



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: 03-04-2014

PROPOSED RSBR DG (FM 2812) SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: ESDGAR T. CANTU

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: On the Northwest corner of Chukar Street and FM 2812

SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-19-13 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by detention pond and a proposed 8" PVC bleeder line connecting to the bar ditch on FM 2812.

ROAD R.O.W. DEDICATION: No dedication is required; FM 2812 complies with Hidalgo Thoroughfare Plan

H.C.R.O.W. FINAL APPROVAL DATE: 01-06-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-25-13 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager

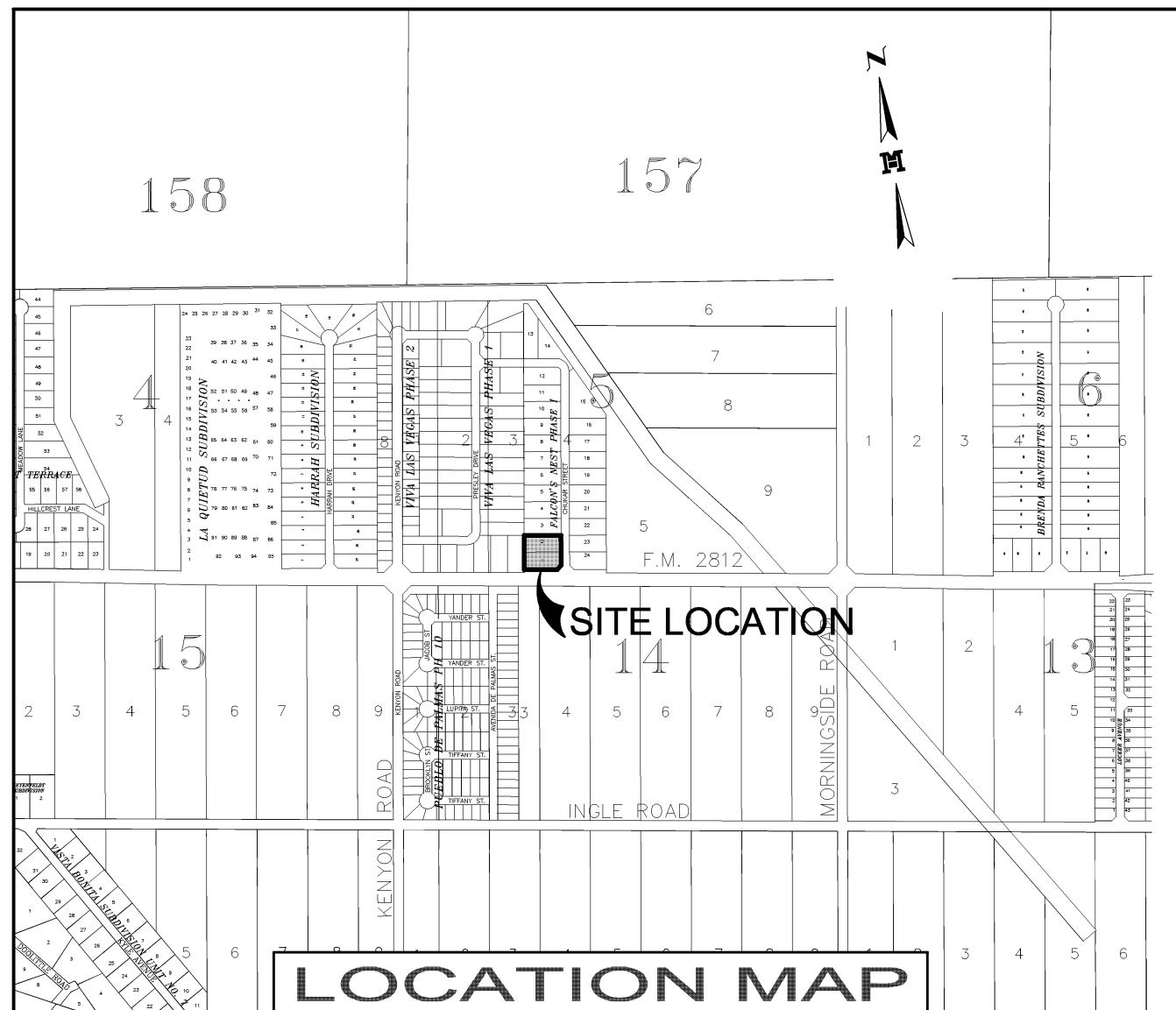
SEWER SYSTEM: SANITARY SEWER BY: Edinburg LINE SIZE: 6" LOCATION: FM 2812.

