



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: 10-28-2014

PROPOSED RESUBDIVISION OF LOTS 1, 52, 53, 54, 59 & LOT B CALEDONIA ESTATES PHASE I SUBDIVISION, PRECINCT No. 4 .

ENGINEER FIRM: SALINAS ENGINEERING & ASSOC. DEVELOPER: WILD MESQUITE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 8 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northwest corner of Cesar Chavez Rd & Curry Rd.
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-25-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
DRAINAGE DESIGN: Drainage will be detained on the compressed green area of the lots. Existing Type "A" inlets on Sherman Rd discharging to an existing canal abutting North of Caledonia Estates Subdivision Phase I

ROAD R.O.W. DEDICATION: No additional Right of way is required
H.C.R.O.W. FINAL APPROVAL DATE: 10-06-14 By, Jesse Ozuna Pct 4 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: City of Edinburg LINE SIZE: 8" LOCATION: Rawlings Rd & Oblate Rd

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 2" LOCATION: FM 2128 (Richardson Rd)

H.C.O.E.C. FINAL APPROVAL DATE: 10-04-14 : By Martin Ramirez, Environmental Compliance Coordinator

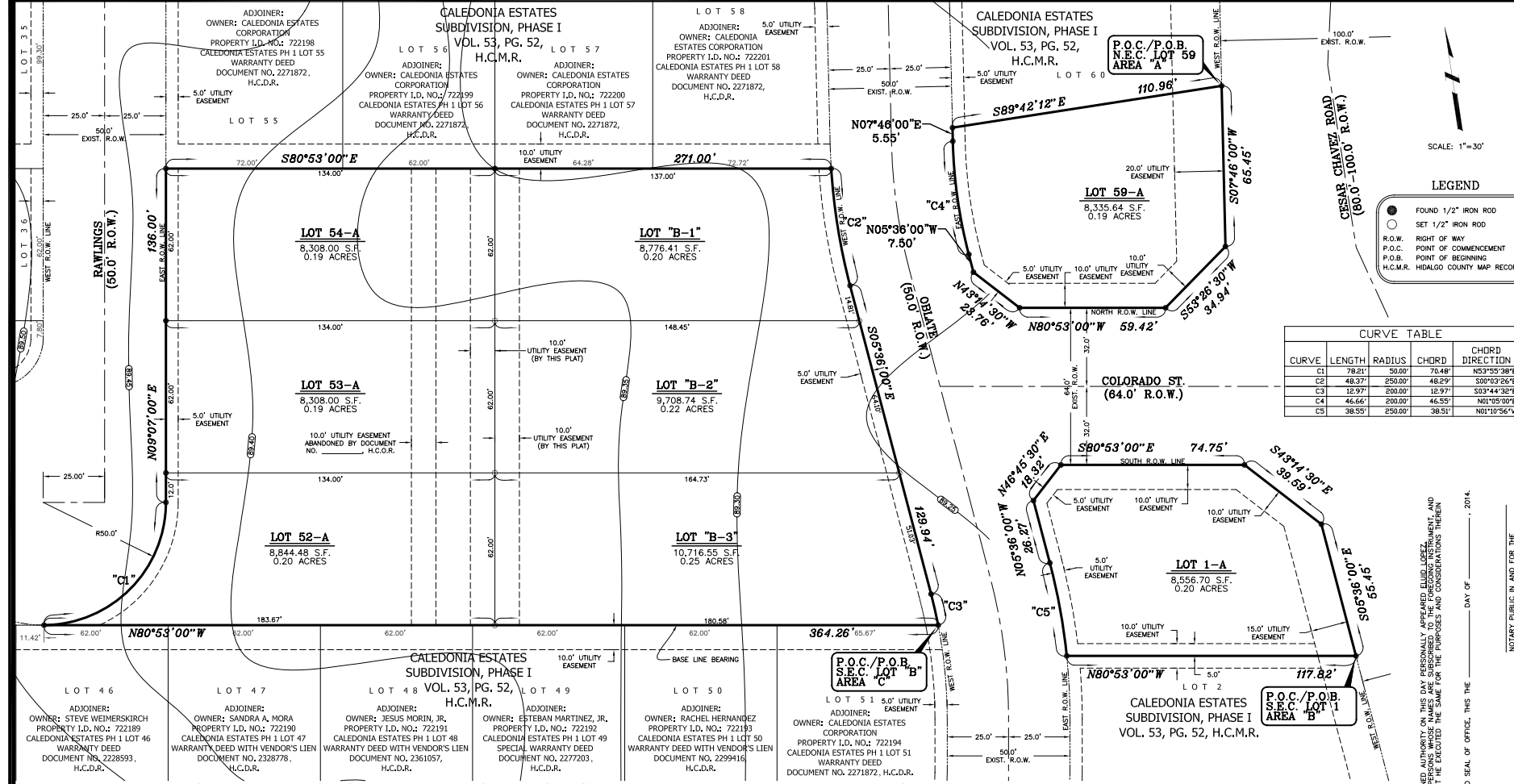
SMALL CONSTRUCTION

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: 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 with Variance Request 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.



CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	78.21'	30.00'	70.48'	N53°55'38"E
C2	48.37'	250.00'	48.37'	S00°02'46"E
C3	12.97'	200.00'	12.97'	S83°44'33"E
C4	46.66'	200.00'	46.33'	N01°05'00"E
C5	38.55'	250.00'	38.51'	N01°15'56"W

RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I

HIDALGO COUNTY, TEXAS

BEING A RE-SUBDIVISION OF THAT CERTAIN 1.64 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1, 52, 53, 54, 59, AND, ALL OF LOT "B," OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LIMITS:
FRONT 25.00' OR GREATER FOR EASEMENTS.
REAR 20% OF LOT DEPTH - NOT OVER 40.0'
SIDE 5.00' OR GREATER FOR EASEMENTS.
CORNER SIDE 5.00' OR GREATER FOR EASEMENTS.
CUL-DE-SAC LOTS: 25.00' OR GREATER FOR EASEMENTS.
SIDE CORNER GARAGE 18.00' OR GREATER FOR EASEMENTS.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 100-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 COMMUNITY PANEL NO. 480334 (2008) (REVISED TO REFLECT LUMP 5/17/01) EFFECTIVE DATE JUNE 06, 2009. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 IS EFFECTIVE DATE JUNE 06, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIED NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4102).
