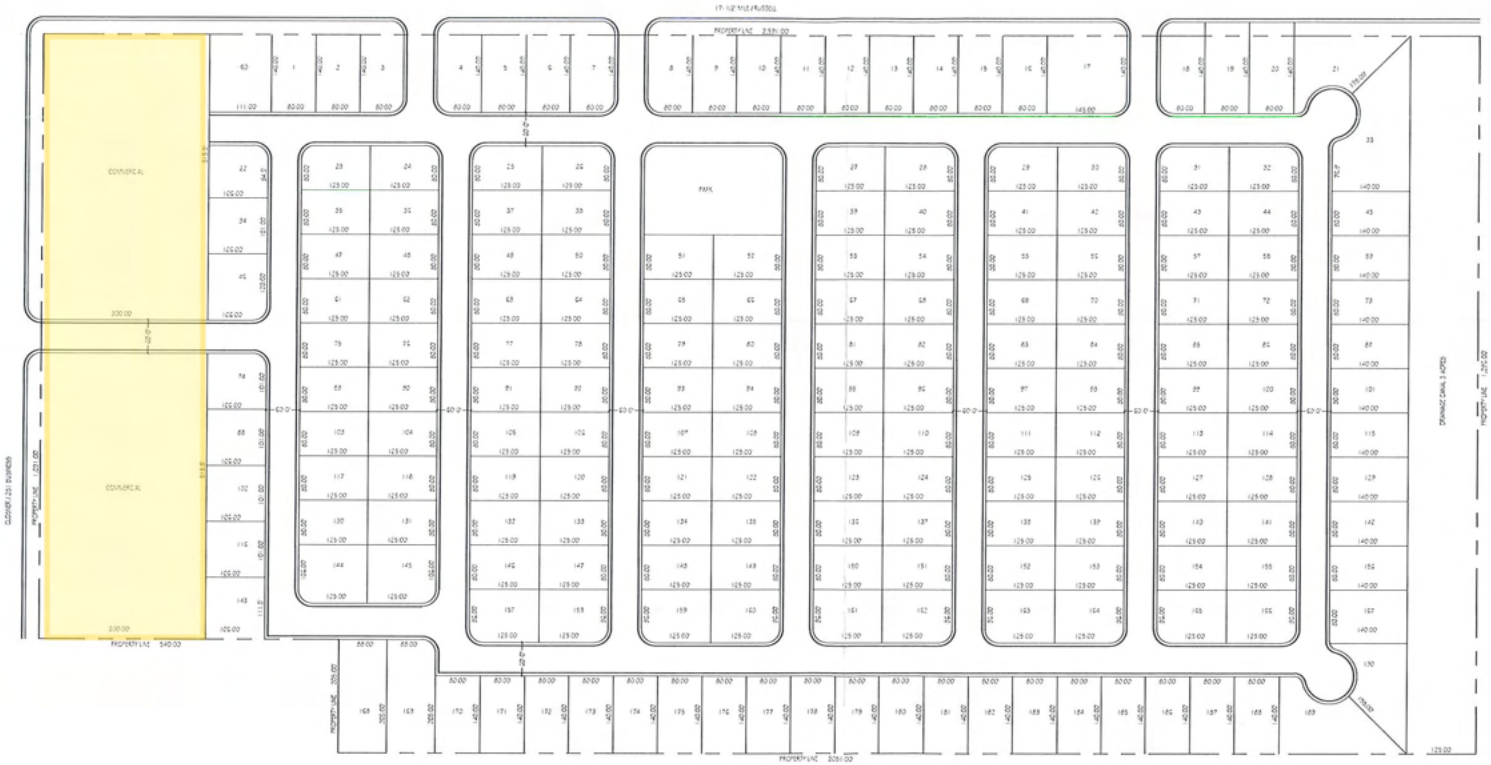
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 06, 2000
REVISED TO REFLECT LOMR: MAY 14, 2001

HOMERO L. GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 03-14-22 JOB No. HLG22-03-006 DRAWN BY: P.R.



1 SITE PLAN LAYOUT
Scale: 1" = 100'

RECEIVED
MAR 15 2022

Name: _____

CLOSNER AND RUSSELL SUBDIVISION

PROJECT NAME

190 LOT

PROJECT No.	2202
DATE:	28/02/2022
DRAWN BY:	RG
CHECKED BY:	ML

SHEET

1.0

REVIEW ONLY - NOT FOR CONSTRUCTION

Rezoning Request Site Photo

EIA PROPERTIES

500 East Russell Road (Commercial)



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7E:
Consider the Comprehensive Plan Amendment from Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, 68.277 acres being all of Lot 1 and 28.277 acres of Lot 2, Section 241, Texas-Mexican Railway Company's Survey Subdivision, located at 500 East Russell Road, as requested by Iden I. Treviño on behalf of EIA Properties

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for the development of a multifamily residential portion of a new subdivision.

The property is located on the south side of East Russell Road, approximately 330 ft. east of North Closner Boulevard. The property has 2,294.50 ft. of frontage on East Russell Road with a slightly irregular shape and a lot area of 68.277 gross acres and is currently occupied by agricultural uses. The requested zoning designation allows for single and multifamily uses on the subject property.

The property is currently zoned Agriculture (AG) District. The adjacent zoning is Agriculture (AG), Neighborhood Conservation 5 (NC5), and Industrial (I) Districts to the north; Auto-Urban Residential (AU) and Commercial General (CG) Districts to the south; Industrial (I) and Agriculture (AG) Districts to the east; and Industrial (I) District to the west. Surrounding land uses are mixed and include agriculture, single and multifamily residential, heavy commercial, light industrial, and vacant land. The property is approximately 1,500 ft. south of The Boys & Girls Clubs of Edinburg RGV and approximately 2,750 southwest of Edinburg North High School. The future land use designation is for Office Business Park and Industrial Uses.

Staff received a Zone Change Application for the subject property on March 15, 2022. The applicant indicated that the intended use is for a residential fourplex subdivision project. A preliminary site plan was submitted with the application and shows 190 residential lots, two large commercial lots, and a small park area. No Subdivision Application has yet been received for this subdivision. This rezoning is to accommodate the residential area of the proposed project.

Staff mailed a notice of the public hearing to 66 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor and one against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on the adjacent zoning and land uses. The proposed use is compatible with the existing single and multifamily uses adjacent to the location. Uses in the area are transitioning away from agriculture.

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:

Staff recommendation is based on adjacent zoning and land uses. Multifamily residential development is permitted in the requested zoning designation.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/04/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION:	Comprehensive Plan Amendment from Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District
APPLICANT:	EIA Properties
AGENT:	Iden I. Treviño
LEGAL:	68.277 acres being all of Lot 1 and 28.277 acres of Lot 2, Section 241, Texas-Mexican Railway Company's Survey Subdivision
LOCATION:	500 East Russell Road
LOT/TRACT SIZE:	68.277 (gross)
CURRENT USE:	Agriculture
PROPOSED USE:	Multifamily residential
EXISTING ZONING:	Agriculture (AG) District
ADJACENT ZONING:	North – Agriculture (AG), Neighborhood Conservation 5 (NC5), and Industrial (I) Districts South – Auto-Urban Residential (AU) and Commercial General (CG) Districts East – Industrial (I) and Agriculture (AG) Districts West – Industrial (I) District
LAND USE PLAN:	Office Business Park and Industrial
PUBLIC SERVICES:	North Alamo Water and City of Edinburg Sewer
RECOMMENDATION:	Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District.

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST
EIA PROPERTIES

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area a mix of uses that include include agriculture, single and multifamily residential, heavy commercial, light industrial, and vacant land.

2. The historic agricultural uses in this general location are transitioning to other uses, including single and multifamily developments.

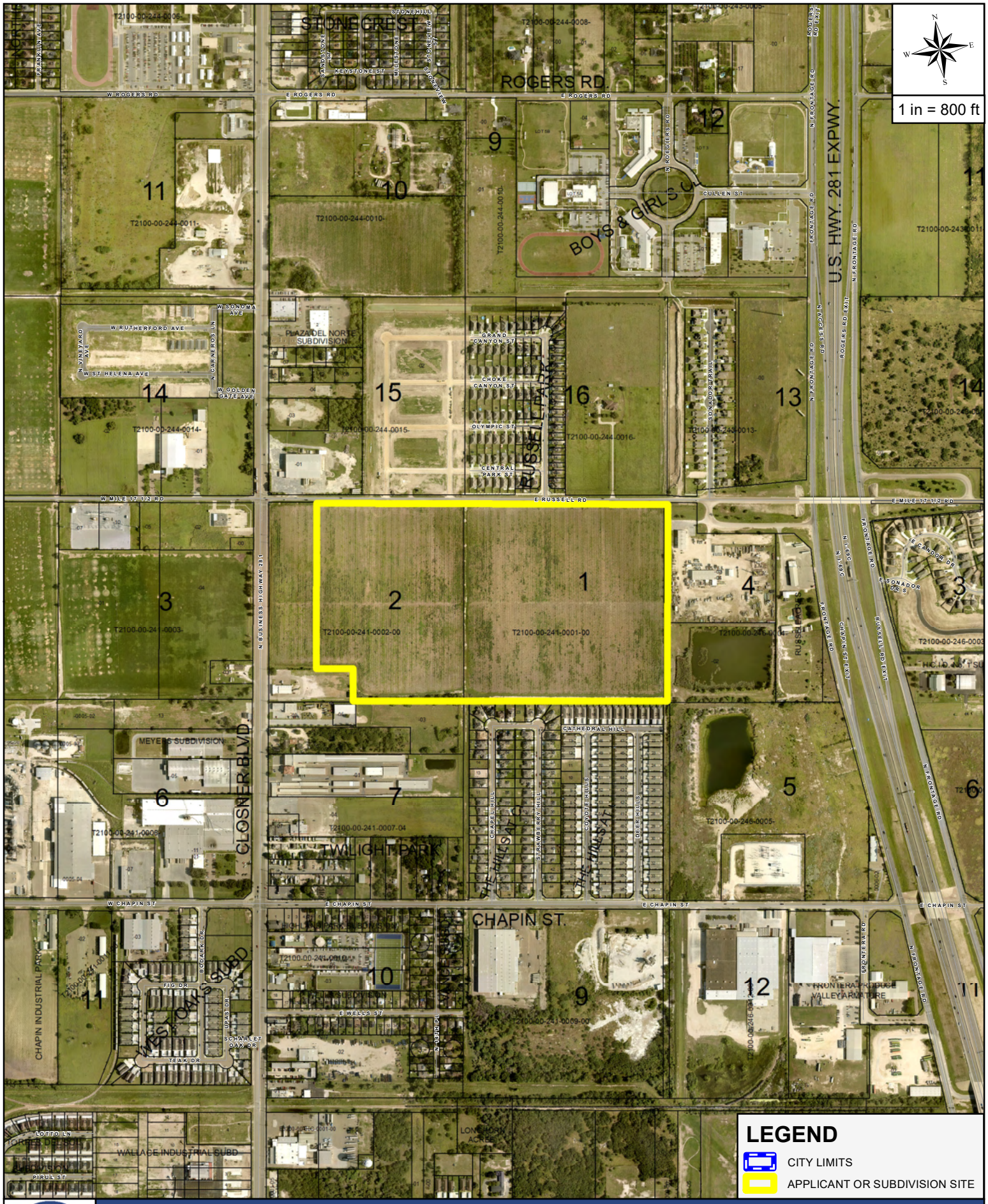
3. The applicant is requesting the change of zone for a multifamily residential subdivision which is compatible with surrounding uses and desirable for the proximity to Edinburg North High School and the Boys & Girls Club.

Staff recommends approval of the Comprehensive Plan Amendment from Industrial Uses and Office Business Park Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on adjacent and nearby land uses. The proposed subdivision is compatible with the existing uses in the area. However, the requested zoning does not conform to the Future Land Use Plan.

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 to 10 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

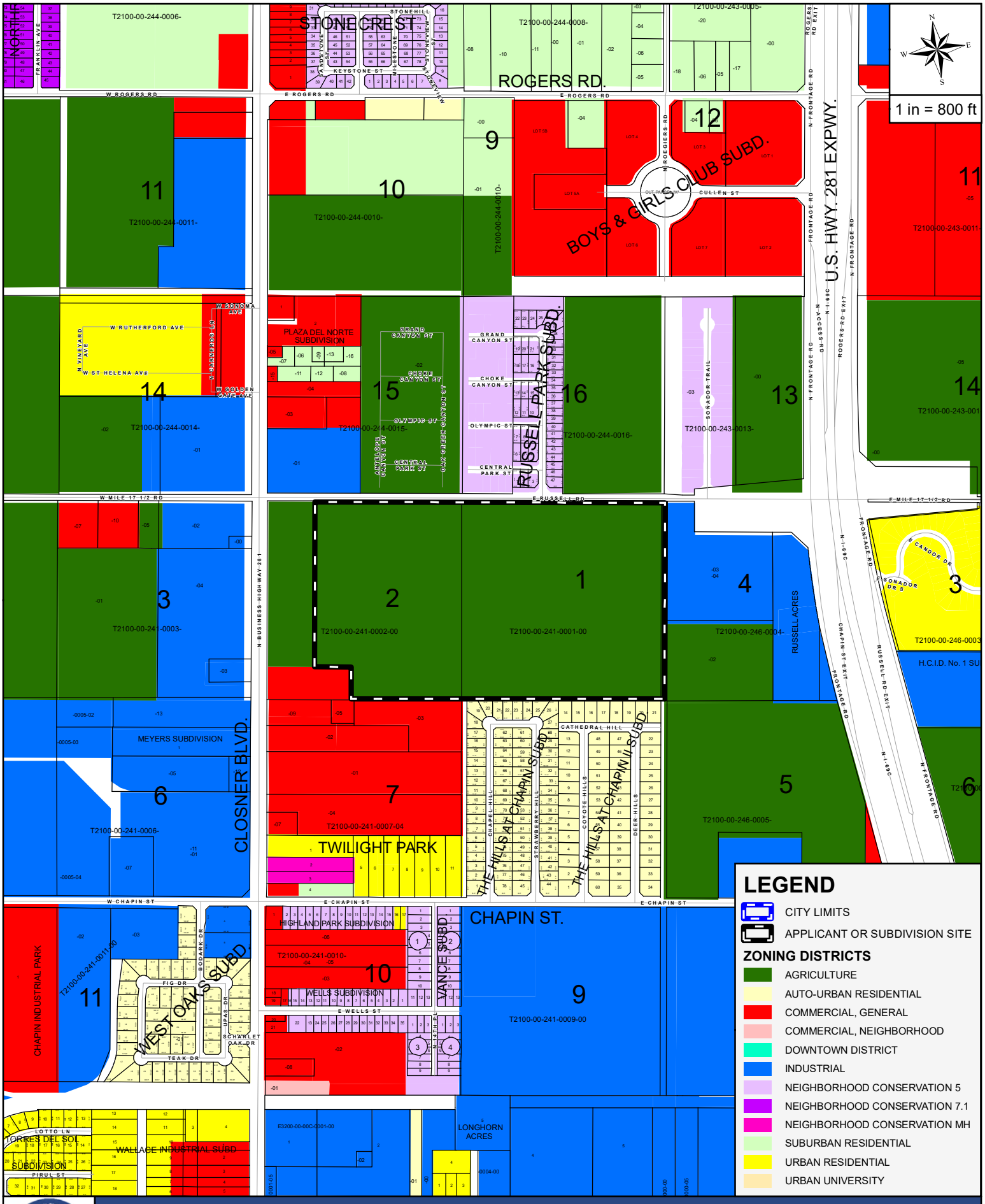
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

IDEN I. TREVINO / EIA PROPERTIES RESIDENTIAL

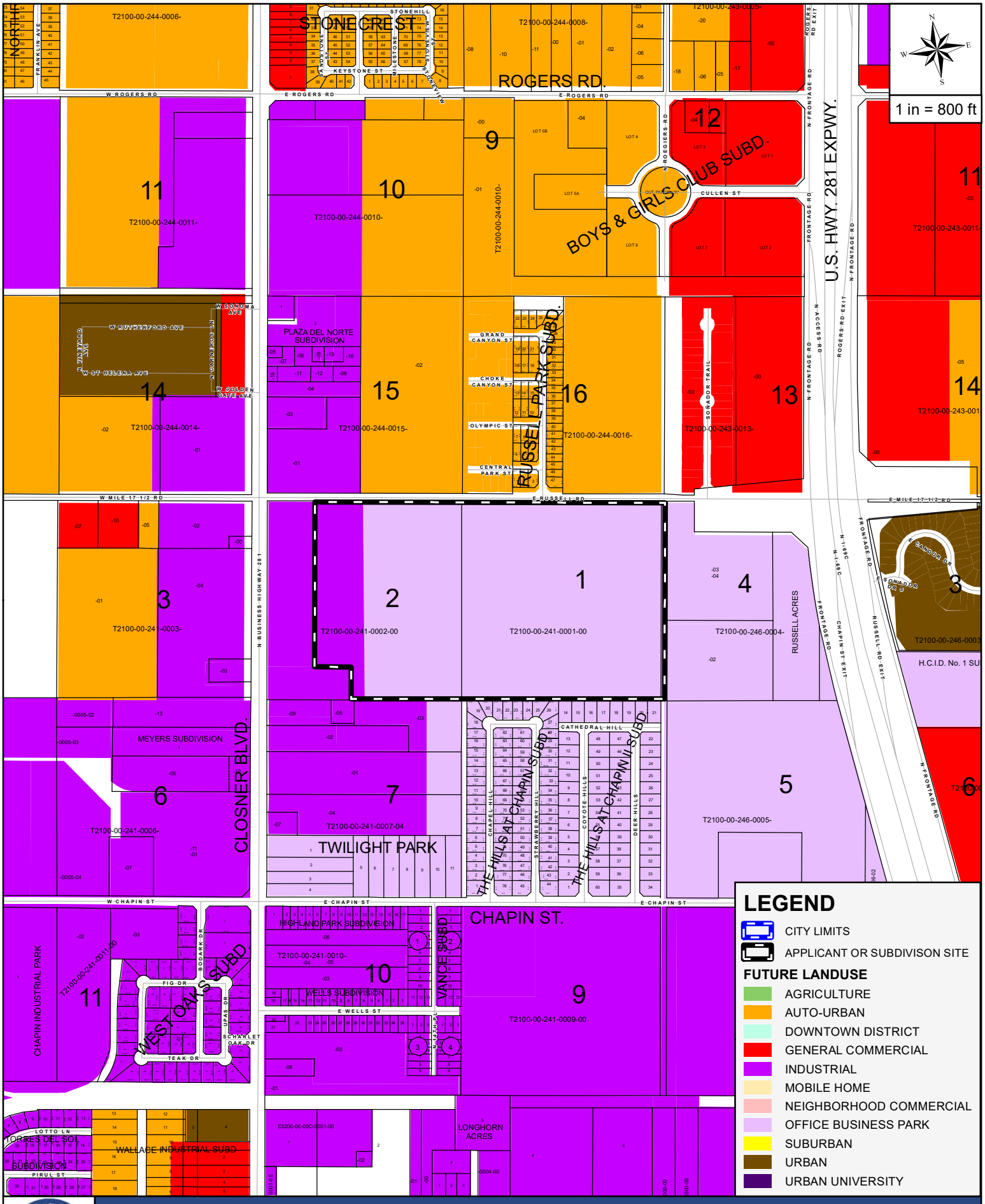


THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

IDEN I. TREVINO / EIA PROPERTIES RESIDENTIAL

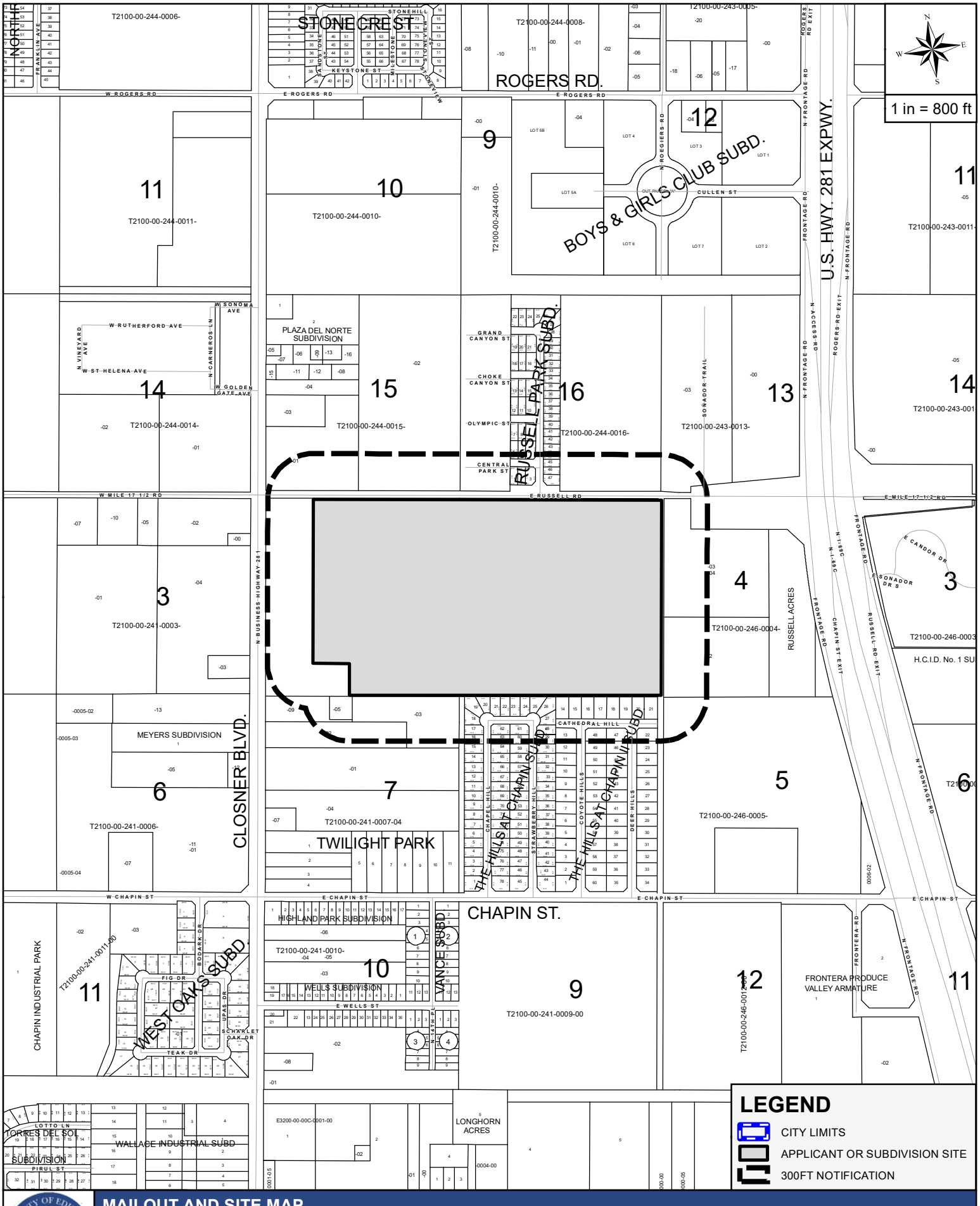


THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

IDEN I. TREVINO / EIA PROPERTIES RESIDENTIAL


STONE CREST
ROGERS RD.
BOYS & GIRLS CLUB SUBD.
U.S. HWY. 281 EXPWY.
RUSSELL PARK SUBD.
PLAZA DEL NORTE SUBDIVISION
MEYERS SUBDIVISION
CLOSNER BLVD.
TWILIGHT PARK
CHAPIN ST.
WEST OAKS SUBD
HIGHLAND PARK SUBDIVISION
WELLS SUBDIVISION
VANCE SUBD
CHAPIN INDUSTRIAL PARK
WALLACE INDUSTRIAL SUBD
TORRES DEL SOL SUBDIVISION
LONGHORN ACRES
RUSSELL ACRES
H.C.I.D. No. 1 SU
FRONTERA PRODUCE
VALLEY ARMATURE
THE HILLS AT CHAPIN SUBD
T2100-00-244-0006-
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T2100-00-241-0006-
T2100-00-241-0007-04
T2100-00-241-0009-00
T2100-00-241-0011-00
T2100-00-246-0004-
T2100-00-246-0005-
T2100-00-246-0003
E3200-00-00C-0001-00
1 in = 800 ft
NORTH
LEGEND
CITY LIMITS
APPLICANT OR SUBDIVISION SITE
300FT NOTIFICATION
MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
IDEN I. TREVINO / EIA PROPERTIES RESIDENTIAL

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: March 14, 2022

1. Name: EIA PROPERTIES 2. Phone: (956) 358-1212

3. Mailing Address: 601 PECAN SUITE 180

4. City: MCALLEN State: TEXAS Zip: 78501

5. Email Address: mlopez@urbancitytx.com 6. Cell No. (956) 358-1212

7. Agent: IDEN I. TREVINO 8. Agent's Phone: (956) 283-8847

9. Agent's Mailing Address: 200 S. 10TH ST. SUITE 1303

10. City: MCALLEN State: TEXAS Zip: 78501

11. Agent's Email: ident@trevinoengineering.com, karime@trevinoengineering.com

12. Address/Location being Rezoned: E. MILE 17 1/2 RD & N. CLOSNER BLVD

13. Legal Description of Property: 14. Property ID(s): 295517

68.277 ACRES CONSISTING OF 28.277 ACRES OF LOT 2 AND ALL OF LOT 1, SECTION 241, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION VOL 1, PAGE 16, H.C.M.R. CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

15. Zone Change: From: AG - Agriculture To: AU - Auto-Urban Residential

16. Existing Land Use: Agriculture

17. Reason for Zone Change: TO FOUR PLEX SUBDIVISION PROJECT

Iden I. Trevino
(Please Print Name)

Signature

RECEIVED
MAR 15 2022

AMOUNT PAID $ 400.00 RECEIPT NUMBER

Name: AE

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM:

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM:

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Wednesday, April 13, 2022 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:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM INDUSTRIAL USES AND OFFICE BUSINESS PARK USES TO AUTO-URBAN USES AND THE REZONING REQUEST FROM AGRICULTURE (AG) DISTRICT TO AUTO-URBAN RESIDENTIAL (AU) DISTRICT, 68.277 ACRES BEING ALL OF LOT 1 AND 28.277 ACRES OF LOT 2, SECTION 241, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVSION, LOCATED AT 500 EAST RUSSELL ROAD, AS REQUESTED BY IDEN I. TREVIÑO ON BEHALF OF EIA PROPERTIES

The requested zoning designation is the primary residential district. It is intended to permit a wide range of residential use and encourage a variety of housing types. The applicant is proposing a multifamily residential development at this location.

This request is scheduled to be heard by the **City Council on Tuesday, May 3, 2022 at 6:00 P.M.** As a property owner within 300 ft. of the subject property, 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, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:
MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Tuesday, April 12, 2022
EMAIL: planning@cityofedinburg.com by Tuesday, April 12, 2022

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

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

Comments: RUSSELL/MILE 17 1/2 RD IS A 2 WAY ROAD NOT CAPABLE TO HANDLE MORE TRAFFIC WITH MORE "MULTIFAMILY" DWELLINGS BEING DEVELOPED. EXPAND RUSSELL RD TO 4 LANES WITH DIRECT ON RAMP TO US 281 AND RECONSIDER PROPOSITION THEN. PUBLIC SAFETY FIRST.

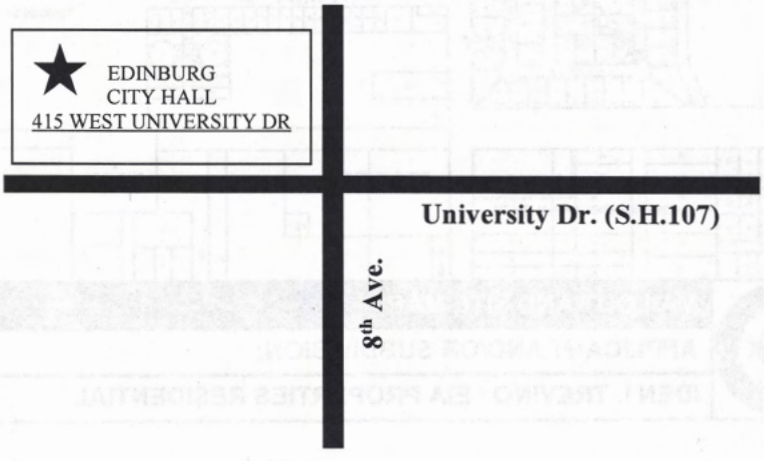
Print Name: EDGAR GARZA Phone No. (956) 429-1976

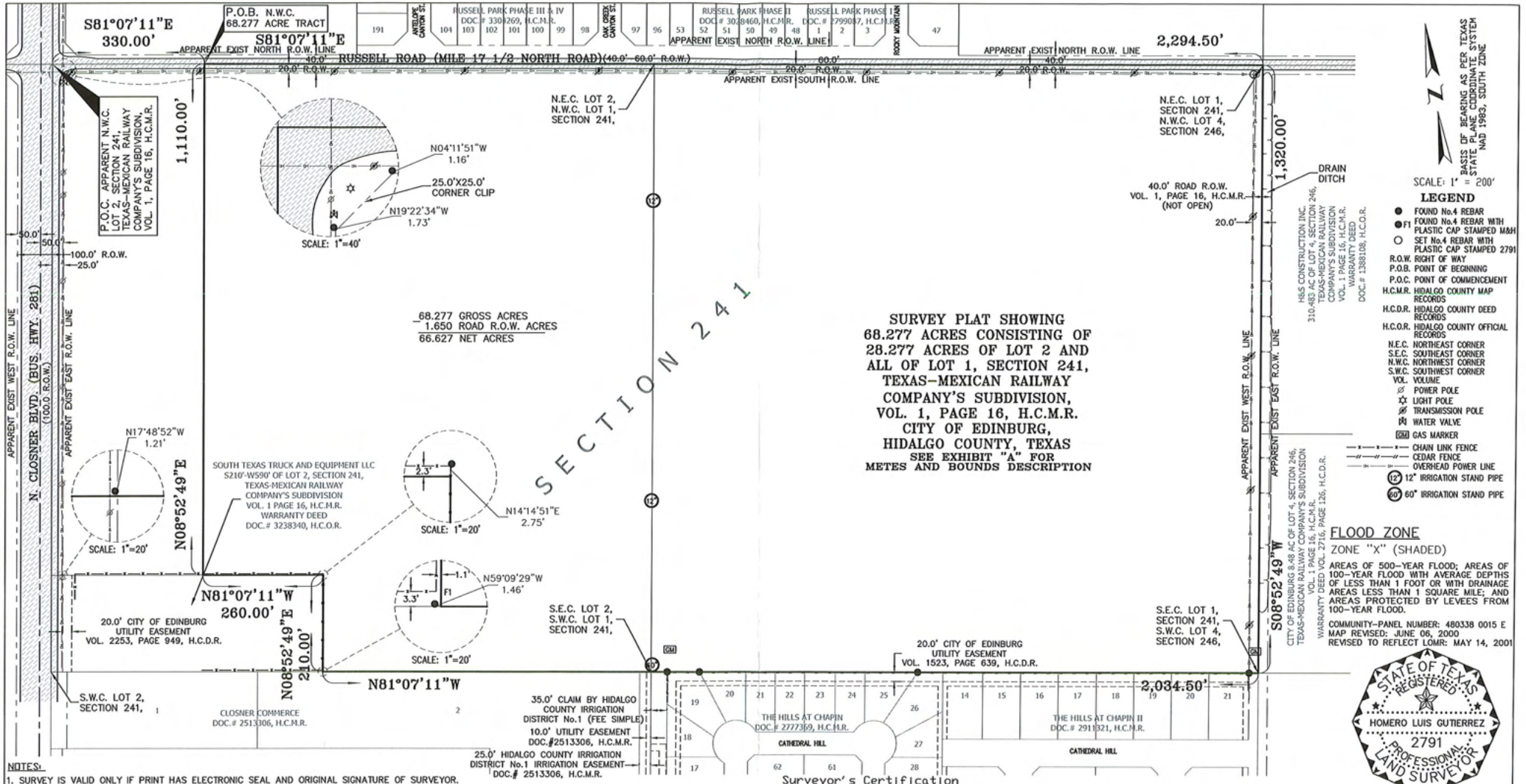
Address: 508 CENTRAL PARK City: EDINBURG State: TX Zip: 78541

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

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





NOTES:

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3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
4. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
5. 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.
6. 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.
7. SUBJECT TO A 50.0' RIGHT OF WAY EASEMENT TO TRUNKLINE GAS COMPANY AS RECORDED IN VOLUME 825, PAGE 336, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
8. EASEMENTS, RIGHTS RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO.1.

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 March 08, 2022, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

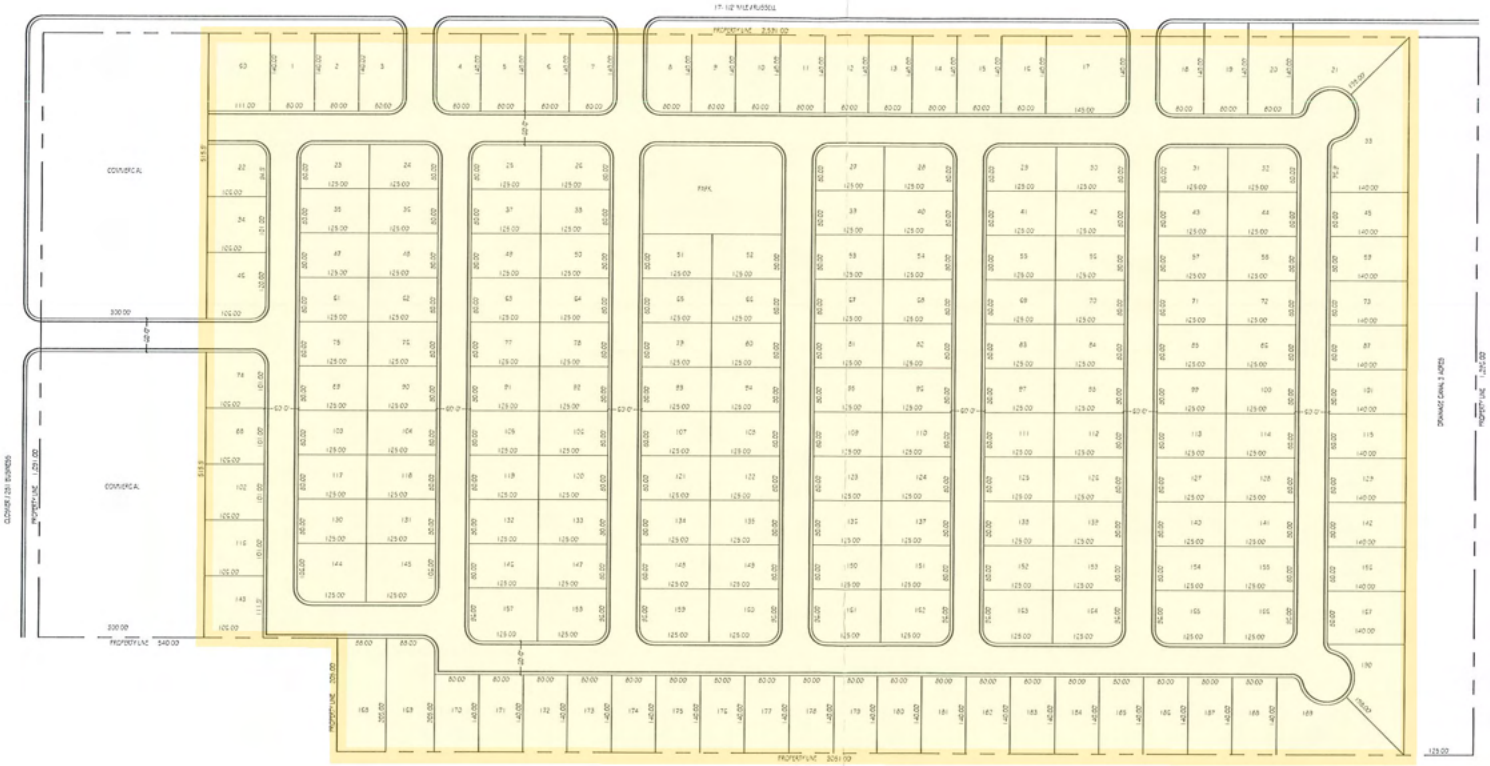
Homero L Gutierrez 03-14-22

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

RECEIVED
MAR 15 2022
Name: A.E.

DATE: 03-14-22 JOB No. HLG22-03-005 DRAWN BY: P.R.



1 SITE PLAN LAYOUT
Scale: 1" = 100'

RECEIVED
MAR 15 2022
Name: A.E.

CLOSNER AND RUSSELL SUBDIVISION

PROJECT NAME

190 LOT

PROJECT No.	2202
DATE:	28/02/2022
DRAWN BY:	RG
CHECKED BY:	ML

SHEET

1.0

REVIEW ONLY - NOT FOR CONSTRUCTION

Rezoning Request Site Photo

EIA PROPERTIES

500 East Russell Road (Residential)



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7F:
Consider the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, a 20.0 acre tract of land out of Lot 5, Block 1, John Closner, et al. Subdivision, located at 3301 South Raul Longoria Road, as requested by Isidro Navarro on behalf of Maverick Valley Builders, LLC

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for the development of a single-family residential subdivision.

The property is located on the west side of South Raul Longoria Road, approximately 340 ft. north of East Wisconsin Road. The property has 559.40 ft. of frontage on South Raul Longoria Road with a lot depth of 1,557.55 ft. for a lot area of 20.0 gross acres and is currently the location of a single-family residential structure. The requested zoning designation allows for single and multifamily uses on the subject property.

The property is currently zoned Agriculture (AG) District. The adjacent zoning is Agriculture (AG) District in all directions. Adjacent land uses are single-family to the south and east and vacant land to the north and west. The property is approximately 425 ft. north of Edinburg High School. The future land use designation is for Suburban Uses.

The property was annexed on December 10, 2013. As per City of Edinburg Unified Development Code (UDC) Section 1.205, "Any newly annexed land shall be designated Agriculture (AG) District unless controlled by a pre-annexation agreement that provides otherwise." The residential uses at this location predate the annexation that took place in 2013, but conform to District.

Staff received a Zone Change Application for the subject property on March 14, 2022. The applicant indicated that the intended use is for a residential subdivision. On the same date, the applicant submitted a Subdivision Application for the proposed Provence Ridge Subdivision, a 76-lot single-family residential development scheduled for preliminary consideration at this meeting. The existing single-family structure on the subject property will be removed to accommodate this project. Rezoning is required to accommodate the intended use.

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 and Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (UR) District based on the land uses in the area. The proposed use is compatible with the existing single-family uses adjacent to the location. The City-applied zoning of Agriculture (AG) District is no longer appropriate for this location.

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:

Staff recommendation is based on existing land uses in the area. The City-applied zoning of Agriculture is not appropriate for the subject property. Single-family residential use is fitting for this location.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/04/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District

APPLICANT: Maverick Valley Builders, LLC

AGENT: Isidro Navarro

LEGAL: A 20.0 acre tract of land out of Lot 5, Block 1, John Closner, et al. Subdivision

LOCATION: 3301 South Raul Longoria Road

LOT/TRACT SIZE: 20.0 acres (gross)

CURRENT USE: Single-family residential

PROPOSED USE: Single-family residential

EXISTING ZONING: Agriculture (AG) District

ADJACENT ZONING: North – Agriculture (AG) District
South – Agriculture (AG) District
East – Agriculture (AG) District
West – Agriculture (AG) District

LAND USE PLAN: Suburban

PUBLIC SERVICES: North Alamo Water and 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 Auto-Urban Residential (AU) District.

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST
MAVERICK VALLEY BUILDERS, LLC

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area of the community consists single-family residential uses and vacant land.

2. The current zoning of Agriculture (AG) District was applied by the City when the property was zoned in 2013 and is not appropriate for the prevailing uses.

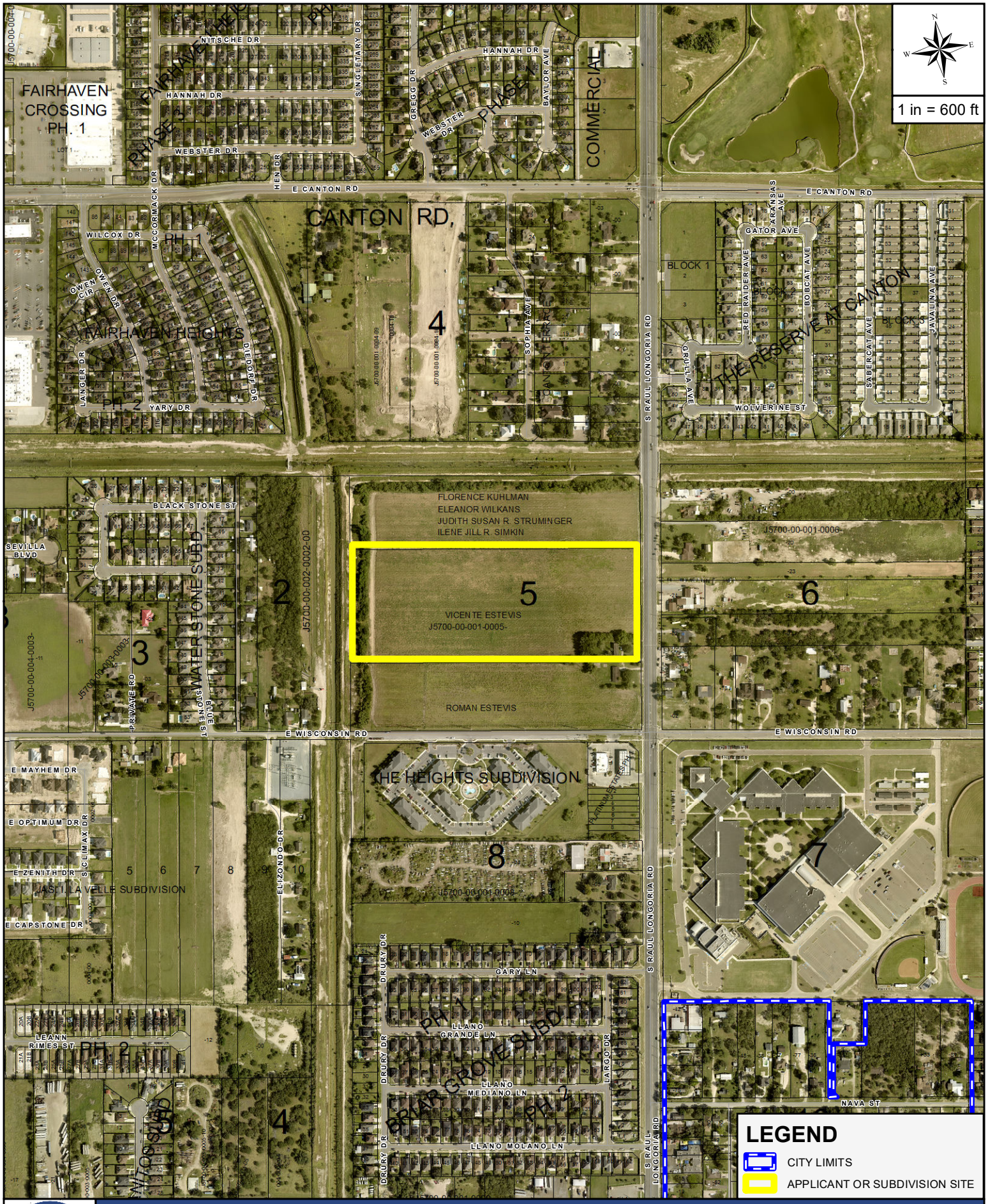
3. The applicant is requesting the change of zone for a single-family residential subdivision which is compatible with surrounding uses and desirable for the nearby Edinburg High School.

Staff recommends approval of the Comprehensive Plan Amendment from Suburban Uses to Auto-Urban Uses and the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District based on adjacent and nearby land uses. The proposed subdivision is compatible with the existing uses in the area. However, the requested zoning does not conform to the Future Land Use Plan.

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 to 16 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

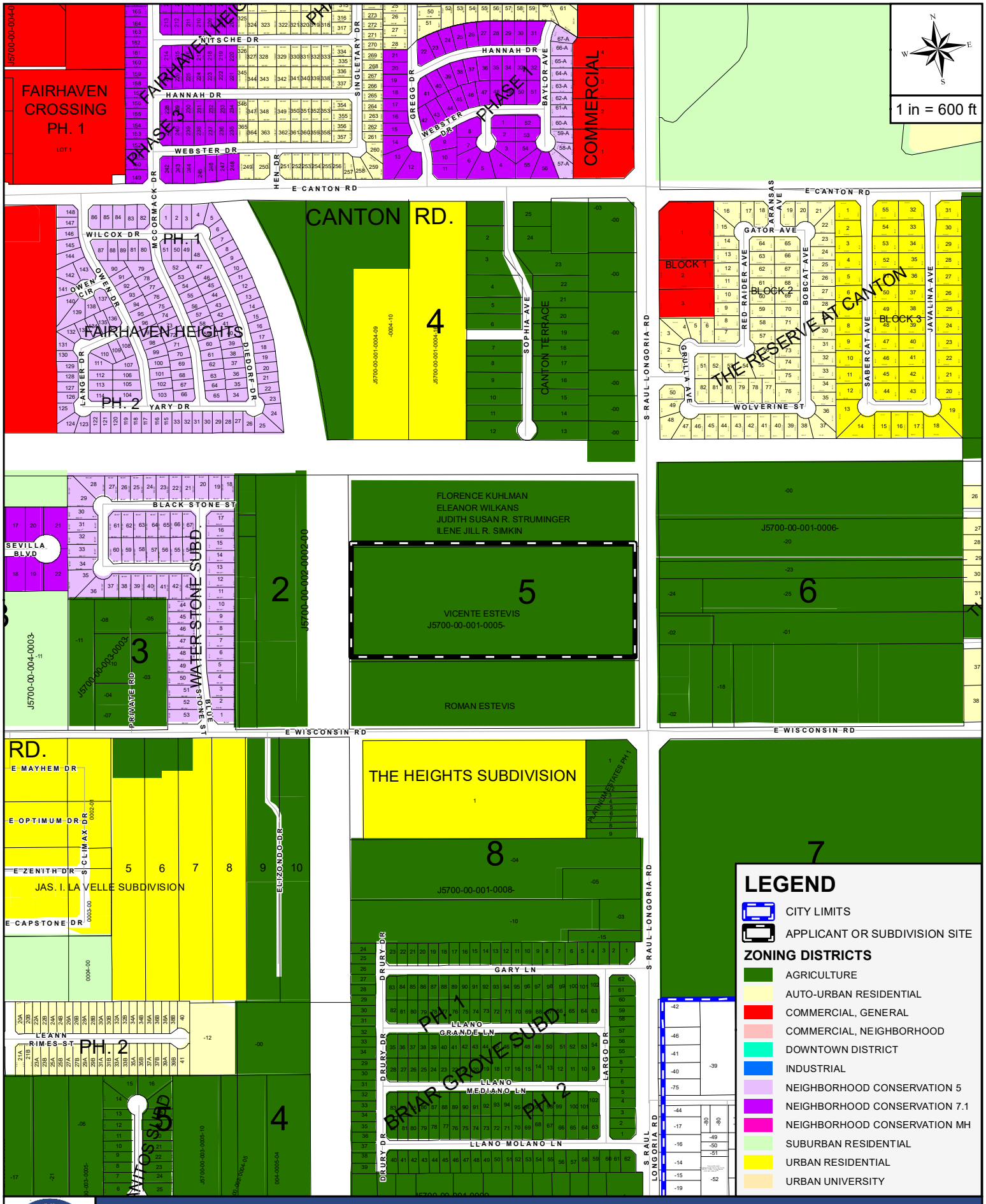
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MAVERICK VALLEY BUILDERS, LLC. / PROVENCE RIDGE

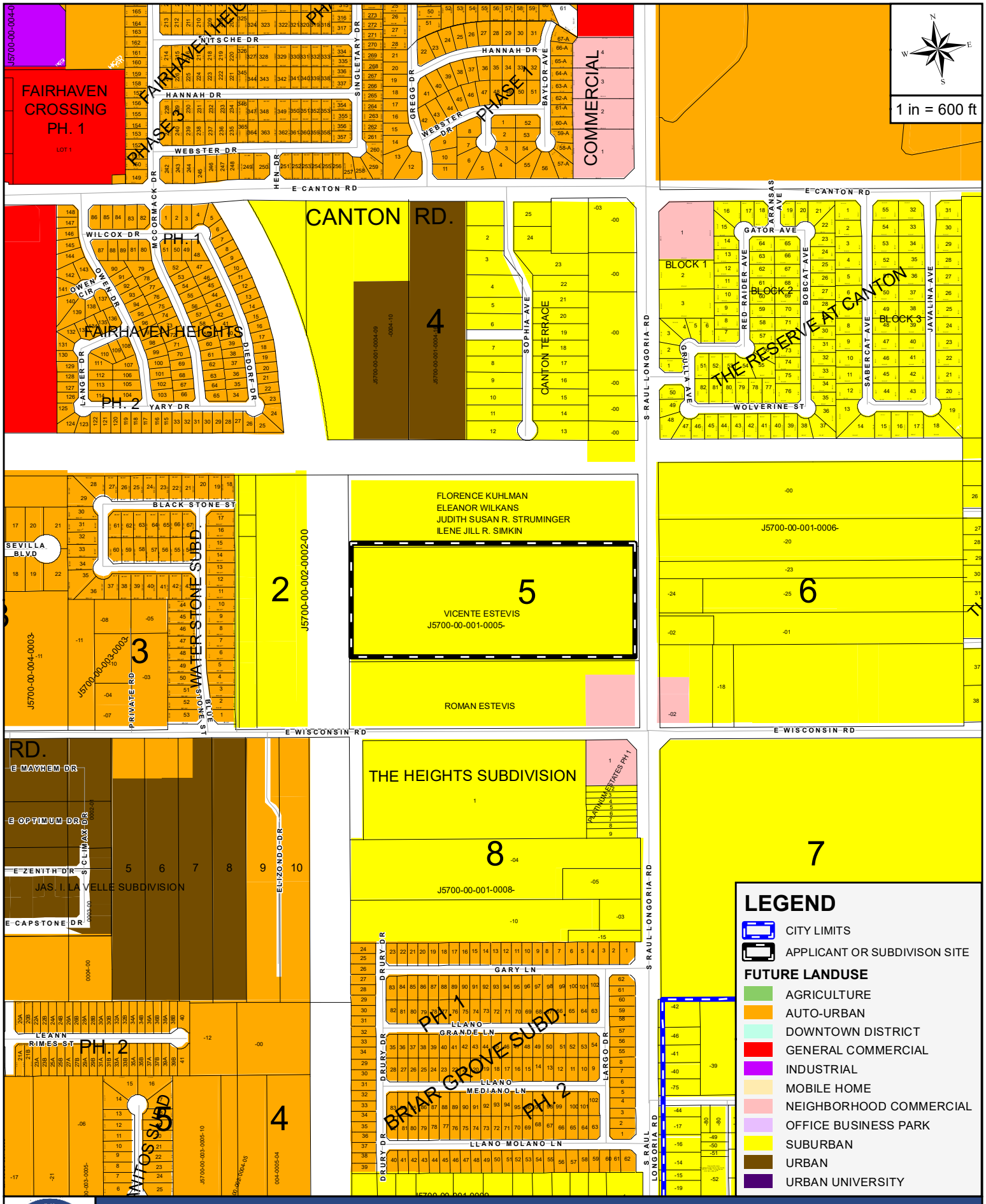


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

MAVERICK VALLEY BUILDERS, LLC. / PROVENCE RIDGE

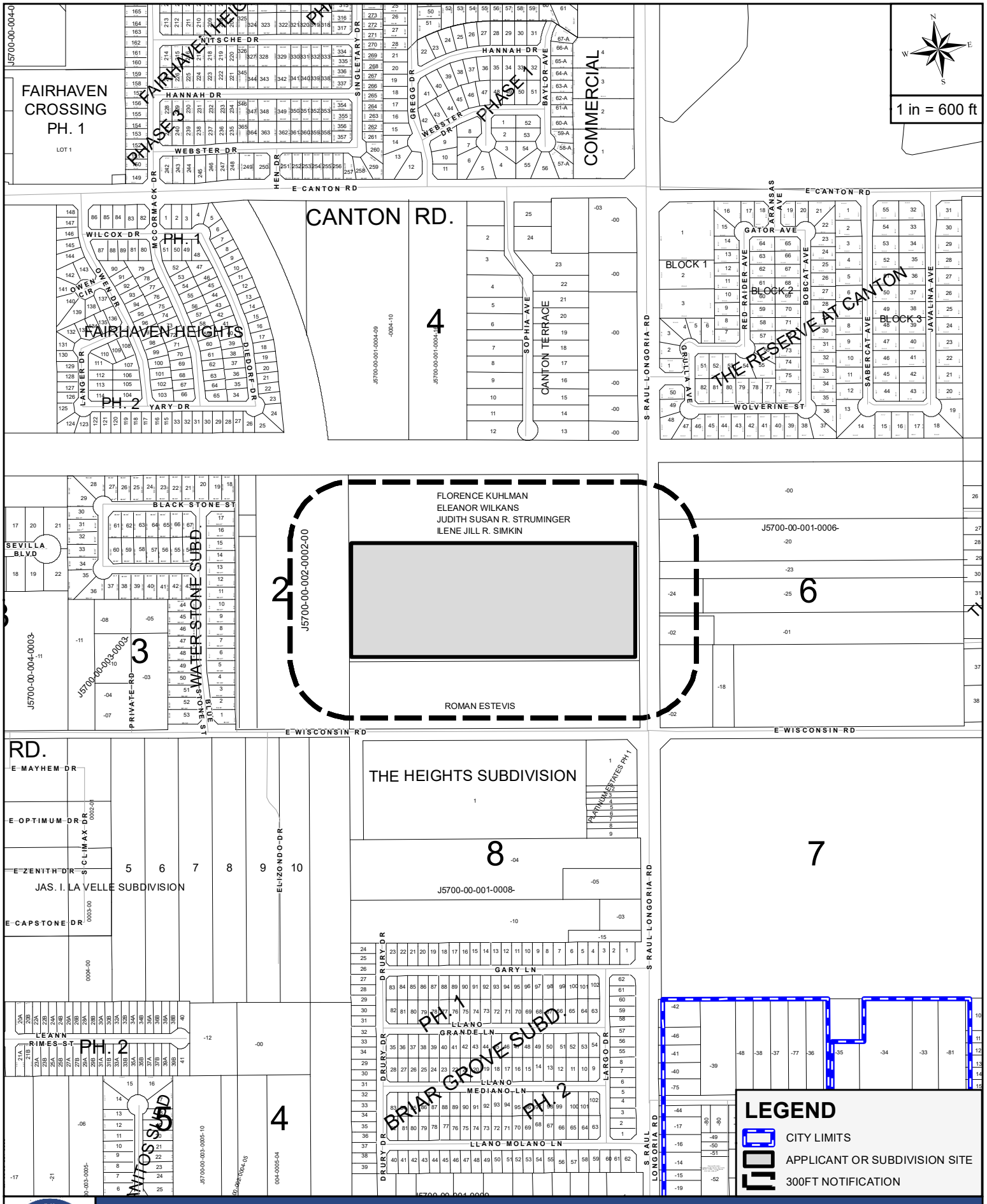


THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

MAVERICK VALLEY BUILDERS, LLC. / PROVENCE RIDGE



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

MAVERICK VALLEY BUILDERS, LLC. / PROVENCE RIDGE

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: March 3, 2022

1. Property Owner: Maverick Valley Builders LLC 2. Phone: (956) 207-0149

3. Mailing Address: 1106 Goodrich Drive

4. City: Edinburg State: TX Zip: 78539

5. Email Address: michaelaaroncantu@gmail.com 6. Cell No. (956) 207-0149

7. Agent: Isidro Navarro 8. Agent's Phone: (956) 205-3845

9. Agent's Mailing Address: 305 E Clinton Ave.

10. City: Alton State: TX Zip: 78573

11. Agent's Email: isidro@incivildesigns.com

12. Address/Location being Rezoned: 3403 S Raul Longoria Rd. Edinburg, TX 78539

13. Legal Description of Property: 14. Property ID(s): 199507

A 20-Acre Tract of land out of Lot 5, Block 1, John Closner, ET AL Subdivision of Prociones 71 and 72, Hidalgo County, Texas, Recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas.

15. Zone Change: From: AG - Agriculture To: AU - Auto-Urban Residential

16. Existing Land Use: Vacant

17. Reason for Zone Change: Proposed residential subdivision.

Michael A. Cantu (Please Print Name)

Michael Cantu Signature

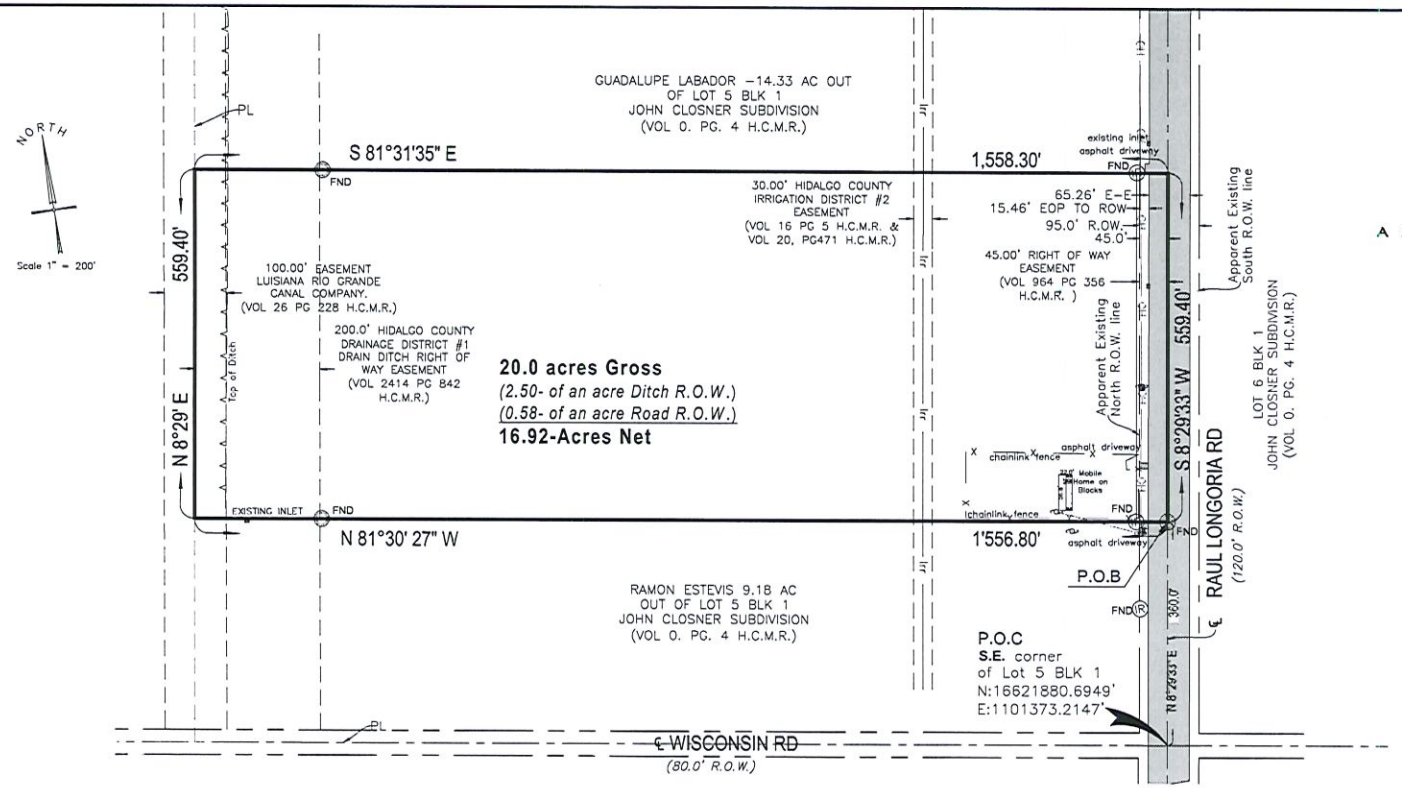
RECEIVED
MAR 14 2022

AMOUNT PAID $ _____ RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: Name:

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)



SURVEY PLAT SHOWING
A 20.00-ACRE TRACT OUT OF LOT 5, BLOCK 1,
JOHN CLOSNER SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME 0, PAGE 4, H.C.M.R.
(See Exhibit "A" for Metes and Bounds description)

Legend

H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
N.E.	Northeast
Fnd	Found No. 4 Rebar
Set	Set No. 4 Rebar w/plastic cap stamped 2791
EOP	Edge of pavement
E-E	Edge to Edge
®	Found No. 4 Rebar
●	Set No. 4 Rebar w/plastic cap stamped 2791
	Existing clean out
—X—	Existing wire fence
—OH—	Existing overhead power line
	Existing power pole
	Existing down guy
	Existing mailbox
	Cable pedestal
	Existing telephone pedestal
	Existing water valve
	Existing water fire hydrant
	Existing irrigation standpipe
	Existing irrigation gate valve
	Asphalt pavement
	Caliche pavement

General Notes:
1. Survey is valid only if print has original electronic seal and signature of surveyor.
2. Bearing basis as per the NAD 1983 State Plane Texas South FIPS 4205 Feet.
3. Commitment of Title Insurance by Alliant National Title Insurance Company. Reference: A 20.00-Acre tract out of Lot 5, Block 1, John Closner Subdivision
To: Maverick Valley Builders LLC, a Texas limited liability company, ILLAB Investments, LLC, A Texas limited liability company
GF: 173184
4. Also, see Schedule B.10a thru 10k for additional easement and property matters.
5. Easements, rules, regulations and rights in favor of united irrigation district. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width and locations.
6. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
7. Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
8. 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.
9. 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. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
Flood Zone "B"-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 protected by levees form the base flood. (Medium shading)
Community Panel No. 4803340425 C
Map Revised: November, 16 1982.

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

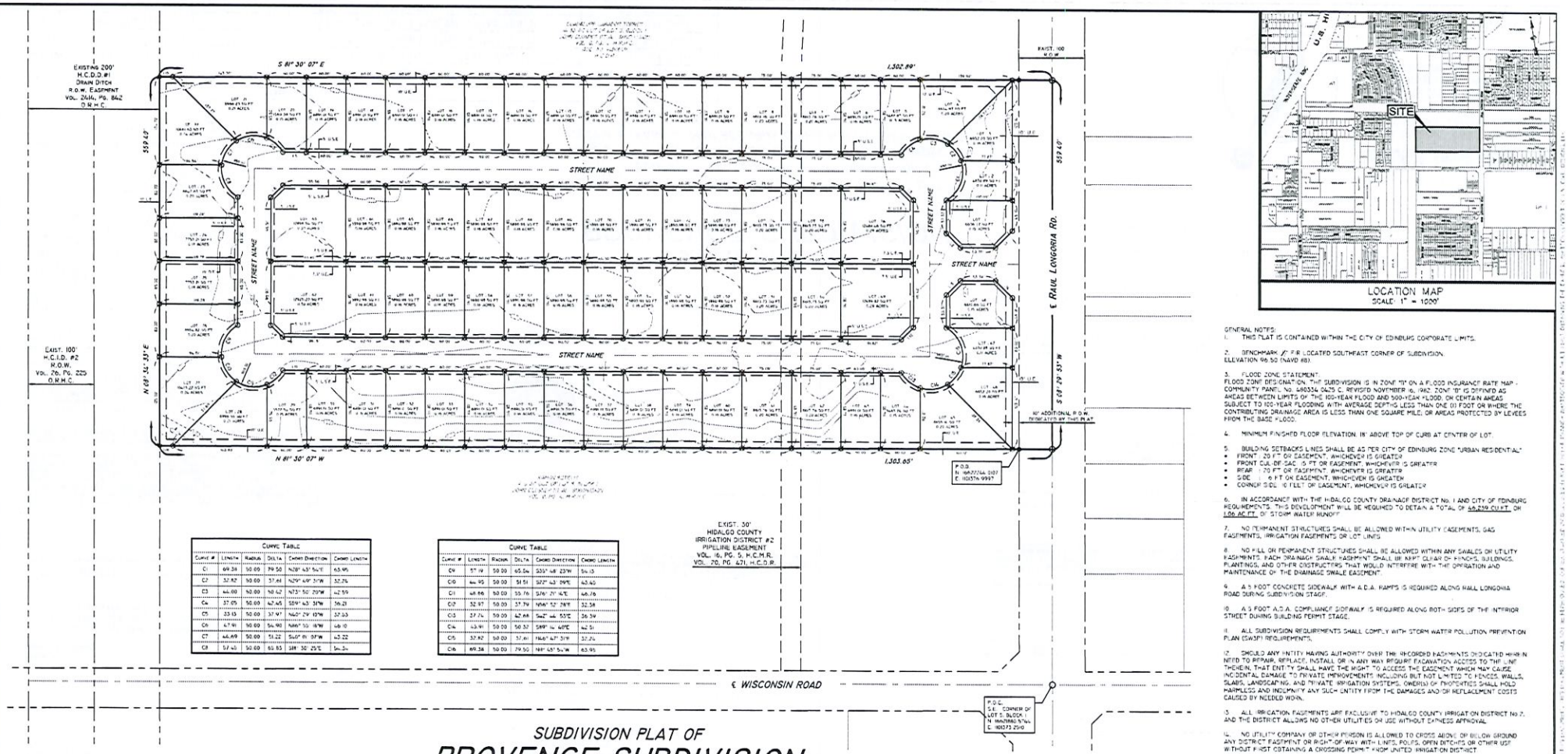
Surveyor's Certification

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 December 15, 2021, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS #2791
Date: 12/18/21

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

DATE: 12-17-21 JOB No. HLG12-17-21 DRAWN BY: CH



LOCATION MAP
SCALE: 1" = 1000'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.38	50.00	79.50	N28° 43' 54"E	63.95
C2	32.82	50.00	37.61	N29° 49' 31"W	32.24
C3	44.00	50.00	50.42	N73° 50' 29"W	42.59
C4	37.05	50.00	42.45	S89° 43' 31"W	36.21
C5	23.13	50.00	37.97	N40° 29' 07"W	22.93
C6	67.91	50.00	54.90	N86° 50' 16"W	65.11
C7	44.69	50.00	51.22	S40° 01' 37"W	43.22
C8	37.45	50.00	42.93	S81° 30' 25"E	36.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	57.19	50.00	65.54	S35° 48' 23"W	54.13
C10	44.95	50.00	51.51	S27° 43' 09"E	43.49
C11	48.66	50.00	55.76	S76° 29' 45"E	46.76
C12	32.97	50.00	37.79	N56° 52' 28"E	32.38
C13	37.24	50.00	42.68	S42° 46' 55"E	36.39
C14	43.91	50.00	50.32	S89° 14' 40"E	42.51
C15	37.82	50.00	37.61	N46° 47' 31"E	37.14
C16	69.38	50.00	79.50	N51° 51' 54"W	63.95

Parcel Line Table		
Line #	Length	Direction
L1	35.99	N53° 29' 00.00"E
L2	50.01	S36° 29' 57.00"E
L3	25.93	S36° 30' 33.58"E
L4	3.98	S81° 30' 07.00"E
L5	23.43	S81° 30' 07.00"E
L6	25.95	S53° 32' 13.90"W
L7	3.58	N81° 34' 33.00"E
L8	3.98	N81° 34' 33.00"E

Parcel Line Table		
Line #	Length	Direction
L9	75.25	N36° 23' 07.00"W
L10	35.82	N81° 30' 07.00"W
L11	34.94	N81° 30' 07.00"W
L12	76.01	N53° 29' 53.00"E
L13	39.81	N53° 29' 57.00"E
L14	35.95	S36° 31' 03.00"E
L15	49.97	S81° 30' 07.00"E
L16	29.95	N81° 30' 07.00"W

SUBDIVISION PLAT OF
PROVENCE SUBDIVISION

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK I, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND
- ● 5/8" FIR - W/ INCH FOUND IRON ROD
- ○ 5/8" SIR - W/ INCH SET IRON ROD W/CAP - WITH CAP STAMPED "4353"
- ○ DENOTES NO MONUMENT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
- VOL. - VOLUME
- PG. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- T.B.M. - TEMPORARY BENCHMARK
- ℄ - CENTERLINE
- ⊢ - PROPERTY LINE
- ▲ - BENCHMARK
- D.E. - DRAINAGE EASEMENT
- U.S.E. - UTILITY & SIDEWALK EASEMENT

SCALE: 1" = 70'
BASIS OF BEARING
TEXAS STATE PLAIN COORDINATES
TEXAS SOUTH (4205)
(NAD 83)

GENERAL NOTES:

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. BENCHMARK: 5/8" FIR LOCATED SOUTHEAST CORNER OF SUBDIVISION. ELEVATION 96.50 (NAVD 88).
3. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DEFINED 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 PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
5. BUILDING SETBACKS LINES SHALL BE AS PER CITY OF EDINBURG ZONE "URBAN RESIDENTIAL"
   - FRONT: 20 FT OR EASEMENT, WHICHEVER IS GREATER
   - FRONT CUL-DE-SAC: 15 FT OR EASEMENT WHICHEVER IS GREATER
   - REAR: 10 FT OR EASEMENT, WHICHEVER IS GREATER
   - SIDE: 6 FT OR EASEMENT, WHICHEVER IS GREATER
   - CORNER SIDE: 10 FEET OF EASEMENT, WHICHEVER IS GREATER
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 46.239 CU.FT. OR 1.06 AC.FT. OF STORM WATER RUNOFF.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
9. A 5 FOOT CONCRETE SIDEWALK WITH A.D.A. RAMPS IS REQUIRED ALONG RAUL LONGORIA ROAD DURING SUBDIVISION STAGE.
10. A 5 FOOT A.D.A. COMPLIANCE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE.
11. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINE THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGAT ON DISTRICT NO 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
14. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
15. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED ON EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT IS SUBJECT TO REMOVAL.
16. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: MAVERICK VALLEY BUILDERS, LLC	PO BOX 204 LA BLANCA, TEXAS 78558	(956) 207-0149
OWNER: ILLAB INVESTMENTS, LLC	1624 E GRIFFIN PARKWAY MISSION, TEXAS 78572	(956) 821-5944
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 581-0143
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 821-7026

I.N. CIVIL DESIGNS, LLC
CIVIL DESIGNS - CIVIL DRAFTING
LAND SURVEYING - LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3845
EMAIL: ISIDRO@INCIVILDESIGNS.COM
www.incivildesigns.com

C:\USERS\DOCS\DROPBOX\I.N. CIVIL DESIGNS, LLC\PROJECTS\22-025 SUBDIVISION\22-02 PROVENCE SUBDIVISION.DWG MAR 13,2022 - 8:07AM DOCS

Rezoning Request Site Photo

MAVERICK VALLEY BUILDERS, LLC

3301 South Raul Longoria Road



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

REZONING REQUEST

AGENDA ITEM 7G:
Consider the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District, Lots 13-16, Block 12, Country Club Place Subdivision, located at 101 West Freddy Gonzalez Drive, as requested by Melden & Hunt, Inc., on behalf of 3BU Family Limited Partnership

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone to construct a carwash at this location.

The property is located on the north side of West Freddy Gonzalez Drive on the corner of West Freddy Gonzalez Drive and South 10th Avenue, approximately 150 ft. west of South Closner Boulevard. The property has 161.25 ft. of frontage on West Freddy Gonzalez Drive and a depth of 221.00 ft. for total area of 35,636.25 sq. ft. and is currently vacant. The requested zoning designation allows for a wide range of commercial uses on the subject property.

The property is currently zoned Urban Residential (UR) District. Adjacent zoning is Urban Residential (UR) District to the north, Commercial General (CG) District to the south and east, and Neighborhood Conservation 7.1 (NC7.1) and Commercial Neighborhood (CN) Districts to the west. Adjacent land uses are mostly single-family residential to the north and west and commercial uses to the south and east. The property is approximately 275 feet northwest of the City of Edinburg Municipal Court and Police Station and approximately 1,170 ft. east of South Middle School. The future land use designation is for Commercial Uses.

Staff received a Zone Change Application for the subject property on March 16, 2022. The applicant intends to establish a carwash on the southern half of the subject property on West Freddy Gonzalez Drive and plans to leave the northern half vacant for now. Rezoning is needed to accommodate the proposed project.

Staff mailed a notice of the public hearing to 24 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 disapproval of the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District based on the adjacent residential uses to the north and west. Although the subject property is in an area with mixed residential and commercial uses, the residential use along South 10th Avenue should be protected.

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:

Staff recommendation is based on adjacent zoning and land uses. There are both commercial and residential uses to adjacent to the subject property. No separation will exist between this property and the residential use to the north. The homeowners on South 10th Avenue should be protected from a commercial zone extending approximately 220 ft. into this residential street.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/05/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District

APPLICANT: 3BU Family Limited Partnership

AGENT: Melden & Hunt, Inc.

LEGAL: Lots 13-16, Block 12, Country Club Place Subdivision

LOCATION: 101 West Freddy Gonzalez Drive

LOT/TRACT SIZE: 35,636.25 sq. ft.

CURRENT USE: Vacant

PROPOSED USE: Commercial (carwash)

EXISTING ZONING: Urban Residential (UR) District

ADJACENT ZONING:
North – Urban Residential (UR) District
South – Commercial General (CG) District
East – Commercial General (CG) District
West – Neighborhood Conservation 7.1 (NC7.1) and Commercial Neighborhood (CN) Districts

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends disapproval of the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District.

REZONING REQUEST
3BU FAMILY LIMITED PARTNERSHIP

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area consists of residential and commercial uses, with commercial uses concentrated on the arterial streets of West Freddy Gonzalez Drive and South Closner Boulevard.

2. Commercial uses are common along West Freddy Gonzalez Drive.

3. Adjacent uses to the north and west are single family residential

4. The rezoning will extend approximately 220 ft. north on South 10th Avenue, a residential street.

5. The requested zoning is for the construction of a carwash, a heavy commercial use.

Staff recommends disapproval of the Rezoning Request from Urban Residential (UR) District to Commercial General (CG) District based on adjacent zoning and land uses. The proposed commercial district is incompatible with the adjacent uses on South 10th Avenue. The intended uses of a carwash is a heavier commercial use, making it even less compatible. However, the proposed zone conforms to the Future Land Use Plan for this location.