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: Chukar Street

H.C.O.E.C. FINAL APPROVAL DATE: 01-09-14 : By Martin Ramirez, Environmental Compliance Coordinator

Less than 1 acre and project is not part of a larger common plan of development – Project will not need coverage under TPDES General Permit for Construction Activities (TXR150000). No further submittals are required.

STAFF RECOMMENDS: **Final Approval** subject to recommendations by other departments.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RSBR DG (FM 2812) SUBDIVISION IS LOCATED IN THE NORTH CENTRAL PART OF HIDALGO COUNTY AND ON THE NORTH SIDE OF FM 2812, AT THE NORTH WEST CORNER OF THE INTERSECTION WITH CHUKAR ST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. RSBR DG (FM 2812) SUBDIVISION FALLS IN THE RURAL AREA OF HIDALGO COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4. EDINBURG POPULATION IS 77,100 ACCORDING TO THE 2010 US CENSUS.

SUBDIVISION MAP OF RSBR DG (FM 2812) SUBDIVISION

BEING A RE-SUBDIVISION OF 1.021 ACRES (44,464.24 S.F.) BEING ALL OF LOT 1 AND LOT 2, FALCON'S NEST SUBDIVISION PHASE 1 AS RECORDED IN VOLUME 51, PAGE 174-176, H.C.M.R. HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.021 ACRES (44,464.240 SQUARE FEET) SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, FALCON'S NEST SUBDIVISION PHASE I, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 51, PAGES 174-176, HIDALGO COUNTY MAP RECORDS, WHICH SAID LOT 1 AND LOT 2 WERE CONVEYED TO ESDGAR T. CANTU BY VIRTUE OF WARRANTY DEEDS RECORDED UNDER DOCUMENTS NUMBERS 2122752 AND 2318848, HIDALGO COUNTY OFFICIAL RECORDS; SAID 1.021 ACRES (44,464.240 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" MARK ON CONCRETE FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF CHUKAR STREET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT,

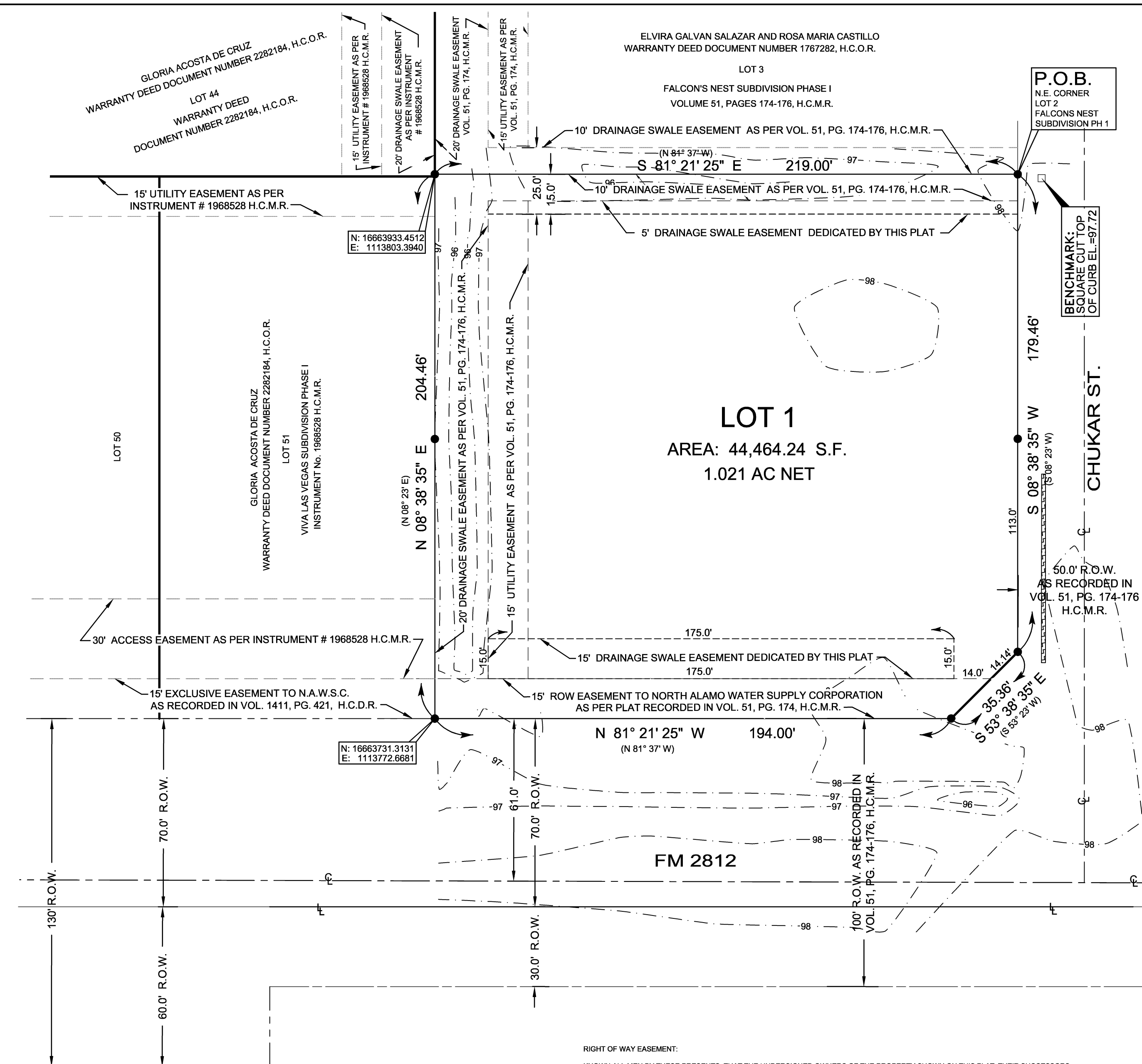
1. THENCE, S 08°38'35" W (S 08°23'W MAP CALL) ALONG THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 99.46 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 178.46 FEET TO A NO. 4 REBAR FOUND AT THE NORTHERNMOST SOUTHEAST CORNER OF LOT 1, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, S 53°38'35" W (S 53°23' W MAP CALL) ALONG THE CORNER CLIP OF SAID LOT 1, A DISTANCE OF 35.36 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81°21'25" W (N 81°37' W MAP CALL) ALONG THE SOUTH LINE OF SAID LOT 1 AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF F.M. 2812, A DISTANCE OF 194.00 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16663731.3131, EASTING: 1113772.6881) AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 51, VIVA LAS VEGAS SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 1968528, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08°38'35" E (N 08°23'E MAP CALL) ALONG THE WEST LINES OF SAID LOT 1 AND LOT 2 AND THE EAST LINES OF SAID LOT 51 AND LOT 44 OF SAID VIVA LAS VEGAS SUBDIVISION PHASE I, AT A DISTANCE OF 105.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2, CONTINUING A TOTAL DISTANCE OF 204.46 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16663933.4512, EASTING: 1113803.3940) AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 81°21'25" E (S 81°37'E MAP CALL) ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF LOT 3 OF SAID FALCON'S NEST SUBDIVISION PHASE I, A DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.021 ACRES (44,464.240 SQUARE FEET) OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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 TEX. 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