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 3/4" ABOVE TOP OF CURB OR 1" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PERI 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.
 - 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 4,251.13 CURB-FEET OR 0.10 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SECOND SHEET FOR DRAINAGE DETENTION.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2" INCH WIDE BY 18 INCH LONG IRON RODS.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT FOR TREES 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.
 - 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.
 - BENCHMARK NOTE: A 4" DISK HAS BEEN SET IN CONCRETE ON THE SOUTHWEST CORNER OF LOT 20 SHOWN HEREIN. THE USBS BM ELEVATION ON THIS DISK IS 89.74 B.M. - ELEV. 92.69. DESCRIPTION: LOCATED ON TOP OF FIRE HYDRANT SOUTH OF PROPERTY AND SOUTH OF CURVE ROAD, NORTH OF LOT 1, CURVE AND DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THIS SUBDIVISION WAS DESIGNED FOR 10 YEAR FLOOD W/ NO DETENTION.
 - A FOUR (4) FOOT SIDEWALK FOUR (4) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.
 - ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MAPS, SUBDIVISION PHASE I. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
 - CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENCE PRIOR TO RECEIVING A CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING CLEARANCE FOR WATER METERS(C).
 - ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS.

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 America 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 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 Grantor 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 on additional easement over and across the land shown on this plat for the purpose of laterally relocating the water line so 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, thus agreement together with other provisions of this grant shall constitute an agreement 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 those specifically stated herein. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations promulgated therefor 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 2014.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RE-SUBDIVISION PLAT OF LOTS 52, 53, 54 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2014.

