



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 02-04-2014

PROPOSED RESUBDIVISION OF LOTS 52, 53, 54 & LOT B CALEDONIA ESTATES PHASE I SUBDIVISION, PRECINCT No. 4

ENGINEER FIRM: SALINAS ENGINEERING & ASSOC. DEVELOPER: WILD MESQUITE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 6 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northwest corner of Cesar Chavez Rd & Curry Rd.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-25-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Drainage will be detained on the compressed green area of the lots. Existing Type "A" inlets on Sherman Rd discharging to an existing canal abutting North of Caledonia Estates Subdivision Phase I

DRAINAGE DESIGN:

ROAD R.O.W. DEDICATION: No additional Right of way will be dedicated

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-19-13 By, Jesse Ozuna Pct 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-15-13 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: City of Edinburg LINE SIZE: 8" LOCATION: Rawlings Rd & Oblate Rd

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 2" LOCATION: FM 2128 (Richardson Rd)

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 12-20-2013 : By Martin Ramirez, Environmental Compliance Coordinator

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.

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: _____

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

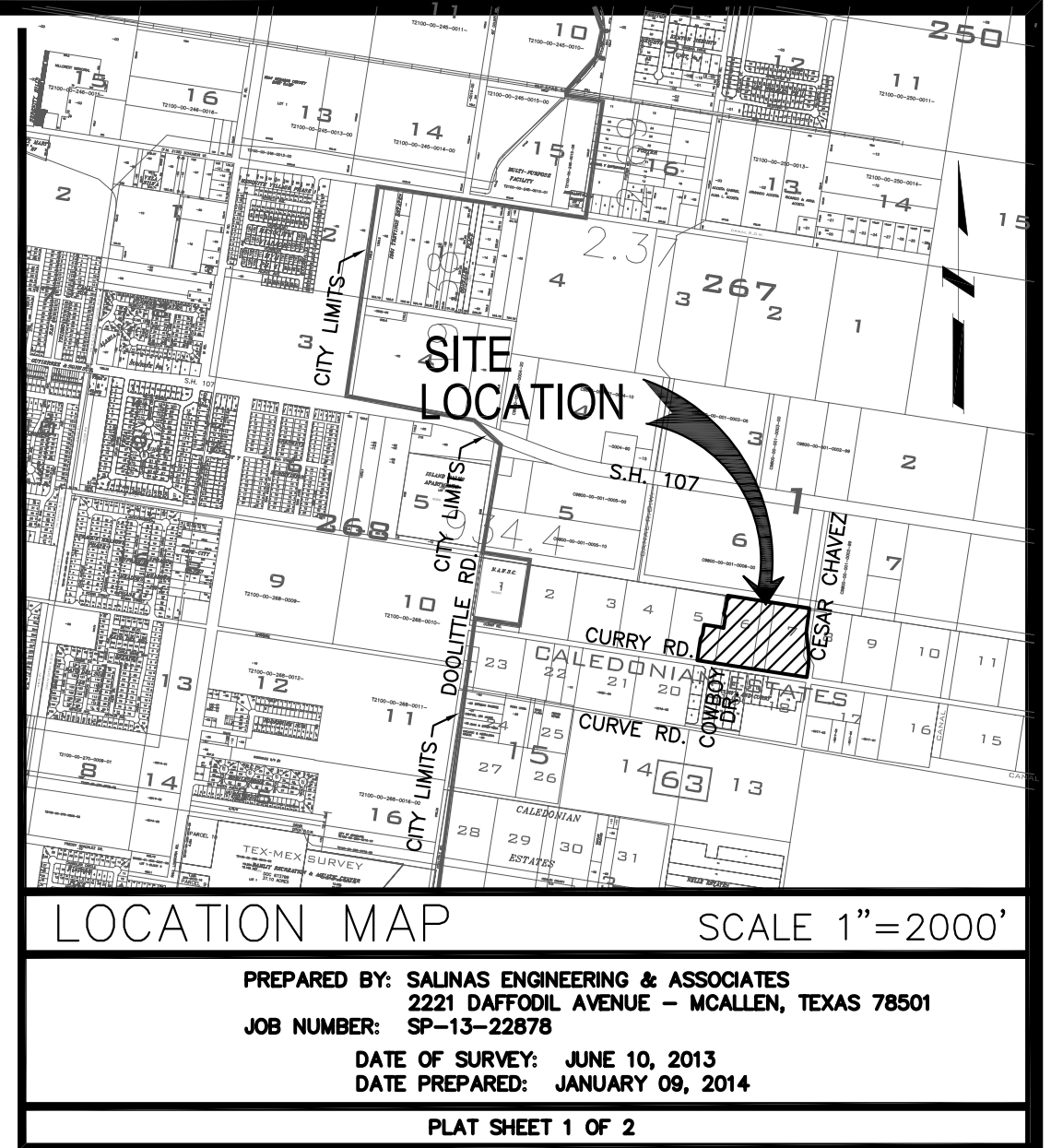
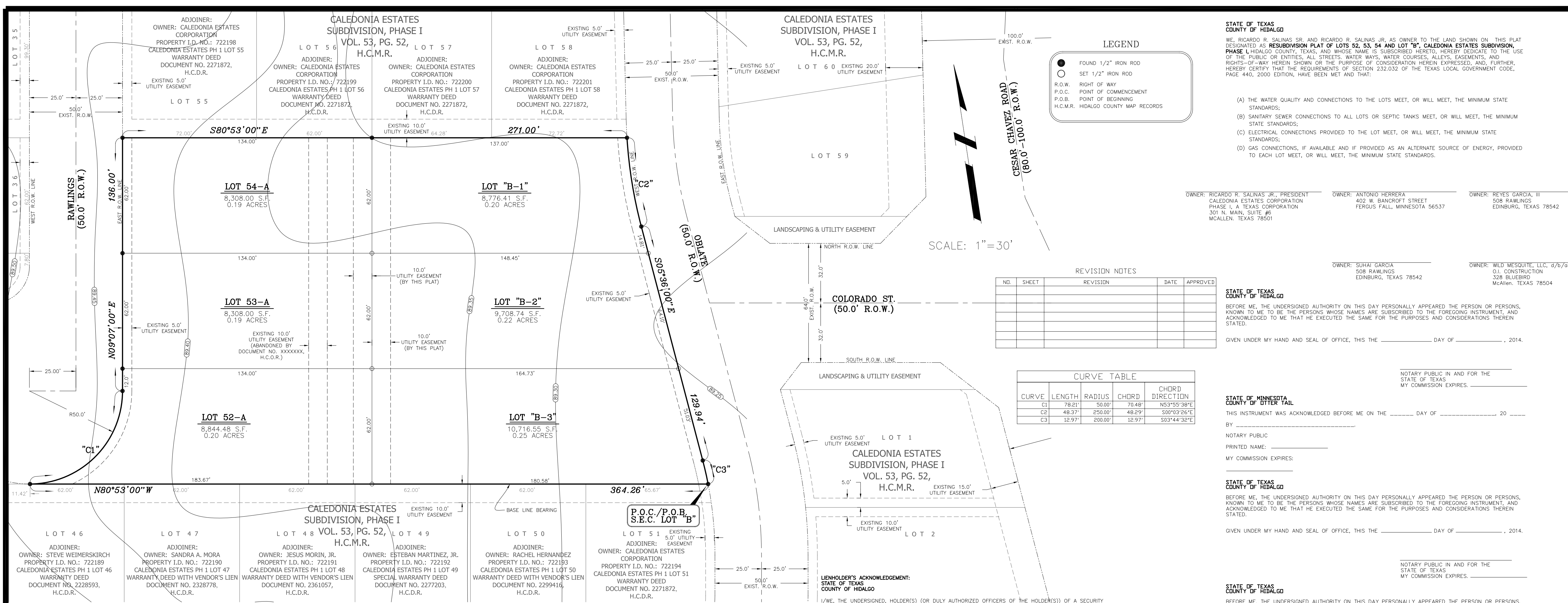
Preliminary Approval with Variance Request subject comments and future recommendations by planning and other Departments.