By: _____

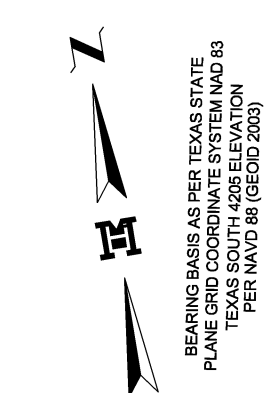


LOT 1
 AREA: 44,464.24 S.F.
 1.021 AC NET

LEGEND

- FOUND NO. 4 REBAR
- SET OPS IN POWER POLE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT-OF-WAY
- SF OR SQ FT. - SQUARE FEET
- AC - ACRES
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- W.D. DOC NO. - WARRANTY DEED DOCUMENT NO.
- P.O.B. - POINT OF BEGINNING
- OSSF - ON SITE SANITARY SEWER FACILITIES
- - CENTERLINE OF RIGHT-OF-WAY
- - RECORDED MAP CALLS
- - CENTERLINE OF RIGHT-OF-WAY

1 INCH = 30 FT.



GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) IS DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
 COMMUNITY-PANEL NUMBER: 480334 0325 D
 MAP REVISED: JUNE 6, 2000; FURTHER REVISED TO REFLECT LOMR DATED MAY 17, 2001.
2. SETBACKS:
 FRONT: CHUKAR ST. 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 REAR: 20% OF LOT DEPTH, TO EXCEED 40' OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 CORNER: FM 2812 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
3. LOT 1 IS FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS OR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2003).
 B.M. NO.1 - SQUARE CUT ON CONCRETE; N:16632632.033, E: 1126271.131, ELEV.= 97.72
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 3742 CUBIC-Feet (0.088 ACRE-Feet) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSFF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
11. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. NO ACCESS SHALL BE ALLOWED FROM FM 2812 ON TO LOT 1. A TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF DRIVEWAY/ENTRANCE ON TO FM 2812. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. ACCESS TO LOT 1 WILL BE FROM CHUKAR STREET, ON THE EAST SIDE OF RSBR DG (FM 2812) SUBDIVISION.
13. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
14. LOT 1 IN RSBR DG (FM 2812) SUBDIVISION, ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN RSBR DG (FM 2812) SUBDIVISION, TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF RSBR DG (FM 2812) SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANOTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNER IN VIOLATION IN THE EVENT THE DRAINAGE SWALE DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING RSBR DG (FM 2812) SUBDIVISION, BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN RSBR DG (FM 2812) SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN RSBR DG (FM 2812) SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF ____ 20__.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
 STATE OF TEXAS

DATE PREPARED: 11-21-13
 ENGINEERING JOB # 13120.00

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWING THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ____ DAY OF ____ 20__.



