



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: 08-25-2014

PROPOSED VILLA SALAZAR SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOC. DEVELOPER: ALICIA WELLS/ ESTELLA RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South of SH 107 approximately 500 feet West of Sharp Rd.

SUBDIVISION LIES WITHIN THE: 5 Mile ETJ of Edinburg AND AFTER FURTHER REVIEW, THE PROPOSED SUBDIVISION IS NOT REQUESTING UTILITY SERVICES FROM THE CITY THEREFORE NO REVIEW OR APPROVAL FROM THE CITY IS REQUIRED.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-27-14 PROPERTY LIES WITHIN FLOOD ZONE: "X SHADED" AS PER FEMA.

DRAINAGE DESIGN: Detention will be provided by depressed area of the lot.

ROAD R.O.W. DEDICATION: No additional Right of Way dedication is required for SH 107

H.C.R.O.W. FINAL APPROVAL DATE: 08-14-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D FINAL APPROVAL DATE: 08-15-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: R.E. Garcia
 OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: on SH 107

H.C.O.E.C. FINAL APPROVED DATE: 08-14-14 : 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 COMMISSIONERS COURT ON:

MAY 27, 2014

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, 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,

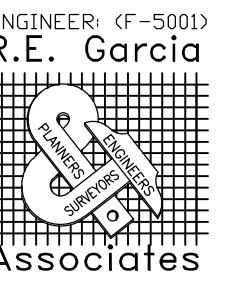
** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

SUBDIVISION OF VILLA SALAZAR SUBDIVISION

A 15.19 acre tract of land being a portion of the west 30.00 acres of Lot 3, Section 267, Texas Mexican Railway Company's Subdivision as recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in General Warranty Gift Deed recorded in Document #120910, Official Records, Hidalgo County, Texas, also being all that certain tract described in Gift Warranty Deed recorded in Document # 1029601, Official Records, Hidalgo County, Texas.

DATE: MARCH 5, 2014 SCALE: 1" = 100'

PREPARED BY: R.E. GARCIA & ASSOCIATES
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539
PHONE (936) 381-1061 FAX: 381-1280



PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADDED
ZONE "X" SHADDED IS DEFINED AS AREAS OF 100-YEAR FLOOD ZONE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE/AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD
2. SETBACKS:
FRONT: 60.00 FEET ON STATE HIGHWAY 107
REAR: 40.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
3. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1-3 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1-3 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE 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 FOR APPLICATION TO OBTAIN PERMIT TO CONSTRUCT. 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.
5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV: 77.14' N.G.M.S. 83
A BRASS DISK SET IN A 1' X 1' CONCRETE BLOCK AT NORTH WEST CORNER OF LOT 1 OF THIS SUBDIVISION.
6. 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 77,292 CUBIC FEET (1,774 ACRES-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
7. 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 STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
9. NO STRUCTURE SHALL BE PERMITTED UNDER 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. 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 SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLETELY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
11. ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TREC AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AN EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
13. ALCIA V. WELLS, ESTELIA V. RODRIGUEZ & MARIA DE LA LUZ GONZALEZ, THE OWNERS & SUBDIVIDERS OF VILLA SALAZAR SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
14. 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.
15. LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF DETENTION AREA TO ACCOMMODATE DRAINAGE RUNOFF AS CALCULATED BY PLAT ENGINEER PRIOR TO ISSUANCE OF ANY FINAL LIGHT OR WATER CLEARANCES. IN ADDITION, THE LOT OWNER SHALL PROVIDE A REVISED ENGINEERED DRAINAGE CALCULATION IF IT IS DETERMINED AT THE APPLICATION STAGE THAT THE IMPERVIOUS AREA FOR THE LOT IS GREATER THAN THE IMPERVIOUS AREA CONSIDERED BY THE PLAT ENGINEER WHEN CALCULATING THE RUNOFF FOR THE LOT.
16. 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM S.H. 107 ON TO LOTS 2 & 3. A 40 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 2 & 3 TO PROVIDE INGRESS AND EGRESS FROM S.H. 107 ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

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

VILLA SALAZAR SUBDIVISION IS LOCATED IN SOUTHERN HIDALGO COUNTY IN H.C.P. #4 ON THE SOUTH SIDE OF STATE HIGHWAY 107, APPROXIMATELY 480 FEET WEST OF THE INTERSECTION OF STATE HIGHWAY 107 & SHARP ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (75,544), VILLA SALAZAR SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS AND IS INSIDE THE CITY'S FIVE MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