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.



RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I

HIDALGO COUNTY, TEXAS
 BEING A 1.25 ACRE (OR 54,662.19 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 52, 53, 54 AND LOT "B," OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES:
 FRONT: 25.00' OR GREATER FOR EASEMENTS.
 REAR: 20% OF LOT DEPTH - NOT OVER 40.0'
 CORNER SIDE: 6.00' OR GREATER FOR EASEMENTS.
 CUL-DE-SAC LOTS: 10.00' OR GREATER FOR EASEMENTS.
 SIDE CORNER GARAGE: 18.00' OR GREATER FOR EASEMENTS.
 - FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X"
 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 NO. 480334 0325 D (REVISED TO REFLECT LOMR 5/17/01)
 EFFECTIVE DATE: JUNE 06, 2000.
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL 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 THRU 4127).
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND. FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 4,287.13 CUBIC FEET OR 0.10 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SECOND SHEET FOR DRAINAGE DETENTION.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SPRINKLERS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE, GRASSY, OR FLOWERS) OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - 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.
 - BENCHMARK NOTE:
 A BENCHMARK HAS BEEN SET IN CONCRETE ON THE SOUTHWEST CORNER OF LOT 20 SHOWN HEREIN. THE BENCHMARK ELEVATION ON TOP OF THIS BENCH IS 85.74 B.M. - ELEV. 82.69. DESCRIPTION: LOCATED ON TOP OF FIRE HYDRANT SOUTH OF PROPERTY AND SOUTH OF CURRY ROAD, NORTH OF LOT B, CURVE AND CURRY SUBDIVISION.
 - THIS SUBDIVISION WAS DESIGNED FOR 10 YEAR FLOOD W/ NO DETENTION.
 - A FOUR (4.0) FEET SIDEWALK FOUR (4.0) FEET BEHIND THE BACK CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.
 - ALL PUBLIC UTILITIES EASEMENTS DEICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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.
 - CLEARANCES FOR WATER METERS:
 AS PER LOCAL GOVERNMENT REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(1).
 - ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS.

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, do 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 hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement, and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it, 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 imposed 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__.

DEVELOPER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A)
 WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2014.

ATTEST: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2014.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

