



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: 05-27-2014

PROPOSED CASH AMERICA SUBDIVISION, PRECINCT No. 4.

ENGINEER: CIVIL POINT DEVELOPER: VAQUERO HIDALGO PARTNERS, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF RAUL LONGORIA (FM 1426), APPROX. 600 FT. SOUTH OF TRENTON RD
SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-27-13 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by on site detention with a proposed 8" PVC bleeder line connecting to TXDOT System.

ROAD R.O.W. DEDICATION: 20 feet on Raul Longoria Road (FM 1426).

H.C.R.O.W. FINAL APPROVAL DATE: 04-22-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 04-17-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: Edinburg LINE SIZE: 10 LOCATION: West line of the North adjoiner, Dollar General Subdivision.

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 6" LOCATION: Raul Longoria Rd

H.C.O.E.C. FINAL APPROVAL DATE: 04-16-14 .: 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

FEBRUARY 11, 2014

STAFF RECOMMENDS:

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

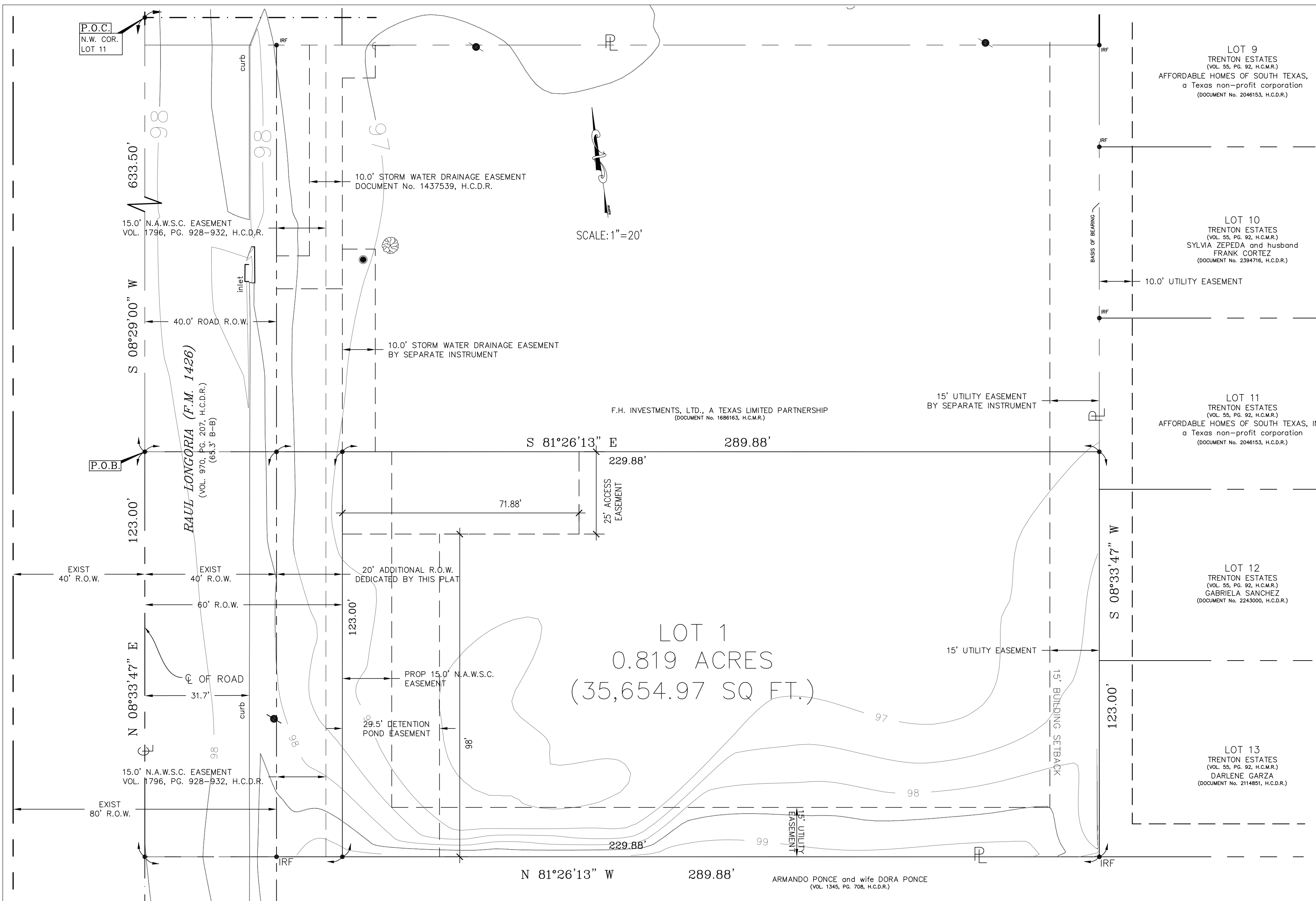
Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

