



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: 09-30-2014

PROPOSED FIDENCIO GARCIA ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: RE GARCIA & ASSOCIATES DEVELOPER: FIDENCIO GARCIA

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 FM 1925, approximately 1/2 mile East of FM 493.
SUBDIVISION LIES WITHIN THE: The Rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-04-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
DRAINAGE DESIGN: Detention will be provided within the low areas of the large lots.

ROAD R.O.W. DEDICATION: 20 feet to FM 1925

H.C.R.O.W. FINAL APPROVAL DATE: 09-10-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 09-12-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager
SEWER SYSTEM: Sewer will be provided by OSSF and will be installed by the Lot owner at building permit stage.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: FM 1925

H.C.O.E.C. FINAL APPROVAL DATE: 09-09-14 .: 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: DECEMBER 20, 2011

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.

METES AND BOUNDS DESCRIPTION FOR A 4.16 ACRE TRACT

A 4.16 acre tract of land being a portion Lot 14, J. C. Engleman Subdivision of Sections 262 and 263, Tex-Mex Railway Company Survey, as recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 2864, Page 475, Deed Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point on the north line of said Lot 14 being within the Monte Cristo Road (FM 1925) Right-of-Way for the northeast corner of herein described tract. Said point bears N 80°53' 00" W 250.38 feet from the northeast corner of said Lot 14.

THENCE S 09°07' 00" W along a line, pass at 49.03 feet a point being the south Right-of-Way line of said Monte Cristo Road (FM 1925) and continuing for a total distance of 258.60 feet to a found one-half inch iron rod for the southeast corner of herein described tract

THENCE N 80° 53' 00" W 700.00 feet parallel to the north line of said Lot 14 to a found one-half inch iron rod for the southwest corner of herein described tract.

THENCE N 09°07' 00" E along a line, pass at 22.28 feet a found one-half inch iron rod being the southeast corner of that certain tract described in Gift Deed recorded in Document # 1019278, Official Records, Hidalgo County, Texas, pass at 211.45 feet a found one-half inch iron rod point being the south Right-of-Way line of said Monte Cristo Road (FM 1925) and continuing for a total distance of 258.60 feet to a set cotton picker spindle on the north line of said Lot 14, for the northwest corner of herein described tract

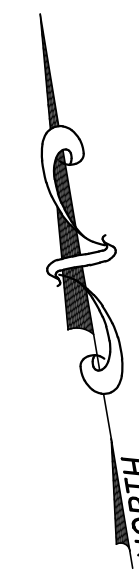
THENCE S 80°53' 00" E 700.00 feet along said north line of Lot 14 to the point of beginning and containing 4.16 acres of land, more or less.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LEGEND :

- F - FOUND 1/2" IRON ROD
- S - SET 1/2" IRON ROD
- S₁ - SET COTTON PICKER SPINDLE



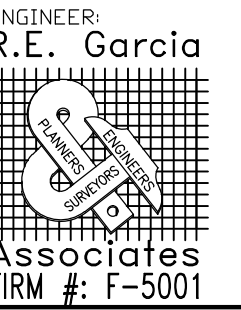
SUBDIVISION PLAT OF FIDENCIO GARCIA ESTATES SUBDIVISION

A 4.16 acre tract of land being a portion Lot 14, J. C. Engleman Subdivision of Sections 262 and 263, Tex-Mex Railway Company Survey, as recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Volume 2864, Page 475, Deed Records, Hidalgo County, Texas

DATE: AUGUST 1, 2011



SCALE: 1" = 40'