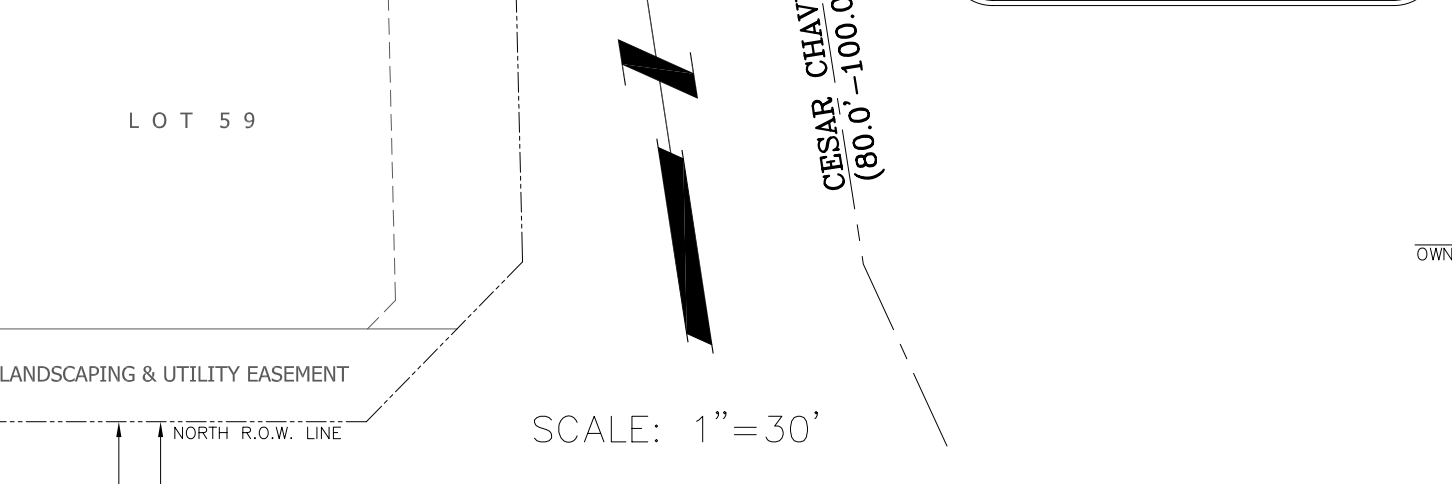
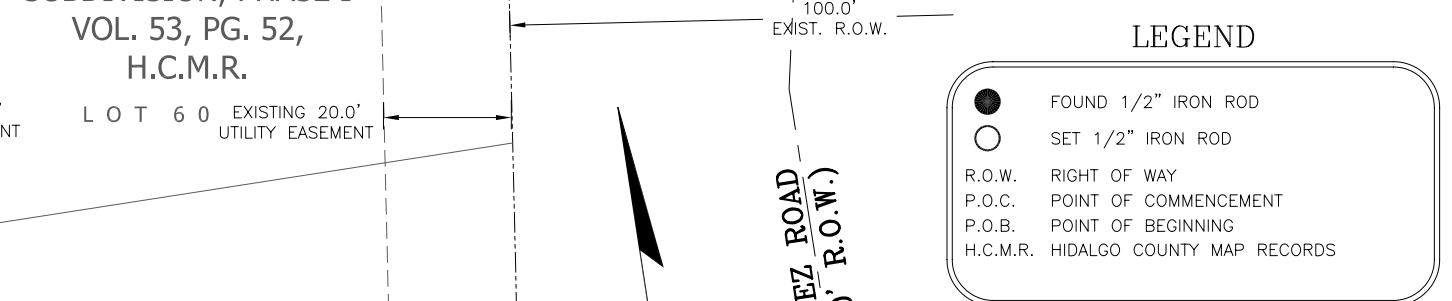
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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

By: _____ DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CALEDONIA ESTATES CORP.	301 N. MAIN, SUITE #6	MCALLEN, TEXAS 78501	(956) 686-1603	(956) 686-1461
OWNER: WILD MESQUITE, LLC.	328 BLUEBIRD	MCALLEN, TEXAS 78504	(956) 686-9864	
OWNER: ANTONIO HERRERA	402 W. BANCROFT STREET	FERGUS FALL, MINNESOTA 56537	(701) 885-9402	(XXX) XXX-XXXX
OWNER: REYES GARCIA, III	508 RAWLINGS	EDINBURG, TEXAS 78542	(956) 457-9894	(XXX) XXX-XXXX
OWNER: SUHAI M. GARCIA	508 RAWLINGS	EDINBURG, TEXAS 78542	(956) 457-9894	(XXX) XXX-XXXX
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1483
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1483

