



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 RE-SUBDIVISION OF GREENER PASTURES SUBDIVISION, PRECINCT No. 1.

ENGINEER: R. GUTIERREZ ENGINEERING DEVELOPER: JOHN G. PHILLIPS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East of Main Gate Drive approximately 1/4 mile South of Mile 5 North Road

SUBDIVISION LIES WITHIN THE: ETJ of Weslaco and was approved by the P & Z and City Commission of said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-31-14 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Existing Storm Drainage Pipe network discharging into a centralized detention area on the East side of the property.

ROAD R.O.W. DEDICATION: No Right of Way dedication for Main Gate Drive

H.C.R.O.W.APPROVED DATE: 04-24-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 04-24-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: Sanitary Sewer by Weslaco Line Size: 8" Location: Corral Drive

WATER SERVICE PROVIDER: City of Weslaco LINE SIZE: 8" LOCATION: Main Gate Drive

H.C.O.E.C. APPROVED DATE: 05-05-14 : By Martin Ramirez, Director of Office of Environmental Compliance

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.

PRELIMINARY APPROVAL FROM _____,
THE HIDALGO COUNTY ADVISORY BOARD ON:

VARIANCE REQUEST: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3, SECTION 13 ITEMS A THRU G. BUILDING SETBACK LINES.

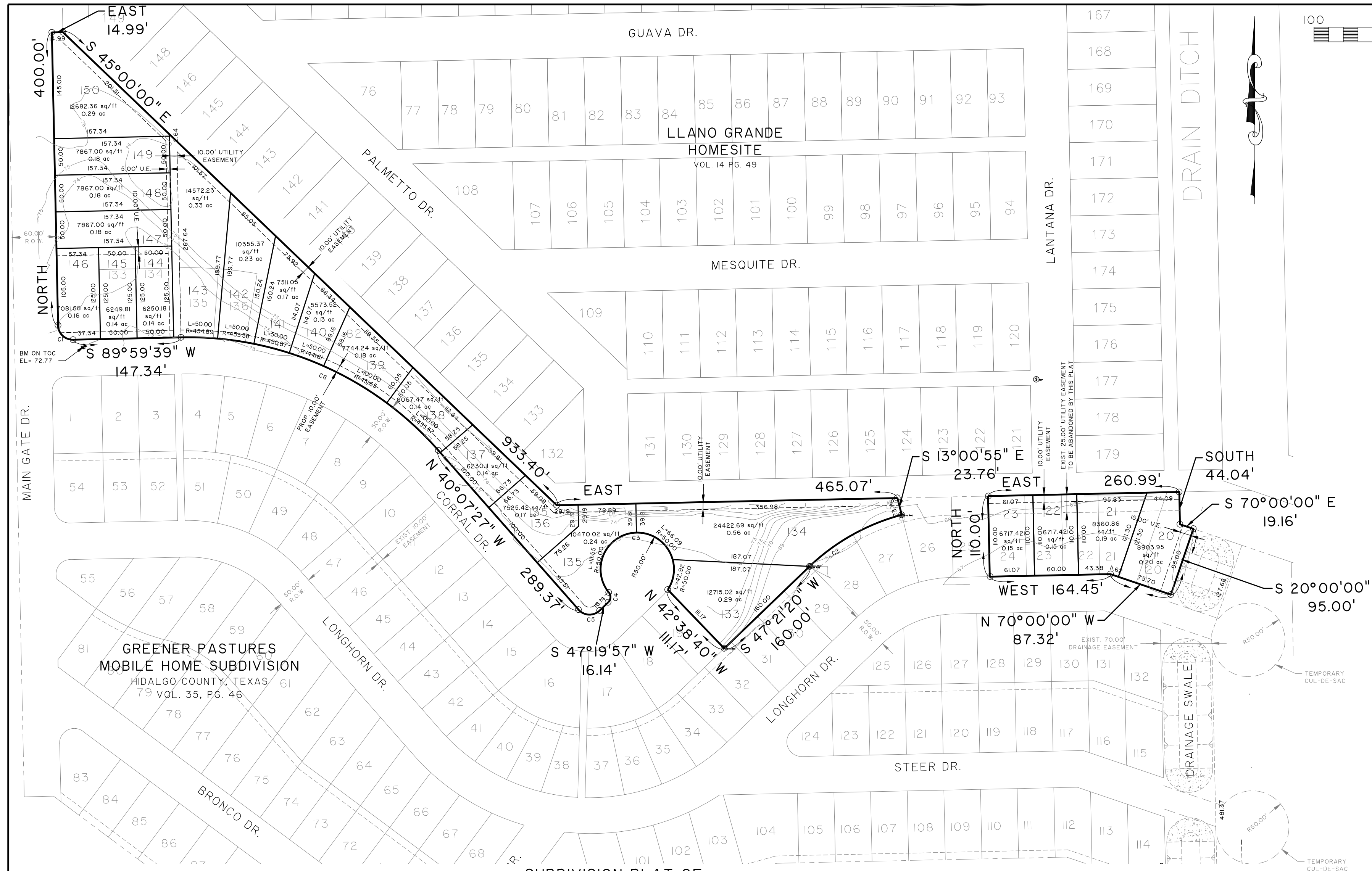
STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other department and the approval from the City of Weslaco.