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

DATE SURVEYED: 10-24-2013
 1:46:1, PG. 4-5 & 29
 SURVEY JOB # 13120.08

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR DG (FM 2812) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON THIS THE ____ DAY OF ____ 20__.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

SANTA CRUZ IRRIGATION NO. 15 CERTIFICATE OF PLAT APPROVAL

THIS PLAT WAS APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS ____ DAY OF ____ 20__.

- 1) NO BUILDINGS ARE ALLOWED ON TOP OF AN IRRIGATION LINE OR CANAL.
- 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
- 3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT.
- 4) IF SUBDIVISION IS NOT EXCLUDED FROM THIS DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____



CONSULTANTS & ENGINEERS SURVEYORS
 1115 W. MCINTYRE 227 N. F.M. 3167
 EDINBURG, TX 78541 80 BRADLEY, TX 78582
 PH: (956) 381-0981 PH: (956) 487-8256
 FAX: (956) 381-1839 FAX: (956) 488-5591
 ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: CLEMENTE MENA DATE: 11-15-13
 SURVEYED, CHECKED _____ DATE: _____
 FINAL CHECK _____ DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR DG (FM 2812) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS THE ____ DAY OF ____ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

INDEX TO SHEET OF RSBR DG (FM 2812) SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T. PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY COMMISSIONERS COURT CERTIFICATION; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING LAYOUT OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE PRIOR TO DEVELOPMENT; PROPOSED SITE PLAN.



FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AMP/PM

DOCUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: _____ DEPUTY

**SUBDIVISION MAP OF
RSBR DG (FM 2812) SUBDIVISION**
BEING A RE-SUBDIVISION OF
1.021 ACRES (44,464.24 S.F.)
BEING ALL OF
LOT 1 AND LOT 2
FALCON'S NEST SUBDIVISION PHASE 1
AS RECORDED IN
VOLUME 51, PAGES 174-176, H.C.M.R.
HIDALGO COUNTY, TEXAS

RSBR DG SAN CARLOS SUBDIVISION
DRAINAGE STATEMENT
JOB NO. 13095.00 DATE: SEPTEMBER 11, 2013

RSBR DG (FM 2812) SUBDIVISION IS A SUBDIVISION OF 1.021 ACRES (44,464.24 SQ. FT.) OUT OF LOT 1 AND 2, FALCON'S NEST SUBDIVISION PHASE 1, AS RECORDED IN VOLUME 51 PAGES 174-176, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS IS EXISTING OPEN LAND AND IS PROPOSED AS A 1-LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN ZONE "X" (UN-SHADED) AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN" AS PER COMMUNITY-PANEL NUMBER 480334 0325D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 17, 2001.

THE SOILS TYPE IS HARGILL FINE SANDY LOAM. HARGILL FINE SANDY LOAM RANGES FROM A MODERATELY FINE TO MODERATELY COARSE TEXTURE. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "B", THE PREDOMINANT TYPE WITHIN THIS SITE.

THE EXISTING DRAINAGE FOR RSBR DG (FM 2812) SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM NATURAL GROUND INTO THE EXISTING DRAINAGE SYSTEM FOR FALCON'S NEST SUBDIVISION PHASE 1, WHICH HAS AN OUTFALL WITH AN 8" BLEEDER LINE INTO THE BAR DITCH ALONG THE NORTH SIDE OF FM 2812. THE PROPOSED RUNOFF FROM THIS SITE WILL FLOW FROM THE BUILDING AND PARKING AREAS ONTO THE GREEN AREAS AND INTO THE DETENTION SWALES. THE SWALE, LOCATED ALONG THE EAST SIDE OF THE SITE, WILL CONNECT TO THE EXISTING DRAINAGE SWALES OF THE FALCON'S NEST SUBDIVISION PHASE 1. THE EXISTING DRAINAGE SWALE ALONG THE WEST SIDE OF LOTS 1 AND 2 WILL BE RESHAPED TO PROVIDE ADDITIONAL DETENTION. ALL ADDITIONAL DETENTION WILL OUTFALL INTO THE BAR DITCH ALONG FM 2812 THROUGH THE EXISTING 8" BLEEDER OUTFALL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 3,747 CUBIC FEET OF DETENTION IS REQUIRED AND WILL BE PROVIDED WITHIN THE DRAINAGE SWALES OF THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED THIS THE _____ DAY OF _____ 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION # F-1435