HIDALGO COUNTY CLERK
DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2014.

HIDALGO COUNTY CLERK
DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR
DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
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 49.21(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
DATE _____

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO R. SALINAS JR., PRES. CALEDONIA ESTATES CORP.	301 N. MAIN, SUITE #6 McALLEN, TEXAS 78501		(956) 686-1603	(956) 686-1461
OWNER: ESEQUIEL BAZAN PHASE I, A TEXAS CORP.	992 JAY DRIVE NORTH PALMHURST, TEXAS 78373		(956) 871-2093	NONE
OWNER: REYES GARCIA, III	508 RAWLINGS EDINBURG, TEXAS 78542		(956) 457-9894	NONE
OWNER: SUHAI M. GARCIA	508 RAWLINGS EDINBURG, TEXAS 78542		(956) 457-9894	NONE
OWNER: ROSALVA RODRIGUEZ	508 RAWLINGS EDINBURG, TEXAS 78542		(956) 457-9894	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE. McALLEN, TEXAS 78501		(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE. McALLEN, TEXAS 78501		(956) 682-9081	(956) 686-1489
OWNER: ELIUD LOPEZ - LOPEZ B/C INC.	2027 EAST GREEN PARKWAY MISSION, TEXAS 78572		NONE	NONE

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LENDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO
I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I OF HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FAIRWAY INDEPENDENT MORTGAGE CORPORATION
SECURITY INTEREST HOLDER (LOT 53)

FAIRWAY INDEPENDENT MORTGAGE CORPORATION
SECURITY INTEREST HOLDER (LOT 53)

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

LENDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO
I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I OF HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

MORTGAGE RESEARCH CENTER LLC D/B/A VETERANS UNITED HOME LOANS
SECURITY INTEREST HOLDER (LOT 54)

MORTGAGE RESEARCH CENTER LLC D/B/A VETERANS UNITED HOME LOANS
SECURITY INTEREST HOLDER (LOT 54)

GREIG & VALBY, TRUSTEE
MORTGAGE RESEARCH CENTER LLC D/B/A VETERANS UNITED HOME LOANS

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO
WE, RICARDO R. SALINAS JR. AND RICARDO R. SALINAS JR., AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I HIDALGO COUNTY, TEXAS, AND AS WHOSE NAMES ARE SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, DYES, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 230.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 4404, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

LEGEND
● FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD
R.O.W. RIGHT OF WAY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
H.C.M.R. HIDALGO COUNTY MAP RECORDS

OWNER: RICARDO R. SALINAS JR., PRESIDENT CALEDONIA ESTATES CORPORATION PHASE I, A TEXAS CORPORATION 301 N. MAIN, SUITE #6 McALLEN, TEXAS 78501 (OWNER OF LOT 1, LOT 59 AND LOT "B")

OWNER: ESEQUIEL BAZAN 992 JAY DRIVE NORTH PALMHURST, TEXAS 78373 (OWNER OF LOT 52)

OWNER: REYES GARCIA, III 508 RAWLINGS EDINBURG, TEXAS 78542 (OWNER OF LOT 53)

OWNER: ELIUD LOPEZ LOPEZ B/C INC. 2027 EAST GREEN PARKWAY MISSION, TEXAS 78572 (OWNER OF LOT 59)

OWNER: SUHAI GARCIA 508 RAWLINGS EDINBURG, TEXAS 78542 (OWNER OF LOT 53)

OWNER: ROSALVA RODRIGUEZ 508 RAWLINGS EDINBURG, TEXAS 78542 (OWNER OF LOT 54)

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESEQUIEL BAZAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED REYES GARCIA, III AND SUHAI GARCIA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROSALVA RODRIGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN FAVORABLE AND ACCURATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING RE-SUBDIVIDED HEREIN AS RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PONE AREA DESIGNATED AS ZONES "A" OR "AE" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #19173

STATE OF TEXAS COUNTY OF HIDALGO
I, DAVID O. SALINAS, THE UNDERSIGNED A 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.