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 to 24 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

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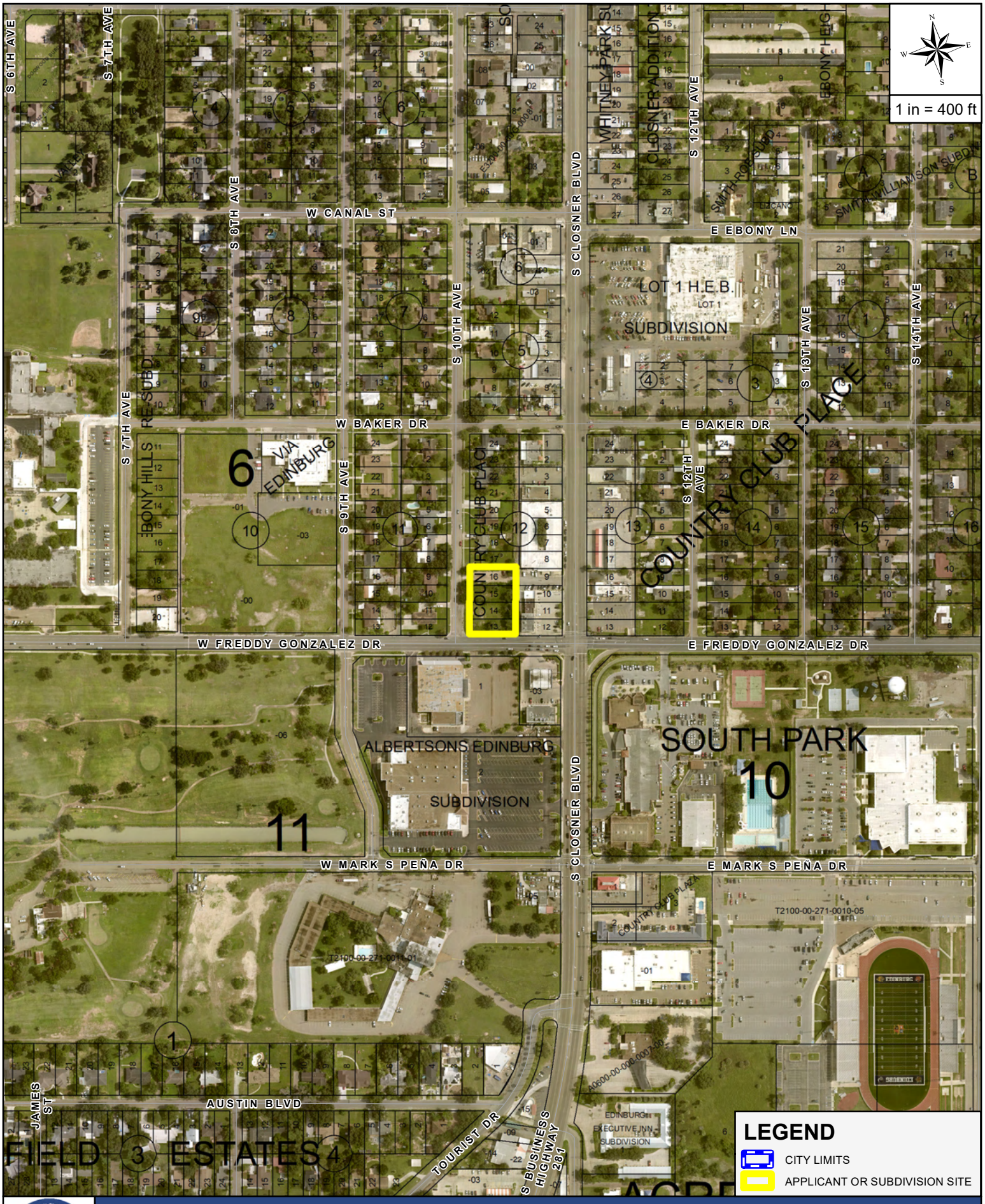
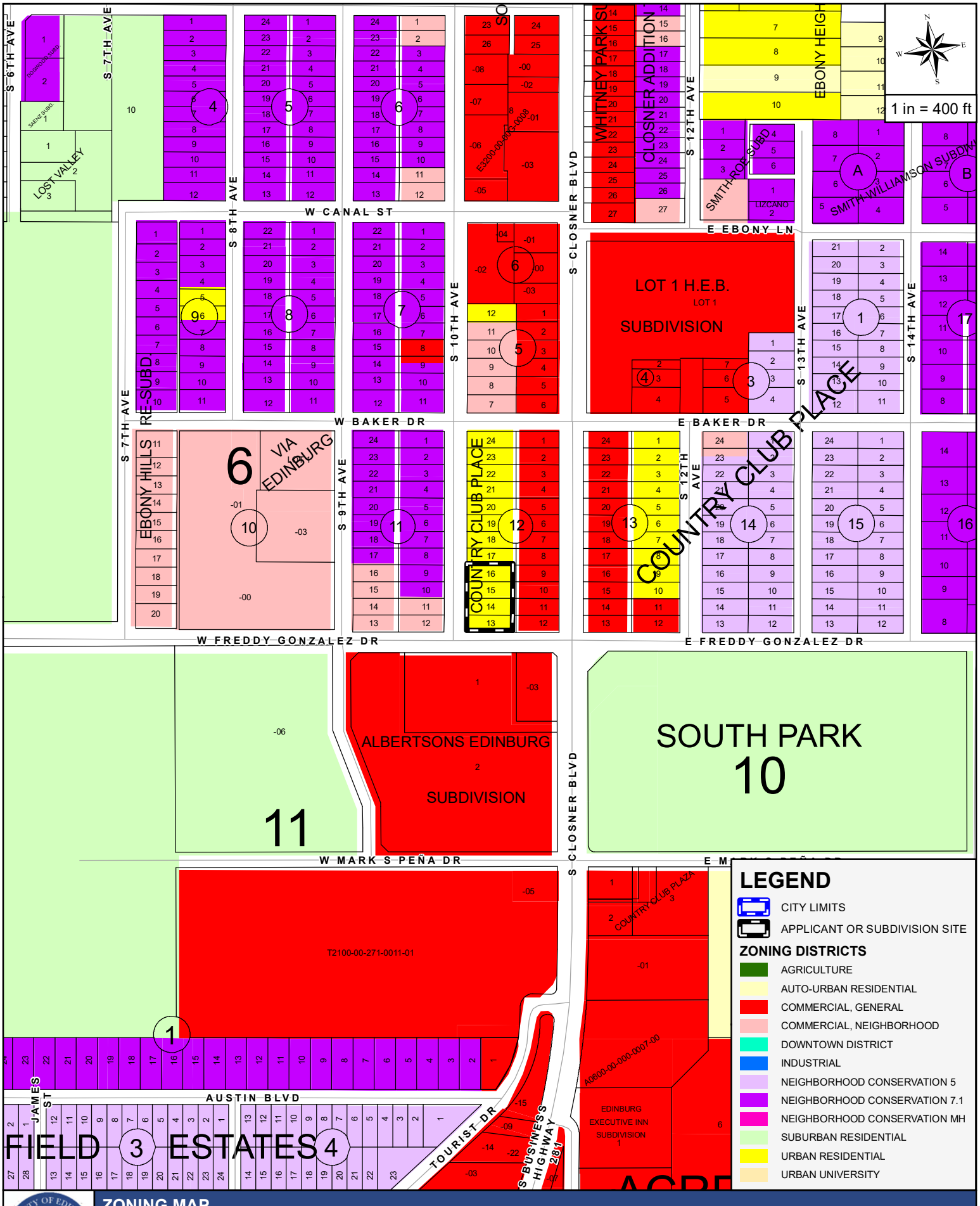


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

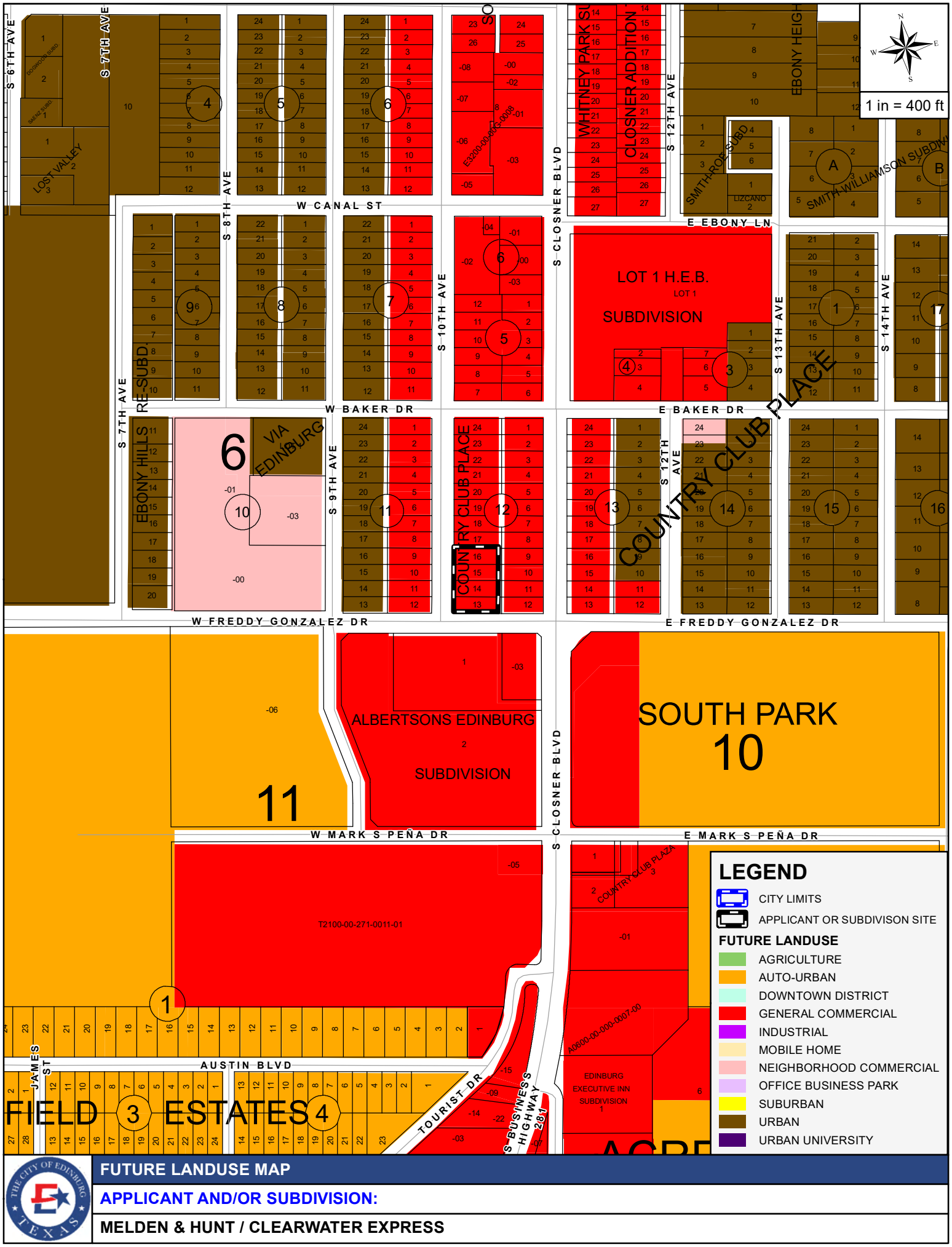
MELDEN & HUNT / CLEARWATER EXPRESS



ZONING MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / CLEARWATER EXPRESS

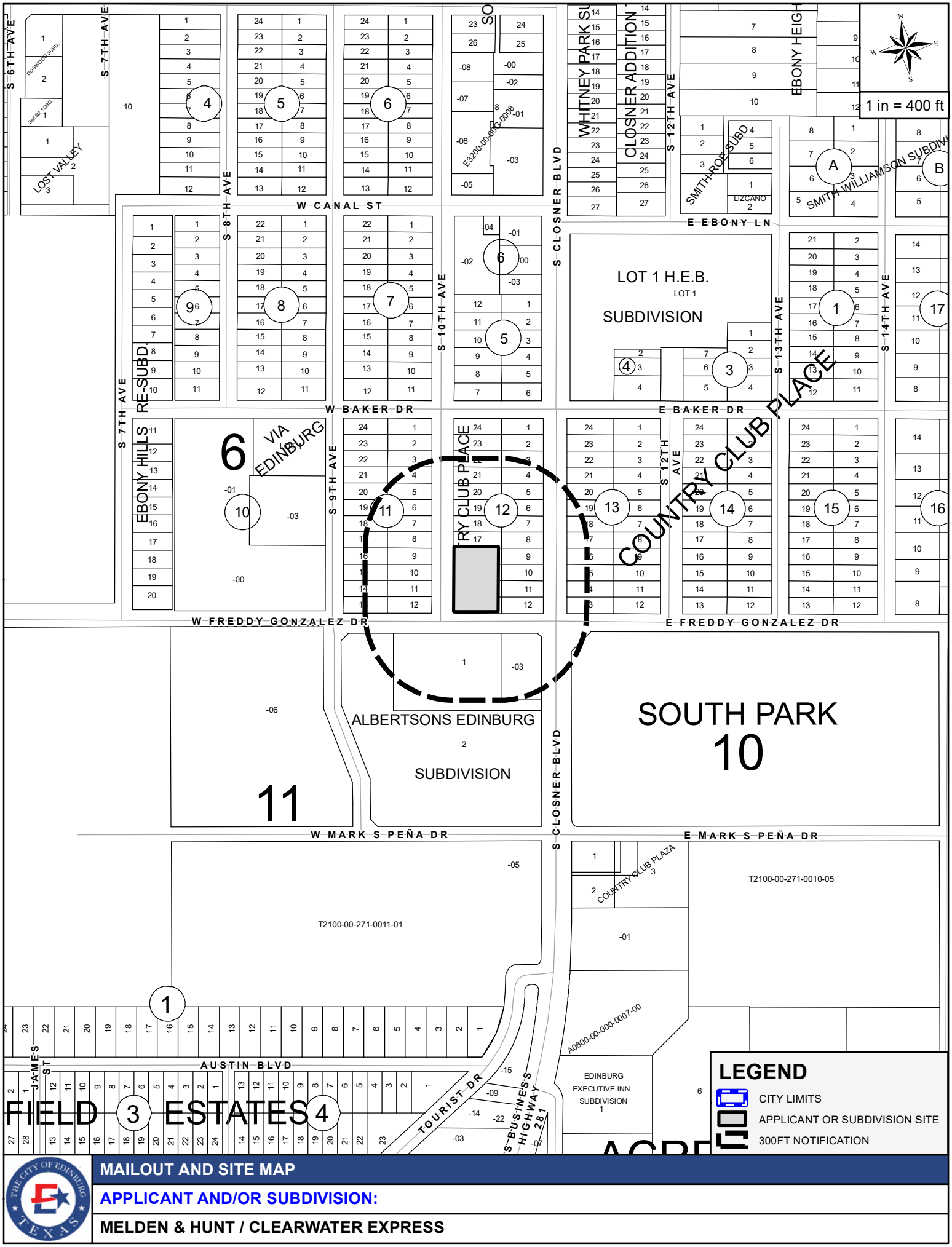


THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / CLEARWATER EXPRESS


1 in = 400 ft
W CANAL ST
W BAKER DR
E BAKER DR
E EBONY LN
W FREDDY GONZALEZ DR
E FREDDY GONZALEZ DR
W MARK S PEÑA DR
E MARK S PEÑA DR
AUSTIN BLVD
S 6TH AVE
S 7TH AVE
S 8TH AVE
S 9TH AVE
S 10TH AVE
S 12TH AVE
S 13TH AVE
S 14TH AVE
S CLOSNER BLVD
COUNTRY CLUB PLACE
VIA EDINBURG
LOST VALLEY
EBONY HILLS RE-SUBD
WHITNEY PARK SUBD
CLOSNER ADDITION
EBONY HEIGHTS
SMITH-ROE SUBD
SMITH-WILLIAMSON SUBDIV
LOT 1 H.E.B.
LOT 1
SUBDIVISION
ALBERTSONS EDINBURG
2
SUBDIVISION
SOUTH PARK
10
11
FIELD 3 ESTATES 4
JAMES ST
TOURIST DR
S BUSINESS HIGHWAY 281
COUNTRY CLUB PLAZA
3
EDINBURG EXECUTIVE INN SUBDIVISION
1
T2100-00-271-0011-01
T2100-00-271-0010-05
A0600-00-000-0007-00
E3200-00-00G-0008
LEGEND
CITY LIMITS
APPLICANT OR SUBDIVISION SITE
300FT NOTIFICATION
MAILOUT AND SITE MAP
APPLICANT AND/OR SUBDIVISION:
MELDEN & HUNT / CLEARWATER EXPRESS

Case #

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: March 11, 2022

1. Property Owner: 3BU Family Limited Partnership 2. Phone: (956) 381-0981

3. Mailing Address: 533 N Alamo Road

4. City: Alamo State: TX Zip: 78516

5. Email Address: c/o mario@meldenandhunt.com 6. Cell No. _____

7. Agent: Melden & Hunt, Inc. 8. Agent's Phone: (956) 381-0981

9. Agent's Mailing Address: 115 W. McIntyre Street

10. City: Edinburg State: TX Zip: 78541

11. Agent's Email: mario@meldenandhunt.com

12. Address/Location being Rezoned: 1515-1517 S Closner Blvd

13. Legal Description of Property: 14. Property ID(s): 154545; 154546

Country Club Place Lots 13, 14, 15 & 16 Blk 12

15. Zone Change: From: AU - Auto-Urban Residential To: CG - Commerical General

16. Existing Land Use: Vacant

17. Reason for Zone Change: Vacant for now

RECEIVED
MAR 16 2022
By BC 2:50pm

Mario A Reyna
(Please Print Name)

Signature

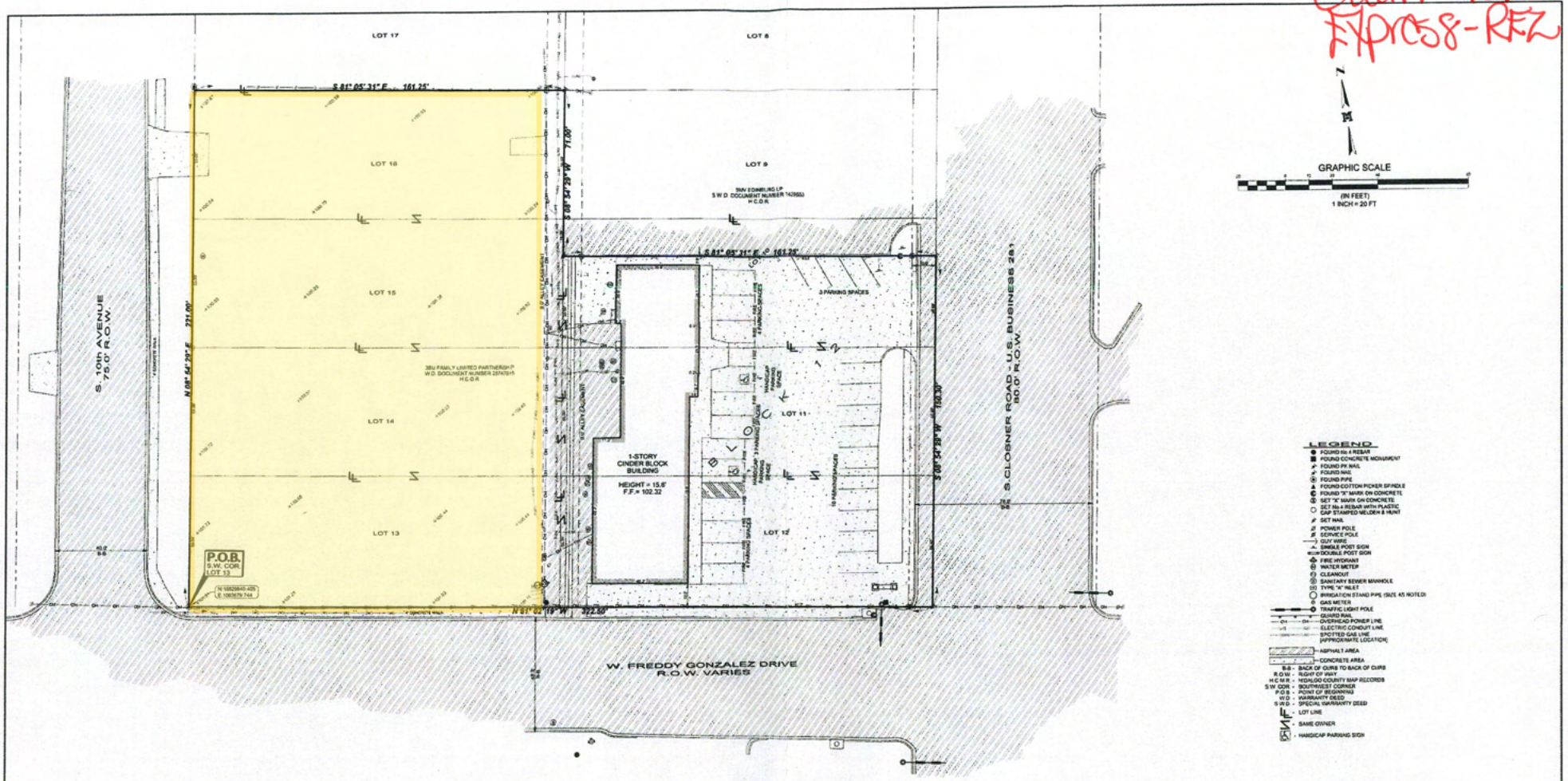
AMOUNT PAID $ 400.00 RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: 4/12/2022

PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: 5/3/22

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

Clearwater Express-Rez



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT

LEGEND
- FOUND No. 4 REBAR
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND NAIL
- FOUND PIPE
- FOUND COTTON PICKER SPINDLE
- FOUND "X" MARK ON CONCRETE
- SET "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- POWER POLE
- SERVICE POLE
- GUY WIRE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- FIRE HYDRANT
- WATER METER
- CLEANOUT
- SANITARY SEWER MANHOLE
- TYPE "A" INLET
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- GAS METER
- TRAFFIC LIGHT POLE
- GUARD RAIL
- OH — OVERHEAD POWER LINE
- ELECTRIC CONDUIT LINE
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- ASPHALT AREA
- CONCRETE AREA
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- LOT LINE
- SAME OWNER
- HANDICAP PARKING SIGN

PARKING SPACES
24 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
26 TOTAL PARKING SPACES

PLAT SHOWING
1.375 ACRES
BEING
THE SOUTH 39.0 FEET LOT 10, AND ALL OF LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 12
COUNTY CLUB PLACE
VOLUME 5, PAGES 15 AND 16 H.C.M.R.
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

NOTES:
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
2. BEARING BASIS IS FROM THE 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 13 AND THE 1/2" IRON PIPE FOUND ON THE NORTHWEST CORNER OF LOT 14
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES
4. ELEVATION DATUM PER NAVD 88 (GEOID 30120)
5. SURVEY WAS PREPARED WITH THE BENEFIT OF EDWARDS ABSTRACT TITLE COMPANY COMMITMENT OF No 941151 EFFECTIVE DATE DECEMBER 31, 2021 ISSUED JANUARY 10, 2022

EASEMENTS LISTED IN SCHEDULE B:

10 C - EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1 (DOCUMENT NUMBER 2880111 H.C.O.R. STATES THAT THERE ARE NO IRRIGATION STRUCTURES ON PROPERTY. DOCUMENT NUMBER 863150 H.C.O.R. - IS A RESOLUTION FROM HIDALGO COUNTY IRRIGATION DISTRICT EXCLUDING PROPERTY FROM DISTRICT)

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 2/7/22 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON

ROBERTO R. TAMEZ, RPLS No. 6238 — DATE

STATE OF TEXAS — ROBERTO R. TAMEZ — 6238 — REGISTERED TO PRACTICE — LAND SURVEYOR

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY PANEL NUMBER 480334 0010 C
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR-F EFFECTIVE DECEMBER 18, 2012

RECEIVED
MAR 16 2022
By

ADDRESS: 1515 S. CLOSNER Rd. EDINBURG, TEXAS
FOR:

JOB No.	22043.02-08
DRAWING DATE:	3/7/2022
DRAWN BY:	B.M. / J.C.
File Name:	22043.02
T-1147, PG 29	

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REVISION — DATE — BY

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 10094902

Rezoning Request Site Photo

3BU FAMILY LIMITED PARTNERSHIP

101 West Freddy Gonzalez Drive



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

REZONING REQUEST

AGENDA ITEM 7H:
Consider the Rezoning Request from Commercial General (CG) District to Industrial (I) District, 5.157 acres out of Lot 39, Santa Cruz Ranch Subdivision, located at 4805 North Expressway 281, as requested by Spoor Engineering Consultants, Inc., on behalf of Nogales-Texas Properties, LLC

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for the expansion of an existing warehousing business.

The property is located at the northwest corner of the southbound North Expressway 281 (I-69C) Frontage Road and Ron Case Drive. The property is the eastern portion of Lot 39, Santa Cruz Ranch Subdivision and consists of 5.157 acres out of this lot. The requested zoning is the primary heavy industrial district. It is intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.

The property is currently zoned Commercial General (CG) District. The adjacent zoning is Commercial General (CG) District to the north and east, and Suburban Residential (S) District to the south and west. Surrounding land uses are mixed and include agriculture, single-family residential, heavy commercial, light industrial, and vacant land. The property sits directly on the North Expressway 281 (I-69C) Frontage Road. The future land use designation is for Industrial Uses at this location.

Staff received a Zone Change Application for the subject property on March 16, 2022. The applicant indicated that the intended use is for the expansion of an existing warehousing operation. The lot is zoned differently on the east and west sides. Both sides are proposed for rezoning to accommodate the expansion of the light industrial use of the subject property.

Staff mailed a notice of the public hearing to nine neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 Commercial General (CG) District to Industrial (I) District based on the adjacent zoning and land uses. The proposed use is an expansion of the existing light industrial uses.

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:

Staff recommendation is based on existing and adjacent land uses. Surrounding uses are mostly heavy commercial, light industrial, and vacant land. Location along the expressway/interstate is a suitable location for light industrial or heavy commercial uses.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/05/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Commercial General (CG) District to Industrial (I) District

APPLICANT: Nogales-Texas Properties, LLC

AGENT: Spoor Engineering Consultants, Inc.

LEGAL: 5.157 acres out of Lot 39, Santa Cruz Ranch Subdivision

LOCATION: 4805 North Expressway 281

LOT/TRACT SIZE: 5.157 acres

CURRENT USE: Industrial

PROPOSED USE: Industrial

EXISTING ZONING: Commercial General (CG) District

ADJACENT ZONING: North – Commercial General (CG) District
South – Suburban Residential (S) District
East – Commercial General (CG) District
West – Suburban Residential (S) District

LAND USE PLAN: Industrial Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Commercial General (CG) District to Industrial (I) District.

REZONING REQUEST
NOGALES-TEXAS PROPERTIES, LLC

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area a mix of uses that include include agriculture, single-family residential, heavy commercial, light industrial, and vacant land.

2. The area proposed for rezoning is the eastern half of a lot with an existing light industrial use (warehousing).

3. The location on the expressway/interstate is appropriate for heavy commercial uses and light industrial uses.

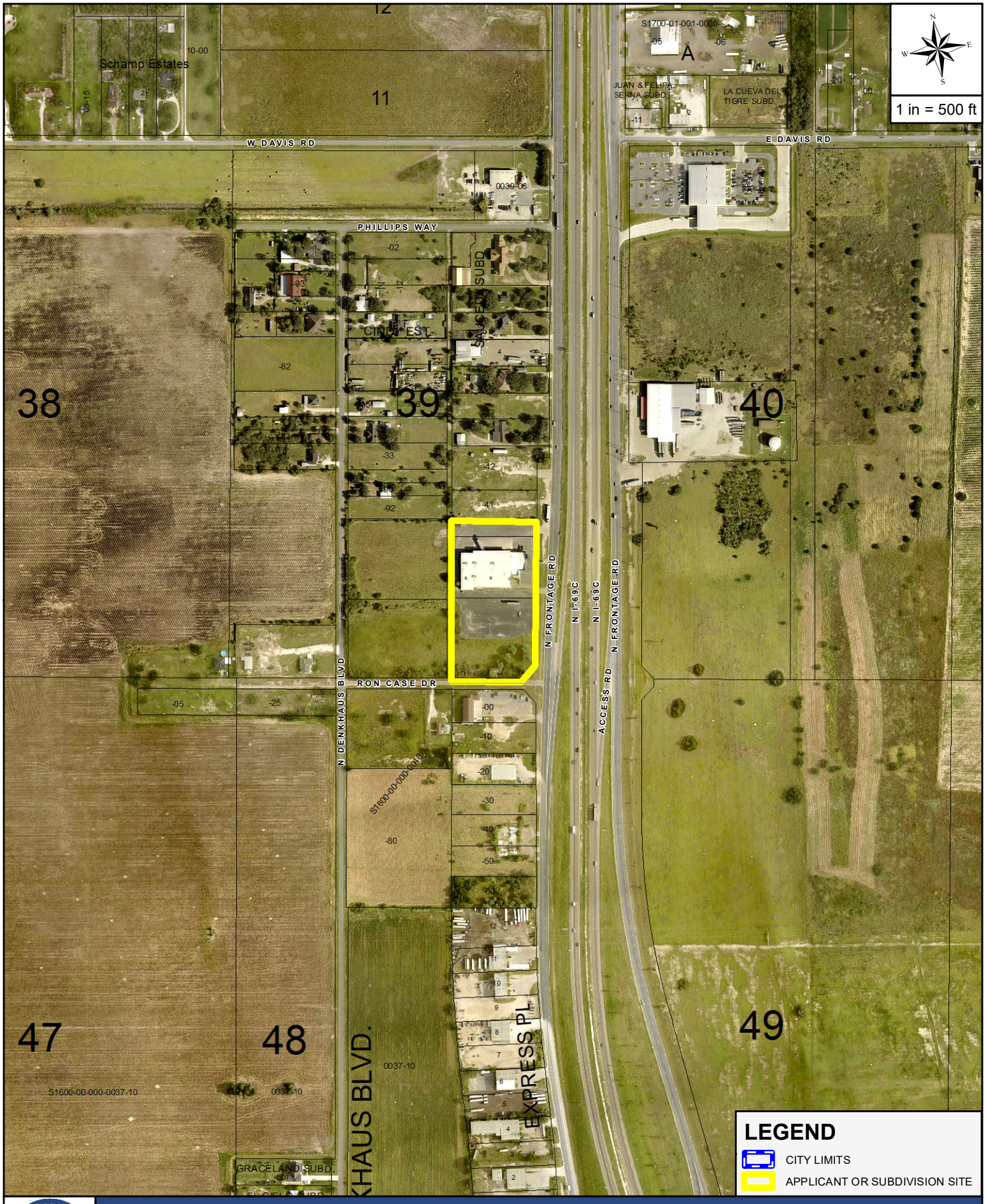
4. The applicant is requesting the change of zone for expansion of an existing business.

Staff recommends approval of the Rezoning Request from Commercial General (CG) District to Industrial (I) District based on adjacent and nearby land uses. The proposed business expansion will not change existing uses at this location. Requested zoning conforms to the Future Land Use Plan.

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 to nine neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

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

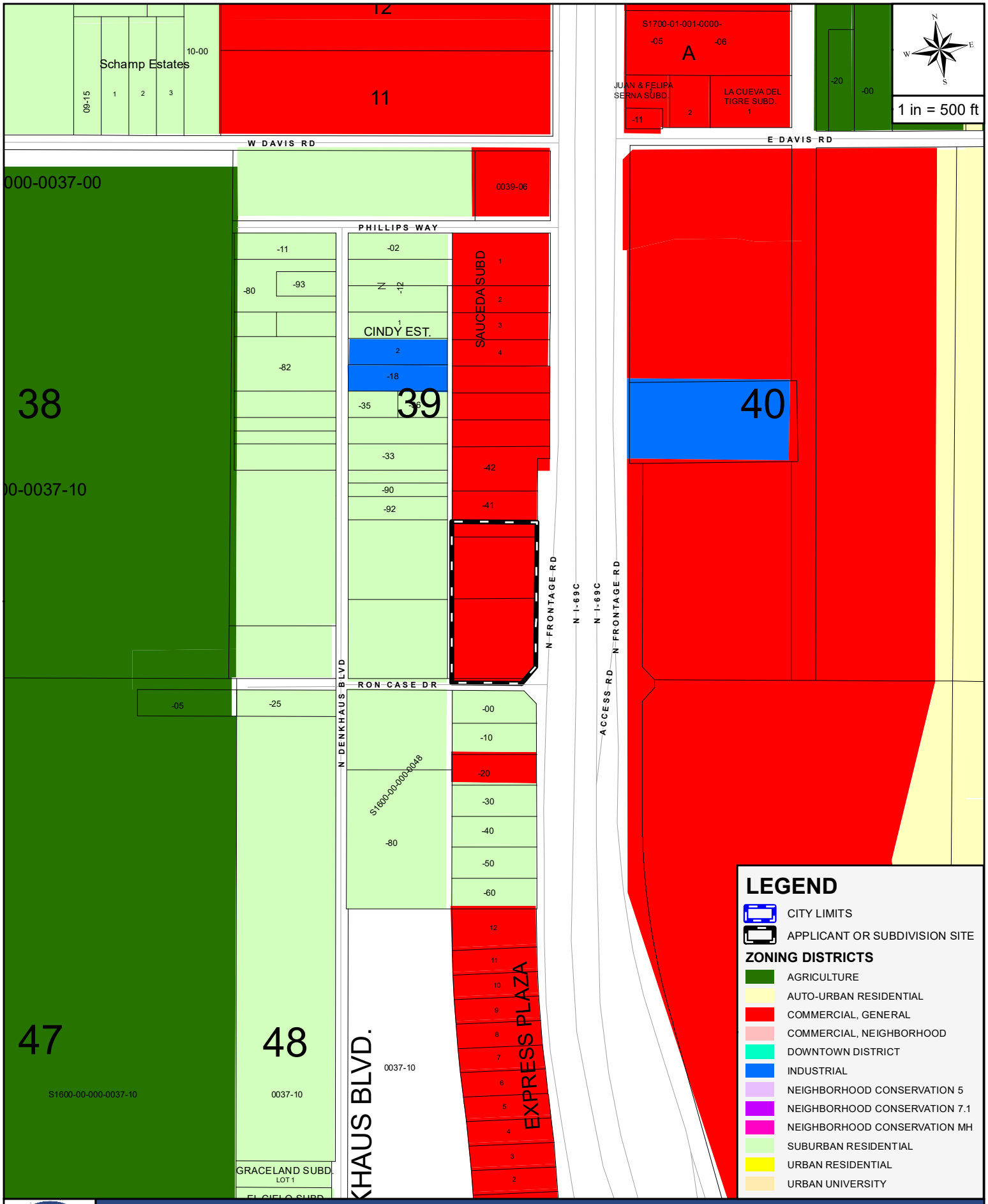


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP CG TO I

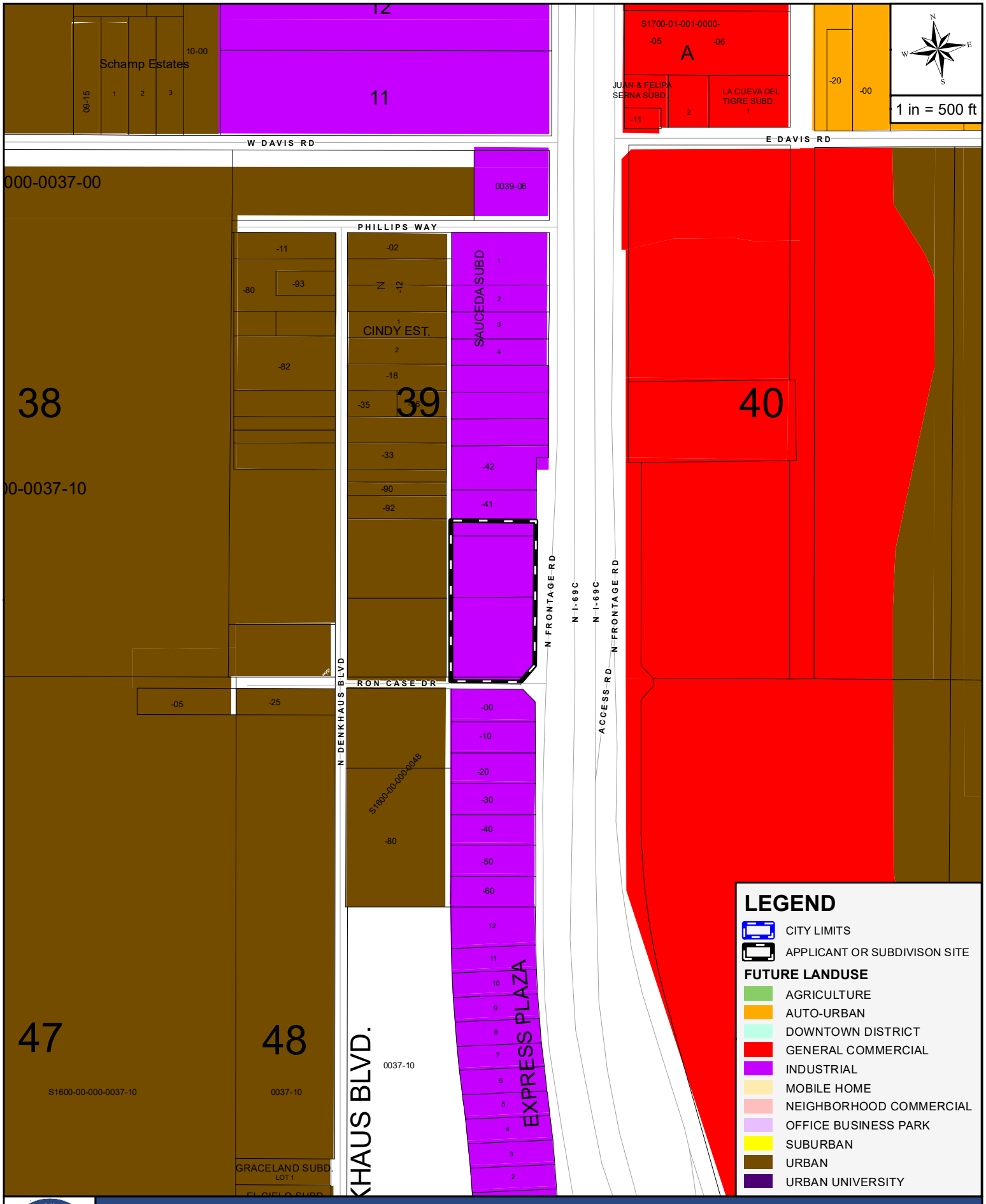


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP CG TO I

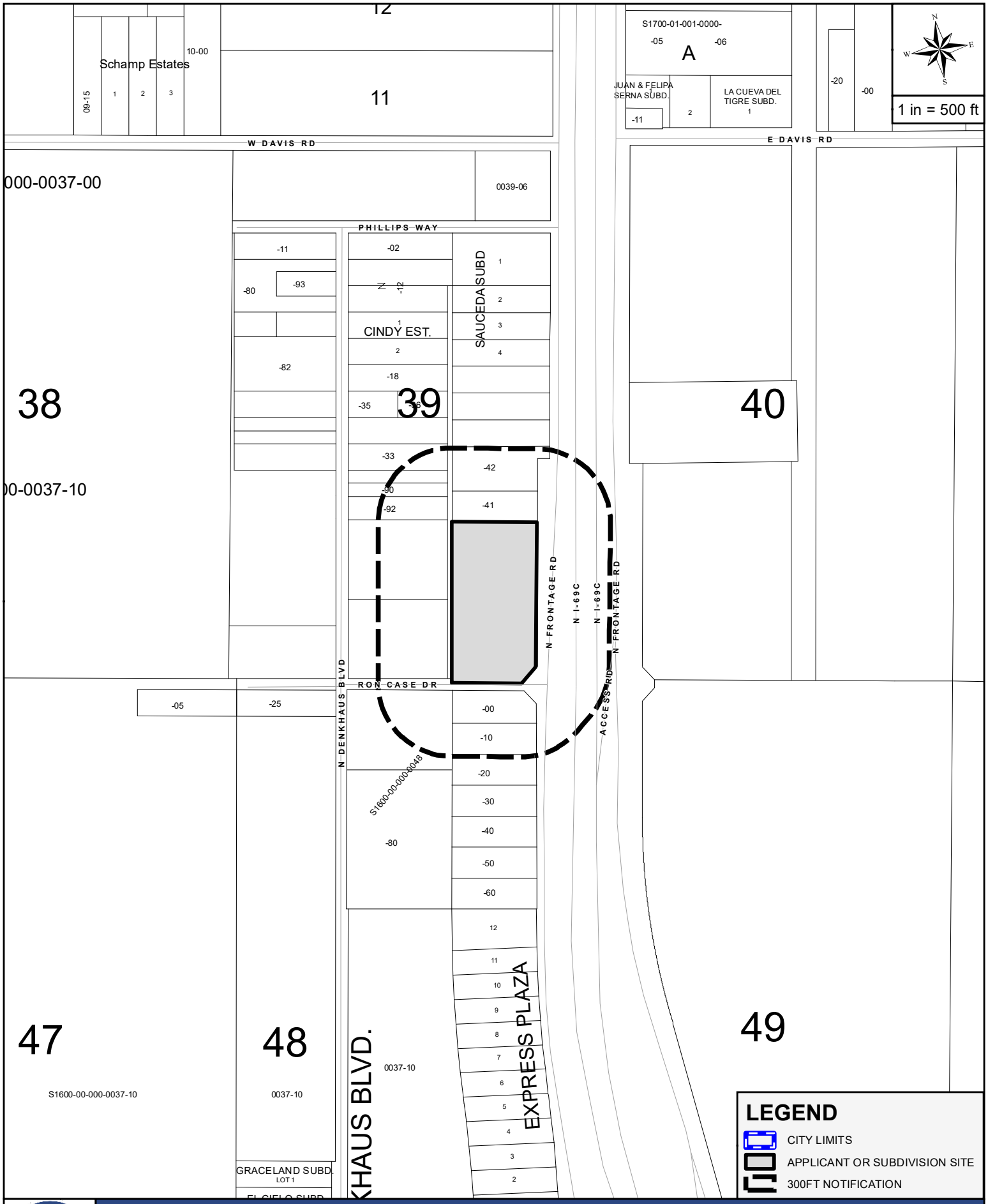


THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP CG TO I



THE CITY OF EDINBURG TEXAS

MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP CG TO I

Case # RZNE - 2022-0055

THE CITY OF Edinburg

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: February 22, 2022

1. Name: Nogales-Texas Properties, LLC 2. Phone: 520-761-3812

3. Mailing Address: P.O. Box 6524

4. City: Nogales State: AZ Zip: 85628

5. Email Address: ocabrero@agripaking.net 6. Cell No. 520-761-3812

7. Agent: Spoor Engineering Consultants, Inc. 8. Agent's Phone: (956) 683-1000

9. Agent's Mailing Address: 202 So. 4th Street

10. City: McAllen State: Texas Zip: 78501

11. Agent's Email: SEC@SpoorEng.com

12. Address/Location being Rezoned: 4805 Expressway 281

13. Legal Description of Property: 14. Property ID(s): 277499

5.157 acres out of Lot 39, Santa Cruz Ranch Subdivision

15. Zone Change: From: CG - Commerical General To: I - Industrial

16. Existing Land Use: Warehouse

17. Reason for Zone Change: Warehouse expansion

Stephen Spoor, P.E. 3-16-22
(Please Print Name) Signature

3-16-22

AMOUNT PAID $ _____ RECEIPT NUMBER _____

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

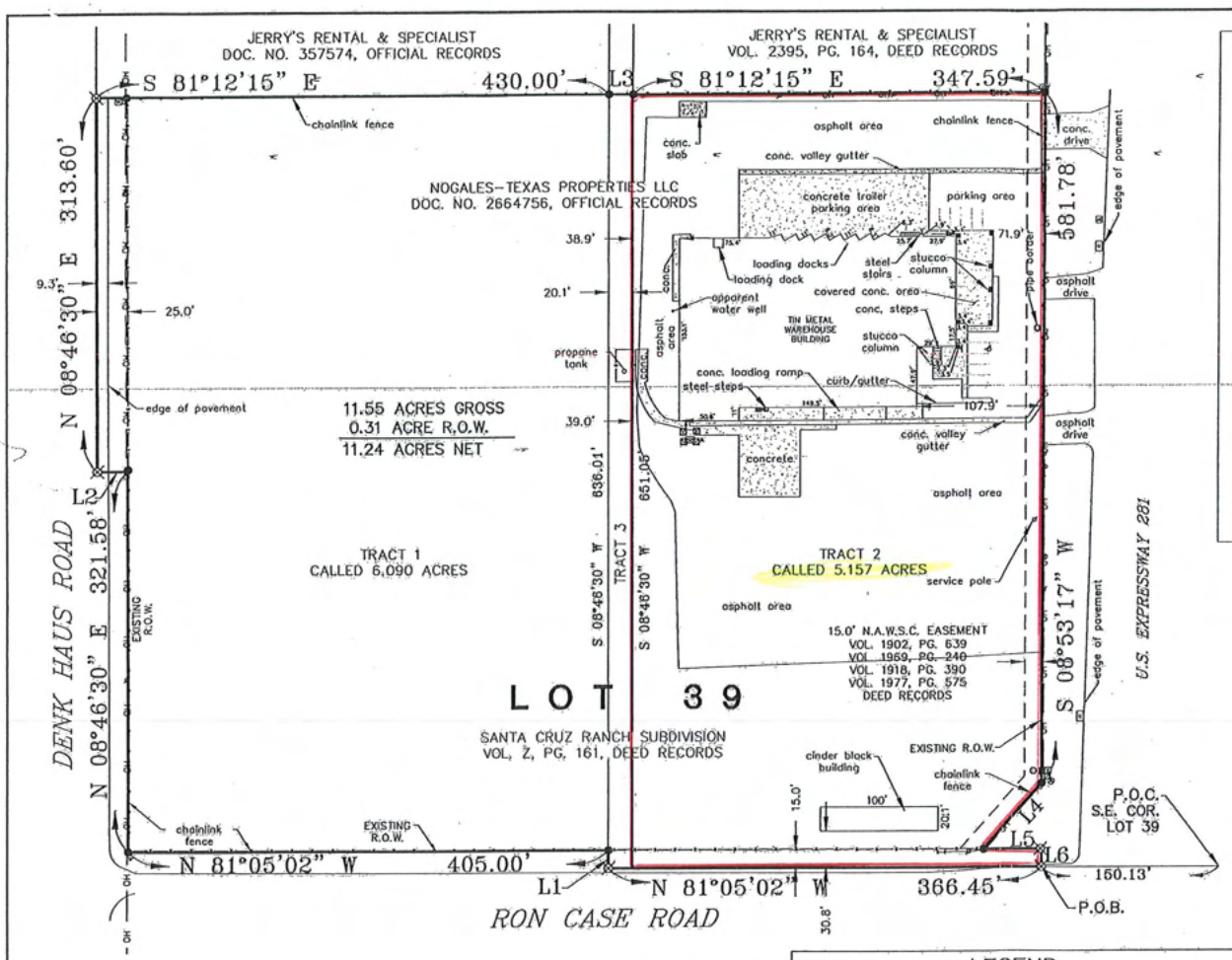
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

RECEIVED
MAR 16 2022

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

Name: _____

3311688



SCHEDULE B ITEMS:

10a. Rights of parties in possession.

10b. Right of way easement granted to Southwestern Bell Telephone Co., filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 983, Page 550, Deed Records Hidalgo County, Texas. (Not Applicable)

10c. Right of way easement granted to North Alamo Water Supply Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1902, Page 639, Official Records Hidalgo County, Texas. (Plotted)

10d. Right of way easement granted to North Alamo Water Supply Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1969, Page 240, Official Records Hidalgo County, Texas. (Plotted)

10e. Right of way easement granted to North Alamo Water Supply Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1918, Page 390, Official Records Hidalgo County, Texas. (Plotted)

10f. Right of way easement granted to North Alamo Water Supply Corporation, by filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1977, Page 575, Official Records Hidalgo County, Texas. (Plotted)

10g. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume Z, Page 161, Deed Records Hidalgo County, Texas.

10h. Prescriptive rights for roads, public or private, alleys, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

10i. Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15.

10j. Easements or claims of easements which are not a part of the public record.

10w. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 60'

PLAT SHOWING

BEING 11.55 ACRES GROSS OUT OF A PART OR PORTION OUT OF LOT THIRTY-NINE (39), SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME Z, PAGE 161, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

REQUESTED BY: FRUTURA, LLC

ADDRESS: 4805 EXPRESSWAY 281
EDINBURG, TEXAS

SURVEYED: NOVEMBER 30, 2021

GF#: 0003192523

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480338 0020 E
MAP REVISED: JUNE 6, 2000

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

12-07-21

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

STATE OF TEXAS · REGISTERED · JOSE MARIO GONZALEZ · 5571 · PROFESSIONAL · LAND SURVEYOR

NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

2. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE WITH ACCOMPANIES THIS PLAT.

LINE TABLE		
NO.	LENGTH	BEARING
L1	15.00'	N 08°46'30" E
L2	25.00'	N 81°12'14" W
L3	20.14'	S 81°08'24" E
L4	74.31'	S 51°10'28" W
L5	50.00'	S 81°05'02" E
L6	15.00'	S 08°53'17" W

LEGEND

- NO MONUMENT SET/FD
- FD 1/2" ROD
- FENCE
- POWER LINE
- ELECTRIC PANEL BOX
- TRANSFORMER
- SERVICE METER
- AT&T BOX
- CABLE MARKER
- ELECTRIC BOX
- POST
- POWER POLE
- GUY WIRE
- TEL. PEDESTAL
- SIGN
- WATER PIPE
- WATER METER
- BOLLARD
- CURB INLET
- FIRE HYDRANT
- MAIL BOX
- HANDICAP SPACE
- R.O.W. - RIGHT OF WAY

MAP REVISED:

JOB NUMBER
RIO 21 339

© COPYRIGHT 2021 RIO DELTA SURVEYING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

RECEIVED
MAR 16 2022

Name: _____

Rezoning Request Site Photo

NOGALES-TEXAS PROPERTIES, LLC (COMMERCIAL GENERAL TO INDUSTRIAL)

4805 North Expressway 281



City of Edinburg

PLANNING & ZONING COMMISSION

Regular Meeting: April 13, 2022

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST

AGENDA ITEM 7I:
Consider the Comprehensive Plan Amendment from Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District, 6.39 acres out of Lot 39, Santa Cruz Ranch Subdivision, located at 4805 North Expressway 281, as requested by Spoor Engineering Consultants, Inc., on behalf of Nogales-Texas Properties, LLC

DESCRIPTION / SCOPE:
The applicant is requesting the change of zone for the expansion of an existing warehousing business.

The property is located at the northeast corner of Denk Haus Boulevard and Ron Case Drive, approximately 400 ft. west of North Expressway 281 (I-69C). The property is the western portion of Lot 39, Santa Cruz Ranch Subdivision and consists of 6.39 acres out of this lot. The requested zoning is the primary heavy industrial district. It is intended to serve uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.

The property is currently zoned Suburban Residential (S) District. The adjacent zoning is Suburban Residential to the north, south, and west, with Commercial General (CG) District to the east. Surrounding land uses are mixed and include agriculture, single-family residential, heavy commercial, light industrial, and vacant land. The property is part of a block that sits along the North Expressway 281 (I-69C) Frontage Road. The future land use designation is for Urban Uses.

Staff received a Zone Change Application for the subject property on March 16, 2022. The applicant indicated that the intended use is for the expansion of an existing warehousing operation. The lot is zoned differently on the east and west sides. Both sides are proposed for rezoning to accommodate the expansion of the light industrial use of the subject property.

Staff mailed a notice of the public hearing to 13 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

ESTIMATED TIMELINE:
The recommendation of approval or denial of this public hearing is scheduled for consideration by the City Council on May 3, 2022. 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 Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District based on the adjacent zoning and land uses. The proposed use is an expansion of the existing light industrial uses to the east.

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:

Staff recommendation is based on existing and adjacent land uses. Surrounding uses are mostly heavy commercial, light industrial, and vacant land. Location along the expressway/interstate is a suitable location for light industrial or heavy commercial uses.

D. Austin Colina
Planner I

Kimberly A. Mendoza, MPA
Director of Planning & Zoning

MEETING DATES:
PLANNING & ZONING COMMISSION – 4/13/2022
CITY COUNCIL – 5/03/2022
DATE PREPARED – 4/05/2022

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District

APPLICANT: Nogales-Texas Properties, LLC

AGENT: Spoor Engineering Consultants, Inc.

LEGAL: 6.39 acres out of Lot 39, Santa Cruz Ranch Subdivision

LOCATION: 4805 North Expressway 281

LOT/TRACT SIZE: 6.39 acres

CURRENT USE: Vacant

PROPOSED USE: Industrial

EXISTING ZONING: Suburban Residential (S) District

ADJACENT ZONING: North – Suburban Residential (S) District
South – Suburban Residential (S) District
East – Commercial General (CG) District
West – Suburban Residential (S) District

LAND USE PLAN: Urban Uses

PUBLIC SERVICES: City of Edinburg Water and Sewer

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District.

COMPREHENSIVE PLAN AMENDMENT AND REZONING REQUEST
NOGALES-TEXAS PROPERTIES, LLC

EVALUATION

The following is staff's evaluation of the request.

1. The land use pattern for this area a mix of uses that include include agriculture, single-family residential, heavy commercial, light industrial, and vacant land.

2. The area proposed for rezoning is the western half of a lot with an existing light industrial use (warehousing).

3. The location on the expressway/interstate is appropriate for heavy commercial uses and light industrial uses.

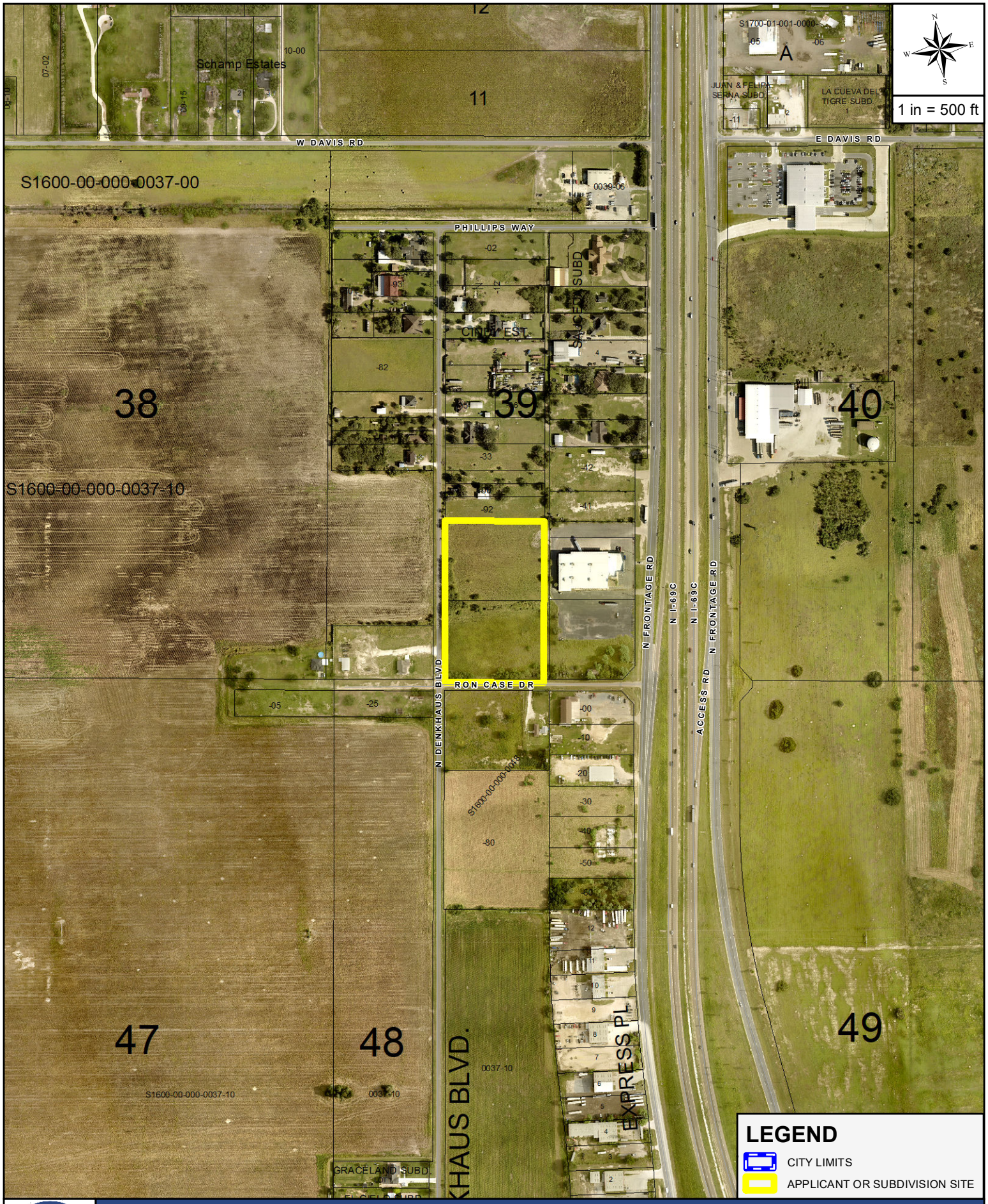
4. The applicant is requesting the change of zone for expansion of an existing business.

Staff recommends approval of the Comprehensive Plan Amendment from Urban Uses to Industrial Uses and the Rezoning Request from Suburban Residential (S) District to Industrial (I) District based on adjacent and nearby land uses. The proposed business expansion will not change existing uses on the eastern half of this lot. However, the requested zoning does not conform to the Future Land Use Plan.

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 to 13 neighboring property owners on Friday, April 1, 2022, and had received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the newspaper on April 13, 2022.

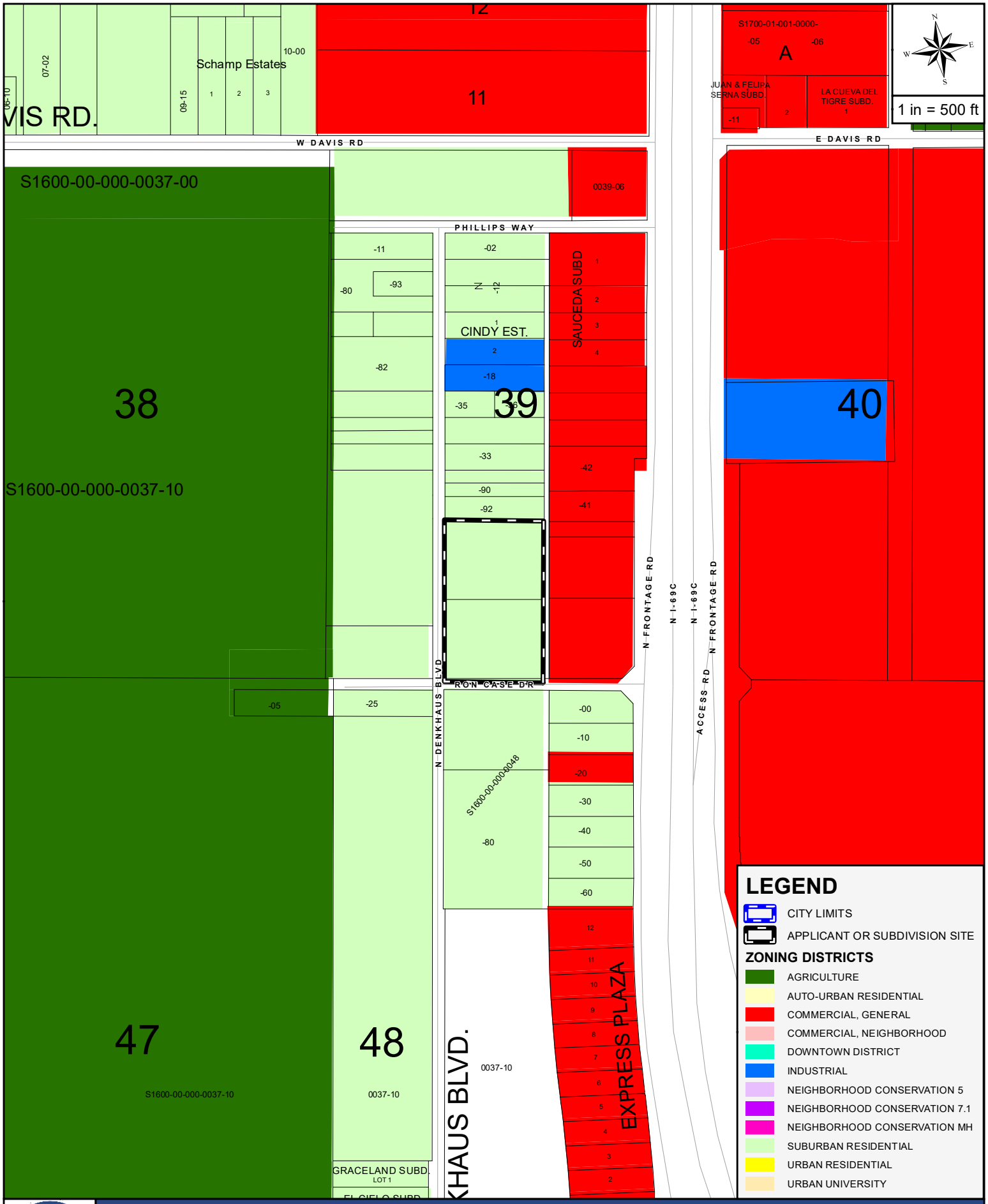
ATTACHMENTS: Aerial Photo
Site Map
Zoning Map
Future Land Use Map
Photo of site
Exhibits



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP S TO I

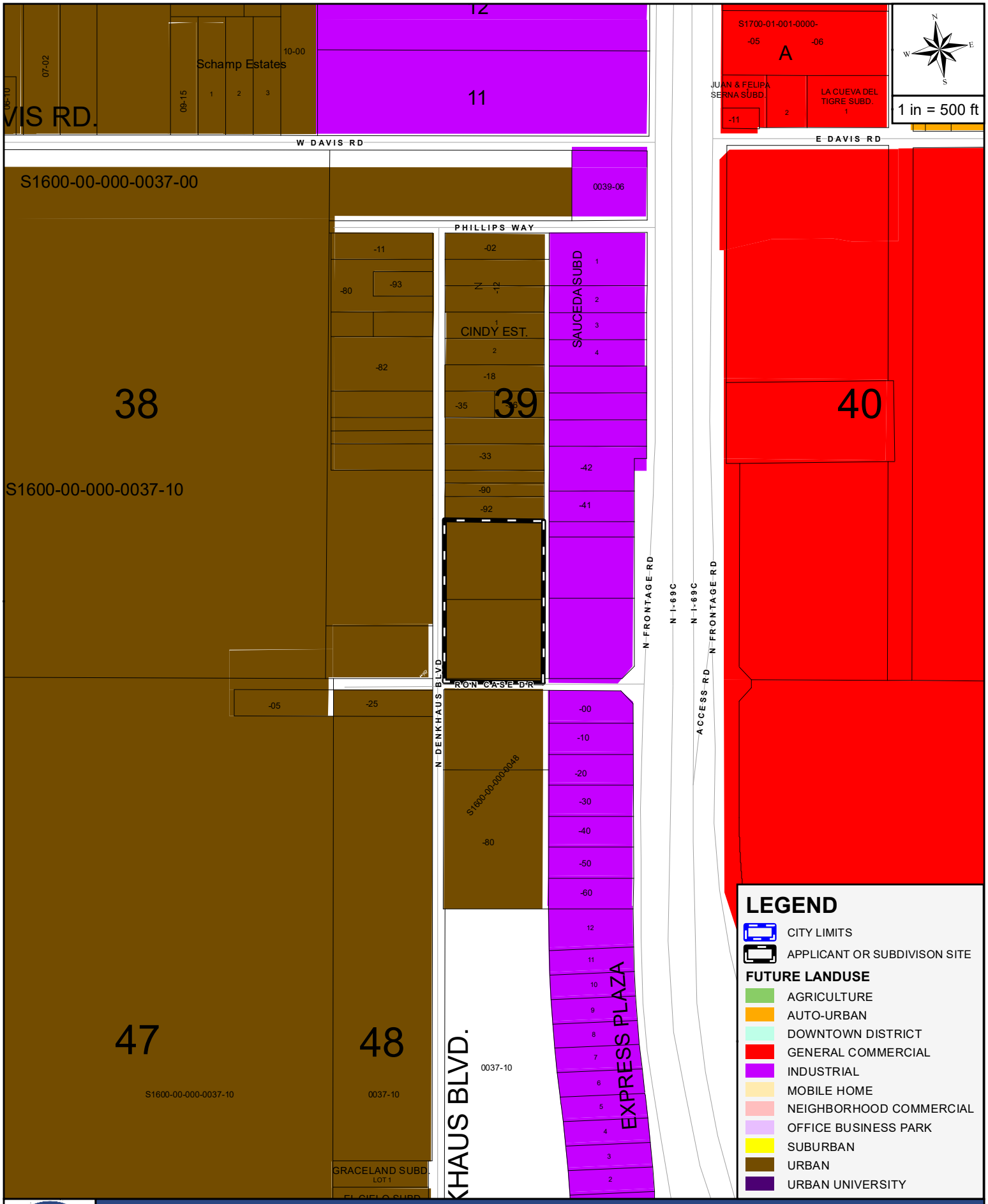


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP S TO I

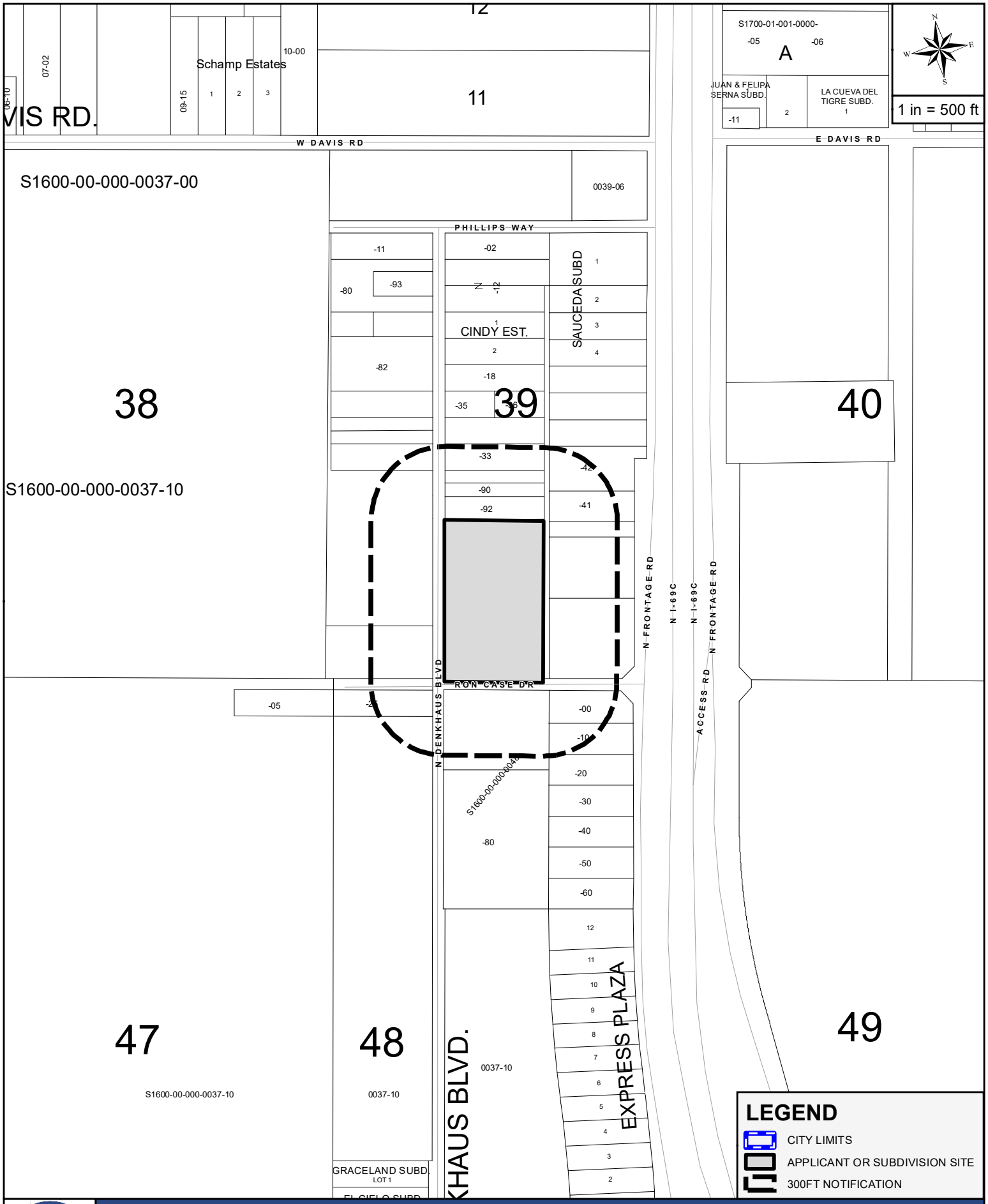


THE CITY OF EDINBURG TEXAS

FUTURE LANDUSE MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP S TO I



MAILOUT AND SITE MAP

APPLICANT AND/OR SUBDIVISION:

SPOOR ENGINEERING CONSULTANTS, INC. / NOGALES TEXAS PROP S TO I

Case # R2NE-2022-0054

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Zone Change Application

Date: March 8, 2022

1. Name: Nogales-Texas Properties, LLC 2. Phone: 520-761-3812

3. Mailing Address: P.O. Box 6524

4. City: Nogales State: AZ Zip: 85628

5. Email Address: ocabrero@agripaking.net 6. Cell No. 520-761-3812

7. Agent: Spoor Engineering Consultants, Inc. 8. Agent's Phone: (956) 683-1000

9. Agent's Mailing Address: 202 So. 4th Street

10. City: McAllen State: Texas Zip: 78501

11. Agent's Email: SEC@SpoorEng.com

12. Address/Location being Rezoned: 4805 Expressway 281 (Rear) WEST

13. Legal Description of Property: 14. Property ID(s): 277499
6.39 acres out of Lot 39, Santa Cruz Ranch Subdivision

15. Zone Change: From: S - Suburban To: I - Industrial

16. Existing Land Use: Warehouse

17. Reason for Zone Change: Warehouse expansion

Stephen Spoor, P.E. S Spoor 03-16-22
(Please Print Name) Signature

AMOUNT PAID $ _____ RECEIPT NUMBER _____

3-16-22 tied

PUBLIC HEARING DATE (PLANNING & ZONING COMMISSION) – 4:00 PM: _____

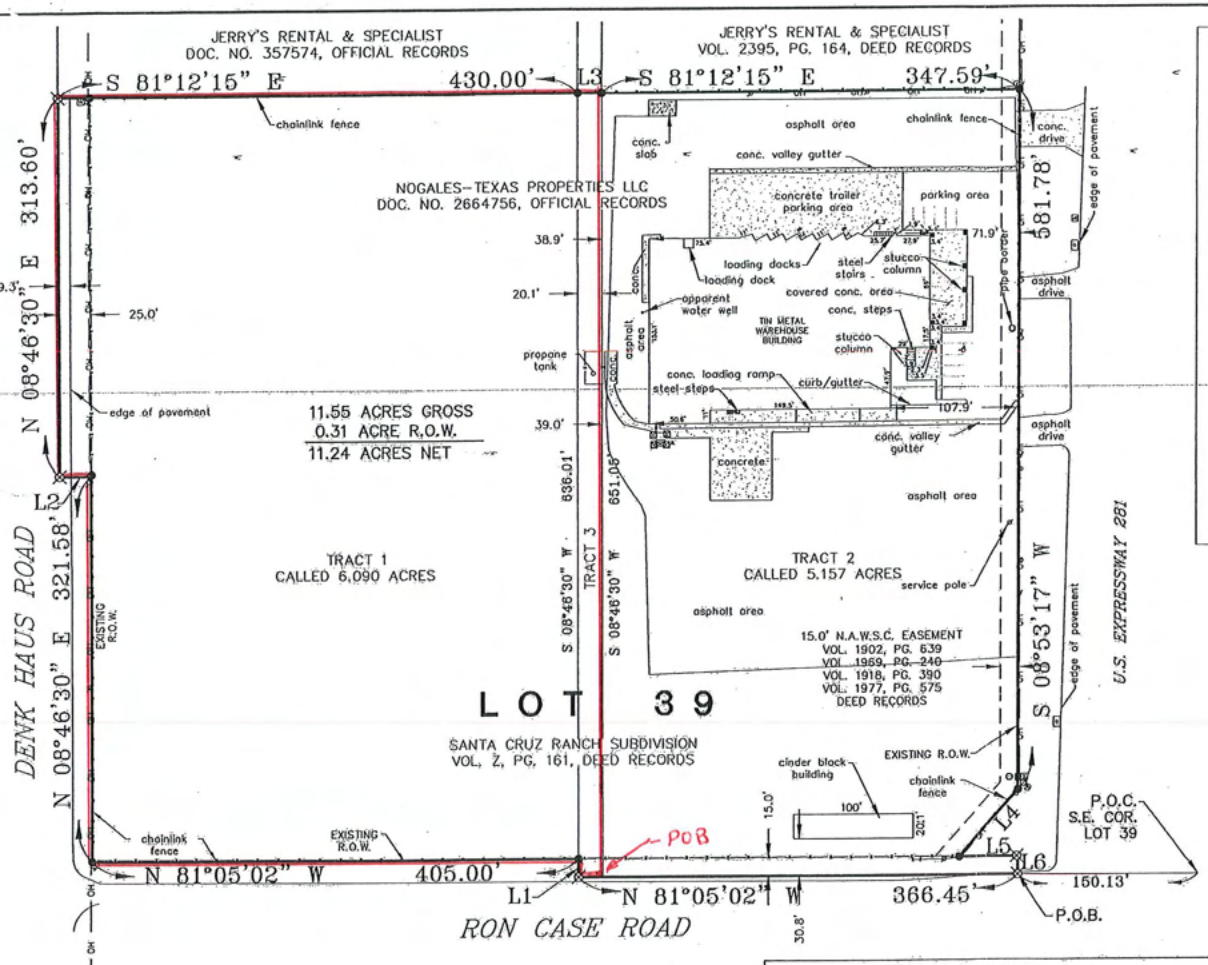
PUBLIC HEARING DATE (CITY COUNCIL) – 6:00 PM: _____

(NOTE: BOTH MEETINGS ARE HELD AT THE EDINBURG CITY COUNCIL CHAMBERS)

RECEIVED
MAR 16 2022

Name: _____

3311686



SCHEDULE B ITEMS:

10a. Rights of parties in possession.

10b. Right of way easement granted to Southwestern Bell Telephone Co., filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 983, Page 550, Deed Records Hidalgo County, Texas. (Not Applicable)

10c. Right of way easement granted to North Alamo Water Supply Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1902, Page 639, Official Records Hidalgo County, Texas. (Plotted)

10d. Right of way easement granted to North Alamo Water Supply Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1969, Page 240, Official Records Hidalgo County, Texas. (Plotted)

10e. Right of way easement granted to North Alamo Water Supply Corporation, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1918, Page 390, Official Records Hidalgo County, Texas. (Plotted)

10f. Right of way easement granted to North Alamo Water Supply Corporation, by filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1977, Page 575, Official Records Hidalgo County, Texas. (Plotted)

10g. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume Z, Page 161, Deed Records Hidalgo County, Texas.

10h. Prescriptive rights for roads, public or private, alleys, ditches, canals and/or utilities which are not a part of the public record, but visible from an inspection of the proposed insured land(s) or revealed by a proper survey.

10i. Easements, rights, rules and regulations in favor of Santa Cruz Irrigation District No. 15.

10j Easements or claims of easements which are not a part of the public record.

10w. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 60'

PLAT SHOWING

BEING 11.55 ACRES GROSS OUT OF A PART OR PORTION OUT OF LOT THIRTY-NINE (39), SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME Z, PAGE 161, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

REQUESTED BY: FRUTURA, LLC

ADDRESS: 4805 EXPRESSWAY 281
EDINBURG, TEXAS

SURVEYED: NOVEMBER 30, 2021

GF#: 0003192523

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480338 0020 E
MAP REVISED: JUNE 6, 2000

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

12-07-21

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

STATE OF TEXAS REGISTERED JOSE MARIO GONZALEZ 5571 PROFESSIONAL LAND SURVEYOR

NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

2. A METES AND BOUNDS DESCRIPTION OF EVEN SURVEY DATE HERE WITH ACCOMPANIES THIS PLAT.

LINE TABLE

NO.	LENGTH	BEARING
L1	15.00'	N 08°46'30" E
L2	25.00'	N 81°12'14" W
L3	20.14'	S 81°08'24" E
L4	74.31'	S 51°10'28" W
L5	50.00'	S 81°05'02" E
L6	15.00'	S 08°53'17" W

LEGEND

- NO MONUMENT SET/FD
- FD 1/2" ROD
- FENCE
- POWER LINE
- ELECTRIC PANEL BOX
- TRANSFORMER
- SERVICE METER
- AT&T BOX
- CABLE MARKER
- ELECTRIC BOX
- POST
- POWER POLE
- GUY WIRE
- TEL. PEDESTAL
- SIGN
- WATER PIPE
- WATER METER
- BOLLARD
- CURB INLET
- FIRE HYDRANT
- MAIL BOX
- HANDICAP SPACE
- R.O.W. - RIGHT OF WAY

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

RECEIVED
MAR 16 2022
Name:

MAP REVISED:

JOB NUMBER
RIO 21 339

© COPYRIGHT 2021 RIO DELTA SURVEYING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Rezoning Request Site Photo

NOGALES-TEXAS PROPERTIES, LLC (SUBURBAN TO INDUSTRIAL)

4805 North Expressway 281



THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: RE-PLAT LOT 24, SANTA CRUZ RANCH NO. 2 SUBDIVISION

Date Prepared: April 1, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **8A** Preliminary Plat

Subject: Consider the Preliminary Plat of **RE-PLAT OF LOT 24, SANTA CRUZ RANCH NO. 2 SUBDIVISION,** being a 2.87-acre tract of land out of Lot 24, Santa Cruz Ranches No. 2 Subdivision, located at 9825 Calle Paris Road, as requested by Garza-Garza Consulting Engineers.

Location: The property is located on the west side of Calle Paris and north of Mile 22 ½ Road, and is within the City of Edinburg's Extra Territorial Jurisdiction.

Setbacks: Setbacks are established and noted on the subdivision plat recorded in Volume 46 page 133 of the Hidalgo County map records.

Zoning: Not applicable since property is in ETJ

Analysis: The Preliminary replat is proposing 2 lots averaging approximately 62,508 square feet for single family residential lot development.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation. Lot owners will be required to install an O.S.S.F. (On-Site Sewage Facility (Septic) System. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

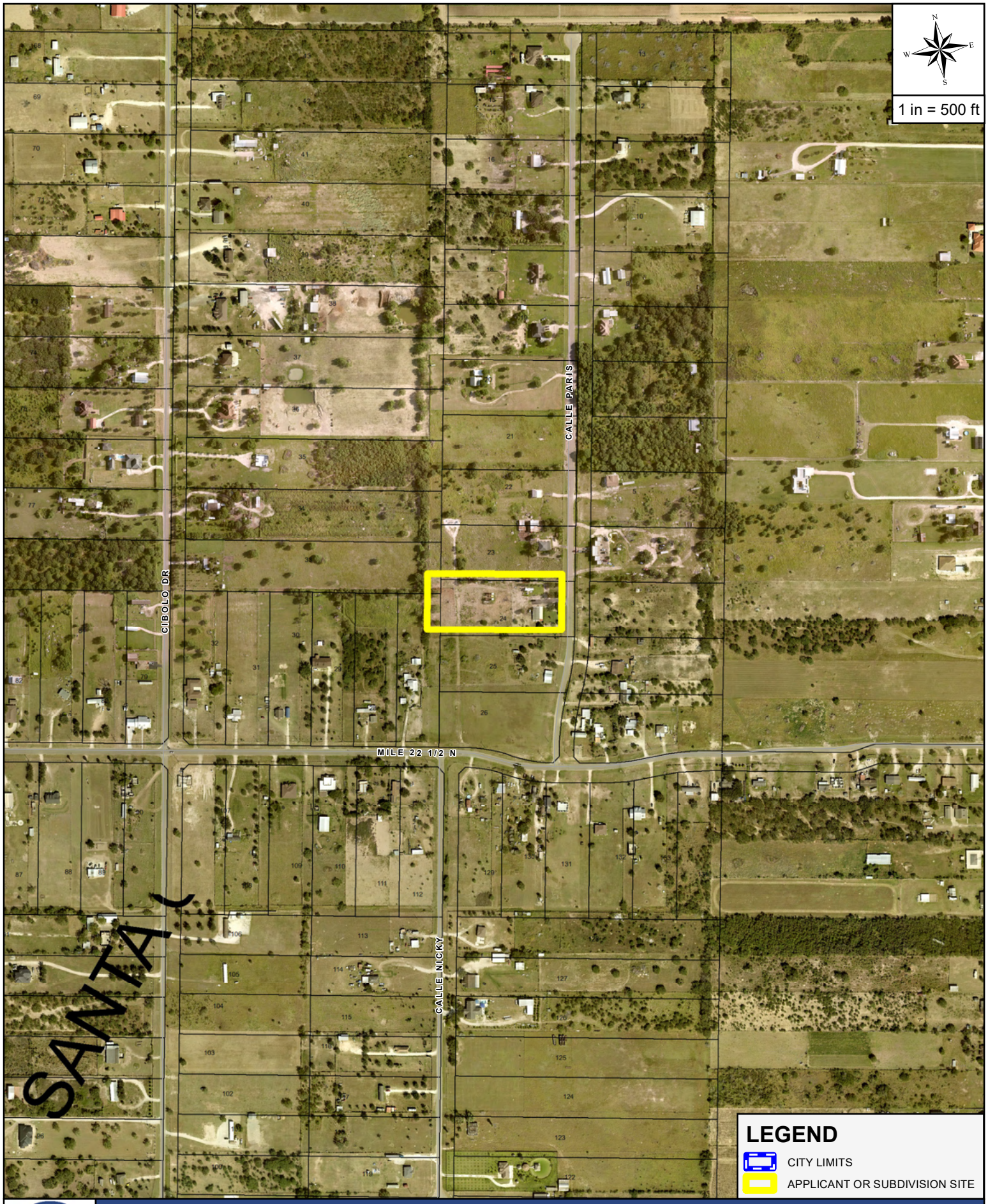
City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Development is not within the City of Edinburg city limits. Must comply with residential services following the SWM Site Development Guidelines, Planning Standards and Requirements for Solid Waste Collection Services



THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

GARZA GARZA CONSULTING ENGINEERING / PLAT OF LOT 24 SANTA CRUZ RANCHEZ NO.2



SITE MAP

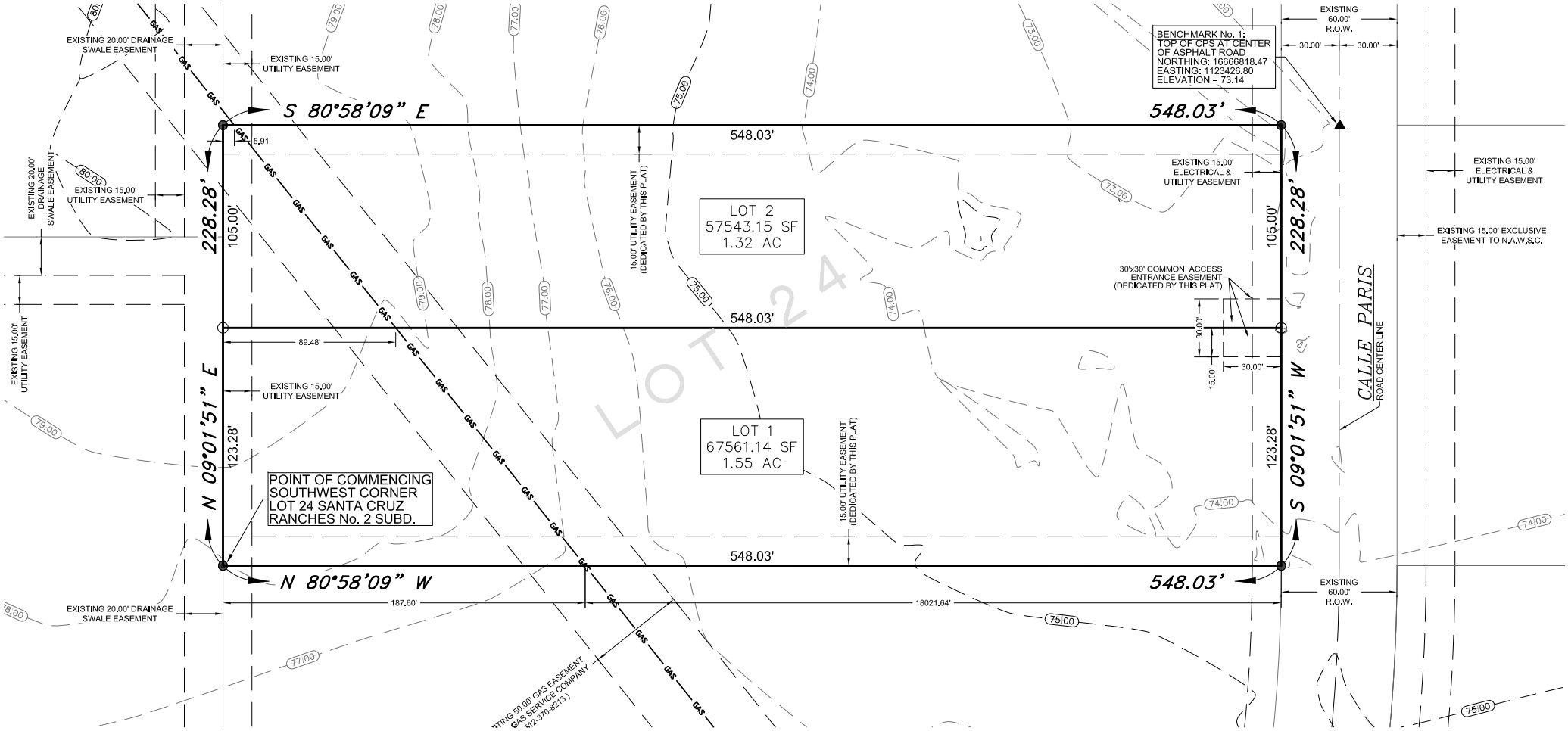
APPLICANT AND/OR SUBDIVISION:

GARZA GARZA CONSULTING ENGINEERING / PLAT OF LOT 24 SANTA CRUZ RANCHEZ NO.2

REPLAT OF LOT 24
SANTA CRUZ RANCHES No. 2

A 2.87 ACRE TRACT OF LAND, BEING ALL OF LOT 24, SANTA CRUZ RANCHES No. 2 HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN DOCUMENT No. 1407279 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

NOT TO SCALE



Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: 3/3/2022 Request Type:

1. Exact Name of Subdivision: REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2
2. Property Owner: MARCOS & OLIVAMA RIVERA 3. Developer: MARCOS & OLIVAMA RIVERA
4. Owner Phone: 956.295.7462 5. Owner Email: gutierrezn1984@gmail.com
6. Owner Address: 9825 CALLE PARIS; EDINBURG, TX 78542
7. Current Zoning: N/A 8. Required Zoning N/A
9. Legal Description: ALL OF LOT 24, SANTA CRUZ RANCHES No. 2 SUBDIVISION AS PER MAP RECORDED IN DOC. 1407279

10. Property ID: 688705
11. Inside City Limits? NO If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area
12. Primary Consulting Firm: GARZA-GARZA CONS. ENGINEERS 13. Phone: 956.451.4729 / 956.905.2360
14. Consulting Firm Address: 3011 SAN FELIPE ST.; SAN JUAN, TX 78589
15. Consulting Firm Email(s): bchapa79@yahoo.com
16. Desired Land Use Option: Single Family
17. Number of Lots: Single Family 2 Multi-Family _____ Commercial _____ Industrial _____
18. Proposed Wastewater Treatment: ____ Sanitary Sewer X OSSF (On-Site Sewage Facility)
19. Electric Power and Light Company to Serve the Proposed Subdivision: M.V.E.C.
20. Irrigation District: SANTA CRUZ No. 15 Potable-water Retailer: N.A.W.S.C.