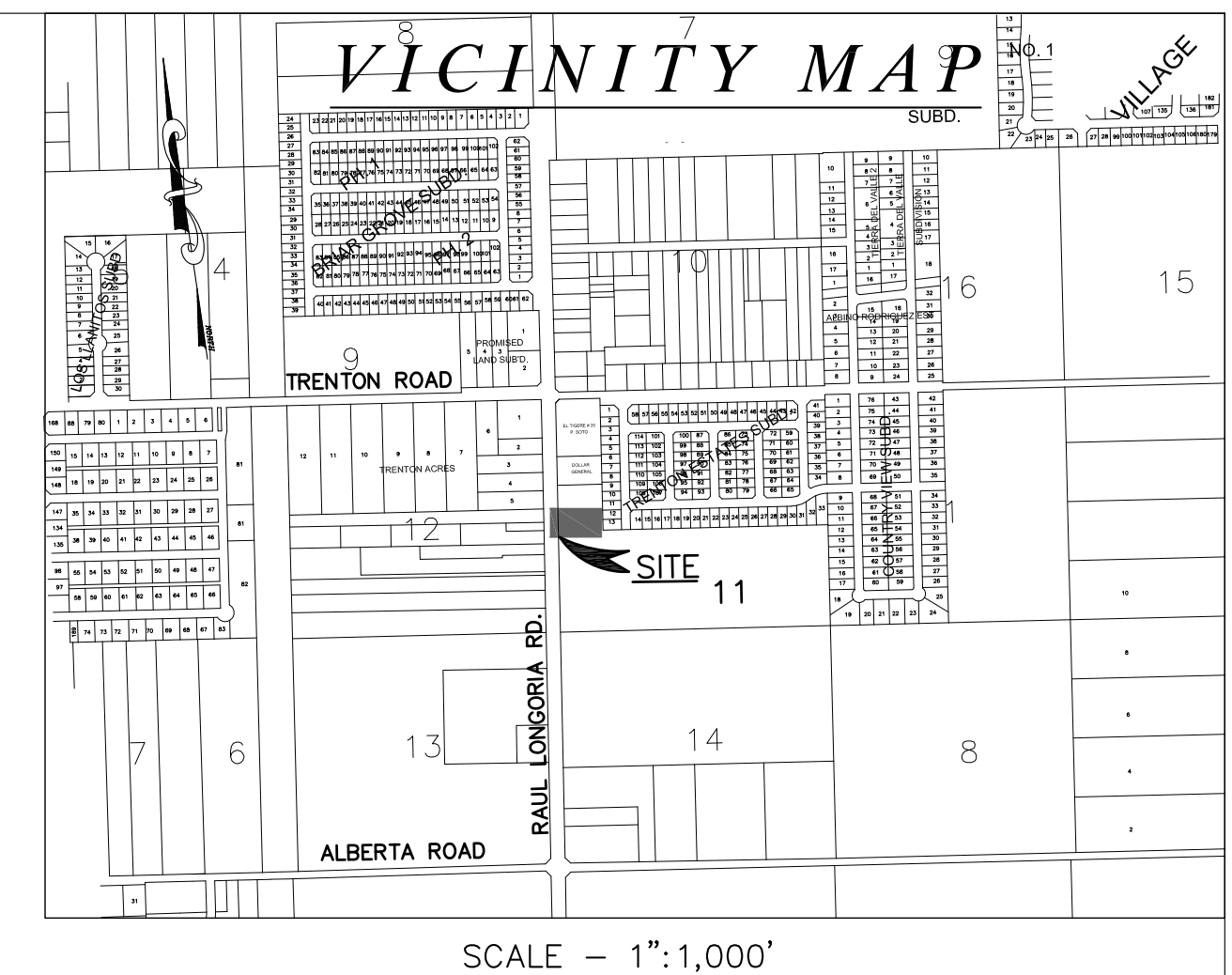
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