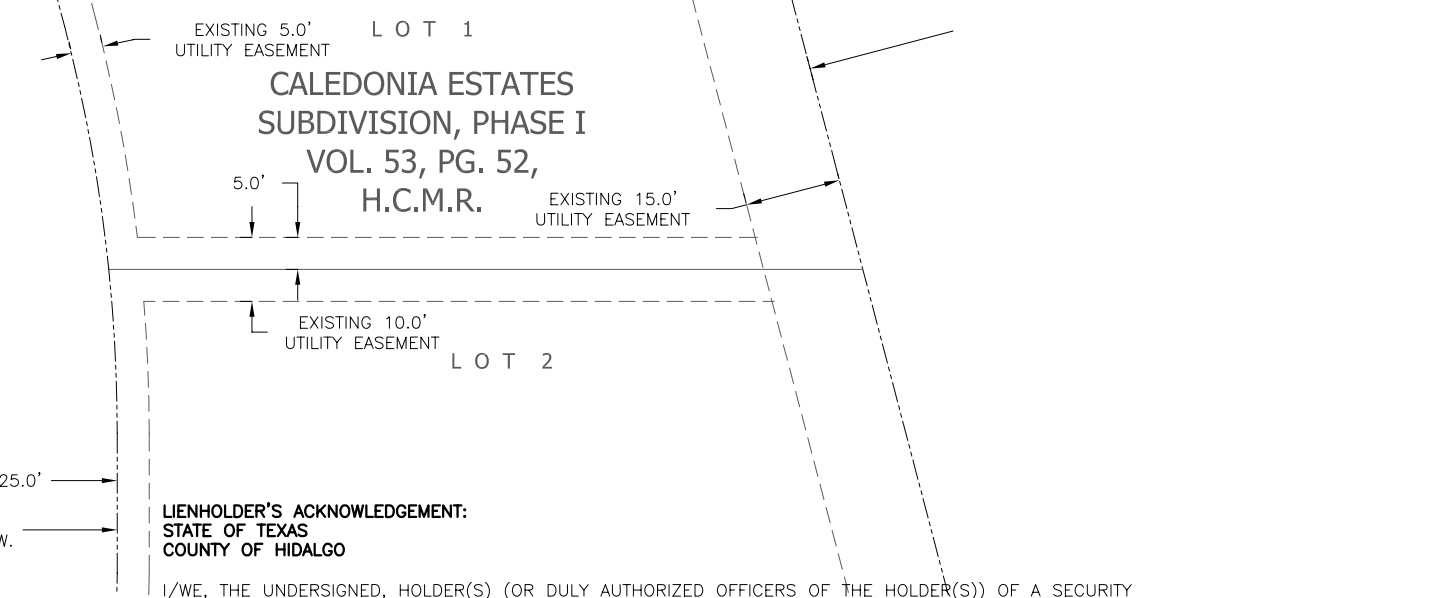


REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	78.21	50.00	70.48	N53°55'39"E
C2	48.37	250.00	48.29	S00°03'26"E
C3	12.97	2000.00	12.97	S03°44'32"E



LIENHOLDER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS
 COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I OF HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

CALEDONIA ESTATES SUBDIVISION PHASE I
 SECURITY INTEREST HOLDER (LOT 52-54)

ROXANNA SALINAS, TRUSTEE
 CALEDONIA ESTATES SUBDIVISION PHASE I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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

LIENHOLDER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS
 COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I OF HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FAIRWAY INDEPENDENT MORTGAGE CORPORATION
 SECURITY INTEREST HOLDER (LOT 53-54)

JAREL A. MEYER, TRUSTEE
 FAIRWAY INDEPENDENT MORTGAGE CORPORATION

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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

LIENHOLDER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS
 COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I OF HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

CALEDONIA ESTATES SUBDIVISION PHASE I
 SECURITY INTEREST HOLDER (LOT 54-54)

ROXANNA SALINAS, TRUSTEE
 CALEDONIA ESTATES SUBDIVISION PHASE I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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

STATE OF TEXAS COUNTY OF HIDALGO
 WE, RICARDO R. SALINAS SR. AND RICARDO R. SALINAS JR. AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.028 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: RICARDO R. SALINAS JR., PRESIDENT
 CALEDONIA ESTATES CORPORATION
 PHASE I, A TEXAS CORPORATION
 301 N. MAIN, SUITE #6
 MCALLEN, TEXAS 78501

OWNER: ANTONIO HERRERA
 402 W. BANCROFT STREET
 FERGUS FALL, MINNESOTA 56537

OWNER: REYES GARCIA, III
 508 RAWLINGS
 EDINBURG, TEXAS 78542

OWNER: SUHAI GARCIA
 508 RAWLINGS
 EDINBURG, TEXAS 78542

OWNER: WILD MESQUITE, LLC. 0/6/7/8
 328 BLUEBIRD
 MCALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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

STATE OF MINNESOTA COUNTY OF OTTER TAIL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014.