INDEX OF SHEETS

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTETSTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.H.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF LOCATION AND HOW IT WILL SERVE THIS DEVELOPMENT

REVISION NOTES			
No.	Sheet	REVISION	Date

METES AND BOUNDS DESCRIPTION FOR A 15.19 ACRE TRACT

A 15.19 acre tract of land being a portion of the west 30.00 acres of Lot 3, Section 267, Texas Mexican Railway Company's Subdivision as recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in General Warranty Gift Deed recorded in Document #120910, Official Records, Hidalgo County, Texas, also being all that certain tract described in Gift Warranty Deed recorded in Document # 1029601, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a found one half inch iron rod on the south Right-of-Way line of State Highway 107 as described by Deed recorded in Volume 1073, Page 572, Deed Records, Hidalgo County, Texas being the northeast corner of that certain tract described in Warranty Deed recorded in Document #371668, Official Records, Hidalgo County, Texas, for the northwest corner of herein described tract. Said point bears S 08° 35' 00" W 73.40 feet and S 80° 54' 30" E 125.00 feet from the northwest corner of said Lot 3, Section 267.

THENCE S 80° 54' 30" E 459.91 feet along said south Right-of-Way line of State Highway 107 to a found three quarter inch pipe being the northeast corner of said tract described in Gift Warranty Deed recorded in Document # 1029601, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 41' 36" W along a line, pass at 229.30 feet a found three-quarter inch pipe being the southeast corner of said tract described in Gift Warranty Deed recorded in Document # 1029601, Official Records, Hidalgo County, Texas, and continuing for a total distance of 1,146.61 feet to a found one-half inch iron rod for an interior corner of herein described tract.

THENCE S 80° 44' 45" E 189.35 feet along a line to a found one-half inch iron rod for an exterior corner of herein described tract.

THENCE S 08° 41' 36" W along a line, pass at 443.84 feet a found one-half inch iron rod being the north Right-of-Way line of Tex-Mex Road and continuing for a total distance of 463.84 feet to a found cotton picker spindle on the centerline of said Tex-Mex Road also being the south line of said Lot 3, Section 267, for the southeast corner of herein described tract.

THENCE N 80° 40' 31" W 40.00 feet along said centerline of Tex-Mex Road also being the south line of said Lot 3, Section 267, to a found concrete nail for an exterior corner of herein described tract.

THENCE N 80° 41' 36" E along a line, pass at 20.00 feet a found one-half inch iron rod being the north Right-of-Way line of said Tex-Mex Road and continuing for a total distance of 414.71 feet to a found one-half inch iron rod for an interior corner of herein described tract.

THENCE N 80° 40' 31" W 734.86 feet along a line to a found one-half inch iron rod on the west line of said Lot 3, Section 267, being the northwest corner of that certain tract described in Warranty Deed recorded in Volume 1824, Page 726, Deed Records, Hidalgo County, Texas, for the southwest corner of herein described tract.

THENCE N 08° 43' 23" E 671.33 feet along said west line of Lot 3, Section 267, to a found one half inch iron rod being the southwest corner of that said tract described in Warranty Deed recorded in Document #371668, Official Records, Hidalgo County, Texas, for an interior corner of herein described tract.

THENCE S 80° 47' 02" E 124.94 feet along the south line of said tract described in Warranty Deed recorded in Document #371668, Official Records, Hidalgo County, Texas, to a found one half inch iron rod being the southeast corner of that said tract described in Warranty Deed recorded in Document #371668, Official Records, Hidalgo County, Texas, for an interior corner of herein described tract.

THENCE N 08° 43' 23" E 522.76 feet along the east line of said tract described in Warranty Deed recorded in Document #371668, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 3, Section 267, to the point of beginning and containing 15.19 acres of land, more or less.