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.

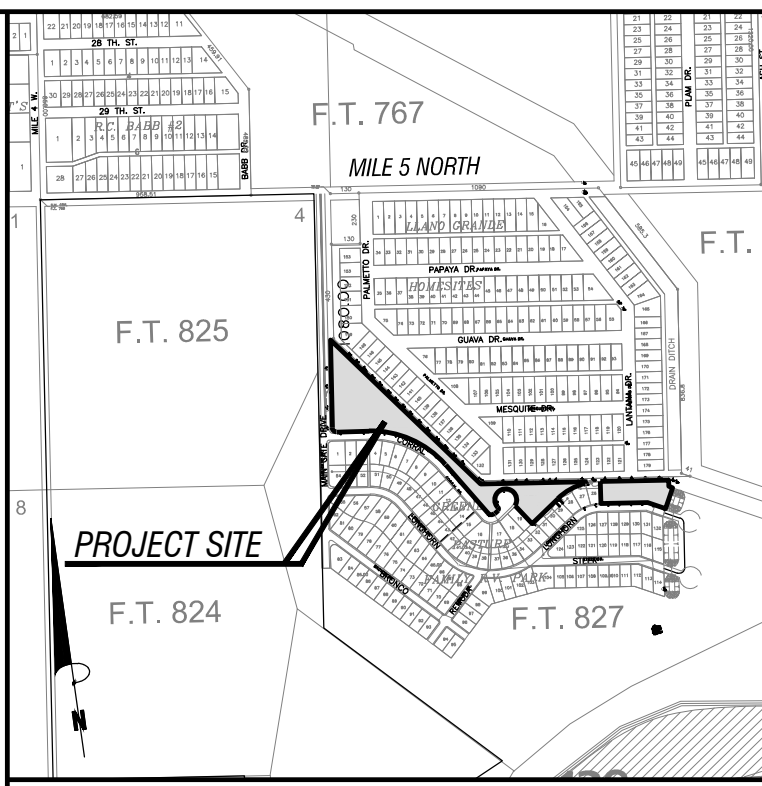
*



METES AND BOUNDS DESCRIPTION
OF
THE RESUBDIVISION OF LOT 82 AND LOTS 133-136
GREENER PASTURES MOBILE HOME SUBDIVISION

A 3.94 ACRE TRACT OF LAND BEING LOT 82 AND LOTS 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 3.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE MOST SOUTHERLY NORTHEAST CORNER OF LOT 82, GREENER PASTURES MOBILE HOME SUBDIVISION FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE, SOUTH 13 DEGREES 00 MINUTES 55 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 82, A DISTANCE OF 23.76 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 82 FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, IN A SOUTHWESTERLY DIRECTION WITH THE EAST LINE OF SAID LOT 82 WITH A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 28 DEGREES 59 MINUTES 14 SECONDS, A RADIUS 290.78 FEET, AN ARC LENGTH OF 147.11 FEET, A TANGENT OF 75.17 FEET, A CHORD LENGTH OF 145.55 FEET, A CHORD BEARING SOUTH 61 DEGREES 50 MINUTES 57 SECONDS WEST TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 47 DEGREES 21 MINUTES 20 SECONDS WEST, CONTINUING WITH THE EAST LINE OF SAID LOT 82, A DISTANCE OF 160.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 82 FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 42 DEGREES 38 MINUTES 40 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 111.7 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EAST RIGHT OF WAY LINE OF CORRAL DRIVE AND AN EXTERIOR CORNER OF SAID LOT 82 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, IN A SOUTHWESTERLY DIRECTION WITH THE CUL-DE-SAC RIGHT OF WAY LINE SAID CORRAL DRIVE WITH A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 252 DEGREES 44 MINUTES 46 SECONDS, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 220.56 FEET, A TANGENT OF -67.89 FEET, A CHORD LENGTH 80.52 FEET, A CHORD BEARING SOUTH 88 DEGREES 32 MINUTES 51 SECONDS WEST TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT AN INTERIOR CORNER OF SAID LOT 82 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, IN A SOUTHWESTERLY DIRECTION WITH THE RIGHT OF WAY LINE OF SAID CORRAL DRIVE WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 85 DEGREES 09 MINUTES 28 SECONDS, A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 14.86 FEET, A TANGENT OF 9.19 FEET, A CHORD LENGTH OF 13.53 FEET, A CHORD BEARING SOUTH 04 DEGREES 45 MINUTES 13 SECONDS WEST TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT AN INTERIOR CORNER OF SAID LOT 82 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 47 DEGREES 19 MINUTES 57 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF SAID CORRAL DRIVE, A DISTANCE OF 16.14 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT AN INTERIOR CORNER OF SAID LOT 82 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, IN A NORTHWESTERLY DIRECTION WITH THE RIGHT OF WAY LINE OF SAID CORRAL DRIVE WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE 92 DEGREES 32 MINUTES 00 SECONDS, A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.31 FEET, A TANGENT OF 20.91 FEET, A CHORD LENGTH OF 28.91 FEET, A CHORD BEARING NORTH 86 DEGREES 23 MINUTES 27 SECONDS WEST TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE NORTH RIGHT OF WAY LINE OF SAID CORRAL DRIVE FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 40 DEGREES 07 MINUTES 27 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID CORRAL DRIVE, A DISTANCE OF 289.37 