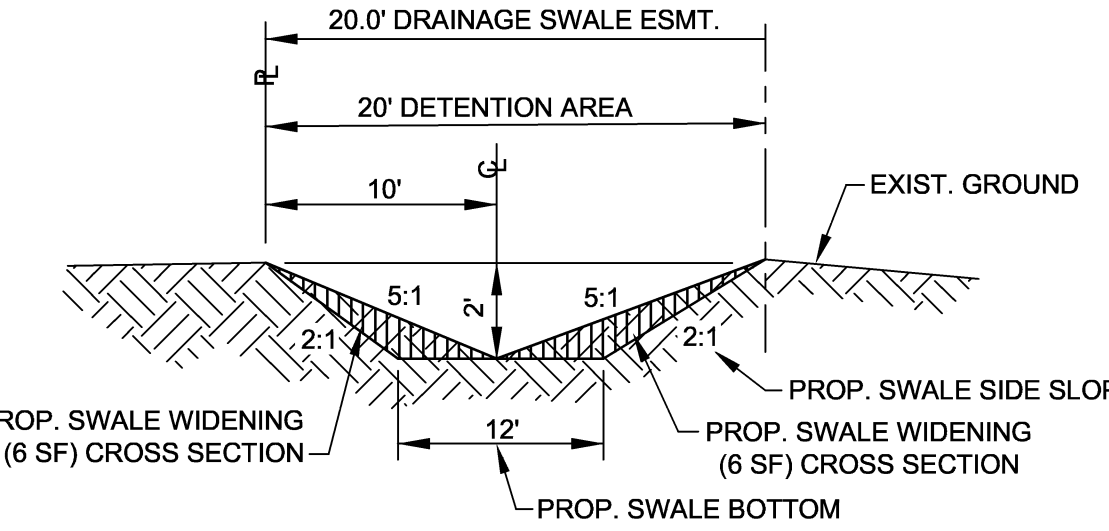
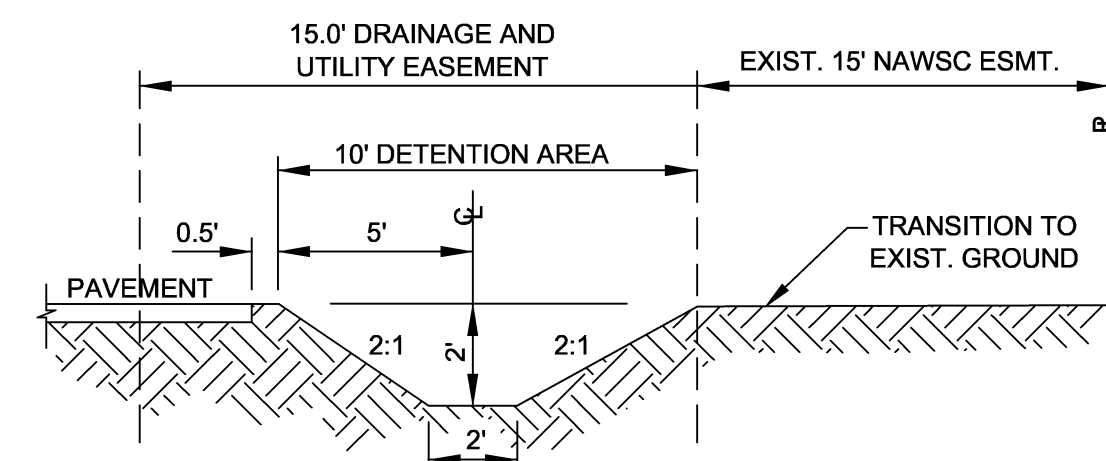
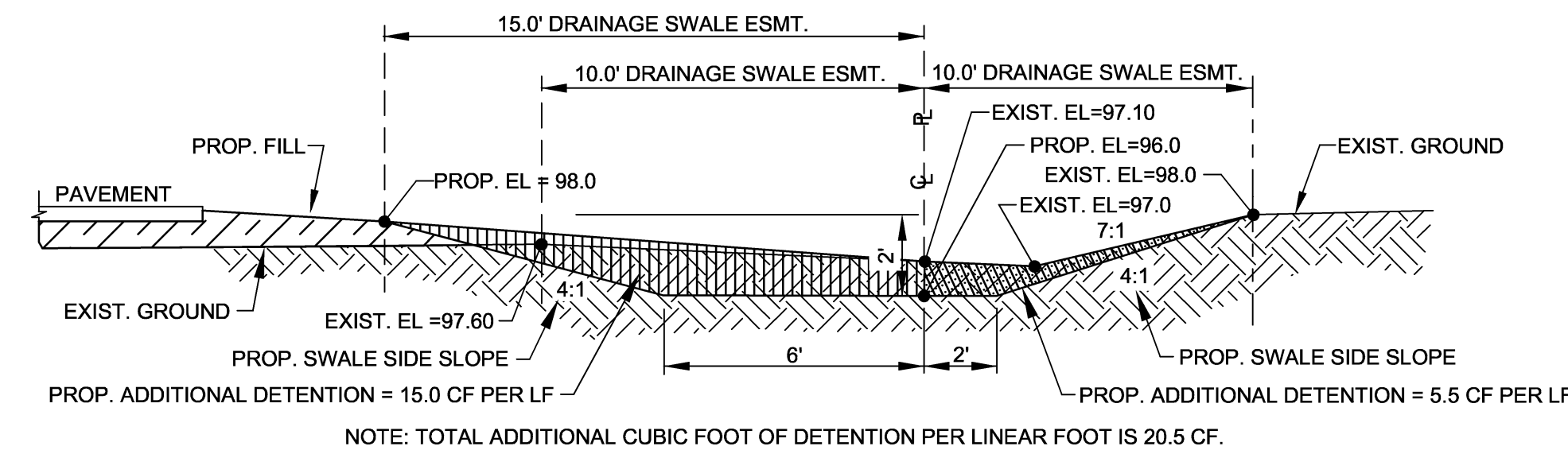
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 11-15-13
ENGINEERING JOB # 13120.00