MINOR SUBDIVISION PLAT OF CASH AMERICA SUBDIVISION

BEING A RESUBDIVISION OF 0.819 Ac. OUT OF LOT 11, BLOCK 1 JOHN CLOSNER et al SUBDIVISION (VOL. 0, PG. 4 H.C.M.R.) AN ADDITION TO THE CITY OF EDINBURG HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 0.82 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 11, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, HIDALGO COUNTY MAP RECORDS, SAID 0.82 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 11, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 08° 29' 00" W A DISTANCE OF 633.50 FEET FROM THE EAST RIGHT-OF-WAY LINE OF SAID Raul Longoria (F.M. 1426) CONTINUING A TOTAL DISTANCE OF 289.88 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 81° 26' 13" E, along the North line of said Lot 1, at a distance of 40.00 feet a 1/2" iron rod set on East right-of-way line of said Raul Longoria (F.M. 1426), and continuing a total distance of 289.88 feet for the southwest corner of this tract;

THENCE S 08° 33' 47" W a distance of 123 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE N 81° 26' 13" W at a distance of 249.88 feet pass a 1/2" iron rod found on East right-of-way line of said Raul Longoria (F.M. 1426), and continuing a total distance of 289.88 feet for the southwest corner of this tract;

THENCE N 08° 33' 47" E, along the West line of said Lot 11, a distance of 123.00 feet to the POINT OF BEGINNING, containing 0.82 acres of land, more or less.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CASH AMERICA SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF RAUL LONGORIA ROAD APPROXIMATELY 633' SOUTH OF IT'S INTERSECTION WITH TRENTON ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). CASH AMERICA SUBDIVISION LIES ADJACENT TO THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: 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 OF WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. -PANEL NO. 480334 0425 C
 - SETBACKS: FRONT: 40 FEET AS PER CITY OF EDINBURG REAR: 20% LOT DEPTH BUT NOT OVER 40 FT. SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - GENERAL NOTE FOR COMMERCIAL USE: LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTERLINE OF ROAD. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION 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.
 - BENCHMARK NOTE: SQUARE CUT IN CONCRETE AT NE CORNER OF STORM INLET ON EAST SIDE OF RAUL LONGORIA RD 87' NORTH OF NW PROPERTY CORNER ELEV=97.63, AS PER RIO GRANDE VALLE VRS NETWORK NAVD 1988.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 1,912 CUBIC FEET 0.044 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DESCRIBE HOW AND WHERE THE AFOREMENTIONED WILL BE ADDRESSED).
 - DRAINAGE SWALE EASEMENTS NOTE: 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.
 - 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 TO 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.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
 - AN OFF-STREET PARKING LOT SITE PLAN AND 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 AND DRAINAGE PLAN ARE APPROVED, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - A 5-FOOT SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT STAGE. IT IS THE OWNERS RESPONSIBILITY TO CONSTRUCT THESE SIDEWALKS, AS THE HIDALGO COUNTY PLANNING DEPARTMENT MAY NOT ENFORCE.
 - PROPERTY CORNERS SHALL BE SET WITH NO. 4 BARS. IRF - IRON ROD FOUND IRF - IRON ROD SET
 - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
 - TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT ROW.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND TO ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - PROPER ACCESS TO BE APPROVED BY TxDOT ONTO RAUL LONGORIA (FM1426).
 - ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. (SW3P IS NOT REQUIRED AS THERE WILL BE LESS THAN 1 ACRE OF LAND DISTURBED).
 - NO ADDITIONAL ACCESS WILL BE ALLOWED FROM THIS SUBDIVISION ONTO FM 1426.

