



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-08-2013

PROPOSED PRESIDIO ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: KK ENGINEERING. DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 96  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Subdivision is located on the South East corner of Tower Rd and Minnesota Rd.

SUBDIVISION LIES WITHIN THE:  The rural area of the County.  
 ETJ of Alamo  
 ETJ of \_\_\_\_\_ and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-17-2012 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales and Storm drainage pipe system.

DISTANCE TO A DRAIN DITCH: Approximate ¼ North of subdivision development.

ROAD R.O.W. DEDICATION: 20 feet on Minnesota Rd by this plat & 30 feet on Tower Rd.

H.C.R.O.W. APPROVED DATE: 07-23-2012 : By, Roy Gonzales R.O.W. AGENT

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez.  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: December 14, 2012  
 SANITARY SEWER BY: \_\_\_\_\_ LINE SIZE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Minnesota Rd .

H.C.O.E.C. APPROVED DATE: 08-14-2012 .: By Ann Marie De La Fuente, Administrative Assistant

**SMALL CONSTRUCTION**  
*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*  
 **LARGE CONSTRUCTION**  
*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*  
 **Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.**  
REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON:

SEPTEMBER 04, 2012

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

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

PLAT OF PRESIDIO ESTATES SUBDIVISION

PLAT NUMBER: 60. ACRE TRACT OF LAND BEING ALL OF LOT 11 AND THE WEST 1/2 OF LOT 12, BLOCK 49, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS...