DAVID O. SALINAS, P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D. 2014. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

SECRETARY
PRESIDENT _____

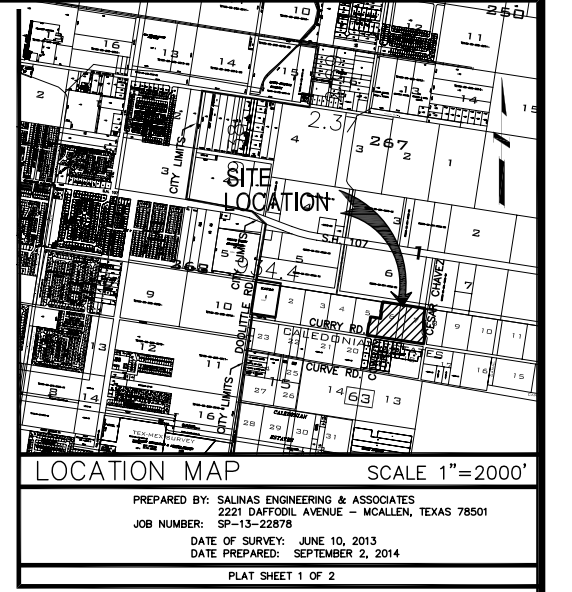
SECRETARY
PRESIDENT _____

INDEX SHEET OF RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I

SHEET	NO.	SHEET	REVISION	DATE	APPROVED
SHEET 1					
SHEET 2					

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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



PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-13-22878

DATE OF SURVEY: JUNE 10, 2013
DATE PREPARED: SEPTEMBER 2, 2014

PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION AREA "A" - LOT 59-A

- BEING A 0.19 ACRE (OR 8,335.64 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 59, CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND A RECTANGULARLY SHAPED PORTION OF LAND LOCATED BETWEEN THE SOUTH LINE OF SAID LOT 59, THE WEST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, THE NORTH RIGHT-OF-WAY LINE OF COLORADO STREET AND THE EAST RIGHT-OF-WAY LINE OF OBLATE OUT OF SAID CALEDONIA ESTATES SUBDIVISION, PHASE I. SAID 0.19 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 59 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, A DISTANCE OF 65.45 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT.
- THENCE, SOUTH 07 DEGREES 46 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 59 AND THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, A DISTANCE OF 45.45 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, SOUTH 53 DEGREES 26 MINUTES 30 SECONDS WEST, CONTINUING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, A DISTANCE OF 14.84 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COLORADO STREET FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, NORTH 80 DEGREES 53 MINUTES WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COLORADO STREET, A DISTANCE OF 99.42 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, NORTH 41 DEGREES 14 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE, A DISTANCE OF 23.76 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE WESTERN CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, NORTH 05 DEGREES 5 MINUTES EAST, COINCIDENT WITH A WEST LINE OF SAID LOT 59 AND THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE, A DISTANCE OF 1.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON A WESTERN LINE OF SAID LOT 59 BEING ON THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 200.00 FEET FOR AN OUTSIDE WESTERN CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, TO THE RIGHT, COINCIDENT WITH A WESTERN LINE OF SAID LOT 59 TO SAME BEING WITH THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE, AN ARC LENGTH DISTANCE OF 46.66 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 59.
 - THENCE, NORTH 07 DEGREES 46 MINUTES EAST, COINCIDENT WITH A WESTERN LINE OF SAID LOT 59, A DISTANCE OF 5.5 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 59 FOR THE NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, SOUTH 89 DEGREES 42 MINUTES 12 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 110.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.
- BEARING BASIS: EAST LINE OF SAID LOT 59, CALEDONIA ESTATES SUBDIVISION, PHASE I, H.C.M.R. N530538E/200.00'