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 INSTRUMENT #: _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

HIDALGO COUNTY CLERK

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA SALAZAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

APPROVAL BY IRRIGATION DISTRICT #1:

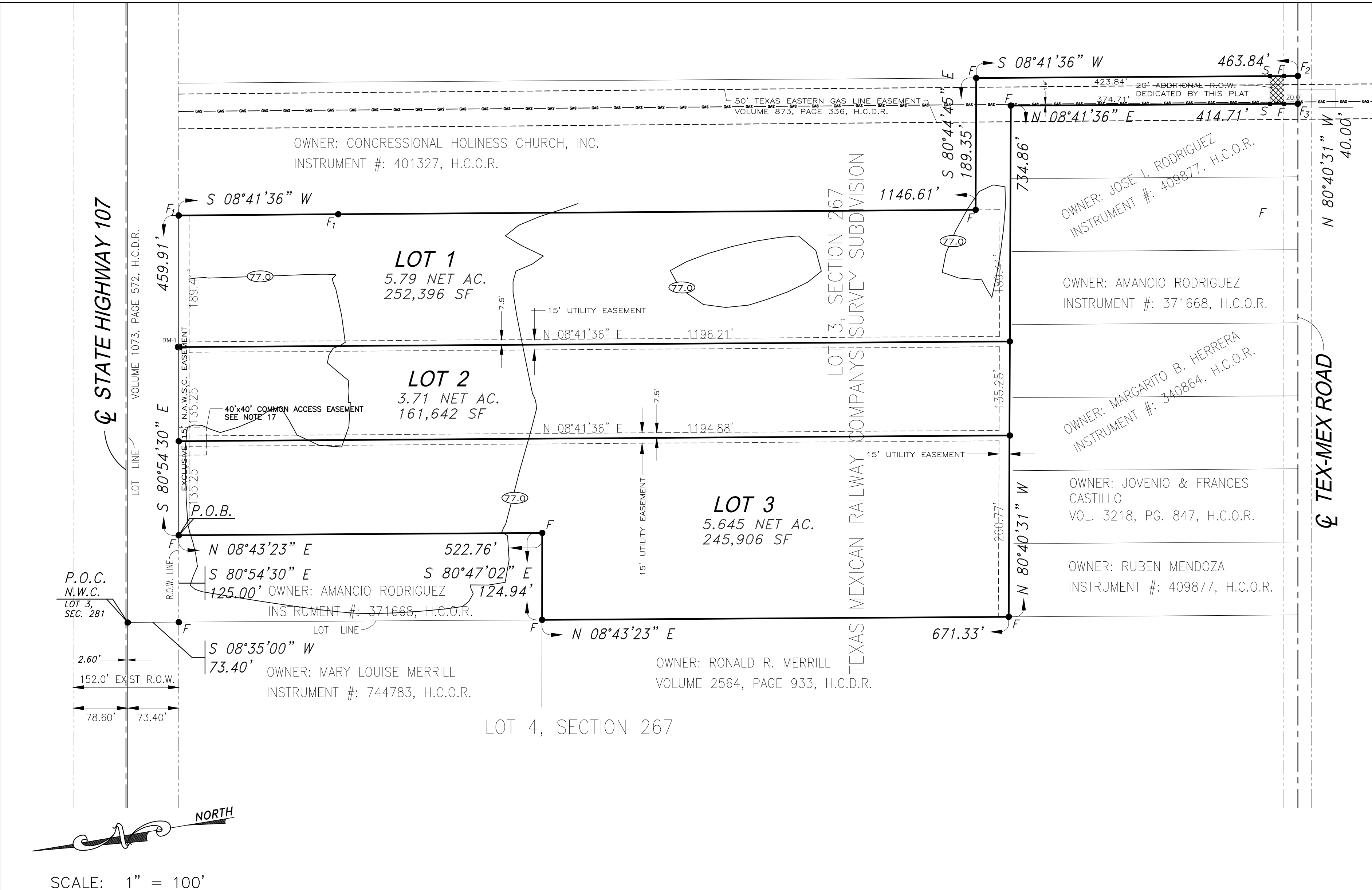
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1, ON THIS _____ DAY OF _____, A.D. 200____.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HOID #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HOID #1.