Owner 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(s) (Print or Type)	Mailing Address & Zip Code
MARCOS & OLIVAMA RIVERA	9825 CALLE PARIS; EDINBURG, TX 78542
Phone Number 956.295.7462	Email gutierrezn1984@gmail.com

RECEIVED
MAR 04 2022
Name:

Have any of said owners designated agents to submit and revise this plat application on their behalf?

____ Yes X No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

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. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. 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 Marcos Rivera **Date** 3/3/2022

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **April 7, 2022**

Date Filed:	**March 4, 2022**	P&Z Preliminary:	**April 12, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 24, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@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

ITEM	Owner:	**MARCOS & OLIVAMA RIVERA**	9825 Calle Paris, Edinburg, TX 78542	Inez Garza, P.E., Project Engineer
8A	**REPLAT OF LOT 24 SANTA CRUZ RANCHES NO.2 SUBD.**			Consultant : **GARZA-GARZA ENGINEERS**

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits	√				
Flood Zone:	√				Zone "B", Panel 480334-325 D -Dated 11/16/1982
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Sanitary Sewer Collection System Provider:	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication			√		Proposed Street Section
Residential Collector Street Right-of Way Dedicated (60-ft ROW)	√				Existing Street Section (24-ft E-E) Required (**43-ft B-B**)
Variances Appeals Request: 2022			√		Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements:			√		
Street 5-ft Sidewalk Improvements			√		
Drainage Improvements	√				
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 O.S.S.F., (On-Site Sewage Facility Standards)
Sanitary Sewer Detail Sheets			√		See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: (**Service Connection**)		√			North Alamo Water Supply Standard Requirements (Service)
Water Distribution Detail Sheet			√		See Section 3 Utility Policy, 2014 Standard Policy Manual
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			√		
TX-Dot Sewer UIR Permit			√		
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 (*)			√		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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -			√		Required: 0 EA. @ $ -
Street Escrow (**Calle Paris Street**) **$ 10,788.00**			√		Required: **208** EA. @ **$ 51.87**
Sidewalk Escrow (**Plat Note-Permit Stage**) $ -			√		Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: **$ 10,788.00**					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: 0% $ -			√		**$ 10,788.00** Estimated Construction Cost
Inspection Fee: 0% $ -			√		**$ 10,788.00** Final Construction Cost
Park Land Fees: **Park Zone # 6** $ 1,200.00		√			**2** Lots @ **$ 600.00** Full rate within the ETJ
0 Residential $ - $ -			√		50% Development 50% Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN **$ -**			√		0.00 Acres $ -
Water 30-year Letter (Commerical) $ -					0 Lots @ $ -
Water 30-year Letter (Single-Family) **$ -**			√		0 Units @ $ - NAWSC WATER-CCN
Sewer 30-year Letter COE - CCN **$ -**			√		0 Lots @ $ - COUNTY OSSF SYSTEM
TOTAL OF FEES: $ 1,200.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	**$ 10,788.00**	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	**$ -**	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	**$ -**	Reimbursement to the Developer of **Subdivision**
City of Edinburg	**$ -**	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	**$ -**	85% Payable to the Developer of Record Owner / Developer
Buyouts	**$ -**	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	**$ 10,788.00**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

2.87	TOTAL ACRES			
0.000	43560.00	0	0	Existing HCDD 1 Ditch ROW
0.000	43560.00	0	0	Calle Paris ROW
0.00	ACRES			
Current Acre Water Rights Cost :		**$**	**-**	$ -
2.87	NET ACRES			

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: RE-PLAT LOT 10, NORTH INDUSTRIAL PARK SUBDIVISION

Date Prepared: April 1, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **8B** Preliminary Plat

Subject: Consider the Preliminary Plat of **RE-PLAT OF LOT 10, NORTH INDUSTRIAL PARK SUBDIVISION,** being a 20.00 acre tract of land out of Lot 10, North Industrial Park Subdivision, located at 6401 Republic Drive, as requested by Garza-Garza Consulting Engineers.

Location: The property is located on the west side of Republic Drive, and is within the City of Edinburg's City Limits.

Setbacks: Setbacks are Front: 25 ft., Side: 15 ft., and Rear 30 ft.

Zoning: Industrial District

Analysis: The Preliminary replat proposes 4-lots, with Lots 1, 2, & 3 at 179,146.00 square feet, and Lot 4, at 336,721.00 sq. ft. for Industrial development.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be provided by City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary replat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Industrial District Development within the City of Edinburg city limits.

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 23, 2022

Emigdio "Milo" Salinas, P.E.
M2 Engineering, PLLC
1810 E. Griffin Parkway
Mission, TX 78572
(956) 600-8628

RE: REPLAT OF LOT 10 NORTH INDUSTRIAL PARK– PRELIMINARY REVIEW

Mr. Salinas,

Attached are the Preliminary Phase Submittal comments for Replat of Lot 10 North Industrial Park Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Roberto Hernandez
Date: 2022.03.23 13:58:19 -05'00'

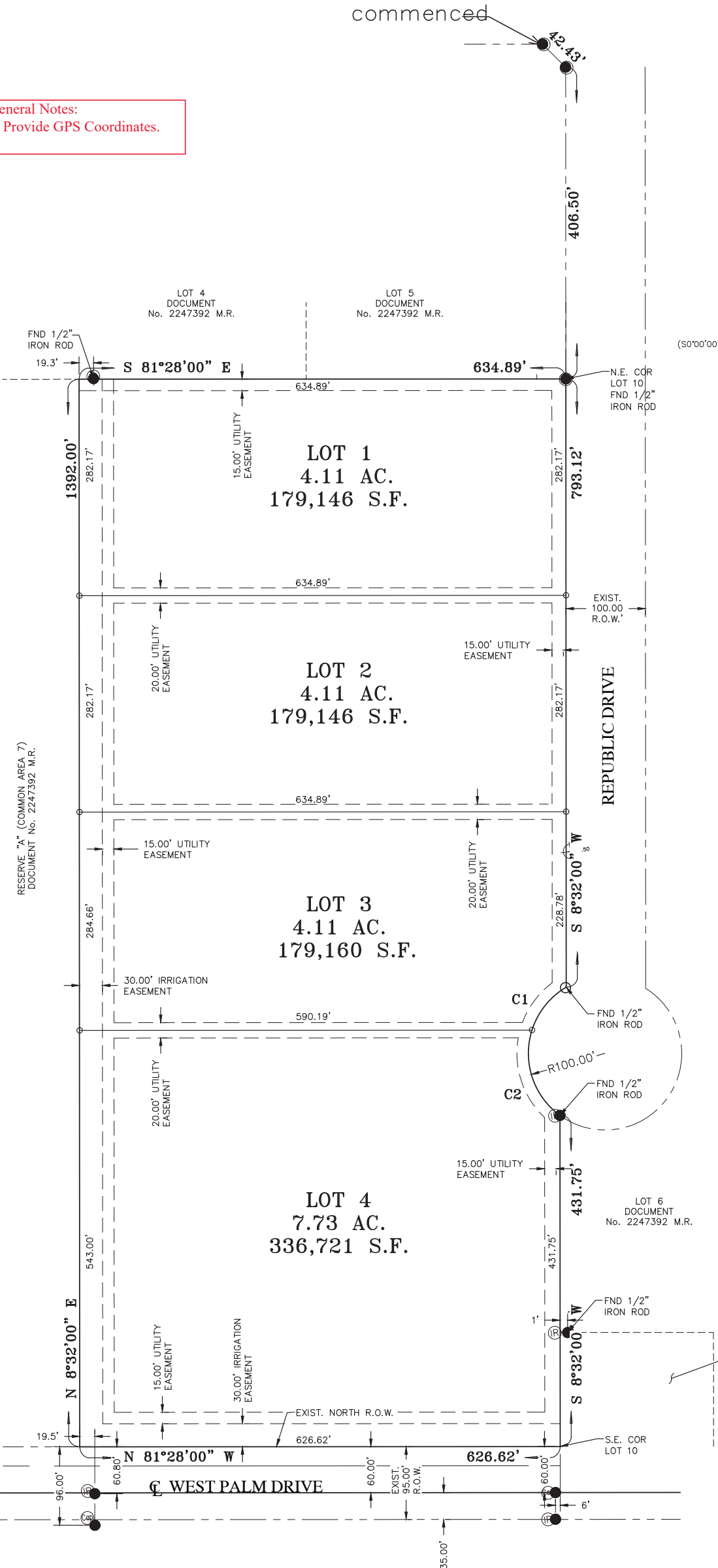
Roberto Hernandez, E.I.T.
Email: rohernandez@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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

PREPARATION DATE: DECEMBER 2021

General Notes:
1. Provide GPS Coordinates.



CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
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C2	S09°35'56"E	117.06'	100.00'	125.05'	71°39'02"

SCALE: 1"=100'

LEGEND
- ● 1/2" IRON ROD FOUND "IRF"
- ○ 1/2" IRON ROD SET WITH PINK CAP "IRS"
- ◎ ALUMINUM DISK FOUND "ADF"
- (S0°00'00"W 0.0') – RECORD BEARING & DISTANCE

GENERAL PLAT NOTES & RESTRICTIONS

Shaded

1. FLOOD ZONE STATEMENT: ZONE "X"
   AREAS OS 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 AREA PROTECTED BY LEVEES FROM 100–YEAR FLOOD.

   COMMUNITY–PANEL NUMBER: 480338 0005 E,
   MAP REVISED: MAY 14, 2001.

2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY. OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER

3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
   SIDE: 15 FEET OR EASEMENT LINE WHICHEVER IS GREATER;
   REAR: 30 FEET OR EASEMENT LINE WHICHEVER IS GREATER;

4. BENCH MARK NOTE:
   HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
   TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

   TBM – DESCRIPTION: ON TOP OF SANITARY SEWER MANHOLE LOCATED SOUTH OF INDEPENDENCE DRIVE ALONG LIBERTY DRIVE.
   ELEVATION=83.13
   TEXAS STATE PLANE GRID COORDINATES, TEXAS SOUTH ZONE 4205 (NAD83/NAVD88) (GEOID12B)

Provide detention as noted on Drainage report

5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS INDUSTRIAL DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF ________ C.F. (______ AC.–FT.) OF STORM WATER RUNOFF FOR LOT 1, ______C.F. (______AC.–FT.) OF STORM WATER RUNOFF FOR LOT 2, ____C.F. (______AC.–FT.) OF STORM WATER RUNOFF FOR LOT 3 AND ______C.T. (______ AC.–FT.) IF STORM WATER RUNOFF FOR LOT 4. 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. AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE CITY ENGINEER SHALL BE REQUIRED FOR 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

7. ALL CONSTRUCTION SHALL COMPLY WITH WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

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. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS, OR ON LOT LINES.

10. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

11. A FIVE FOOT (5.0') SIDEWALK WITH ADA RAMPS FOUR (4) FEET BEHIND THE CURB ARE REQUIRED ALONG INTERNAL STREETS AT BUILDING PERMIT.

12. ADDITIONAL FIRE HYDRANT MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR INDUSTRIAL AREAS.

13. SITE PLAN IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR INDUSTRIAL DEVELOPMENTS.

14. ALL COMMON AREAS, MEDIANS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS AND SPECIFICATIONS SUCH REQUIREMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE UNIFIED DEVELOPMENT CODE, SETBACK BUFFER–YARDS, FLOOD AREA RATIO, LANDSCAPING SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION, BUILDING PERMIT REQUIREMENTS OR ANY OTHER CITY REQUIREMENTS.

15. ADDITIONAL WIDENING TO WEST PALM DRIVE WILL BE DONE IN THE FUTURE WITH THE CITY, STATE AND/OR FEDERAL FUNDING.

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. Plan for Lighting, SW3P, Details and Grading w/ Flow Arrows

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, CITY OF EDINBURG, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF LOT 10 NORTH INDUSTRIAL PARK ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WILL CAUSE TO BE UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

________________________ ____________
CITY OF EDINBURG DATE
415 W. UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS LUGO 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 ________________ , 2022.

____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS REPLAT OF LOT 10, NORTH INDUSTRIAL PARK CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

____________________________ ______________
PLANNING DIRECTOR DATE
PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL
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.

____________________________________ ______________
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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 ________________ 2021.

THIS PLAT IS FOR PRELIMINARY REVIEW ONLY

____
HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

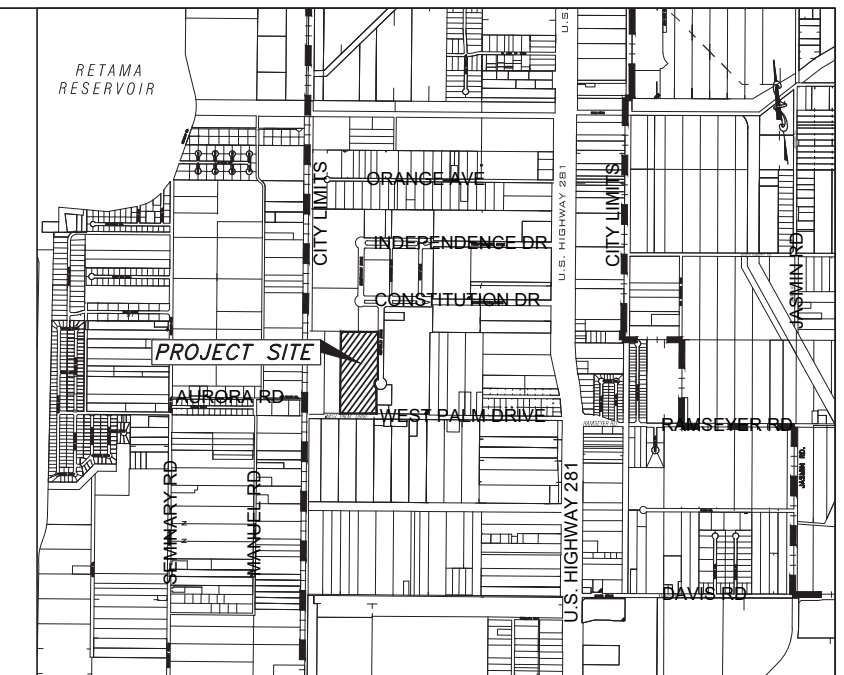
STATE OF TEXAS REGISTERED HOMERO LUIS GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, EMIGDIO "MILO" 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___________DAY OF_________________________________, 2022.

________________________ ____________
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F–19545



LOCATION MAP 1" = 2,000'

METES AND BOUNDS

BEING 8.799 ACRES OUT OF LOT 3, BLOCK 24, LA DONNA PLAT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN, DATED MAY 10, 2021, CONVEYED TO LUGO 4 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 3223255, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 8.799 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ;

BEGINNING AT AN IRON ROD FOUND, THE NORTHEAST CORNER OF THE SAID LOT 3, BLOCK 24, LA DONNA PLAT, SAME BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 24, LA DONNA PLAT, AND SAME BEING THE NORTHEAST CORNER OF THE SAID LUGO TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S8°34'12"W ALONG THE EAST LINE OF THE SAID LOT 3, A DISTANCE OF 330.00 FEET TO AN IRON ROD FOUND, THE NORTHEAST CORNER OF THE SOUTH DONNA SUBDIVISION, RECORDED IN VOLUME 24, PAGE 64, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N81°25'40"W ALONG THE NORTH LINE OF THE SAID SOUTH DONNA PLAT, SAME BEING THE SOUTH LINE OF THE SAID [Verify metes and bounds] 05.65 FEET TO AN IROD ROD WITH PINK CAP SET FOR AN EXTERIO ED TRACT;

THENCE N8°34'20"E ACROSS THE SAID LOT 3, A DISTANCE OF 202.14 FEET TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N81°25'40"W ACROSS THE SAID LOT 3, A DISTANCE OF 144.19 FEET TO AN IRON ROD WITH PINK CAP SET ON THE EAST RIGHT–OF–WAY OF FM 493, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N8°31'52"E ALONG THE WEST RIGHT–OF–WAY OF THE SAID FM 493, A DISTANCE OF 127.86 FEET TO AN IRON ROD WITH PINK CAP SET FOR THE NORTHWEST CORNER OD THE HEREIN DESCRIBED TRACT;

THENCE S81°25'40"E ALONG THE SOUTH LINE OF THE SAID LOT 2, SAME BEING THE NORTH LINE OF THE SAID LOT 3, A DISTANCE OF 1249.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.799 ACRES OF LAND MORE OR LESS.

REPLAT OF LOT 10 NORTH INDUSTRIAL PARK

A 20.068 ACRE TRACT OF LAND BEING ALL OF LOT 10 OF LOT 10, NORTH INDUSTRUAL PARK, AND ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2580258, MAP RECORDS, HIDALGO COUNTY, TEXAS.

M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

THE COUNTY OF HIDALGO TEXAS

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

ON: _____________AT_____________ AM/PM

INSTRUMENT NUMBER_____________________ OF

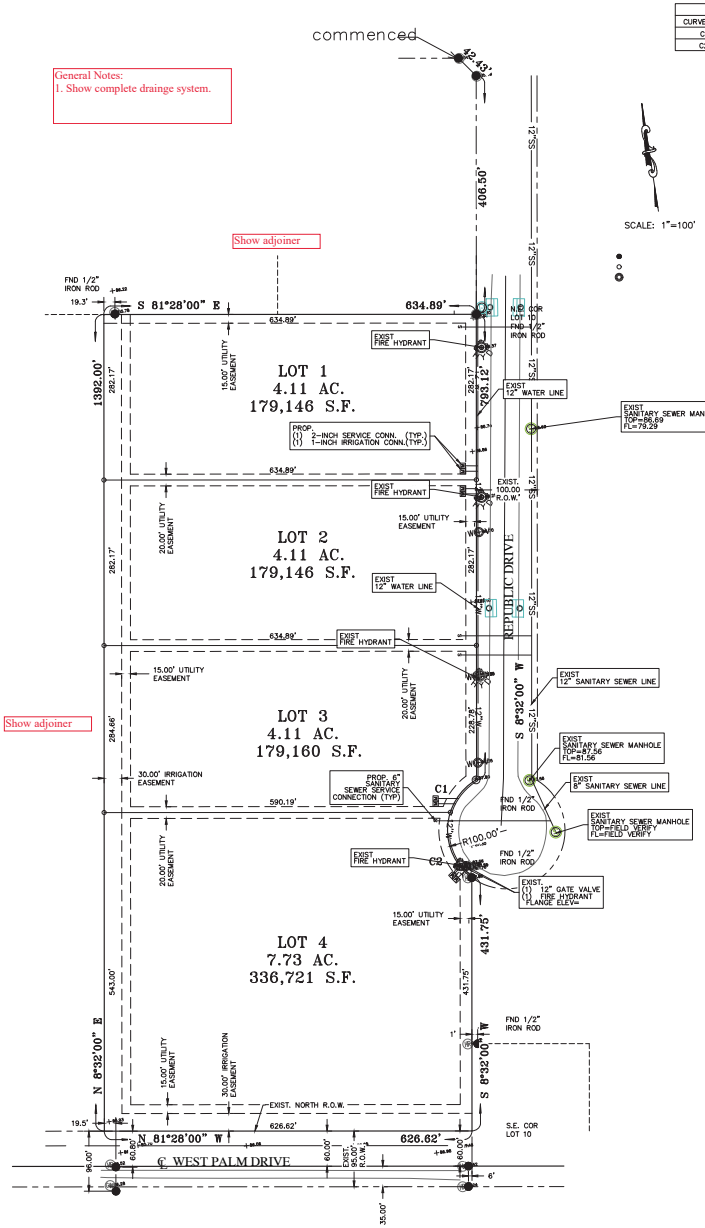
THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____________________________ DEPUTY

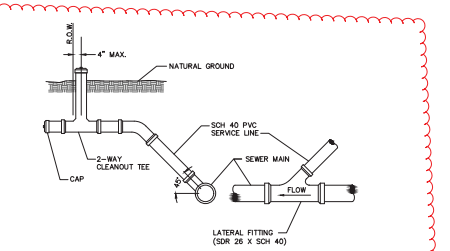
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	CITY OF EDINBURG		EDINBURG, TEXAS 78539	(956) –
ENGINEER:	EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600–8628
SURVEYOR:	HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369–0988

CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S47°11'29"W	71.56'	100.00'	73.18'	41°55'48"
C2	S09°35'56"E	117.06'	100.00'	125.05'	71°39'02"

General Notes:
1. Show complete drainge system.



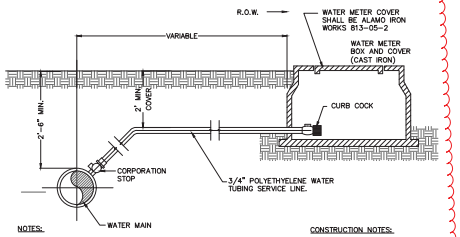
Use City of Edinburg Standard Details



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION
N.T.S.



NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS, SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

CONSTRUCTION NOTES:

A. WATER VALVE COVER
B. CURB COCK
C. METER BOX & METER PROVIDED
D. WATER TUBING SERVICE LINE
E. CORPORATION STOP
F. WATER MAIN

TYPICAL SERVICE CONNECTION WITHE METER BOX
N.T.S.

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC

UTILITY LAYOUT

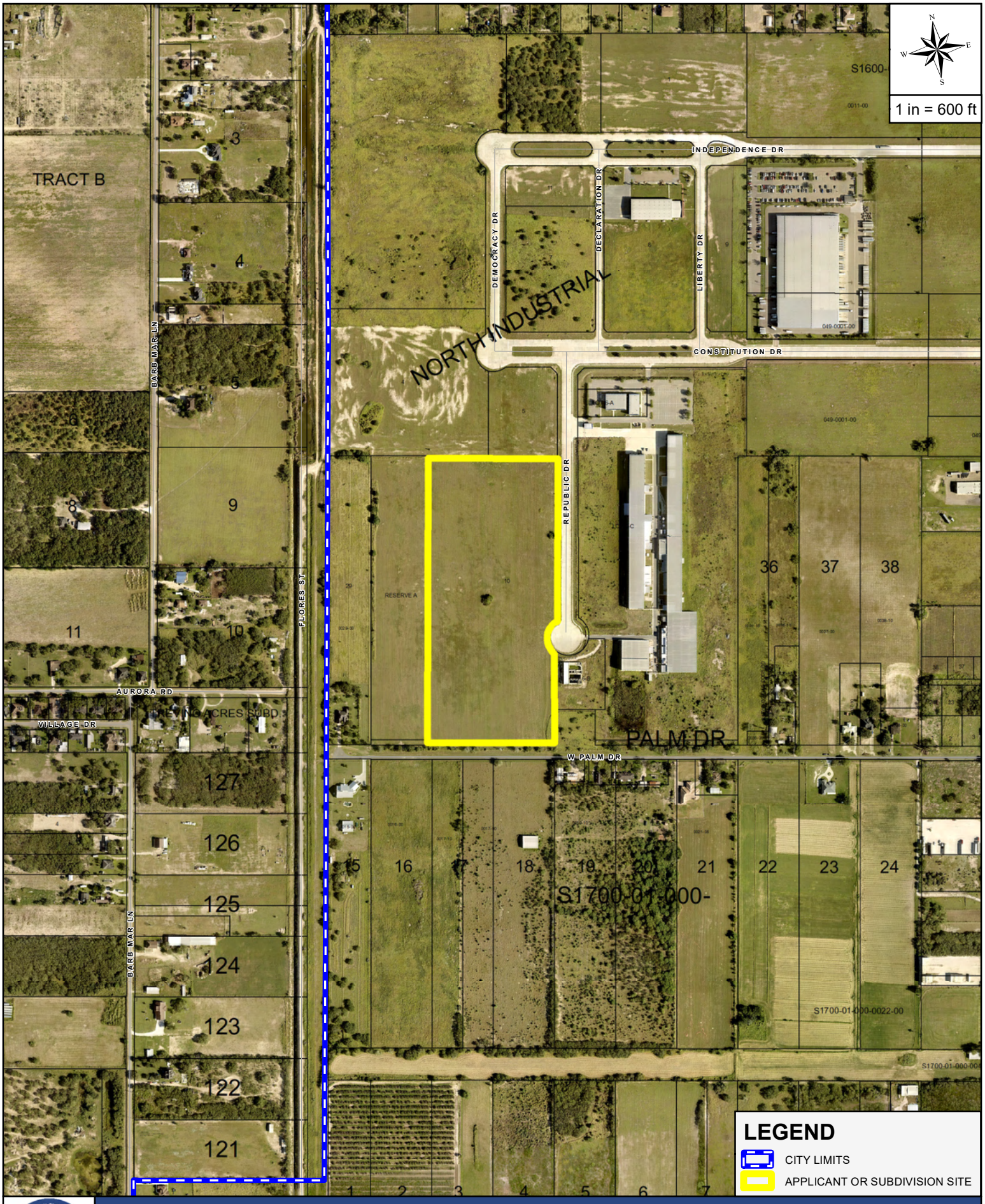
REPLAT OF LOT 10 NORTH INDUSTRIAL PARK
EDINBURG, TEXAS

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

Emigdio "Milo" Salinas P.E. — 03/14/22 Date

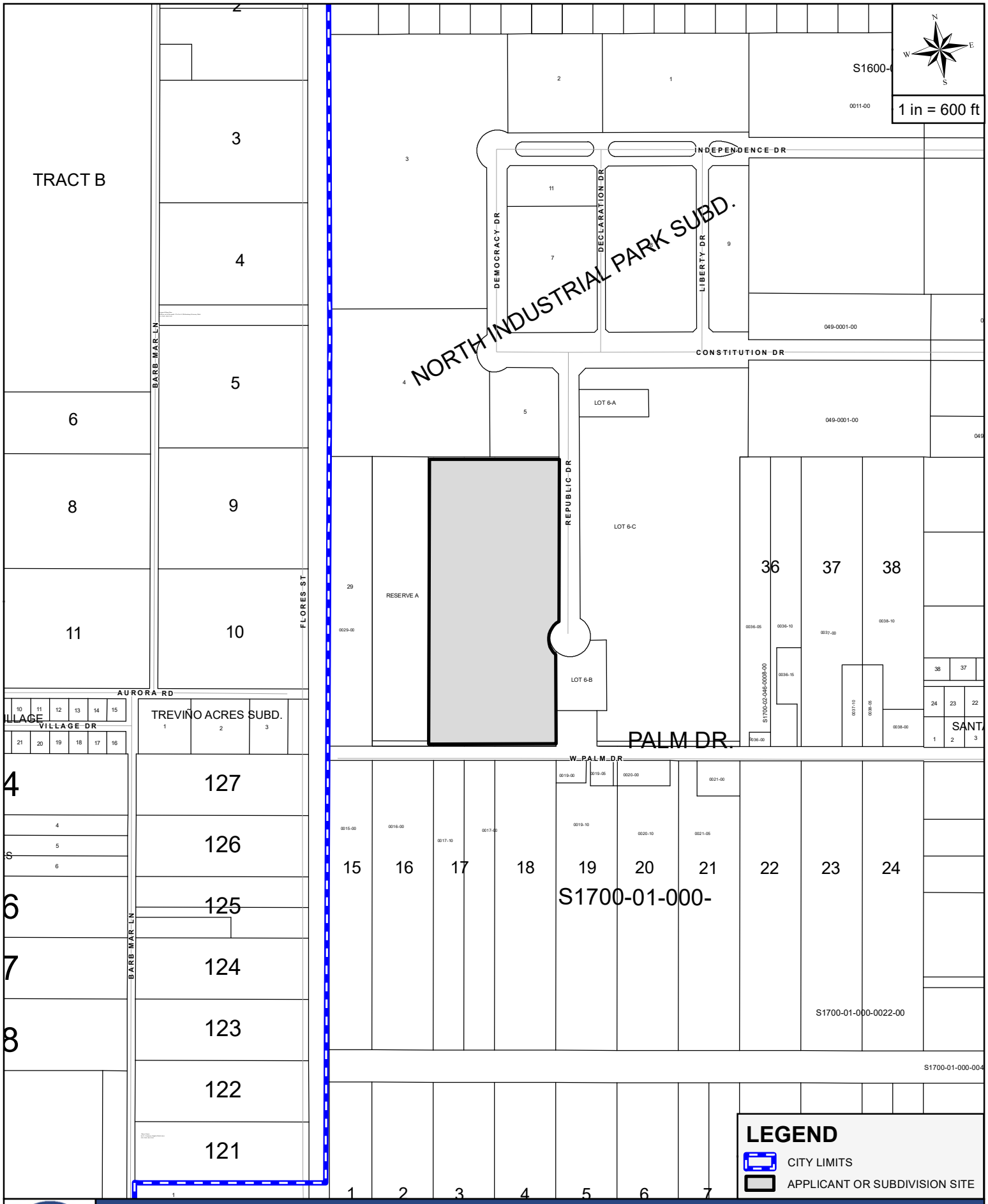
SCALE:
DRAWN BY: M2E
CHECKED BY: MS
SURVEYED BY:
SHEET:



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

M2 ENGINEERING / RE PLAT LOT 10 NORTH IUNDUSTRIAL PARK



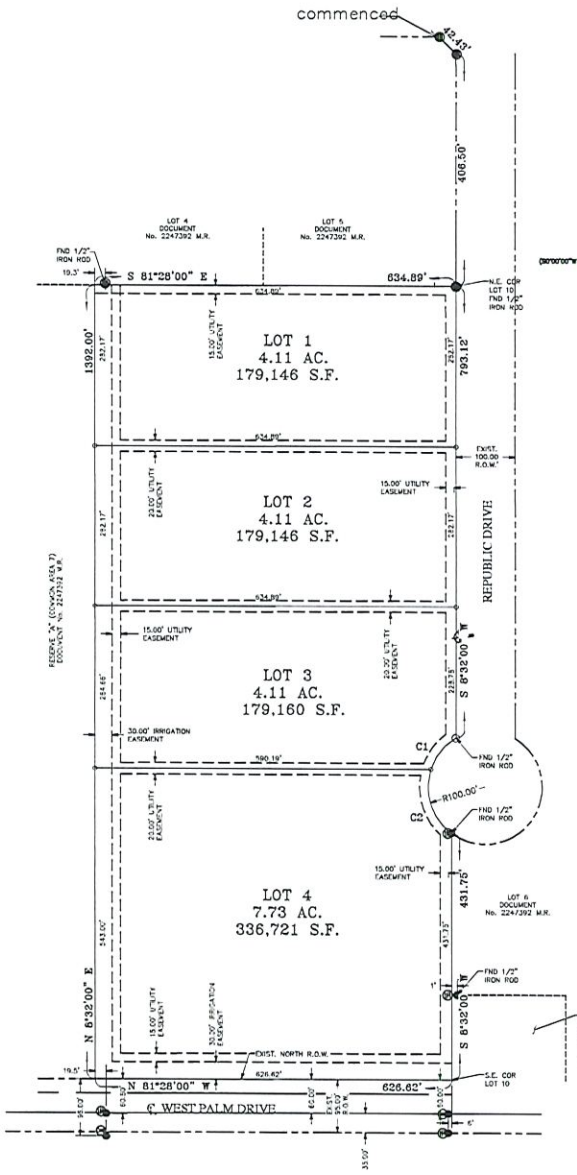
THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

M2 ENGINEERING / RE PLAT LOT 10 NORTH IUNDUSTRIAL PARK

PREPARATION DATE: DECEMBER 2021



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SCALE: 1"=100'

LEGEND
- ● 1/2" IRON ROD FOUND "IHF"
- ○ 1/2" IRON ROD SET WITH PINK CAP "IRS"
- ◎ ALUMINUM DISK FOUND "ADF"

(S00°00'00"W 0.0') – RECORD BEARING & DISTANCE

GENERAL PLAT NOTES & RESTRICTIONS

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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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480338 0005 C.
MAP REVISED: MAY 16, 2001.

2. MINIMUM FINISH FLOOR NOTE:
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4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
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TEXAS STATE PLANE GRID COORDINATES, TEXAS SOUTH ZONE 4205 (NAD83/NAVD88) (GEOID12B)

5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS INDUSTRIAL DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF _____ C.F. (_____ AC-FT.) OF STORM WATER RUNOFF FOR LOT 1, _____ C.F. (_____ AC-FT.) OF STORM WATER RUNOFF FOR LOT 2, _____ C.F. (_____ AC-FT.) OF STORM WATER RUNOFF FOR LOT 3 AND _____ C.F. (_____ AC-FT.) IF STORM WATER RUNOFF FOR LOT 4, 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. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE CITY ENGINEER SHALL BE REQUIRED FOR 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 SWPP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

7. ALL CONSTRUCTION SHALL COMPLY WITH WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

8. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SWIMMING, 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. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY EASEMENTS. GAS EASEMENTS, IRRIGATION EASEMENTS, OR ON LOT LINES.

10. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

11. A FIVE FOOT (5.0') SIDEWALK WITH ADA RAMPS FOUR (4) FEET BEHIND THE CURB ARE REQUIRED ALONG INTERNAL STREETS AT BUILDING PERMIT.

12. ADDITIONAL FIRE HYDRANT MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR INDUSTRIAL AREAS.

13. SITE PLAN IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR INDUSTRIAL DEVELOPMENTS.

14. ALL COMMON AREAS, MEDIANS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS AND SPECIFICATIONS SUCH REQUIREMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE UNIFIED DEVELOPMENT CODE, SETBACK BUFFER-YARDS, FLOOD AREA RATIO, LANDSCAPING SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION, BUILDING PERMIT REQUIREMENTS OR ANY OTHER CITY REQUIREMENTS.

15. ADDITIONAL WIDENING TO WEST PALM DRIVE WILL BE DONE IN THE FUTURE WITH THE CITY, STATE AND/OR FEDERAL FUNDING.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, CITY OF EDINBURG, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF LOT 10, NORTH INDUSTRIAL PARK ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WILL CAUSE TO BE LAIDEN THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

_____ _____
CITY OF EDINBURG DATE
415 W. UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS LUGO 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 _____, 2022.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS REPLAT OF LOT 10, NORTH INDUSTRIAL PARK CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
PLANNING DIRECTOR DATE
PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL
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 849.211 (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.

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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 _____ 2021.

THIS PLAT IS FOR PRELIMINARY REVIEW ONLY

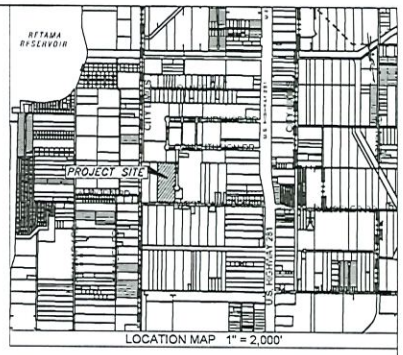
_____
HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, EMIGDIO "MILO" 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 _____ DAY OF _____ 2022.

_____ _____
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545



LOCATION MAP 1" = 2,000'

METES AND BOUNDS:

BEING 8.799 ACRES OUT OF LOT 3, BLOCK 24, LA DONNA PLAT, HIDALGO COUNTY, TEXAS, AS PER MAP OF PLAT IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS; BEING THE SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED MAY 10, 2021, CONVEYED TO LUGO 4 INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 3223255, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS, SAID 8.799 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ;

BEGINNING AT AN IRON ROD FOUND, THE NORTHEAST CORNER OF THE SAID LOT 3, BLOCK 24, LA DONNA PLAT, SAME BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 24, LA DONNA PLAT, AND SAME BEING THE NORTHEAST CORNER OF THE SAID LUGO TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S81°34'10"W ALONG THE EAST LINE OF THE SAID LOT 3, A DISTANCE OF 330.00 FEET TO AN IRON ROD FOUND, THE NORTHEAST CORNER OF THE SOUTH DONNA SUBDIVISION, RECORDED IN VOLUME 24, PAGE 64, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N81°25'40"W ALONG THE NORTH LINE OF THE SAID SOUTH DONNA PLAT, SAME BEING THE SOUTH LINE OF THE SAID LUGO TRACT, A DISTANCE OF 1105.80 FEET TO AN IRON ROD WITH PINK CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N8°34'20"E ACROSS THE SAID LOT 3, A DISTANCE OF 202.14 FEET TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N81°25'40"W ACROSS THE SAID LOT 3, A DISTANCE OF 144.19 FEET TO AN IRON ROD WITH PINK CAP SET ON THE EAST RIGHT-OF-WAY OF FM 493, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N8°31'50"E ALONG THE WEST RIGHT-OF-WAY OF THE SAID FM 493, A DISTANCE OF 177.86 FEET TO AN IRON ROD WITH PINK CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S81°25'40"E ALONG THE SOUTH LINE OF THE SAID LOT 2, SAME BEING THE NORTH LINE OF THE SAID LOT 3, A DISTANCE OF 1248.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.799 ACRES OF LAND MORE OR LESS.

REPLAT OF LOT 10 NORTH INDUSTRIAL PARK

A 20.068 ACRE TRACT OF LAND BEING ALL OF LOT 10 OF LOT 10, NORTH INDUSTRIAL PARK, AND ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2580258, MAP RECORDS, HIDALGO COUNTY, TEXAS.

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

RECEIVED
MAR 14 2022
By DC 4:07pm

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

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: CITY OF EDINBURG		EDINBURG, TEXAS 78539	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	MCALLEN, TEXAS 78505	(956) 369-0088

Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: March 11, 2022 Request Type: Preliminary Plat Preliminary Plat

1. Developer: Edinburg EDC 2. Owner/Contact Name: Hiren Govind

3. Owner/Contact Phone: (956) 388-8207 4. Owner/Contact Email: bdavila@cityofedinburg.com

5. Owner Address: 415 W. University Dr. Edinburg, TX 78539

6. Exact Name of Subdivision: Replat of Lot 10 North Industrial Park 7. Property ID: 816702

8. Current Zoning: I - Industrial Required Zoning: I - Industrial

10. Legal Description:

20.068-acre tract out of Land Being All of Lot 10 of Lot 10, North Industrial Park, and addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in instrument number 2580258, Map Records, Hidalgo County, Texas.

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: M2 Engineering, PLLC 13. Phone: (956) 600-8624

14. Consulting Firm Address: 1810 E Griffin Parkway, Mission, Texas 78572

15. Consulting Firm Email(s): fernando@m2-engineers.com

16. Desired Land Use Option: _____

17. Number of Lots: Single Family _____ Multi-Family _____ Commercial _____ Industrial 4

18. Proposed Wastewater Treatment: ____ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: _____

20. Irrigation District: _____ Potable-water Retailer: _____

Owner 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.

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Hiren Govind, President, Edinburg EDC	415 W. University Dr. Edinburg, TX 78539
Owner Phone Number	Owner Email
(956) 388-8207	bdavila@cityofedinburg.com

RECEIVED
MAR 14 2022
By RC 4:07pm

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✓ Yes ____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omittance or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ Date 3/14/22

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **April 7, 2022**

Date Filed:	**March 4, 2022**	P&Z Preliminary:	**April 12, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 24, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@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

ITEM	Owner:	**MARCOS & OLIVAMA RIVERA**	9825 Calle Paris, Edinburg, TX 78542	Inez Garza, P.E., Project Engineer
8A	**REPLAT OF LOT 24 SANTA CRUZ RANCHES NO.2 SUBD.**			Consultant : **GARZA-GARZA ENGINEERS**

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits	√				
Flood Zone:	√				Zone "B", Panel 480334-325 D -Dated 11/16/1982
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Sanitary Sewer Collection System Provider:	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication			√		Proposed Street Section
Residential Collector Street Right-of Way Dedicated (60-ft ROW)	√				Existing Street Section (24-ft E-E) Required (**43-ft B-B**)
Variances Appeals Request: 2022			√		Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements:			√		
Street 5-ft Sidewalk Improvements			√		
Drainage Improvements	√				
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 O.S.S.F., (On-Site Sewage Facility Standards)
Sanitary Sewer Detail Sheets			√		See Section 3 Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: (**Service Connection**)		√			North Alamo Water Supply Standard Requirements (Service)
Water Distribution Detail Sheet			√		See Section 3 Utility Policy, 2014 Standard Policy Manual
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			√		
TX-Dot Sewer UIR Permit			√		
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 (*)			√		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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -			√		Required: 0 EA. @ $ -
Street Escrow (**Calle Paris Street**) **$ 10,788.00**			√		Required: **208** EA. @ **$ 51.87**
Sidewalk Escrow (**Plat Note-Permit Stage**) $ -			√		Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: **$ 10,788.00**					
Total Developer's Construction Cost: (Letter of Credit)					Date : Lender :
Laboratory Testing Fee: 0% $ -			√		**$ 10,788.00** Estimated Construction Cost
Inspection Fee: 0% $ -			√		**$ 10,788.00** Final Construction Cost
Park Land Fees: **Park Zone # 6** $ 1,200.00		√			**2** Lots @ **$ 600.00** Full rate within the ETJ
0 Residential $ - $ -			√		50% Development 50% Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN **$ -**			√		0.00 Acres $ -
Water 30-year Letter (Commerical) $ -					0 Lots @ $ -
Water 30-year Letter (Single-Family) **$ -**			√		0 Units @ $ - NAWSC WATER-CCN
Sewer 30-year Letter COE - CCN **$ -**			√		0 Lots @ $ - COUNTY OSSF SYSTEM
TOTAL OF FEES: $ 1,200.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	**$ 10,788.00**	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	**$ -**	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	**$ -**	Reimbursement to the Developer of **Subdivision**
City of Edinburg	**$ -**	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	**$ -**	85% Payable to the Developer of Record Owner / Developer
Buyouts	**$ -**	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	**$ 10,788.00**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

2.87	TOTAL ACRES			
0.000	43560.00	0	0	Existing HCDD 1 Ditch ROW
0.000	43560.00	0	0	Calle Paris ROW
0.00	ACRES			
Current Acre Water Rights Cost :		**$**	**-**	$ -
2.87	NET ACRES			

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: UHS CORNERSTONE HOSPITAL SUBDIVISION

Date Prepared:	March 24, 2022
Planning and Zoning Meeting:	April 13, 2022
Agenda Item **9A**:	Final Subdivision Plat

Subject: Consider Final Plat of **UHS CORNERSTONE HOSPITAL SUBDIVISION**; an approximate 9.47-acre tract of land out of Lot 1A, of Cornerstone Medical Park Phase 1, a Re-Subdivision of Lots 1-2, Block 4, recorded in Doc#2480778 and the West 5 acres of Lot 15, Cornerstone Heart Hospital Subdivision, as per map or plat thereof recorded in Volume 48, Pages 127, Map records of Hidalgo County, Texas as requested by Perez Consulting Engineers.

Location: The property is located on the west side of Jackson Road (FM 3362), south of Trenton Road within the City of Edinburg, city limits. This property is situated on the southeast corner of South Cornerstone Boulevard.

Setbacks: In accordance with the City of Edinburg zoning ordinance or to easement line whichever is greater.

Zoning: This property is within the City Limits and is currently zoned Commercial General.

Analysis: The Final Plat proposes to establish a 9.47 acre tract of land. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

Utilities: Water Distribution will be provided by the City of Edinburg Water System and Sanitary Sewer Collection System. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved engineering standards.

Recommendation: **City of Edinburg Engineering Department** approved the engineering construction plans, the installation of the utilities, streets and drainage of the improvements for this development pending responses from the engineer of record (EOR) on engineering items of concerns that will need to be addressed

on the construction and approval to this phase of development review for UHS Cornerstone Hospital Subdivision.

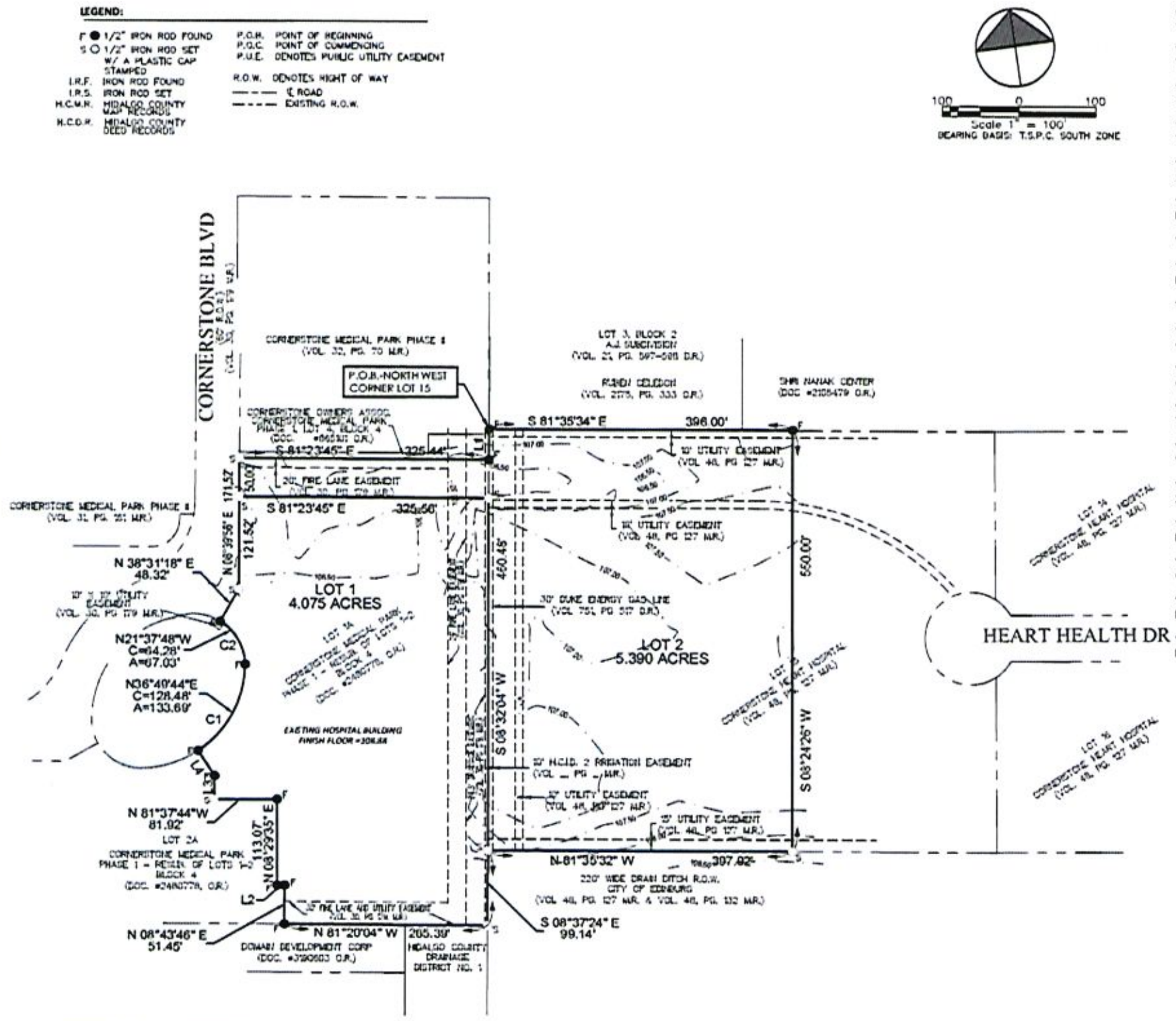
City of Edinburg Fire Marshals Office approves the development subdivision pending responses from engineer of record on the following:

1. Provided proper installation of the fire hydrant based on the requirements of the City of Edinburg Standards Manual.

City of Edinburg Utilities Unified Development Code will be adhered to at this phase of the development

City of Edinburg Storm Water Unified Development Code will be adhered to at this phase of the development

City of Edinburg Solid Waste Unified Development Code will be adhered to at this phase of the development



LINE	BEARING	DISTANCE
L1	N 09°33'23" E	39.52'
L2	N 81°52'47" W	9.91'
L3	N 09°14'14" E	30.36'
L4	N 24°57'47" W	39.29'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	133.69'	137.40'	N 36°40'44" E	128.48'
C2	67.03'	67.10'	N 21°37'48" W	64.28'



LOCATION MAP
EDINBURG, TEXAS
NOT TO SCALE

MINOR PLAT

UHS - CORNERSTONE HOSPITAL SUBDIVISION

EDINBURG, TEXAS

A RESUBDIVISION OF LOT 1A OF THE CORNERSTONE MEDICAL PARK.
PHASE 1 - RESUB. OF LOTS 1-2, BLOCK 4 AND THE WEST 5 ACRES OF LOT 15,
CORNERSTONE HEART HOSPITAL SUBDIVISION
EDINBURG, TEXAS

RECEIVED

FEB 08 2022

Name: 11:50a.m.

METES AND BOUNDS DESCRIPTION :

A 9.47 ACRE TRACT OF LAND, BEING ALL OF LOT 1A, CORNERSTONE MEDICAL PARK PHASE 1, RESUB. OF LOTS 1-2, BLOCK 4, AN ADDITION TO THE CITY OF EDINBURG, AS PER MAP RECORDED IN DOC # 2480778 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND PART OF LOT 15, CORNERSTONE HEART HOSPITAL SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, AS PER MAP RECORDED IN VOLUME 48 PAGE 127 MAP RECORDS OF HIDALGO COUNTY TEXAS, SAID 9.47 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½" ROD FOUND AT THE NORTHWEST CORNER OF LOT 15, CORNERSTONE HEART HOSPITAL SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE **POINT OF BEGINNING**;

THENCE S 81°35'34" E, WITH THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 396.00' TO A ½" ROD FOUND ON THE NORTH LINE OF SAID LOT 15 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°24'26" W, ACROSS SAID LOT 15, A DISTANCE OF 550.00' TO A ½" ROD WITH CAP STAMPED "RIO DELTA SURVEYING" SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°35'32" W, WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 397.92' TO A ½" WITH CAP STAMPED "RIO DELTA SURVEYING" SET AT THE EAST LINE OF LOT 1A CORNERSTONE MEDICAL PARK PHASE 1 - RESUBD. OF LOTS 1-2 BLOCK 4 FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 08°37'24" W, WITH THE EAST LINE OF SAID LOT 1A, A DISTANCE OF 99.14' TO A ½" WITH CAP STAMPED "RIO DELTA SURVEYING" SET AT THE SOUTHEAST CORNER OF SAID LOT 1A FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°20'04" W, WITH THE SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 265.39' TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1A, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°43'46" E, WITH THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 51.45' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°52'47" W, WITH LOT 1A, A DISTANCE OF 9.91' TO A 1/2" ROD FOUND FOR A CORNER OF SAID LOT 1A, AND A CORNER OF THIS TRACT OF LAND;

THENCE N 08°29'35" E A DISTANCE OF 113.07' TO A 1/2" ROD FOUND FOR A CORNER OF SAID LOT 1A, AND A CORNER OF THIS TRACT OF LAND;

THENCE N 81°37'44" W, CONTINUING WITH SAID LOT 1A, A DISTANCE OF 81.92' TO A ½" ROD WITH CAP STAMPED "RIO DELTA SURVEYING" SET AT A CORNER OF SAID LOT 1A AND A CORNER OF THIS TRACT OF LAND;

THENCE N 09°14'14" E WITH SAID LOT 1A, A DISTANCE OF 30.36' TO A 1/2" ROD FOUND AT A CORNER OF SAID LOT 1A FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 24°57'47" W, CONTINUING WITH SAID LOT 1A, A DISTANCE OF 39.29' TO A ½" ROD FOUND AT A CORNER OF SAID LOT 1A FOR A CORNER OF THIS TRACT OF LAND;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF133.69', WITH A RADIUS OF137.40', WITH A CHORD BEARING OF N 36°40'44" E, WITH A CHORD LENGTH OF128.48', TO A 1/2" FOUND AT A CORNER OF SAID LOT 1A, FOR A CORNER OF THIS TRACT OF LAND;

THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 67.03', WITH A RADIUS OF 67.10', WITH A CHORD BEARING OF N 21°37'48" W, WITH A CHORD LENGTH OF64.28', TO A 1/2" ROD FOUND AT A CORNER OF SAID LOT 1A, FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 38°31'18" E, WITH SAID LOT 1A, A DISTANCE OF 48.32' TO A ½" ROD WITH CAP STAMPED "RIO DELTA SURVEYING" SET AT A CORNER OF SAID LOT 1A FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08°30'56" E, WITH SAID LOT 1A, A DISTANCE OF 171.52' TO A ½" ROD WITH CAP STAMPED "RIO DELTA SURVEYING" SET AT THE NORTHWEST CORNER OF SAID LOT 1A, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°23'45" E, WITH THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 325.44' TO A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1A, FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 09°33'23" E, WITH THE WEST LINE OF SAID LOT 15, A DISTANCE OF 39.52' TO THE **POINT OF BEGINNING**, CONTAINING 9.47 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THE FLOOD ZONE DESIGNATION: ZONE "X" SHADED WHICH ARE "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WHICH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD" AS PER F.E.M.A.S FLOOD INSURANCE RATE MAP PANEL NO. 480338 0035 E, MAP REVISED: MAY 14, 2001 .
2. BUILDING SETBACKS IN ACCORDANCE WITH THE CITY OF EDINBURG ZONING ORDINANCE OR TO EASEMENT LINE WHICHEVER IS GREATER.
3. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR CROWN OF ANY PERIMETER STREET OR EXISTING GROUND WHICHEVER IS GREATER.
4. BENCHMARK NOTE: SQUARE CUT ON THE TOP OF CURB, CORNERSTONE BLVD. (LOCATED IN THE VICINITY OF THE NORTHWEST CORNER OF LOT 1) N16621169.04 E1082964.17 B.M. ELEV. = 106.61 NAVD 1988
5. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY EASEMENT CREATED BY THIS PLAT.
6. THIS SUBDIVISION IS REQUIRED TO DETAIN A TOTAL 2.60 AC-FT IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE STANDARDS. EXISTING DEVELOPMENT HAS PROVIDED 1.90 ACRE FEET OF DETENTION STORAGE. THE NET STORM WATER DETENTION REQUIRED BY FUTURE DEVELOPMENT SHALL BE 0.696 ACRE-FEET (30,309 CF.).
7. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITHIN STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
8. PROPOSED STORM WATER DETENTION AREAS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE LOT OWNER.
9. PROPERTY ZONING IS COMMERCIAL GENERAL.
10. LANDSCAPE AS PER CITY ORDINANCE.
11. DRAINAGE ANALYSIS WILL BE REQUIRED DURING BUILDING PERMIT STAGE.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
KNOW ALL MEN BY THESE PRESENTS:
I (WE), CORNERSTONE HOSPITAL PROPERTIES, LP, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AS LOT 1 AND BEING OUT OF LOT 1-A, CORNERSTONE MEDICAL PARK, PHASE 1-RESUBD. OF LOTS 1-2, BLOCK 4, AS RECORDED IN DOCUMENT NO. 2480778 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, DO HEREBY JOIN THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **UHS - CORNERSTONE HOSPITAL SUBDIVISION**, AN ADDITION OF THE CITY OF EDINBURG, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

Cornerstone Hospital Properties, LP

By: Cornerstone Hospital Management, LLC, its General Partner

By: UHS of Cornerstone, Inc., its Majority Member

____
CHERYL K. RAMAGANO, TREASURER
CORNERSTONE HOSPITAL PROPERTIES, LP
c/o UHS OF DELAWARE, INC.
367 S. GULPH RD.
KING OF PRUSSIA, PENNSYLVANIA 19406

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
NOTARY PUBLIC ACKNOWLEDGEMENT CERTIFICATE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CHERYL K. RAMAGANO**, TREASURER, UHS OF CORNERSTONE, INC., WHICH IS THE MAJORITY MEMBER OF CORNERSTONE MANAGEMENT, LLC, WHICH IS THE GENERAL PARTNER OF CORNERSTONE HOSPITAL PROPERTIES, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS______ DAY OF______ 2022.

____
NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA
MY COMMISSION EXPIRES ON ________________

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
KNOW ALL MEN BY THESE PRESENTS:
I (WE), UHS OF CORNERSTONE, INC., OWNER(S) OF THE LAND SHOWN ON THIS PLAT AS LOT 2 AND BEING OUT OF THE WEST 5.0 ACRES OF LOT 15, CORNERSTONE HEART HOSPITAL SUBDIVISION AS RECORDED IN VOLUME 48, PAGE 127 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE NORTH 50 FEET OF LOT 1-A, CORNERSTONE MEDICAL PARK, PHASE 1-RESUBD. OF LOTS 1-2, BLOCK 4, AS RECORDED IN DOCUMENT NO. 2480778 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, DO HEREBY JOIN THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **UHS - CORNERSTONE HOSPITAL SUBDIVISION**, AN ADDITION OF THE CITY OF EDINBURG, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

____
CHERYL K. RAMAGANO, TREASURER
UHS OF CORNERSTONE, INC.
c/o UHS OF DELAWARE, INC.
367 S. GULPH ROAD
KING OF PRUSSIA, PENNSYLVANIA 19046

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
NOTARY PUBLIC ACKNOWLEDGEMENT CERTIFICATE:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CHERYL K. RAMAGANO**, TREASURER, UHS OF CORNERSTONE, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS______ DAY OF______ 2022.

____
NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA
MY COMMISSION EXPIRES ON ________________

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVED BY THE PLANNING DEPARTMENT:
I, KIMBERLY MENDOZA, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS **UHS - CORNERSTONE HOSPITAL 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________ 2022 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

____
KIMBERLY MENDOZA
ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR
EDINBURG, TEXAS

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 HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE______ DAY OF, ______ 2022.

____
JOSE MARIO GONZALEZ, R.P.L.S. No. 5571
RIO DELTA SURVEYING
T.B.P.L.S. FIRM NO. 10013900
24593 F.M. 88
MONTE ALTO, TEXAS 78538

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE______ DAY OF, ______ 2022.

____
JORGE D. PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS T.B.P.E. NO. 34594

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVED BY THE HIDALGO 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

________________ ____________
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE ________ DAY OF ________, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION.

______________ ATTEST______________
PRESIDENT SECRETARY

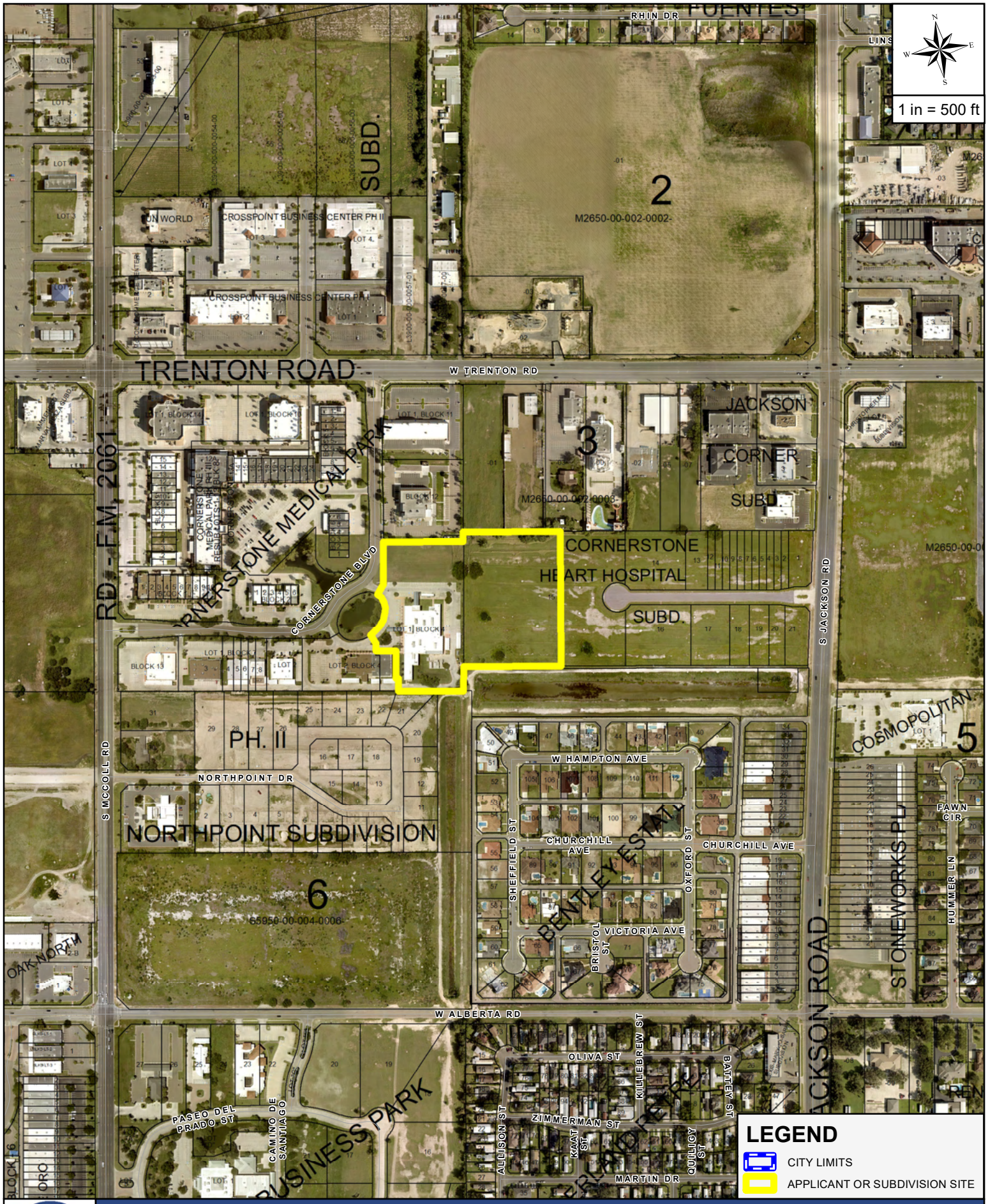
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR
HIDALGO COUNTY CLERK

ON: ________ AT ________ AM/PM
INSTRUMENT NUMBER ______________
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: ________________ DEPUTY

PCE
Texas Registered Engineering Firm F-2138
508 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1345

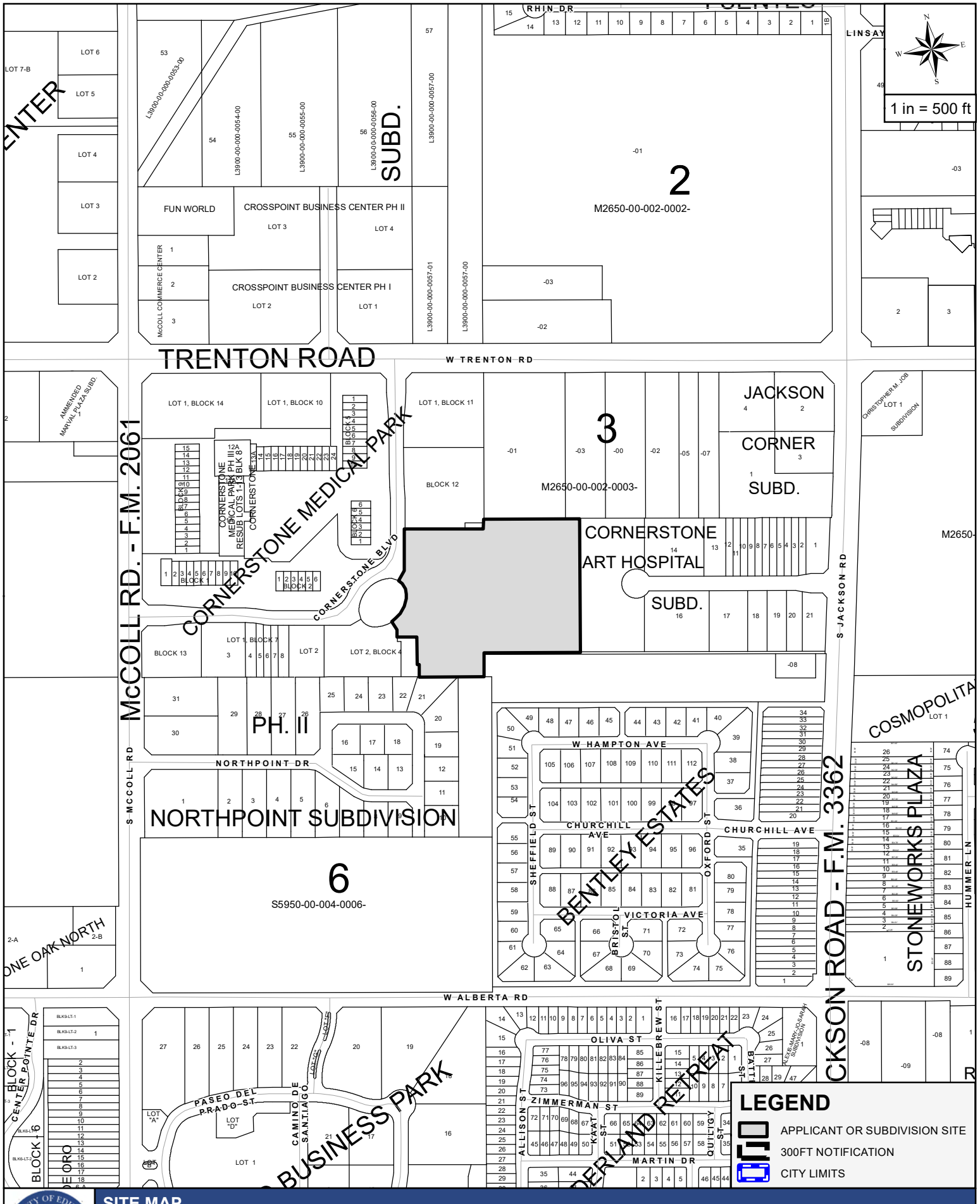
DATE OF PREPARATION: JANUARY 17, 2022



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

PEREZ CONSULTING ENGINEERS / UHS CORNERSTONE HOSPITAL



THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

PEREZ CONSULTING ENGINEERS / UHS CORNERSTONE HOSPITAL

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

PRELIMINARY / FINAL STAGE

PLANNING & ZONING DEPARTMENT (956) 388-8202

Date : **February 22, 2022**

Date Filed:	**February 8, 2022**	P&Z Preliminary:	**March 8, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**February 17, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**February 24, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email :	kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@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:	**Cornerstone Hospital Properties**	367 S. Gulph Rd., King of Prussia, PA 19046	Jorge D. Perez, P.E., Project Engineer

UHS CORNERSTONE HOSPITAL SUBDIVISION Consultant : PEREZ CONSULTING ENGINEERS

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS		
Subdivision Process:							
Subdivision Plat Submittal	√						
Warranty Deed	√						
Topography Survey	√						
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1	Date:	Pending Approval
Zoning : City Limits - ETJ	√						
Flood Zone	√				Zone "X" (Shaded) Panel # 480338-0030 E		
Preliminary Submittals:							
Existing & Proposed Water Distribution Layout	√				City of Edinburg Water Supply - Water Distribution System		
Water Distribution System Provider:	√				City of Edinburg Water Supply - Water 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:	√				Private Drainage System onto H.C.D.D. # 1		
Minor Arterial Street Right-of-way Dedication (XX-ft B-B)	√				Proposed Street Section (XX-ft B-B)		
Minor / Major Collector Street pavement Section	√				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022			√		Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			√				
Street 5-ft Sidewalk Improvements			√				
Drainage Improvements			√				
Construction Plans Review Submittals:			**(See Section 4 Construction Plans Submittals Policy, 2014 STANDARD POLICY MANUAL)**				
Cover Sheet			√				
Topography Sheet (Utilities, Bench Marks)		√					
Sanitary Sewer Imprvmts: **Service Connections to a Main.**		√			City of Edinburg Sanitary Sewer Standard Policy's		
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
Water Distribution Imprvmts: **Service Connections to a Main**.		√			City of Edinburg Water Supply Standard Policy's		
Water Distribution Detail Sheet (Fire Hydrant Assembly)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
Drainage Imprvmts: **With outfall unto detention pond**		√			City of Edinburg - Detention Standard Policy's		
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()			√		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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages
Street Light Escrow $ -			√		Required: 0 EA. @ $ -
Street Escrow $ -			√		Required: 0 EA. @ $ -
Sidewalk Escrow $ -			√		Required: 0 LF @ $ -
TOTAL OF ESCROWS: $ -					
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: Park Zone # X $ -			√		0 Lots @ $ - Full rate within the ETJ
0 Residential $ - $ -			√		50% Development 50% Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: COE - CCN $ -			√		0.00 Acres $ -
Water 30-year Letter (Commerical) $ -			√		0 Lots @ $ -
Water 30-year Letter (Single-Family) $ -			√		0 Units @ $ - COE WATER-CCN
Sewer 30-year Letter COE - CCN $ -			√		0 Lots @ $ - COE SEWER-CCN
TOTAL OF FEES: $ -					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	$ -	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of **Subdivision**
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ -	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: DEL REY PHASE 4 SUBDIVISION

Prepared on:	March 28, 2022
Planning and Zoning Meeting:	April 13, 2022
Agenda Item **9B:**	Final Subdivision Plat

Subject: Consider Final Plat of **DEL REY ESTATES UNIT 4 SUBDIVISION**, an approximate 13.03 acre tract of land out of Lot 3, Section 246, Texas-Mexican Railway Company Survey Subdivision, located at 3320 South Tower Road as requested by Melden & Hunt, Inc.

Location: The property is located on the east side of South Tower Road, north of Wisconsin Road within the City of Edinburg, ETJ. This property is situated on the northeast quadrant of Tower Road and Wisconsin Road.

Setbacks: Will be determined by Hidalgo County

Zoning: Not applicable since the property is located within the City ETJ

Analysis: The Final Plan porposes to establish a Single-family development with approximately one hundred and forty-nine (149) lots and each lot will be approximately in average of 7,260 sq. ft. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be provided by North Alamo Water Distribution System. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved engineering standards.

Recommendation: **City of Edinburg Engineering Department** approved the engineering construction plans, the installation of the utilities, streets and drainage of the improvements for this development pending responses from the engineer of record (EOR) on engineering items of concerns that will need to be addressed on the construction and approval to this phase of development review for Del Rey Estates Unit 4 Subdivision.

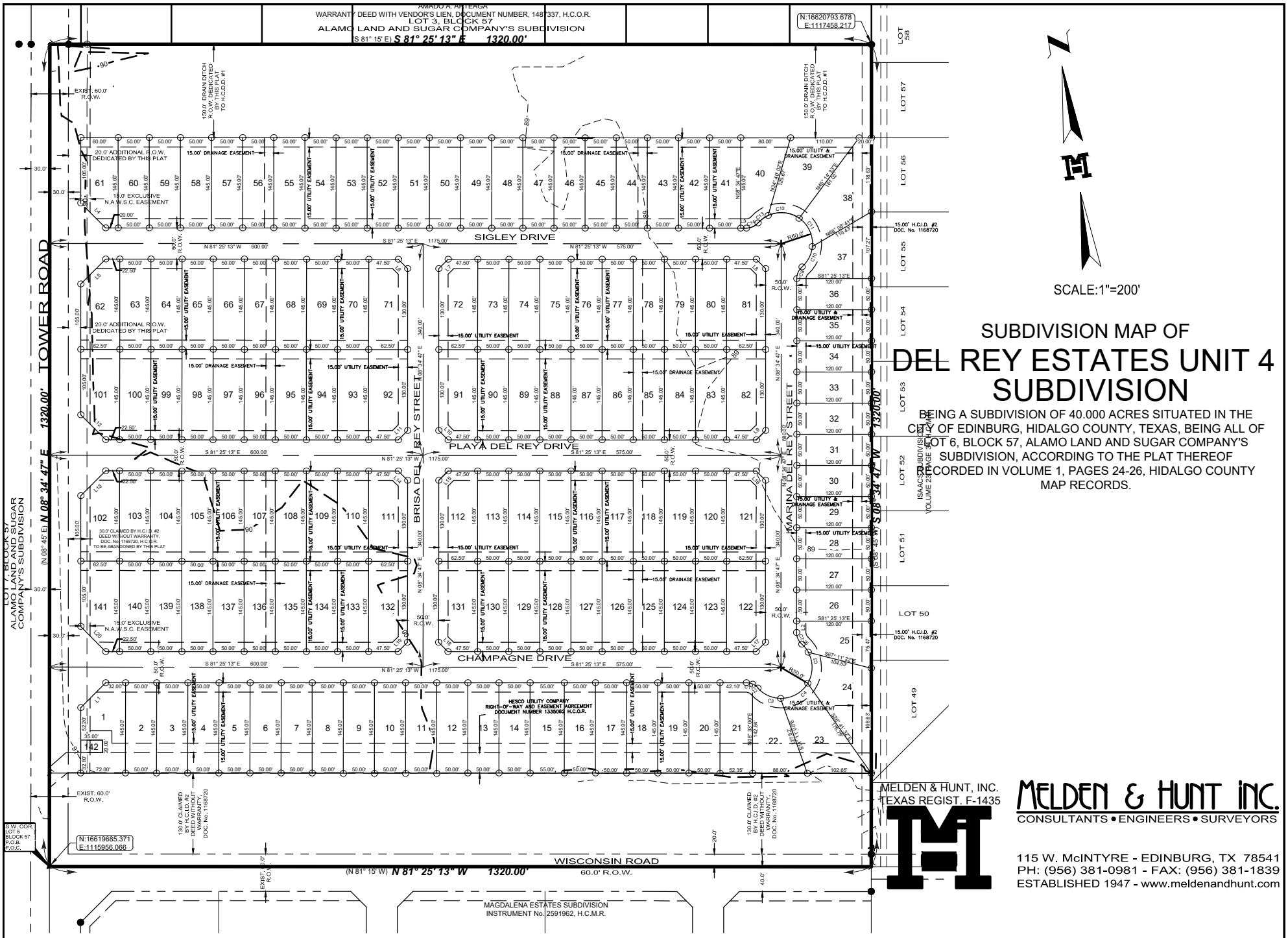
City of Edinburg Fire Marshal's Office approves the development subdivision pending responses from engineer of record on the following:

1. Provide proper installation of the fire hydrant based on the requirements of the City of Edinburg Standards Manual.

City of Edinburg Utilities Unified Development Code will be adhered to at this phase of the development

City of Edinburg Storm Water Unified Development Code will be adhered to at this phase of the development

City of Edinburg Solid Waste Unified Development Code will be adhered to at this phase of the development



SCALE:1"=200'

SUBDIVISION MAP OF

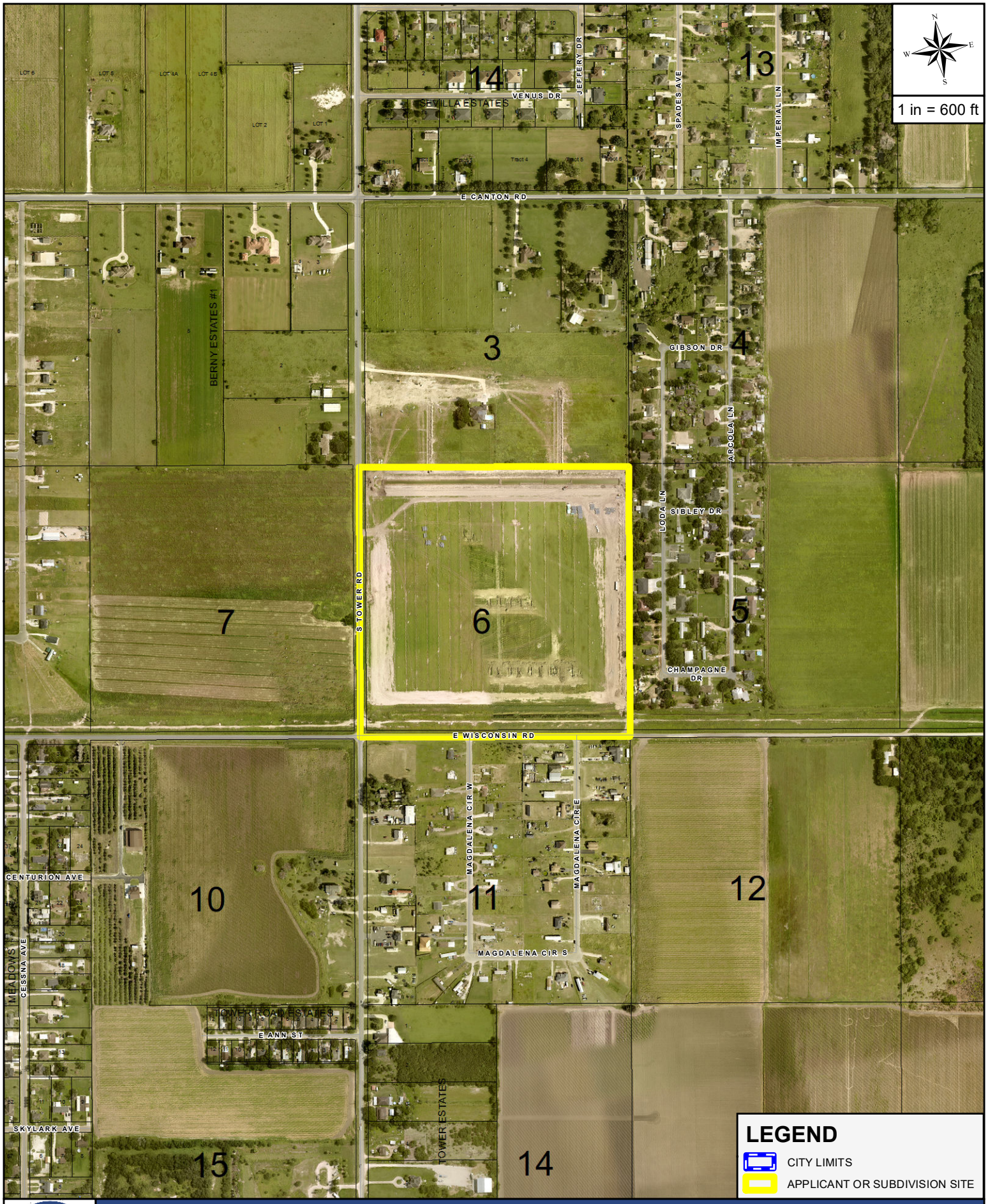
DEL REY ESTATES UNIT 4 SUBDIVISION

BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

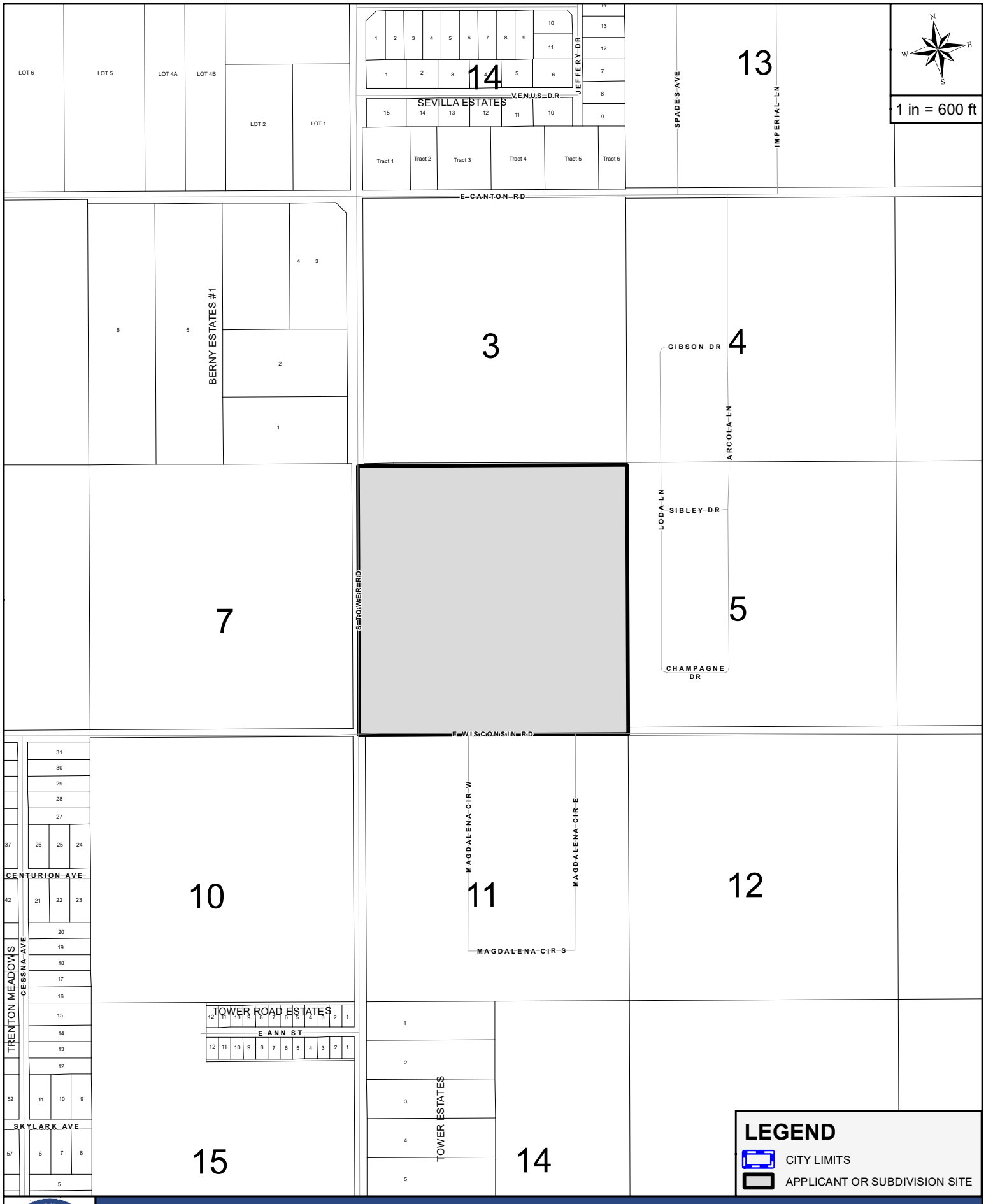
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MARIO REYNA / DEL REY ESTATES SUBDIVISION UNIT 4



THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

MARIO REYNA / DEL REY ESTATES SUBDIVISION UNIT 4

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS**

PRELIMINARY REVIEW

Date : **April 8, 2022**

Date Filed:	**October 5, 2020**	P&Z Preliminary:	**August 11, 2020**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**July 23, 2020**	Time Line :	**365** Days	Expires :	**October 5, 2021**
		Staff / Engineer :	**July 30, 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: **Domain Development Corporation**	100 E. Nolana, McAllen, Texas 78502	Engineer: Mario Reyna, P.E.
DEL REY No. 4 SUBDIVISION		Consultant : Melden & Hunt, Inc.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				Date : **October 5, 2020** Recorded :
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)		√			Approved by H.C.D.D.#1 Date: **Pending Approval**
Zoning : City Limits - Residential	√				
Flood Zone	√				Zone "X" (Shaded)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				
Water Distribution System Provider:	√				City of Edinburg Water - Distribution System
Existing & Proposed Sewer Collection Layout	√				
Sanitary Sewer Collection System Provider:	√				City of Edinburg Sanitary Sewer Collection System
Existing and Proposed Drainage Layout System:	√				
MPO Collector / Arterial Right-of-way Dedication		√			Right-of-Way Dedication as per MPO requiremenets (80-Feet)
Minor / Major Collector Street pavement Section		√			on Schunior Road with Street Section of (57-ft B-B)
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	√				See Section 4 - Construction Plans Submittal Policy Manual
Topography Sheet (Utilities, Bench Marks)	√				
Sanitary Sewer Improvements: On-Site & Off-Site	√				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Sanitary Sewer Detail Sheets	√				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Improvements: On-Site & Off-Site	√				See Section 3 - Utility Policy, 2014 Standard Policy Manual
Water Distribution Detail Sheet	√				See Section 3 - Utility Policy, 2014 Standard Policy Manual
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 and 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: January 8, 2020 **365** January 7, 2021
Roadway Open-Cut or Bore Permit Application		√			
TX-Dot Water UIR Permit		√			Dated:
TX-Dot Sewer UIR Permit		√			Dated:
N.O.I. Submittal		√			Dated:
SWPP Booklet Submittal		√			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		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages
Schunior Road Widening Escrow $ -		√			Estimated 820 LF @ $ -
Hoehn Road Widening Escrow $ -		√			Estimated 1360 LF @ $ -
Sidewalk Escrow (5-ft) (Variance) $ 54,500.00		√			Estimated 2180 LF @ $ 25.00
TOTAL OF ESCROWS: **$ 54,500.00**					
Total Developer's Construction Cost: (Letter of Credit)					
Laboratory Testing Fee: 3% $ -		√			**$ -** Escrow Grand Total
Inspection Fee: 2% $ -		√			**$ -** Final Construction Cost
Park Land Fees: ETJ $ - Per Unit 0		√			
121 Residential $ 300.00 $ 36,300.00		√			50% Development 50% Building Stage
0 Multi-Family $ 600.00 $ -		√			0% Development 0% Building Stage
Water Rights: SWSC - CCN $ -			√		**24.63** Acres $ -
Water 30-year Letter SWSC - CCN $ 605.00		√			**121** Lots @ $ 5.00 Tranfer Fee SWSC WATER-CCN
Sewer 30-year Letter COE - CCN $ 5,445.00		√			**121** Lots @ $ 45.00 COE SEWER-CCN
TOTAL OF FEES: $ 42,350.00					
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	**$ 54,500.00**	
Inspections other Fees	**$ 42,350.00**	
Reimbursements	$ -	
City of Edinburg	**$ -**	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record (**Separate Check**)
Buyouts	$ -	
TOTAL :	**$ 96,850.00**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: PUEBLO DE PALMAS PHASE 25 SUBDIVISION

Prepared on:	March 24, 2022
Planning and Zoning Meeting:	April 12, 2022
Agenda Item 9C:	Final Subdivision Plat

Subject: Consider Final Plat of **Pueblo De Palmas Phase 25 Subdivision**; an approximate 25.50-acre tract of land out of Lot 17, 19, 21, & 23, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2, located at 4420 North Cesar Chavez Road, as requested by Melden & Hunt, Inc.