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, IN A NORTHWESTERLY DIRECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID CORRAL DRIVE WITH A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 49 DEGREES 54 MINUTES 06 SECONDS, A RADIUS OF 454.84 FEET, AN ARC LENGTH OF 396.14 FEET, A TANGENT OF 211.62 FEET, A CHORD LENGTH OF 383.74 FEET, A CHORD BEARING NORTH 65 DEGREES 03 MINUTES 18 SECONDS WEST TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID CORRAL DRIVE, A DISTANCE OF 147.34 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, IN A NORTHWESTERLY DIRECTION WITH THE RIGHT OF WAY LINE OF CORRAL DRIVE AND MAIN GATE DRIVE WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET, A CHORD LENGTH OF 28.29, A CHORD BEARING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH, WITH THE EAST RIGHT OF WAY LINE OF SAID MAIN GATE DRIVE, A DISTANCE OF 400.00 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, EAST, WITH THE NORTH LINE OF SAID LOT 82, A DISTANCE OF 14.99 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF AND;
- THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 933.40 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, EAST, A DISTANCE OF 465.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.944 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
 PREPARED BY: **R. GUTIERREZ ENGINEERING CORP.**
 130 E. PARK AVE.
 PHARR, TEXAS 78577
 DATE PREPARED: **JANUARY 22, 2014**
 DATE SURVEYED: **JANUARY 14, 2014**

RESUBDIVISION OF GREENER PASTURES SUBDIVISION

BEING 4.646 ACRES OUT OF LOT 20, 21, 22, 23, 24, 82, 133, 134, 135, AND 136
 OF GREENER PASTURES MOBILE HOME SUBDIVISION,
 HIDALGO COUNTY, TEXAS,
 AS PER MAP RECORDED IN VOLUME 35, PAGES 46, M.R.H.C.

METES AND BOUNDS DESCRIPTION
OF
THE RESUBDIVISION OF LOTS 20 - 24
GREENER PASTURES MOBILE HOME SUBDIVISION

- A 0.702 OF AN ACRE OF LAND BEING LOTS 20, 21, 22, 23, AND 24, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 0.702 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING AT A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT NORTHWEST CORNER OF LOT 24, GREENER PASTURES MOBILE HOME SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE, EAST, WITH THE NORTH LINE OF SAID LOTS 24, 23, 22, 21, AND 20, A DISTANCE OF 260.99 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 20 FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH, WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 44.04 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT INTERIOR CORNER OF SAID LOT 20 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 19.16 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 20 FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 95.00 FEET TO A No. 4 REAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE NORTH RIGHT OF WAY LINE OF LONGHORN DRIVE AND THE SOUTHEAST CORNER OF SAID LOT 20 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID LONGHORN DRIVE AND THE SOUTH LINE OF SAID LOTS 20 AND 21, A DISTANCE OF 87.32 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT AN INTERIOR CORNE OF SAID LOT 21 FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE, WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID LONGHORN DRIVE AND THE SOUTH LINE OF SAID LOTS 21, 22, 23 AND 24, A DISTANCE OF 164.45 FEET TO A No. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE SOUTHWEST CORNER OF SAID LOT 24 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH, WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.702 OF AN ACRE OF LAND, MORE OR LESS.