METES AND BOUNDS DESCRIPTION AREA "B" - LOT 1-A

- BEING A 0.20 ACRE (OR 8,556.70 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND A RECTANGULARLY SHAPED PORTION OF LAND LOCATED BETWEEN THE NORTH LINE OF SAID LOT 1, THE WEST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, THE NORTH RIGHT-OF-WAY LINE OF COLORADO STREET AND THE EAST RIGHT-OF-WAY LINE OF OBLATE OUT OF SAID CALEDONIA ESTATES SUBDIVISION, PHASE I. SAID 0.20 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT.
- THENCE, NORTH 80 DEGREES 53 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 117.82 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1 SAME BEING ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF OBLATE ON A CURVE TO THE LEFT WHOSE RADIUS IS 200.00 FEET FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, TO THE LEFT, COINCIDENT WITH THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE, AN ARC LENGTH DISTANCE OF 38.55 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE END OF THIS CURVE FOR AN OUTSIDE WESTERN CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, NORTH 05 DEGREES 5 MINUTES WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE, A DISTANCE OF 1.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, NORTH 46 DEGREES 46 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID OBLATE, A DISTANCE OF 18.32 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STREET FOR THE NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, SOUTH 80 DEGREES 53 MINUTES EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID COLORADO STREET, A DISTANCE OF 74.75 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, SOUTH 41 DEGREES 14 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, A DISTANCE OF 39.59 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE EASTERN CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, SOUTH 05 DEGREES 53 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, A DISTANCE OF 55.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES OF LAND, MORE OR LESS.
- BEARING BASIS: EAST LINE OF SAID LOT 1, CALEDONIA ESTATES SUBDIVISION, PHASE I, H.C.M.R. N530538E/200.00'