Location: The property is located on the east side of Ceasar Chavez Road, south of Mile 19 Road within the City of Edinburg, ETJ. This property is situated approximately 4,990-ft north of Monte Cristo Road (FM 1925).

Zoning: This property is within the City ETJ currently zoned Agriculture with more than one-single family detached dwellings shall be allowed on each lot.

Analysis The Final Plan porposes to establish a Single-family development with approximately one hundred and forty (140) lots and each lot will be approximatley in average of 5,560 sq.ft. The configuration of this development is consistant with the City of Edinburg Unified Development Code.

Utilities: Water Distribution will be provided by North Alamo Water Distribution System and City of Edinburg Sewer Collection served by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved engineering standards.

Recommendation: **City of Edinburg Engineering Department** approved the engineering construction plans, the installation of the utilities, streets and drainage of the improvements for this development pending responses from the engineer of record (EOR) on engineering items of concerns that will need to be addressed on the construction and approval to this phase of development review for Puelbo De Palmas Phase 25 Subdivision.

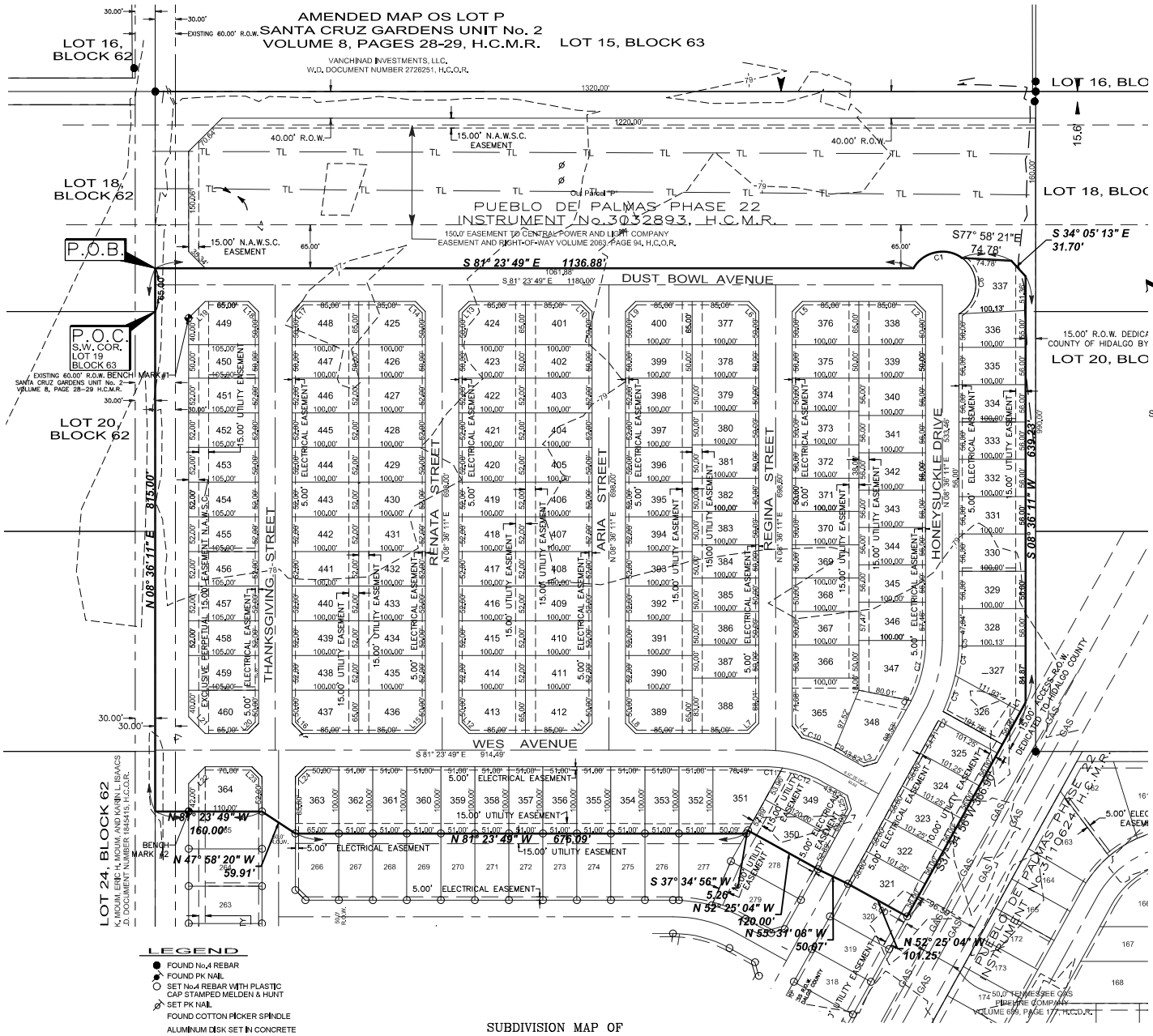
City of Edinburg Fire Marshals Office approves the development subdivision pending responses from engineer of record on the following:

1. Provide proper installation of the fire hydrant based on the requirements of the City of Edinburg Standards Manual.

City of Edinburg Utilities Unified Development Code will be adhered to at this phase of the development

City of Edinburg Storm Water Unified Development Code will be adhered to at this phase of the development

City of Edinburg Solid Waste Unified Development Code will be adhered to at this phase of the development



LEGEND

- FOUND No.4 REBAR
- FOUND PK NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET PK NAIL
- FOUND COTTON PICKER SPINDLE
- ALUMINUM DISK SET IN CONCRETE
- FOUND MONUMENT

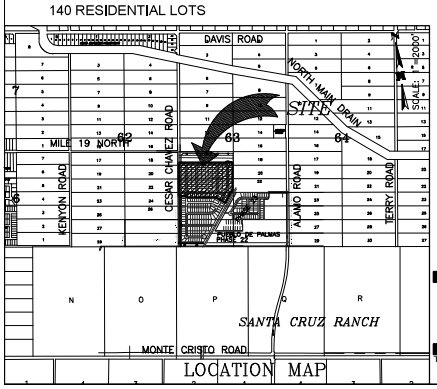
R.O.W. - RIGHT OF WAY
P.O.B. - POINT OF BEGINNING
N.W. COR. - NORTHEAST CORNER
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.M.D.R. - HIDALGO COUNTY DRAINAGE DISTRICT
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
W.D. DOC. No. - WARRANT DEED DOCUMENT NUMBER
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
G.W.D. - GENERAL WARRANTY DEED
N.E. - NORTHEAST
- GAS LINE
- TRANSFORMER LINES
℄ - LOT LINE

140 RESIDENTIAL LOTS

SUBDIVISION MAP OF

PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
CONSISTING OF 2.002± ACRES OUT OF LOT 17,
9.886± ACRES OUT OF LOT 19,
9.852± ACRES OUT OF LOT 21,
3.761± ACRES OUT OF LOT 23,
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

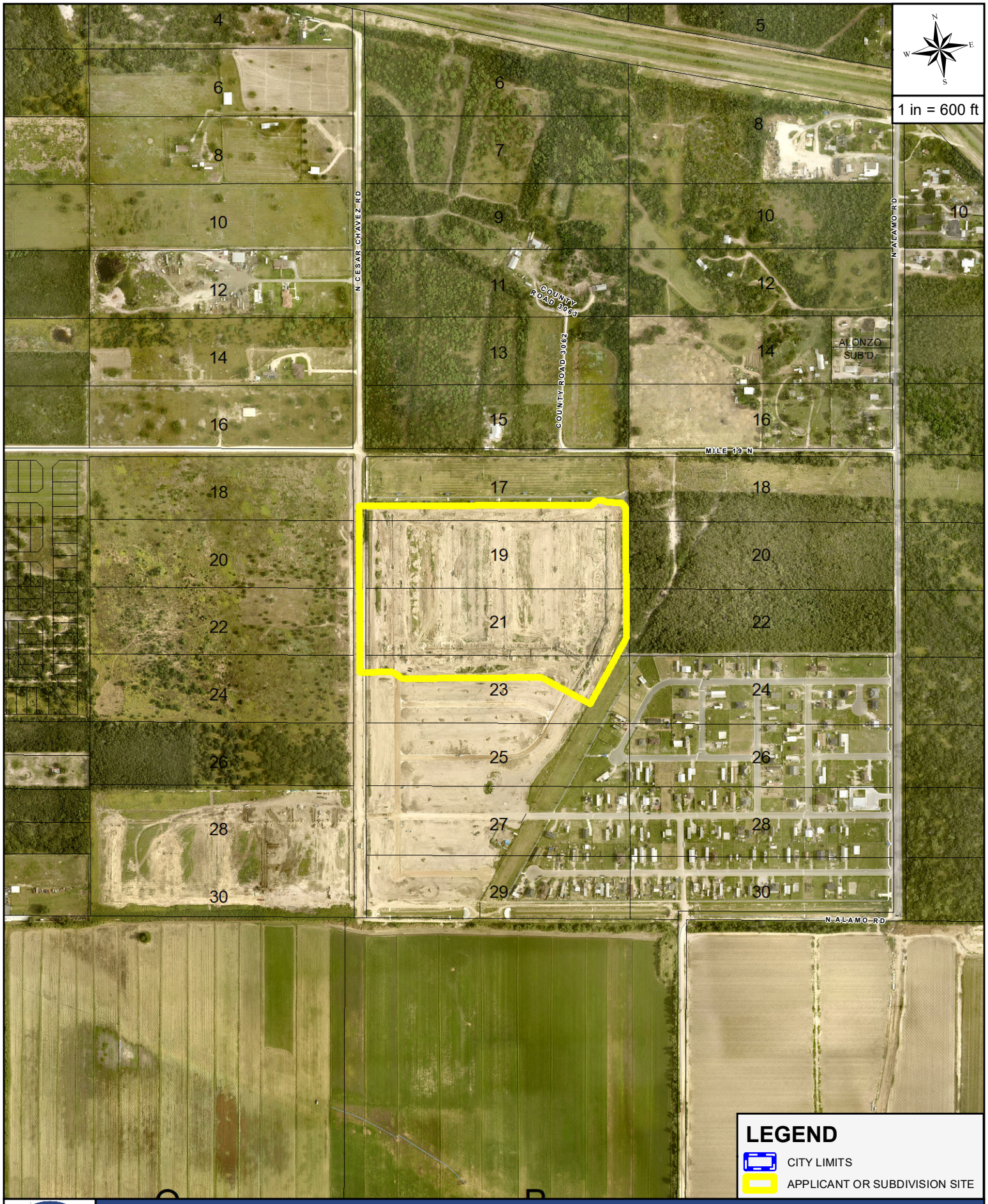


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

PUEBLO DE PALMAS PHASE 25 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 2650 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 25 LIES 0.50 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. 10096900

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

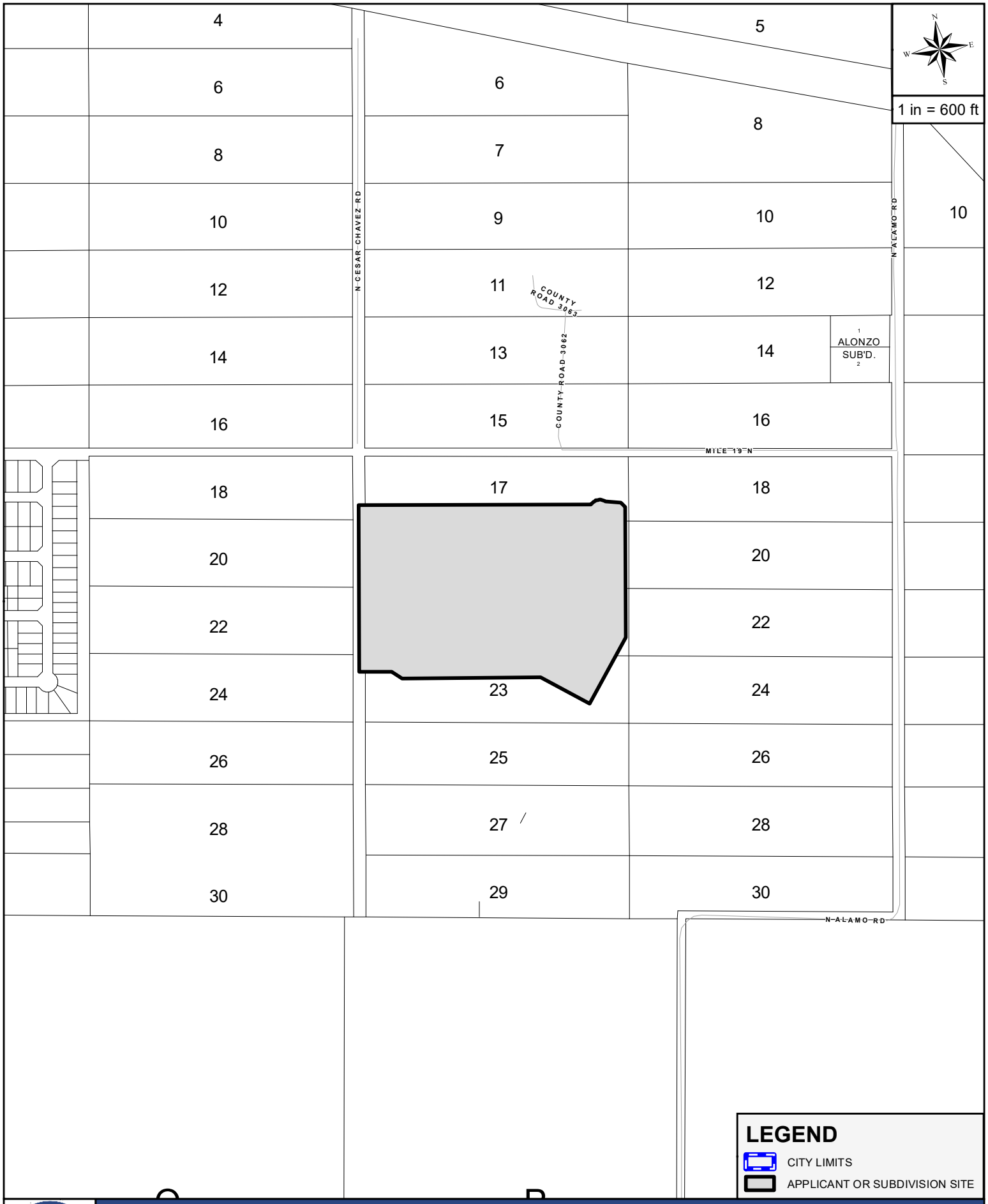


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RUBEN JAMES DE JESUS / PUEBLO DE PALMAS PH 25



THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

RUBEN JAMES DE JESUS / PUEBLO DE PALMAS PH 25

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

MINOR PLAT PROCESS
PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

FINAL / RECORDING STAGE
Date : **March 25, 2022**

Date Filed:	**May 29, 2020**	P&Z Preliminary:	**April 12, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**June 18, 2020**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**June 25, 2020**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email :	kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@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:	**PDP MILE 4 LTD , J Gary Frisby, Owner**	P.O. Box 1000 Mission, TX. 78573	Mario Reyna, P.E. Project Engineer

PUELBO DE PALMAS PHASE 25 SUBDIVISOIN — Consultant : Melden & Hunt, Inc.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits	√				
Flood Zone: Zone "X", Panel 480343-0325 D -Dated 6/6/2000	√				
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water 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:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (**100-ft ROW**)	√				Proposed MPO **Cesar Chavez** Street Section (**64-ft. B-B**)
Minor / Major Collector Street pavement Section	√				In Accordance to Standard Street Policy
Variances Appeals Request: 2022	√				Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements	√				
Street 5-ft Sidewalk Improvements	√				
Drainage Improvements	√				
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 Policy's
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 - Water Distribution System
Water Distribution Detail Sheet (Fire Hydrant Assembly)	√				
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			√		Applicable If **Water** Service Bore/Connection is Required
TX-Dot Sewer UIR Permit			√		Applicable If **Sewer** Service Bore/Connection is Required
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 (A)	√				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	**$ 106.00**	√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice	**$ 250.00**	√			Required to be paid prior to Final Stages
Street Light Escrow	$ -	√			Required: 0 EA. @ $ -
Street Escrow (Cesar Chavez Road)	**$ 95,864.00**	√			Required: **815** EA. @ **$ 117.62**
Sidewalk Escrow (Cesar Chavez Road)	**$ 18,575.00**	√			Required: **743** LF @ **$ 25.00**
TOTAL OF ESCROWS:	**$ 114,439.00**				
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: Park Zone #X	$ -		√		0 Lots @ $ - Full rate within the ETJ
0 Residential $ -	**$ -**		√		50% Development 50% Building Stage
0 Multi-Family $ -	$ -		√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN	**$ -**		√		24.56 Acres $ 2,896.81
Water 30-year Letter (Commerical)	**$ 700.00**	√			**140** Lots @ **$ 5.00** Transfer Fee NAWSC WATER-CCN
Water 30-year Letter (Single-Family)	$ -		√		0 Units @ $ -
Sewer 30-year Letter COE - CCN	**$ 12,600.00**	√			**140** Lots @ **$ 90.00** COE SEWER-CCN
TOTAL OF FEES:	**$ 13,300.00**				
Reimbursements:					
Developer Sewer Improvements	$ -		√		Off-Site System: 0.00 AC $ -
Developer Water Improvements	$ -		√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS:	**$ -**				
Buyouts:					
North Alamo Water Supply Corporation	$ -		√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District :		√			
Water District :		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	**$ 114,439.00**	Street & Sidewalk Improvements for Cesar Chavez Road
Material Testing Fee Inspection Fees, Other F	**$ 12,600.00**	Parkland Fees, Water Rights / Water & Sewer 30-year Agreements
Reimbursements	**$ -**	Reimbursement to the Developer of **Subdivision**
City of Edinburg	**$ -**	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	**$ -**	85% Payable to the Developer of Record Owner / Developer
Buyouts	**$ -**	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	**$ 127,039.00**	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: ENSENADA ESTATES SUBDIVISION

Date Prepared:	March 24, 2022
Planning and Zoning Meeting:	April 13, 2022
Agenda Item **9D**:	Final Subdivision Plat

Subject: Consider Final Plat of **ENSENADA ESTATES SUBDIVISION**, an approximate 17.42 acre tract of land out of Lot 6, Section 249, Texas-Mexican Railway Company's Survey, located at 1701 North Terry Road as requested by Melden & Hunt, Inc.

Location: The property is located on the west side of Terry Road, north of East Chapin Road within the City of Edinburg, ETJ (1.35 Miles). This property is situated at northwest quadrant of Chapin Road and Terry Road.

Setbacks: Will be determined by Hidalgo County

Zoning: Not applicable since the property is located within the City ETJ

Analysis: The Final Plan porposes to establish a Single-family development with approximately seventy one (71) lots and each lot will be approximately in average of 7,850 sq.ft. The configuration of this development is consistent with the City of Edinburg Unified Development Code.

Utilities: Water Distribution System and Sanitary Sewer Collection System will be provided by North Alamo Water Supply Corporation. All utility improvements within the proposed subdivision that are not limited to water, sewer, curb and gutter, fire hydrants, storm drain inlets and pavement will be installed by the developer in accordance with City of Edinburg's Unified Development code and approved engineering standards.

Recommendation: **City of Edinburg Engineering Department** approved the engineering construction plans, the installation of the utilities, streets and drainage of the improvements for this development pending responses from the engineer of record (EOR) on engineering items of concerns that will need to be addressed on the construction and approval to this phase of development review for Ensenada Estates Subdivision.

City of Edinburg Fire Marshals Office approves the development

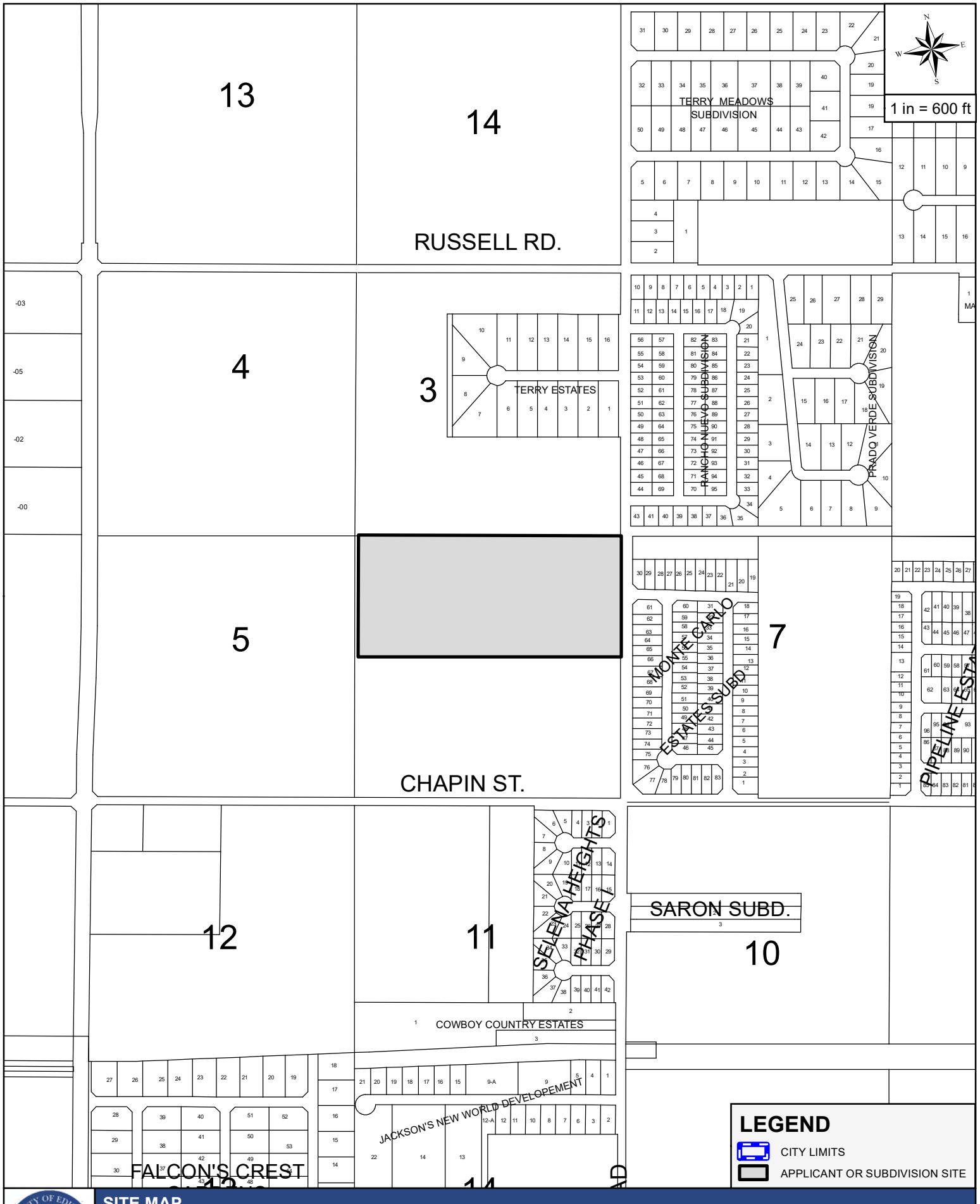
subdivision pending responses from engineer of record on the following:

1. Provided proper installation of the fire hydrant based on the requirements of the City of Edinburg Standards Manual.

City of Edinburg Utilities Unified Development Code will be adhered to at this phase of the development

City of Edinburg Storm Water Unified Development Code will be adhered to at this phase of the development

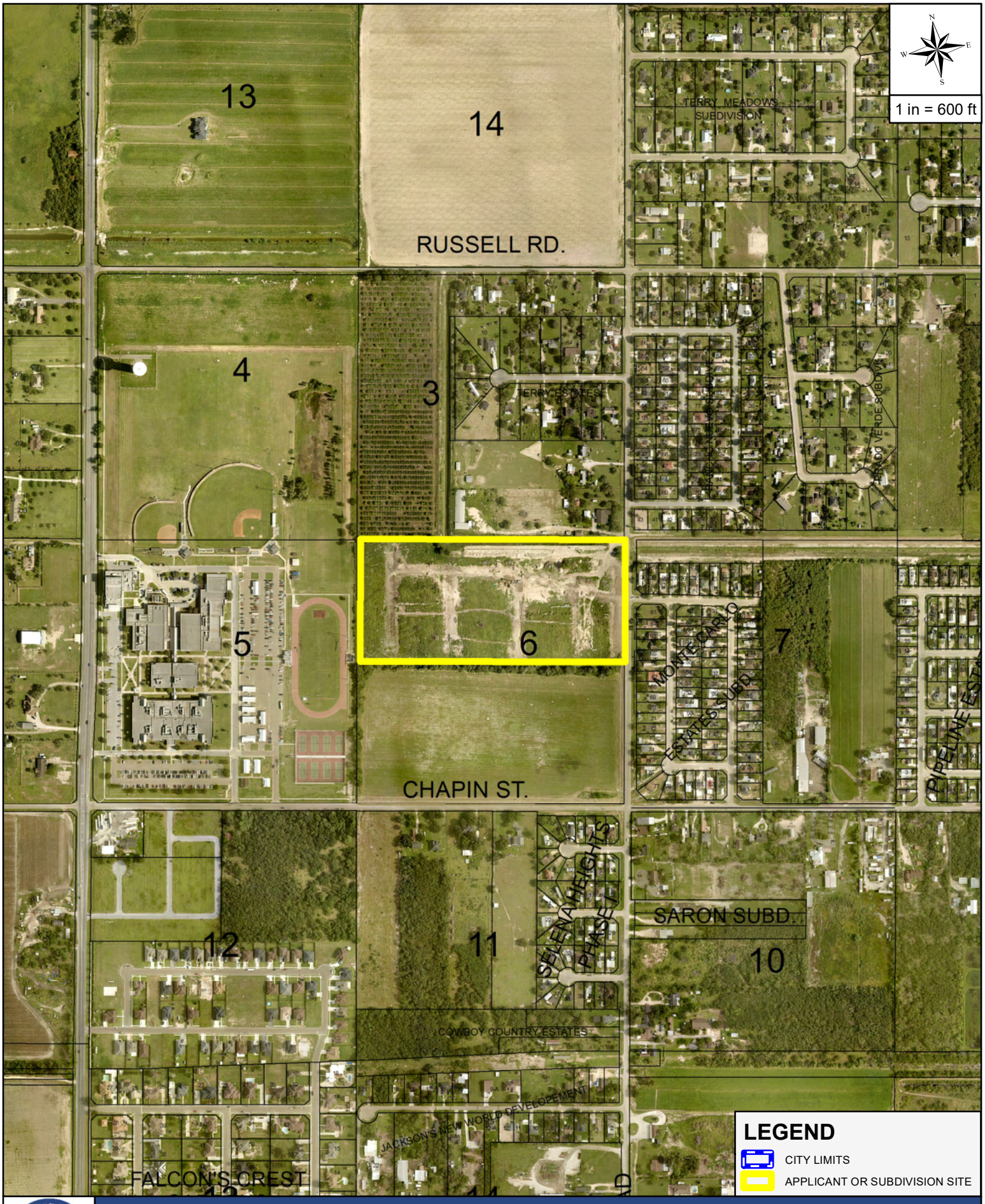
City of Edinburg Solid Waste Unified Development Code will be adhered to at this phase of the development



SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / ENSENADA ESTATES

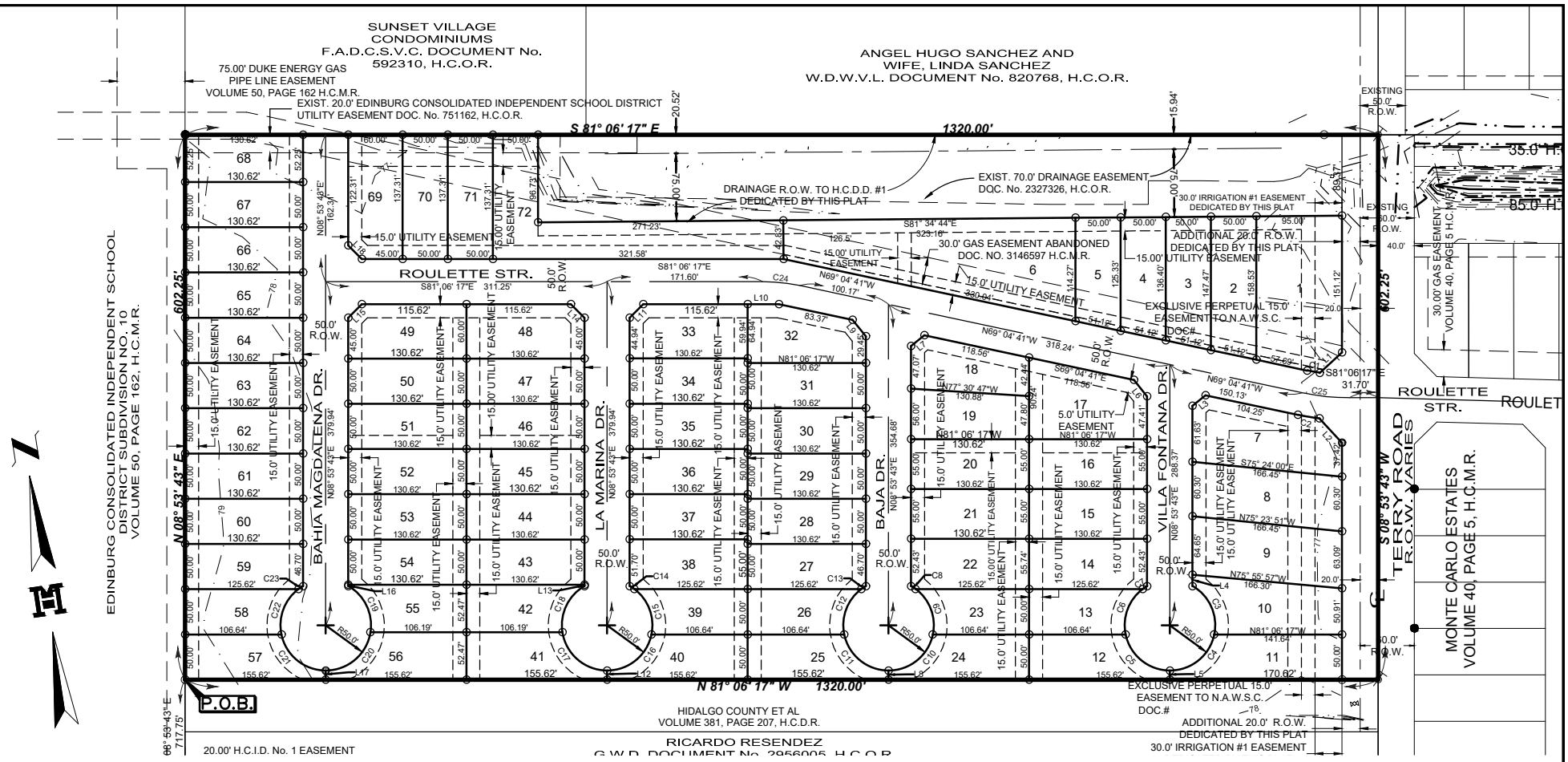


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / ENSENADA ESTATES



SUBDIVISION MAP OF
ENSENADA ESTATES
SUBDIVISION

BEING 18.250 ACRES OUT OF
LOT 6, BLOCK 249,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 21, H.C.M.R.
HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPLS No. 10096900

DATE: 4-1-22
JOB No. 19193
FILE NAME:
DRAWN BY: CIRO

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: LAS MAGNOLIAS SUBDIVISION

Date Prepared: April 1, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **10A** Preliminary Plat

Subject: Consider the Preliminary Plat of **MAGNOLIAS SUBDIVISION,** being a 9.11 acre tract of land out of a part or portion of Lot 13, Section 239, Texas-Mexican Railway Company's Survey, located at 4001 South Veterans Road, as requested by CLH ENGINEERING, Inc.

Location: The property is located on the west side of South ("I" Road) Veterans Road and north of East Trenton Road, and is within the City of Edinburg's city limits being on the east side of I-69C Interstate, north of Trenton Road.

Zoning: Property is currently in the City of Edinburg and is zoned agriculture

Setbacks: Setbacks will be determined by the Unified Development Code

Analysis: The Preliminary Plat is proposed as a multi-family development with a total of 35-lots that average from 0.186-acre (8,100.00) square feet.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation and the Sanitary Sewer Collection System is collected by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Multi-Family Development within the City of Edinburg city limits.

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 22, 2022

C. Hinojosa Jr., P.E.
CLH Engineering Inc.
701 S. 15th. Street
McAllen, TX 78501
(956) 687-5560

RE: LAS MAGNOLIAS – PRELIMINARY REVIEW

Mr. Hinojosa,

Attached are the Preliminary Phase Submittal comments for Las Magnolias Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

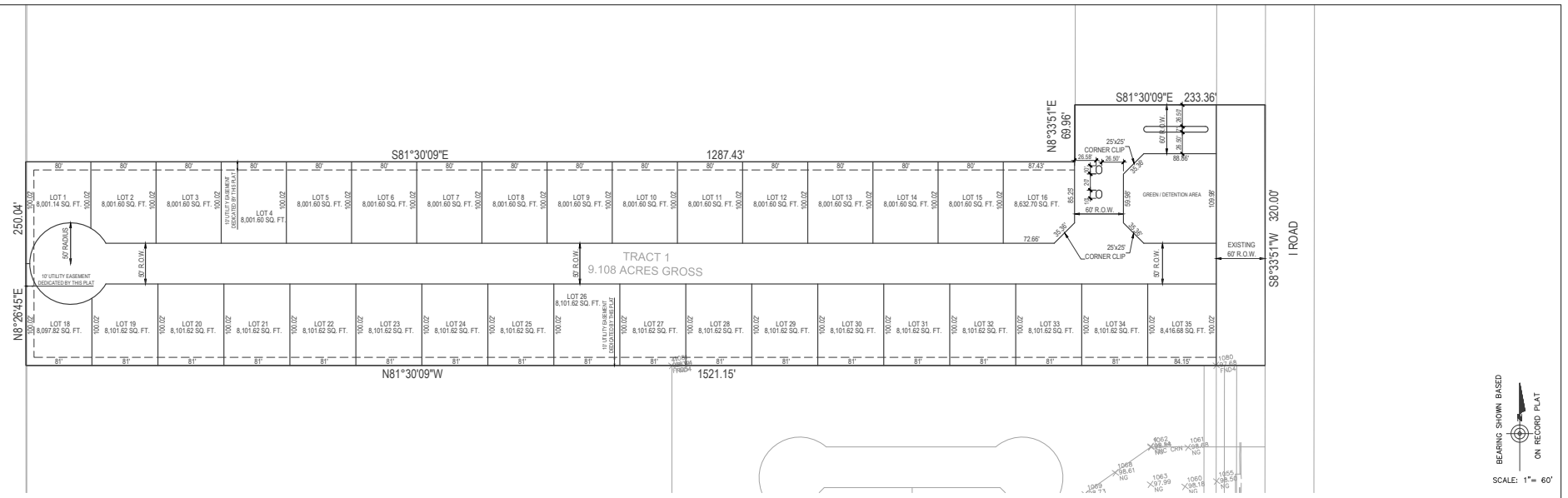
Thanks,

Digitally signed by Peter Hermida
Date: 2022.03.22 08:40:04 -05'00'

Peter Hermida E.I.T.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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



BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1" = 60'

PLAT OF "LAS MAGNOLIAS" SUBDIVISION

EDINBURG, TEXAS

METES AND BOUNDS:
TRACT 1:
THE WEST 5 ACRES OF THE EAST ONE-HALF OF LOT 13, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS; LESS AND EXCEPT THE NORTH 30 FEET THEREOF.

TRACT 2:
THE NORTH ONE-HALF (N. ½) OF LOT 33, KELLY-PHARR SUBDIVISION OF PORCIONES 69 & 70, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS;

LESS AND EXCEPT: A 0.697 ACRE TRACT OUT OF LOT 33, KELLY-PHARR SUBDIVISION OF PORCIONES 69 & 70, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.697 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT OF THE EAST LINE OF LOT 33, AND WITHIN THE RIGHT OF WAY OF I ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS SOUTH 8 DEGREES 29 MINUTES WEST, 210.00 FEET FROM THE NORTHEAST CORNER OF LOT 33;

THENCE, SOUTH 8 DEGREES 29 MINUTES WEST, ALONG THE EAST LINE OF LOT 33, PARALLEL TO AND 1.36 FEET EAST OF THE CENTERLINE OF I ROAD, A DISTANCE OF 130.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, PASSING A ½ INCH IRON ROD SET AT 31.36 FEET FOR THE WEST RIGHT OF WAY LINE OF I ROAD, A TOTAL DISTANCE OF 233.36 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 8 DEGREES 25 MINUTES EAST, A DISTANCE OF 130.00 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, PASSING A ½ INCH IRON ROD SET AT 202.15 FEET FOR THE WEST RIGHT OF WAY LINE OF I ROAD, PASSING AT 233.15 FEET THE CENTERLINE OF I ROAD, A TOTAL DISTANCE OF 233.51 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.697 OF AN ACRE OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
2. THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0010 C DATED NOVEMBER 2, 1982
3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   FRONT: 10 FT, OR GREATER FOR EASEMENTS
   REAR: 10 FT, OR GREATER FOR EASEMENTS
   CORNER: 10 FT OR GREATER FOR EASEMENTS;
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
4. A TOTAL OF _____ ACRE FEET OF DETENTION IS REQUIRED (_____ C.F. PER LOT) FOR THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE CITY OF EDINBURG TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE CURB.
6. 4 FT WIDE MIN. SIDEWALK REQUIRED BOTH SIDES ALL INTERIOR STREETS.
7. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON ROAD AND E. ORANGEWOOD DRIVE. AN 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. BENCHMARK CHISEL MARK ON TOP OF CURB ELEV. =
9. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.
10. COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF EDINBURG.
11. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PASEO DEL LAGO PATIO HOMES SUBDIVISION, RECORDED AS DOCUMENT # _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
12. 5 FT WIDE SIDEWALK REQUIRED ALONG I ROAD.
13. SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF TEXAS
COUNTY OF HIDALG

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "LAS MAGNOLIAS" 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, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

_____ _____
OWNER: JOSE CHAPA DATE
CHAPA BLUE
141 PASEO DEL PRADO
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALG

BEFORE ME, THEUNDERSIGNED 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

HIDALGO COUNTY, TEXAS _____
NOTARY PUBLIC

CERTIFICATION OF THE MAYOR OF THE CITY OF EDINBURG, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, 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:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF EDINBURG DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1, ON THIS _____ 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 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

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 THEIR 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, (SURVEYOR), 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 MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20_____

_____
REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

No. _____ STATE OF TEXAS.

FILE 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

STATE OF TEXAS
COUNTY OF HIDALGO

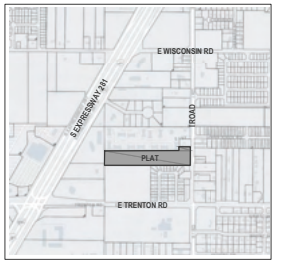
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLORomiro HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561

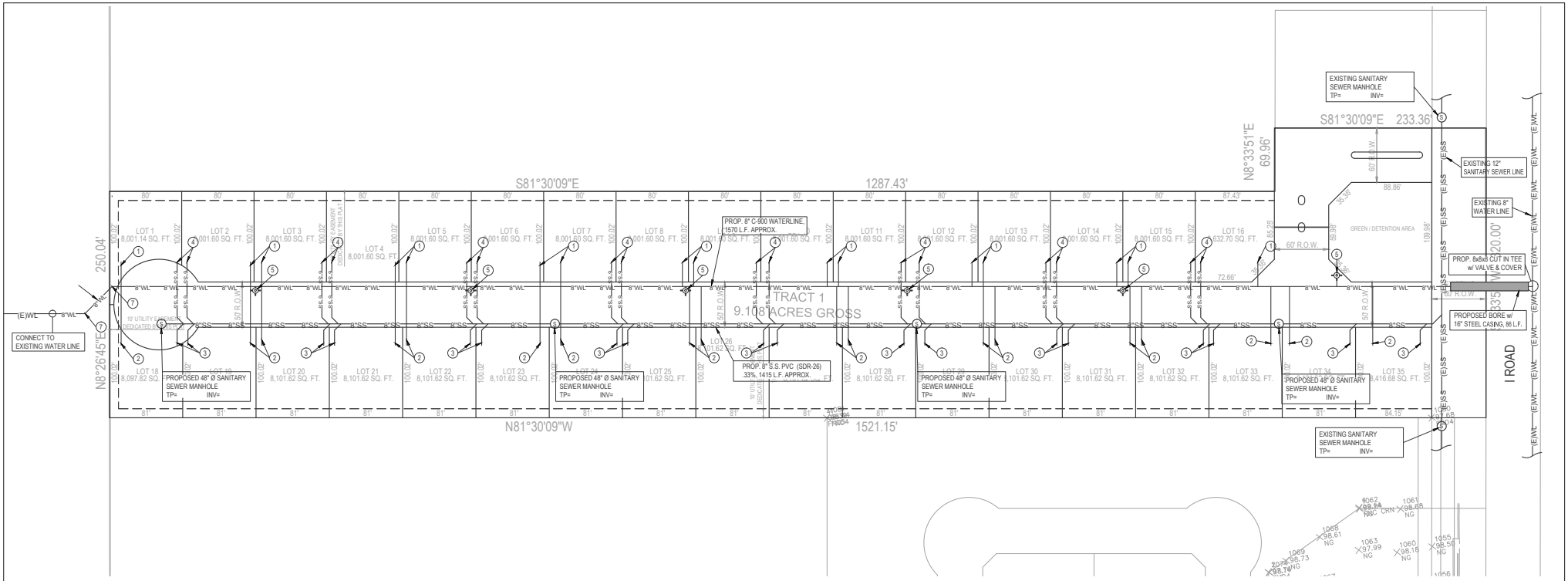
No. _____ STATE OF TEXAS.

CLH
ENGINEERING, INC.
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: CHAPA BLUE	JOSE CHAPA	141 PASEO DEL PRADO, EDINBURG, TX 78539	(956) 994-8787
ENGINEER: CLH ENGINEERING, INC.	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR:RIO DELTA ENGINEERING	IVAN GARCIA	921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539	(956) 380-5152



LOCATION MAP SCALE: 1:1000



UTILITIES PLAN FOR "LAS MAGNOLIAS" SUBDIVISION

EDINBURG, TEXAS

GENERAL NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-18.
2. ALL FIRE HYDRANTS SHALL BE MUELLAR AND TO BE INSTALLED WITH VALVE & BOX & PLACED 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 300 FEET (MAX.). FLANGE ELEV.= 6" ABOVE TOP OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
5. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS.
6. ALL WATER AND SEWER LINES AND SERVICES UNDER PAVEMENT SHALL REQUIRE COMPACTING TESTS. ALL UTILITIES SHALL BE COMPACTED TO A MINIMUM 95% PROCTOR. ALL TESTING RESULTS SHALL BE SUBMITTED TO THE CITY OF EDINBURG AND THE PROJECT ENGINEER FOR REVIEW AND ACCEPTANCE.

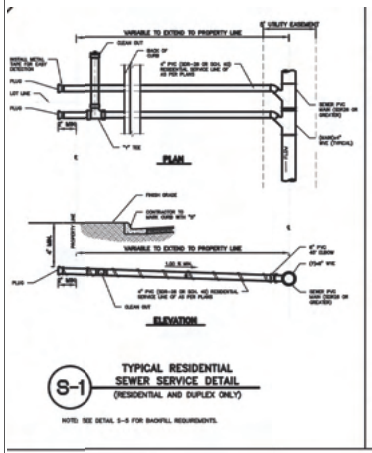
LEGEND:

1. PROPOSED 2" SERVICE WATERLINE (SHORT SERVICE)
2. PROPOSED 2" SERVICE WATERLINE (LONG SERVICE)
3. PROPOSED 6" S.S. PVC (SDR-26) .33% SERVICE LINE (SHORT SERVICE)
4. PROPOSED 6" S.S. PVC (SDR-26) .33% SERVICE LINE (LONG SERVICE)
5. PROPOSED FIRE HYDRANT w/ VALVE & COVER
6. PROPOSED 90° ELBOW
7. PROPOSED 45° ELBOW

BEARING SHOWN BASED ON RECORD PLAT

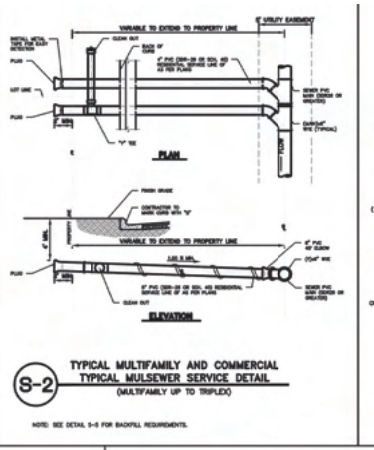
SCALE: 1"= 50'

CLH
ENGINEERING, INC.
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX



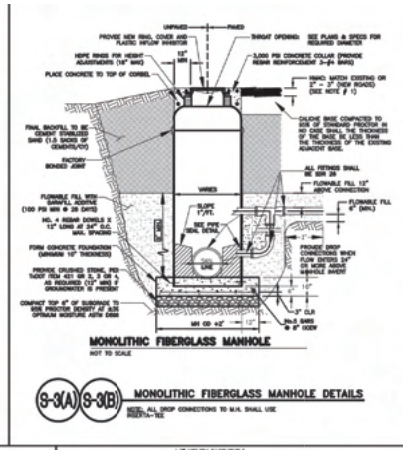
S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL (RESIDENTIAL AND DUPLEX ONLY)

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

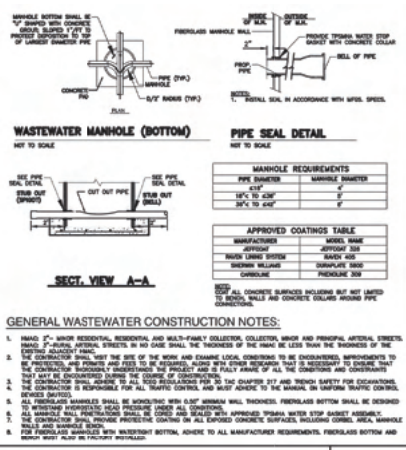


S-2 TYPICAL MULTIFAMILY AND COMMERCIAL TYPICAL MULSEWER SERVICE DETAIL (MULTIFAMILY UP TO TRIPLEX)

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

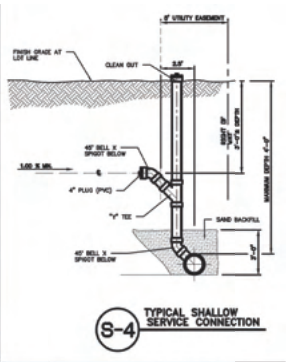


S-3(A) S-3(B) MONOLITHIC FIBERGLASS MANHOLE DETAILS

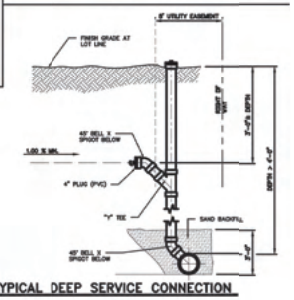


GENERAL WASTEWATER CONSTRUCTION NOTES:

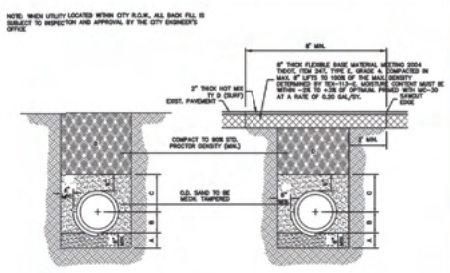
1. MAND. 7"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. MAND. 8" - MAJOR ARTERIAL STREETS IN NO CASE SHALL THE THICKNESS OF THE MAIN BE LESS THAN THE THICKNESS OF THE SERVICE LINE.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS 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 SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
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 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
6. ALL MANHOLE JOINTS AND CONNECTIONS SHALL BE CORE DRILLED AND SEALED WITH APPROVED TRIANA WATER STOP GASKET ASSEMBLY.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.



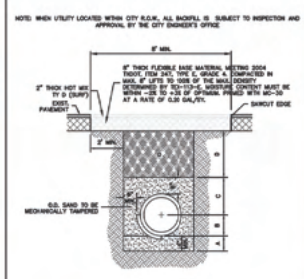
S-4 TYPICAL SHALLOW SERVICE CONNECTION



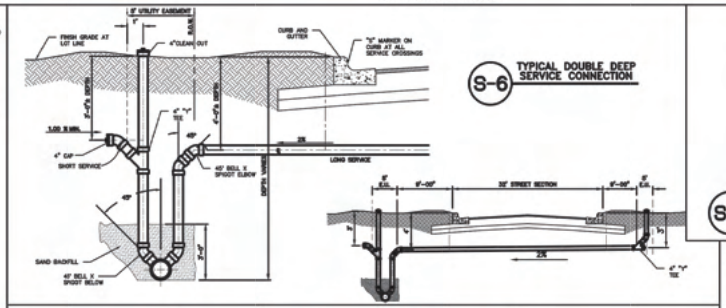
S-5 TYPICAL DEEP SERVICE CONNECTION



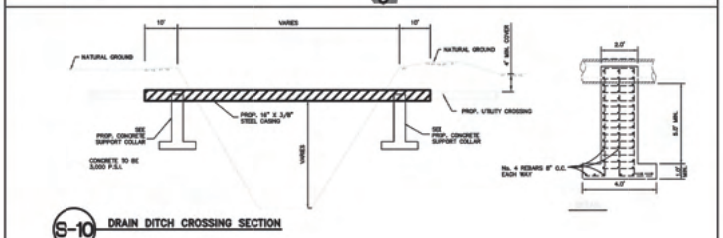
S-7 SEWER STANDARD PIPE BEDDING



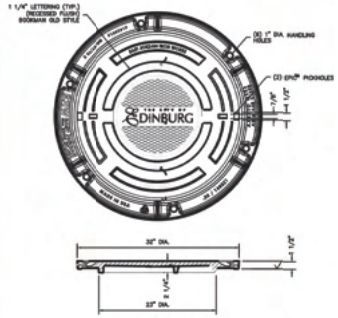
S-8 UTILITY CROSSING AT EXIST./ACTIVE STREET DETAIL (WATER/SEWER)



S-6 TYPICAL DOUBLE DEEP SERVICE CONNECTION

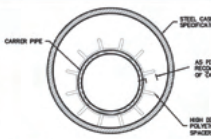


S-10 DRAIN DITCH CROSSING SECTION



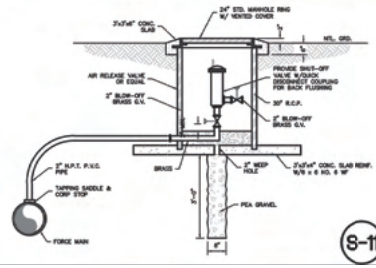
S-12 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL

CARRIER PIPE SIZE	CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.187"
8"	16"	0.187"
10"	18"	0.250"
12"	20"	0.250"
14", 15"	24"	0.344"
16"	24"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



S-9 UTILITY LINE BORE

GENERAL NOTES:
1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE WHERE THE ENCASEMENT PIPE CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE CASING SPACERS WILL NOT SLIDE ALONG THE INTERIOR. CASING SPACERS SHALL BE INSTALLED ON EACH SIDE OF THE ENCASEMENT.
4. PROJECTION – TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE, THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.



S-11 INSTALLATION DETAIL SEWAGE AIR RELEASE VALVE

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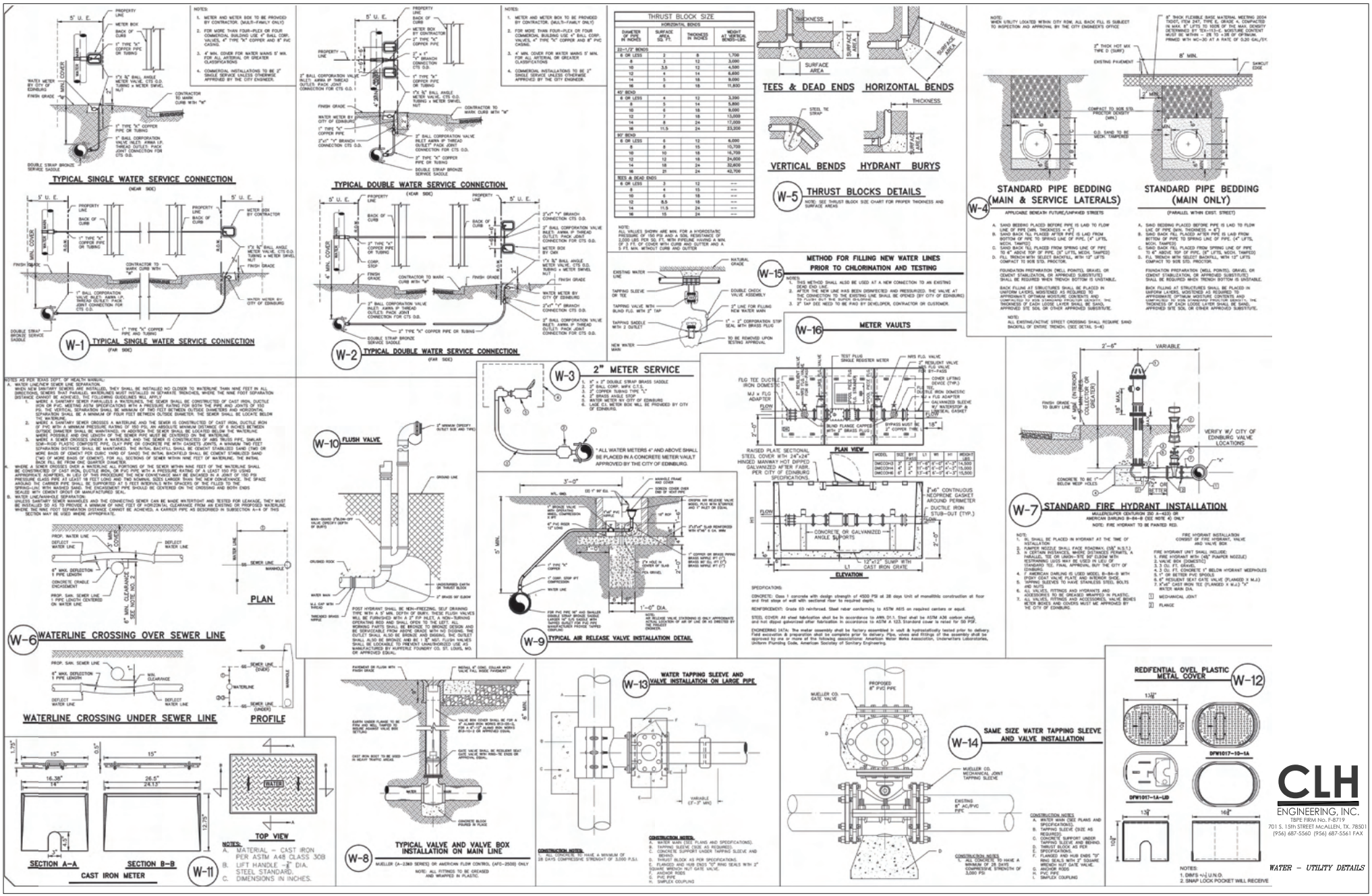
SEWER – UTILITY DETAILS



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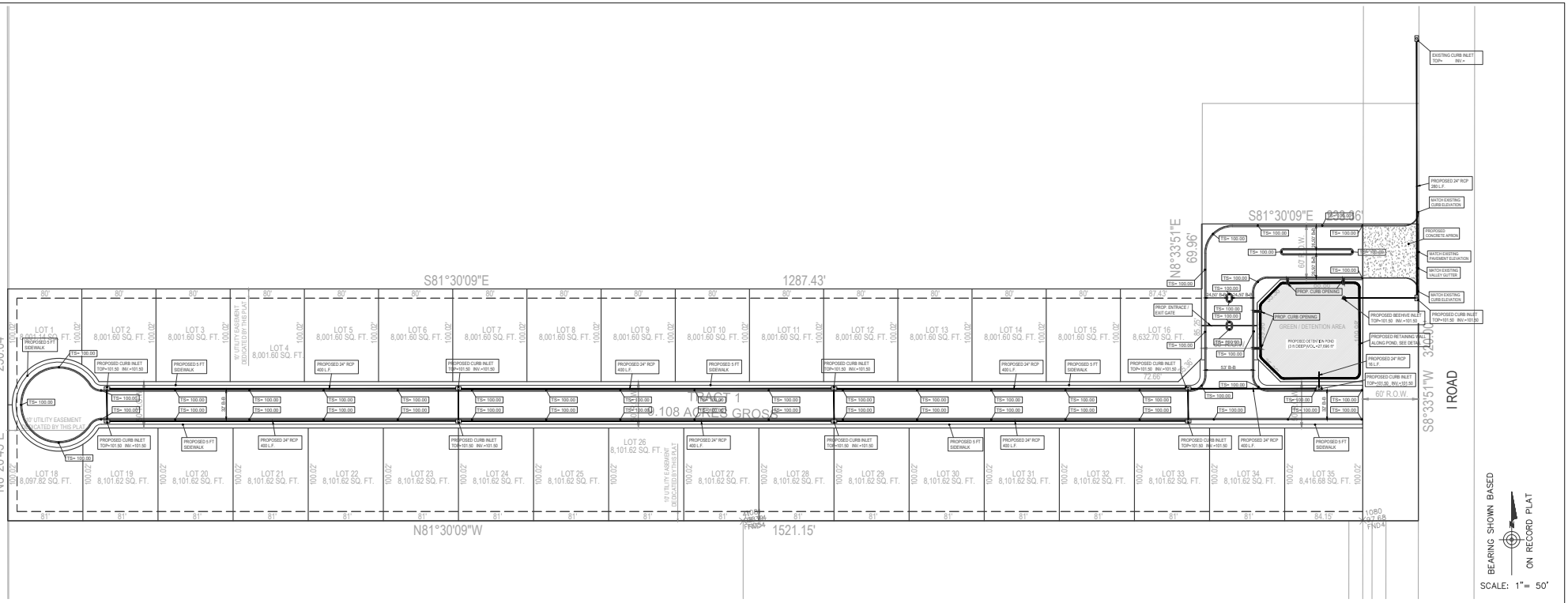
WATER – UTILITY DETAILS



PAVING & DRAINAGE PLAN FOR "LAS MAGNOLIAS" SUBDIVISION

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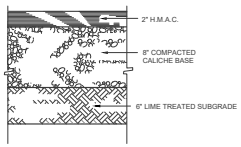
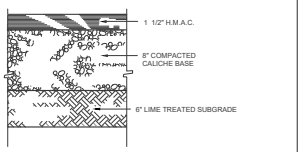
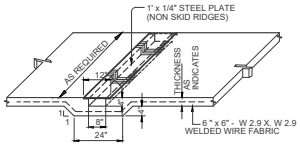


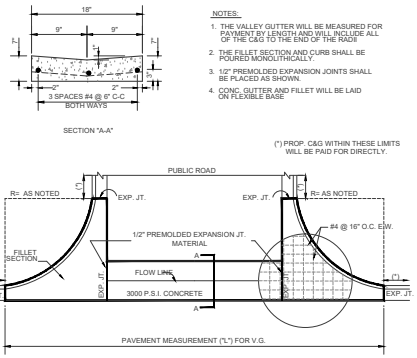
1. ASPHALT PAVEMENT SECTION



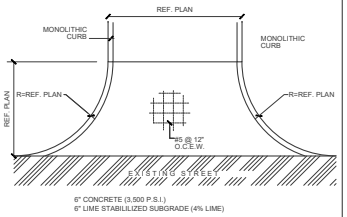
2. ASPHALT PAVEMENT SECTION



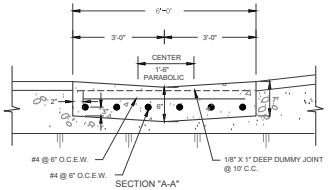
3. SIDEWALK DRAINAGE OPENING



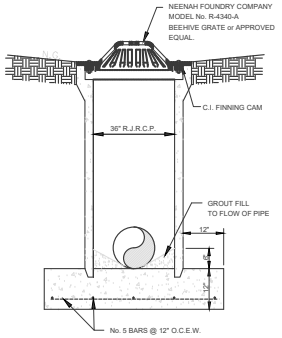
4. CONCRETE VALLEY GUTTER



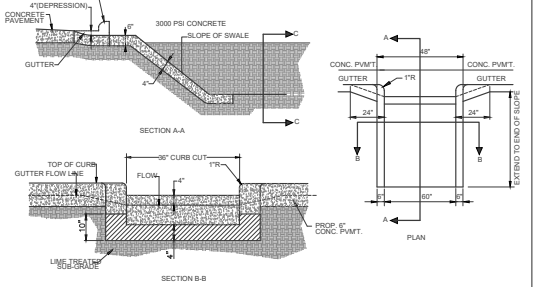
5. CONC. APRON DETAIL



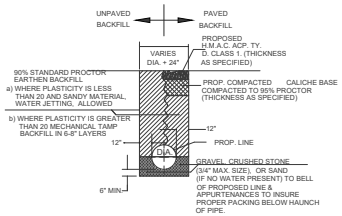
6. CONCRETE VALLEY GUTTER



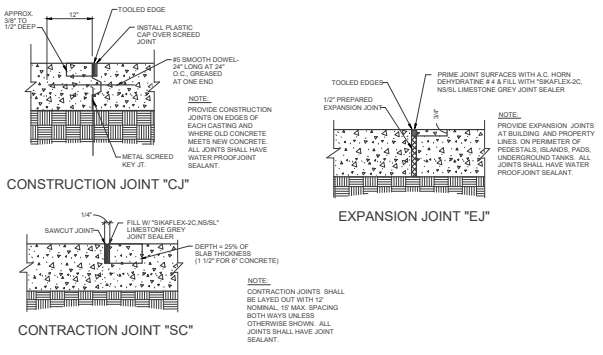
6. BEE-HIVE INLET



8. TYP. CURB OPENING w/ SPILLWAY DETAIL



9. PIPE BEDDING DETAILS



10. CONCRETE JOINT DETAIL

GENERAL NOTES:

1. At paving and sidewalk areas, contractor must remove all vegetation and a minimum of 6" of topsoil. This topsoil may be stock-piled and used for fill in landscape and lawn areas.
2. Select fill under proposed pavement shall have a plasticity index ranging from 5% to 17%.
3. All subgrade shall be treated with 5% hydatated lime as per specifications.
4. All sidewalks shall have a minimum slope of 1/4" per foot.
5. All gutters shall have a minimum slope of 0.2%. Unless otherwise noted on the plans.
6. Contractor to provide expansion joints between building and new concrete pavement or sidewalk.
7. All required select fill to be placed in 6" lifts with compaction to 95% proctor or as indicated by the geotechnical engineer.
8. All curb and gutter to be backfilled and stabilized as required.
9. Contractor to provide positive drainage away from building and into drainage system.
10. Construction pad to be grated as required to facilitate drainage run off from construction site. Silt Fence And/Or Silt Traps Shall Be Provided Before Discharge Of Run-Off From Construction Site To Street Drainage. Contractor shall be responsible for compliance with Federal, state, & local permits regarding storm water pollution prevention.
11. If anything conflicts with the proposed building an/or site improvements, contractor must remove, dispose of, or relocate at the contractors expense.
12. Handicap signage to conform with federal regulations (A.D.A.).
13. Contractor to provide all construction staking for building and site improvements.
14. Contractor to grade swales as required from sidewalk drainage openings, fire lanes, culverts and curb slots to inlets.
15. Contractor shall be familiar with special construction requirements while working within the limits of City of Edinburg, Texas.
16. All excavation and trenching operations shall be conducted in accordance with all safety osha publication 2226 and as required in house bill 662 passed by the Texas legislature.
17. Contractor to notify all utility companies 48 hours prior to construction of any site improvements for location of gas lines, telephone lines, television cables, water lines and sewer lines.
18. Contractor to match transition of new pavement to existing pavement as proposed by engineer.
19. Contractor to include all striping for project.
20. Contractor to verify horizontal and vertical location of existing utilities which may conflict with proposed alignment of new facilities.
21. Contractor shall provide Erosion and Sediment Control permits.

SITE PLAN NOTES:

1. All work and materials shall comply with all city, county, state federal and osha regulations.
2. Contractor shall refer to the architectural plans for exact locations and dimensions of vestibules, slope paving, ramps, sidewalks, exit porches, precise building dimensions, exact building utility entrance locations, and total number, location, and size of downspouts.
3. All disturbed areas are to receive four inches of topsoil, seed, mulch, and water until a healthy stand grass is established.
4. All islands with curb & gutter shall be landscaped. Those islands are to have 18" curb & gutter. All remaining islands are to be stripped as shown.
5. All dimensions and radious are to the back of curb, edge of pavement, center of stripe or object or face of building unless otherwise noted.
6. Existing structures within construction limits that are to be abandoned, removed or relocated, shall be done in a proper manner offsite, as necessary. All cost shall be included in base bid.
7. Contractor shall be responsible for all relocations, including but not limited to all utilities, storm drainage, signs, traffic signals & poles, etc. as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
8. The site work for this project shall meet or exceed "The city of Edinburg standard site work specifications".
9. Contractor is responsible for protection and replacement of property corners.
10. Contractor shall match existing curb & gutter in grade, size, type and alignment where applicable.
11. Contractor shall be responsible for repairs to damage of any existing improvements during construction, such as but not limited to drainage utilities, pavement, stripping, curb etc. Repairs shall be equal to or better than existing.

PAVING & DRAINAGE DETAILS

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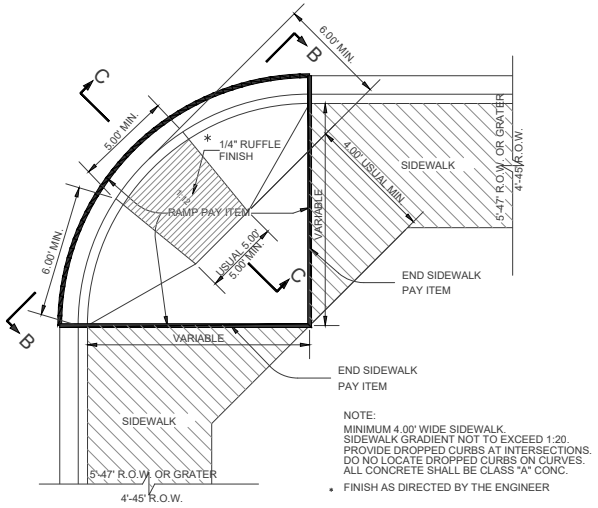
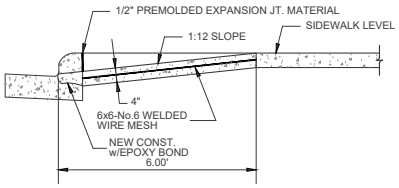
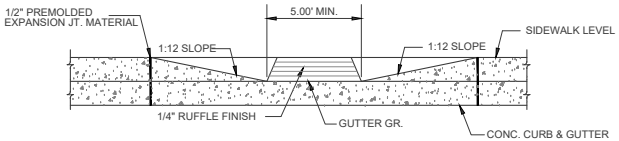


NOTE:
MINIMUM 4.00' WIDE SIDEWALK.
SIDEWALK GRADIENT NOT TO EXCEED 1:20.
PROVIDE DROPPED CURBS AT INTERSECTIONS.
DO NO LOCATE DROPPED CURBS ON CURVES.
ALL CONCRETE SHALL BE CLASS "A" CONC.

* FINISH AS DIRECTED BY THE ENGINEER

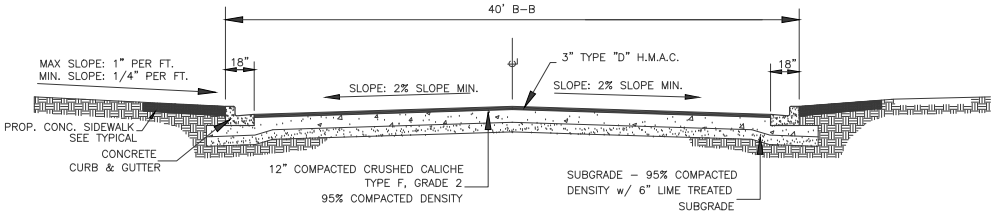


SIDEWALK RAMP X - SECTION
SECTION "C-C"

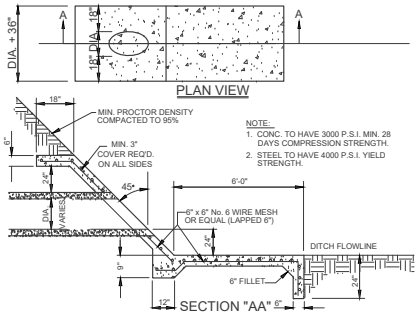


SIDEWALK RAMP X - SECTION
SECTION "B-B"

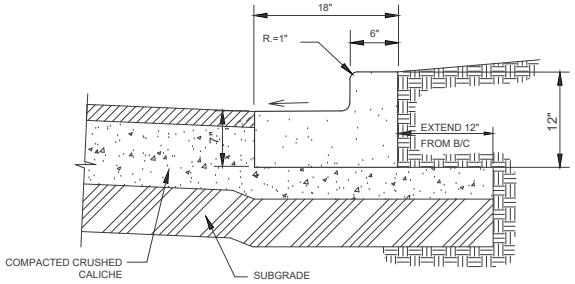
4. SIDEWALK RAMP



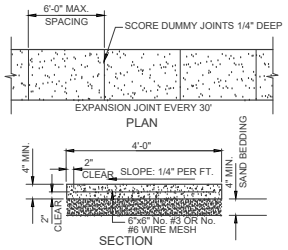
1. TYPICAL STREET CROSS SECTION



5. STORM DISCHARGE STRUCTURE



2. CONCRETE CURB & GUTTER



SIDEWALK NOTES:

1. MINIMUM 4'-0" WIDE SIDEWALK.
2. SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi.
3. CONTRACTOR SHALL COMPLY WITH LATEST REGULATIONS AS SET FORTH IN AMERICANS WITH DISABILITIES ACT (ADA).
4. SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
5. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING SIDEWALKS ON TOP OF LINES.