STATE OF TEXAS COUNTY OF HIDALGO

I, CARLOS VASQUEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, 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, 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 _____ 20____

CARLOS VASQUEZ, RPLS # 4608

I, JOHN BEZNER, A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOHN BEZNER, PE # 98469

I, _____ ADMINISTRATOR/DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS CASH AMERICA 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/DIRECTOR OF PLANNING AND ZONING DEPARTMENT

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: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL IRRIGATION DISTRICT NO. 2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE _____ DAY OF _____ 2014.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 20____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CASH AMERICA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____

_____, HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CASH AMERICA SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND 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.

W.A. LANDRETH III, MANAGER DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VAQUERO HIDALGO PARTNERS, LLC	3211 W 4th St.	FORT WORTH, TX 76107	(817) 703-1933	(817) 703-1933
ENGINEER:	JOHN BEZNER	3102 MAPLE AVE, STE 400	DALLAS, TX 75201	(972) 554-1100	(866) 682-8129
SURVEYOR:	CARLOS VASQUEZ	517 BEAUMONT AVE	MCALLEN, TX 78539	(956) 618-1551	(956) 618-1547

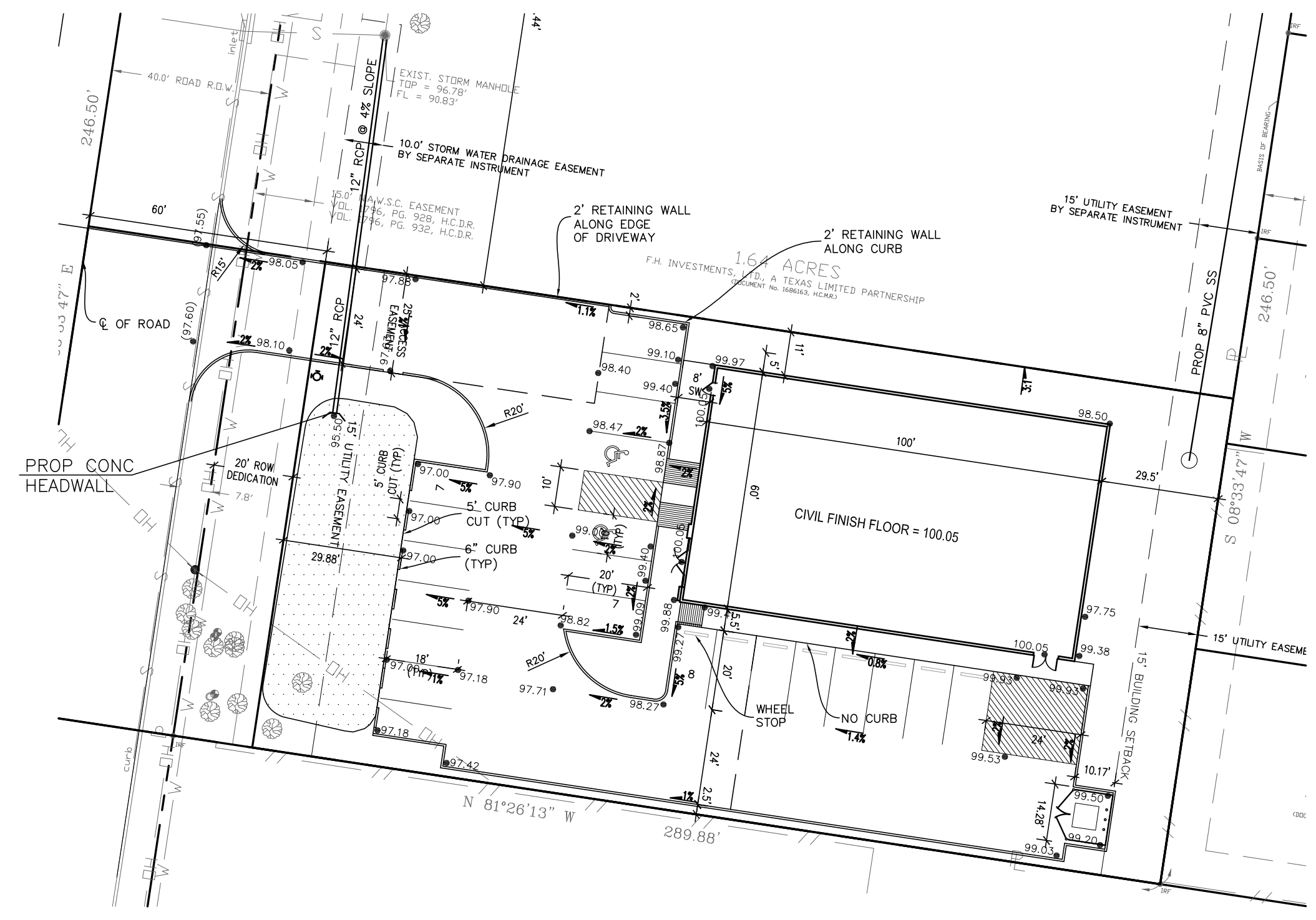
NO.	SHEET	REVISION	DATE	APPROVED

REVISION NOTES

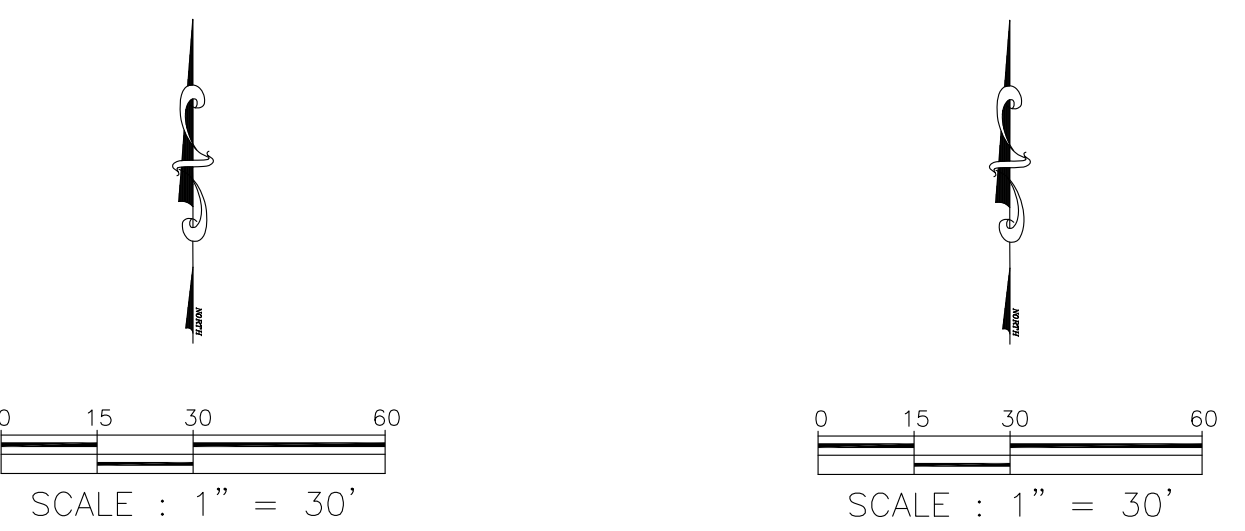
DRAWN BY: _____ DATE: _____

SURVEY CHECKED: _____ DATE: _____

FINAL CHECK: _____ DATE: _____



SITE GRADING PLAN



LEGEND

- 98.33 PROP GROUND ELEV OF 98.33
- (98.30) MATCH EX GROUND ELEV OF 98.30
- 98 — PROPOSED CONTOUR ELEV OF 998



EXISTING SITE TOPOGRAPHICAL LAYOUT

CASH AMERICA SUBDIVISION DRAINAGE STATEMENT
 Date: September 23, 2013

CASH AMERICA SUBDIVISION is a proposed 1-lot commercial subdivision, being a 0.649-acre tract of land out of Lot 11, Block 1, John Closner et al Subdivision, recorded in Volume 0, Page 4, Hidalgo County Map Records, Hidalgo County, Texas. The property is located approximately 634 feet south of Trenton Road, on the east side of Raul Longoria Rd (FM 1426). The property is open land with a proposed commercial use. This subdivision is in Zone "B" on FEMA's Flood Insurance Rate Map Community Panel No. 480334 0425 C, map 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. This subdivision falls within the City of Edinburg's two-mile E.T.J.