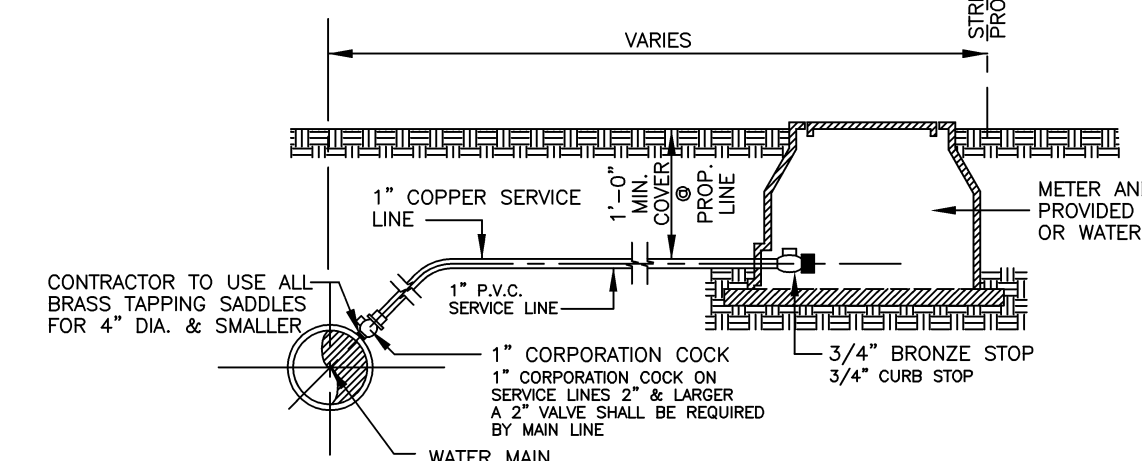


COST ESTIMATES:

DRAINAGE IMPROVEMENTS :	\$ 500.00
WATER DISTRIBUTION :	\$ 4,000.00
SANITARY SEWER :	\$ 2,000.00
PAVING IMPROVEMENTS :	\$ 0.00
TOTAL :	\$ 6,500.00