R. Gutierrez
Engineering
Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 956 782-2557 • (FAX) 956 782-2558
 Engineering Firm No.: 486 • Survey Firm No.: 101650-00

BM	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
N 16570645.85	90°00'20"	20.00	31.42	20.00	28.29	N 45°00'10" W
E 115921.879	28°59'14"	290.78	147.11	75.17	145.55	S 61°50'57" W
EL+72.77	252°44'46"	50.00	220.56	-67.89	80.52	S 88°32'51" W
DATUM: N.A.V.D. 1988	85°09'28"	10.00	14.86	9.19	13.53	S 04°45'13" W
	92°32'00"	20.00	32.31	20.91	28.91	N 86°23'27" W
	49°54'06"	454.84	396.14	211.62	383.74	N 65°03'18" W

I, THE UNDERSIGNED MAYOR OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, WESLACO PLANNING & ZONING COMMISSION DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOTS 20, 21, 22, 23, 24, 82, 133, 134, 135, AND 136 OF GREENER PASTURES MOBILE HOME SUBDIVISION SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE) THE UNDERSIGNED OWNER(S) OF THE 4.646 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RESUBDIVISION OF LOTS 20, 21, 22, 23, 24, 82, 133, 134, 135, AND 136 OF GREENER PASTURES MOBILE HOME SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO THE PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF THE TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOST MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) THE ELECTRICAL CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) THE GAS CONNECTIONS, IF AVAILABLE, TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

JOHN PHILLIPS
P.O. BOX 5048
McALLEN TX, 78502

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 IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ 2014 A.D

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: _____



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF
THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028(a)

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOTS 20, 21, 22, 23, 24, 82, 133, 134, 135, AND 136 OF GREENER PASTURES MOBILE HOME SUBDIVISION SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RESUBDIVISION OF LOTS 20, 21, 22, 23, 24, 82, 133, 134, 135, AND 136 OF GREENER PASTURES MOBILE HOME SUBDIVISION 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

I, HERNAN A. LUGO, P.E. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



PRELIMINARY SUBJECT TO REVISION

HERNAN A. LUGO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 108728
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF WESLACO SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PRELIMINARY SUBJECT TO REVISION

PABLO SOTO Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541
R.GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

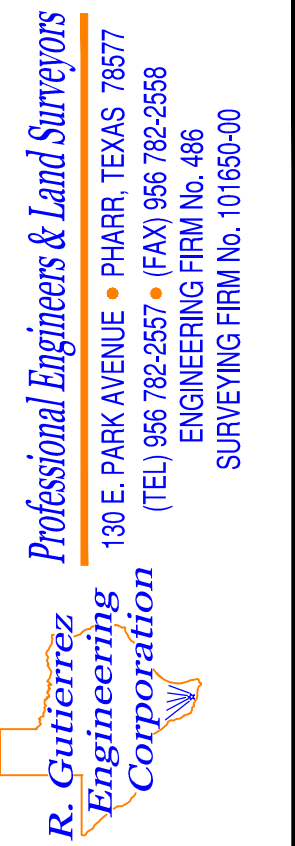
THIS PLAN IS HEREBY APPROVED BY THE HIDALGO AND CAMERON COUNTIES WATER COMMISSION AND IRRIGATION DISTRICT NO. 9 ON THIS, THE _____ DAY OF _____ 2014.

HCCWC&ID NO.9
PRESIDENT

ATTEST: _____
SECRETARY

GENERAL NOTES

- 1. FLOOD ZONE DESIGNATION AS PER COMMUNITY-PANEL NO. 480334 0525 B (EFFECTIVE DATE: JANUARY 2, 1981)
FLOOD_ZONE B: AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OF WERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- 2. SETBACKS:
FRONT 10.00 FEET OR EASEMENT IF GREATER
SIDE 8.00 FEET OR EASEMENT IF GREATER
REAR 10.00 FEET OR EASEMENT IF GREATER
CORNER LOT 15.00 FEET ON STREET SIDE AND FRONT
- 3. ONLY ONE MOBILE HOME WILL BE ALLOWED ON EACH LOT.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF THE ADJACENT STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 5. A 4' SIDEWALKS WILL BE REQUIRED AT THE BUILDING PERMIT STAGE.
- 6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM-1: ELEV.: 72.77 DATUM N.A.V.D. 1988
DESCRIPTION: SQUARE CUT ON TOP OF CURB AT THE NORTHEAST CORNER OF MAIN GATE DRIVE AND CORRAL DRIVE.
- 7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,738 CUBIC-FEET (0.06 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).
- 8. THE CONSTRUCTION SHALL COMPLY WITH TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) REQUIREMENT.
- 9. ALL DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATION OF THE SUBDIVISION.
- 10. A No. 4 REBAR SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.
- 11. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY EASEMENT. EACH EASEMENT SHALL BE KEPT CLEAR OF FENCES, 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.
- 12. ALL WATER, SANITARY SEWER, AND STORM SEWER LINES ARE DEDICATED TO THE CITY OF WESLACO.



GREENER PASTURES
MOBILE HOME SUBDIVISION

CITY OF WESLACO

SCALE: AS SHOWN	DATE:	BY:
DATE:		
FB. No.:		
SURVEY BY:		
DRAWN BY:		
PREPARED BY: R.G.		
CHECKED BY: R.G.		

SHEET
1