3. CONCRETE SIDEWALK

PAVING & DRAINAGE DETAILS

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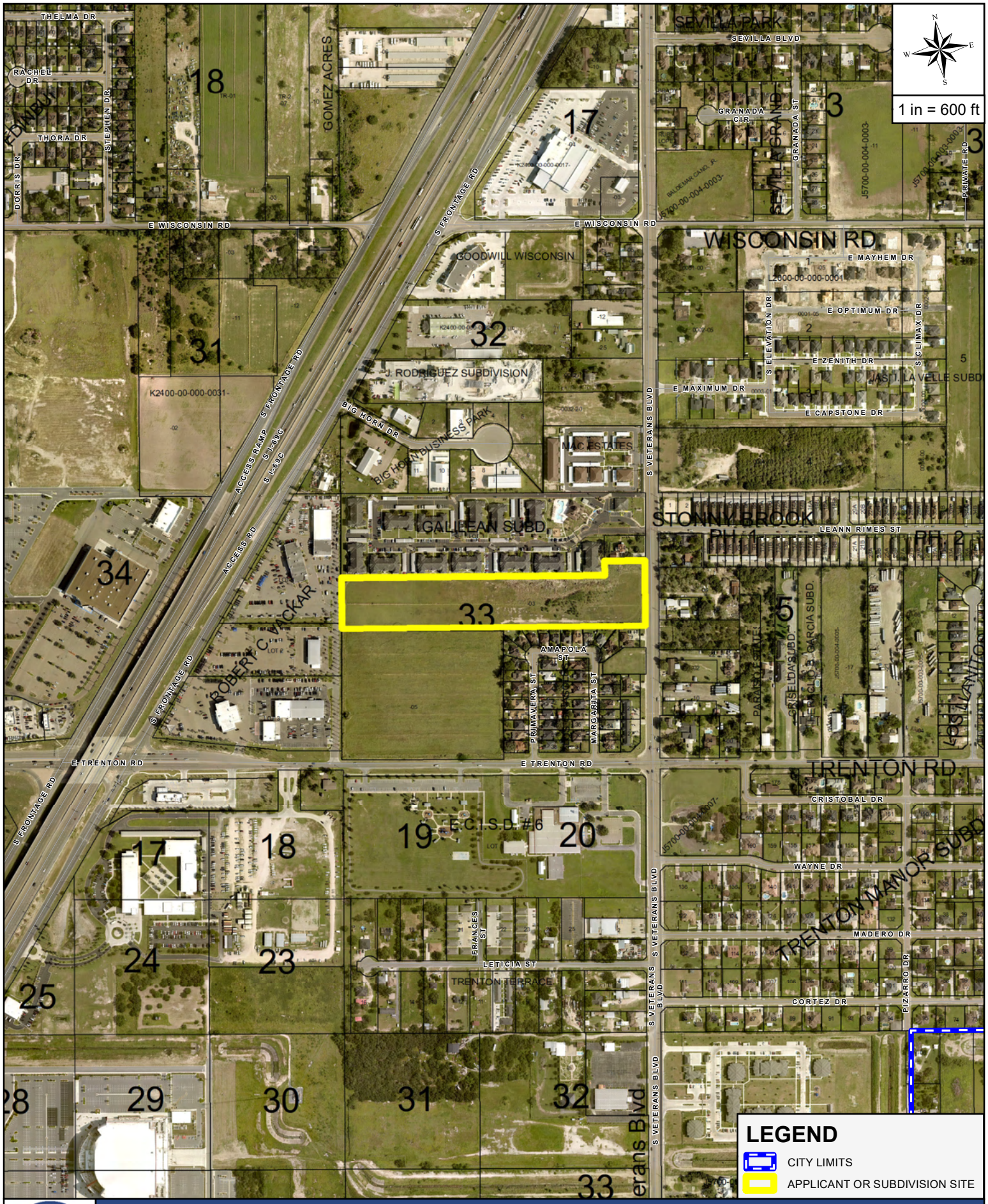
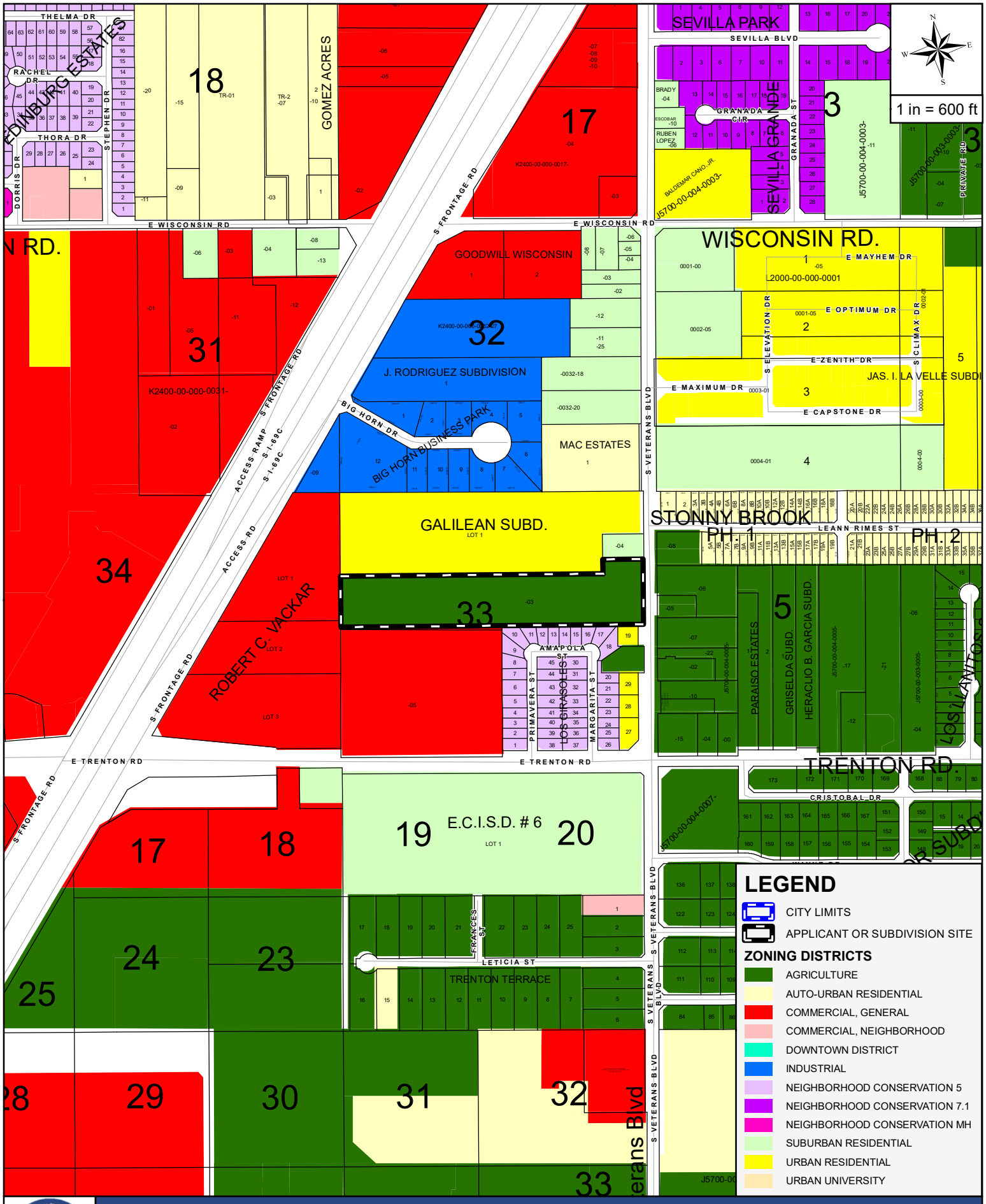


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

CLH ENGINEERING / LAS MAGNOLIAS

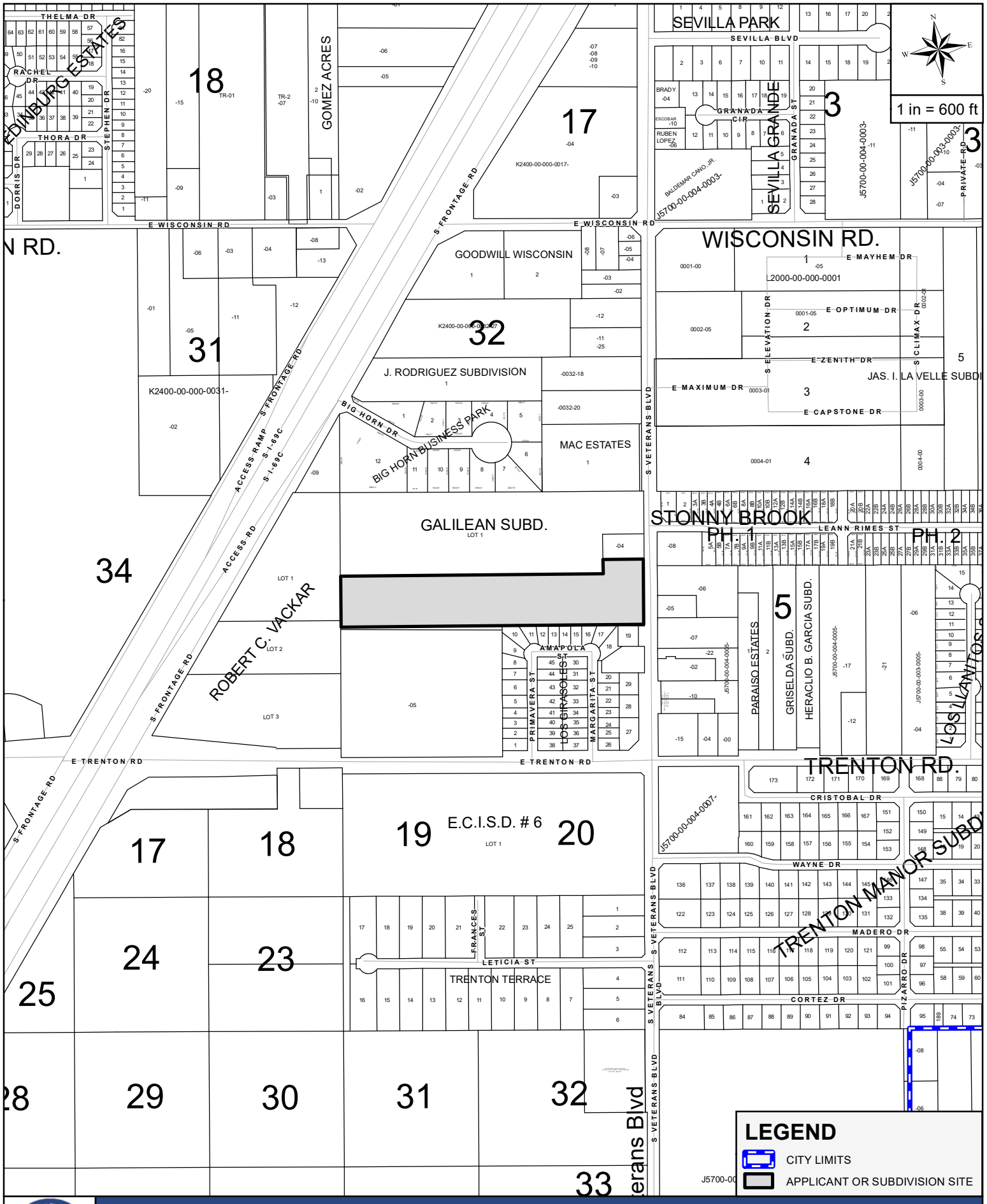


THE CITY OF EDINBURG TEXAS

ZONING MAP

APPLICANT AND/OR SUBDIVISION:

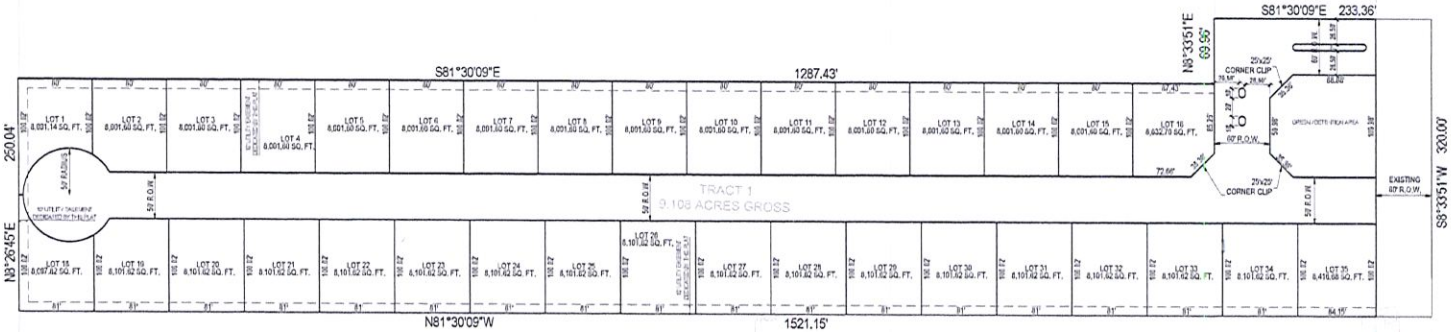
CLH ENGINEERING / LAS MAGNOLIAS



SITE MAP

APPLICANT AND/OR SUBDIVISION:

CLH ENGINEERING / LAS MAGNOLIAS



BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1" = 60'

PLAT OF "LAS MAGNOLIAS" SUBDIVISION

EDINBURG, TEXAS

METES AND BOUNDS

"TRACT 1"
THE WEST 5 ACRES OF THE EAST ONE-HALF OF LOT 13, SECTION 239, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS; LESS AND EXCEPT THE NORTH 30 FEET THEREOF.

"TRACT 2"
THE NORTH ONE-HALF (N. ½) OF LOT 33, KELLY-PHARR SUBDIVISION OF PORCIONES 69 & 70, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS;

LESS AND EXCEPT: A 0.697 ACRE TRACT OUT OF LOT 33, KELLY-PHARR SUBDIVISION OF PORCIONES 69 & 70, HIDALGO COUNTY, TEXAS AS PLAT MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 133, DATED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.697 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT OF THE EAST LINE OF LOT 33, AND WITHIN THE RIGHT OF WAY OF I ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS SOUTH 8 DEGREES 29 MINUTES WEST, 210.00 FEET FROM THE NORTHEAST CORNER OF LOT 33;

THENCE, SOUTH 81 DEGREES 29 MINUTES WEST, ALONG THE EAST LINE OF LOT 33, PARALLEL TO AND 1.36 FEET EAST OF THE CENTERLINE OF I ROAD, A DISTANCE OF 126.00 FEET TO A POINT FOR THE SOUTH-EAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 35 MINUTES WEST, PASSING A ½ INCH IRON ROD SET AT 31.36 FEET FOR THE WEST RIGHT OF WAY LINE OF I ROAD, A TOTAL DISTANCE OF 233.36 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 8 DEGREES 25 MINUTES EAST, A DISTANCE OF 130.00 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, PASSING A ½ INCH IRON ROD SET AT 202.15 FEET FOR THE WEST RIGHT OF WAY LINE OF I ROAD, PASSING AT 232.15 FEET THE CENTERLINE OF I ROAD, A TOTAL DISTANCE OF 233.51 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.697 OF AN ACRE OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
2. THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0010 C DATED NOVEMBER 2, 1982
3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   FRONT: 10 FT, OR GREATER FOR EASEMENTS
   REAR: 10 FT, OR GREATER FOR EASEMENTS
   CORNER: 10 FT OR GREATER FOR EASEMENTS
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
4. A TOTAL OF _____ ACRE FEET OF DETENTION IS REQUIRED (C.F. PER LOT) FOR THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE CITY OF EDINBURG TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE CURB.
6. 4 FT WIDE MIN. SIDEWALK REQUIRED BOTH SIDES ALL INTERIOR STREETS.
7. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON ROAD AND E. DRAKEWOOD DRIVE. AN 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. BENCHMARK CHISEL MARK ON TOP OF CURB ELEV. =
9. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.
10. COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF EDINBURG.
11. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PASEO DEL LAGO PATIO HOMES SUBDIVISION, RECORDED AS DOCUMENT # _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
12. 5 FT WIDE SIDEWALK REQUIRED ALONG I ROAD.
13. SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF TEXAS
COUNTY OF HIDALG

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "LAS MAGNOLIAS" 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, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHEN I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

_____ _____
OWNER: JOSE CHAPA DATE
CHAPA BLUE
141 PASEO DEL PRADO
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALG

BEFORE ME, THEUNDERSIGNED 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

_____ HIDALGO COUNTY, TEXAS

_____
NOTARY PUBLIC

CERTIFICATION OF THE MAYOR OF THE CITY OF EDINBURG, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, 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:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF EDINBURG DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1, ON THIS _____ 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 IMPS 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

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 THEIR 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, (SURVEYOR), 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 MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20____

_____
REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6406
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

No. _____ STATE OF TEXAS.

FILE 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

STATE OF TEXAS
COUNTY OF HIDALGO

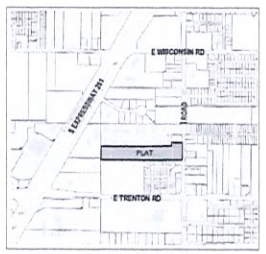
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLORIMIRO HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 10TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561

No. _____ STATE OF TEXAS.

CLH
ENGINEERING, INC.
TBPE FIRM No. F-687
701 S. 10th STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: CHAPA BLUE	JOSE CHAPA	141 PASEO DEL PRADO, EDINBURG, TX 78539	(956) 994-8787
ENGINEER: CLH ENGINEERING, INC.	CLORIMIRO HINOJOSA, JR.	701 S. 10TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA ENGINEERING	IVAN GARCIA	921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539	(956) 380-5152



LOCATION MAP SCALE: 1:1000

RECEIVED
FEB 23 2022

Name: 2:50p.m.

Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: February 22, 2022 Request Type: Preliminary Plat

1. Exact Name of Subdivision: Las Magnolias Subdivision

2. Property Owner: Chapa Blue, LTD 3. Developer: Chapa Blue, LTD

4. Owner Phone: (956) 994-8787 5. Owner Email: josechapa1000@hotmaol.com

6. Owner Address: 141 Paseo del Prado Edinbur, Texas 78539

7. Current Zoning: _____ 8. Required Zoning S - Suburban Residential

9. Legal Description:
An 8.67 acres of The west 5 acres of the east 1/2 of Lot 13, section 239 of Texas Mexican railway Company Survey Vol 1, pg. 12. Tract 2 the north 1/2 of Lot 33, Kelly Pharr Sundv porciones 69 & 70 vol 3, pg. 133 Hidalgo county Records.

10. Property ID: _____

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: CLH Engineering, Inc. 13. Phone: (956) 687-5560

14. Consulting Firm Address: 701 S. 15th Street McAllen, Texas 78501

15. Consulting Firm Email(s): chinojosa@clhengineeringinc.com

16. Desired Land Use Option: Multifamily

17. Number of Lots: Single Family _____ Multi-Family 34 Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ____ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: AEP (Central Power & Light)

20. Irrigation District: Hidalgo County No. 1 Potable-water Retailer: City of Edinburg

Owner 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(s) (Print or Type)	Mailing Address & Zip Code
Jose Chapa	141 Paseo del Prado Edinburg, Texas
Phone Number	Email
(956) 994-8787	josechapa1000@hotmail.com

RECEIVED
FEB 23 2022
Name: 2:50 p.m.

Have any of said owners designated agents to submit and revise this plat application on their behalf?

____ Yes ✔ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

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. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. 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** 2-22-22

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

PRELIMINARY STAGE
Date : March 14, 2022

Date Filed:	**February 23, 2022**	P&Z Preliminary:	**April 12, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 24, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email :	kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@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:	**CHAPA BLUE, LTD**	141 Paseo Del Prado, Edinburg, TX. 78539	Cloromiro Hinojosa, Jr., Project Engineer

LAS MAGNOLIAS SUBDIVISION — Consultant : CLH , INC. ENGINEERING

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS		
Subdivision Process:							
Subdivision Plat Submittal	√				**Suburban Residential (S)**	**Multi-Family Development**	
Warranty Deed	√						
Topography Survey	√						
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1	Date: Pending Approval	
Zoning : City Limits	√						
Flood Zone: Zone "B", Panel 480343-0010 C -Dated 11/2/1982	√				**Zone "X", (Shaded) Panel # 480338-0035 E**		
Preliminary Submittals:							
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System		
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water 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:	√				Private Drainage System onto H.C.D.D. # 1		
Minor Arterial Street Right-of-way Dedication (**60-ft ROW**)	√				Proposed Street Section (**43-ft B-B**)		
Minor / Major Collector Street pavement Section	√				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022	√				Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			√				
Street 5-ft Sidewalk Improvements			√				
Drainage Improvements	√						
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 Policy's		
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
Water Distribution Improvements: On-Site & Off-Site		√			North Alamo Water Supply Standard Requirements		
Water Distribution Detail Sheet (**Fire Hydrant Assembly**)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()		√			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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow ("I" Road) Veterans Blvd. $ -			√		Required: 0 EA. @ $ -
Sidewalk Escrow (Existing) $ -			√		Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: $ -					
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: Park Zone # 6 $ -			√		0 Lots @ $ - Full rate within the ETJ
35 Residential $ 300.00 $ 10,500.00		√			50% Development 50% Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: COE - CCN $ 26,384.15			√		9.11 Acres $ 2,896.81
Water 30-year Letter (Commerical) $ -					0 Lots @ $ -
Water 30-year Letter (Single-Family) $ 175.00			√		35 Units @ $ 5.00 Transfer Fee NAWSC WATER-CCN
Sewer 30-year Letter COE - CCN $ 2,275.00			√		35 Lots @ $ 65.00 COE SEWER-CCN
TOTAL OF FEES: $ 39,334.15					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	$ 28,834.15	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of **Subdivision**
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ 28,834.15	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: THE HEAVENS AT ALAMO SUBDIVISION

Date Prepared: April 1, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **10B** Preliminary Plat

Subject: Consider the Preliminary Plat of **THE HEAVENS AT ALAMO SUBDIVISION,** being a 8.00 acre tract of land out of a part or portion of Lot 10, Block 24, Santa Cruz Gardens Unit No. 2 Subdivision, located at 5301 Benito A. Ramirez Road, as requested by Melden & Hunt Inc.

Location: The property is located on the north side of Benito A. Ramirez Road and along both sides of County Road 3046 (N. Alamo Road), and is within the City of Edinburg's Extra Territorial Jurisdiction.

Setbacks: Will be determined by Hidalgo County

Zoning: Not applicable since the property is located within the City ETJ

Analysis: The Preliminary Plat consists of 22 lots averaging 22,500 square feet for single family residential development.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation and with approved County of Hidalgo O.S.S.F., (On-Site Sewage Facility). All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Agricultural District Development within the City of Edinburg city limits.

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 22, 2022

Mario A. Reyna, P.E.
Melden & Hunt Inc.
115 W. McIntyre St.
Edinburg, TX 78539
(956) 381-0981

RE: THE HEAVENS AT ALAMO SUBDIVISION – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for The Heavens at Alamo Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

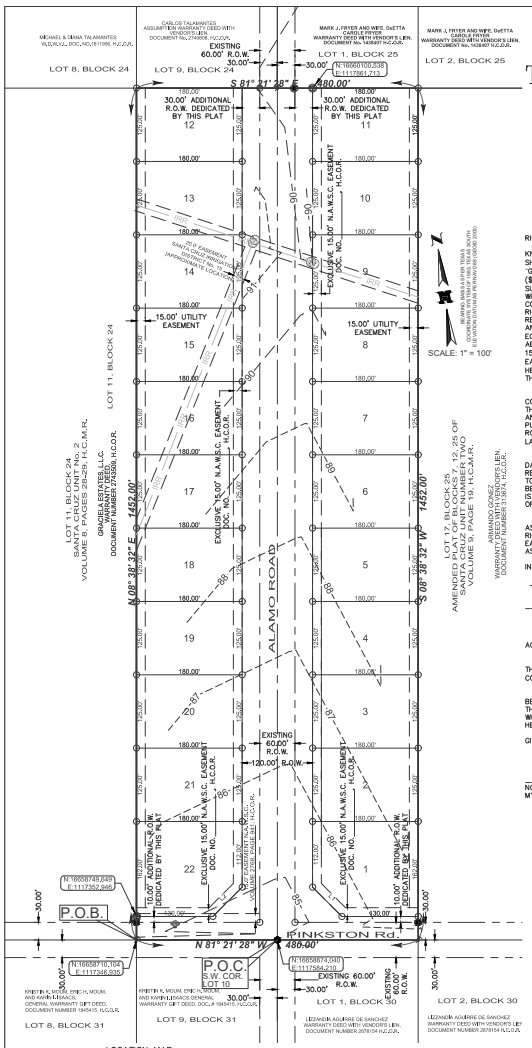
Thanks,

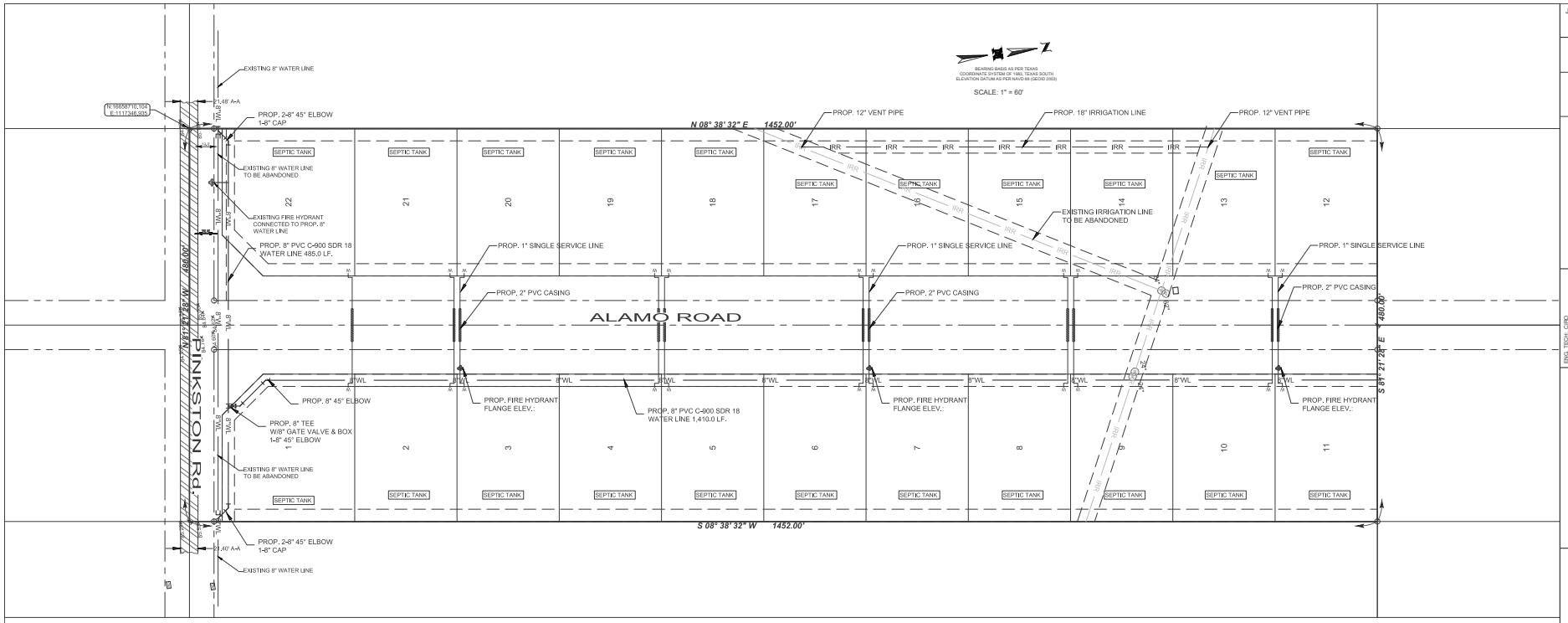
Digitally signed by Roberto Hernandez
Date: 2022.03.23 09:51:44 -05'00'

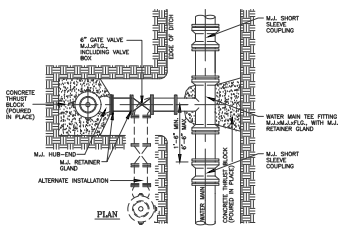
Roberto Hernandez, E.I.T.
Email: rohernandez@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

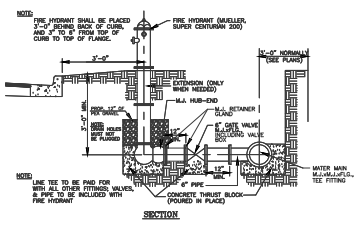
Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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

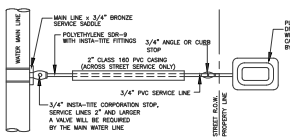

SCALE: 1" = 100'
ALAMO ROAD
PINKSTON Rd.
P.O.B.
P.O.C.
S.W. COR LOT 10
N 81° 21' 28" W 480.00'
S 81° 21' 28" E 480.00'
S 08° 38' 32" E 1452.00'
N 08° 38' 32" E 1452.00'
LOT 8, BLOCK 24
LOT 9, BLOCK 24
LOT 1, BLOCK 25
LOT 2, BLOCK 25
LOT 11, BLOCK 24
LOT 17, BLOCK 25
LOT 1, BLOCK 30
LOT 2, BLOCK 30
LOT 8, BLOCK 31
LOT 9, BLOCK 31
EXISTING 60.00' R.O.W.
120.00' R.O.W.
30.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT
15.00' UTILITY EASEMENT
EXCLUSIVE 15.00' N.A.M.S.C. EASEMENT DOC. NO.
EXCLUSIVE 30.00' N.A.M.S.C. EASEMENT DOC. NO.
10.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT
EXISTING R.O.W.
N:16658749.649 E:1117352.866
N:16658749.649 E:1117346.635
N:16658874.040 E:1117364.210
N:16658710.035 E:1117861.713
MICHAEL & DANA TALAMANTES W.D.R.V.R.V. DOC. NO.1611598, H.C.O.R.
CARLOS TALAMANTES ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT No. 2748908, H.C.O.R.
MARK J. FRYER AND WIFE, DIETTA CAROLE FRYER WARRANTY DEED WITH VENDOR'S LIEN, DOCUMENT No. 1436407 H.C.O.R.
MARK J. FRYER AND WIFE, DIETTA CAROLE FRYER WARRANTY DEED WITH VENDOR'S LIEN, DOCUMENT No. 1436408 H.C.O.R.
GRACIELA ESTATES, L.L.C. SANTA CRUZ UNIT NO. 2 VOLUME 8, PAGE 28-29, H.C.M.R. DOCUMENT NUMBER 2748908, H.C.O.R.
AMENDED PLAT OF BLOCK 7, 12, 25 OF SANTA CRUZ UNIT NUMBER TWO VOLUME 9, PAGE 19, H.C.M.R.
KRISTEN K. MOUM, ERIC N. MOUM AND KARIN I. ISAACS GENERAL WARRANTY GIFT DEED, DOC.# 1949415, H.C.O.R.
KRISTEN K. MOUM AND KARIN I. ISAACS GENERAL WARRANTY GIFT DEED, DOC.# 1949415, H.C.O.R.
LEZAMON AGUIRRE DE SANCHEZ WARRANTY DEED WITH VENDOR'S LIEN, DOCUMENT NUMBER 2078154 H.C.O.R.
LEZAMON AGUIRRE DE SANCHEZ WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 2078154 H.C.O.R.
ARMANDO GOMEZ WARRANTY DEED WITH VENDOR'S LIEN (DOCUMENT NUMBER 1139214, H.C.O.R.)
30.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT
15.00' UTILITY EASEMENT
30.00' N.A.M.S.C. EASEMENT H.C.O.R.
EXCLUSIVE 15.00' N.A.M.S.C. EASEMENT DOC. NO.
EXCLUSIVE 30.00' N.A.M.S.C. EASEMENT DOC. NO.
10.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT
EXISTING R.O.W.
EXISTING 60.00' R.O.W.
30.00' R.O.W.
30.00' ADDITIONAL R.O.W. DEDICATED BY THIS PLAT
EXISTING 15.00' N.A.M.S.C. EASEMENT H.C.O.R.
EXISTING 30.00' N.A.M.S.C. EASEMENT H.C.O.R.
EXISTING 60.00' R.O.W.
EXISTING 120.00' R.O.W.



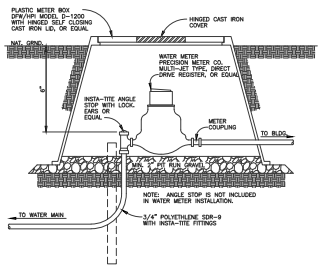




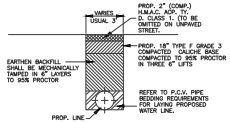
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.



PAVED and UNPAVED STREET BACKFILL DETAIL
N.T.S.

JOB No.
22063.01

REVISION | DATE | BY

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
TBPE/S Rec. 10058800

ENG. TECH.: CRO
PROJECT ENG.:MARIO A REVNA
T.BOOK: PG
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 60'

THE HEAVENS AT ALAMO
HIDALGO COUNTY, TEXAS

PROPOSED WATER AND SEPTIC TANK LAYOUT

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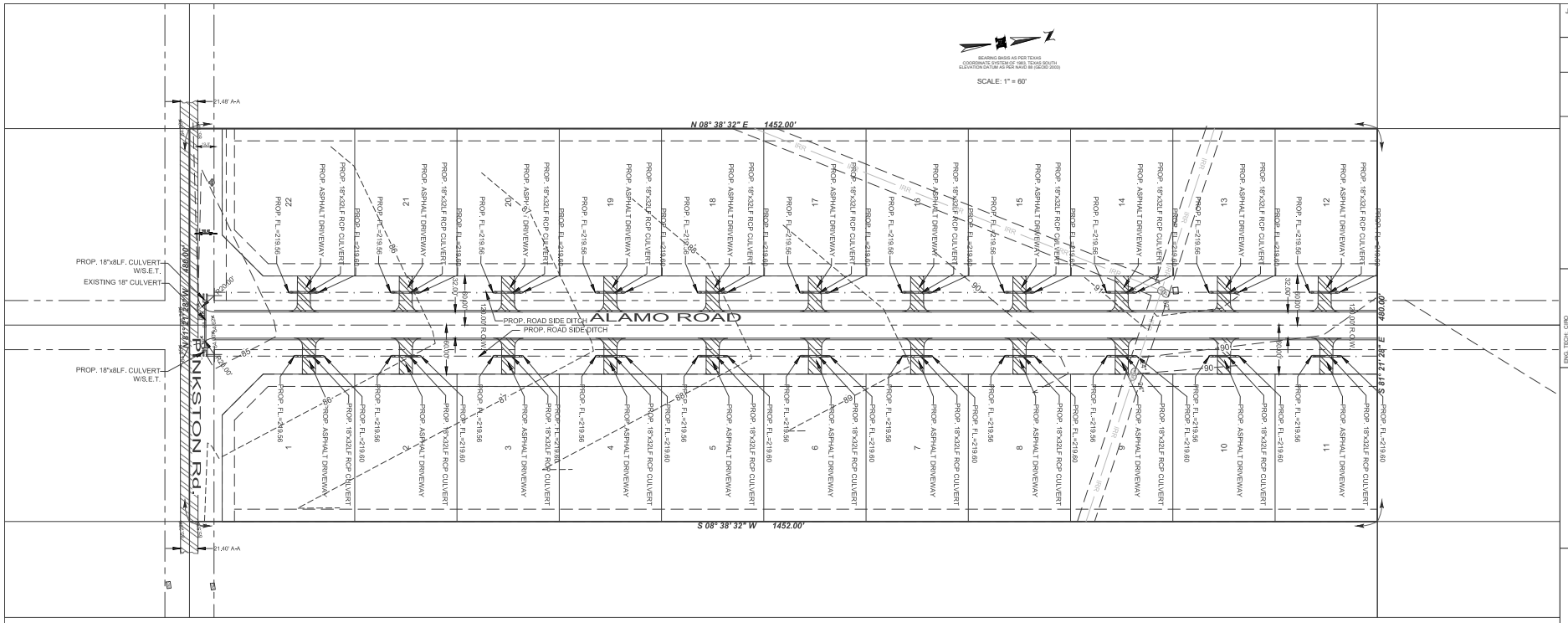
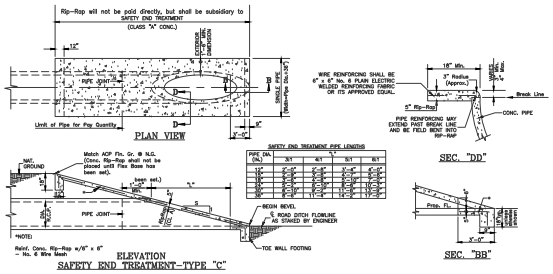
File Name: XXXXXXXXXX

SHEET 1 OF 2

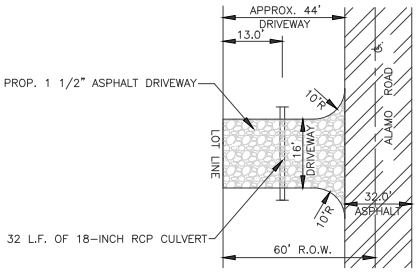
Y:\Land Development\Residential\Edinburg\22063 - The Heavens at Alamo - Real Estate Hunting\Autocad files\HEAVEN AT ALAMO.dwg, 3/14/2022 12:11:14 PM, DWG To PDF.pc3





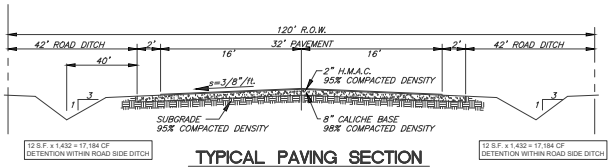
SAFETY END TREATMENT – (Type "C") DETAILS

N.T.S.



TYPICAL SINGLE DRIVEWAY
FRONTING ALAMO ROAD

N.T.S.



TYPICAL PAVING SECTION

DRAINAGE REQUIRED	= 22,569.00 CF
DRAINAGE PROVIDED	= 34,368.00 CF

JOB No. 22063.01

REVISION | DATE | BY

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
TBPE Firm No. 10020800

ENG. TECH: CIRO
PROJECT ENG: MARIO A REYNA
T-BOOK: PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 60'

THE HEAVENS AT ALAMO
HIDALGO COUNTY, TEXAS

PROPOSED DRAINAGE AND STREET LAYOUT

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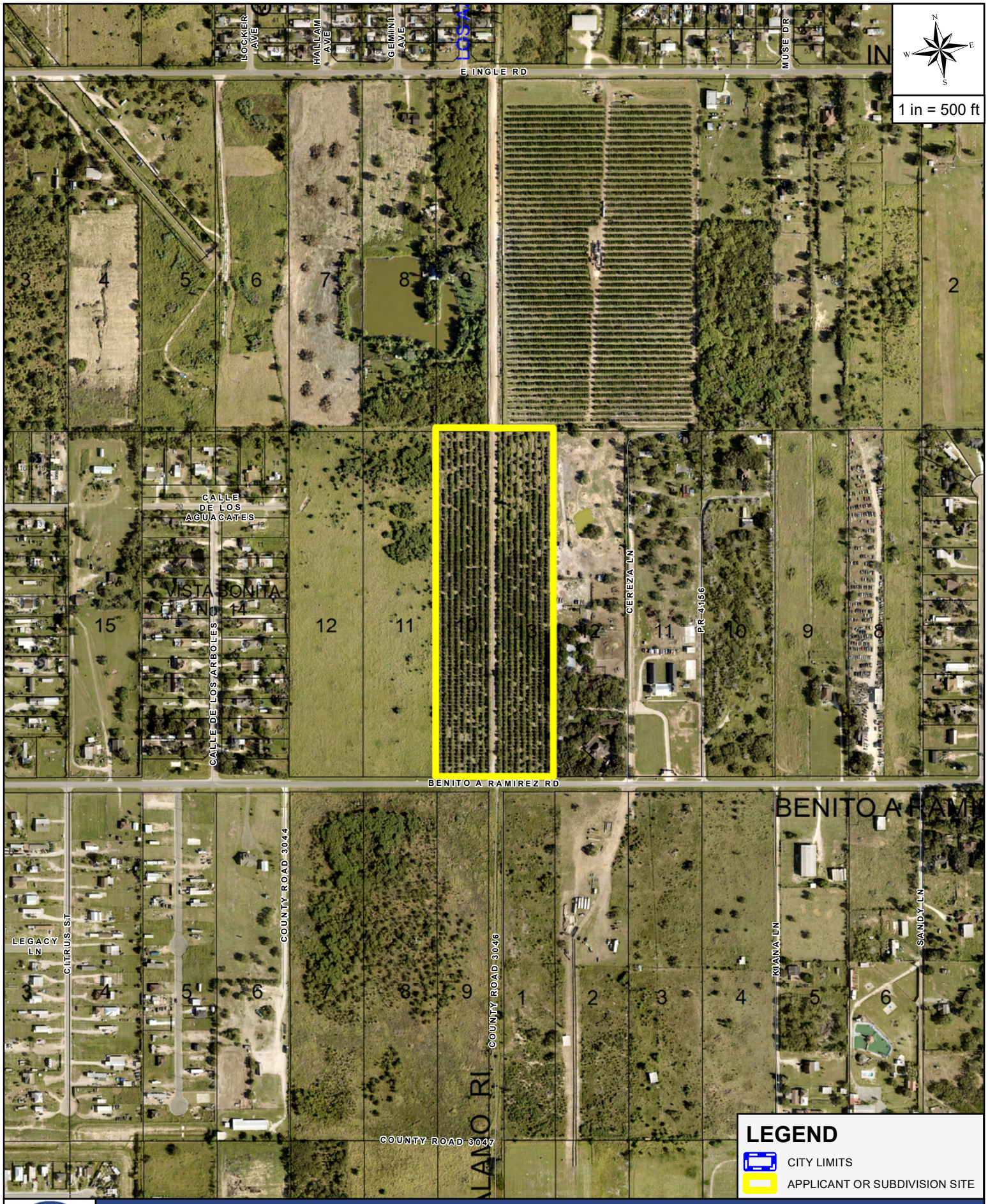
File Name: XXXXXXXXXX

SHEET 2 OF 2

Y:\Land Development\Residential\Edinburg\22063 - The Heavens at Alamo - Real Estate Hunting\Autocad files\HEAVEN AT ALAMO.dwg, 3/14/2022 11:30:03 AM, DWG To PDF.pc3

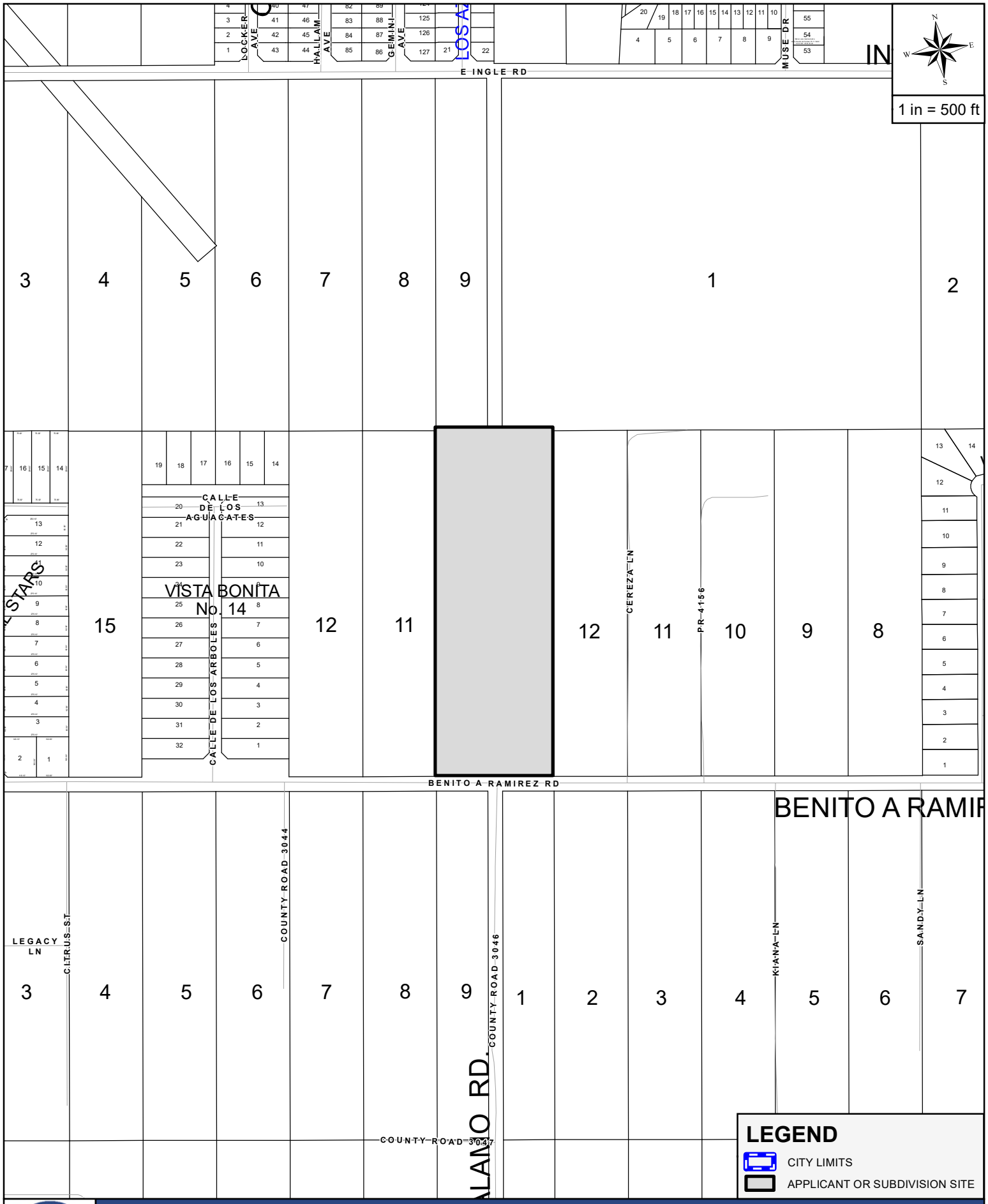


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

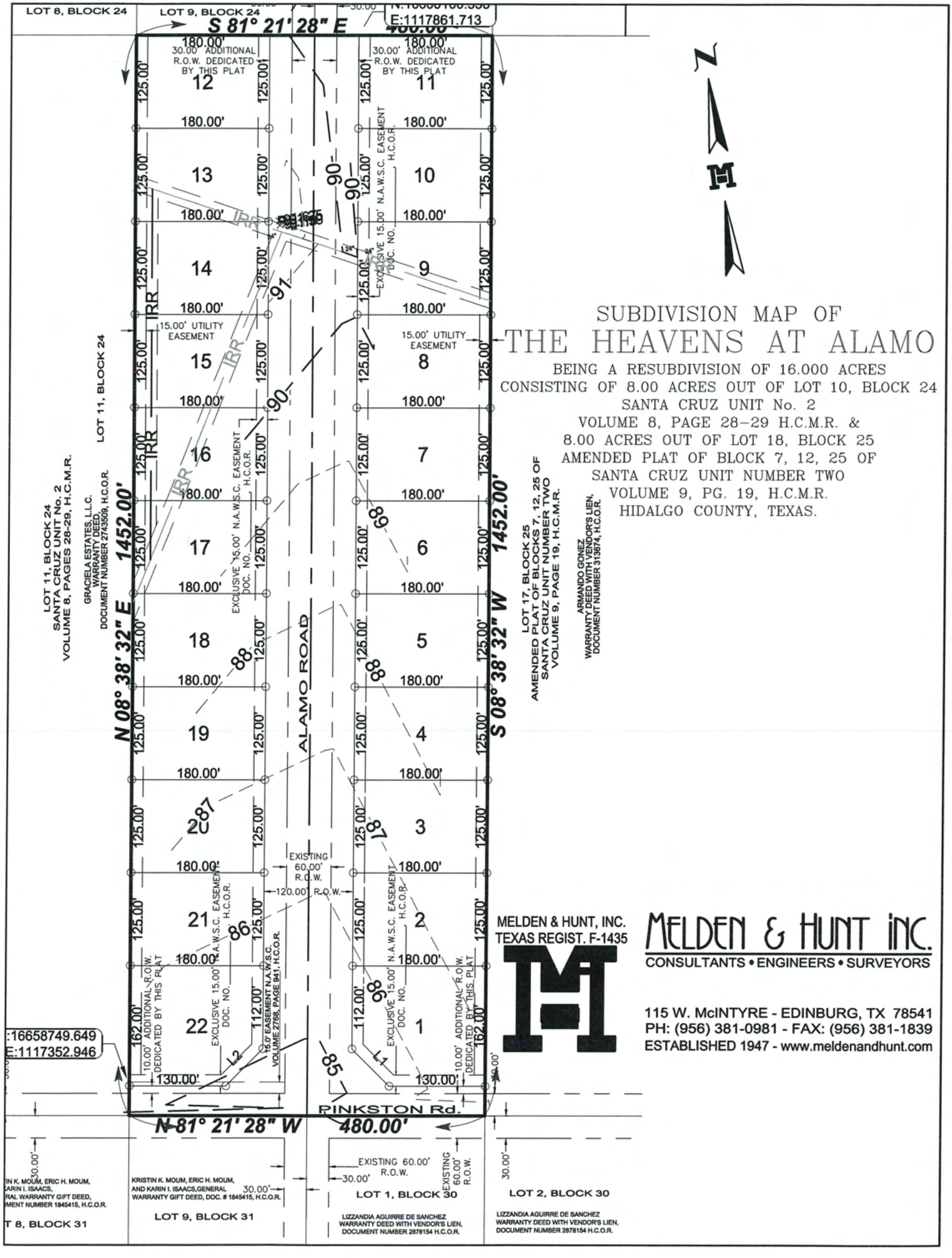
MELDEN & HUNT / THE HEAVENS AT ALAMO



SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT / THE HEAVENS AT ALAMO



SUBDIVISION MAP OF THE HEAVENS AT ALAMO

BEING A RESUBDIVISION OF 16.000 ACRES
CONSISTING OF 8.00 ACRES OUT OF LOT 10, BLOCK 24
SANTA CRUZ UNIT No. 2
VOLUME 8, PAGE 28-29 H.C.M.R. &
8.00 ACRES OUT OF LOT 18, BLOCK 25
AMENDED PLAT OF BLOCK 7, 12, 25 OF
SANTA CRUZ UNIT NUMBER TWO
VOLUME 9, PG. 19, H.C.M.R.
HIDALGO COUNTY, TEXAS.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

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

Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: **March 8, 2022** Request Type: **Preliminary Plat** **Final Plat**

1. Developer: **Real Estate Hunting Investments, LLC** 2. Owner/Contact Name: **Juan Jose Chavez, Sr.**

3. Owner/Contact Phone: **(956) 381-0981** 4. Owner/Contact Email: **c/o mario@meldenandhunt.com**

5. Owner Address: **2920 Sophia Ave. Edinburg, Texas 78542**

6. Exact Name of Subdivision: **THE HEAVENS AT ALAMO** 7. Property ID: **278210**

8. Current Zoning: _____ Required Zoning: _____

10. Legal Description: _____

Being a resubdivision of 16.000 acres consisting of 8.00 acres o/o Lot 10, Blk. 24 Santa Cruz Unit No. 2 and 8.00 acres o/o Lot 18, Blk. 25 Amended Plat of Blocks 7, 12 and 25, Santa Cruz Unit Number Two

11. Inside City Limits? **No** If "No," is in the ✔ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: **Melden & Hunt, Inc. c/o Mario A. Reyna, P.E.** 13. Phone: (956) 381-0981

14. Consulting Firm Address: **115 W. McIntyre Street Edinburg, Texas 78541**

15. Consulting Firm Email(s): mario@meldenandhunt.com & lydia@meldenandhunt.com

16. Desired Land Use Option: **Single Family**

17. Number of Lots: Single Family **22** Multi-Family _____ Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✔ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: **Magic Valley Electric Co-op**

20. Irrigation District: **Santa Cruz No. 15** Potable-water Retailer: **North Alamo Water Supply Corp.**

Owner 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.

RECEIVED
MAR 14 2022
Name:

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Real Estate Hunting Investments, LLC	**2920 Sophia Ave. Edinburg, Texas 78542**
Owner Phone Number	Owner Email

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omittance or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = PE Date: 2022.03.10 10:28:24 -06'00' **Date** March 10, 2022

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **April 7, 2022**

Date Filed:	**March 14, 2022**	P&Z Preliminary:	**April 13, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 24, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email :	kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@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

ITEM:	Owner:	**Real Estates Hunting Investments**	2920 Sophia Avenue, Edinburg, TX 78542	Mario A. Reyna, Project Engineer
10B	**THE HEAVENS at ALAMO SUBDIVISION**			Consultant : MELDEN & HUNT, INC.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS		
Subdivision Process:							
Subdivision Plat Submittal	√				**Suburban Residential (S)**	**Single - Family Development**	
Warranty Deed	√						
Topography Survey	√						
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1	Date: Pending Approval	
Zoning : City Limits	√						
Flood Zone: Zone "B", Panel 480343-0010 C -Dated 11/2/1982	√				**Zone "X", (Shaded) Panel # 480338-0325 D**		
Preliminary Submittals:							
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System		
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water Distribution System		
Existing & Proposed Sewer Collection Layout	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)		
Sanitary Sewer Collection System Provider:	√				County of Hidalgo (O.S.S.F. Standards Application & Installation)		
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1		
Minor Arterial Street Right-of-way Dedication (**120-ft ROW**)	√				Proposed Street Section (**Alamo Road FM 907**)		
Minor / Major Collector Street pavement Section (**81-ft B-B**)	√				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022	√				Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			√				
Street 5-ft Sidewalk Improvements			√				
Drainage Improvements	√						
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 Policy's		
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
Water Distribution Improvements: On-Site & Off-Site		√			North Alamo Water Supply Standard Requirements		
Water Distribution Detail Sheet (**Fire Hydrant Assembly**)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()		√			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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow Alamo Road $ -			√		Required: 0 EA. @ $ -
Sidewalk Escrow (Existing) $ -			√		Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: $ -					
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: **Park Zone # 6** $ -			√		0 Lots @ $ - Full rate within the ETJ
22 Residential **$ 300.00** **$ 6,600.00**		√			**50%** Development **50%** Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN $ -			√		11.50 Acres $ 2,896.81
Water 30-year Letter (Residential) $ -					0 Lots @ $ -
Water 30-year Letter (Single-Family) $ -			√		22 Units @ $ - Transfer Fee NAWSC WATER-CCN
Sewer 30-year Letter COE - CCN $ -			√		22 Lots @ $ - County of Hidalgo OSSF
TOTAL OF FEES: $ 6,600.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	$ 6,600.00	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of **Subdivision**
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ 6,600.00	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: WATER WALK at LA SIENNA SUBDIVISION

Date Prepared:	April 1, 2022
Planning and Zoning Meeting:	April 13, 2022
Agenda Item: **10E**	Preliminary Plat Approval

Subject: Consider the Preliminary Plat of **WATER WALK** at **LA SIENNA SUBDIVISION,** being a 25.16 acre tract of land out of a part or portion of Lot 7, La Sienna Development Subdivision, located at 4201 La Sienna Parkway, as requested by Melden & Hunt, Inc.

Location: The property is located on the west side of a Future Extension of La Sienna Parkway and with a proposed Minor Arterial 100-ft street section on the north portion of proposed development. Development is within the the City of Edinburg city limits.

Setbacks: Setbacks proposed are: Front: 10 ft, Side: 5 ft., Cul-De-Sac: 15 ft., and Rear: 15 ft.

Zoning: Auto Urban Residential (AU) district.

Analysis: The Preliminary Plat consists of 118 lots with minimum 4,000 sq. ft. lots as required per the UDC.

Utilities: Development will extend a proposed water main distribution system and a proposed sanitary sewer collection system that will provide potable water and sewer service to each lot. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per

Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Auto Urban Residential (AU) District Development within the City of Edinburg city limits.

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **April 7, 2022**

Date Filed:	**March 15, 2022**	P&Z Preliminary:	**April 13, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 24, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@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

ITEM:	Owner:	**Kent Burns, Manager**	4216 N. US Hwy 281, Edinburg, TX 78542	Mario Reyna, P.E., Project Manager
10E	**WATER WALK at LA SIENNA SUBDIVISION**			Consultant : **MELDEN & HUNT, INC.**

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS		
Subdivision Process:							
Subdivision Plat Submittal	√				**Auto-Urban Residential (UR)**	**Single - Family Development**	
Warranty Deed	√						
Topography Survey	√						
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1	Date: Pending Approval	
Zoning : City Limits	√						
Flood Zone: Zone "B", Panel 480343-0035 C -Dated 11/2/1982	√				Zone "X", (Shaded) Panel # 480338-00035 E		
Preliminary Submittals:							
Existing & Proposed Water Distribution Layout	√				City of Edinburg - Water Distribution System		
Water Distribution System Provider:	√				City of Edinburg - Water 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		
Minor Arterial Street Right-of-way Dedication (**100-ft ROW**)	√				Proposed Street Section (**Parkway 81-ft w/ Center Median**)		
Minor Arterial Street Right-of-way Dedication	√				Proposed Street Section		
Minor / Major Collector Street pavement Section ()	√				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022	√				Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			√				
Street 5-ft Sidewalk Improvements			√				
Drainage Improvements	√						
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 Collection System		
Sanitary Sewer Detail Sheets		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
Water Distribution Improvements: On-Site & Off-Site		√			City of Edinburg - Water Distribution System		
Water Distribution Detail Sheet (**Fire Hydrant Assembly**)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()		√			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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow Kenyon / Mile 19 N. Road $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow (Existing) $ -		√			Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: $ -					
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: **Park Zone # 5** $ -			√		0 Lots @ $ - Full rate within the ETJ
118 Residential **$ 300.00** $ 35,400.00		√			**50%** Development **50%** Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: COE - CCN **$ 25,442.68**			√		**8.78** Acres **$ 2,896.81**
Water 30-year Letter (Residential) **$ 38,350.00**			√		**118** Lots @ **$ 325.00** COE WATER-CCN
Water 30-year Letter (Single-Family) $ -			√		0 Units @ $ -
Sewer 30-year Letter COE - CCN **$ 7,670.00**			√		**118** Lots @ **$ 65.00** COE SEWER-CCN
TOTAL OF FEES: $ 106,862.68					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Road
Material Testing Fee Inspection Fees, Other F	$ 106,862.68	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of Subdivision
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ 106,862.68	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 21, 2022

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

RE: WATER WALK AT LA SIENNA SUBDIVISION – PRELIMINARY REVIEW

Mr. Reyna,

Attached are the Preliminary Phase Submittal comments for Water Walk at La Sienna Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida
Date: 2022.03.21 16:12:52 -05'00'

Peter Hermida E.I.T.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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

SUBDIVISION MAP OF

WATER WALK AT LA SIENNA SUBDIVISION

BEING A RESUBDIVISION OF 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOT 50, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Z, PAGE 161, HIDALGO COUNTY DEED RECORDS, WHICH SAID 25.165 TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO SKC DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1205101, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.165 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCING & POINT OF BEGINNING AT A NO. 5 REBAR FOUND [NORTHING: 16649601.391, EASTING: 1101608.301] AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 7

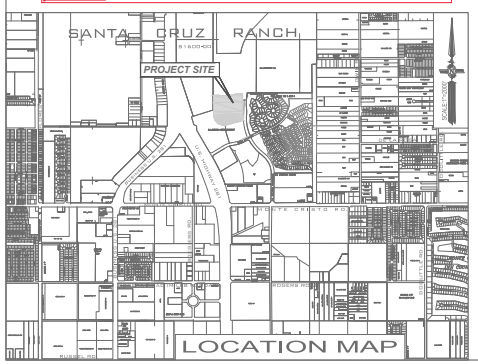
THENCE, N 29° 09' 14" E A DISTANCE OF 36.45 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 03° 13' 52", A RADIUS OF 1540.58 FEET, AN ARC LENGTH OF 86.88 FEET, A TANGENT OF 43.45 FEET, AND A CHORD THAT BEARS N 11° 58' 22" W A DISTANCE OF 86.87 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15° 31' 28" A RADIUS OF 1,660.42 FEET, AN ARC LENGTH OF 449.89 FEET, A TANGENT OF 226.33 FEET, AND A CHORD THAT BEARS N 02° 49' 02" E A DISTANCE OF 448.52 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, N 04° 58' 54" E A DISTANCE OF 17.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 84° 05' 45" W A DISTANCE OF 588.13 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 104° 55' 28", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 659.26 FEET, A TANGENT OF 468.52 FEET, AND A CHORD THAT BEARS N 43° 26' 31" W A DISTANCE OF 570.93 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, N 09° 01' 14" E A DISTANCE OF 654.78 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12° 09' 41", A RADIUS OF 1,450.00 FEET, AN ARC LENGTH OF 307.77 FEET, A TANGENT OF 154.47 FEET, AND A CHORD THAT BEARS N 79° 45' 37" E A DISTANCE OF 307.19 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 24° 25' 45", A RADIUS OF 780.00 FEET, AN ARC LENGTH OF 332.57 FEET, A TANGENT OF 168.85 FEET, AND A CHORD THAT BEARS S 85° 53' 39" E A DISTANCE OF 330.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 17° 12' 20", A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 309.30 FEET, A TANGENT OF 155.82 FEET, AND A CHORD THAT BEARS S 89° 30' 21" E A DISTANCE OF 308.14 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, S 80° 54' 11" E A DISTANCE OF 47.15 FEET TO A NO. 4 REBAR SET FOR AN

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. Provide Plan and Profiles for Sewer, Storm Sewer, Lighting, Signage and Striping, SW3P, Details, Paving and Grading w/ Flow Arrows and their corresponding details.
6. Requires more information on the common lots and must indicate use and area
7. Must Contact the Growth Coordinator from the United States Postal Service Ismael Medina (956)383-5383 for cluster box locations and pad details



This appears to be outside of the project, provide document number for the proposed dedication or provide extents of dedication on plat

Provide Corner clips

Will require a 60LF ROW Section for the Gate, 40LF from Existing ROW Edge to proposed gate pad location

Need lot dimentions

Missing Contours

Lengths are missing Bearing Information

50' ROW Minimum on all streets

Provide 15LF Utility Easements

Contact the Engineering Department/GIS Division for street name approval COE_GIS@cityofedinburg.com

Provide lines differentiating ROW and Common Lots and corner clips

40'x40' corner clip

Latest Revision shows May 14, 2001

Show as as solid lot line

Include road to the north as well

Will require a 60LF ROW Section for the Gate, 40LF from Existing ROW Edge to proposed gate pad location

Centerline

Without Lot table drainage cannot be reviewed, until this is provided then Drainage Review Shall Commence

Provide Note that common lots must be maintained by HOA and shall not be sold

Towards adjacent ROW to achieve positive drainage

Extend easement

Road appears to have been dedicated from La Sienna Development

Is the common area going to have access for all of the easements in the rear of properties?

ROW is 100' from La Sienna Development, ensure this is correct

Show the existing dividing Line for Lots 6&7 and extents to where the existing lot line is being abandoned

Provide 15LF Utility Easements

GENERAL PLAT NOTES & RESTRICTIONS

1. BUILDING SETBACKS:
   A. FRONT YARD SETBACK LINE SHALL BE TEN (10) FEET OR EASEMENT WHICHEVER IS GREATER.
   B. REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
   C. SIDE YARD SETBACK LINE SHALL BE FIVE (5) FEET OR EASEMENT WHICHEVER IS GREATER.
   D. CUL-DE-SAC FRONT AND REAR YARD SETBACK LINE SHALL BE FIFTEEN (15) FEET OR EASEMENT WHICHEVER IS GREATER.
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. 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.
5. 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 REASONABLE USE THEREOF 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.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB OR BASE FLOOD ELEVATION WHICH EVER IS GREATER.
7. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE EAST SIDE OF LA SIENNA PARKWAY BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
8. A SEPARATE PERMIT IS REQUIRED FOR SIDEWALKS DURING BUILDING PERMIT STAGE FOR RESIDENTIAL AREAS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
10. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
11. BENCHMARK NOTES:
    THE FOLLOWING IS IDENTIFIED AS BM #1 ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 86.24'
    NORTHING: 16649323.4080
    EASTING: 1101642.0370
    THE FOLLOWING IS IDENTIFIED AS BM #2 ON THE FACE OF THE PLAT:
    ALUMINUM DISK ELEVATION = 87.49'
    NORTHING: 16648197.7350
    EASTING: 1102243.5220
12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
13. 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.
14. 50% PARK LAND DEDICATION DUE AT BUILDING PERMIT STAGE. ($300.00 PER UNIT)
15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
16. THE PRIVATE WATER WALK AT LA SIENA 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 WATER WALK AT LA SIENA.
17. 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 187,745 C.F (4.310 AC.-FT.) OF STORM WATER RUNOFF. DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT AND THAT THIS DETENTION WAS APPROVED AS A MASTER PLAN AND NOT A RECENT 50-YEAR STORM REVIEW.
18. ALL RESIDENTIAL LOTS ARE TO BE SLOPED AT 1%.

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- 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.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- INSTR. NO. - INSTRUMENT NUMBER
- DOC. NO. - DOCUMENT NUMBER
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- N.T.S. - NOT TO SCALE
- AC. - ACRES
- SQ. FT. - SQUARE FEET

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

DRAWN BY: Cesar DATE 3-14-2022
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/O956-381-0981	C/O956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WATER WALK AT LA SIENNA SUBDIVISION, 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 FRANCISE TO THE CITY OF EDINBURG AND RESIDENTS OF TEH 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 SHOWN 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, 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 REASONABLE USE THEREOF 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.

Check for spelling and syntax

OWNER: BURNS BROTHERS, LTD
KENT BURNS, MANAGING PARTNER
4216 N. U.S. 281
EDINBURG, TX 78542

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENT BURNS 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: 12/16/20
ENGINEERING JOB # 19221.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, 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_____.

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

DATE SURVEYED: 01/23/2022
T-1062, PG. 77
SURVEY JOB # 19221.08

STATE OF TEXAS
COUNTY OF HIDALGO

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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

Coordinate with planning on the correct owner's statement block that must be used for private subdivisions

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS WATER WALK AT LA SIENNA SUBDIVISION 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

Lot Area Table			
Lot #	SQ. FT.	Area	
1	3703.34	0.085	
2	3782.91	0.086	
3	4222.76	0.097	
4	4785.00	0.109	
5	3997.32	0.091	
6	4160.00	0.095	
7	4575.01	0.105	
8	4706.10	0.108	
9	4349.09	0.100	
10	4182.00	0.096	
11	4392.16	0.099	
12	3849.45	0.088	
13	3443.00	0.079	
14	3870.00	0.089	
15	3834.26	0.088	
16	3494.25	0.080	
17	3385.69	0.078	
18	3262.08	0.075	
19	3697.26	0.085	
20	3234.20	0.074	

Lot Area Table			
Lot #	SQ. FT.	Area	
21	3552.16	0.082	
22	4356.89	0.099	
23	3693.59	0.085	
24	3544.27	0.081	
25	3734.16	0.085	
26	4151.86	0.095	
27	3981.79	0.084	
28	3139.41	0.072	
29	3538.68	0.081	
30	4186.93	0.096	
31	3782.48	0.087	
32	3516.43	0.081	
33	3243.89	0.074	
34	3281.86	0.075	
35	3493.05	0.080	
36	3284.24	0.075	
37	3189.48	0.073	
38	3925.10	0.090	
39	3734.34	0.086	
40	3185.34	0.073	

Lot Area Table			
Lot #	SQ. FT.	Area	
41	3827.76	0.088	
42	3870.16	0.089	
43	3704.88	0.085	
44	3853.26	0.088	
45	4190.47	0.096	
46	3497.13	0.080	
47	3431.24	0.079	
48	3473.21	0.080	
49	3327.32	0.076	
50	3485.02	0.080	
51	3561.24	0.081	
52	3516.43	0.081	
53	3485.26	0.080	
54	3437.03	0.079	
55	3502.08	0.080	
56	3395.28	0.078	
57	3395.18	0.078	
58	3395.69	0.078	
59	4173.61	0.096	
60	4187.64	0.096	

Lot Area Table			
Lot #	SQ. FT.	Area	
61	3696.26	0.085	
62	3597.27	0.083	
63	3844.26	0.088	
64	3751.29	0.086	
65	3455.26	0.079	
66	4350.70	0.099	
67	4427.51	0.102	
68	3883.25	0.089	
69	3466.69	0.080	
70	3865.01	0.089	
71	3992.24	0.092	
72	3871.11	0.089	
73	3834.41	0.088	
74	3983.41	0.091	
75	3864.12	0.089	
76	3457.44	0.080	
77	3443.76	0.079	
78	3516.42	0.081	
79	3574.11	0.082	
80	3711.77	0.085	

Lot Area Table			
Lot #	SQ. FT.	Area	
81	3494.26	0.080	
82	3375.21	0.077	
83	3663.26	0.084	
84	3551.23	0.082	
85	3351.19	0.077	
86	3848.26	0.088	
87	3634.26	0.083	
88	3535.30	0.081	
89	3715.46	0.085	
90	4086.39	0.094	
91	3483.43	0.080	
92	4394.28	0.101	
93	3184.60	0.073	
94	3381.19	0.078	
95	3384.19	0.078	
96	3524.27	0.081	
97	3454.21	0.079	
98	3573.86	0.082	
99	3502.61	0.080	
100	3502.81	0.080	
101	3435.44	0.079	
102	3470.46	0.080	
103	3470.46	0.080	
104	4413.34	0.101	
105	4444.74	0.102	
106	4348.26	0.100	
107	3747.23	0.086	
108	3834.26	0.088	
109	4629.43	0.106	
110	4512.75	0.104	
111	4394.28	0.101	
112	4100.62	0.094	
113	3394.22	0.078	
114	3708.24	0.085	
115	3868.23	0.089	
116	4246.76	0.097	
117	4332.76	0.099	
118	3817.26	0.088	

Lot Area Table			
Lot #	SQ. FT.	Area	
119	3827.76	0.088	
120	4248.76	0.098	
121	4575.01	0.105	
122	4706.10	0.108	
123	4349.09	0.100	
124	4182.00	0.096	
125	4392.16	0.099	
126	3849.45	0.088	
127	3443.00	0.079	
128	3870.00	0.089	
129	3834.26	0.088	
130	3494.25	0.080	
131	3385.69	0.078	
132	3262.08	0.075	
133	3697.26	0.085	
134	3234.20	0.074	

Lot Area Table			
Lot #	SQ. FT.	Area	
135	3552.16	0.082	
136	4356.89	0.100	
137	3693.59	0.085	
138	3544.27	0.081	
139	3734.16	0.086	
140	4151.86	0.095	
141	3981.79	0.091	
142	3139.41	0.072	
143	3538.68	0.081	
144	4186.93	0.096	
145	3782.48	0.087	
146	3516.43	0.081	
147	3243.89	0.074	
148	3281.86	0.075	
149	3493.05	0.080	
150	3284.24	0.075	
151	3189.48	0.073	
152	3925.10	0.090	
153	3734.34	0.086	
154	3185.34	0.073	

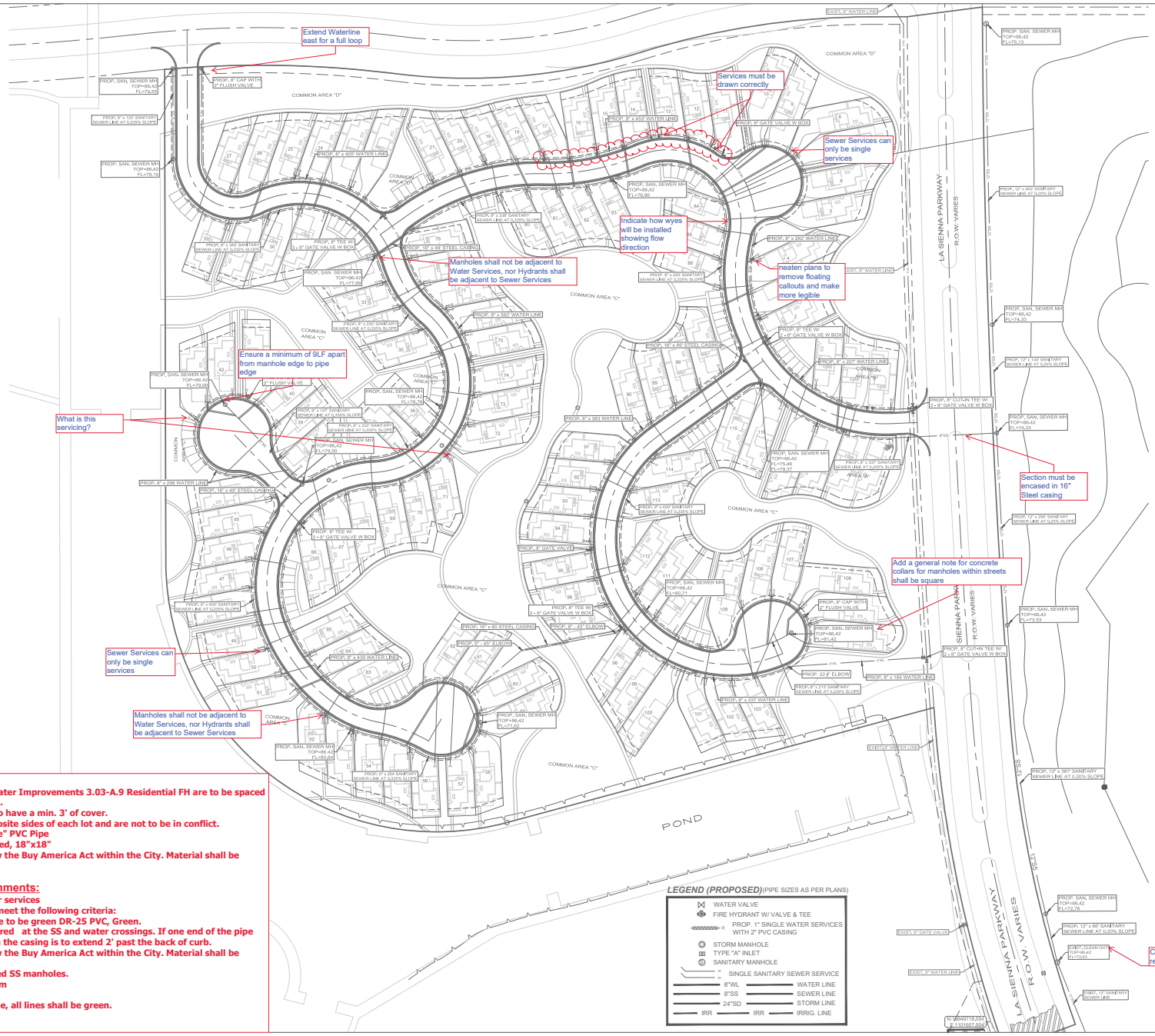
Lot Area Table			
Lot #	SQ. FT.	Area	
155	3494.26	0.080	
156	3375.21	0.077	
157	3663.26	0.084	
158	3551.23	0.082	
159	3351.19	0.077	
160	3848.26	0.088	
161	3634.26	0.083	
162	3535.30	0.081	
163	3715.46	0.085	
164	4086.39	0.094	
165	3483.43	0.080	
166	4394.28	0.101	
167	3184.60	0.073	
168	3381.19	0.078	
169	3384.19	0.078	
170	3524.27	0.081	
171	3454.21	0.079	
172	3573.86	0.082	
173	3502.61	0.080	
174	3502.81	0.080	
175	3435.44	0.079	
176	3470.46	0.080	
177	3470.46	0.080	
178	4413.34	0.101	
179	4444.74	0.102	
180	4348.26	0.100	
181	3747.23	0.086	
182	3834.26	0.088	
183	4629.43	0.106	
184	4512.75	0.104	
185	4394.28	0.101	
186	4100.62	0.094	
187	3394.22	0.078	
188	3708.24	0.085	
189	3868.23	0.089	
190	4246.76	0.097	
191	4332.76	0.099	
192	3817.26	0.088	

Center Line Table			
Line #	Length	Direction	
"L69"	33.24'	N83° 22' 02"W	
"L70"	173.49'	S83° 37' 49"W	
"L71"	43.21'	S75° 40' 53"W	
"L72"	111.28'	N39° 02' 16"E	
"L73"	127.21'	S34° 59' 04"E	
"L74"	34.29'	S39° 13' 08"W	
"L75"	29.28'	S15° 01' 41"E	

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C1"	388.44'	285.00'	105° 33' 09"	S36° 36' 43"E	318.21'
"C2"	213.89'	97.00'	125° 44' 39"	N40° 42' 29"W	173.55'
"C3"	135.10'	115.00'	134° 02' 11"	N66° 28' 18"E	130.14'
"C4"	196.89'	330.00'	34° 09' 58"	S82° 19' 21"W	193.94'
"C5"	131.46'	85.00'	115° 48' 23"	S46° 54' 48"E	110.16'
"C6"	223.87'	130.00'	98° 40' 48"	N67° 26' 07"W	197.23'
"C7"	83.04'	130.00'	036° 35' 52"	S34° 07' 39"E	82.00'
"C8"	284.57'	130.00'	125° 23' 41"	N28° 17' 45"E	230.82'
"C9"	197.48'	130.00'	041° 07' 12"	S75° 41' 37"W	193.19'
"C10"	175.60'	130.00'	077° 24' 28"	S21° 37' 42"W	162.74'
"C11"	139.50'	228.00'	035° 47' 42"	S28° 18' 23"E	137.27'
"C12"	85.79'	130.00'	037° 47' 49"	S07° 18' 59"E	84.24'
"C13"	486.84'	167.00'	166° 58' 35"	S35° 41' 56"E	333.28'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	71.73'	184.00'	022° 20' 08"	S72° 12' 59"E	71.27'	36.32'
C2	39.24'	184.00'	012° 24' 28"	S54° 50' 43"E	39.17'	20.20'
C3	37.06'	184.00'	011° 32' 07"	S14° 19' 55"E	37.00'	18.59'
C4	37.25'	184.00'	011° 47' 08"	S4° 40' 08"E	37.18'	18.69'
C5	45.25'	184.00'	012° 37' 32"	S7° 32' 13"W	45.16'	22.76'
C6	33.65'	15.00'	128° 32' 43"	N61° 28' 35"E	26.98'	26.98'
C7	45.53'	15.00'	173° 52' 48"	N18° 12' 15"E	29.43'	114.82'
C8	14.88'	15.00'	011° 01' 41"	N24° 28' 50"W	14.81'	7.61'
C9	15.62'	15.00'	011° 56' 41"	N36° 58' 41"W	15.02'	8.02'
C10	23.10'	15.00'	088° 00' 05"	N63° 28' 24"W	20.88'	14.62'
C11	17.28'	15.00'	013° 34' 47"	N80° 56' 49"E	17.00'	9.03'
C12	3.89'	15.00'	014° 51' 07"	S87° 31' 24"E	3.88'	1.95'
C13	35.41'	28.00'	072° 12' 01"	S62° 52' 27"E	33.08'	21.17'
C14	11.69'	113.00'	005° 56' 11"	N48° 23' 32"W	11.69'	5.85'
C15	33.28'	113.00'	016° 52' 47"	N56° 51' 51"W	33.17'	16.76'
C16	36.01'	113.00'	018° 11' 07"	N73° 17' 54"W	35.87'	18.19'
C17	23.08'	113.00'	011° 42' 04"	N85° 32' 25"W	23.04'	11.56'
C18	14.27'	285.00'	002° 48' 58"	N77° 49' 41"E	14.27'	7.28'
C19	37.37'	285.00'	007° 13' 18"	N82° 52' 49"E	37.35'	18.71'
C20	31.20'	285.00'	006° 00' 38"	S87° 21' 25"E	31.28'	15.70'
C21	4.68'	285.00'	000° 47' 08"	S89° 59' 06"E	4.69'	2.03'
C22	36.41'	315.00'	006° 36' 04"	N82° 53' 36"E	36.39'	18.22'
C23	39.20'	315.00'	007° 07' 58"	N89° 38' 58"E	39.18'	19.63'
C24	37.37'	315.00'	006° 48' 43"	S83° 28' 28"E	37.35'	18.70'
C25	37.27'	315.00'	006° 46' 58"	S76° 40' 28"E	37.25'	18.66'
C26	37.27'	315.00'	006° 46' 58"	S70° 53' 29"E	37.25'	18.66'
C27	23.11'	149.00'	009° 06' 09"	N85° 57' 47"E	23.09'	11.58'
C28	37.57'	149.00'	014° 26' 58"	N71° 18' 07"E	37.48'	18.90'
C29	38.50'	149.00'	015° 06' 28"	N56° 52' 48"E	38.38'	19.36'
C30	43.07'	149.00'	011° 06' 05"	S87° 57' 50"E	43.01'	21.65'
C31	13.62'	149.00'	005° 00' 38"	S73° 53' 47"E	13.61'	6.81'
C32	30.92'	49.00'	036° 08' 52"	S68° 42' 32"E	30.41'	15.99'
C33	39.27'	25.00'	090° 00' 00"	S31° 31' 37"W	35.36'	25.00'
C34	37.20'	81.28'	026° 28' 19"	S61° 22' 45"E	37.28'	19.00'
C35	35.10'	81.28'	024° 49' 44"	N85° 38' 21"E	34.83'	17.83'
C36	10.82'	114.00'	005° 26' 23"	S75° 53' 47"W	10.82'	5.42'
C37	42.70'	114.00'	021° 27' 52"	S88° 17' 47"W	42.45'	21.60'
C38	37.50'	114.00'	018° 50' 21"	N70° 30' 45"W	37.48'	18.93'
C39	36.50'	114.00'	018° 20' 48"	N51° 59' 59"W	36.34'	18.41'
C40	14.68'	114.00'	007° 22' 48"	N41° 19' 55"W	14.67'	7.35'
C41	22.32'	199.00'	006° 25' 13"	S11° 58' 51"E	22.30'	11.18'
C42	34.60'	199.00'	009° 57' 39"	S17° 22' 27"E	34.57'	17.34'
C43	31.26'	199.00'	009° 00' 13"	S26° 38' 23"E	31.23'	15.64'
C44	15.29'	104.00'	008° 25' 48"	N35° 18' 13"W	15.30'	8.19'
C45	36.89'	104.00'	021° 28' 58"	N23° 43' 23"W	36.77'	18.73'
C46	31.29'	104.00'	017° 42' 40"	N42° 22' 45"W	31.28'	15.83'
C47	36.12'	104.00'	021° 09' 10"	N68° 14' 12"E	37.21'	19.28'
C48	17.21'	28.28'	034° 28' 23"	S47° 59' 45"E	16.72'	8.88'
C49	17.23'	65.00'	015° 14' 58"	S28° 42' 30"E	16.90'	8.67'
C50	31.47'	65.00'	030° 02' 57"	S3° 33' 47"E	31.11'	16.10'
C51	11.76'	65.00'	010° 22' 08"	S22° 19' 21"W	11.74'	5.89'
C52	30.24'	65.00'	042° 49' 04"	N33° 54' 50"W	37.21'	20.11'
C53	15.44'	65.00'	022° 16' 54"	N68° 57' 49"W	15.32'	9.85'
C54	41.93'	65.00'	036° 56' 43"	S76° 49' 48"W	39.68'	21.73'
C55	21.47'	65.00'	018° 55' 51"	S51° 39' 34"W	21.37'	10.83'
C56	24.59'	65.00'	020° 17' 36"	N48° 58' 52"W	24.44'	12.43'
C57	15.71'	28.28'	031° 31' 48"	N34° 06' 19"W	15.49'	8.43'
C58	27.60'	28.28'	055° 54' 39"	N14° 19' 04"E	26.53'	14.91'
C59	24.82'	195.00'	007° 17' 36"	S37° 28' 37"W	24.80'	12.44'
C60	30.21'	195.00'	011° 03' 08"	S27° 31' 19"W	30.18'	15.31'
C61	36.67'	195.00'	013° 25' 52"	S15° 07' 51"W	36.58'	18.42'
C62	37.14'	195.00'	013° 35' 13"	S1° 32' 55"W	37.08'	18.65'
C63	11.23'	195.00'	003° 18' 06"	S7° 52' 04"E	11.22'	5.62'
C64	26.00'	244.00'	006° 07' 08"	S14° 58' 03"E	26.01'	13.04'
C65	35.77'	244.00'	008° 23' 25"	S22° 41' 44"E	35.73'	18.03'
C66	30.01'	244.00'	007° 02' 58"	S30° 58' 55"E	30.79'	15.43'
C67	39.62'	244.00'	009° 18' 08"	S39° 42' 54"E	39.58'	19.86'
C68	3.28'	244.00'	001° 32' 28"	S44° 24' 00"E	3.28'	1.64'
C69	41.19'	166.00'	014° 12' 17"	S51° 48' 22"E	41.09'	20.68'
C70	31.60'	166.00'	010° 55' 02"	S64° 22' 15"E	31.60'	15.87'
C71	7.25'	230.00'	002° 06' 19"	N68° 45' 52"W	7.25'	3.63'
C72	35.79'	230.00'	011° 23' 56"	N62° 47' 25"W	35.75'	18.06'
C73	19.28'	230.00'	005° 00' 08"	N53° 33' 23"W	19.27'	9.65'
C74	21.68'	50.00'	024° 50' 17"	S63° 12' 30"E	21.51'	11.01'
C75	33.20'	50.00'	037° 52' 42"	N73° 57' 24"E	32.48'	17.15'
C76	34.20'	50.00'	039° 11' 19"	N35° 57' 05"E	33.54'	17.78'
C77	23.03'	50.00'	026° 23' 32"	N14° 13' 58"E	22.83'	11.72'
C78	21.76'	50.00'	031° 48' 48"	N15° 03' 02"W	21.47'	11.25'
C79	36.10'	50.00'	041° 23' 28"	N52° 48' 19"W	37.24'	20.28'
C80	31.22'	50.00'	035° 47' 00"	N87° 23' 24"W	30.72'	16.14'
C81	11.46'	134.00'	004° 54' 02"	S47° 58' 15"E	11.46'	5.73'
C82	29.80'	212.00'	008° 05' 44"	S45° 49' 22"E	29.81'	14.94'
C83	36.38'	212.00'	010° 02' 20"	S31° 37' 31"E	36.33'	18.24'
C84	37.10'	212.00'	010° 02' 58"	S21° 34' 42"E	37.14'	18.64'
C85	40.02'	134.00'	016° 49' 41"	S52° 33' 03"W	40.00'	23.24'
C86	31.98'	134.00'	013° 40' 57"	S70° 53' 59"W	31.89'	16.65'
C87	37.13'	134.00'	015° 52' 48"	S87° 05' 54"W	37.02'	18.69'
C88	1.28'	134.00'	001° 19' 54"	N84° 24' 49"W	1.28'	1.48'
C89	36.10'	136.00'	014° 23' 19"	N89° 01' 28"W	36.00'	17.17'
C90	35.42'	136.00'	015° 11' 07"	N73° 44' 13"E	36.29'	18.34'
C91	31.98'	136.00'	013° 16' 20"	N58° 59' 32"E	31.91'	16.06'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C92	26.93'	136.00'	012° 14' 14"	N43° 33' 25"E	26.89'	14.28'
C93	41.89'	136.00'	017° 39' 47"	N29° 39' 28"E	41.73'	21.21'
C94	37.72'	136.00'	015° 53' 33"	N9° 59' 39"E	37.60'	18.98'
C95	31.81'	136.00'	013° 24' 14"	N11° 10' 04"W	31.73'	15.99'
C96	41.21'	136.00'	017° 22' 10"	N27° 50' 48"W	41.34'	20.82'
C97	5.49'	136.00'	003° 36' 16"	N39° 32' 28"W	5.47'	4.24'
C98	25.46'	134.00'	010° 53' 40"	S32° 34' 41"E	25.90'	17.84'
C99	35.11'	134.00'	015° 28' 44"	S16° 46' 44"E	35.39'	19.28'
C100	1.21'	134.00'	000° 30' 58"	S8° 16' 43"E	1.21'	0.61'
C101	6.01'	146.00'	003° 09' 30"	N9° 39' 56"W	6.00'	4.00'
C102	31.99'	35.00'	084° 16' 28"	S33° 55' 02"W	30.34'	17.82'
C103	36.95'	264.28'	007° 30' 11"	N85° 39' 38"W	36.92'	18.48'
C104	25.02'	264.28'	005° 25' 36"	N82° 02' 53"W	24.99'	12.51'
C105	15.75'	328.29'	002° 44' 46"	S89° 55' 06"E	15.75'	7.88'
C106	36.99'	328.29'	006° 27' 55"	S86° 44' 22"E	36.97'	18.50'
C107	36.13'	328.29'	006° 18' 09"	N87° 39' 11"E	36.11'	18.08'
C108	41.23'	81.50'	029° 00' 43"	N3° 10' 08"E	40.80'	21.17'
C109	6.31'	81.50'	004° 26' 49"	N19° 56' 54"E	6.30'	3.15'
C110	31.34'	214.28'	008° 22' 41"	S35° 05' 28"W	31.31'	15.70'
C111	35.44'	214.28'	009° 28' 41"	S26° 31' 12"W	35.39'	17.77'
C112	21.74'	183.50'	006° 47' 44"	S99° 17' 16"W	21.72'	13.90'
C113	35.89'	183.50'	010° 03' 16"	S47° 26' 27"W	35.19'	18.14'
C114	49.04'	183.50'	012° 21' 55"	S30° 10' 51"W	49.00'	25.15'
C115	37.95'	183.50'	011° 46' 56"	S24° 01' 59"W	37.82'	19.01'
C116	37.07'	183.50'	011° 34' 32"	S12° 21' 41"W	37.01'	18.61'
C117	37.89'	183.50'	011° 34' 21"	S1° 25' 59"E	37.82'	18.98'
C118	37.86'	183.50'	011° 49' 22"	S13° 01' 51"E	37.80'	19.00'
C119	34.40'	183.50'	010° 44' 26"	S24° 24' 44"E	34.35'	17.26'
C120	37.73'	183.50'	011° 46' 37"	S35° 40' 14"E	37.65'	18.93'
C121	37.47'	183.50'	011° 41' 27"	S47° 20' 48"E	37.41'	18.80'
C122	21.67'	183.50'	006° 46' 00"	S56° 31' 08"E	21.66'	10.85'
C123	27.93'	183.50'	008° 43' 14"	S63° 43' 17"E	27.90'	13.98'
C124	35.39'	183.50'	011° 03' 11"	S75° 34' 22"E	35.33'	17.75'
C125	32.73'	183.50'	010° 13' 11"	S86° 12' 21"E	32.69'	16.41'
C126	29.39'	45.00'	037° 17' 34"	N15° 25' 09"E	28.70'	15.28'
C127	23.71'	45.00'	030° 11' 45"	N37° 41' 02"W	23.43'	12.20'
C128	7.96'	45.00'	010° 07' 49"	N57° 15' 56"W	7.95'	3.99'
C129	6.86'	30.00'	013° 06' 33"	N49° 15' 38"W	6.85'	3.45'
C130	24.52'	30.00'	028° 05' 39"	N67° 17' 35"W	24.27'	12.81'
C131	42.19'	30.00'	048° 17' 52"	S74° 30' 58"W	40.91'	22.42'
C132	28.70'	30.00'	054° 49' 56"	S23° 55' 14"W	27.63'	15.48'
C133	33.44'	30.00'	063° 51' 44"	N49° 24' 38"E	31.73'	18.70'
C134	51.12'	115.93'	014° 02' 21"	S44° 04' 44"E	51.00'	25.72'
C135	38.73'	115.93'	014° 38' 30"	S29° 44' 18"E	38.61'	19.48'
C136	41.27'	115.93'	014° 07' 00"	S15° 24' 04"E	41.14'	20.78'
C137	39.74'	115.93'	013° 37' 56"	S2° 06' 47"W	39.60'	17.95'
C138	36.73'	115.93'	018° 53' 30"	S16° 42' 22"W	36.57'	18.53'
C139	39.27'	25.00'	090° 00' 00"	S58° 28' 23"E	35.36'	25.00'
C140	39.27'	25.00'	090° 00' 00"	N31° 31' 37"E	35.36'	25.00'
C141	7.44'	343° 39' 23"W				
C142	23.20'	N29° 19' 15"E				
C143	23.20'	S28° 19' 57"W				
C144	27.74'	S38° 45' 54"W				
C145	14.22'	S58° 39' 35"W				
C146	14.22'	S58° 39' 35"W				
C147	24.49'	S58° 39' 35"W				
C148	19.22'	S58° 39' 35"W				
C149	36.22'	N33° 39' 02"E				
C150	36.22'	N33° 39' 02"E				
C151	15.43'	S12° 40' 34"E				
C152	15.75'	N82° 02' 53"W				
C153	21.20'	S88° 39' 23"W				
C154	15.72'	S41° 20' 37"E				
C155	15.72'	S41° 20' 37"E				
C156	21.20'	S88° 39' 23"W			



General Utility Water Comments:

1. Provide Fire Hydrants on Layout. Per Water Improvements 3.03-A.9 Residential FH are to be spaced out 600' max. FH are to provide 1000 gpm.
2. All water lines underneath streets are to have a min. 3' of cover.
3. Water and SS services are to be on opposite sides of each lot and are not to be in conflict.
4. All water lines shall be DR18 C900 "Blue" PVC Pipe
5. Concrete collars on all valves are required, 18"x18"
6. All material being furnished must follow the Buy America Act within the City. Material shall be domestic

General Utility Sanitary Sewer Comments:

1. Manholes shall not be adjacent to water services
2. All prop. casings on the SS lines are to meet the following criteria:
   a) All casings around sanitary sewer are to be green DR-25 PVC, Green.
   b) All casings are to be 20 LF and centered at the SS and water crossings. If one end of the pipe falls underneath the prop. pavement, then the casing is to extend 2' past the back of curb.
3. All material being furnished must follow the Buy America Act within the City. Material shall be domestic
4. Do not connect SS services into proposed SS manholes.
5. Provide profiles of sanitary sewer system
6. Show all SS standard Details.
7. Identify Sewer Lines as SDR-26 PVC Line, all lines shall be green.
8. Callout Sewer Service Connections.