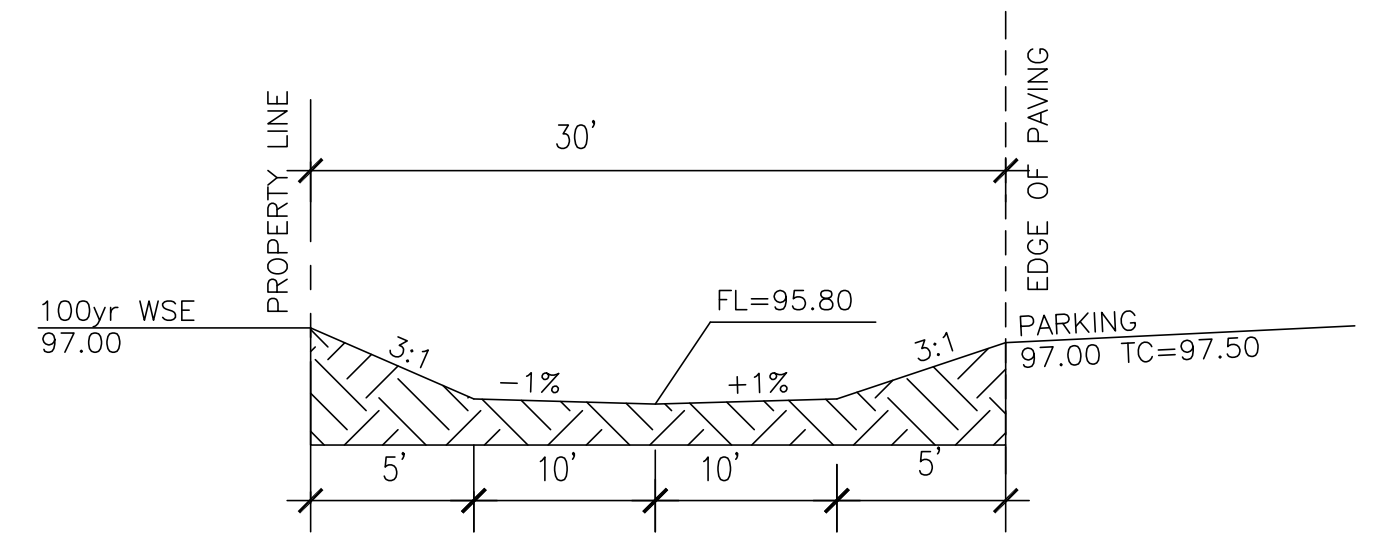
According to the Soil Survey of Hidalgo County, Texas, published by the United States Department of Agriculture, the project site appears to be located within two (2) different soil associations.

1. The Hidalgo series consist of deep, well drained, nearly level soil is on convex uplands. These soils formed in calcareous loamy and clayey sediments. Slopes range from 0 to 1 percent. Areas are mostly broad and irregular in shape and range from 15 to 900 acres. The corresponding soil symbol is 25, Hidalgo - fine sandy loam, 0 to 1 percent slope.
2. The Hidalgo series consist of deep, well drained, loamy soils, nearly level soil is on convex uplands. These soils formed in calcareous loamy and clayey sediments. Slopes range from 0 to 5 percent. Areas are mostly broad and irregular in shape and range from 25 to more than 900 more. The corresponding soil symbol is 28, Hidalgo - sandy clay loam.

Existing runoff is by surface flow in a westerly direction, and is of 1.86 c.f.s. during the 10-year storm frequency. However the existing 30" Storm Pipe under Raul Longoria Rd was designed to accept peak development flows for the western 100 feet of the property for the 10-year storm event. The attached calculations show the 0.8 runoff coefficient for the westerly 100' feet of property and the 0.3 runoff coefficient for the remainder. The downstream drainage facilities can accommodate the flow of 3.10 c.f.s. for the 10-year storm event.