PRESIDENT

SECRETARY



SCALE: 1" = 100'

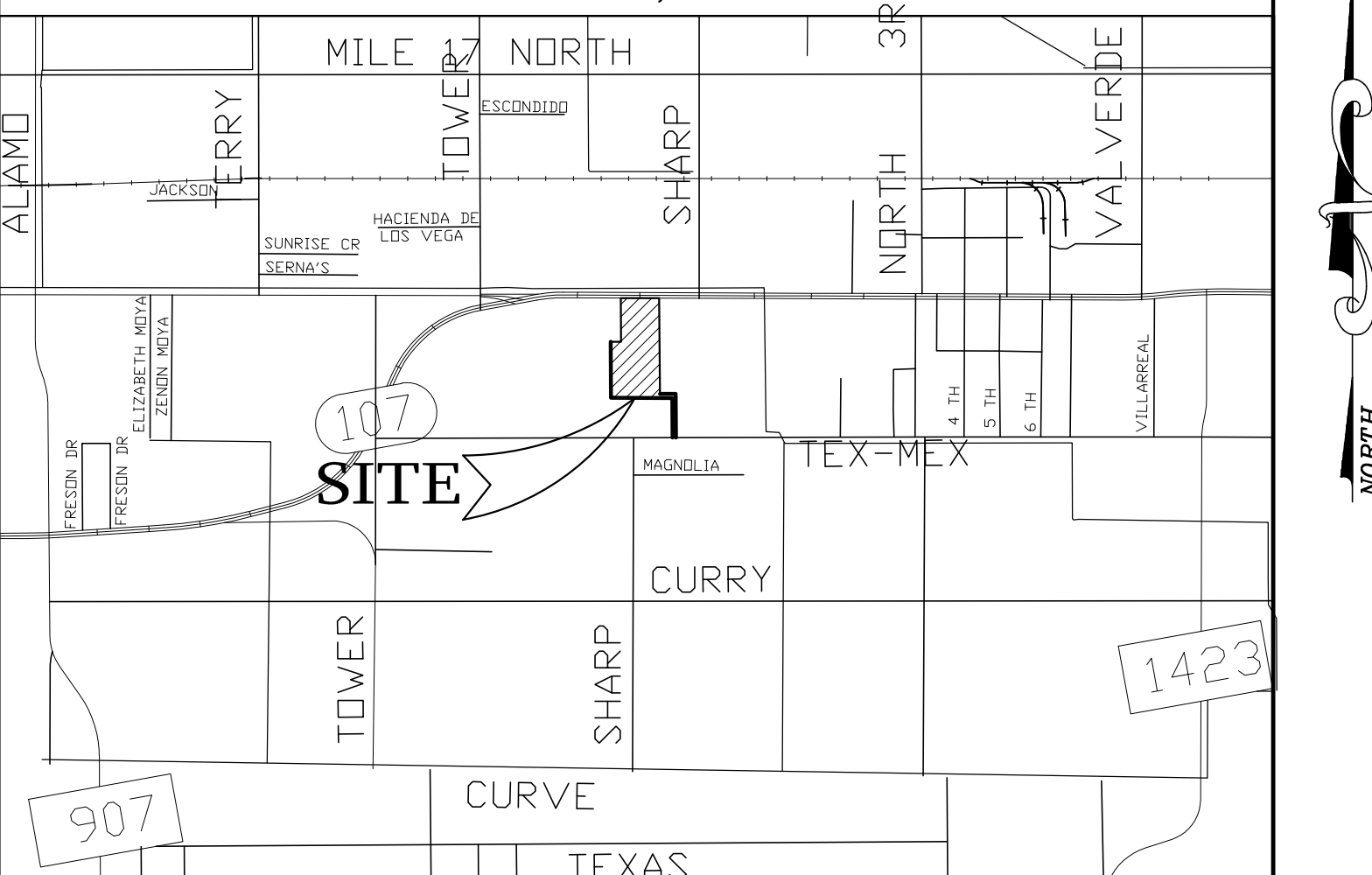
BEARINGS BASED ON RECORD BEARINGS OF: MAGNOLIA VILLAGE SUBDIVISION, AS RECORDED IN VOL. 33, PAGE 121, H.C.M.R.