JOB No. 21115.00

MELDEN & HUNT INC
CIVIL ENGINEERS • SURVEYORS
115 W. MAIN ST. • EDINBURG, TX. 78541
2323 N. FM 1016 • MISSION, TX. 78572
PHONE: (956) 383-4183 • FAX: (956) 383-4626
EDINBURG, TX. 78541 • MISSION, TX. 78573
FAX: (956) 383-1639 • PHONE: (956) 424-3142
ESTABLISHED 1947 • www.meldenhunt.com

ENG. TECH: G.F.
PROJECT ENG: MARIO RENA
T-BOOK: 1014, PG. 66
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: HOR. 1" = 60' VER. 1" = 5'

WATER WALK AT LA SIENA SUBDIVISON
EDINBURG, TEXAS

UTILITY LAYOUT

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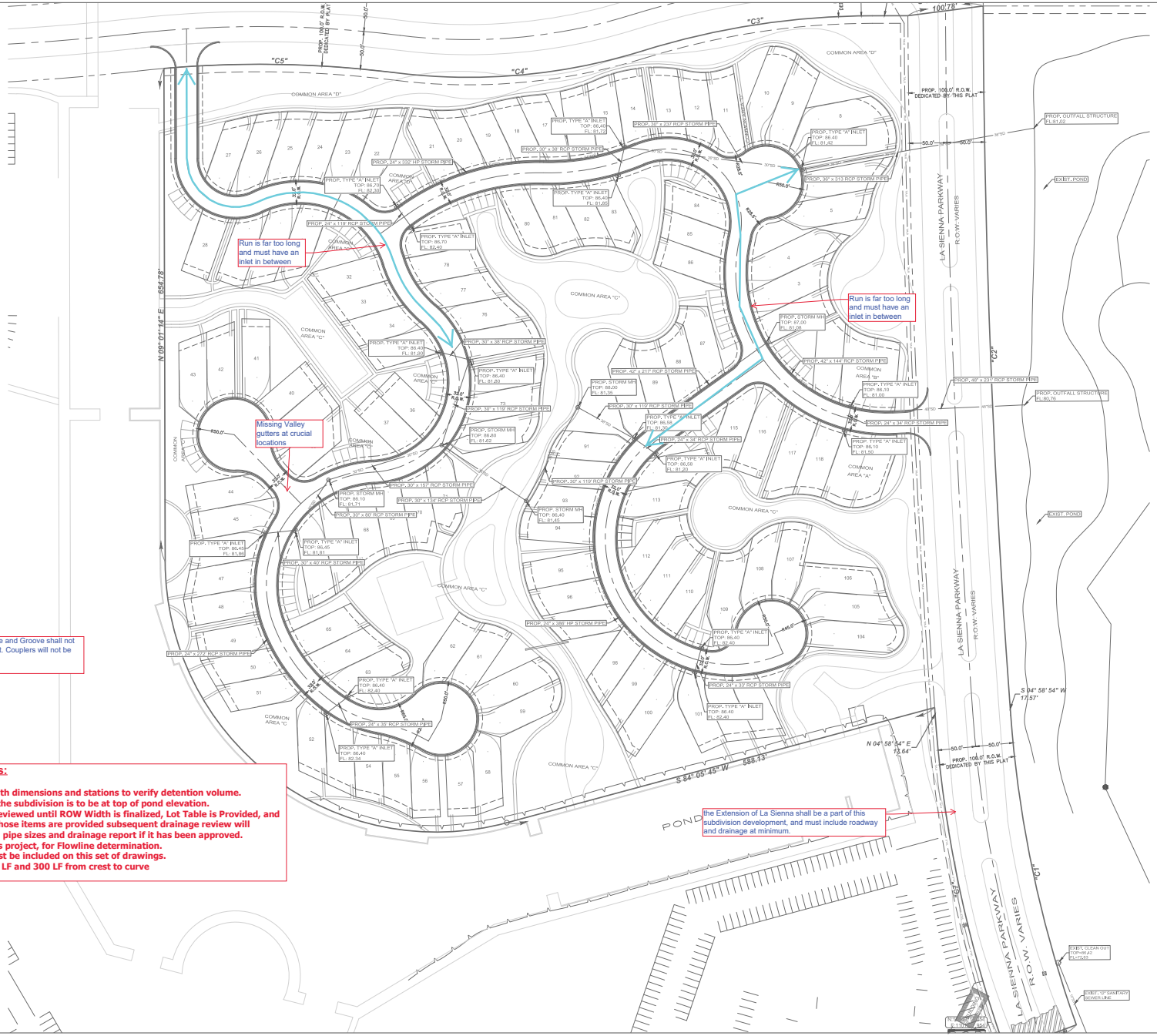
File Name: 20091.00

SHEET 1 OF 1



Stormlines underneath roads shall be RCP, Tongue and Groove shall not be accepted only Rubber Gasketed Bell and Spigot. Couplers will not be allowed

General Utility Storm Comments:

1. Specify the street width.
2. Provide cross section of the ditch with dimensions and stations to verify detention volume.
3. The lowest top of curb elevation of the subdivision is to be at top of pond elevation.
4. Drainage Calculations shall not be reviewed until ROW Width is finalized, Lot Table is Provided, and Drainage Area Map is Provided. Until those items are provided subsequent drainage review will commence, this may change the storm pipe sizes and drainage report if it has been approved.
5. Provide existing pond design for this project, for Flowline determination.
6. Extension of La Sienna Parkway must be included on this set of drawings.
7. Maximum inlet spacing shall be 600 LF and 300 LF from crest to curve

JOB No. 21115.00

NO.	REVISION	DATE	BY

MELDEN & HUNT, INC.
CONSULTANTS ■ ENGINEERS ■ SURVEYORS
115 W. McKINNEY, SUITE 100, P.O. BOX 1417
EDINBURG, TX. 78541
PHONE: (956) 381-0981
FAX: (956) 381-1839
TBPE F-2393 TBPLS 10018000
www.meldenandhunt.com

ENG. TECH: G.F.
PROJECT ENG: MARIO REYNA
T-BOOK: 9/14, PG. 66
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: HOR. 1" = 50'
VERT. 1" = 5'

WATER WALK AT LA SIENA SUBDIVISON EDINBURG, TEXAS

DRAINAGE LAYOUT

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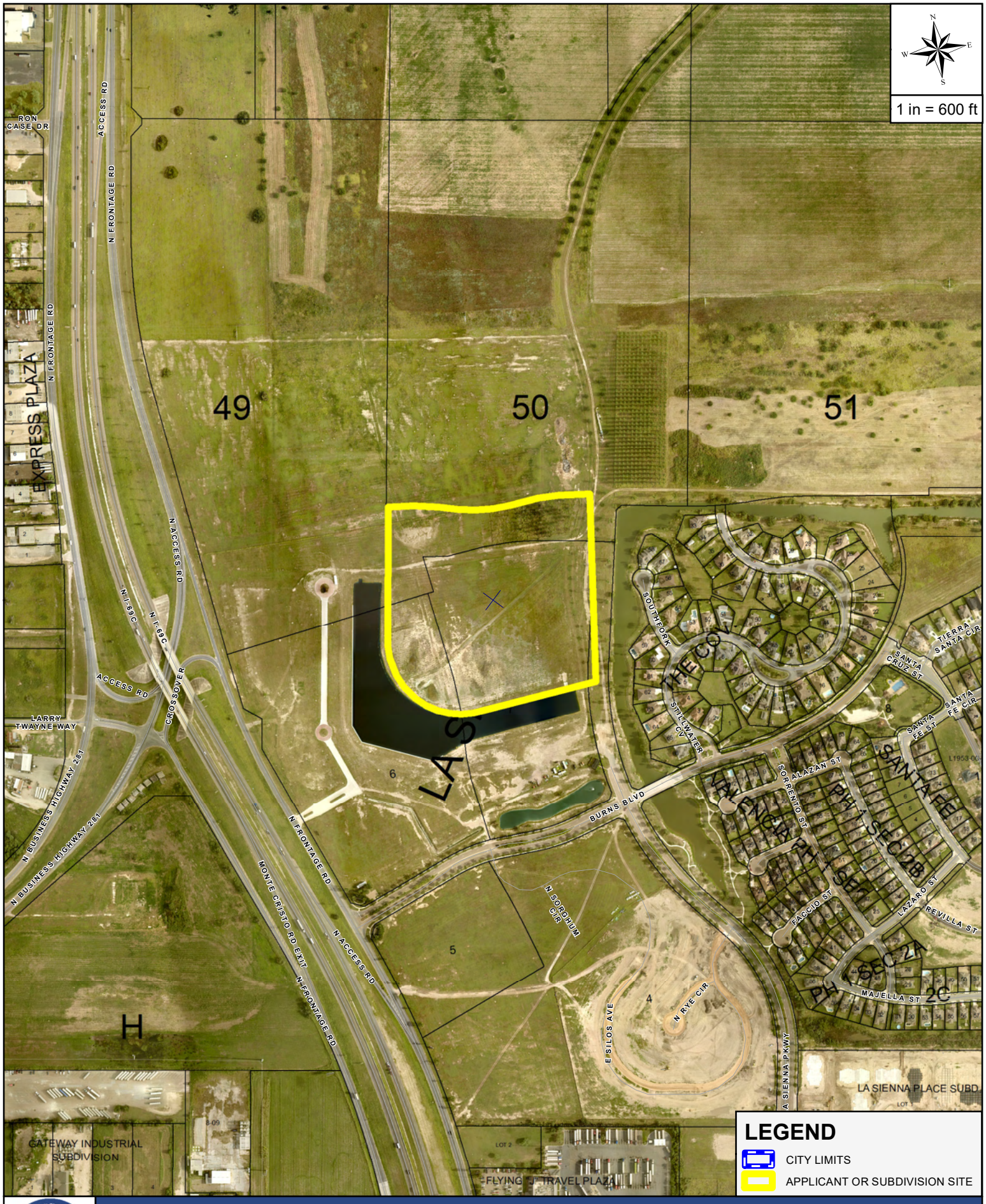
File Name: 20091.00

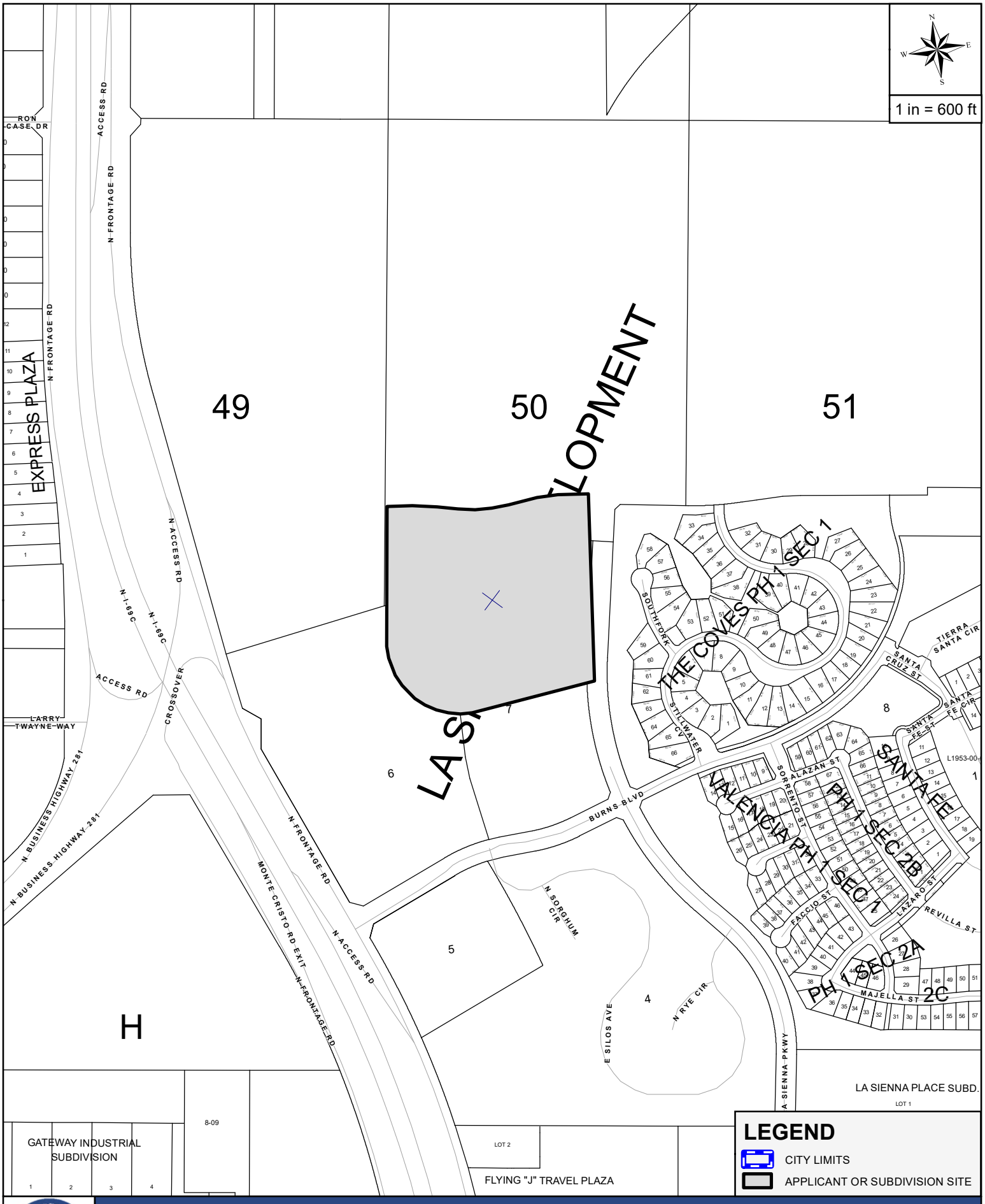
SHEET 1 OF 1



AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

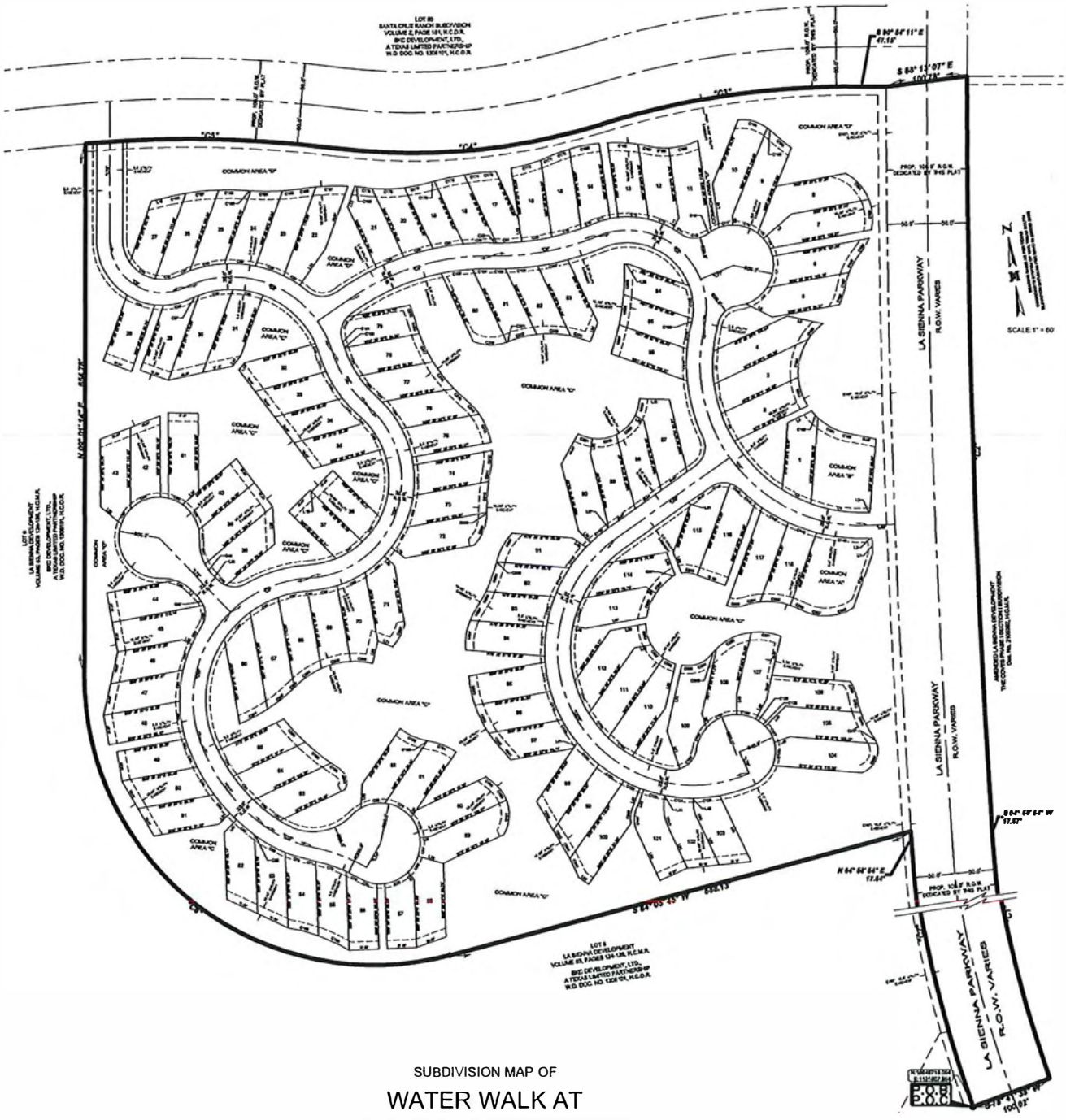
MELDEN & HUNT, INC. / WATERWALK AT LA SIENNA



SITE MAP

APPLICANT AND/OR SUBDIVISION:

MELDEN & HUNT, INC. / WATERWALK AT LA SIENNA



SUBDIVISION MAP OF

WATER WALK AT LA SIENNA SUBDIVISION

BEING A RESUBDIVISION OF 25.165 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 7, LA SIENNA DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGES 124-125, HIDALGO COUNTY MAP RECORDS

Case #

Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: **March 11, 2022** Request Type: **Preliminary Plat** **Final Plat**

1. Developer: **Burns Brothers, LTD** 2. Owner/Contact Name: **Kent Burns**

3. Owner/Contact Phone: **(956) 381-0981** 4. Owner/Contact Email: **c/o mario@meldenandhunt.com**

5. Owner Address: **4216 N. US Hwy 281 Edinburg, Texas 78541**

6. Exact Name of Subdivision: **Water Walk at La Sienna** 7. Property ID: **722372**

8. Current Zoning: **AU - Auto-Urban Residential** Required Zoning: _____

10. Legal Description: _____

Beinga resubdivision of 8.783 acres out of Lot 1, La Sienna Development City of Edinburg, Hidalgo County, Texas

11. Inside City Limits? **Yes** If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: **Melden & Hunt, Inc. c/o Mario A. Reyna, P.E.** 13. Phone: (956) 381-0981

14. Consulting Firm Address: **115 W. McIntyre Street Edinburg, Texas 78541**

15. Consulting Firm Email(s): mario@meldenandhunt.com

16. Desired Land Use Option: **Single Family**

17. Number of Lots: Single Family **118** Multi-Family _____ Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✔ Sanitary Sewer ____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: **Magic Valley Electric Co-op**

20. Irrigation District: **Other:** Potable-water Retailer: **City of Edinburg**

Owner 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.

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Burns Brothers, LTD	**4216 N. US Hwy 281 Edinburg, Texas 78541**
Owner Phone Number	Owner Email
(956) 381-0981	**c/o mario@meldenandhunt.com**

Have any of said owners designated agents to submit and revise this plat application on their behalf?

✔ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omittance or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ Digitally signed by: Mario A. Reyna DN: CN = Mario A. Reyna email = mario@meldenandhunt.com C = US O = Melden and Hunt Inc OU = PE Date: 2022.03.14 14:39:14 -05'00'

Date _____

RECEIVED
MAR 15 2022
By

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: PROVENCE RIDGE SUBDIVISION

Date Prepared: April 1, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **10D** Preliminary Plat

Subject: Consider the Preliminary Plat of **PROVENCE RIDGE SUBDIVISION,** being a 20.00 acre tract of land out of a part or portion of Lot 5, Block 1, John Clorner, ET AL., Subdivision, located at 3301 S. Raul Longoria Road, as requested by I.N. Civil Designs, LLC.

Location: The property is located on the west side of S. Raul Longoria and north of Wisconsin Road, and is within the City of Edinburg's Extra Territorial Jurisdiction.

Zoning: Non Applicable Property is located in the ETJ

Setbacks: Setbacks will determined by the County of Hidalgo

Analysis: The Preliminary Plat is proposed 76 lots averaging approximately (7,250.00) square feet for single family residential lot development.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation. Sanitary Sewer Collection system is within North Alamo Sewer - CCN Area, which will require a buyout. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Single Family Residential Development within the City of Edinburg ETJ

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 29, 2022

Ricardo Hinojosa P.E.
Hinojosa Engineering Inc
108 W 18th Street.
Mission Texas 78572
(956) 581-0143

RE: PROVENCE RIDGE SUBDIVISION – PRELIMINARY REVIEW

Mr. Hinojosa,

Attached are the Preliminary Phase Submittal comments for Provence Ridge Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

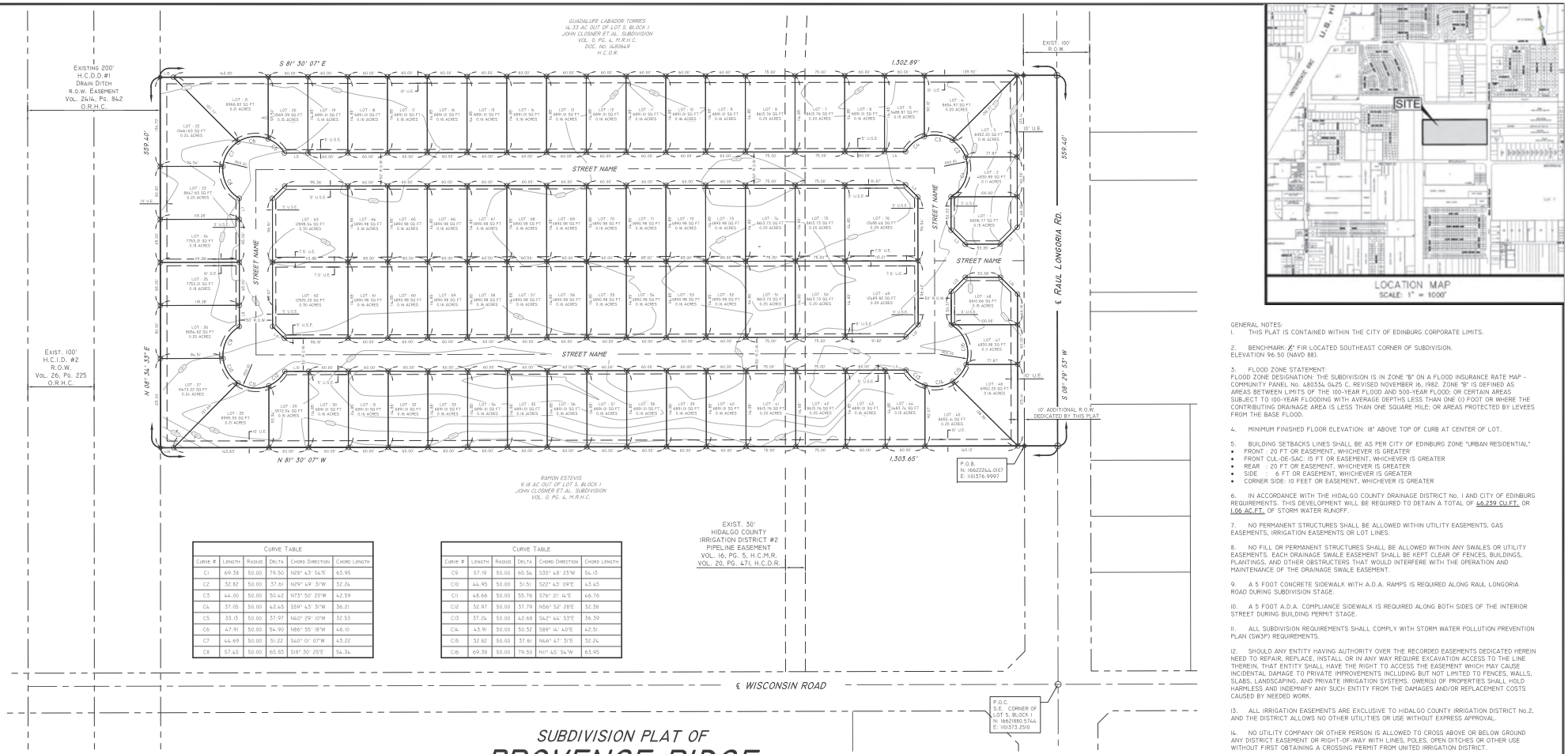
Thanks,

Digitally signed by Roberto Hernandez
Date: 2022.03.29 17:45:49 -05'00'

Roberto Hernandez, E.I.T.
Email: rohernandez@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.38	50.00	79.50	N28° 43' 54"E	63.95
C2	32.82	50.00	37.61	N29° 49' 31"W	32.24
C3	44.00	50.00	50.42	N73° 50' 20"W	42.59
C4	37.05	50.00	42.45	S59° 43' 31"W	36.21
C5	33.13	50.00	37.97	N40° 29' 10"W	32.53
C6	47.91	50.00	54.90	N86° 55' 18"W	46.10
C7	44.69	50.00	51.22	S40° 01' 07"W	43.22
C8	57.45	50.00	65.83	S18° 30' 25"E	54.34

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	57.19	50.00	65.54	S35° 48' 23"W	54.13
C10	44.95	50.00	51.51	S22° 43' 09"E	43.45
C11	48.66	50.00	55.76	S76° 21' 14"E	46.76
C12	32.97	50.00	37.79	N56° 52' 28"E	32.38
C13	37.24	50.00	42.68	S42° 44' 53"E	36.39
C14	45.91	50.00	50.52	S89° 14' 40"E	42.51
C15	32.82	50.00	37.61	N46° 47' 31"E	32.24
C16	69.38	50.00	79.50	N11° 45' 54"W	63.95

Parcel Line Table		
Line #	Length	Direction
L1	35.99	N53° 29' 00.00"E
L2	30.01	S36° 28' 57.00"E
L3	25.90	S36° 30' 55.50"E
L4	31.80	S81° 30' 07.00"E
L5	35.63	S81° 30' 07.00"E
L6	25.95	S55° 52' 15.00"W
L7	31.58	N8° 34' 33.00"E
L8	31.91	N8° 34' 33.00"E

Parcel Line Table		
Line #	Length	Direction
L9	25.23	N36° 23' 07.00"W
L10	35.82	N81° 30' 07.00"W
L11	31.59	N81° 30' 07.00"W
L12	26.05	N53° 28' 53.50"E
L13	30.01	N53° 26' 57.00"E
L14	35.95	S36° 51' 00.00"E
L15	19.97	S81° 30' 07.00"E
L16	20.03	N81° 30' 07.00"W

SUBDIVISION PLAT OF
PROVENCE RIDGE SUBDIVISION

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

- ● ½" FIR - 1/2-INCH FOUND IRON ROD
- ⊙ ½" SIR - 1/2-INCH SET IRON ROD W/CAP - WITH CAP STAMPED "4355"
- ○ DENOTES NO MONUMENT

M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
VOL. - VOLUME
PG. - PAGE
S.F. - SQUARE FEET
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY
(C.M.) - CONTROL MONUMENT
P.O.B. - POINT OF BEGINNING
T.B.M. - TEMPORARY BENCHMARK
℄ - CENTERLINE
℄ - PROPERTY LINE
Δ - BENCHMARK
DE - DRAINAGE EASEMENT
U.S.E. - UTILITY & SIDEWALK EASEMENT

SCALE: 1" = 70'
BASIS OF BEARING
TEXAS STATE PLAIN COORDINATES
TEXAS SOUTH (4205)
(NAD 83)

GENERAL NOTES:

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.

2. BENCHMARK ½" FIR LOCATED SOUTHEAST CORNER OF SUBDIVISION. ELEVATION 96.50 (NAVD 88).

3. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DEFINED 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 PROTECTED BY LEVEES FROM THE BASE FLOOD.

4. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.

5. BUILDING SETBACKS LINES SHALL BE AS PER CITY OF EDINBURG ZONE "URBAN RESIDENTIAL"
- FRONT : 20 FT OR EASEMENT, WHICHEVER IS GREATER
- FRONT CUL-DE-SAC: 15 FT OR EASEMENT, WHICHEVER IS GREATER
- REAR : 20 FT OR EASEMENT, WHICHEVER IS GREATER
- SIDE : 6 FT OR EASEMENT, WHICHEVER IS GREATER
- CORNER SIDE: 10 FEET OR EASEMENT, WHICHEVER IS GREATER

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6.239 CU.FT. OR 1.06 AC.FT. OF STORM WATER RUNOFF.

7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.

8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTERS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.

9. A 5 FOOT CONCRETE SIDEWALK WITH A.D.A. RAMPS IS REQUIRED ALONG RAUL LONGORIA ROAD DURING SUBDIVISION STAGE.

10. A 5 FOOT A.D.A. COMPLIANCE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE.

11. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINE THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.

13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

14. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

15. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT IS SUBJECT TO REMOVAL.

16. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: MAVERICK VALLEY BUILDERS, LLC	PO BOX 204 LA BLANCA, TEXAS 78558	(956) 207-0149
OWNER: ILLAB INVESTMENTS, LLC	1624 E GRIFFIN PARKWAY MISSION, TEXAS 78572	(956) 821-5944
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 581-0143
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 821-7026

I.N. CIVIL DESIGNS, LLC
CIVIL DESIGNS - CIVIL DRAFTING
LAND SURVEYING - LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3845
EMAIL: ISIDRO@INCIVILDESIGNS.COM
www.incivildesigns.com

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STATE OF TEXAS
COUNTY OF HIDALGO

I, KIMBERLY MENDOZA, ADMINISTRATOR / DIRECTOR OR PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT SHOWN AS PROVENCE RIDGE 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 _____, 20_____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

_____
ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE UP NORTH ON WARE ROAD APARTMENTS & BUSINESS CENTER SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
WILLIAM A. MANGUM, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 4353

STATE OF TEXAS
COUNTY OF HIDALGO

I, RICARDO HINOJOSA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
RICARDO HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 65228

BEING A 16.74 ACRES TRACT OF LAND, MORE OF LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET.AL. SUBDIVISION OF PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 16.74 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 20.00 ACRES TRACT DESCRIBED IN A GIFT WARRANTY DEED CONVEYED TO DAVID ESTEVIS, DATED APRIL 27, 2018, RECORDED IN DOCUMENT #2018-2931938, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND SAID 16.74 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT THE SOUTHEAST CORNER OF THE SAID LOT 5, BLOCK 1, SAME POINT BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 1, AND SAME POINT BEING THE INTERSECTION BETWEEN THE CENTERLINES OF WISCONSIN ROAD AND RAUL LONGORIA ROAD (F.M. 1426);

THENCE, N 8 DEGREES 29 MINUTES 53 SECONDS E, ALONG THE EAST LINE OF SAID LOT 5, BLOCK 1, SAME BEING ALONG THE CENTERLINE OF RAUL LONGORIA ROAD (F.M. 1426), TO THE NORTHEAST CORNER OF A CALLED 12.87 ACRES TRACT CONVEYED TO RAMON ESTEVIS, RECORDED IN VOLUME 1529, PAGE 837, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS A DISTANCE OF 360.00 FEET TO A CALCULATED POINT;

THENCE, N 81 DEGREES 30 MINUTES 07 SECONDS W, ALONG THE NORTH LINE OF THE SAID 12.87 ACRES RAMON ESTEVIS TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF RAUL LONGORIA ROAD (F.M. 1426) (100 FOOT EXISTING RIGHT-OF-WAY AS PER VOLUME 992, PAGE 436, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81 DEGREES 30 MINUTES 07 SECONDS W, ALONG THE NORTH LINE OF THE SAID 12.87 ACRES RAMON ESTEVIS TRACT, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A CALLED HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAIN DITCH RIGHT-OF-WAY EASEMENT (200-FOOT WIDE AS PER VOLUME 2414, PAGE 842, OFFICIAL RECORDS OF HIDALGO COUNTY, A DISTANCE OF 1,303.65 FEET TO A 1/2" IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8 DEGREES 34 MINUTES 33 SECONDS E, ALONG THE EAST RIGHT-OF-WAY OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY EASEMENT, TO A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 14.33 ACRES TRACT CONVEYED TO GUADALUPE LABRADOR TORRES, RECORDED IN DOCUMENT #1480649, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 559.40 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81 DEGREES 30 MINUTES 07 SECONDS E, ACROSS THE SAID LOT 5, BLOCK 1, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 14.33 ACRES GUADALUPE LABRADOR TORRES TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426) (100 FOOT EXISTING RIGHT-OF-WAY AS PER VOLUME 992, PAGE 436, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,302.89 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8 DEGREES 29 MINUTES 53 SECONDS W, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD (F.M. 1426) (100 FOOT EXISTING RIGHT-OF-WAY AS PER VOLUME 992, PAGE 436, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 559.40 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 16.74 ACRES OF LAND, MORE OR LESS.

MAYOR, CITY OF EDINBURG
CERTIFICATE OF APPROVAL

I, 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: _____ _____
CITY SECRETARY DATE

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 THE TEXAS WATER CODE 49 211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE HAS NOT REVIEWED AND 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

THIS PLAT APPROVED BY IRRIGATION DISTRICT #2

ON THIS _____ DAY OF _____ 20_____
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ ATTEST: _____
SECRETARY DATE PRESIDENT 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

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PROVENCE RIDGE SUBDIVISION** TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR THE 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 GOVERNMENT 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 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 SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG EXCEPT THE ONES OUTSIDE THE SUBDIVISION ALONG RAUL LONGORIA ROAD.

_____
MAVERICK VALLEY BUILDERS, LLC
MICHAEL A. CANTU, MANAGER

_____
ILLAB INVESTMENTS, LLC
AARON BALLI JR., MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MICHAEL A. CANTU** 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 THE DAY _____
OF _____ . 20 _____ .

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **AARON BALLI JR.** 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 THE DAY _____
OF _____ . 20 _____ .

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

SUBDIVISION PLAT OF

PROVENCE RIDGE SUBDIVISION

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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OWNER: ILLAB INVESTMENTS, LLC	1624 E GRIFFIN PARKWAY MISSION, TEXAS 78572	(956) 821-5944
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 581-0143
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 821-7026

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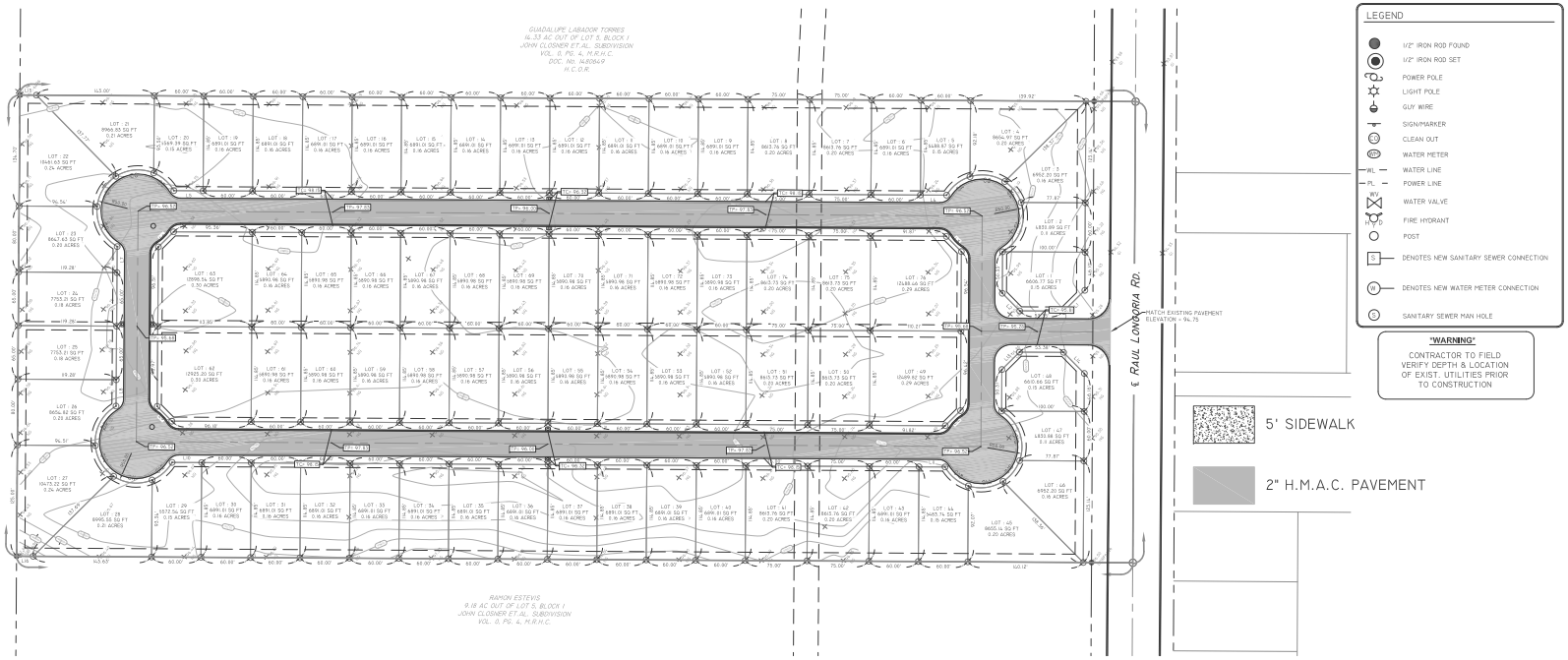

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL AND OSHA REGULATIONS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, RAMPS, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND TOTAL NUMBER, LOCATION, AND SIZE OF DOWNSPOUTS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
5. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, EDGE OF PAVEMENT, CENTER OF STRIPE OR OBJECT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS THAT ARE TO BE ABANDONED, REMOVED OR RELOCATED, SHALL BE DONE IN A PROPER MANNER OFFSITE, AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REGULATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE CITY STANDARD SITE WORK SPECIFICATIONS".
9. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT WHERE APPLICABLE.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF PROPERTY CORNERS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO DAMAGE OR ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS, NO ADDITIONS, DELETIONS OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

ABBREVIATIONS

TYP	TYPICAL
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
L.F.	LINEAR FOOT/LINEAR FEET
TC	TOP OF CURB
TP	TOP OF PAVEMENT
BC	BACK OF CURB
FL	FLOW LINE
CONC.	CONCRETE
PGE	PROPOSED GRADE ELEVATION

CIVIL OBSERVATIONS

1. JOB SITE OBSERVATIONS BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONSIST OF VISUAL OBSERVATION OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE INTENT.
2. SUCH OBSERVATIONS SHALL NOT BE RELIED UPON BY OTHERS AS ACCEPTANCE OF THE WORK, NOR SHALL IT BE CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY FROM HIS OBLIGATIONS AND RESPONSIBILITIES UNDER THE CONSTRUCTION CONTRACT.
3. SPECIFICALLY BUT WITHOUT LIMITATION, OBSERVATIONS BY THE DESIGN PROFESSIONAL SHALL NOT REQUIRE THE DESIGN PROFESSIONAL TO ASSUME RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR FOR ITEMS NOT INSTALLED OR IMPROPERLY INSTALLED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
4. NOTIFY ENGINEER 48 HOURS IN ADVANCED WHEN A CIVIL OBSERVATION IS REQUIRED.

GRADING PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED ARE TO BE REMOVED TO THE RIGHT OF WAY.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
5. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. STRIP THE TOP 6 INCHES OF TOPSOIL AND VEGETATION FROM PROPOSED PAVING AND SIDEWALKS. STRIPPED TOPSOIL MAY BE STOCKPILED AND USED FOR FILL IN LANDSCAPE AND LAWN AREAS PROVIDED IT IS FREE OF ROCKS AND TRASH.
8. FILL BELOW PROPOSED PAVEMENT AREAS MAY BE SELECT FILL WITH PLASTICITY INDEX RANGING FROM 5 - 17%.
9. ALL SIDEWALKS SHALL HAVE A MINIMUM SLOPE OF ¼" PER FOOT. ELEVATIONS OF TOP OF CURB NEAR BUILDING ASSUME ¼" PER FOOT SLOPE ACROSS COVERED ENTRY AND SIDEWALK.
10. EXPANSION JOINTS TO BE PLACED WHERE BUILDING FOUNDATION MEET CONCRETE PAVEMENT OR SIDEWALK.
11. ALL REQUIRED SELECT FILL TO BE PLACED IN 6 INCH LIFTS WITH COMPACTION TO 95% PROCTOR.
12. ALL CURB AND GUTTER TO BE BACKFILLED AND STABILIZED AS REQUIRED.
13. ALL GRADING TO BE ESTABLISHED TO PROVIDE SURFACE TO DRAINAGE.
14. ALL OBSTRUCTIONS BUILDINGS, POLES, WIRES, SLABS, FENCING OR GUARD RAILS CONFLICTING WITH THE PROPOSED IMPROVEMENTS ARE TO BE REMOVED, RELOCATED AND/OR DISPOSED OF BY THE CONTRACTOR AS PER ENGINEERS WRITTEN INSTRUCTIONS.
15. HANDICAP SIGNAGE TO CONFORM WITH FEDERAL REGULATIONS (A.D.S.).
16. CONTRACTOR TO INCLUDE ALL SIGNS AND STRIPING FOR PARKING LOTS, STREETS & ROADWAYS
17. CIVIL ENGINEER WILL NOT PROVIDE CONSTRUCTION STAKING ON (ON-SITE) IMPROVEMENTS.
18. CONTRACTOR TO GRADE SWALES AS REQUIRED FROM SIDEWALK DRAINAGE OPENINGS, FIRE LANES, CULVERTS AND CURB SLOTS TO INLETS.
19. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE CONSTRUCTION.
20. CONTRACTOR SHALL PROVIDE SWPPP AS PART OF PERMITTING PROCESS.

1 NEW PAVING & GRADING LAYOUT
1"=70'

DATE: 02/18/2022
SCALE:
REVISIONS:

MAVRICK VALLEY BUILDERS, LLC
PH: 956.207.0149
PO BOX 204
LA BLANCA, TX 78558

TITLE:
PROVENCE RIDGE SUBDIVISION
EDINBURG, TEXAS

LN CIVIL DESIGNS, LLC
CIVIL DESIGNS · CIVIL DRAFTING
LAND SURVEYING · LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3545
EMAIL: ISIDRO@LNCIVILDESIGNS.COM
www.lncivildesigns.com

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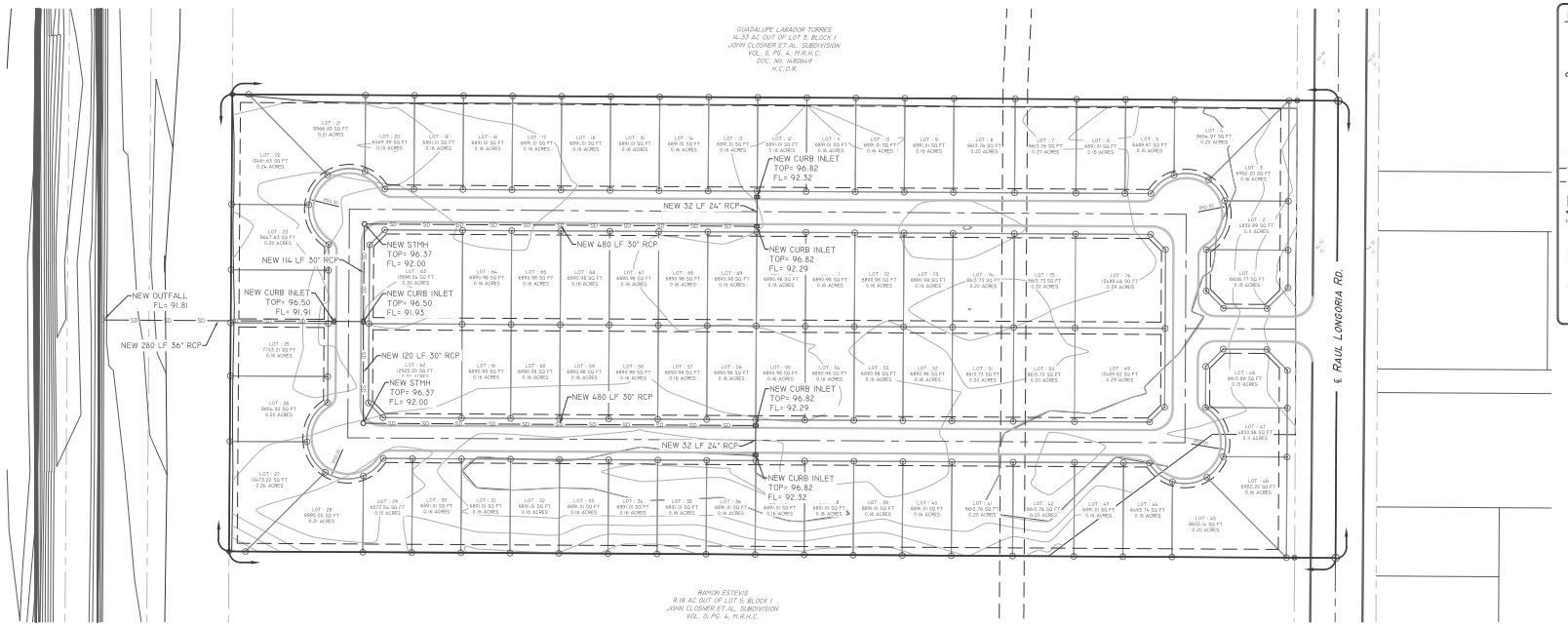
ENGINEER: RH
DESIGNER: S.N.
SURVEYOR:
DRAWN BY: S.N.
JOB NO.: 22-102
BOOK NO.:
SHEET:
C1



SITE PLAN NOTES

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4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
5. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, EDGE OF PAVEMENT, CENTER OF STRIPE OR OBJECT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS THAT ARE TO BE ABANDONED, REMOVED OR RELOCATED, SHALL BE DONE IN A PROPER MANNER OFFSITE, AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REGULATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
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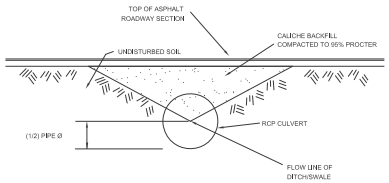
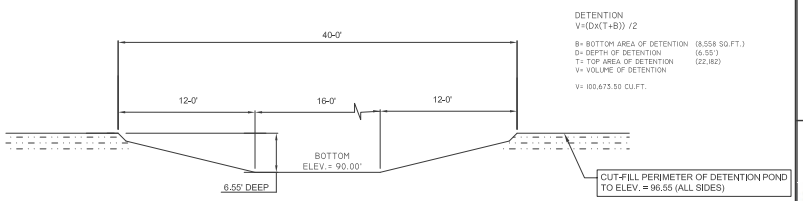


TYPICAL DRAINAGE CULVERT



DETENTION
V=(D(T+B)) /2

B= BOTTOM AREA OF DETENTION (8,558 SQ.FT.)
D= DEPTH OF DETENTION (6.55')
T= TOP AREA OF DETENTION (22,182)
V= VOLUME OF DETENTION

V= 100,673.50 CU.FT.

DETENTION AREA TYPICAL CROSS-SECTION A-A (ESTIMATED 100,673.50 C.F. CAPACITY)
N.T.S.

Vtot REQUIRED= 46,239 CU.FT. (1.06 ACRE-FEET)
Vtot DETAINED= 100,673.50 CU.FT. (2.31 ACRE-FEET)

STORM SEWER PLAN NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT SIZE, NUMBER AND LOCATION OF ALL ROOF DRAINS.
2. IF THE CONTRACTOR RELOCATES BENCHMARK WITH NEW BENCHMARK, IT SHALL BE LOCATED WITHIN A TOLERANCE OF 0.10'.
3. CONTRACTOR SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS OF STORM SEWER TRENCHES.
5. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED WITH NON-SHRINK GROUT TO ASSURE A WATERTIGHT FIT.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. MANHOLES IN UNPAVED AREAS SHALL HAVE 6 INCHES ABOVE FINISHED GRADE. LIDS SHALL BE LABELED "STORM SEWER".
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS OUTLINED IN THE T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING SWPPP AND REQUIRED PERMITS.
8. CONTRACTOR SHALL UTILIZE PREFABRICATED BENDS, FIELD FABRICATED BENDS OR RADIUS PIPE TO ACCOUNT FOR DEFLECTIONS IN STORM SEWER PIPE WHERE SHOWN HEREON.
9. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
10. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
12. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
13. REINFORCED CONCRETE PIPE SHALL BE CLIII RUBBER GASKET.

CIVIL OBSERVATIONS

1. JOB SITE OBSERVATIONS BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONSIST OF VISUAL OBSERVATION OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE INTENT.
2. SUCH OBSERVATIONS SHALL NOT BE RELIED UPON BY OTHERS AS ACCEPTANCE OF THE WORK, NOR SHALL IT BE CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY FROM HIS OBLIGATIONS AND RESPONSIBILITIES UNDER THE CONSTRUCTION CONTRACT.
3. SPECIFICALLY BUT WITHOUT LIMITATION, OBSERVATIONS BY THE DESIGN PROFESSIONAL SHALL NOT REQUIRE THE DESIGN PROFESSIONAL TO ASSUME RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR FOR ITEMS NOT INSTALLED OR IMPROPERLY INSTALLED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
4. NOTIFY ENGINEER 48 HOURS IN ADVANCED WHEN A CIVIL OBSERVATION IS REQUIRED.



1 NEW DRAINAGE LAYOUT
1"=70'

DATE: 02/18/2022
SCALE:
REVISIONS:

MAVRICK VALLEY BUILDERS, LLC
PH: 956.207.0149
PO BOX 204
LA BLANCA, TX 78558

TITLE:
PROVENCE RIDGE
SUBDIVISION
EDINBURG, TEXAS

LN CIVIL DESIGNS, LLC
CIVIL DESIGNS - CIVIL DRAFTING
LAND SURVEYING - LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3345
EMAIL: DESIGNS@LNCIVILDESIGNS.COM
www.lncivildesigns.com

ENGINEER: RH
DESIGNER: S.N.
SURVEYOR:
DRAWN BY: S.N.
JOB NO.: 22-102
BOOK NO.:
SHEET:
C2

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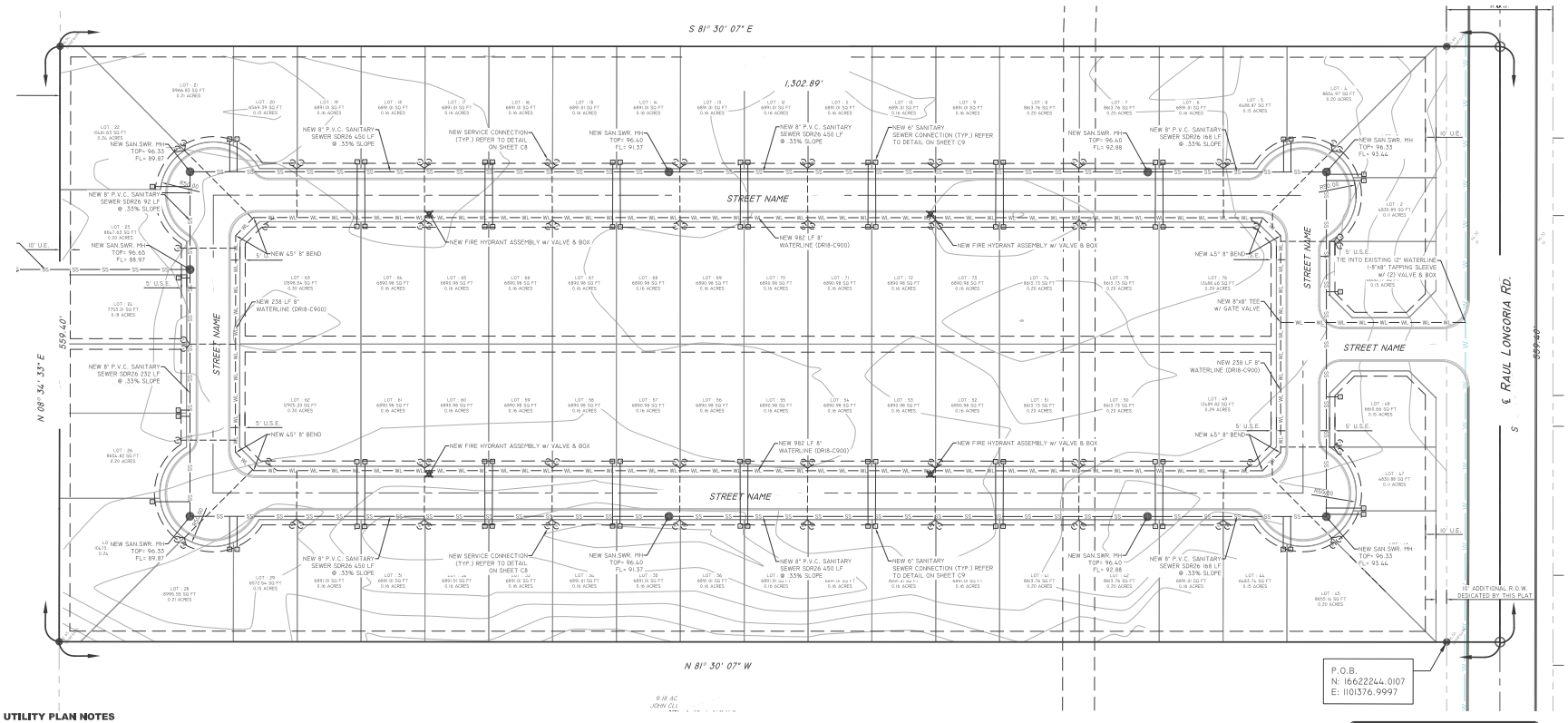

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
3. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED) , THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI /I.II (AWWA C-151) CLASS 150. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDING 45° BENDS WHERE NECESSARY TO ROUTE PROPOSED WATER LINES AROUND PROPOSED STORM SEWER.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE CITY UTILITY DEPARTMENT AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS PRIOR TO EXISTING UTILITIES.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO BACKFILLING.
7. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I.
8. DRAWINGS TO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
11. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS OUTLINED BY OSHA.
12. ALL STEEL ENCASEMENT PIPE SHALL HAVE A WALL THICKNESS OF 0.25 INCHES.
13. ALL SANITARY SEWER AND WATER LINES SHALL COMPLY WITH THE REQUIREMENTS AS SPECIFIED IN THE SITE WORK SPECIFICATIONS.
14. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTERLINE OR MANHOLE, FACE OF BUILDING, OR BACK OR CURB UNLESS OTHERWISE NOTED.
15. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE, AND SHALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVING THE FACILITY.
16. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES, UTILITIES, ETC., WHETHER PUBLICLY OR PRIVATELY OWNED.
17. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD REPAIRS, RESTORE AND MAKE GOOD.
18. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY FOR ANY CONSTRUCTION DONE ON PUBLIC R.O.W. AND SHALL INCLUDE TRAFFIC CONTROL AS REQUIRED.
19. NOTICE TO CONTRACTOR: TEXAS ONE CALL SYSTEM AS REQUIRED BY THE "TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE SYSTEM.
20. CONTRACTORS SHALL IDENTIFY ALL UNDERGROUND LINES BEFORE COMMENCING WORK. CONTRACTOR SHALL ADJUST ANY ELECTRICAL LINES THAT CONFLICT WITH CONSTRUCTION OF THESE IMPROVEMENTS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION PERMITS AS NEEDED FROM CITY AND/OR OTHER LOCAL AUTHORITIES. CONTRACTOR SHALL PAY ALL PERMIT FEES ASSOCIATED WITH OBTAINING PERMITS.
22. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND. ANY DISCREPANCY BETWEEN CONTRACTOR'S MEASUREMENTS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND CONTRACTOR SHALL CEASE WORK UNTIL DISCREPANCY IS RESOLVED.

LEGEND

- 1/2" IRON ROD FOUND
- POWER POLE
- LIGHT POLE
- SIGN/MARKER
- WL — WATER LINE
- PL — POWER LINE
- WV — WATER VALVE
- FIRE HYDRANT
- POST
- S — DENOTES NEW SANITARY SEWER CONNECTION
- W — DENOTES NEW WATER METER CONNECTION
- S — SANITARY SEWER MAN HOLE

"WARNING"

CONTRACTOR TO FIELD VERIFY DEPTH & LOCATION OF EXIST. UTILITIES PRIOR TO CONSTRUCTION

GENERAL NOTES FOR SEWER CONNECTION:

1. THE TOP ELEVATION OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 6 INCHES ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
2. SEWER PIPE DIAMETER AND MATERIAL SHALL BE AS INDICATED ON PLANS AND SPECIFICATIONS.
3. IN THE EVENT THAT PLANS OR STANDARD DETAILS CONFLICT WITH THE CITY PLUMBING ORDINANCES, CITY ORDINANCES SHALL CONTROL AND BE ADHERE TO IN ALL CASES.
4. CONTRACTOR MUST BE LICENSED AND BONDED BY THE CITY.
5. PIPE SHALL BE BURIED A MINIMUM OF 4'.
6. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE.
7. REPAIR OF ALL EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL MAKE EVERY EFFORT POSSIBLE TO MINIMIZE THE DISTURBANCE OF ALL EXISTING SHRUBS, LAWNS, AND OTHER LANDSCAPING FEATURES AND SHALL COORDINATE REMOVAL OF TREES WITH OWNERS OR ENGINEER.
9. PLUGS BETWEEN THE EXISTING AND PROPOSED SYSTEM SHALL BE REMOVED ONLY WHEN THE PROPOSED SANITARY SEWERS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. NO PLUG SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ENGINEER
10. SEWER SERVICE SHALL BE MAINTAINED TO ALL RESIDENCES AT ALL TIMES. IF FOR ANY REASON, THE CONTRACTOR NEEDS TO INTERRUPT SERVICE, HE SHALL FIRST OBTAIN APPROVAL FROM ENGINEER.
11. ALL CUT & PLUG OF SEWER LINES SHALL BE CONSIDERED SUBSIDIARY TO OTHER BID ITEMS. NO SEPARATE PAY WILL BE ALLOWED.
12. WHENEVER SANITARY SEWER CROSSES WITHIN 10 FEET ABOVE OR BELOW A WATER LINE THE SANITARY SEWER SHALL BE CONSTRUCTED OF D.I.,CLASS 50, PRESSURE PIPE OR AWWA C900 PVC FOR A MINIMUM DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER LINE.
13. ALL SANITARY SEWER MAINS SHALL BE SDR-26 PVC WITH 4' MINIMUM BURY, PIPE PER THE CITY REQUIREMENTS.
14. P.V.C. PIPE SHALL HAVE BELL AND SPIGOT JOINTS. NO CHEMICALLY WELDED JOINTS SHALL BE PERMITTED.
15. GRADES FOR SEWER MAINS MAY BE VARIED FROM ELEVATIONS INDICATED ON THE PLANS ONLY ON THE DIRECTION AND APPROVAL OF THE OWNER OR HIS AUTHORIZED REPRESENTATIVE, AND BY THE CITY.
16. ALL UTILITIES MY BE OPEN - CUT UNLESS SPECIFICALLY NOTED OTHERWISE. REPAIR OF ALL EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE LINED.

1 NEW UTILITIES LAYOUT
1"=50'

DATE: 02/18/2022
SCALE:
REVISIONS:

MAVRICK VALLEY BUILDERS, LLC
PH: 956.207.0149
PO BOX 204
LA BLANCA, TX 78558

TITLE:
PROVENCE RIDGE SUBDIVISION
EDINBURG, TEXAS

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www.incivildesigns.com

ENGINEER: RH
DESIGNER: S.N.
SURVEYOR:
DRAWN BY: S.N.
JOB NO.: 22-102
BOOK NO.:
SHEET: C4

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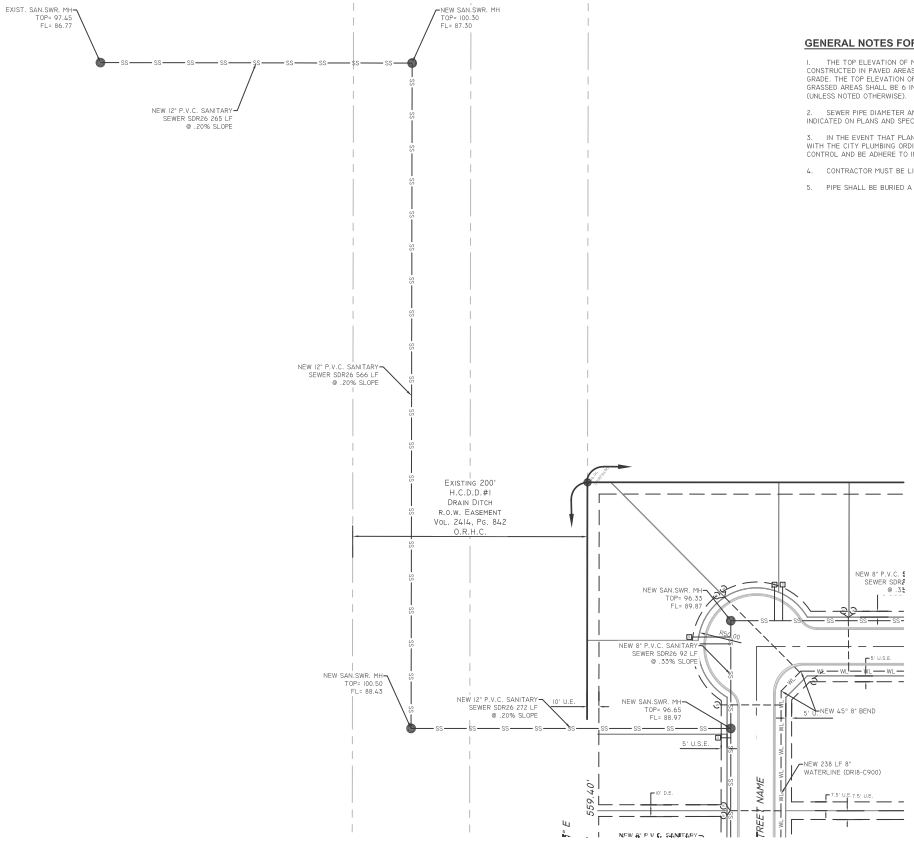

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- LIGHT POLE
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"WARNING"

CONTRACTOR TO FIELD VERIFY DEPTH & LOCATION OF EXIST. UTILITIES PRIOR TO CONSTRUCTION

1 NEW UTILITIES LAYOUT
1"=50'

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ENGINEER: RH
DESIGNER: S.N.
SURVEYOR:
DRAWN BY: S.N.
JOB NO.: 22-102
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SHEET:
C4.1

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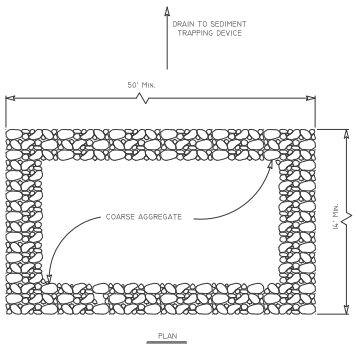
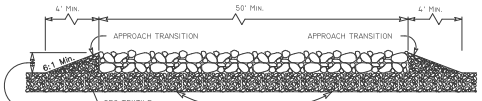


PLAN

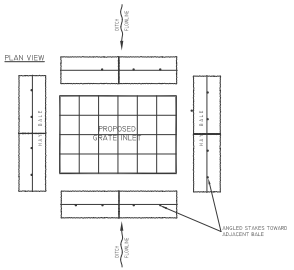
GENERAL NOTES

1. THE LENGTH OF THE TYPE I CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND SHOULD BE GRADED TO MEET EXISTING GRADE.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PROFILE

CONSTRUCTION EXIT (TYPE I)



BALED HAY USAGE GUIDELINES

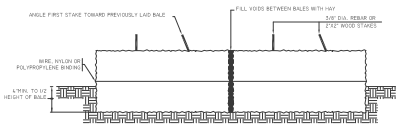
A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOWRATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAX. PEAK FLOW THRU RATE OF 5 GPM/FT OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10%, THE LENGTH OF SLOPE UPSTREAM THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE ADDITIONAL FOLLOWING CONSIDERATIONS APPLY:

1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOWRATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERTOPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACE USUALLY EVERY TWO MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

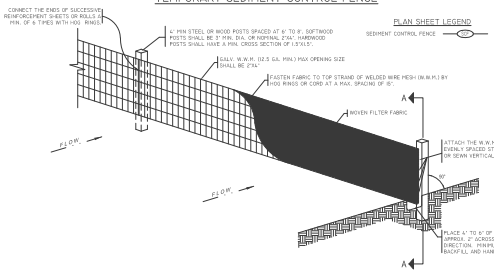


BALED HAY FOR EROSION CONTROL

PLAN SHEET LEGEND

BALED HAY

TEMPORARY SEDIMENT CONTROL FENCE



PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE

GENERAL NOTES :

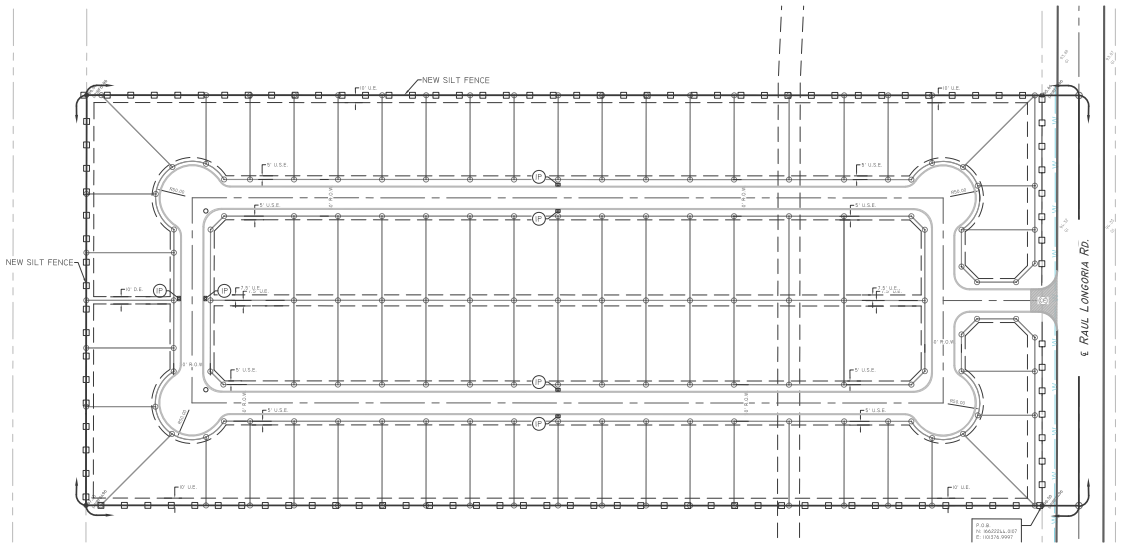
1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SEDIMENT CONTROL FENCE USAGE GUIDELINES 2

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2-YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN TWO ACRES.

GENERAL NOTES :

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
2. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
3. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
4. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE BALE.
5. HAY BALES SHALL BE PLACE IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
6. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2"X2" WOOD STAKES DRIVE THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.