PREPARED BY: R.E. GARCIA & ASSOCIATES

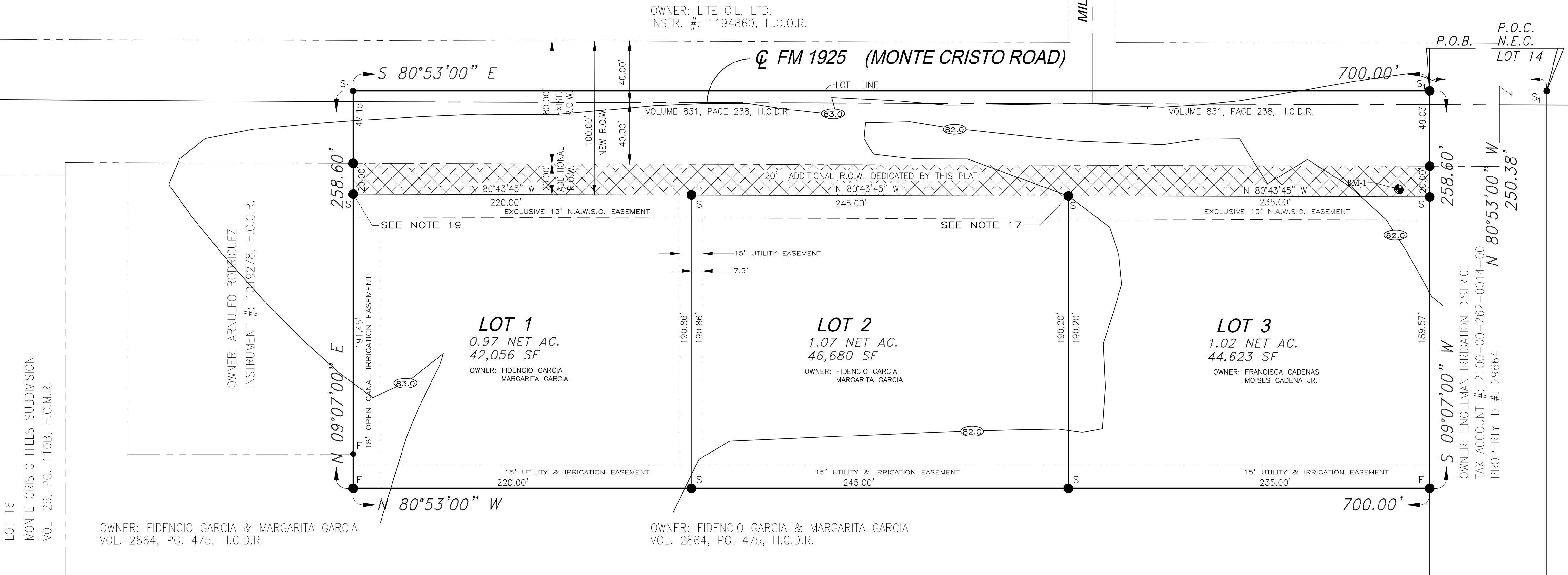
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADDED ZONE "X" SHADDED IS DEFINED AS AREAS OF 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.
2. SETBACKS: FRONT: 30.00 FEET ON FM 1925 (MONTE CRISTO ROAD) REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 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 DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE: 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 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. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BM-1: ELEV. 81.51 N.G.V.D. 83 A BRASS DISK SET IN A 1' X 1' CONCRETE BLOCK APPROXIMATELY 5.00 FEET NORTH AND 20.00 FEET WEST OF THE NORTH EAST CORNER OF LOT 3 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 FLOWS CUBIC FEET (C.F.) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANSCAPED AREAS.
7. THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN 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 THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
9. 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, 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 SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING 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 TCEQ 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 DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED 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 AND 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 OF A LOT.
13. FIDENCIO GARCIA, MARGARITA GARCIA, FRANCISCA CADENAS & MOISES CADENA JR., THE OWNERS & SUBDIVIDERS OF FIDENCIO GARCIA ESTATES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES 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. 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.
16. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED AS DESIGNED BY PROJECT SITE 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.
17. LOTS 2 & 3 SHALL HAVE A SHARED COMMON ACCESS DRIVEWAY UNTO FM 1925 (MONTE CRISTO ROAD).
18. THE DRIVEWAY FOR LOT 1 SHALL BE LOCATED ADJACENT TO THE WEST LINE OF LOT 1 WITHOUT ENCRUMBERING ON TO THE ADJACENT PROPERTY.
19. A DOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1-3 PRIOR TO CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1925. A DOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