LEGEND:

- F - FOUND 1/2" Ø IRON ROD
- F₁ - FOUND 3/4" Ø IRON PIPE
- F₂ - FOUND COTTON PICKER SPINDLE
- F₃ - FOUND CONCRETE NAIL
- S - SET 1/2" Ø IRON ROD

LOCATION MAP

SCALE: 1" = 2,000'



PRINCIPAL CONTACTS:			
NAME:	ADDRESS:	CITY & ZIP	PHONE # / FAX #:
OWNER: LA UNION PROPERTIES, LLC	7422 E. HIGHWAY 107	EDINBURG, 78539	(956)318-3006 / -
OWNER: ALCIA V. WELLS	2233 N. AUSTIN AVE	PEARLAND, TX, 77581	(281)780-1362 / -
OWNER: ESTELIA V. RODRIGUEZ	7312 W. S.H. 107	EDINBURG, 78542	(956)207-7623
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, ALCIA V. WELLS, ESTELIA V. RODRIGUEZ & LA UNION PROPERTIES, LLC AS OWNER OF THE 15.19 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLA SALAZAR SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ALCIA V. WELLS
2233 N. AUSTIN AVE
PEARLAND, TX, 77581

ESTELIA V. RODRIGUEZ
7312 W. S.H. 107
EDINBURG, TX, 78542

DAGOBERTO GONZALEZ, MEMBER
LA UNION PROPERTIES, LLC
7422 E. HIGHWAY 107
EDINBURG, TEXAS 78542

NORBERTO L. GUERRA, MEMBER
LA UNION PROPERTIES, LLC
7422 E. HIGHWAY 107
EDINBURG, TEXAS 78542

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ALCIA V. WELLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

My Commission Expires: _____ Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ESTELIA V. RODRIGUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

My Commission Expires: _____ Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED DAGOBERTO GONZALEZ, MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

My Commission Expires: _____ Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED NORBERTO L. GUERRA, MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

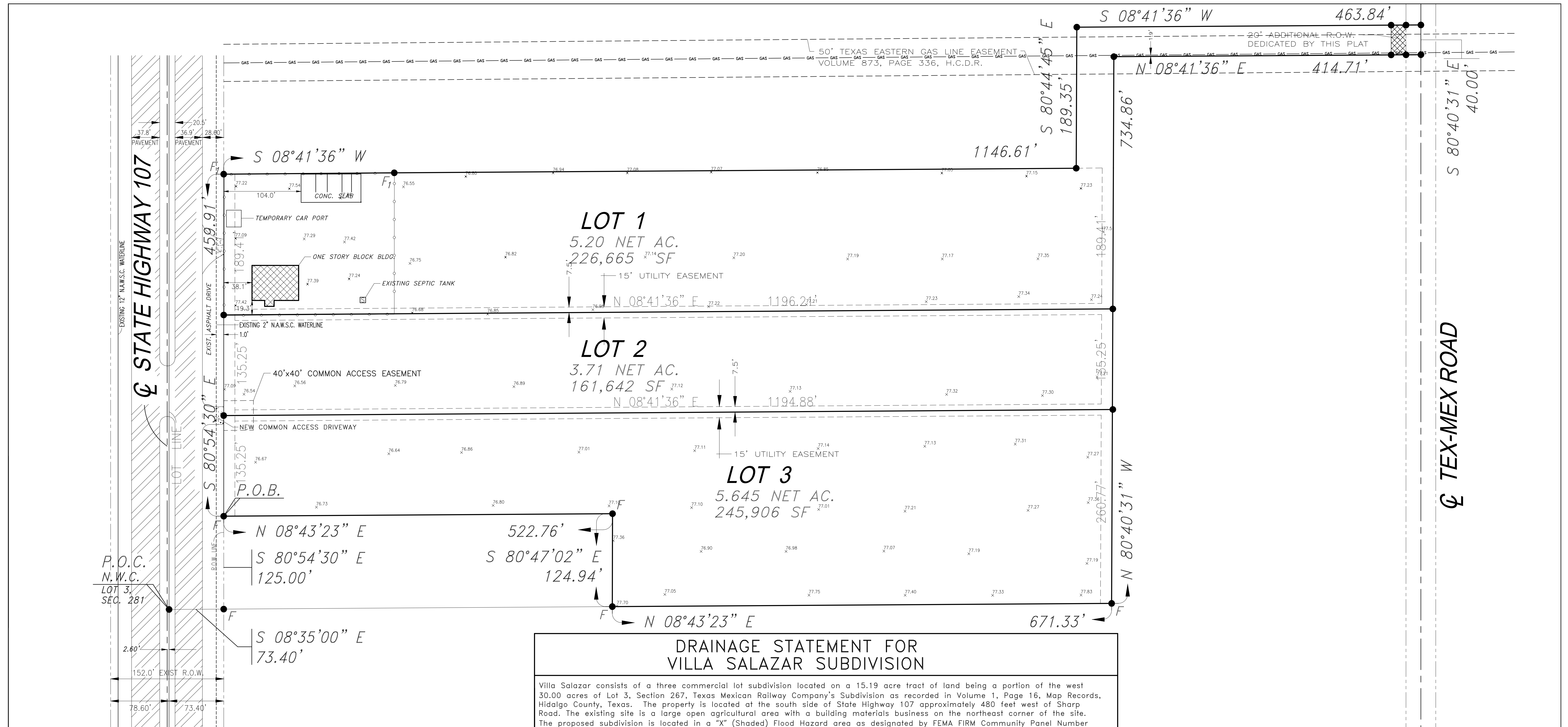
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