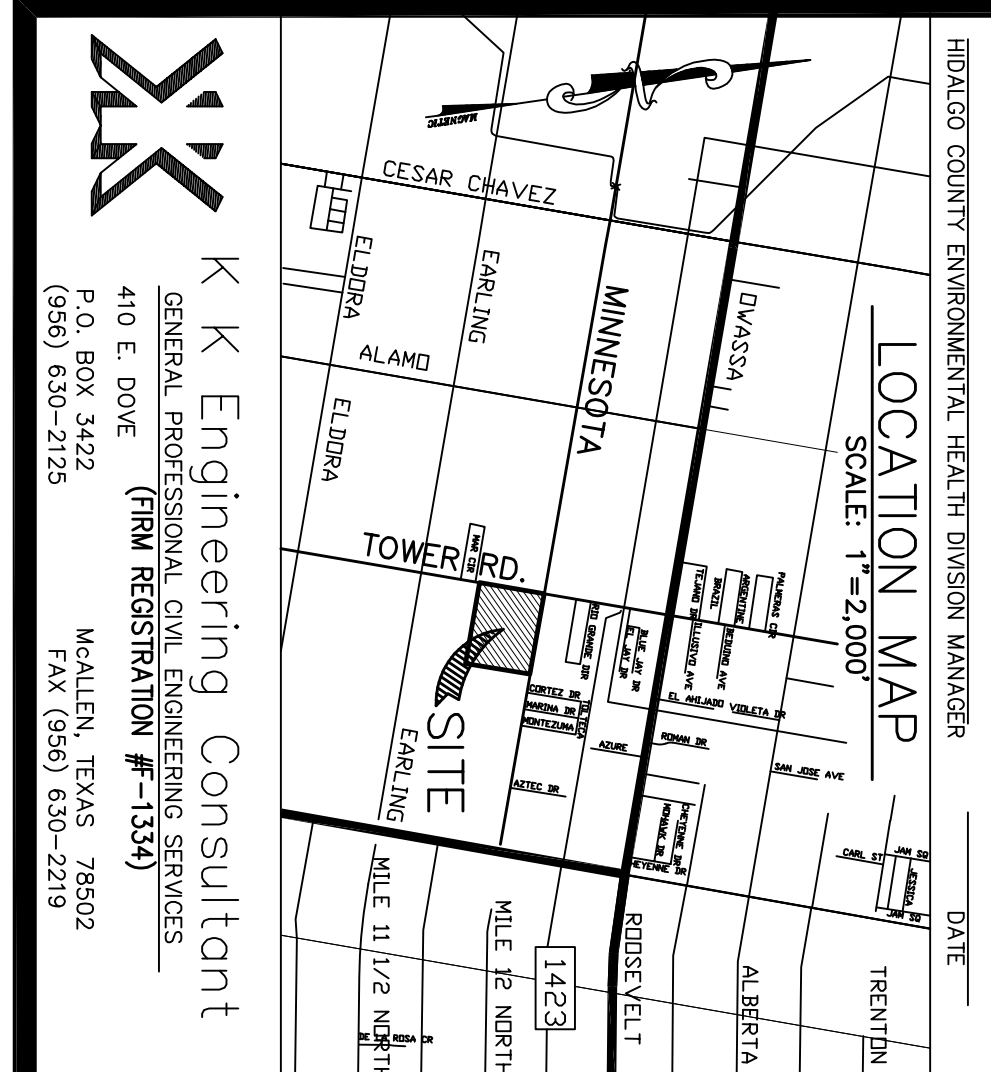
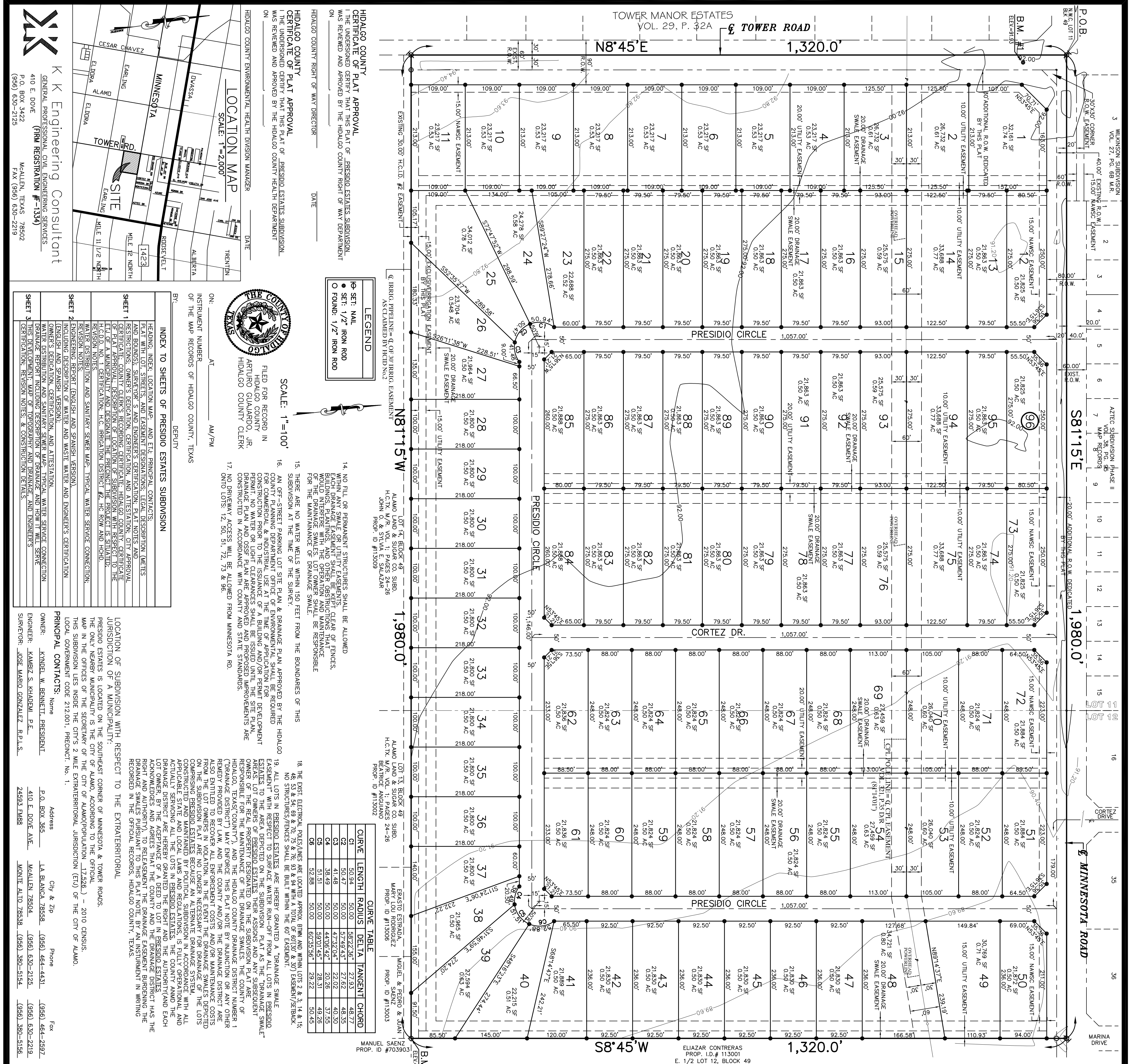
PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: JULY 11, 2012

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
PRESIDIO ESTATES, L.P., A TEX. L.P.
REGISTERED PROFESSIONAL LAND SURVEYOR WITHIN THE DISTRICT OF HIDALGO COUNTY, TEXAS...