NOTARY PUBLIC
 PRINTED NAME: _____
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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 THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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 THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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 THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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 THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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

STATE OF TEXAS COUNTY OF HIDALGO
 I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION. FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATED HEREIN AS RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____
 DATE _____

STATE OF TEXAS COUNTY OF HIDALGO
 I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION. FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATED HEREIN AS RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.
 REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS COUNTY OF HIDALGO
 I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
 THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2014. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

SECRETARY _____ PRESIDENT _____
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
 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 49.21(1)(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
 BY: _____ DATE: _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, IS LOCATED ON THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURRY ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 AS PER THE 2010 CENSUS), RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG; IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.

METES AND BOUNDS DESCRIPTION
 BEING A 1.25 ACRE (OR 54,662.19 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 52, 53, 54 AND LOT "B," OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.25 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- THENCE, NORTH 80 DEGREES 53 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOTS "B" AND 52, A DISTANCE OF 564.26 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 52 BEING A CURVE TO THE LEFT WHOSE RADIUS IS 50.0 FEET AND LOCATED ON THE EAST RIGHT-OF-WAY LINE OF RAWLINGS FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 50.0 FEET, COINCIDENT WITH THE WEST LINE OF SAID LOT 52 BEING THE EAST RIGHT-OF-WAY LINE OF SAID RAWLINGS, A CURVE LENGTH (ARC) DISTANCE OF 78.21 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE END OF THIS CURVE (CHORD BEARING NORTH 53 DEGREES 55 MINUTES 38 SECONDS EAST) ON AN OUTSIDE WESTERN CORNER OF SAID LOT 52 FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 09 DEGREES 07 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 52 AND THE WEST LINES OF SAID LOTS 53 AND 54 AND BEING WITH THE EAST RIGHT-OF-WAY LINE OF SAID RAWLINGS, A DISTANCE OF 136.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 54 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 80 DEGREES 53 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 54 AND LOT "B," A DISTANCE OF 271.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT "B" LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID OBLATE AND BEING ON A CURVE TO THE LEFT WHOSE RADIUS IS 250.0 FEET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, ALONG A CURVE TO LEFT WHOSE RADIUS IS 250.0 FEET, COINCIDENT WITH AN EASTERN LINE OF SAID LOT "B" BEING WITH THE WEST RIGHT-OF-WAY LINE OF SAID OBLATE, AN ARC LENGTH (ARC) DISTANCE OF 48.37 FEET TO A 1/2 INCH IRON ROD FOUND AT THE END OF THIS CURVE (CHORD BEARING S 00 DEGREES 03 MINUTES 26 SECONDS EAST) ON AN EASTERN CORNER OF SAID LOT "B" FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 05 DEGREES 36 MINUTES EAST, COINCIDENT WITH AN EASTERN LINE OF SAID LOT "B" AND BEING WITH THE WEST RIGHT-OF-WAY LINE OF SAID OBLATE, A DISTANCE OF 129.94 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON A CURVE TO THE RIGHT WHOSE RADIUS IS 200.0 FEET BEING ON AN OUTSIDE EASTERN CORNER OF SAID LOT "B" AND AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 200.0 FEET, COINCIDENT WITH AN EASTERN LINE OF SAID LOT "B" BEING WITH THE WEST RIGHT-OF-WAY LINE OF SAID OBLATE, AN ARC LENGTH (ARC) DISTANCE OF 12.97 FEET TO THE POINT OF BEGINNING, CONTAINING 1.25 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SOUTH LINE OF PROPOSED LOT "B-3," RE-SUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, H.C.T.
 N:SUBDIVISIONPLAT1CALEDONIAESTATESREPLAT.SUB071013

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON JANUARY 09, 2014. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

INDEX SHEET OF RESUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I

SHEET 1

SHEET 2

HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DESIGNATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RESTRICTIONS, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, FLOOD CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION, APPROVAL OF APPROVAL, LOCAL COUNTY HEALTH DEPT. CERTIFICATION, APPROVAL REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDE DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER'S CERTIFICATE OF PLAT AND STATEMENT OF LIABILITY, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND ENGINEER'S CERTIFICATION, REVISION NOTES.

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