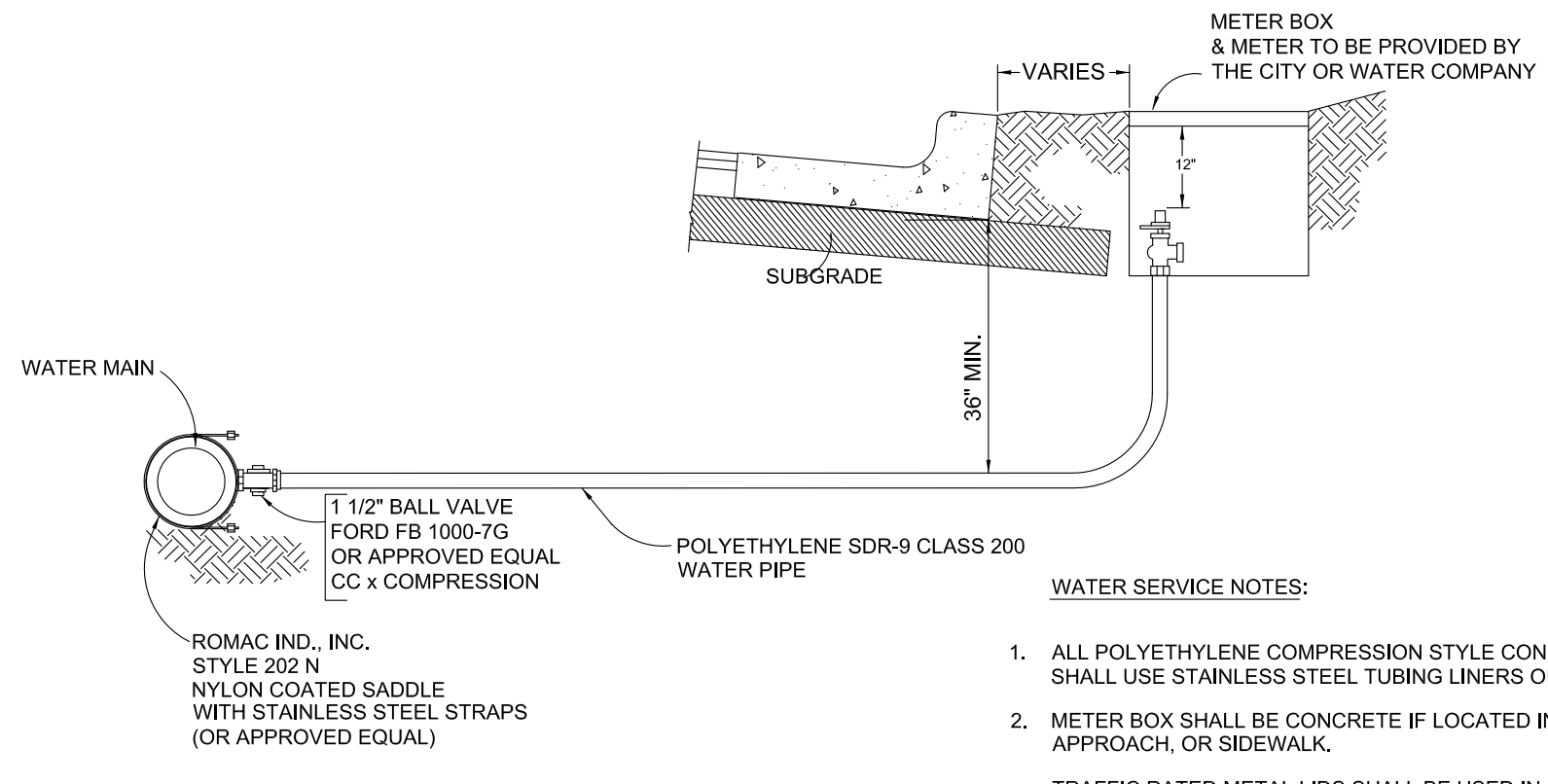
The proposed site will accommodate the construction of a new one-story retail building. In accordance with the City of Edinburg and Hidalgo County Drainage District policies, the peak post construction rate of runoff will not exceed the capacity of the downstream drainage facility for the 10-year storm event due to the improvements of this subdivision. As per attached calculations as shown in the construction drawings, 1,912 cubic feet of detention (.044 Ac-Ft) will be provided as per the grading plan.

