



# 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: 03-25-2014

PROPOSED RED GATE SUBDIVISION, PRECINCT No. 4 .

ENGINEER: BURNES & MCDONNELL DEVELOPER: SOUTH TEXAS ELECTRIC COOPERATIVE

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

LOCATION DESCRIPTION: SOUTH OF FM 490, APPROX. 1 1/2 MILES WEST OF FM 281  
SUBDIVISION LIES WITHIN THE:  RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-06-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.  
DRAINAGE DESIGN: Detention will be provided by existing pond on property low area.

ROAD R.O.W. DEDICATION: 20 feet to FM 490  
H.C.R.O.W. PRELIMINARY APPROVAL DATE: 03-18-14 By, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-21-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager  
 OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Burns & McDonnell  
SEWER SYSTEM:  OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: WATER WELL LOCATION: ON SITE

H.C.O.E.C. FINAL APPROVAL DATE: 03-17-14 .: By Martin Ramirez, Environmental Compliance Coordinator

**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.*

PRELIMINARY APPROVAL FROM \_\_\_\_\_  
THE HIDALGO COUNTY ADVISORY BOARD ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** subject to 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 REDGATE SUBDIVISION

A 340.37 ACRE TRACT OF LAND OUT OF TRACT 148, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AND OUT OF SHARE 6, AND SHARE 7, PARTITION OF TRACTS 117 AND 119 SAN SALVADOR DEL TULE GRANT AS PER MAP RECORDED IN VOLUME 7, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### NOTES AND BOUNDS

A 340.37 acre tract of land out of Tract 148, San Salvador Del Tule Grant, Hidalgo County, Texas, and out of Share 6 and Share 7, Partition of Tracts 117 and 119 San Salvador Del Tule Grant as per map recorded in Volume 7 Page 39, Map Records of Hidalgo County, Texas sold 340.37 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the South right of way line of F.M. Road 490 for the Northeast corner of the Juan J. Munoz Survey, recorded in Document No. 566306 D.R.; the Northwest corner of this tract of land and the POINT OF BEGINNING;

THENCE S 80°09'24" E (deed S 80°35'18" E) with the South right of way line of F.M. Road 490, a distance of 50.70' (deed 50.00') to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 80°35'05" E (deed S 80°35'18" E) continuing with the South right of way line of said F.M. Road 490, a distance of 888.78' to a 1/2" iron rod set for a corner of this tract of land;

THENCE continuing with said South right of way line, being a curve to the right, having a Radius of 1070.00 feet, a Delta Angle of 21°43'54", an Arc Length of 702.27', a Chord Direction of S 69°43'08" E, and a Chord distance of 705.03 to a 1/2" iron rod set for a corner of this tract of land;

THENCE S 58°36'47" E (deed S 58°37'00" E) continuing with the South right of way line of said F.M. Road 490, a distance of 516.48' to a 1/2" iron rod set for a corner of this tract of land;

THENCE continuing with said South right of way line being a curve to the right, having a radius of 1050.00' (deed 1055.36') a Delta Angle of 02°54'25" (deed 02°59'02"), an Arc Length of 201.13' (deed 204.23') a Chord Direction of S 82°19'49" E (deed S 82°22'14" E) a Chord distance of 201.04' (deed 204.13') to a 1/2" iron rod found for a corner of this tract of land;

THENCE continuing with said South right of way line of F.M. Road 490, being a curve to the left having a Radius of 1050.00 feet a Delta Angle of 04°43'49", an Arc Length of 160.09 feet (deed 162.50'), a Chord Direction of S 84°50'53" E (deed S 84°17'21" E) a distance of 160.95' (deed 162.54') to a 1/2" iron rod set for a corner of this tract of land;

THENCE S 82°10'30" E (deed S 82°11'00" E), a distance of 422.70' (deed 421.30') to a corner of this tract of land;

THENCE S 12°10'49" W (deed S 12°30'55" W) at 40.23 feet pass a 1/2" iron rod found at the South right of way line of said F.M. Road, 490, at 245.24' (deed 241.59') in oil to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 85°37'02" E (deed S 85°25'24" E) a distance of 385.87' (deed 388.44') to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 07°30'13" W (deed S 07°32'24" W) a distance of 1274.88' (deed 1274.41') to a 1/2" pipe found for a corner of this tract of land;

THENCE S 11°07'20" E (deed S 11°08'17" E) a distance of 1097.01' (deed 1098.55') to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 60°24'18" W (deed S 60°20'47" W) a distance of 1364.83' (deed 1364.52') to a 1/2" iron rod set for a corner of this tract of land;

THENCE S 08°11'40" W (deed S 08°13'14" W) a distance of 1148.81' (deed 1149.85') to a 1/2" iron rod set for a corner of this tract of land;