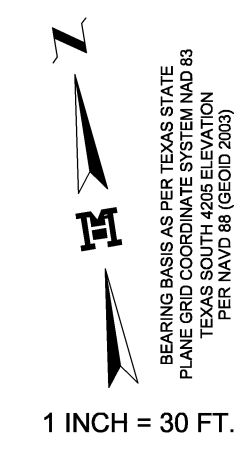
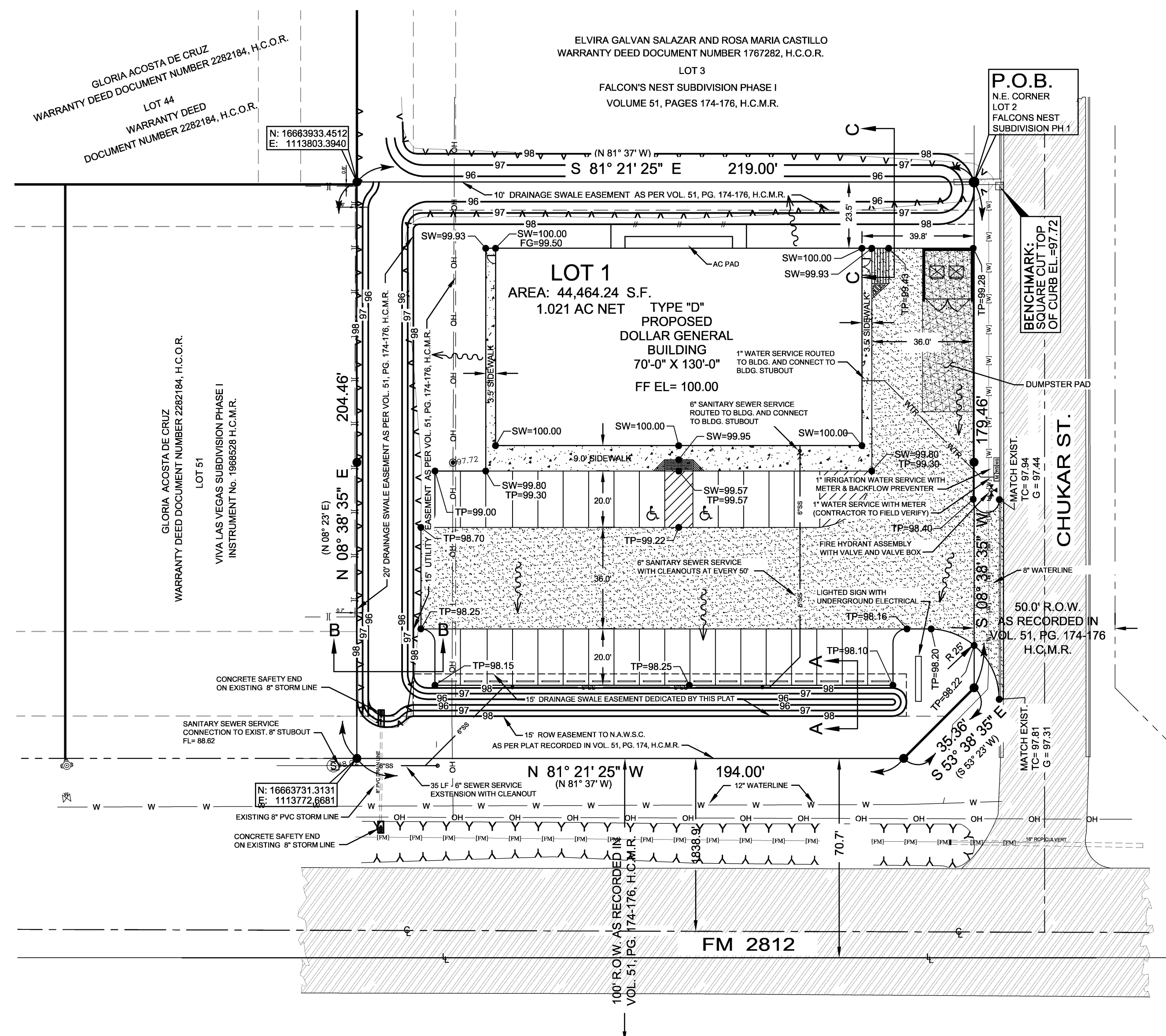