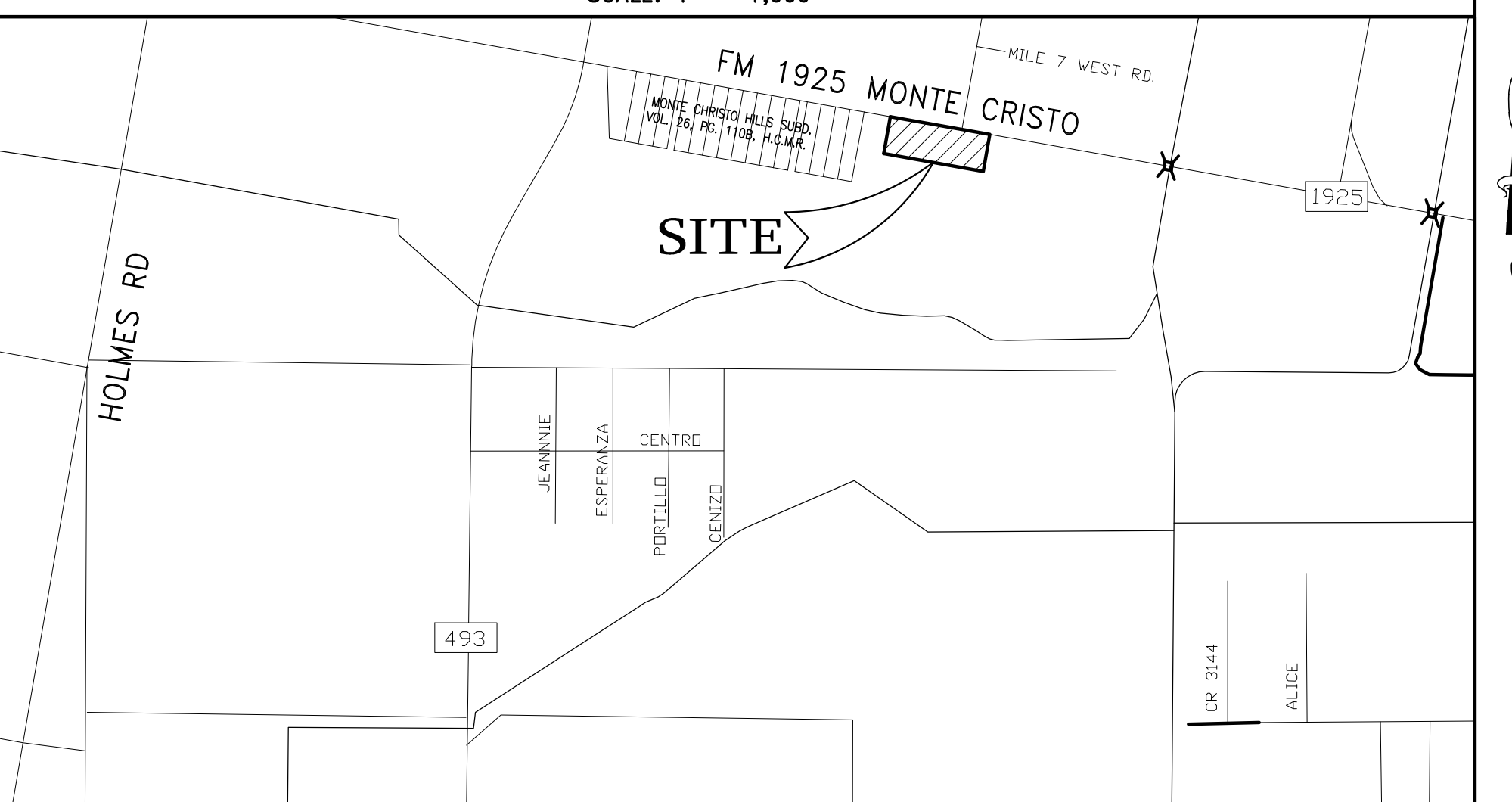
OWNER: LITE OIL, LTD. INSTR. #: 1194860, H.C.O.R.