My Commission Expires: _____ Notary Public in and for Hidalgo County, Texas

SHEET NO. 1
OF 2 SHEETS

REGISTERED PROFESSIONAL ENGINEER # 64790
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

DATE



REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

DRAINAGE STATEMENT FOR VILLA SALAZAR SUBDIVISION

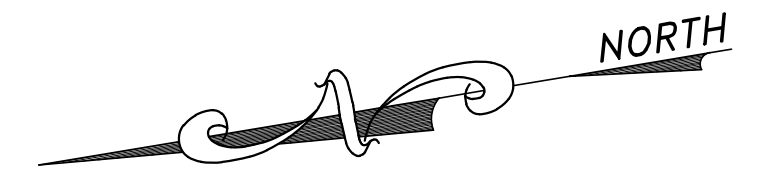
Villa Salazar consists of a three commercial lot subdivision located on a 15.19 acre tract of land being a portion of the west 30.00 acres of Lot 3, Section 267, Texas Mexican Railway Company's Subdivision as recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas. The property is located at the south side of State Highway 107 approximately 480 feet west of Sharp Road. The existing site is a large open agricultural area with a building materials business on the northeast corner of the site. The proposed subdivision is located in a "X" (Shaded) Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0325 D dated May 17, 2000. Zone "X" (Shaded) is defined as "areas of the 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".

The soil for this property is dark grayish brown sandy clay loam which is moderately previous. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (see attachment). Currently the property is vacant.

Existing runoff is directed north towards existing road ditches on State Highway 107. State Highway 107 flows east and discharges into an existing Hidalgo County Drainage District No. 1 drainage ditch east of the site. The proposed subdivision will utilize properly graded detention areas to detain storm runoff which will overflow into State Highway 107. The individual lot detention plans will be reviewed and approved by the Hidalgo County Planning department.

In accordance with the Hidalgo County Drainage Policy, a minimum detention volume of 74,251 cubic feet of storm runoff will be detained with a maximum discharge rate of 5,426 cfs. The peak rate of runoff will not be increased during the 10 year rainfall event.

CERTIFICATION:
By my signature below, I certify that this subdivision lies in a Flood Zone "X" Shaded: 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



SCALE: 1" = 60'

BEARINGS BASED ON RECORD BEARINGS OF: MAGNOLIA VILLAGE SUBDIVISION, AS RECORDED IN VOL. 33, PAGE 121, H.C.M.R.

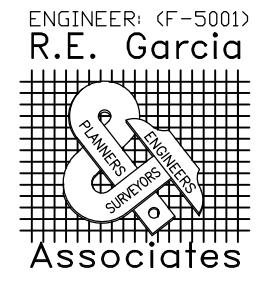
MAP OF TOPOGRAPHY AND DRAINAGE: VILLA SALAZAR SUBDIVISION

A 15.19 acre tract of land being a portion of the west 30.00 acres of Lot 3, Section 267, Texas Mexican Railway Company's Subdivision as recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in General Warranty Gift Deed recorded in Document #2120910, Official Records, Hidalgo County, Texas, also being all that certain tract described in Gift Warranty Deed recorded in Document # 1029601, Official Records, Hidalgo County, Texas

DATE: MARCH 5, 2014

SCALE: 1" = 60'

PREPARED BY: R.E. GARCIA & ASSOCIATES
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539
PHONE (956) 381-1061 FAX: 381-1280



SHEET NO. 2 OF 2 SHEETS

REGISTERED PROFESSIONAL ENGINEER # 64790

DATE