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KIMBLE W. BENNETT, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES
OWNER: RY. KIMBLE, PRESIDENT
PRESIDIO ESTATES, L.P.
A TEXAS LIMITED PARTNERSHIP
REGISTERED PROFESSIONAL LAND SURVEYOR WITHIN THE DISTRICT OF HIDALGO COUNTY, TEXAS...

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CLERK OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 92.21(1), HEREBY CERTIFY THAT THIS PLAT OF PRESIDIO ESTATES SUBDIVISION, AS SHOWN ON SHEET 1 OF 3, IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PLANNING AND DESIGN OF PLAT SUBDIVISIONS AS SET FORTH IN THE SPECIFIC SUBDIVISION ACT, BASED ON GENERAL ENGINEERING STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.



INDEX TO SHEETS OF PRESIDIO ESTATES SUBDIVISION
SHEET 1: GENERAL NOTES, LEGEND, AND LOCATION MAP.
SHEET 2: DRAINAGE PLAN AND SANITARY SEWER MAP.
SHEET 3: UTILITY PLAN AND ERECTION OF MONUMENTS.

GENERAL NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT LEAST 1.00 FEET ABOVE THE FINISH GRADE OF THE ROAD WHEN MEASURED AT THE CENTER POINT OF ALL THE LOTS OR AS NOTED ON THE PLAT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTION FOR CONSTRUCTION TO VERIFY FINISH GRADE AND FINISH FLOOR ELEVATION WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.

CURVE TABLE
CURVE LENGTH, RADIUS, DELTA, TANGENT CHORD
C1: 50.00, 50.00, 90.00, 70.71, 48.72
C2: 50.00, 50.00, 90.00, 70.71, 48.72
C3: 50.00, 50.00, 90.00, 70.71, 48.72
C4: 50.00, 50.00, 90.00, 70.71, 48.72
C5: 50.00, 50.00, 90.00, 70.71, 48.72
C6: 50.00, 50.00, 90.00, 70.71, 48.72

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT LEAST 1.00 FEET ABOVE THE FINISH GRADE OF THE ROAD WHEN MEASURED AT THE CENTER POINT OF ALL THE LOTS OR AS NOTED ON THE PLAT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTION FOR CONSTRUCTION TO VERIFY FINISH GRADE AND FINISH FLOOR ELEVATION WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
2. THIS SUBDIVISION IS LOCATED IN ZONE 'C' (AREAS OF UNUSUAL FLOODING-NOT SHARED) FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 0425 C. CONSTRUCTION OF PERMANENT HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
3. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
(A) FRONT: SHALL BE 25 FEET & FRONTING TOWER RD. SHALL BE AT 50 FEET OR EASEMENT WHICHEVER IS GREATER.
(B) REAR: 30 FEET OR EASEMENT WHICHEVER IS GREATER.
(C) SIDE: 15 FEET OR AS EASEMENTS WHICHEVER IS GREATER.
4. B.M. #1 = 21.33' (NAD 83), SQUARE CUT ON TOP OF INLET. B.M. #2 = 30.42' (NAD 83) ON THE BACK CORNER OF LOT 12 (S.E. COR. OF THE SUBD.).
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THE LOTS MUST BE SURVEILED ON ALL BEINGS AND CONTIGUOUS PERMANENT HOUSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL COMPLIANCE, HEALTH DEPT. AND FIRE MARSHAL APPROVAL.
6. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
8. EASEMENT SHALL BE KEPT CLEAR OF TREES, BUSHES, SHRUBS, TREES, AND OTHER PLANTINGS IDENTICAL TO THOSE SHOWN ON THE PLAT.
9. CORNER MARKERS SHALL BE KEPT CLEAR OF TREES, BUSHES, SHRUBS, TREES, OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. EACH PERMANENT CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION PLAN.
11. ALL PUBLIC UTILITIES EXISTING DEPICTED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOBILE SUBDIVISION RULES BY SIGNING COMPLETELY WITH THE SET REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT WITH THE SET REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
12. KIMBLE W. BENNETT, THE OWNER & SUBDIVIDER OF PRESIDIO ESTATES, REFERS ALL EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED (NEW) REQUIREMENTS.
13. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HADALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO OBTAIN A DRAINAGE PLAN FROM THE DISTRICT DRAINAGE DISTRICT NO. 1. THE DRAINAGE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT DRAINAGE DISTRICT NO. 1.
14. ALL PUBLIC UTILITIES EXISTING DEPICTED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOBILE SUBDIVISION RULES BY SIGNING COMPLETELY WITH THE SET REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
15. THE SET REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT DRAINAGE DISTRICT NO. 1.
16. THE SET REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT DRAINAGE DISTRICT NO. 1.
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