The proposed drainage for CASH AMERICA SUBDIVISION shall consist of on-site detention. Runoff from the building and parking lot surface flows into a detention area located on the west side of the proposed building. Said area discharges into a proposed 12" pipe which connects to an existing offsite storm manhole that flows into 30" pipe (owned by TXDOT) under Raul Longoria Rd. The finish floor elevation for the proposed building shall be 24" above the Top of Curb of Raul Longoria Rd measured from the Center of the property. The drainage plan for this development shall be approved by the City of Edinburg, TX at the time of issuance of the building permit.



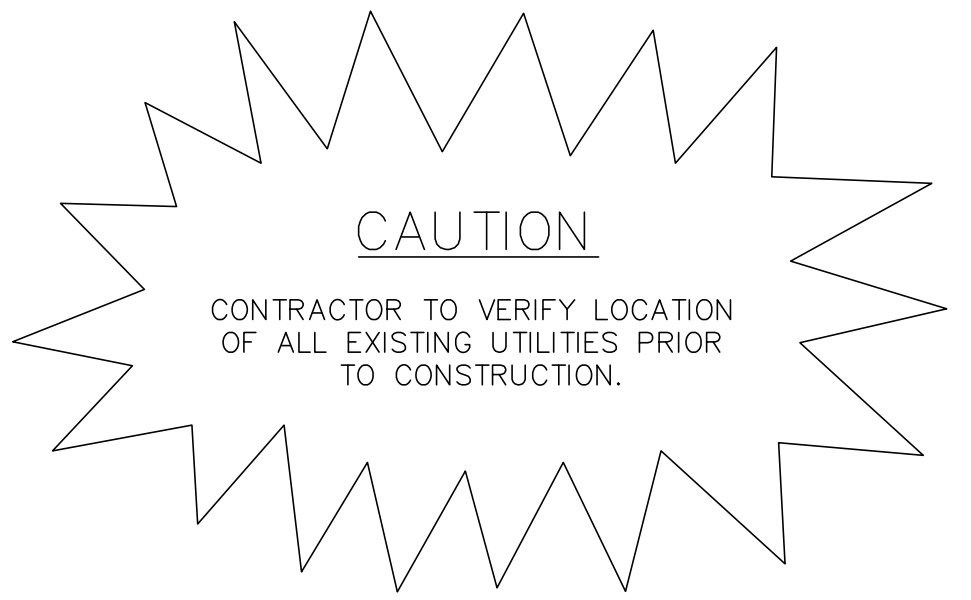
DETENTION AREA CROSS-SECTION

D1 VOLUME CALCULATIONS					
ELEVATION (ft)	AREA (sf)	AVE AREA (sf)	INCR DEPTH (ft)	INCR VOLUME (cf)	CUMM VOLUME (cf)
95.5					
96	1695	847.5	0.5	423.8	423.75
97	2291	1993.0	1	1993.0	2416.8

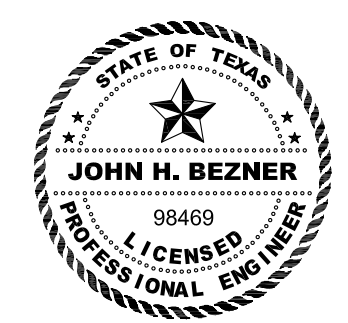


1" WATER METER N.T.S.

- WATER SERVICE NOTES:**
1. ALL POLYETHYLENE COMPRESSION STYLE CONNECTORS SHALL USE STAINLESS STEEL TUBING LINERS OR STIFFENER.
 2. METER BOX SHALL BE CONCRETE IF LOCATED IN PAVEMENT, APPROACH, OR SIDEWALK.
 3. TRAFFIC RATED METAL LIDS SHALL BE USED IN COMMERCIAL AREAS UNDER PAVEMENT.



I, JOHN BEZNER, A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



JOHN BEZNER, PE # 98469, STATE OF TEXAS