LEGEND

- (CE) PROP. TEMPORARY STONE CONSTRUCTION ENTRANCE (REFER TO DETAILS)
- PROP. SILT FENCE (REFER TO DETAILS)
- (IP) PROP. INLET PROTECTION (REFER TO DETAILS)

1 NEW EROSION & SEDIMENT CONTROL
1"=80'

DATE: 02/18/2022
SCALE:
REVISIONS:

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LA BLANCA, TX 78558

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JOB NO.: 22-102
BOOK NO.:
SHEET:
C5

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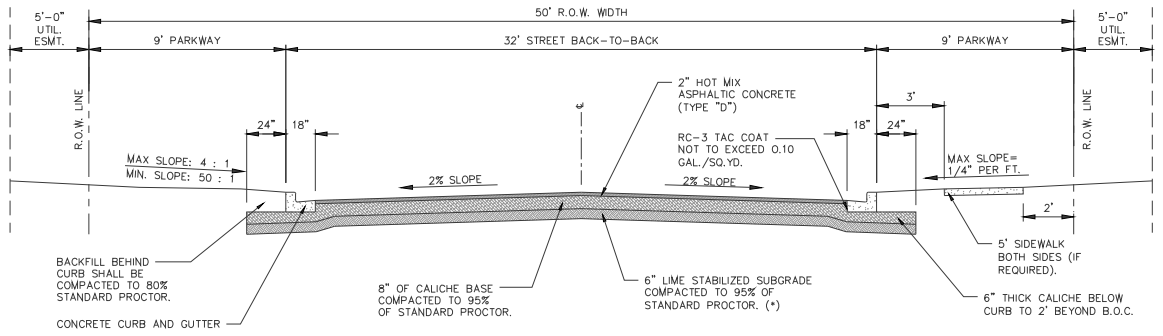


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

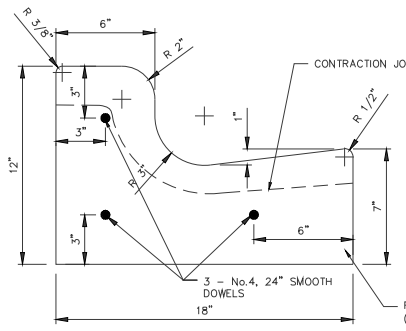
NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
½"	20 - 60
No. 4	40 - 75
No. 40	70 - 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

MINOR RESIDENTIAL STREET SECTION
(32' BB – 50' R.O.W.) – DETAIL

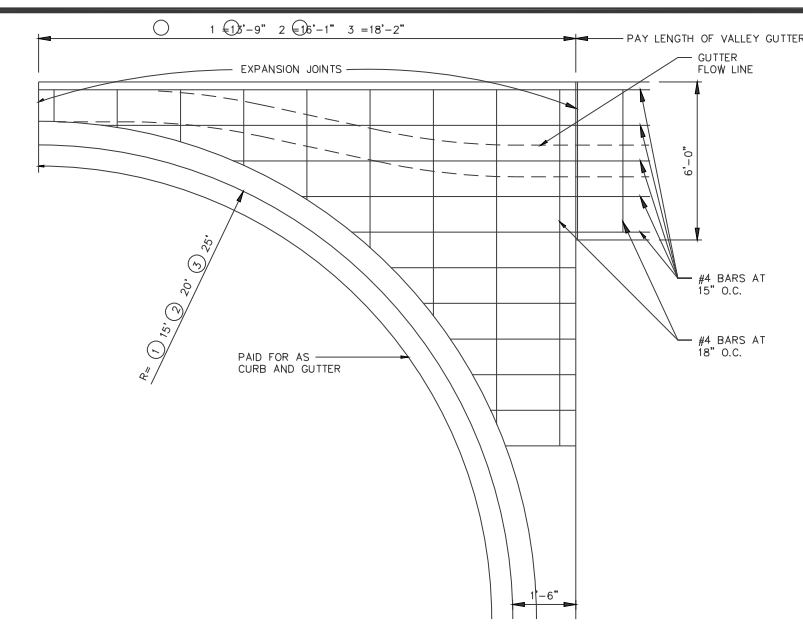


GENERAL NOTES:

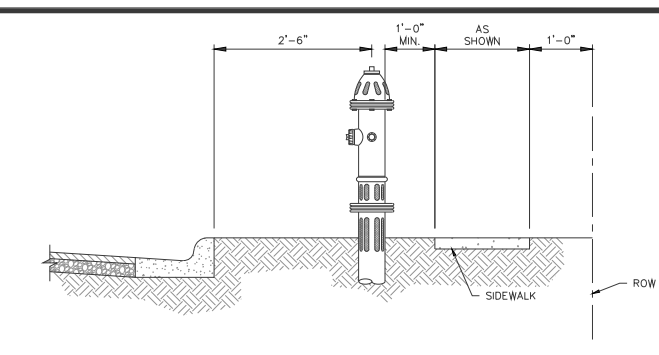
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. ½"EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
4. EXPANSION JOINTS SHALL HAVE ½" EXPANSION JOINT MATERIAL AND 3 No.4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

CURB AND GUTTER DETAIL

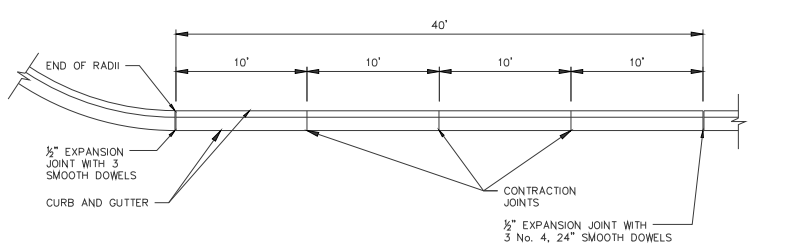
NOT TO SCALE



VALLEY GUTTER DETAIL

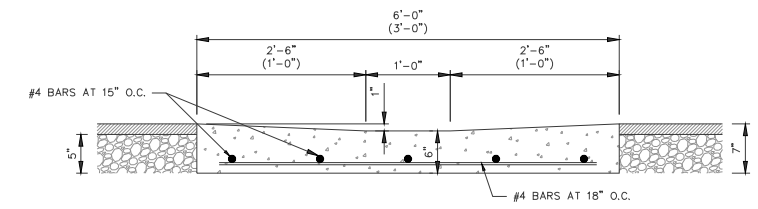


FIRE HYDRANT LOCATION – PROFILE

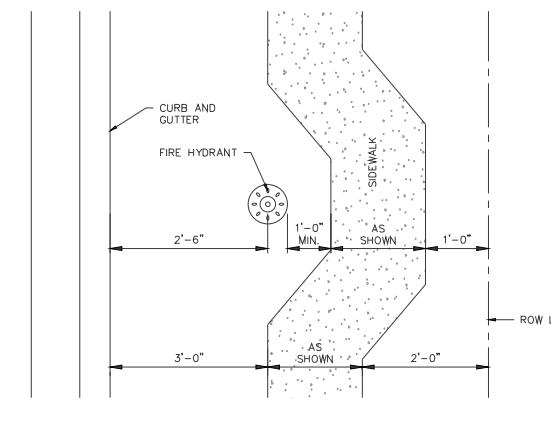


TYPICAL JOINTS

NOT TO SCALE

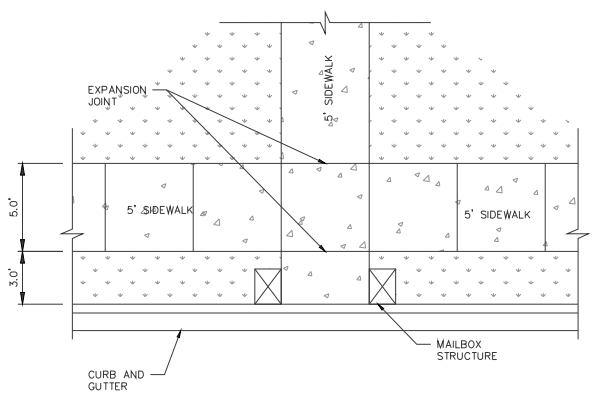


TYPICAL VALLEY GUTTER SECTION



FIRE HYDRANT LOCATION – PLAN

SIDEWALK DEVIATION AT FIRE HYDRANT

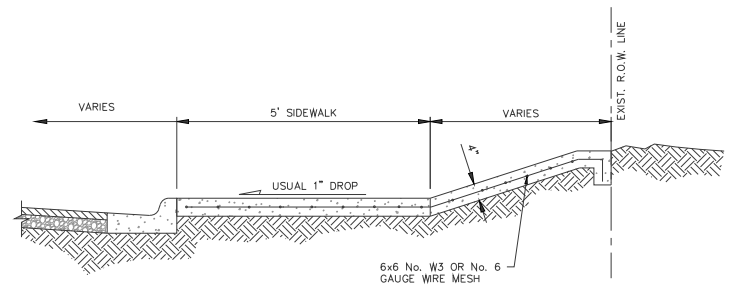


SIDEWALK PLAN

NOTE:

1. ANY CHANGE TO SIDEWALK PLAN SHOULD BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

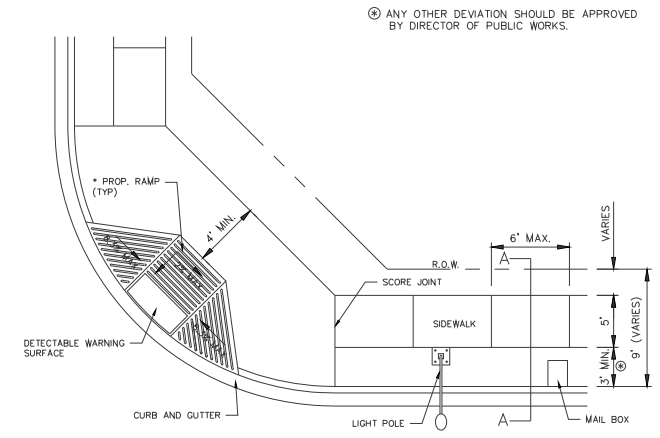
ADA SIDEWALK AT MAILBOX – DETAIL



SIDEWALK RIP RAP

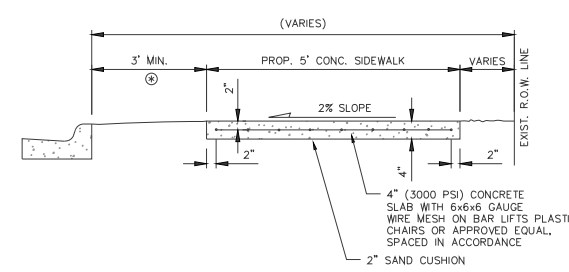
NOTES:
1. SCORE JOINTS ¼" THICKNESS OF SIDEWALK
2. EXPANSION JOINT EVERY 30'
3. JOINT IN CENTER OF SIDEWALK IF OVER 15' WIDE.

⊛ ANY OTHER DEVIATION SHOULD BE APPROVED BY DIRECTOR OF PUBLIC WORKS.



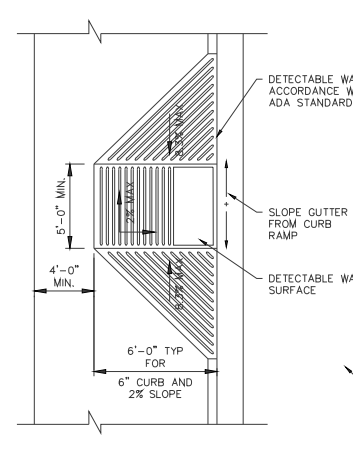
* NUMBER RAMPS AND RAMP TYPES MAY VARY WHERE PROPOSED.

PLAN VIEW

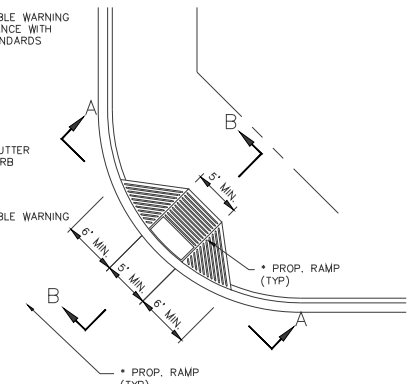


SECTION A–A

TYPICAL CONCRETE SIDEWALK DETAIL
MINOR STREETS

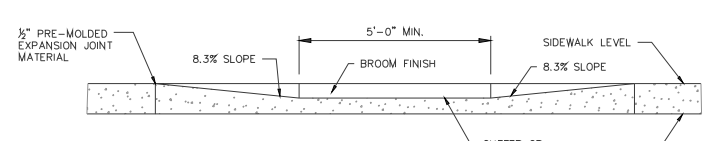


PLAN VIEW

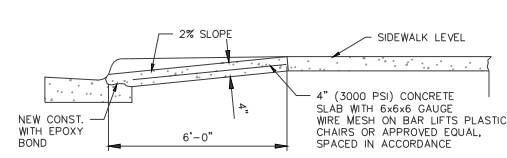


* NUMBER RAMPS AND RAMP TYPES MAY VARY WHERE PROPOSED.

PLAN VIEW

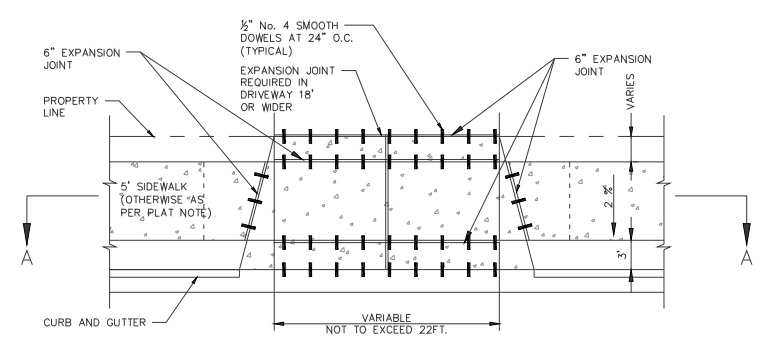


SECTION A–A

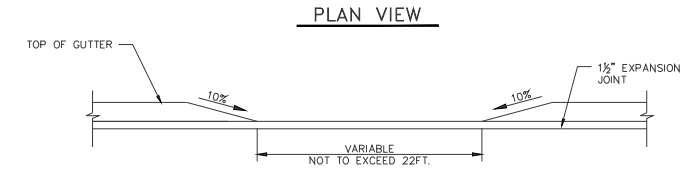


SECTION B–B

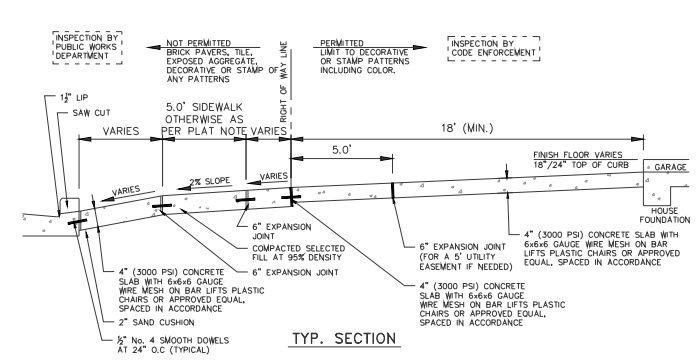
HANDICAP RAMP – DETAILS



PLAN VIEW

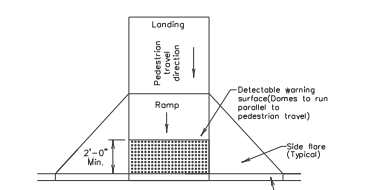


ELEVATION A–A



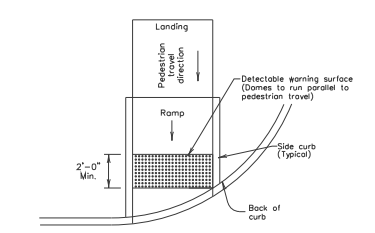
TYP. SECTION

PAVING DRIVE PAD – DETAILS



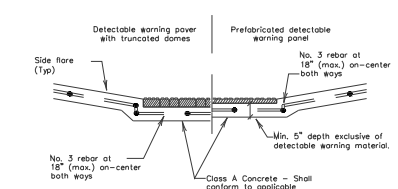
PERPENDICULAR CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

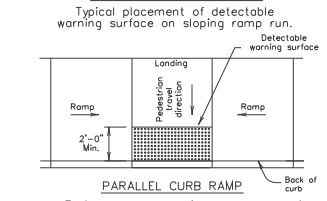


DIRECTIONAL CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.



SECTION: CURB RAMP AT DETECTABLE WARNING



PARALLEL CURB RAMP

Typical placement of detectable warning surface on landing at street edge.

General Notes

Curb Ramps

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5'x 5' minimum with a maximum 2% slope in any direction.
5. Maneuvering space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

Detectable Warning Material

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

Detectable Warning Pavers

24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

Sidewalks

26. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

PEDESTRIAN FACILITIES
DETECTABLE WARNINGS

PAVEMENT DETAILS

DATE: 02/18/2022
SCALE:
REVISIONS:

MAVRICK VALLEY BUILDERS, LLC
PH: 956.207.0149
PO BOX 204
LA BLANCA, TX 78558

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DESIGNER: S.N.
SURVEYOR:
DRAWN BY: S.N.
JOB NO.: 22-102
BOOK NO.:
SHEET:
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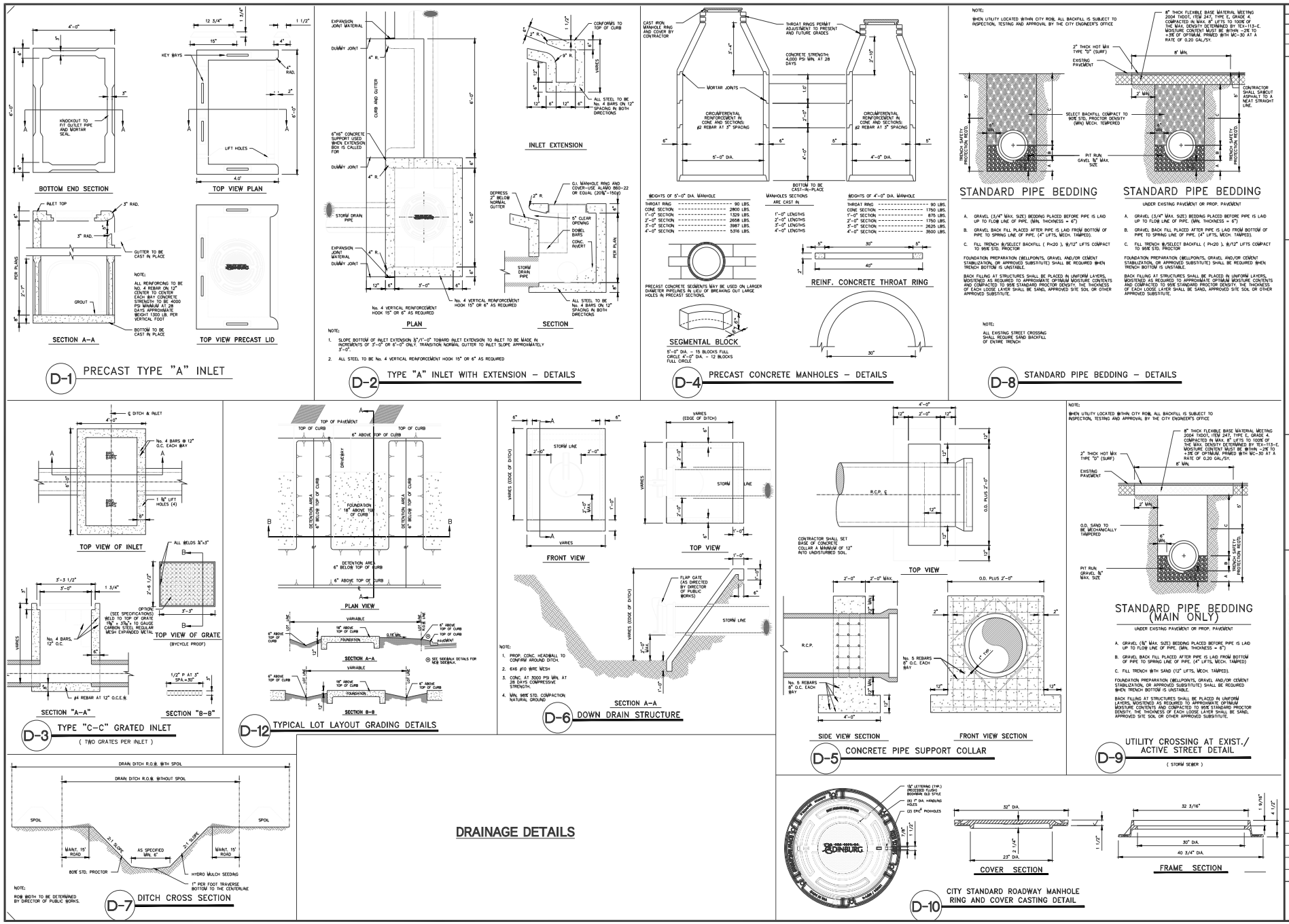

DATE: 02/18/2022
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MAVRICK VALLEY BUILDERS, LLC
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LA BLANCA, TX 78558

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DESIGNER: S.N.
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DRAWN BY: S.N.
JOB NO.: 22-102
BOOK NO.:
SHEET: C7

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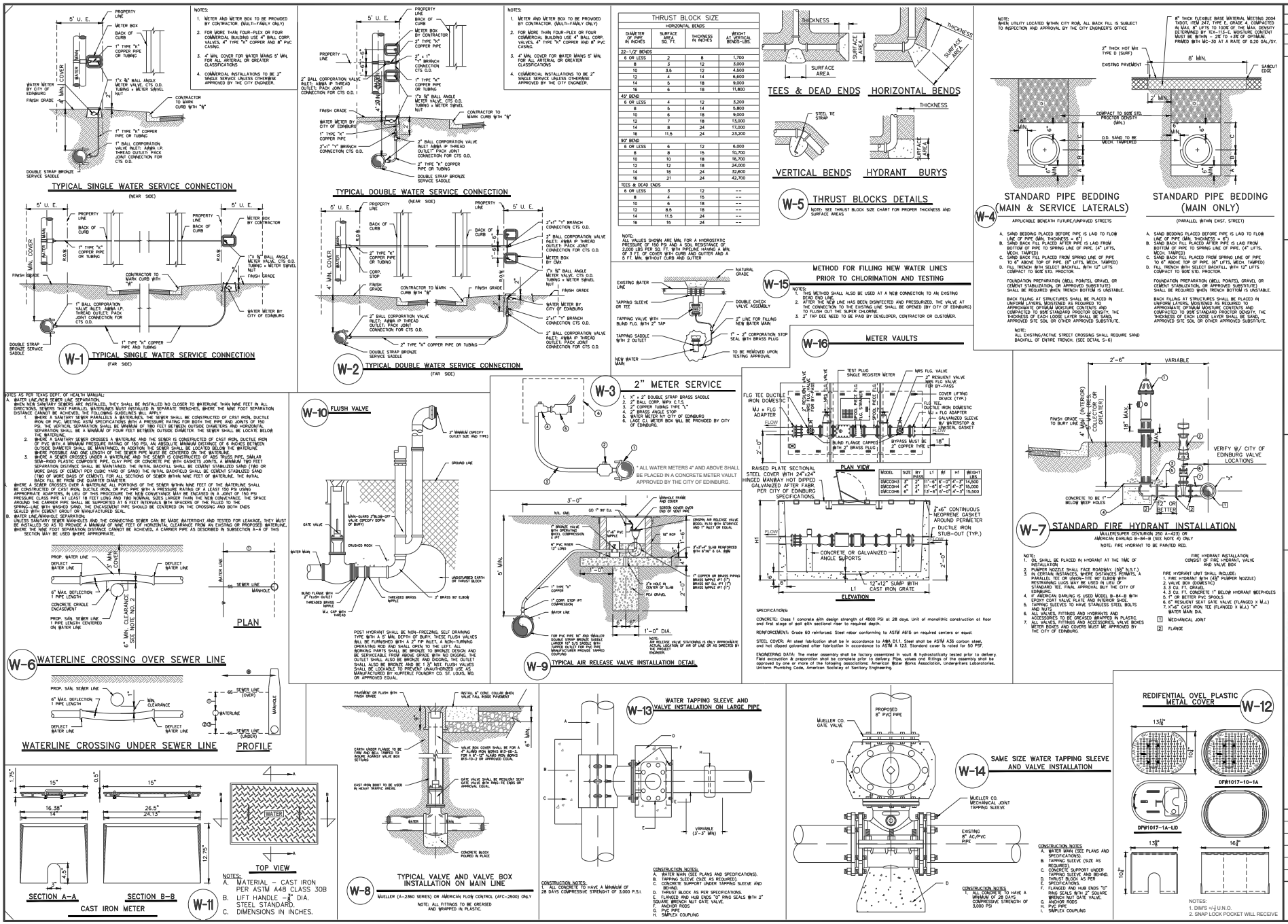

THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--

NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 PSI AND A SOIL RESISTANCE OF 2,000 LBS PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB AND GUTTER AND A 5 FT. MIN. WITHOUT CURB AND GUTTER

W-4 STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)	STANDARD PIPE BEDDING (MAIN ONLY)
APPLICABLE BENEATH FUTURE/UNPAVED STREETS	(PARALLEL WITHIN EXIST. STREET)
A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")	A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)	B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)	C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.	D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.
FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.	FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.	BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.
NOTE: ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)	

NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL:
A. WATER LINE/NEW SEWER LINE SEPARATION.
WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINE THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY
1. WHERE A SANITARY SEWER PARALLELS A WATERLINES, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC, MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETER. THE SEWER SHALL BE LOCATE BELOW THE WATERLINE.
2. WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETER SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
3. WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIE WITH GASKETS JOINTS, A MINIMUM TWO FEET SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) THE INITIAL BACKFIELD SHALL BE CEMENT STABILIZED SAND (TWO OF MORE BAGS OF CEMENT), FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THE INITIAL BACK FILL BE FROM ONE QUARTER DIAMETER.
4. WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF A LEAST 150 PSI USING APPROPRIATE ADAPTERS, IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OF THE FILLED TO THE SPRING-LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
B. WATER LINE/MANHOLE SEPARATION:
UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A-4 OF THIS SECTION MAY BE USED WHERE APPROPRIATE.

W-6 WATERLINE CROSSING OVER SEWER LINE	W-10 FLUSH VALVE
PROP. WATER LINE	2" MINIMUM (SPECIFY OUTLET SIZE AND TYPE)
DEFLECT WATER LINE	GROUND LINE
6" MAX. DEFLECTION 1 PIPE LENGTH	MAIN-GUARD 2"BLOW-OFF VALVE (SPECIFY DEPTH OF BURY)
CONCRETE CRADLE ENCASEMENT	GATE VALVE
PROP. SAN. SEWER LINE 1 PIPE LENGTH CENTERED ON WATER LINE	CRUSHED ROCK
6" MIN. CLEARANCE SEE NOTE NO. 2	BLIND FLANGE WITH 2" FLUSH OUTLET
	THREADED BRASS NIPPLE
	M.J. CAP WITH THREAD
	THREADED BRASS NIPPLE
	2" BRASS 90° ELBOW
	UNDISTURBED EARTH OR THRUST BLOCK

POST HYDRANT SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH A 5' MIN. DEPTH OF BURY. THESE FLUSH VALVES WILL BE FURNISHED WITH A 2" PIP INLET, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE DESIGN AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 1 3/8" NST. FLUSH VALVES SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO. ST. LOUIS, MO. OR APPROVED EQUAL.

W-9 TYPICAL AIR RELEASE VALVE INSTALLATION DETAIL	W-13 WATER TAPPING SLEEVE AND VALVE INSTALLATION ON LARGE PIPE
CONSTRUCTION NOTES: 1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.	CONSTRUCTION NOTES: A. WATER MAIN (SEE PLANS AND SPECIFICATIONS). B. TAPPING SLEEVE (SIZE AS REQUIRED). C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND. D. THRUST BLOCK AS PER SPECIFICATIONS. E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. F. ANCHOR RODS G. PVC PIPE H. SIMPLEX COUPLING

W-14 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION	W-12 REDIFENTIAL OVEL PLASTIC METAL COVER
CONSTRUCTION NOTES 1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI	CONSTRUCTION NOTES A. WATER MAIN (SEE PLANS AND SPECIFICATIONS). B. TAPPING SLEEVE (SIZE AS REQUIRED). C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND. D. THRUST BLOCK AS PER SPECIFICATIONS. E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. G. ANCHOR RODS H. PVC PIPE I. SIMPLEX COUPLING

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TITLE: PROVENCE RIDGE SUBDIVISION
EDINBURG, TEXAS

DATE: 02/18/2022
SCALE:
REVISIONS:

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SURVEYOR:
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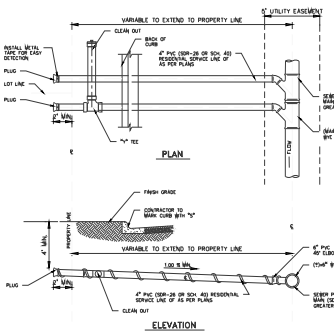
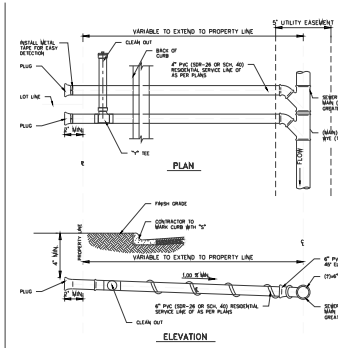


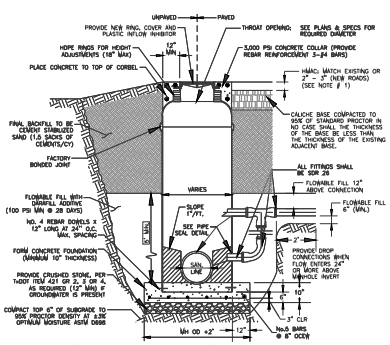
S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL
(RESIDENTIAL AND DUPLEX ONLY)

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

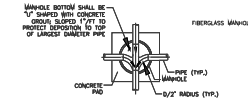


S-2 TYPICAL MULTIFAMILY AND COMMERCIAL TYPICAL MULSEWER SERVICE DETAIL
(MULTIFAMILY UP TO TRIPLEX)

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

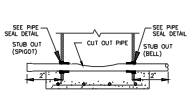


MONOLITHIC FIBERGLASS MANHOLE
NOT TO SCALE



WASTEWATER MANHOLE (BOTTOM)
NOT TO SCALE

PIPE SEAL DETAIL
NOT TO SCALE



SECT. VIEW A-A

MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
≤18"	4'
18"< TO ≤36"	5'
36"< TO ≤42"	6'

APPROVED COATINGS TABLE	
MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAVEN LINING SYSTEM	RAVEN 405
SHERWIN WILLIAMS	DURAPLATE 5800
CARBOLINE	PHENOLINE 309

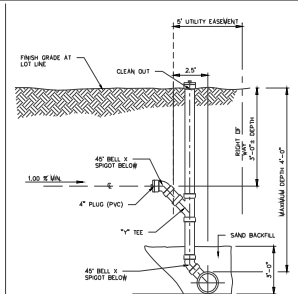
NOTE: COAT ALL CONCRETE SURFACES INCLUDING BUT NOT LIMITED TO BENCH, WALLS AND CONCRETE COLLARS AROUND PIPE CONNECTIONS.

GENERAL WASTEWATER CONSTRUCTION NOTES:

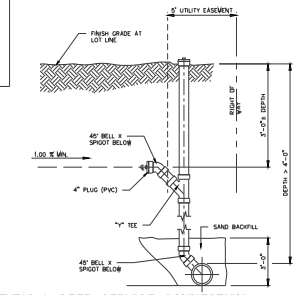
1. HMAC: 2"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. HMAC: 3"-RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS 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 SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
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 0.50" 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 TPSMA WATER STOP GASKET ASSEMBLY.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.

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

NOTE: ALL DROP CONNECTIONS TO M.H. SHALL USE INSERTA-TEE

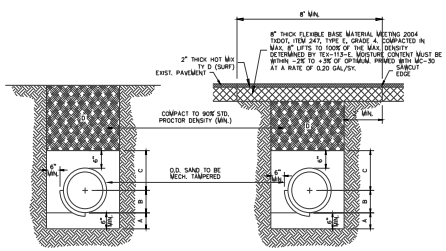


S-4 TYPICAL SHALLOW SERVICE CONNECTION



S-5 TYPICAL DEEP SERVICE CONNECTION

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACK FILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING
(MAIN & SERVICE LATERALS)

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING
(MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 90% STD. PROCTOR.

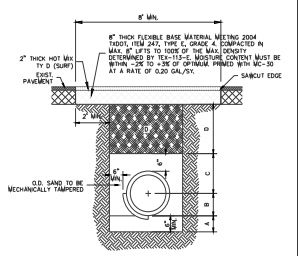
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

S-7 SEWER STANDARD PIPE BEDDING

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING
(MAIN & SERVICE LATERALS)

UNDER EXISTING/ACTIVE STREET CROSSINGS.

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

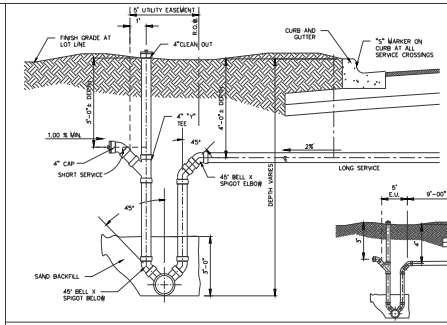
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SAND (12" LIFTS, MECH. TAMPED).

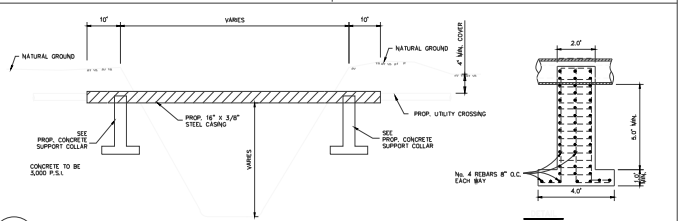
FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

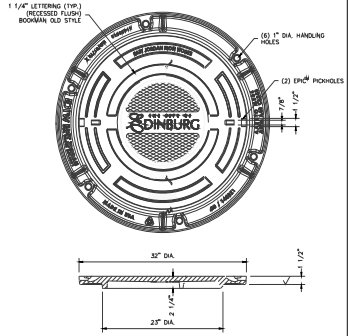
S-8 UTILITY CROSSING AT EXIST./ACTIVE STREET DETAIL (WATER/SEWER)



S-6 TYPICAL DOUBLE DEEP SERVICE CONNECTION

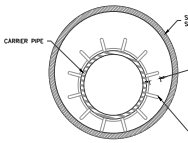


S-10 DRAIN DITCH CROSSING SECTION



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

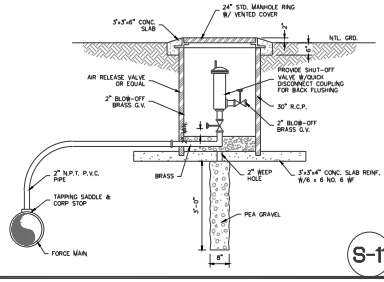
BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.187"
8"	16"	0.187"
10"	18"	0.250"
12"	20"	0.250"
14", 15"	24"	0.344"
16"	24"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



S-9 UTILITY LINE BORE

GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION – TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.



S-11 INSTALLATION DETAIL SEWAGE AIR RELEASE VALVE

DATE: 02/18/2022
SCALE:
REVISIONS:

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PO BOX 204
LA BLANCA, TX 78558

TITLE:
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EDINBURG, TEXAS

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DESIGNER: S.N.
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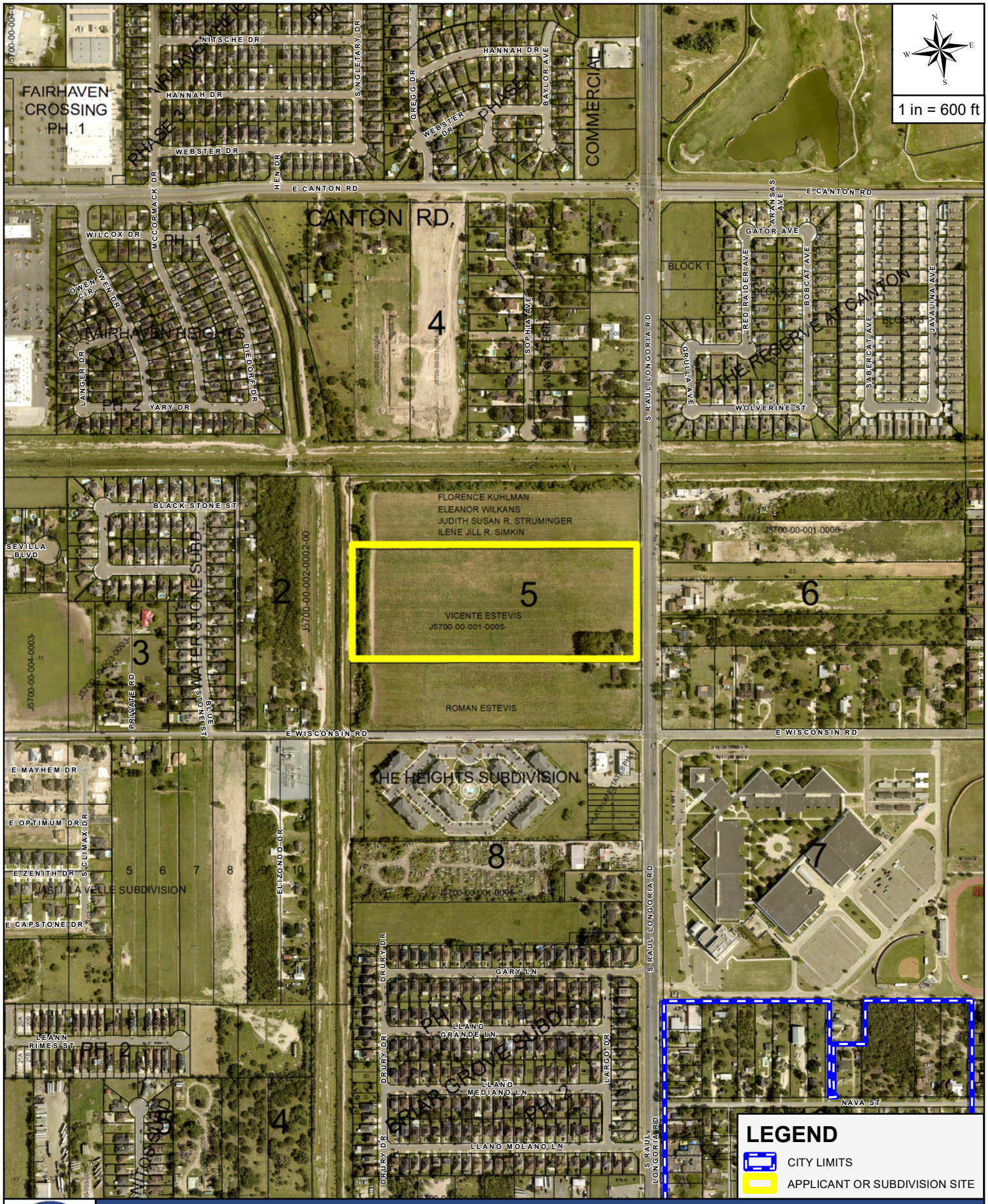
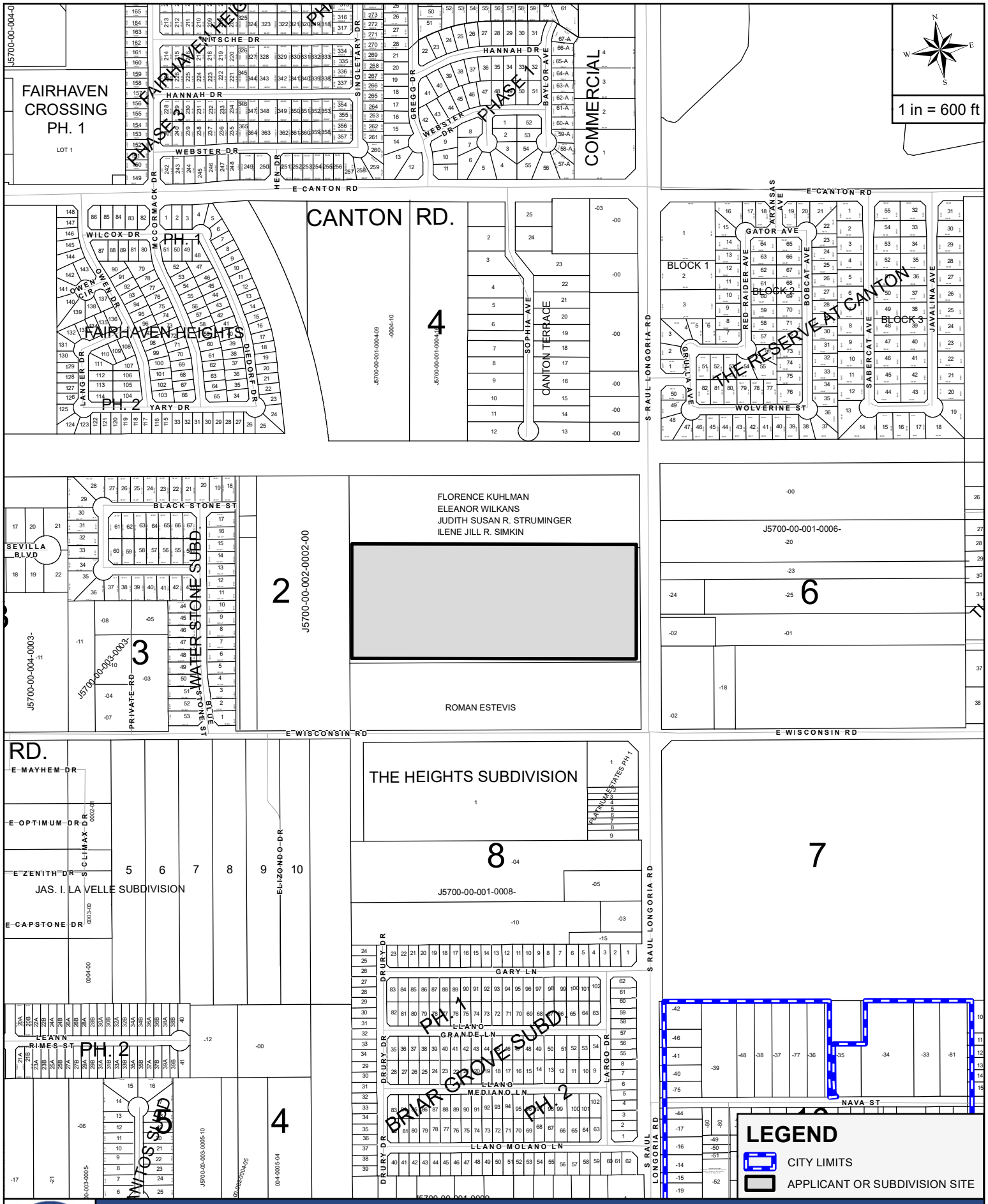


AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

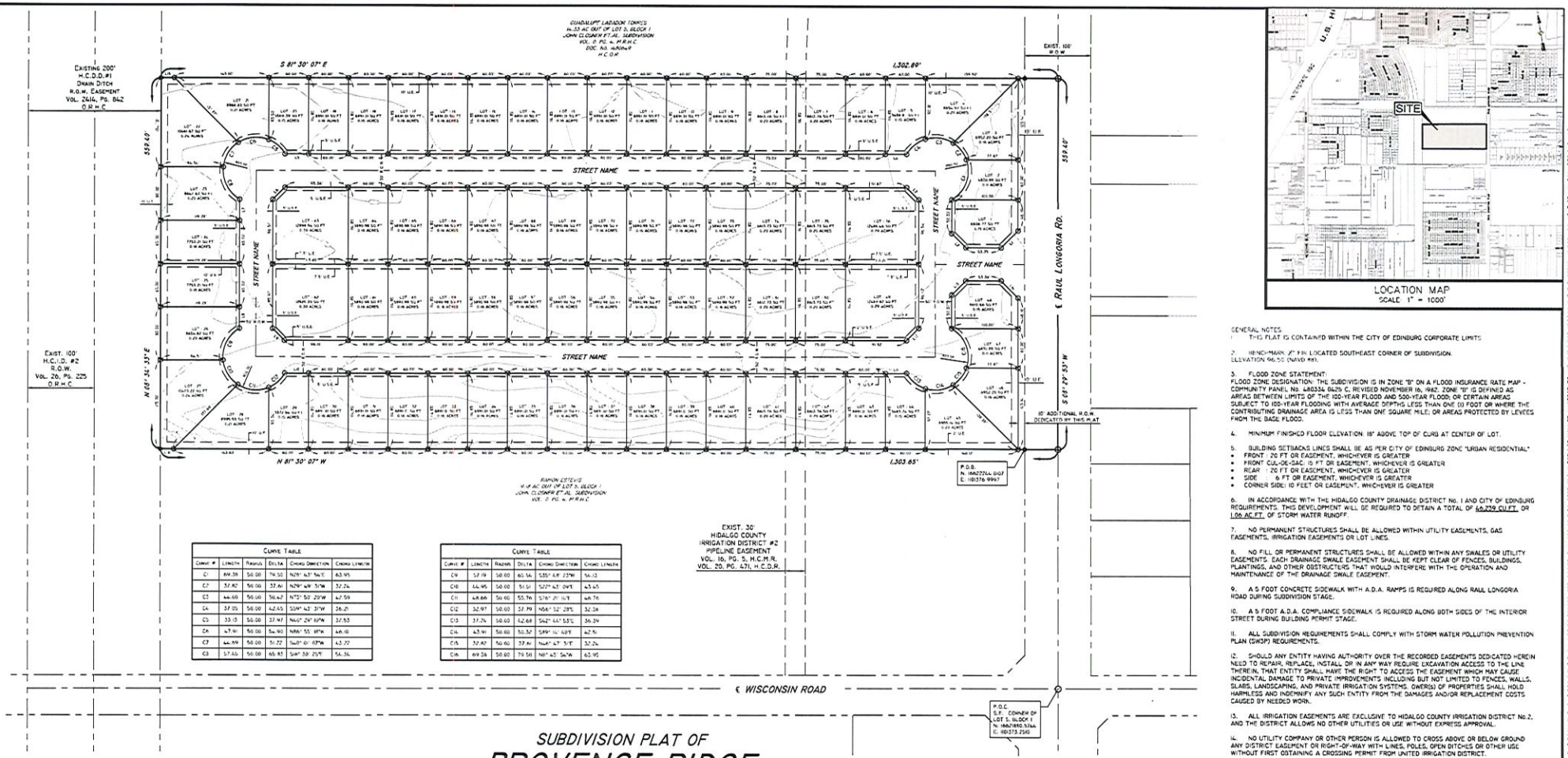
I.N. CIVIL DESIGNS, LLC. / PROVENCE RIDGE



SITE MAP

APPLICANT AND/OR SUBDIVISION:

I.N. CIVIL DESIGNS, LLC. / PROVENCE RIDGE



LOCATION MAP
SCALE: 1" = 1000'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	89.38	50.00	79.50	N78° 43' 54"E	82.45
C2	37.82	50.00	37.61	N29° 49' 31"W	32.24
C3	66.66	50.00	76.62	N72° 50' 29"W	67.59
C4	37.05	50.00	42.45	S09° 42' 31"W	36.21
C5	33.15	50.00	37.97	N40° 29' 10"W	32.55
C6	47.91	50.00	54.90	N86° 55' 18"W	46.18
C7	44.89	50.00	51.22	S40° 01' 07"W	43.42
C8	57.45	50.00	65.85	S49° 30' 25"E	54.36

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	57.19	50.00	65.54	S35° 59' 23"W	54.13
C10	44.95	50.00	51.51	S22° 45' 09"E	43.45
C11	68.86	50.00	55.76	S76° 21' 16"E	66.76
C12	32.97	50.00	37.79	N66° 52' 29"E	32.38
C13	37.24	50.00	42.68	S42° 44' 55"E	36.39
C14	43.91	50.00	50.32	S89° 16' 40"E	42.51
C15	32.82	50.00	37.61	N46° 47' 51"E	32.24
C16	69.26	50.00	79.36	N11° 45' 34"W	63.95

Parcel Line Table		
Line #	Length	Direction
L1	35.99	N53° 29' 00.00"E
L2	30.01	S36° 28' 52.00"E
L3	25.90	S36° 30' 33.50"E
L4	31.80	S81° 30' 07.00"E
L5	35.43	S81° 30' 07.00"E
L6	25.95	S53° 32' 13.00"W
L7	31.54	N81° 34' 33.00"E
L8	31.91	N81° 34' 33.00"E

Parcel Line Table		
Line #	Length	Direction
L9	25.23	N36° 25' 07.00"W
L10	35.82	N81° 30' 07.00"W
L11	31.59	N81° 30' 07.00"W
L12	26.05	N53° 29' 33.50"E
L13	30.01	N53° 29' 57.00"E
L14	35.95	S36° 31' 00.00"E
L15	19.97	S81° 30' 07.00"E
L16	29.03	N81° 30' 07.00"W

SUBDIVISION PLAT OF
PROVENCE RIDGE SUBDIVISION

BEING A 16.74 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 5, BLOCK 1, JOHN CLOSNER, ET AL SUBDIVISION OR PORCIONES 71 AND 72, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS
2. BENCHMARK: 'X' P.K. LOCATED SOUTHEAST CORNER OF SUBDIVISION. ELEVATION 96.50 (NAVD 88).
3. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL No. 480334 0425 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DEFINED 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 PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
5. BUILDING SETBACKS LINES SHALL BE AS PER CITY OF EDINBURG ZONE "URBAN RESIDENTIAL"
   - FRONT : 20 FT OR EASEMENT, WHICHEVER IS GREATER
   - FRONT CUL-DE-SAC : 15 FT OR EASEMENT, WHICHEVER IS GREATER
   - REAR : 20 FT OR EASEMENT, WHICHEVER IS GREATER
   - SIDE : 6 FT OR EASEMENT, WHICHEVER IS GREATER
   - CORNER SIDE: 10 FEET OR EASEMENT, WHICHEVER IS GREATER
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 46,239 CU.FT. OR 1.06 AC.FT. OF STORM WATER RUNOFF.
7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTERS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
9. A 5 FOOT CONCRETE SIDEWALK WITH A.D.A. RAMPS IS REQUIRED ALONG RAUL LONGORIA ROAD DURING SUBDIVISION STAGE.
10. A 5 FOOT A.D.A. COMPLIANCE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE INTERIOR STREET DURING BUILDING PERMIT STAGE.
11. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINE THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
14. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
15. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT IS SUBJECT TO REMOVAL.
16. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

LEGEND

- ● 'X' FIR - 1/2-INCH FOUND IRON ROD
- ⊙ 'X' SIP - 1/2-INCH SET IRON ROD W/CAP - WITH CAP STAMPED "4353"
- ○ DENOTES NO MONUMENT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
- VOL. - VOLUME
- PG. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- T.B.M. - TEMPORARY BENCHMARK
- ℄ - CENTERLINE
- ℄ - PROPERTY LINE
- Δ - BENCHMARK
- DE - DRAINAGE EASEMENT
- U.S.E. - UTILITY & SIDEWALK EASEMENT

SCALE: 1" = 70'
BASE OF BEARING
TEXAS STATE PLAN COORDINATES
TEXAS SOUTH (4205)
(NAD 83)

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: MAVERICK VALLEY BUILDERS, LLC	PO BOX 204 LA BLANCA, TEXAS 78558	(956) 207-0149
OWNER: ILLAB INVESTMENTS, LLC	1624 E GRIFFIN PARKWAY MISSION, TEXAS 78572	(956) 821-5944
ENGINEER: RICARDO HINOJOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78572	(956) 581-0143
SURVEYOR: WILLIAM A. MANGUM, RPLS	817 N. WARE RD. MCALLEN, TEXAS 78501	(956) 821-7026

RECEIVED
MAR 18 2022

Name: _____

I.N. CIVIL DESIGNS, LLC
CIVIL DESIGNS - CIVIL DRAFTING
LAND SURVEYING - LAND DEVELOPMENT
ALTON, TEXAS
PHONE: (956) 205-3845
EMAIL: ISIDRO@INCIVILDESIGNS.COM
www.incivildesigns.com

C:\Users\ISIDRO HINOJOSA\Desktop\I.N. Civil Designs, LLC\Projects\22-23 Province Ridge Subdivision\22-023 Province Subdivision.dwg Mar 16, 2022 - 3:10PM ISIDRO

Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: March 14, 2022 Request Type: Preliminary Plat

1. Exact Name of Subdivision: Provence Ridge Subdivision

2. Property Owner: Maverick Valley Builders LLC & Illab Inv 3. Developer: Maverick Valley Builders LLC

4. Owner Phone: (956) 207-0149 5. Owner Email: michaelaaroncantu@gmail.com

6. Owner Address: 1106 Goodrich Drive, Edinburg TX 78539

7. Current Zoning: AG - Agriculture 8. Required Zoning AU - Auto-Urban Residential

9. Legal Description:
A 20-Acre Tract of land out of Lot 5, Block 1, John Closner, ET AL Subdivision of Prociones 71 and 72, Hidalgo County, Texas, Recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas.

10. Property ID: 199507

11. Inside City Limits? Yes If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: I.N. Civil Designs, LLC 13. Phone: (956) 205-3845

14. Consulting Firm Address: 305 E Clinton Ave Alton, TX 78573

15. Consulting Firm Email(s): isidro@incivildesigns.com

16. Desired Land Use Option: Single Family

17. Number of Lots: Single Family 76 Multi-Family _____ Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✔ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: AEP (Central Power & Light)

20. Irrigation District: Hidalgo County No. 2 Potable-water Retailer: North Alamo Water Supply Corp.

Owner 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(s) (Print or Type)	Mailing Address & Zip Code
Michael A. Cantu	1106 Goodrich Drive, Edinburg TX 78539
Phone Number	Email
(956) 207-0149	Michaelaaroncantu@gmail.com

RECEIVED
MAR 14 2022

Have any of said owners designated agents to submit and revise this plat application on their behalf?

_____ Yes _____ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.) Name: _____

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. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. 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 Michael Cantu **Date** 3/14/22

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date :** **April 7, 2022**

Date Filed:	**March 14, 2022**	P&Z Preliminary:	**April 13, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 24, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email :	kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email :	gcarmona@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

ITEM:	Owner:	**Maverick Valley Builder LLC**	1106 Goodrich Drive, Edinburg, TX 78539	Isidro Fernandez, P.E., Project Manager
10C	**PROVENCE RIDGE SUBDIVISION**			Consultant : I.N. CIVIL DESIGNS, LLC.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS		
Subdivision Process:							
Subdivision Plat Submittal	√				**Suburban Residential (S)**	**Single - Family Development**	
Warranty Deed	√						
Topography Survey	√						
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1	Date: Pending Approval	
Zoning : City Limits	√						
Flood Zone: Zone "B", Panel 480343-0035 C -Dated 11/2/1982	√				**Zone "X", (Shaded) Panel # 480338-00035 E**		
Preliminary Submittals:							
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System		
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water Distribution System		
Existing & Proposed Sewer Collection Layout	√				North Alamo Water Supply Corporation - Sewer Collection System		
Sanitary Sewer Collection System Provider:	√				North Alamo Water Supply Corporation - Sewer Collection System		
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1		
Minor Arterial Street Right-of-way Dedication (**120-ft ROW**)	√				Proposed Street Section (Raul Longoria Road **FM 1426**)		
Minor / Major Collector Street pavement Section (**81-ft B-B**)	√				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022	√				Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			√				
Street 5-ft Sidewalk Improvements			√				
Drainage Improvements	√						
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		√			North Alamo Water Supply Corporation - Sewer Collection System		
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 - Water Distribution System		
Water Distribution Detail Sheet (**Fire Hydrant Assembly**)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()		√			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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow Alamo Road $ -			√		Required: 0 EA. @ $ -
Sidewalk Escrow (Existing) $ -			√		Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: $ -					
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: **Park Zone # 6** $ -			√		0 Lots @ $ - Full rate within the ETJ
76 Residential **$ 300.00** **$ 22,800.00**		√			**50%** Development **50%** Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN $ -			√		14.21 Acres $ 2,896.81
Water 30-year Letter (Residential) $ -			√		76 Lots @ $ - NAWSC WATER-CCN
Water 30-year Letter (Single-Family) $ -			√		0 Units @ $ -
Sewer 30-year Letter NAWSC - CCN $ -			√		76 Lots @ $ - NAWSC SEWER-CCN
TOTAL OF FEES: $ 22,800.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	$ 22,800.00	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of **Subdivision**
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ 22,800.00	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

16.00	TOTAL ACRES				
1.793	43560.00	1302	60		Raul Longoria Road (FM 1426)
0.000	43560.00	0	0		
1.79	ACRES				
Current Acre Water Rights Cost :		**$**	**2,896.81**	$	41,153.85
14.21	NET ACRES				

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: MONTREAL ESTATES SUBDIVISION

Date Prepared: April 1, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **9E** Preliminary Plat

Subject: Consider the Preliminary Plat of **MONTREAL ESTATES SUBDIVISION,** being a 19.37 acre tract of land out of a part or portion of Lots 1 & 2, Block 7, Santa Cruz Gardens Unit No. 3 Subdivision, located at 4216 North Kenyon Road, as requested by Rio Delta Engineering, Inc.

Location: The property is located on the north side of Mile 19 N. Road and west of North Kenyon Road, and is within the City of Edinburg's Extra Territorial Jurisdiction.

Zoning: Non Applicable Property is located in the ETJ

Setbacks: Setbacks will be determined by the County of Hidalgo

Analysis: The Preliminary Plat consists of 85 lots ranging from 6,100 square feet to 10,000 square feet. Developer is proposing single and multifamily development.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation and the Sanitary Sewer Collection System is collected by the City of Edinburg. All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Single Family and Multi Family Development in the City of Edinburg ETJ

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 31, 2022

Ivan Garcia, P.E., R.P.L.S
Rio Delta Engineering
921 S. 10th Ave
Edinburg, TX 78539
(956) 380-5152

RE: MONTREAL ESTATES – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Montreal Estates Subdivision. Submittal is adequate as presented and recommended for preliminary approval.
Any questions feel free to contact us.

Thanks,

Digitally signed by Roberto Hernandez
Date: 2022.03.31 08:44:14 -05'00'

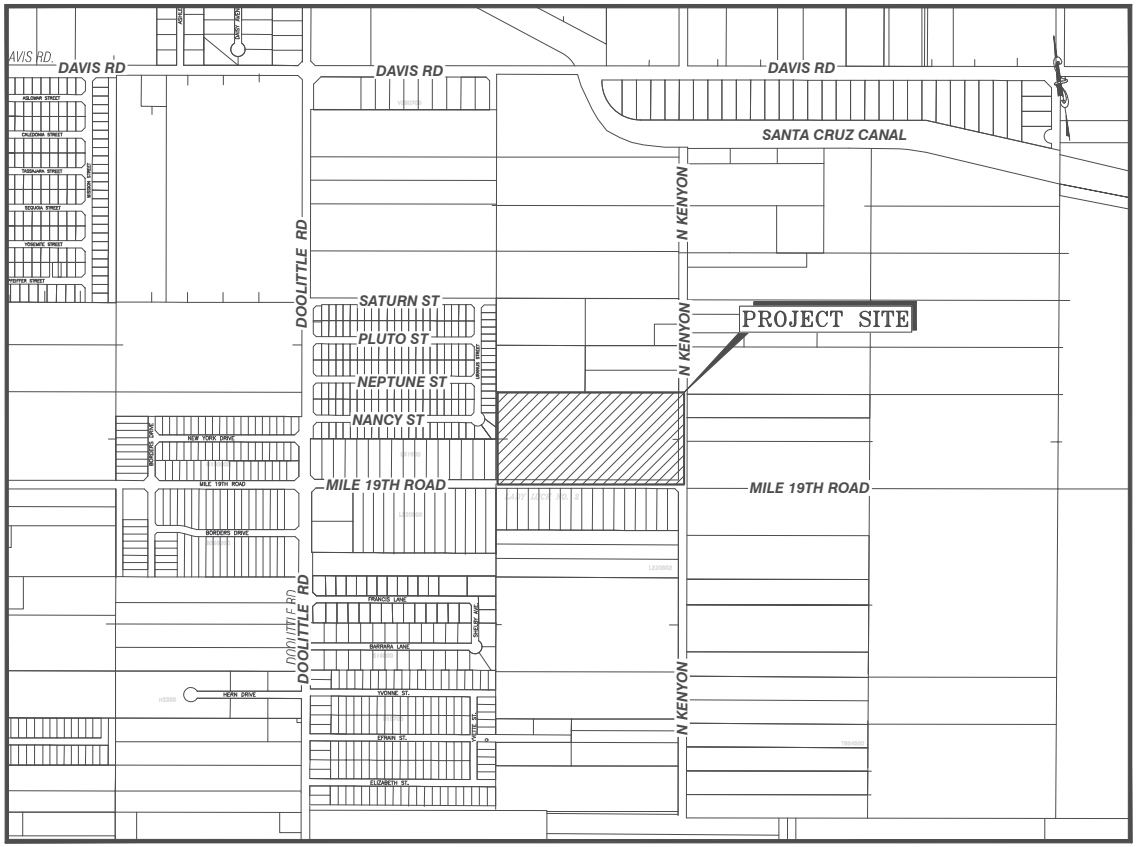
Roberto Hernandez, E.I.T.
Email: rohernandez@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer I, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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

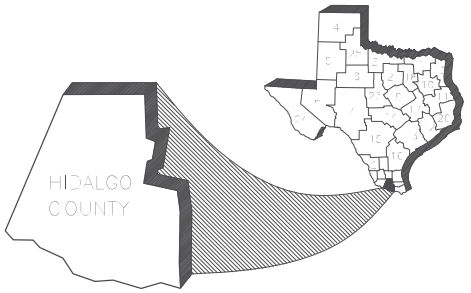
MONTREAL ESTATES SUBDIVISION

EDINBURG, TEXAS.



VICINITY MAP

NOT TO SCALE



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	SANITARY SEWER LAYOUT
SHT 5	PAVING AND DRAINAGE OFF-SITE LAYOUT
SHT 6	PAVING AND DRAINAGE LAYOUT

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:
REVIEW

PROJECT :
COVER SHEET LAYOUT
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A/H.G
SCALE:	NO TO SCALES
DATE:	MARCH 11- 2022
PROJECT:	SUB 21 011
REVISIONS:	
PAGE NO.	SHT1

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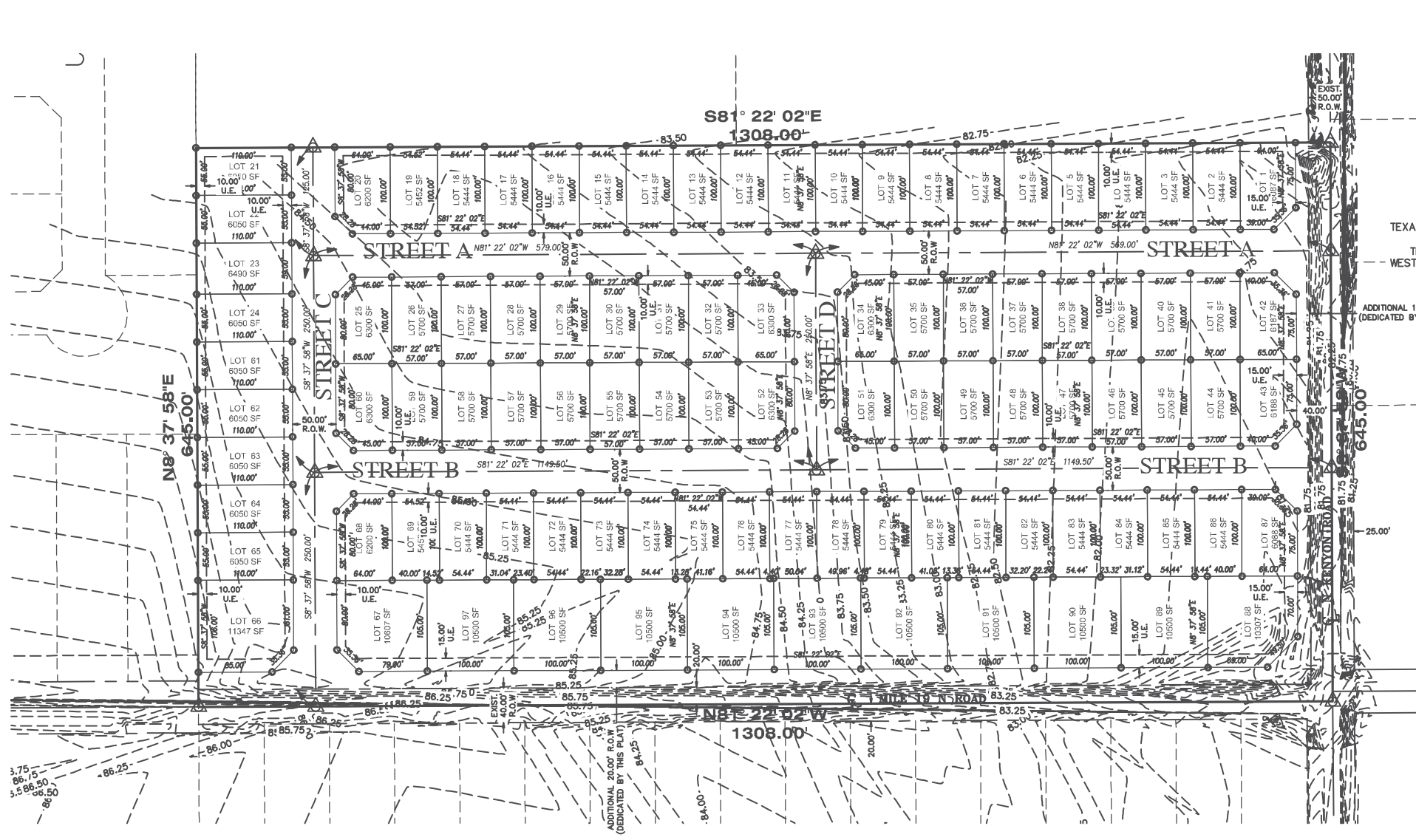
DATE OF PREPARATION: MARCH 11, 2022

MONTREAL ESTATES SUBDIVISION



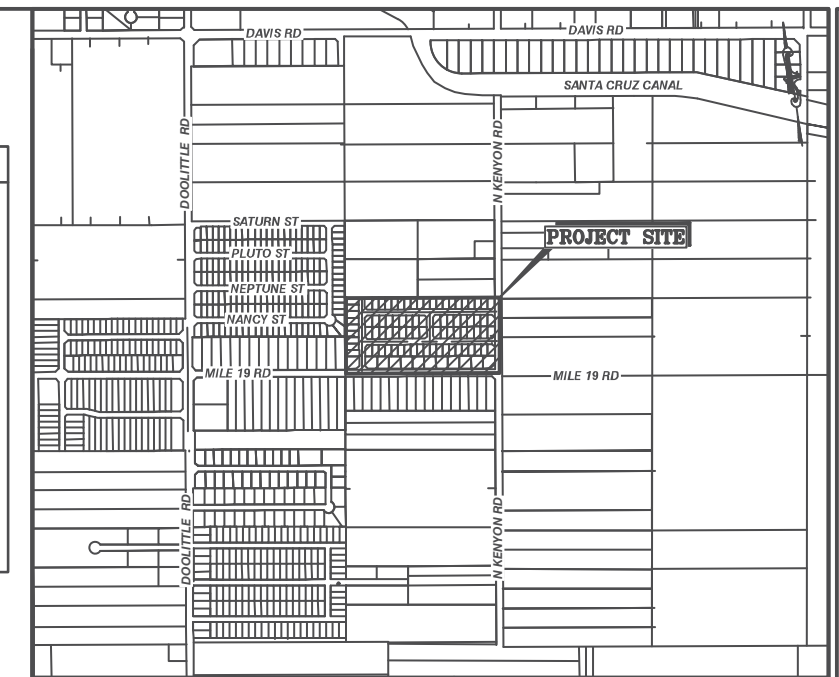
SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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
R.O.W.	RIGHT-OF-WAY
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
U.E.	UTILITY EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
CL	CENTER LINE
LL	LOT LINE

LEGEND

○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
◉	FOUND 5/8 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
⊠	FOUND 60-D NAIL
△	SET COTTON PICKER SPINDLE
	POWER POLE
	GUY WIRE
□	FOUND FENCE POST
	TRAFFIC SIGN
W	WATER METER
⋈	WATER VALVE
	IRRIGATION STAND PIPE
(XXXX)	DEED RECORD CALL
XXXX	NATURAL GROUND
△	CALCULATED POINT
[_]	ELECTRICAL & UTILITY EASEMENT



LOCATION MAP — SCALE: 1"= 1000'

METES AND BOUNDS DESCRIPTION

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.37 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND **THE POINT OF BEGINNING**;

THENCE N 8°37'58" E ALONG THE WEST LINE OF THE SAID LOTS 1 AND 2, TO THE NORTHWEST CORNER OF THE SAID LOT 2, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 7 OF THE SAID SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 19 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 645.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'02" E ALONG THE DIVIDING LINE BETWEEN THE SAID LOTS 2 AND 3, TO THE COMMON EAST CORNER BETWEEN THE SAID LOTS 2 AND 3, SAME BEING A POINT ON THE CENTERLINE OF KENYON ROAD, PASSING AT 1283.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF KENYON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1308.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°37'58" W ALONG THE EAST LINE OF THE SAID LOTS 2 AND 1, SAME BEING ALONG THE CENTERLINE OF KENYON ROAD, TO THE SOUTHEAST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 645.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'02" W ALONG THE SOUTH LINE OF THE SAID LOT 1, SAME BEING ALONG THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 1308.00 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 19.37 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.60 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 19 NORTH ROAD, AND THE EAST 25.00 FEET (0.36 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF KENYON ROAD .**

G E N E R A L   P L A T   N O T E S

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X" (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY PANEL NO. **480334 0325 D**, REVISED **JUNE 6, 2000**, AND FURTHER REVISED TO REFLECT LOMR DATED **MAY 17, 2021.**

2. SETBACKS:

FRONT:	15.00	FEET	OR EASEMENT WHICHEVER IS GREATER
CUL DE SAC	15.00	FEET	OR EASEMENT WHICHEVER IS GREATER
REAR:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
SIDES:	5.00	FEET	OR EASEMENT WHICHEVER IS GREATER
GARAGE:	18.00	FEET	
CORNER:	10.00	FEET	

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
4. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
5. BENCHMARKS (B.M.):
   SANITARY SEWER MANHOLE LID BEING APPROXIMATELY 100 FEET SOUTH OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF M.H. ELEV.=95.22 (N.A.V.D. 88) NORTHING:16626830.24 EASTING:1104286 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
6. DRAINAGE:
   IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **89,794** CUBIC-FEET OR **2.061** ACRE-FEET OF STORM WATER RUNOFF.
7. ONLY ONE SINGLE FAMILY DWELLING PER LOT.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
12. THIS PROPERTY IS ZONED SUBURBAN RESIDENTIAL.
13. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
14. THE HOMEOWNER'S ASSOCIATION FOR THIS SUBDIVISION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE PROPOSED DETENTION AREA.
15. 5' WIDE CONCRETE SIDEWALK IS REQUIRED ALONG KENYON ROAD & MILE 19 ROAD AT SUBDIVISION CONSTRUCTION PHASE.
16. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

JULIO C. MONTEMAYOR, MANAGER

1817 WOODS DR.
EDINBURG, TX 78542

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS ______ DAY OF ________________ , 2022 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

PRESIDENT　　　　SECRETARY

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 THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS ______ DAY OF ____________ ,2022.

IVAN GARCIA　　DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194207

STATE OF TEXAS — REGISTERED — IVAN GARCIA — 6496 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JULIO C. MONTEMAYOR**, 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 ____________, 2022.

NOTARY PUBLIC　　COUNTY OF HIDALGO　　DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **MONTREAL ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _______ DAY OF ____________________ , 2022.

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, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _________ DAY OF __________ ,2022.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 – STATE OF TEXAS

STATE OF TEXAS — IVAN GARCIA — 115662 — LICENSED PROFESSIONAL ENGINEER

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

CITY OF EDINBURG
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **MONTREAL ESTATES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE______DAY OF_____________, 2022.

CHAIRPERSON, PLANNING AND ZONING COMMISSION　　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 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 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 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 EXECUTED THIS INSTRUMENT THIS ______ DAY OF __________ ____ 2022.

---.　　DATE
JULIO C. MONTEMAYOR, MANAGER
1817 WOODS DR.
EDINBURG, TX 78542

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

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	---	1817 WOODS DR.	EDINBURG, TX 78542	(956) 212-6074	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF MONTREAL ESTATES SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION. PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, 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.
SHEET 4-7:	TYPICAL DETAILS

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:
REVIEW

PROJECT :
PLAT SHEET LAYOUT
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
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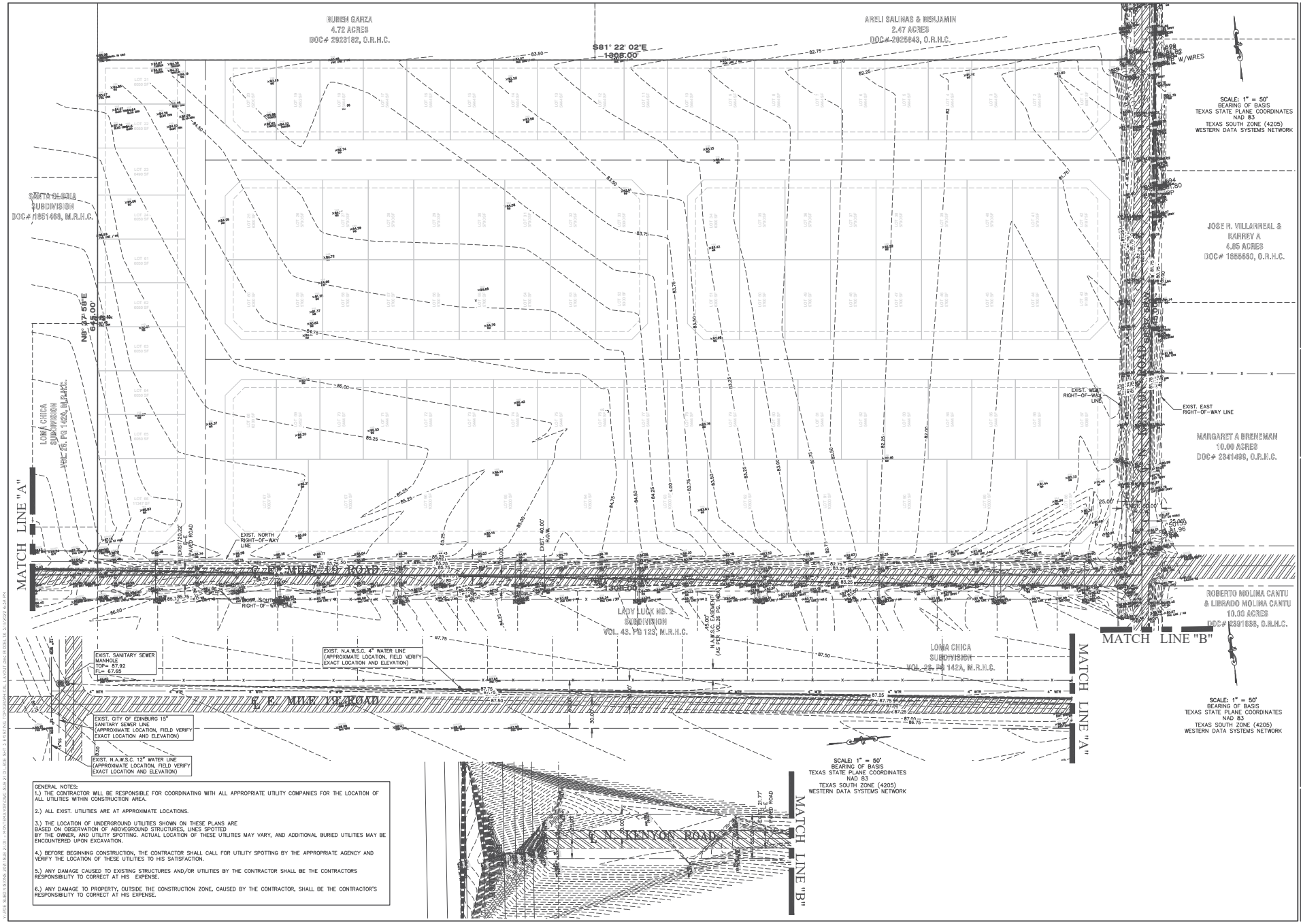
PAGE NO.	SHT2



GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

ISSUED FOR:
REVIEW

PROJECT:
EXISTING TOPOGRAPHICAL LAYOUT
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
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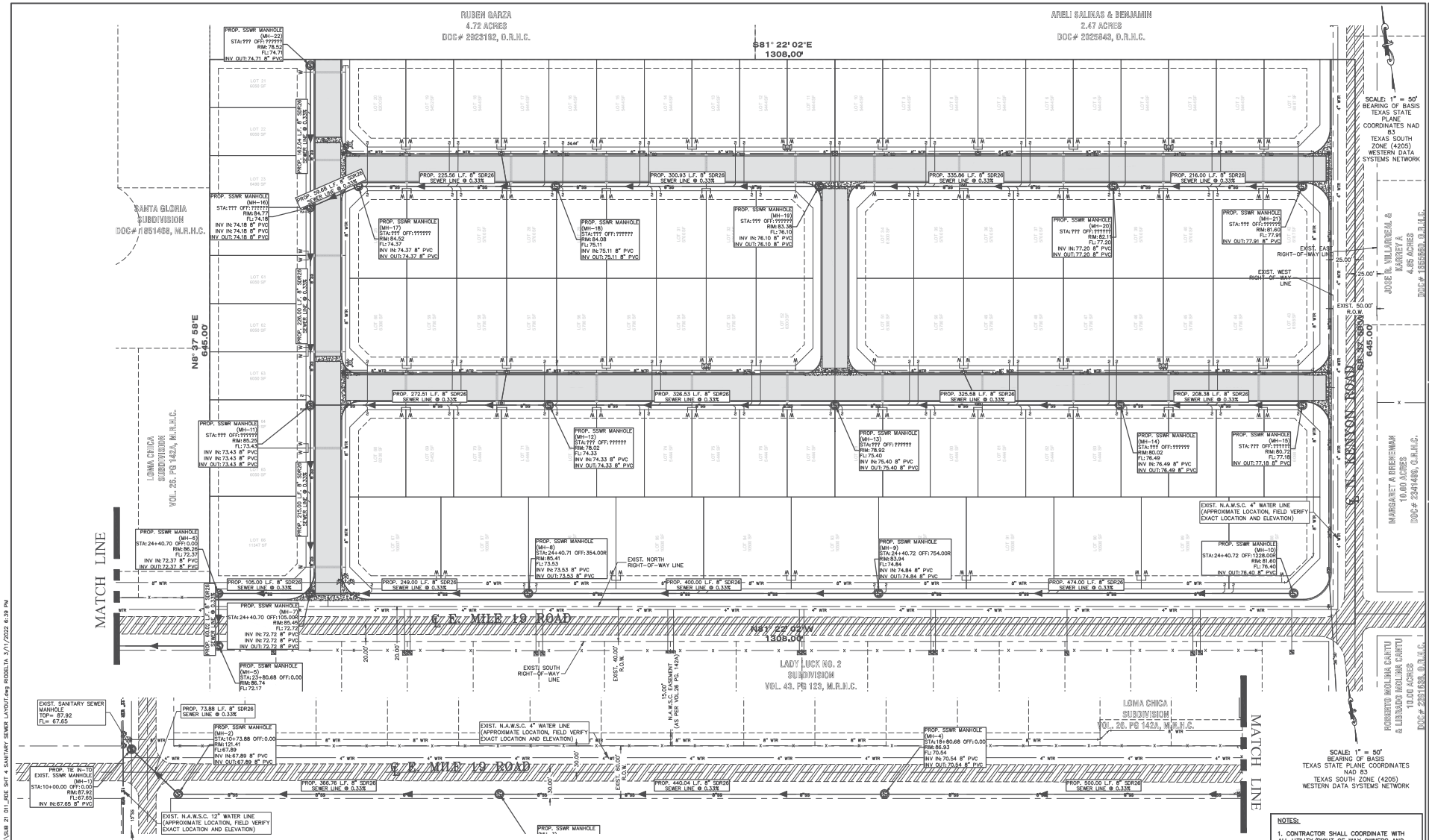

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NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL RING AND COVERS SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.

2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.

3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.

5) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.

6) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 101940?7
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR:
REVIEW

SANITARY SEWER LAYOUT
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

PROJECT -

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A/H.G
SCALE:	1"=50'
DATE:	MARCH 11- 2022
PROJECT:	SUB 21 011
REVISIONS:	
PAGE NO.	SHT4

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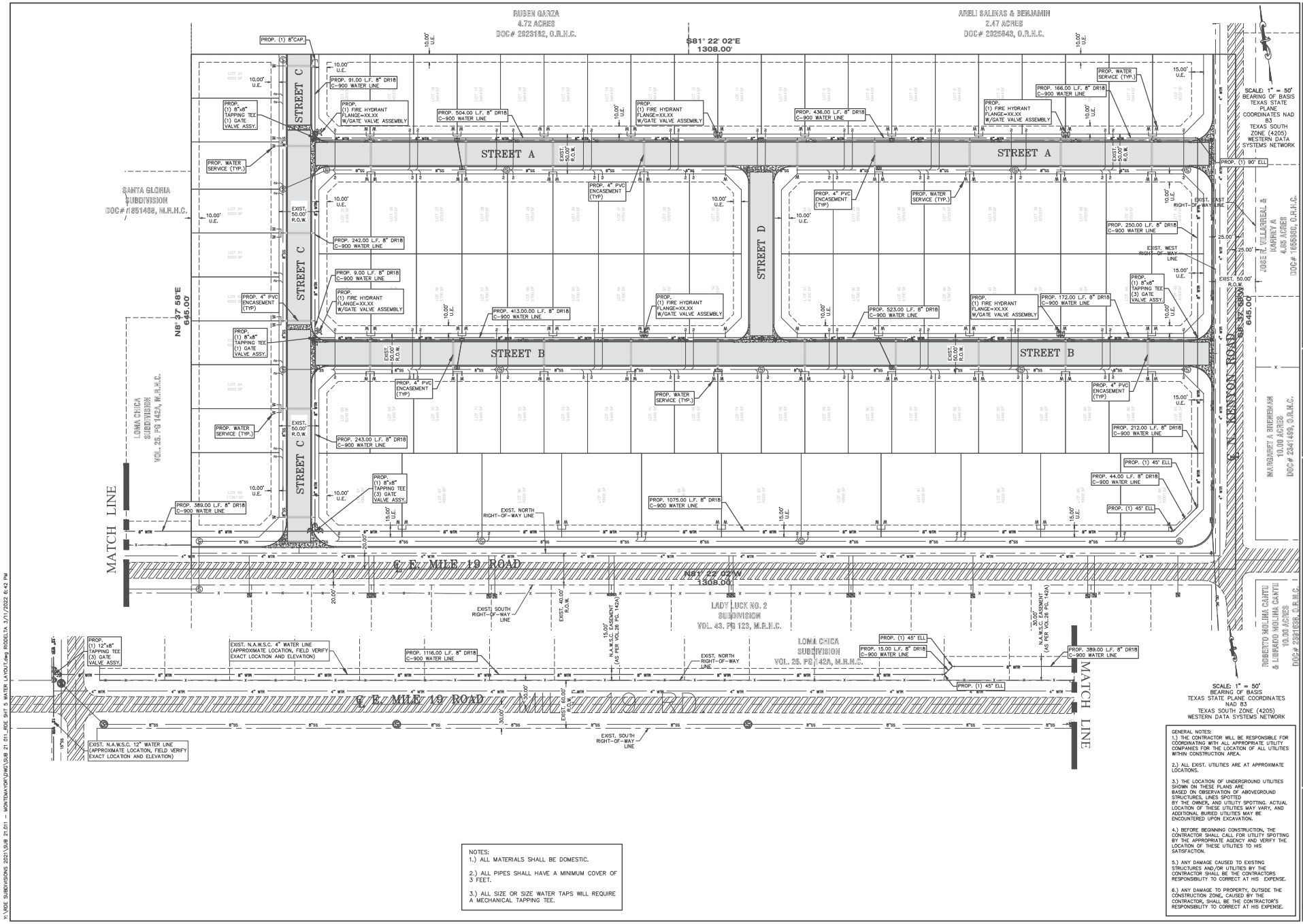

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.

2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

3.) ALL SIZE OR SIZE WATER TAPS WILL REQUIRE A MECHANICAL TAPPING TEE.

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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:
REVIEW

WATER LAYOUT
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A/H.G
SCALE:	1"=50'
DATE:	MARCH 11– 2022
PROJECT:	SUB 21 011
REVISIONS:	
PAGE NO.	SHT5

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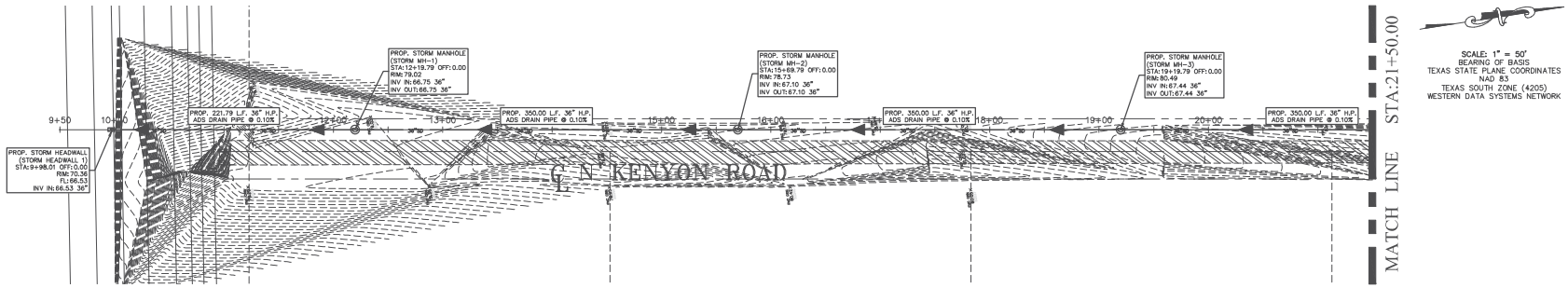
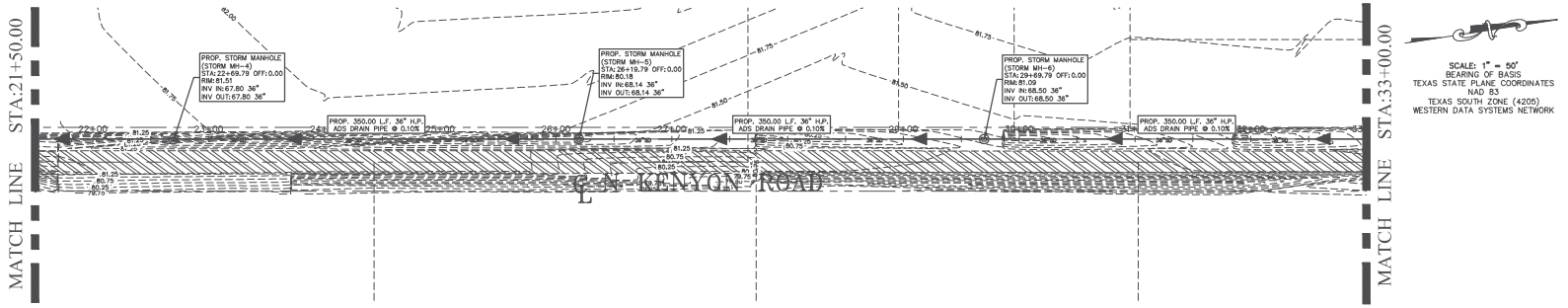


SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
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WESTERN DATA SYSTEMS NETWORK

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LEGEND

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EXIST. CURB INLET	1/2" IRON ROD FOUND	EXIST. IRRIGATION VALVE	EXIST. STORM SEWER MANHOLE
EXIST. TELEPHONE PEDESTAL	FENCE CORNER FOUND	EXIST. FIREHYRANT	EXIST. FENCE LINE
EXIST. GRATE INLET	1/2-INCH IRON PIPE FOUND	EXIST. MAIL BOX	EXIST. OVERHEAD ELECTRIC LINE
EXIST. LAMP POLE	RIGHT-OF-WAY POST FOUND	EXIST. BRICK MAIL BOX	EXIST. UNDERGROUND CABLE
EXIST. TRAFFIC POLE	CALCULATED POINT	EXIST. WATER METER	EXIST. UNDERGROUND GAS LINE
EXIST. GUY WIRE	COTTON PICKER SPINDLE SET	EXIST. STREET SIGN	
EXIST. POWER POLE	ELECTRICAL BOX		
EXIST. WATER VALVE			

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(TEL) 956-380-5152 (FAX) 956-380-5083

IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR:
REVIEW

PROJECT:
PAVING AND DRAINAGE LAYOUT - OFFSITE
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
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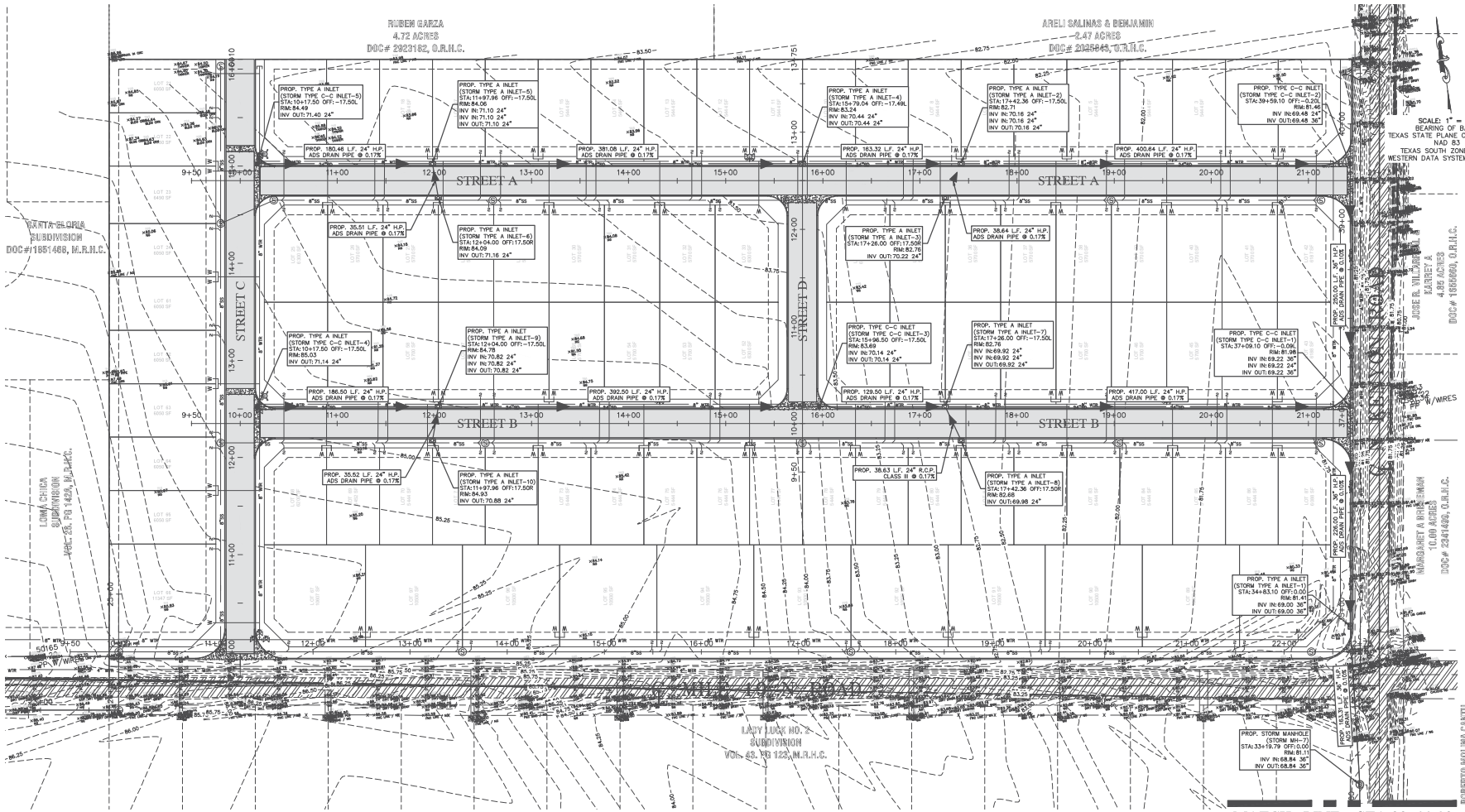

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RIO DELTA ENGINEERING
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SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
REVIEW

PROJECT:
PAVING AND DRAINAGE LAYOUT
MONTREAL ESTATES SUBDIVISION
EDINBURG
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
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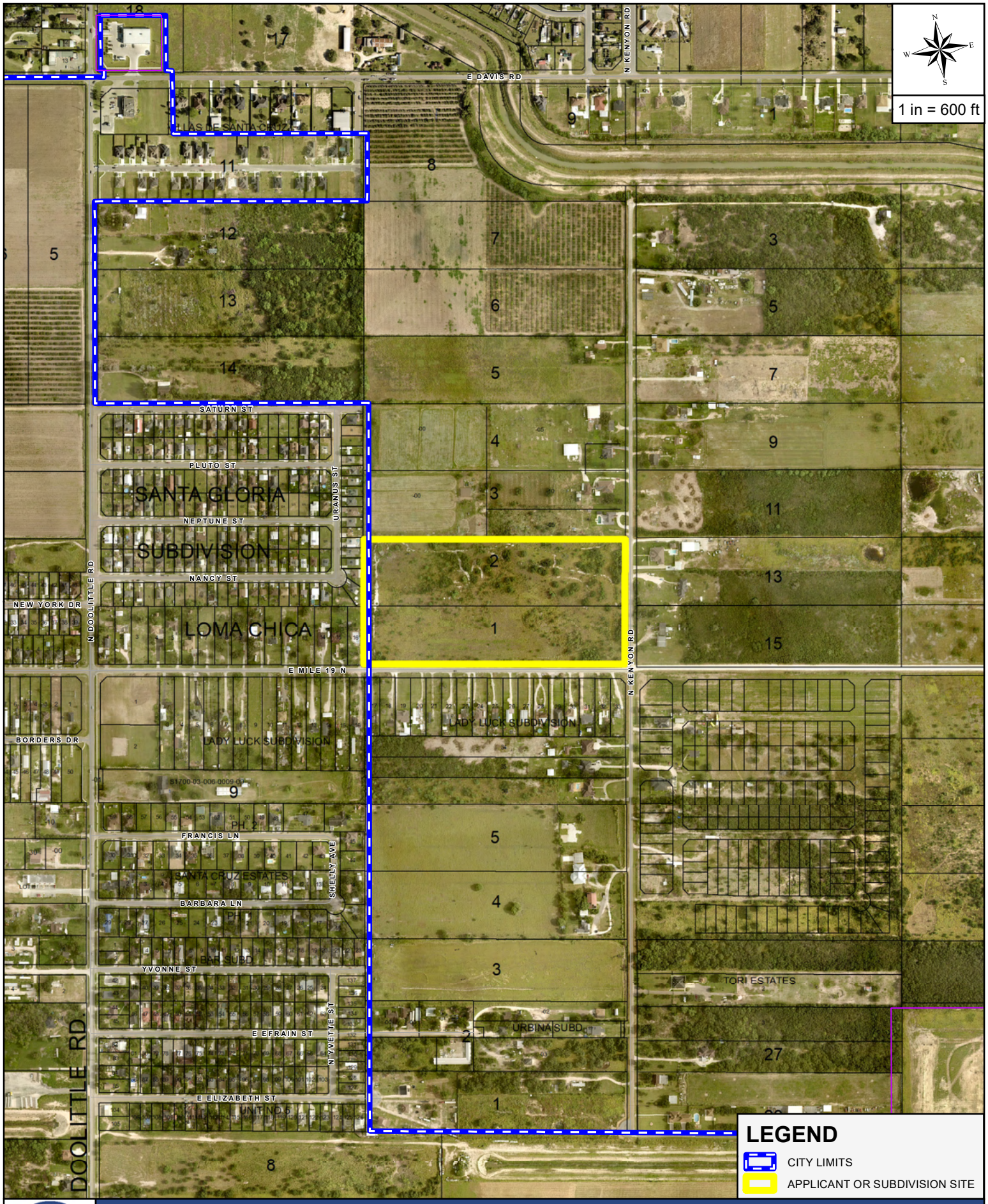
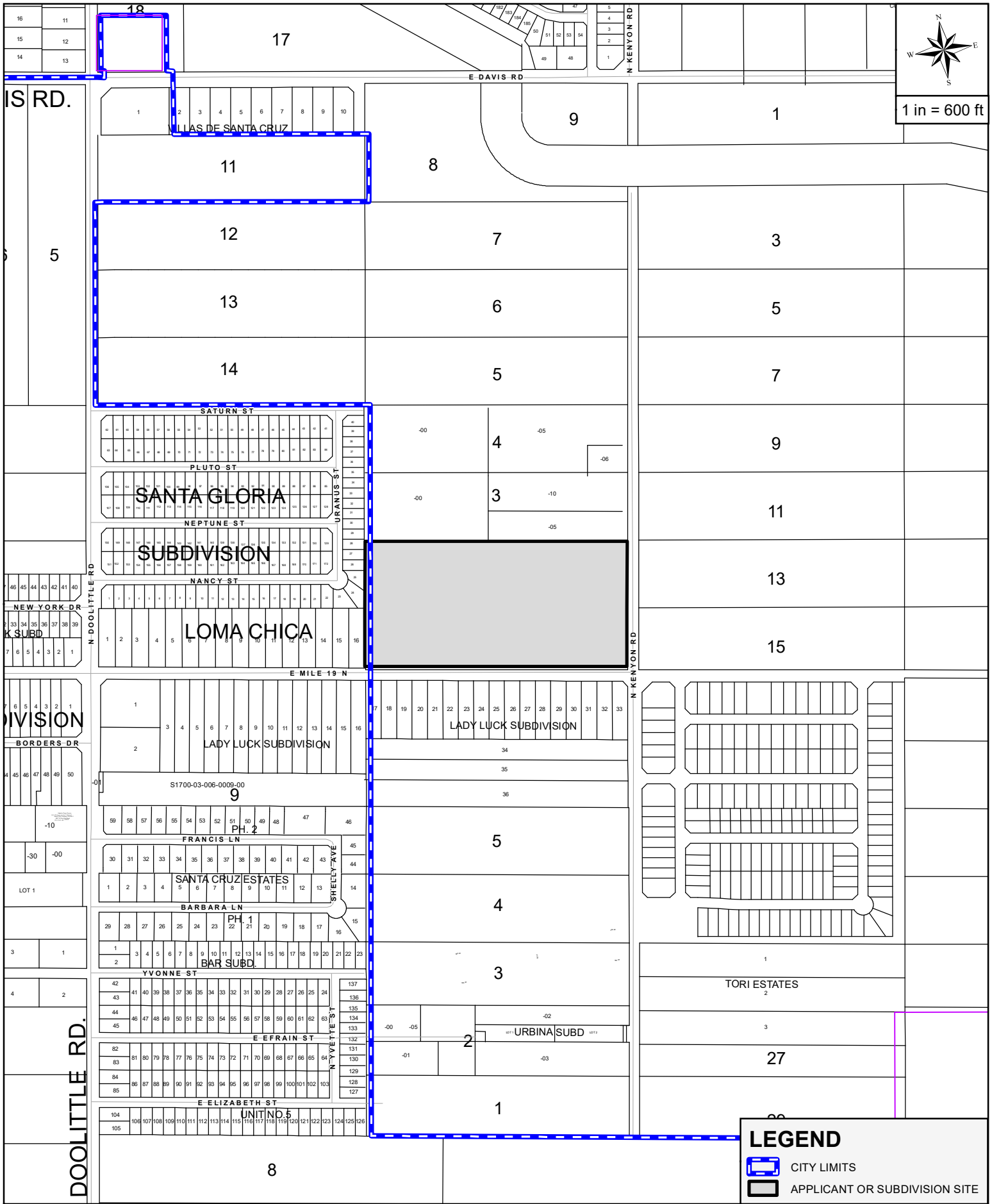


THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

RIO DELTA ENGINEERING / MONTREAL ESTATES



SITE MAP

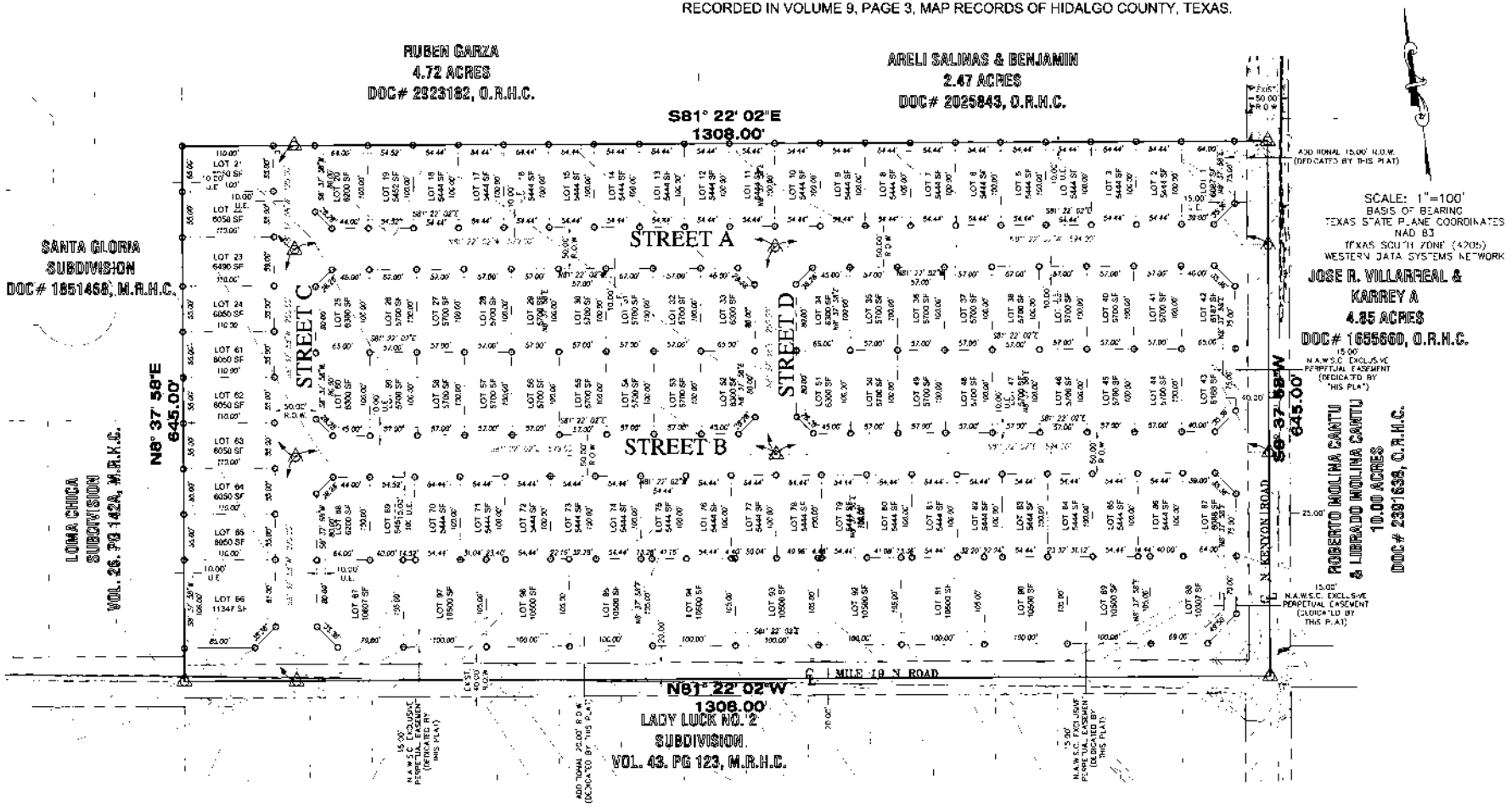
APPLICANT AND/OR SUBDIVISION:

RIO DELTA ENGINEERING / MONTREAL ESTATES

DATE OF PREPARATION: MARCH 11, 2022

MONTREAL ESTATES SUBDIVISION

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: March 7, 2022 Request Type: Preliminary Plat

1. Exact Name of Subdivision: Montreal Estates

2. Property Owner: Julio C. Montemayor 3. Developer:

4. Owner Phone: (956) 212-6074 5. Owner Email: juliomontemayor71@yahoo.com

6. Owner Address: 1817 Woods Dr E. Edinburg TX 78542

7. Current Zoning: AG - Agriculture 8. Required Zoning S - Suburban Residential

9. Legal Description:
Santa Cruz Gardens UT No. 3 Lot 1 &2, Block 7

10. Property ID: 278870

11. Inside City Limits? No If "No," is in the _____ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: RIO DELTA ENGINEERING 13. Phone: (956) 380-5152

14. Consulting Firm Address: 921 S. 10TH AVE. EDINBURG, TEXAS 78539

15. Consulting Firm Email(s): RIODELTAENGINEERING.COM

16. Desired Land Use Option: Single Family

17. Number of Lots: Single Family 88 Multi-Family _____ Commercial _____ Industrial _____

18. Proposed Wastewater Treatment: ✓ Sanitary Sewer _____ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op

20. Irrigation District: Santa Cruz No. 15 Potable-water Retailer: North Alamo Water Supply Corp.

Owner 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(s) (Print or Type)	Mailing Address & Zip Code
Julio C. Montemayor	1817 Woods Dr. E. Edinburg TX 78542
Phone Number	Email
(956) 212-6074	juliomontemayor71@yahoo.com

RECEIVED
MAR 14 2022

Have any of said owners designated agents to submit and revise this plat application on their behalf?

_____ Yes ✓ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.)

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

Name:

Signature _____ Date March 9, 2022

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

SUBDIVISION WITHIN CITY LIMITS CHECK LIST — **PRELIMINARY STAGE**

PLANNING & ZONING DEPARTMENT (956) 388-8202 — **SUBDIVISION PROCESS** — **Date : April 7, 2022**

Date Filed:	P&Z Preliminary:	P&Z Final:	City Council:
March 14, 2022	**April 13, 2022**		

Reviewed By:	Staff Review :	Time Line :	Expires :
Abel Beltran, Subd. Coor.	**March 24, 2022**	**365** Days	
abeltran@cityofedinburg.com	Staff / Engineer : **March 31, 2022**	1st Extension : 0 Days	Expires 1:
		2nd Extension : 0 Days	Expires 2:

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@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

ITEM:	Owner:		
10D	**Julio C. Montemayor**	1817 Woods Drive, Edinburg, TX 78542	Ivan Garcia, P.E., Project Manager
MONTREAL ESTATES SUBDIVISION			Consultant : I.N. CIVIL DESIGNS, LLC.

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS		
Subdivision Process:							
Subdivision Plat Submittal	√				**Suburban Residential (S)**	**Single - Family Development**	
Warranty Deed	√						
Topography Survey	√						
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1	Date: Pending Approval	
Zoning : City Limits	√						
Flood Zone: Zone "B", Panel 480343-0035 C -Dated 11/2/1982	√				Zone "X", (Shaded) Panel # 480338-00035 E		
Preliminary Submittals:							
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System		
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water Distribution System		
Existing & Proposed Sewer Collection Layout	√				North Alamo Water Supply Corporation - Sewer Collection System		
Sanitary Sewer Collection System Provider:	√				North Alamo Water Supply Corporation - Sewer Collection System		
Minor Arterial Street Right-of-way Dedication (**80-ft ROW**)	√				Proposed Street Section (**Mile 19 N. Road**)(**57-ft. B-B**)		
Minor Arterial Street Right-of-way Dedication (**80-ft ROW**)	√				Proposed Street Section (**Kenyon Road**)(**57-ft B-B**)		
Minor / Major Collector Street pavement Section (**57-ft B-B**)	√				In Accordance to Standard Street Policy		
Variances Appeals Request: 2022	√				Planning & Zoning Meeting	Results	City Council Meeting
Street Widening Improvements			√				
Street 5-ft Sidewalk Improvements			√				
Drainage Improvements	√						
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 Collection System		
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 - Water Distribution System		
Water Distribution Detail Sheet (**Fire Hydrant Assembly**)		√			See Section 3 Utility Policy, 2014 Standard Policy Manual		
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()		√			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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -		√			Required: 0 EA. @ $ -
Street Escrow Kenyon / Mile 19 N. Road $ -		√			Required: 0 EA. @ $ -
Sidewalk Escrow (Existing) $ -		√			Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: $ -					
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: **Park Zone # 6** $ -			√		0 Lots @ $ - Full rate within the ETJ
97 Residential **$ 300.00** **$ 29,100.00**		√			**50%** Development **50%** Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN $ -			√		18.88 Acres $ 2,896.81
Water 30-year Letter (Residential) $ -			√		97 Lots @ $ - NAWSC WATER-CCN
Water 30-year Letter (Single-Family) $ -			√		0 Units @ $ -
Sewer 30-year Letter NAWSC - CCN $ -			√		97 Lots @ $ - NAWSC SEWER-CCN
TOTAL OF FEES: $ 29,100.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Mon Mack Road
Material Testing Fee Inspection Fees, Other F	$ 29,100.00	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of **Subdivision**
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from NAWSC Broad)
TOTAL :	$ 29,100.00	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

THE CITY OF Edinburg
PLANNING AND ZONING DEPARTMENT

STAFF REPORT: HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

Date Prepared: April 5, 2022
Planning and Zoning Meeting: April 13, 2022
Agenda Item: **10F** Preliminary Plat

Subject: Consider the Preliminary Plat of **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION,** being a 2.36-acre tract of land out of a part or portion of Lot 11, Section 266, Texas-Mexican Railway Company Survey Subdivision, located at 7935 Tex-Mex Road, as requested by R.E. Garcia & Associates.

Location: The property is located on the north side of Tex-Mex Road and east of Magnolia Village Drive, and is within the City of Edinburg's Extra Territorial Jurisdiction.

Zoning: Non-Applicable since property is in the ETJ

Setbacks: Setbacks will be determined by the County of Hidalgo

Analysis: The Preliminary Plat is proposed 2 lots averaging approximately (43,560.00) square feet for single family residential lot development.

Utilities: Water Distribution System will be provided by North Alamo Water Supply Corporation and with an approved County of Hidalgo O.S.S.F., (On-Site Sewage Septic Facility). All utility improvements within the proposed subdivision that are not limited to water system, sewer system, curb & gutter, and fire hydrants will be installed by the developer in accordance with the approved 2014 Standards Manual.

Recommendations:

City of Edinburg Planning & Zoning Department:

Staff recommends approval of the Preliminary Plat, subject to compliance with the Unified Development Code, General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, parkland fees, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

City of Edinburg Engineering / Utilities Department:

Preliminary Phase Submittal comments for this subdivision are included in the packet. As per Engineering, the plat shall be Preliminarily Approved until all comments have been addressed by the project engineer.

City of Edinburg Fire Department:

The following are the preliminary phase submittal comments as noted by the Fire Department:

1. Provide street names to the City of Edinburg Engineering Department for approval.
2. Fire lane 15 ft. in width shall be painted in front of all fire hydrants.
3. Provide double face blue fire hydrant street marker on center on the street in front of the fire hydrant.
4. Fire hydrant shall be every 300-ft. for commercial general district as per Section 507.5.1 of 2012 IFC.
5. All streets should be based as per 2014 Standards Manual Standards, Construction & Development Requirements.

City of Edinburg Storm Water:

The following are the preliminary phase submittal comments as noted by Storm Water:

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, Concrete Washout)
5. **Detailed Post Construction BMP's Plan** (70% Vegetation or Silt Fence back of curb)
6. **Plat Note** (All construction shall comply with Stormwater Pollution Prevention Plan (SW3P) requirements. Erosion and Sedimentation Controls constructed in accordance with the Stormwater Ordinance 98.30 of the City of Edinburg are required for all construction on each lot including single family and duplex/multi-family construction)
7. **NOT** (Notice of Termination, Per TCEQ) will now be required before the final walk through.
8. **Comments:**
    - SW3P Plat note has been revised. Please see the note for your reference.
    - NOT will need to be submitted before the final walk through.
    - Stormwater is now requiring a Post Construction Plan on plans that are submitted, either 70% vegetation or Install Silt Fence behind the back of curb.
    - Silt Fence around the entire project.
    - Large Construction Notice needs to be submitted with contractors contact information.
    - All items must be submitted before the NTP is issued.
    - Please email pending items to rvalenzuela@cityofedinburg.com

City of Edinburg Solid Waste:

Residential Development within the City of Edinburg - ETJ.

THE CITY OF Edinburg

ENGINEERING DEPARTMENT

Preliminary Staff Review

March 22, 2022

Raul E. Garcia, P.E., R.P.L.S.
R.E. Garcia & Associates
116 N 12th Ave.
Edinburg, TX 78541
(956) 381-1061

RE: HACIENDA SAN MIGUEL-CISNEROS – PRELIMINARY REVIEW

Mr. Garcia,

Attached are the Preliminary Phase Submittal comments for Hacienda San Miguel-Cisneros Subdivision. Submittal is adequate as presented and recommended for preliminary approval.

Any questions feel free to contact us.

Thanks,

Digitally signed by Peter Hermida
Date: 2022.03.22 14:06:49 -05'00'

Peter Hermida E.I.T.
Email: phermida@cityofedinburg.com
415 W. University Drive
Edinburg, Texas 78539

Cc: Mardoqueo Hinojosa, P.E., CFM, City Engineer, Patrizia Longoria, Engineer III, Roberto Hernandez, Engineer II, Abel Beltran, Planner I, Vince Romero, Director of Public Works, Robert Valenzuela, Storm Water Specialist, Kimberly Mendoza, Director of Planning and Zoning, Rita Lee Guerrero, Planner I, Jaime Xavier Ayala, Planner II, Gerardo Carmona P.E., Director of Utilities, Jose Flores, Systems Superintendent, Omar Garza, Fire Marshal, Ramiro Gomez, Director of Solid Waste

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

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS,

DATE: FEBRUARY 11, 2022 — SCALE IN FEET 0 60' 120' 180' — SCALE: 1" = 60'

PREPARED BY:

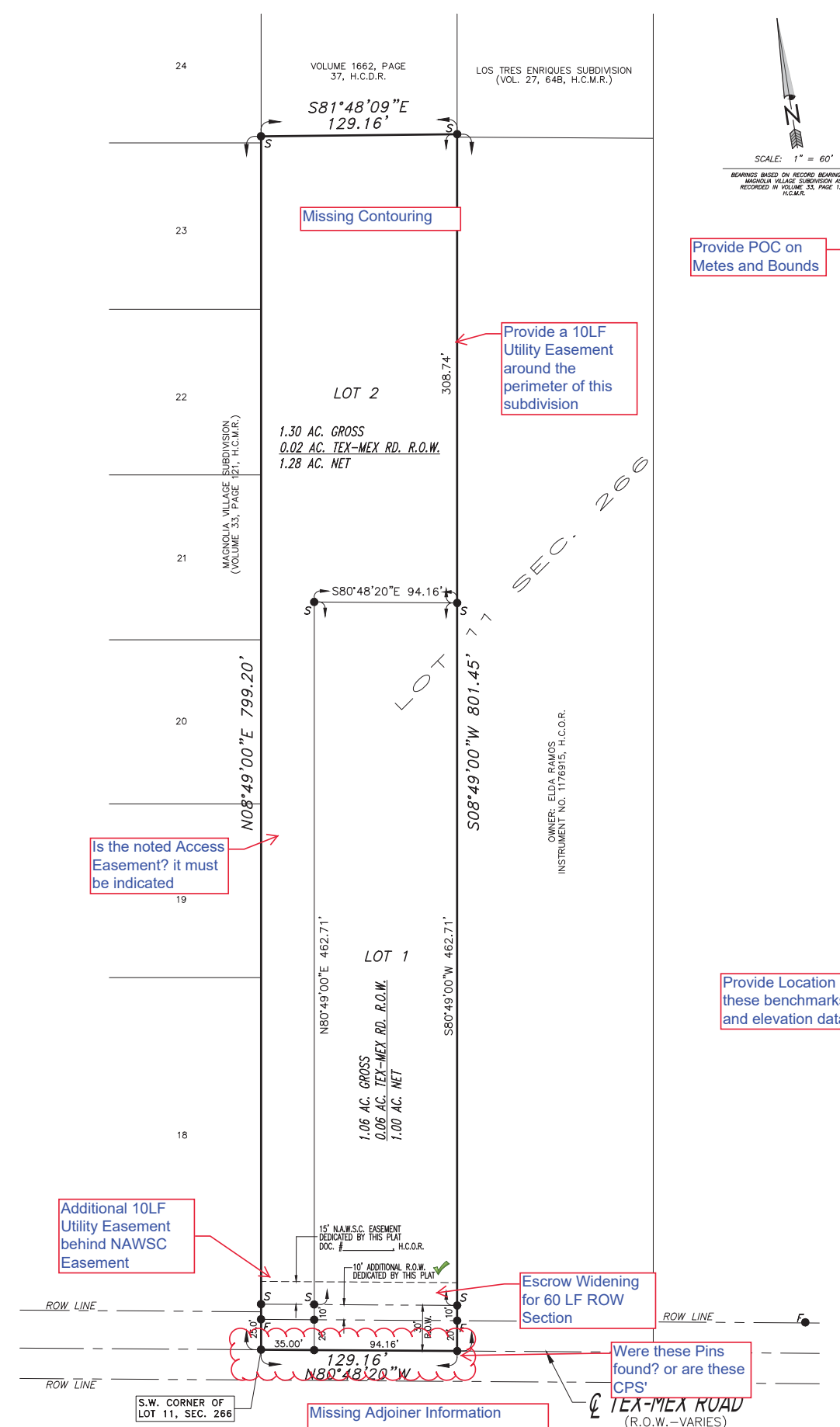
R. E. GARCIA & ASSOCIATES

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

R.E. Garcia & Associates

JOB NO.: 2020-088
DRAWN BY: E.S.

SHEET NO. 1 OF 2 SHEETS



LEGEND:
F – FOUND 1/2"ø IRON ROD
F1 – FOUND COTTON PICKER SPINDLE
S – SET 1/2"ø IRON ROD
S1 – SET COTTON PICKER SPINDLE

Provide an Abbreviation Legend

Provide POC on Metes and Bounds

METES AND BOUNDS DESCRIPTION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF TEX–MEX ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 11, SECTION 266, ALSO BEING THE MOST NORTHERLY SOUTHEAST CORNER OF MAGNOLIA VILLAGE SUBDIVISION AS RECORDED IN VOLUME 33, PAGE 121, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 49' 00" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 266, ALSO BEING THE EAST LINE OF SAID MAGNOLIA VILLAGE SUBDIVISION, PASS AT 20.00 FEET A FOUND ONE–HALF INCH IRON ROD BEING THE NORTH RIGHT–OF–WAY LINE OF SAID TEX–MEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 799.20 FEET TO A SET ONE–HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 48' 09" E 129.16 FEET ALONG A LINE TO A SET ONE–HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST LINE OF LOS TRES ENRIQUEZ SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 64B, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 49' 00" W ALONG THE WEST LINE OF SAID LOS TRES ENRIQUEZ SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 11, SECTION 266, PASS AT 1.96 FEET A POINT BEING THE SOUTHWEST CORNER OF SAID LOS TRES ENRIQUEZ SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #1176915, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 781.45 FEET A FOUND ONE–HALF INCH IRON ROD BEING SAID NORTH RIGHT–OF–WAY LINE OF TEX–MEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 801.45 FEET TO A POINT ON THE CENTERLINE OF SAID TEX–MEX ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, SECTION 266, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #1176915, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 48' 20" W 129.16 FEET ALONG SAID CENTERLINE OF TEX–MEX ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, SECTION 266, TO THE POINT TO BEGINNING AND CONTAINING 2.36 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" SHADED
   ZONE "X" IS DEFINED AS AREAS TO BE OUTSIDE 500–YEAR FLOOD PLAIN. COMMUNITY–PANEL NUMBER: 480334 0325 D
   EFFECTIVE DATE: JUNE 6, 2000 LOMR: MAY 17, 2001

2. SETBACKS:
   FRONT: 25.00 FEET
   REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER
   GARAGE: 18.00 FEET
   CORNER SIDE: 15.00 FEET

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M.–1 TOP OF CURB INLET ELEVATION _____ N.G.V.D. 83
   B.M.–2 TOP OF CURB INLET ELEVATION _____ N.G.V.D. 83

   Provide Location of these benchmarks and elevation data

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,518 CUBIC–FEET (0.15 ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.

7. ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.

8. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11. 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.

12. ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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 DRAIN FIELD SYSTEM.

    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13. THE OWNER & SUBDIVIDER OF CISNEROS, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

16. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

General Comments
1. All materials shall be Domestic.
2. Provide an approved Drainage Report from HCDD #1 prior to recording.

...GHT OF WAY EASEMENT

...ESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY ...CESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED ...E PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ...UABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY ...D "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 EXCLUSIVE 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 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 HERE IN, THUS 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.

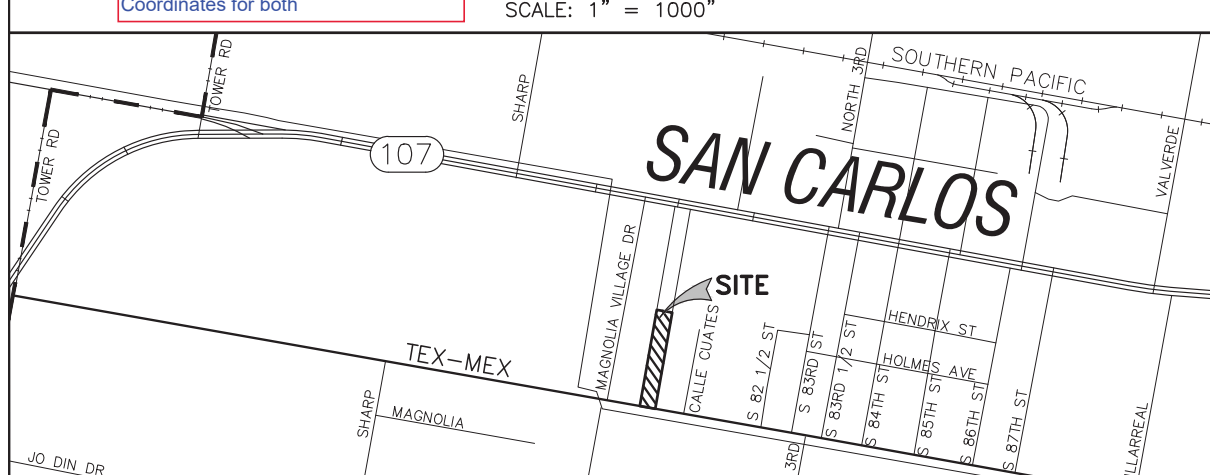
IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ________ DAY OF __________________ 20____.

MARIO CARLOS CISNEROS — DATE
7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542

OFELIA S. CISNEROS — DATE
7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542

LOCATION MAP

SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE NUMBER:
OWNERS:	MARIO CARLOS CISNEROS & OFELIA S. CISNEROS	7958 E. S.H. 107	EDINBURG, TX. 78542	(956) 560–7884
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381–1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381–1061

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

HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON TEX–MEX ROAD, 6 MILES EAST OF INTERSTATE 69C. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS	
	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION. HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

THE COUNTY OF HIDALGO — TEXAS (seal)

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

WE, MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS AS OWNERS OF THE 2.36 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MARIO CARLOS CISNEROS — DATE
7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542

OFELIA S. CISNEROS — DATE
7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ________ DAY OF ____________, 20___.

MY COMMISSION EXPIRES: — NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY 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 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

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:

THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS ____ DAY OF ________________ 20___.

SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

ATEST:

PRESIDENT — DATE — SECRETARY — DATE

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON __________________, 20___.

HIDALGO COUNTY JUDGE — DATE

ATTEST:
HIDALGO COUNTY CLERK — DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HACIENDA SAM MIGUEL–CISNEROS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ______________, 20___.

ENVIRONMENTAL HEALTH DIVISION MANAGER — DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION 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___.

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

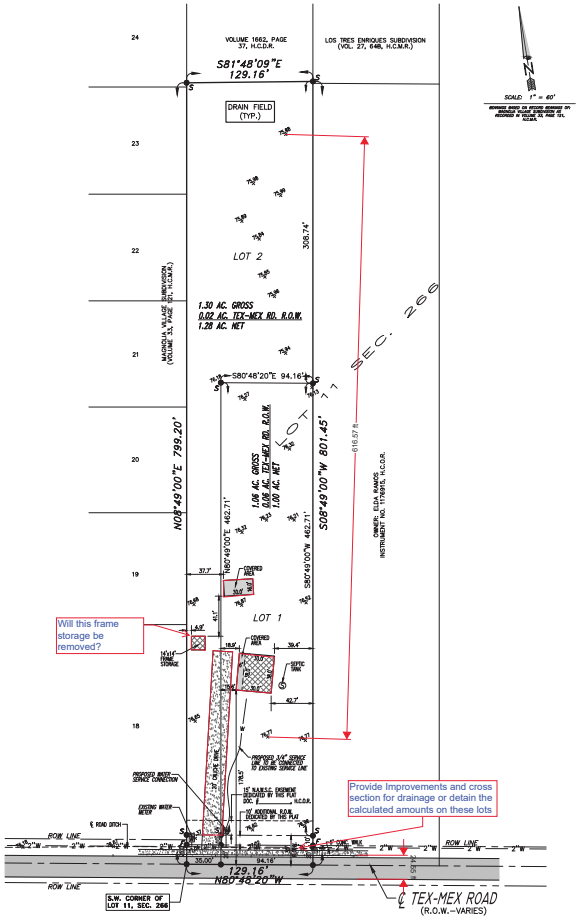
I, RAUL GARCIA , REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE 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.

REGISTERED PROFESSIONAL ENGINEER #64790



General Utility Comments:

1. Fire Hydrants are to be spaced out 600' max. for residential, may require additional from Fire
2. Provide Drainage layout for improvements, both offsite and onsite, waters must be detained.

COST ESTIMATE	
WATER	$0
OSSF	$0
PAVING	$0
DRAINAGE	$0
TOTAL	$0

LEGEND:

F – FOUND 1/2"# IRON ROD
F1 – FOUND COTTON PICKER SPINDLE
S – SET 1/2"# IRON ROD
S1 – SET COTTON PICKER SPINDLE

Provide abbreviation Legend and symbol Legend

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS,

DATE: FEBRUARY 11, 2022

SCALE IN FEET
0 60' 120' 180'

SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-4001) & SURVEYOR (10015500)
118 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1081
EMAIL: REGAASSOC@AOL.COM

JOB NO.: 2020-088
DRAWN BY: E.S.

R.E. Garcia Associates

SHEET NO. 2 OF 2 SHEETS

INFORME FINAL DE INGENIERÍA HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION
by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERÍA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:

HACIENDA SAN MIGUEL–CISNEROS SUBDIVISIÓN SERÁ PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVIDER Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN POR AL MENOS 30 AÑOS Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROPORCIONADO DOCUMENTACIÓN SUFICIENTE PARA ESTABLECER EL LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISIÓN.

NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) TIENE UN DIÁMETRO DE 8" DE LA LÍNEA DE AGUA QUE DISCURRE POR EL LADO SUR DEL DERECHO DE PASO DEL CURRY ROAD. LA SUBDIVIDER AMPLIARÁ LAS LÍNEAS DE AGUA DE 8" DE LA LÍNEA A LO LARGO DE LA CARRETERA DE CURRY PARA SERVIR A LA SUBDIVISIÓN.

PARA LA DISTRIBUCIÓN DE AGUA BELLAWOODS LA SUBDIVISIÓN CONSTA DE 14 – 1" DE DIÁMETRO, DOS LÍNEAS DE SERVICIOS, DICHOS SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA CAJAS PARA EL LOTE. TANTO EL DOBLE DE 1" Y 3/4" DE LOS SERVICIOS INDIVIDUALES Y DE LA CAJA DEL CONTADOR YA SE HAN INSTALADO, POR UN COSTO TOTAL DE $_____ O $_____ POR LOTE. ADEMÁS, EL HA PAGADO N.A.W.S.C. SUBDIVIDER LA SUMA DE $_____, QUE CUBRE EL COSTO DE $_____ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DE AGUA, LA ADQUISICIÓN DE DERECHOS, Y TODOS LOS MIEMBROS HONORARIOS U OTROS CARGOS RELACIONADOS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A N.A.W.S.C. A PETICIÓN DEL PROPIETARIO, N.A.W.S.C. MUCHO INSTALAR RÁPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LA TOTALIDAD DE LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DIJO QUE EL SISTEMA DE DISTRIBUCIÓN FUNCIONA A PARTIR DE LA FECHA DE LA GRABACIÓN DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE HACIENDA SAN MIGUEL–CISNEROS SUBDIVISIÓN SERÁ TRATADA POR LOS SERVICIOS DE ALCANTARILLADO EN EL SITIO ("OSSF"), COMPUESTO DE UN DISEÑO ESTÁNDAR DE COMPARTIMENTOS DOBLE TANQUE SÉPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOS ABAJO FIRMANTES INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITIO PARA OSSF COMPARTIMENTADO Y PRESENTÓ UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA LA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE UN ÁREA ADECUADA PARA UN DRAINFIELD REEMPLAZOS.

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES INDICARON UN LIBRO DE ESTUDIO DE SUELOS ARENOSO SUELO FRANCO ARCILLOSO DE LA ZONA. AL MENOS DOS SUELOS SE REALIZARON EXCAVACIONES EN EL SITIO, EN EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACIÓN PROPUESTA. (PERFORACIONES ADICIONALES ERAN INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE DE ÁREA). EL SUELO ES UNA ARCILLA ARENOSA MARRÓN GRISÁCEO OSCURO MARGA EXTENDER HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER PROPUESTA DE EXCAVACIONES. NO HAY NINGUNA INDICACIÓN DE LAS AGUAS SUBTERRÁNEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DEL PROYECTO DE EXCAVACIONES. LA SUBDIVISIÓN DRENA BIEN. EL SUELO ES UNA CLASE III EL SUELO.

EL COSTE DE INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE $_____, INCLUYENDO EL COSTO DE LA LICENCIA Y DEL PERMISO REQUERIDO. TODOS OSSF'S SE HAN INSTALADO A PARTIR DE LA FECHA DE SOLICITUD DE HOMOLOGACIÓN PLAT FINAL POR UN COSTO TOTAL DE $_____ AL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACIÓN DE TODOS OSSF EN AGOSTO DE 2016 POR EL DEPARTAMENTO DE SALUD.

CERTIFICACIÓN DE INGENIERO:

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MÁS ARRIBA, SON LOS SIGUIENTES:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA – ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, TENDRÁ UN COSTO TOTAL DE $_____, LO QUE EQUIVALE A $_____ POR LOTE.

INSTALACIONES DE ALCANTARILLADO – SISTEMA SÉPTICO SE ESTIMA QUE COSTARÁ $_____ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE $_____ PARA LA SUBDIVISIÓN ENTERO.

_____
FIRMA DEL INGENIERO FECHA

SUBDIVIDER CERTIFICATION

1. – BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.– WE, MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS SUBDIVIDERS OF HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN. PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

_____ DATE
MARIO CARLOS CISNEROS
7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542

_____ DATE
OFELIA S. CISNEROS
7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

_____ _____
MY COMMISSION EXPIRES: NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FINAL ENGINEERING REPORT FOR HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION
by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CURRY ROAD. THE SUBDIVIDER WILL EXTEND 8" WATER LINES FROM THE LINE ALONG CURRY ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION CONSISTS OF 14 – 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $_____ OR $_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $_____ WHICH COVERS THE $_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM HACIENDA SAN MIGUEL–CISNEROS 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 EACH 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $_____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $_____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 2016 BY THE HEALTH DEPARTMENT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON–SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $_____ WHICH EQUALS TO $_____ PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED TO COST $_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $_____FOR THE ENTIRE SUBDIVISION.

_____ _____
ENGINEER'S SIGNATURE DATE

DRAINAGE STATEMENT FOR HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION

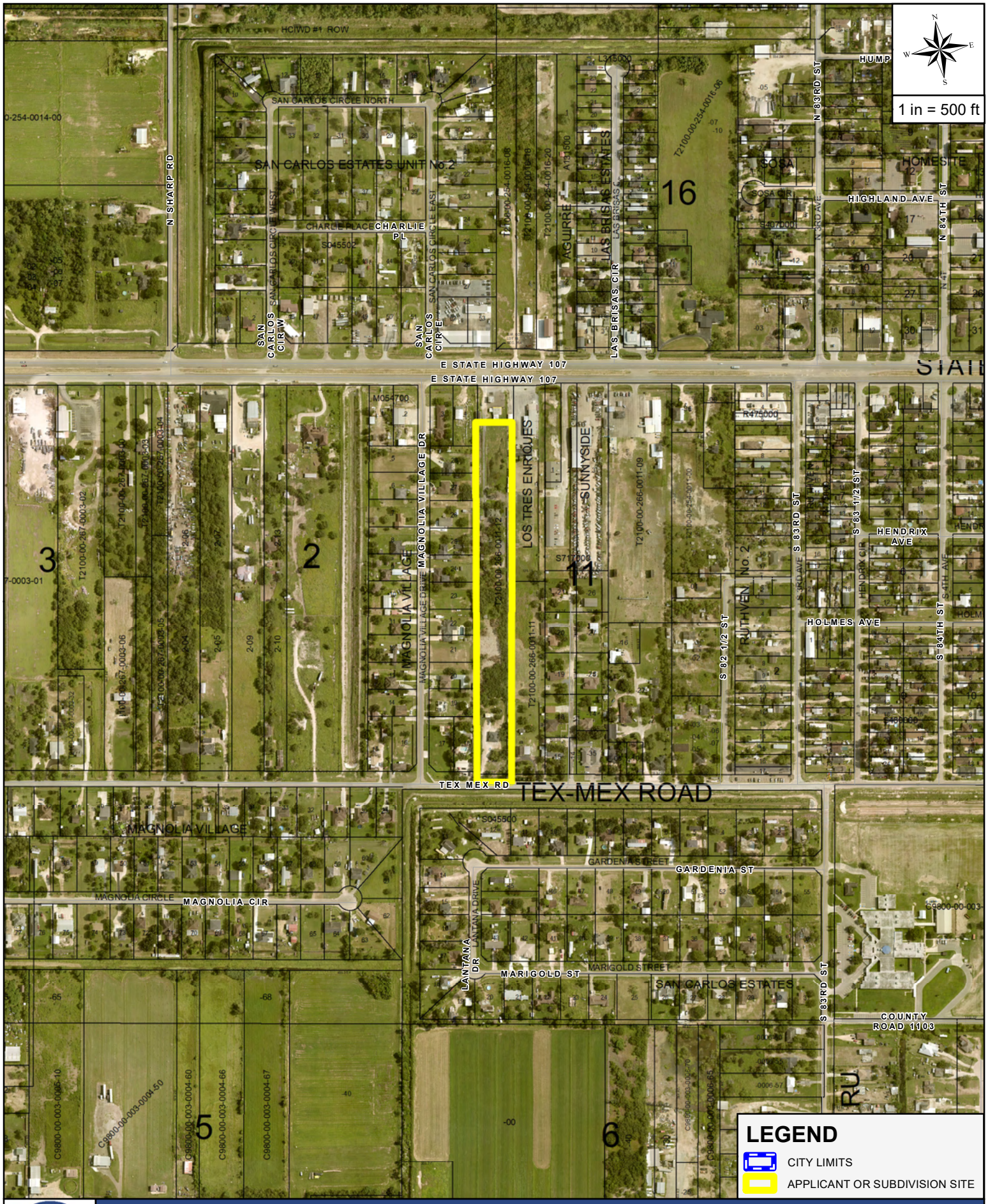
HACIENDA SAN MIGUEL–CISNEROS SUBDIVISION CONSISTS OF A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS, THE SITE IS LOCATED ON THE NORTH SIDE OF TEX–MEX ROAD APPROXIMATELY 290 FEET EAST OF MAGNOLIA VILLAGE DRIVE WITHIN THE CITY OF EDINBURG'S EXTRA–TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL SITE WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 2 RURAL SIZED RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTHEAST TOWARDS TEX–MEX ROAD. TEX–MEX ROAD FLOWS WEST TOWARDS AND DISCHARGES INTO THE SCHUNIOR DRAINAGE DITCH. THE SCHUNIOR DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 C DATED 6/06/2000 AND REVISED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN".

THE SOIL ON THIS PROPERTY IS (28) – HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

THE PROPOSED SUBDIVISION WILL UTILIZE ALL AVAILABLE VOLUME WITHIN ADJACENT ROADSIDE DITCH IMPROVEMENTS TO DETAIN STORM RUNOFF AND DISCHARGE THE STORM FLOW TOWARDS ROAD DITCHES ON THE NORTH SIDE OF TEX–MEX ROAD. THE ROADWAY DITCHES WILL CONTINUE TO FLOW WEST TOWARDS THE SCHUNIOR DRAINAGE DITCH. THE ADDITION OF ONE SINGLE FAMILY DWELLING WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 6,518 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.29 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X SHADED":
AREAS OF THE 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD.

REGISTERED PROFESSIONAL ENGINEER #64790



LEGEND

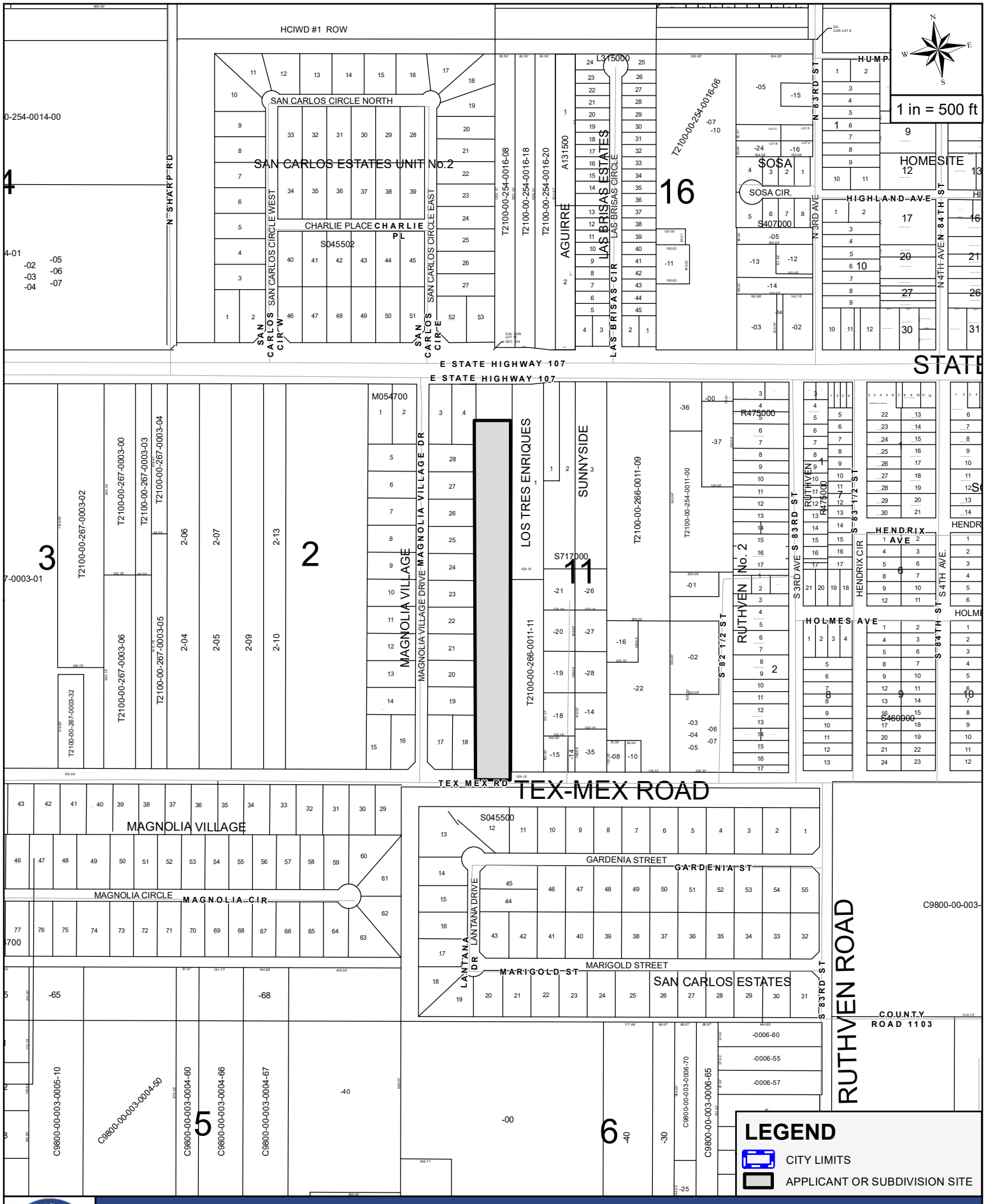
- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE

THE CITY OF EDINBURG TEXAS

AERIAL MAP

APPLICANT AND/OR SUBDIVISION:

R.E. GARCIA & ASSOCIATES / MINOR PLAT HACIENDA SAN MIGUEL CISNEROS



LEGEND

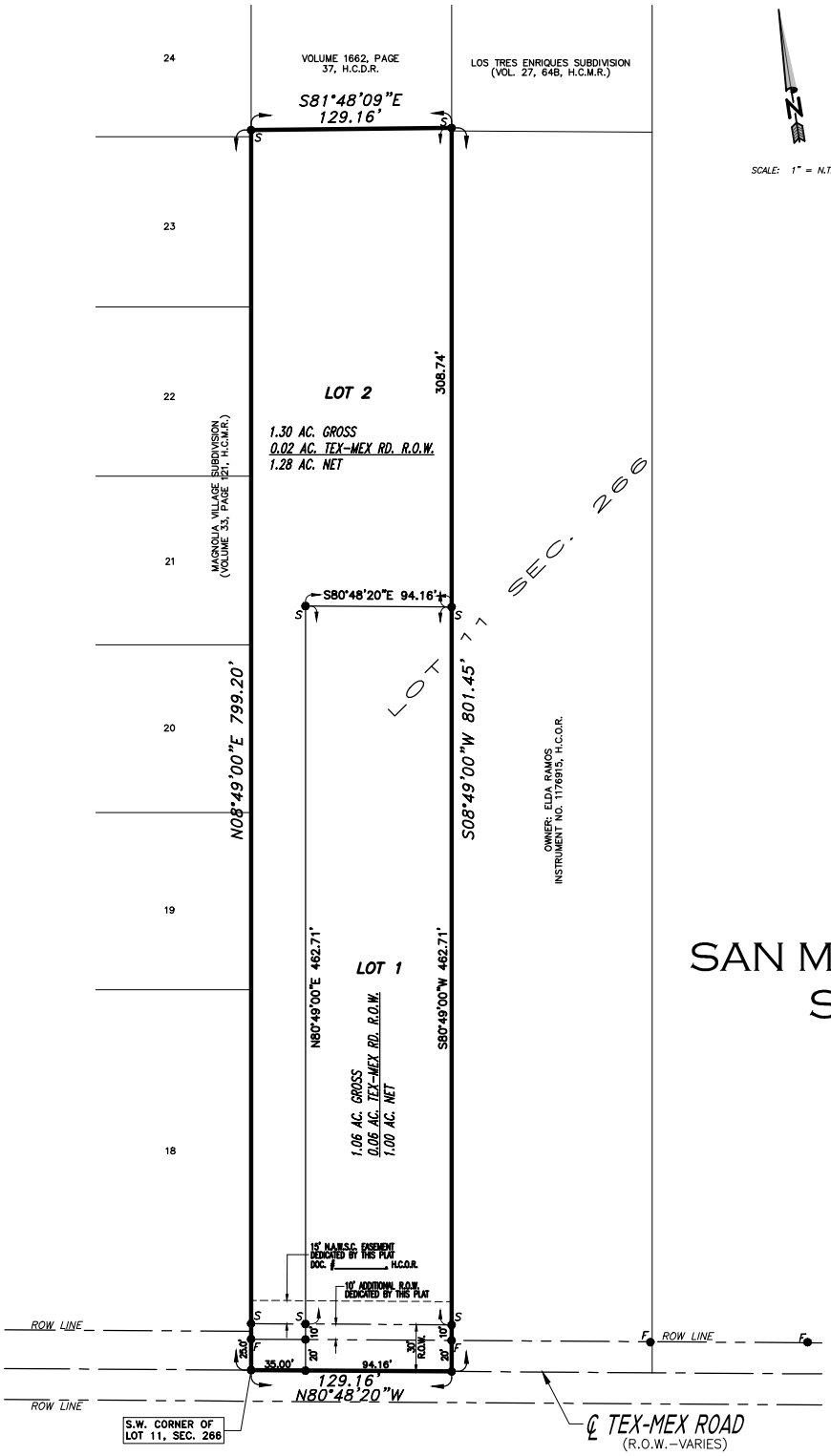
- CITY LIMITS
- APPLICANT OR SUBDIVISION SITE

THE CITY OF EDINBURG TEXAS

SITE MAP

APPLICANT AND/OR SUBDIVISION:

R.E. GARCIA & ASSOCIATES / MINOR PLAT HACIENDA SAN MIGUEL CISNEROS



HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

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

Case #

THE CITY OF Edinburg
Planning & Zoning Department
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8202

Subdivision Application

Date: February 10, 2022 Request Type: Minor Plat Minor Plat

1. Developer: Mario & Ofelia Cisneros 2. Owner/Contact Name: Mario & Ofelia Cisneros

3. Owner/Contact Phone: (956) 560-7884 4. Owner/Contact Email: ccisneros4949@gmail.com

5. Owner Address: 7958 E. SH 107 Edinburg, Texas 78542

6. Exact Name of Subdivision: Minor Plat of Hacienda San Miguel-Cisneros 7. Property ID: 296737

8. Current Zoning: _____ Required Zoning: _____

10. Legal Description:

A 2.36 acre tract of land being a portion of Lot 11, Section 266, Texas-Mexican Railway Company's Survey Subdivision as recorded in Volume 2, Page 29, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed recorded in Volume 1662, Page 37, Deed Records, Hidalgo County, Texas

11. Inside City Limits? No If "No," is in the ✓ Comprehensive Development Area _____ Rural Development Area

12. Primary Consulting Firm: R. E. Garcia & Associates 13. Phone: (956) 381-1061

14. Consulting Firm Address: 116 N. 12th Edinburg, Texas 78541

15. Consulting Firm Email(s): regaassoc@aol.com

16. Desired Land Use Option: Single Family

17. Number of Lots: Single Family 2 Multi-Family 0 Commercial 0 Industrial 0

18. Proposed Wastewater Treatment: ____ Sanitary Sewer ✓ OSSF (On-Site Sewage Facility)

19. Electric Power and Light Company to Serve the Proposed Subdivision: Magic Valley Electric Co-op

20. Irrigation District: Hidalgo County No. 1 Potable-water Retailer: North Alamo Water Supply Corp.

Owner 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.

Owner Name(s) (Print or Type)	Owner Mailing Address & Zip Code
Mario & Ofelia Cisneros	7958 E. State Highway 107, Edinburg, Texas 78542
Owner Phone Number	Owner Email
(956) 560-7884	ccisneros4949@gmail.com

RECEIVED
FEB 22 2022
8:46

Have any of said owners designated agents to submit and revise this plat application on their behalf?

____ Yes ✓ No (If "Yes" attached duly notarized documentation to that effect, signed by each such owner.) Name:

The undersigned owner(s) of record (or their authorized agents) hereby agree to make all improvements and meet all requirements and standards as specified in the City of Edinburg Unified Development Code and Ordinances. The undersigned hereby request that the Edinburg Planning & Zoning Commission and the City Commission approve the attached subdivision plat. I certify that all items contained in this application and attachments (including all construction plans) are true and correct to the best of my knowledge and not in conflict with any deed restrictions or restrictive covenants. Furthermore, I understand that any omittance or incorrect information may result in approval or permit being denied or revoked. Developer's requirement sheet must be completed, signed, and submitted with the application form.

Signature _____ **Date** 2/18/22

THE CITY OF Edinburg

PLANNING & ZONING DEPARTMENT

PLANNING & ZONING DEPARTMENT (956) 388-8202

SUBDIVISION WITHIN CITY LIMITS CHECK LIST
SUBDIVISION PROCESS

PRELIMINARY (VARIANCE) STAGE
Date : **April 7, 2022**

Date Filed:	**February 23, 2022**	P&Z Preliminary:	**April 13, 2022**	P&Z Final:		City Council:	

Reviewed By:	**Abel Beltran, Subd. Coor.** abeltran@cityofedinburg.com	Staff Review :	**March 14, 2022**	Time Line :	**365** Days	Expires :	
		Staff / Engineer :	**March 31, 2022**	1st Extension :	0 Days	Expires 1:	
				2nd Extension :	0 Days	Expires 2:	

Director of Planning & Zoning :	Kimberly A. Mendoza, MPA	Email : kmendoza@cityofedinburg.com	City Office #: (956) 388-8202
Director of Utilities	Gerardo Carmona, P.E.	Email : gcarmona@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:	**Mario & Ofelia Cisneros**	7958 E. State Highway 107, Edinburg, TX 78542	Raul E. Garcia, P.E., R.P.L.S., Project Engineer

HACIENDA SAN MIGUEL-CISNEROS - MINOR PLAT Consultant : **R. E. GARCIA & ASSOCIATES**

DESCRIPTION	Provided	Need to Provide	Not Applicable	Need to Revise	COMMENTS
Subdivision Process:					
Subdivision Plat Submittal	√				
Warranty Deed	√				
Topography Survey	√				
Drainage Report Submittal (As Per City Drainage Policy)	√				Approved by H.C.D.D.#1 Date: Pending Approval
Zoning : City Limits - ETJ	√				
Flood Zone	√				Zone "X" (Shaded) Panel # 480334-0325 D (May 17, 2001)
Preliminary Submittals:					
Existing & Proposed Water Distribution Layout	√				North Alamo Water Supply Corporation - Water Distribution System
Water Distribution System Provider:	√				North Alamo Water Supply Corporation - Water Distribution System
Existing & Proposed Sewer Collection Layout	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Sanitary Sewer Collection System Provider:	√				County of Hidalgo O.S.S.F., (On-Site Sewage Facility)
Existing and Proposed Drainage Layout System:	√				Private Drainage System onto H.C.D.D. # 1
Minor Arterial Street Right-of-way Dedication (**60-ft ROW**)	√				Proposed Street Section (**43-ft B-B**) (**Tex-Mex Road**)
Minor / Major Collector Street Pavement Section	√				In Accordance to Standard Street Policy
Variances Appeals Request: 2022	√				Planning & Zoning Meeting / Results / City Council Meeting
Street Widening Improvements	√				
Street 5-ft Sidewalk Improvements	√				
Drainage Improvements	√				
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 O.S.S.F., (On-Site Sewage Facility)
Sanitary Sewer Detail Sheets	√				County of Hidalgo (O.S.S.F. Standards Application & Installation)
Water Distribution Improvements: On-Site & Off-Site	√				North Alamo Water Supply Standard Policy's
Water Distribution Detail Sheet (Fire Hydrant Assembly)	√				See Section 3 Utility Policy, 2014 Standard Policy Manual
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			√		
TX-Dot Sewer UIR Permit			√		
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 ()			√		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 $ 106.00		√			As required by County Clerks office
Copy of H.C.D.D. #1 of invoice $ 250.00		√			Required to be paid prior to Final Stages
Street Light Escrow $ -			√		Required: 0 EA. @ $ -
Street Escrow (Tex-Mex Road) $ -			√		Required: 129 EA. @ $ -
Sidewalk Escrow (Tex-Mex Road) $ -			√		Required: 0 LF @ $ 25.00
TOTAL OF ESCROWS: $ -					
Total Developer's Construction Cost: (Letter of Credit)			√		Date : Lender :
Laboratory Testing Fee: 3% $ -			√		$ - FINAL Construction Cost
Inspection Fee: 2% $ -			√		$ - FINAL Construction Cost
Park Land Fees: **Park Zone # 5** $ 600.00		√			**2** Lots @ $ **300.00** Full rate within the ETJ
0 Residential $ - $ -			√		50% Development 50% Building Stage
0 Multi-Family $ - $ -			√		50% Development 50% Building Stage
Water Rights: NAWSC - CCN $ -			√		2.24 Acres $ -
Water 30-year Letter (Residental) $ -			√		0 Lots @ $ -
Water 30-year Letter (Single-Family) $ -			√		0 Units @ $ - NAWSC WATER-CCN
Sewer 30-year Letter NAWSC - CCN $ -			√		0 Lots @ $ - NAWSC SEWER-CCN
TOTAL OF FEES: $ 600.00					
Reimbursements:					
Developer Sewer Improvements $ -			√		Off-Site System: 0.000 AC $ -
Developer Water Improvements $ -			√		Off-Site System 0.00 AC $ -
TOTAL OF REINBURSEMENTS: $ -					
Buyouts:					
North Alamo Water Supply Corporation $ -			√		Required Buyout 0.00 AC. $ -
Sharyland Water Supply Corporation			√		Not Applicable
Tax Certificates					
County of Hidalgo / School District		√			
Water District		√			Hidalgo County Irrigation District # 1

Total of Escrows, Fees, Reimbursements and Buyouts:

Escrows	$ -	Street & Sidewalk Improvements for Hoehn Road
Material Testing Fee Inspection Fees, Other F	$ 600.00	Parkland Fees, Water Rights/Water & Sewer 30-year Agreements
Reimbursements	$ -	Reimbursement to the Developer of Subdivision
City of Edinburg	$ -	15% Payable to the City of Edinburg for Administrative Fee
To the Developer of Record	$ -	85% Payable to the Developer of Record Owner / Developer
Buyouts	$ -	Based on Subdivision (Need Request and Approval rate from SWSC Broad)
TOTAL :	$ 600.00	Developer Total Cost of Fees, Escrows, Reimbursements & Buyouts

City Council Actions
Meeting Date: March 15, 2022

VARIANCE:

Consider variance request to the City's Unified Development Code Article 8, Section 8.204 Street Standards, Paving Width, for the proposed Los Cortijos Subdivision, being 60.0 acres out of the East 1/2 of Lot 13, Block 57, all of Lot 16, Block 58, Alamo Land and Sugar Company's Subdivision, located at 7601 East Trenton Road, as requested by Melden & Hunt, Inc. on behalf of Frank Villanueva and Abigail Villanueva Sandoval

- Planning & Zoning Commission recommended approval on February 8, 2022
- City Council ***approved*** on March 15, 2022

SPECIAL USE PERMIT:

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "2nd Annual Wipe Out Colon Cancer 5K Run/Walk" to be held on Saturday, March 19, 2022 from 6:00 A.M. to 12:00 P.M. at Edinburg Municipal Park, being portions of Lots 9, 10, 12 and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company's Survey, located at 714 South Raul Longoria Road, as requested by April Chapa, DHR Advanced Care Center

- City Council ***approved*** on March 15, 2022

Consider Ordi5nance providing for a temporary special use permit and request for waiver of fees for the "7th Annual Superheroes 5K Run and Buddy Fun Walk" to be held on Saturday, April 2, 2022 from 1:00 P.M. to 10:00 P.M. at H.E.B. Park, Lot 1, Family Recreation & Aquatic Center Subdivision, located at 1616 South Raul Longoria Road, as requested by Christine Clifford, Team Mario

- City Council ***approved*** on March 15, 2022

City Council Actions
Meeting Date: April 5, 2022

REZONING:

Hold Public Hearing and Consider the Rezoning Request from Agriculture (AG) District to Auto-Urban Residential (AU) District, Lot 14, Trenton Terrace Subdivision, located at 1010 Leticia Street, as requested by Carlos Briones, Vista View Properties

- Planning & Zoning Commission recommended approval on March 8, 2022
- City Council ***approved*** on April 5, 2022

COMPREHENSIVE PLAN AMENDMENT & REZONING:

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Neighborhood Commercial Uses to General Commercial Uses and the Rezoning Request from Agriculture (AG) District to Commercial General (CG) District, Lots 25 and 26, Owassa Gardens Mobile Home Subdivision, located at 5614 and 5619 South Veterans Boulevard, as requested by Mike Garcia

- Planning & Zoning Commission recommended approval on March 8, 2022
- City Council ***approved*** on April 5, 2022

Hold Public Hearing and Consider the Comprehensive Plan Amendment from Downtown District Uses to General Commercial Uses and the Rezoning Request from Downtown (D) District to Commercial General (CG) District, being all of Lots 1, 2, 11, 12, and the West 24 ft. of Lots 3 and 10, and abandoned 16 ft. x 124 ft. alley right of way out of Block 259, Original Townsite of Edinburg, located at 620 West University Drive, as requested by Gilbert Ortiz, Richard Ivey

- Planning & Zoning Commission recommended approval on March 8, 2022
- City Council ***approved*** on April 5, 2022

Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial General (CG) District to Auto-Urban Residential (AU) District, a 13.23 acre tract of land out of Lot 7, Section 276, Texas-Mexican Railway Company's Survey Subdivision, located at 320 North McColl Road, as requested by Richard Flores, Gaston Sosa De La Torre

- Planning & Zoning Commission recommended approval on March 8, 2022
- City Council ***approved*** on April 5, 2022

Hold Public Hearing and Consider the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Suburban Residential (S) District to Auto-Urban Residential (AU) District, a 6.87 acre tract of land, more or less, being a portion of Lot 15, Section 277, Texas-Mexican Railway Company's Survey, located at 4401 West Sprague Street, as requested by Realtex Development, BBB & J Investments, LTD.

- Planning & Zoning Commission recommended approval on February 8, 2022
- Item was ***WITHDRAWN*** by the applicant on April 5, 2022

RENAMING:

Hold Public Hearing and Consider Resolution proving for the renaming of the real property described as Blocks 371 & 378, Original Townsite of Edinburg, Hidalgo County, Texas for the El Tule Recreation Center, located at 700 South Veterans Boulevard, Edinburg, Texas

- City Council ***approved*** on April 5, 2022

SPECIAL USE PERMITS:

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "23rd CASA Annual Candlelight Vigil" to be held on Thursday, April 7, 2022 at Edinburg City Hall (east side steps), being all of Block 213, the North 125 ft. of Block 228 and McIntyre Street lying between Blocks 213 and 228, Original Townsite of Edinburg, located at 415 West University Drive, as requested by Veronica Whitacre, Court Appointed Special Advocates (CASA) of Hidalgo County

- City Council ***approved*** on April 5, 2022

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "Divine Mercy Feast" to be held on Saturday, April 23, 2022 at Divine Mercy Syro Malabar Catholic Church, Lots 1-12 & Lots 22-24, Block 273, Original Townsite of Edinburg, located at 300 West Cano Street, as requested by Rajesh Chiramel

- City Council ***approved*** on April 5, 2022

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "National Crime Victims' Rights Week Walk" to be held on Sunday, April 24, 2022 at Edinburg Municipal Park, being portions of Lots 9, 10, 12 and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company's Survey, located at 714 South Raul Longoria Road, as requested by Robert Garcia, RGV-FFOMC

- City Council ***approved*** on April 5, 2022

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "Annual Spring Festival" to be held on Saturday, April 30, 2022 at the Holy Family Catholic Church, Lots 1-18, Block 11, Buena Vista Subdivision, located at 1302 East Champion Street, as requested by Revered Thomas Luczak, OFM, Holy Family Catholic Church

- City Council ***approved*** on April 5, 2022

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "Hope Prenatal Services Walk for Hope 2022" to be held on Saturday, May 7, 2022 at Edinburg Municipal Park, being portions of Lots 9, 10, 12 and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company's Survey, located at 714 South Raul Longoria Road, as requested by Grace Curiel, Hope Prenatal Services, Inc.

- City Council ***approved*** on April 5, 2022

Consider Ordinance providing for a temporary special use permit and request for waiver of fees for the "6th Annual Back the Badge 5K Run/Walk" to be held on Saturday, May 21, 2022 at Edinburg Municipal Park, being portions of Lots 9, 10, 12 and 16 and all of Lot 11, Section 268, Texas-Mexican Railway Company's Survey, located at 714 South Raul Longoria Road, as requested by Jose Flores

- City Council ***approved*** on April 5, 2022

Planning and Zoning Commission

Attendance - 2022

			2022											
First Name	Last Name	Position	Jan	Feb	Mar	Apr	May	June	July	August	September	October	November	December
Joe	Ochoa	Chairperson	P	P	P									
Hiren	Govind	Vice-Chair	P	P	P									
Jorge	Sotelo	Commissioner	P	P	P									
Ruby	Casas	Commissioner	P	P	P									
Jorge	Gonzalez	Commissioner	P	P	P									
Victor	Daniec	Commissioner	P	P	P									
Rene	Olivarez	Commissioner	P	P	P									