Q FM 1925 (MONTE CRISTO ROAD)



LOCATION MAP

SCALE: 1" = 1,000'



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor", whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above-mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

In witness whereof the said grantor executed this instrument this _____ day of _____ 20__.

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

I, FIDENCIO GARCIA, MARGARITA GARCIA, FRANCISCA CADENAS & MOISES CADENA JR., AS OWNER OF THE 3.94 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED FIDENCIO GARCIA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON. 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.

FIDENCIO GARCIA
3 3/4 N. EXPRESSWAY
SAN JUAN, TEXAS 78589

MARGARITA GARCIA
110 SANDRA STREET
SAN JUAN, TEXAS 78589

FRANCISCA CADENAS
P.O. BOX 333
LA BLANCA, TEXAS 78558

MOISES CADENA JR.
P.O. BOX 333
LA BLANCA, TEXAS 78558

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 FIDENCIO GARCIA, MARGARITA GARCIA, FRANCISCA CADENAS & MOISES CADENA JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FIDENCIO GARCIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

DATE

ENVIRONMENTAL HEALTH DIVISION MANAGER

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY ENGLEMAN IRRIGATION DISTRICT, ON THIS _____ DAY OF _____ A.D., 20__.

SECRETARY

PRESIDENT

ENGLEMAN IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

APPROVAL BY DRAINAGE DISTRICT:

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 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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____
DISTRICT MANAGER

DATE _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE FIDENCIO GARCIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE

DATE _____

ATTEST: _____
HIDALGO COUNTY CLERK

DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 64790
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