TOTAL DETENTION PROVIDED
SWALE "A" -> 2,160 CF
SWALE "B" -> 2,040 CF
SWALE "C" -> 3,690 CF
TOTAL = 7,890 CF

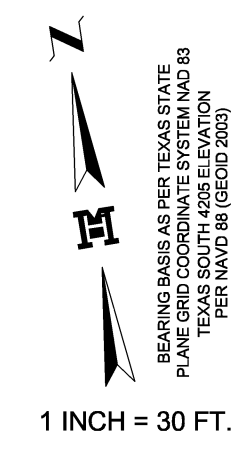
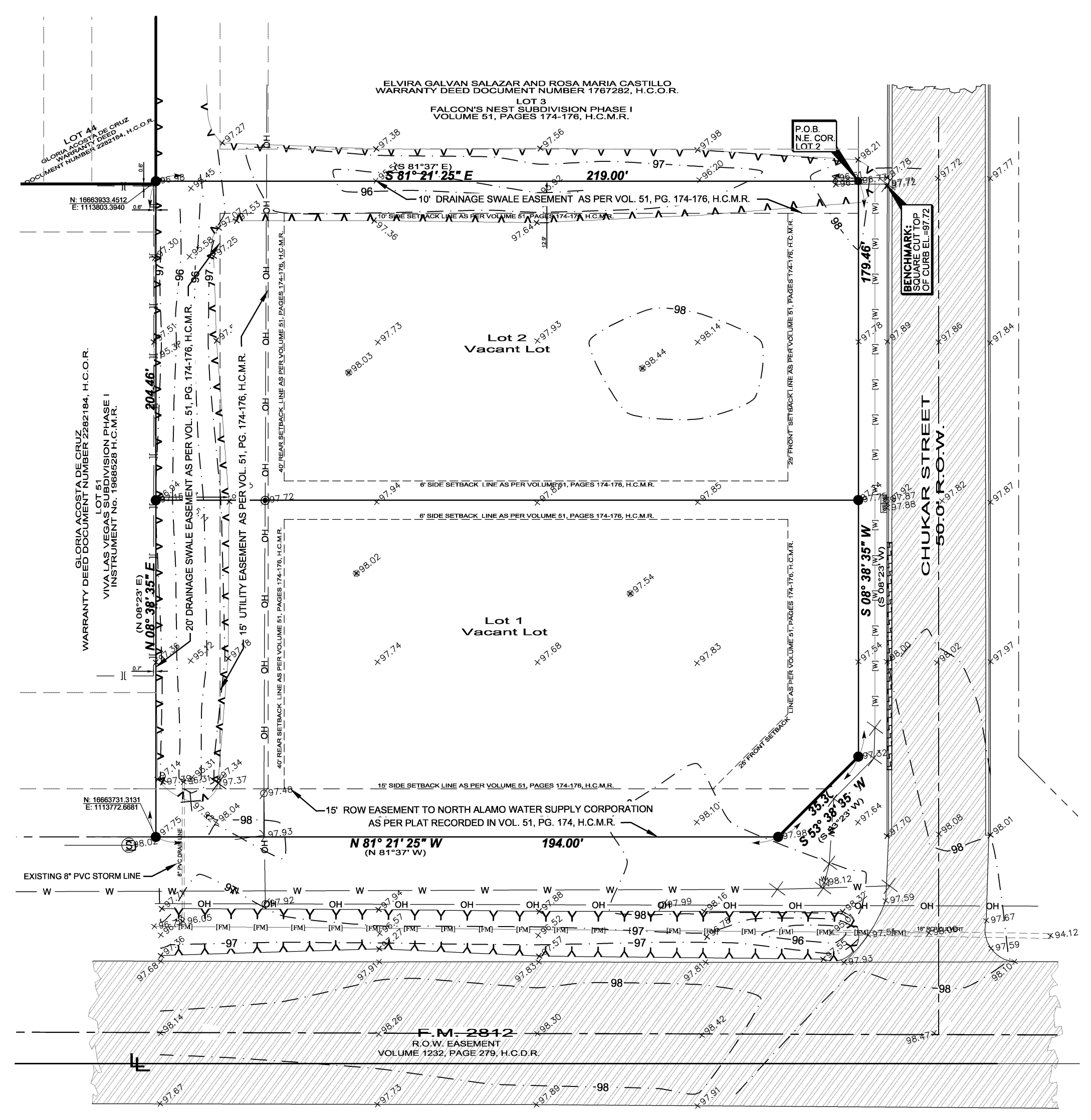


- GENERAL NOTES :**
- DRAWINGS INDICATE COPPER SERVICE LINES.
 - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 - ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SCHED. CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS
N.T.S.



- LEGEND**
- FOUND No. 4 REBAR
 - SET SQUARE CUT (BENCHMARK)
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - P.O.B. - POINT OF BEGINNING
 - SF or SQ. FT. - SQUARE FEET
 - R.O.W. - RIGHT OF WAY
 - AC - ACRES
 - W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
 - () - RECORDED MAP CALLS
 - WTR - PROPOSED WATERLINE OR WATER SERVICE
 - OH - EXISTING OVERHEAD POWER LINES
 - R.D. - EXISTING BAR DITCH CENTERLINE
 - W - EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
 - SS - EXISTING SANITARY SEWER LINE (LOCATION TO BE FIELD VERIFIED)
 - IFM - EXISTING SANITARY SEWER FORCE MAIN
 - L - LOT LINE
 - C - CENTER LINE
 - FL=74.65 - PROPOSED FLOW LINE ELEVATION
 - TP=74.65 - PROPOSED TOP OF SIDEWALK ELEVATION
 - FG=74.65 - PROPOSED FINISH GRADE ELEVATION
 - NG=74.65 - EXISTING NATURAL GROUND ELEVATION
 - G=74.65 - GUTTER ELEVATION
 - - DIRECTIONAL FLOW ARROW
 - - AC UNIT CONCRETE PAD



PROPOSED SITE & TOPOGRAPHICAL LAYOUT

EXISTING SITE & TOPOGRAPHICAL LAYOUT

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