THENCE N 81°05'57" W (deed N 81°06'27" W) a distance of 2625.92' (deed 2627.92') to a 1/2" iron rod found for a corner of this tract of land;

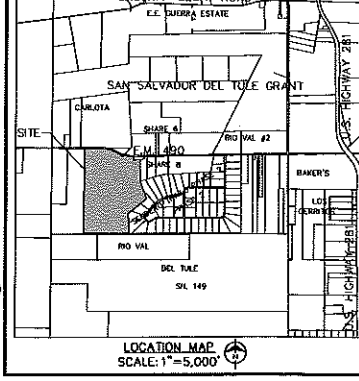
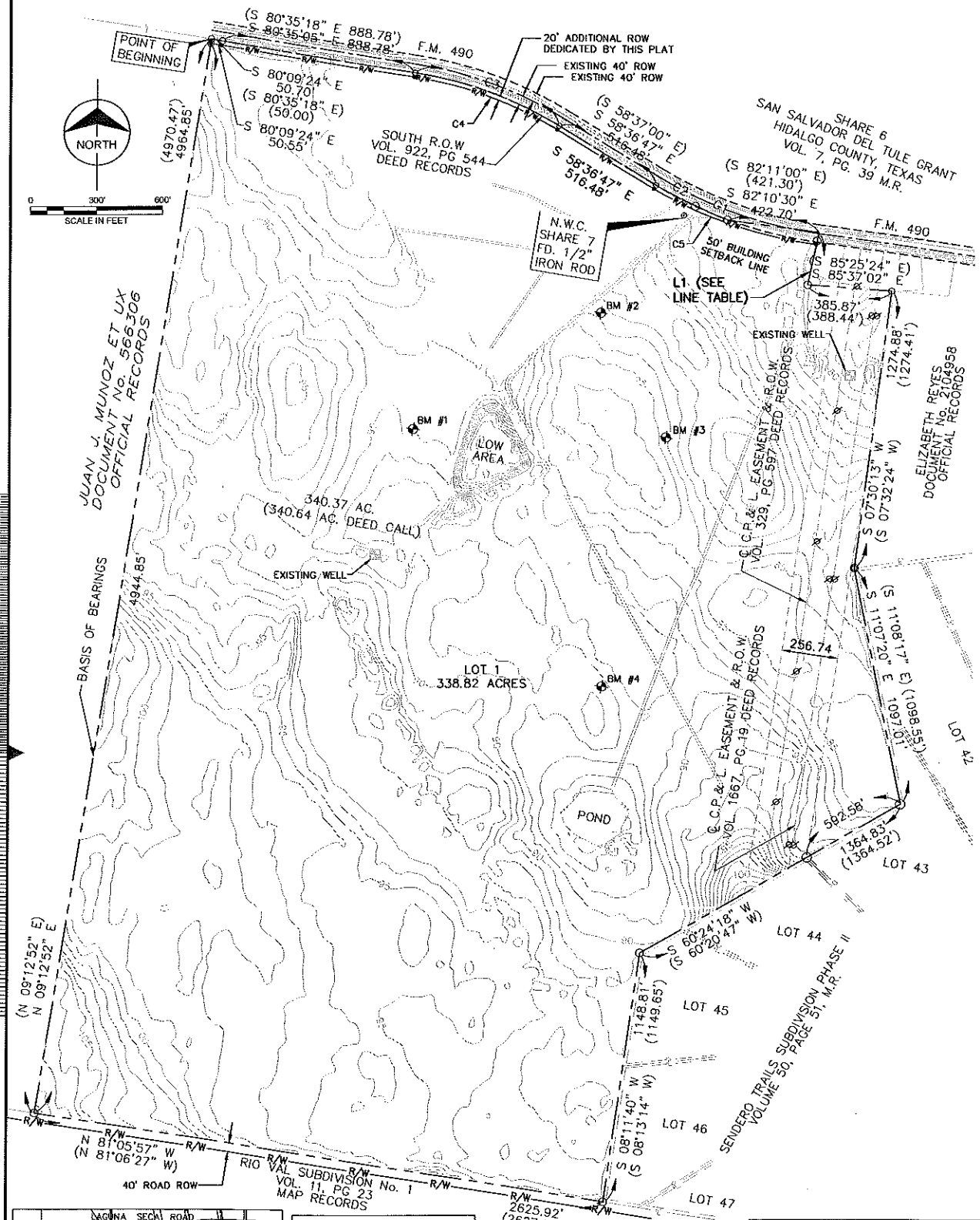
THENCE N 09°12'52" E (deed N 09°12'52" E) a distance of 4964.85' (deed 4970.47') to the POINT OF BEGINNING, containing 340.37 acres of land more or less. Deed call 340.64 acres of land more or less.

### GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE CENTERLINE 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.
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C"  
(AREAS OF MINIMAL FLOODING)(NO SHADING)  
COMMUNITY-PANEL NUMBER: 480334 0225 B  
EFFECTIVE DATE: JANUARY 2, 1981
- SETBACKS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THIS PLAT:  
DESCRIPTION: 30" ALUMINUM STAKE IN CONCRETE WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING".

BM #1	BM #2	BM #3	BM #4
N: 16690227.74 E: 1089798.62 ELEV: 90.52 NAVD 88	N: 16690759.05 E: 1090655.90 ELEV: 88.08 NAVD 88	N: 16690919.124 E: 1090653.90 ELEV: 86.23 NAVD 88	N: 16689054.56 E: 1090666.83 ELEV: 90.18 NAVD 88

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1950.00'	162.58"-180.99"	162.54"-180.95"	(S64°17'21"E)-(S64°59'53"E)
C2	(1955.36)-1950.00'	(204.23)-201.13"	(204.13)-201.04"	(S62°22'14"E)-(S67°19'49"E)
C3	1870.00'	705.23"	705.23"	(S69°33'08"E)
C4	1850.00'	701.69"	697.49"	(S68°43'08"E)
C5	1970.00'	789.54"	784.27"	(S70°51'25"E)



### LEGEND

- - FD. 1/2 INCH IRON ROD
- - FD. 1/2 INCH IRON PIPE
- - FENCE
- R/W- - RIGHT OF WAY
- - ELECTRIC OVERHEAD LINE
- ⊕ - BENCHMARK
- ⊙ - EXISTING WELL
- ⊕ - POWER POLE
- ⊕ - GUY WIRE
- ⊕ - TEL. PEDESTAL
- ⊕ - GAS MARKER
- ⊕ - MAIL BOX
- ⊕ - SIGN
- ⊕ - ROAD REFLECTOR
- ⊕ - DEED CALL
- ⊕ - VOLUME
- ⊕ - PAGE
- ⊕ - ACRES
- ⊕ - NUMBER
- ⊕ - MAP RECORDS
- ⊕ - RIGHT OF WAY
- ⊕ - CENTER LINE

### PRINCIPAL CONTACTS

**OWNER:**  
SOUTH TEXAS ELECTRIC COOPERATIVE, INC.  
2849 FARM ROAD 477  
MURFREESBORO, TEXAS 77976  
361-575-6491

**ENGINEER:**  
BURNS AND MCDONNELL  
J. STEENKEN, P.E.  
1431 OPUS PLACE, SUITE 400  
DOWNERS GROVE, ILLINOIS 60515  
630-724-3200

**SURVEYOR:**  
RIO DELTA SURVEYING  
JOSE MARIO GONZALEZ, RPLS  
2459J FM88  
MONTE ALTO, TEXAS 78538  
956-380-5154

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REDGATE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REDGATE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY 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

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

AS OWNER OF THE 338.82 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REDGATE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, 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 MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

REDGATE POWER PROJECT  
SOUTH TEXAS ELECTRIC COOPERATIVE, INC.  
2849 FARM ROAD 477  
MURFREESBORO, TEXAS 77976  
361-575-6491

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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, OR OVERLAPPING OF IMPROVEMENTS; USABLE UTILITY LINES OR READS 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 \_\_\_\_\_ 2014.

REGISTERED PROFESSIONAL SURVEYOR  
NO. 0521 STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT 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: \_\_\_\_\_ 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.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

REGISTERED PROFESSIONAL ENGINEER  
No. 100903 STATE OF TEXAS

JOHN R. STEENKEN  
100903  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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, OR OVERLAPPING OF IMPROVEMENTS; USABLE UTILITY LINES OR READS 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 \_\_\_\_\_ 2014.

REGISTERED PROFESSIONAL SURVEYOR  
NO. 0521 STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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, OR OVERLAPPING OF IMPROVEMENTS; USABLE UTILITY LINES OR READS 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 \_\_\_\_\_ 2014.

REGISTERED PROFESSIONAL SURVEYOR  
NO. 0521 STATE OF TEXAS

no.	date	by	ckd	description

9400 WARD PARKWAY  
KANSAS CITY, MO  
816-333-9400  
FIRM LICENSE NO. F-845

date JANUARY 25, 2014  
designed C. CRAIN  
detailed checked

South Texas Electric Cooperative, Inc.  
HOUSTON, TEXAS

REDGATE POWER PROJECT  
PLAT OF SUBDIVISION

project 74980 contract CB110  
drawing PL001 rev. -  
sheet of sheets  
file 74980-PLAT OF SUB1.DWG