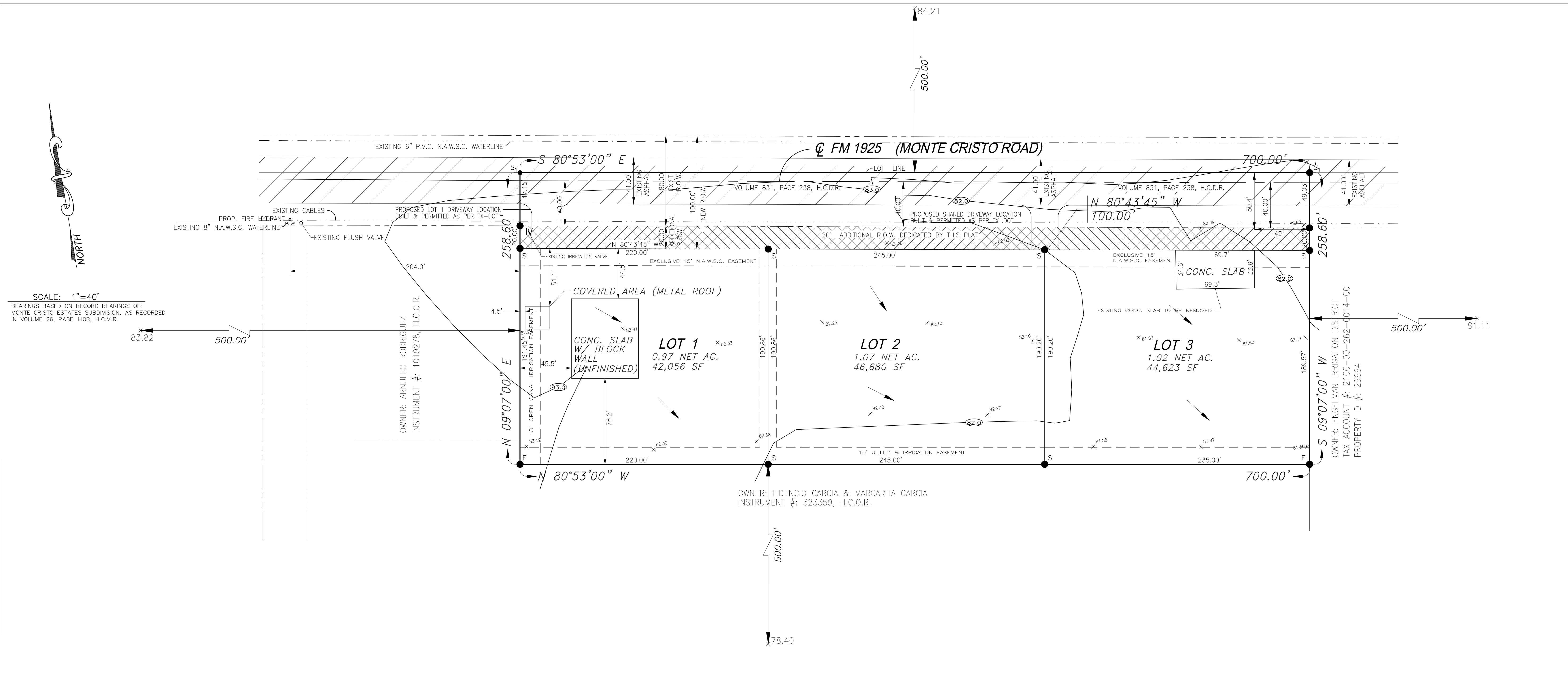
DATE _____

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP	PHONE # / FAX #:
OWNER: FIDENCIO & MARGARITA GARCIA	3 3/4 N. EXPRESSWAY	SAN JUAN, 78589	793-2674 / -
OWNER: FRANCISCA CADENAS & MOISES CADENA JR.	P.O. BOX 333	LA BLANCA 78558	- / -
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

SHEET NO. 1 OF 2 SHEETS

FIDENCIO GARCIA 3 3/4 N. EXPRESSWAY SAN JUAN, TEXAS 78589	MARGARITA GARCIA 3 3/4 N. EXPRESSWAY SAN JUAN, TEXAS 78589
FRANCISCA CADENAS P.O. BOX 333 LA BLANCA, TEXAS 78558	MOISES CADENA JR. P.O. BOX 333 LA BLANCA, TEXAS 78558



SCALE: 1"=40'
 BEARINGS BASED ON RECORD BEARINGS OF MONTE CRISTO ESTATES SUBDIVISION, AS RECORDED IN VOLUME 26, PAGE 110B, H.C.M.R.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

DRAINAGE STATEMENT FOR FIDENCIO GARCIA ESTATES SUBDIVISION

Fidencia Garcia Estates Subdivision consists of a 4.16 acre tract of land being a portion Lot 14, J. C. Engleman Subdivision of Sections 262 and 263, Tex-Mex Railway Company Survey, as recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas. The site is located on the south side of FM 1925 (Monte Cristo Road) approximately 2,000 feet east of FM 493. The property is being subdivided into 3 large commercial lots. The tract is basically flat with a slight slope to the northeast towards FM 1925 (Monte Cristo Road). FM 1925 (Monte Cristo Road) flows east and discharges into the Weslaco North Lateral drainage ditch approximately 1/4 mile east of the subject site. The proposed subdivision is located in a Zone "X Shaded" Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0350 C dated 5/17/2001. 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 a dark grayish brown fine sandy loam which is moderately pervious. 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 used for agricultural purposes.

MAP OF TOPOGRAPHY AND DRAINAGE: FIDENCIO GARCIA ESTATES SUBDIVISION

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DATE: MAY 1, 2010

SCALE IN FEET: 0 30 60 90

SCALE: 1"=40'

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

ENGINEER: R.E. Garcia Associates FIRM #: F-5001

SHEET NO. 2 OF 2 SHEETS

The proposed subdivision will utilize properly sized detention pond to detain storm runoff and discharge the storm flow towards road ditches on the south side of FM 1925 (Monte Cristo Road). The drainage plan shall be approved by the Hidalgo County Planning Department at the time of issuance of the building permit. In accordance with the Hidalgo County Drainage Policy, a minimum of 14,733 cubic feet of storm runoff will be detained with a maximum discharge rate of 2.507 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

REGISTERED PROFESSIONAL ENGINEER # 64790

DATE