METES AND BOUNDS DESCRIPTION AREA "C" - LOTS 54-A, 53-A, 52-A, B1, B2 AND B-3

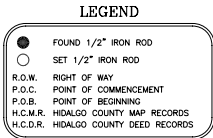
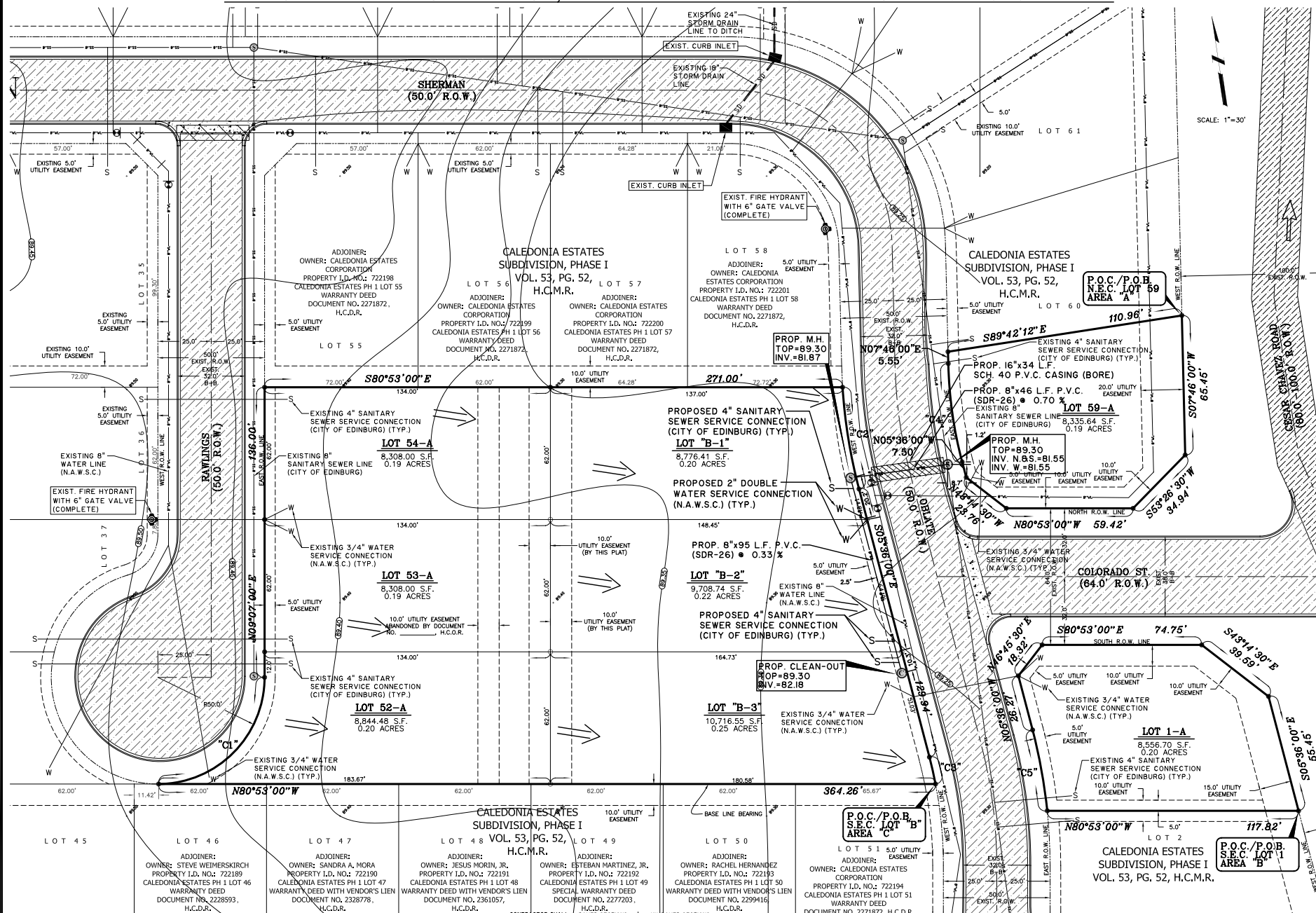
- BEING A 1.25 ACRE (OR 54,662.19 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 52, 53, 54 AND LOT "B" OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.25 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT "B" LOCATED ON THE WEST RIGHT-OF-WAY LINE OF OBLATE FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT:
- THENCE, NORTH 80 DEGREES 53 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOTS "B" AND 52, A DISTANCE OF 184.72 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOTS "B" AND 52, A DISTANCE OF 184.72 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF RAWLINGS FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET, COINCIDENT WITH THE WEST LINE OF SAID LOT 52 BEING WITH THE EAST RIGHT-OF-WAY LINE OF SAID RAWLINGS, A CURVE LENGTH (ARC) DISTANCE OF 78.21 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE END OF THIS CURVE, CHORD BEARING NORTH 05 DEGREES 53 MINUTES 30 SECONDS EAST ON AN OUTSIDE WESTERN CORNER OF SAID LOT 52 FOR A WESTERN CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, NORTH 09 DEGREES 07 MINUTES EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 52 AND THE WEST LINES OF SAID LOTS 53 AND 54 AND BEING WITH THE EAST RIGHT-OF-WAY LINE OF SAID RAWLINGS, A DISTANCE OF 136.00 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE EAST CORNER OF THIS HEREBY DESCRIBED TRACT.
 - THENCE, SOUTH 08 DEGREES 53 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 54 AND LOT "B", A DISTANCE OF 270.00 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT "B" LOCATED ON THE WEST RIGHT-OF-W

RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I

HIDALGO COUNTY, TEXAS

BEING A RE-SUBDIVISION OF THAT CERTAIN 1.64 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1, 52, 53, 54, 59, AND, ALL OF LOT "B," OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION AND TOPOGRAPHY



FINAL ENGINEERING REPORT FOR RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I:

RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I WILL BE PROVIDED WITH POTABLE WATER BY NORTH WATER SUPPLY CORPORATION (N.W.S.C.). THE SUBDIVIDER HAS ENTERED INTO A CONTRACT IN WHICH N.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING NORTH AND SOUTH ON THE WEST SIDE OF OBLATE ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING NORTH AND SOUTH ON THE WEST SIDE OF RAWLINGS ROAD. THERE IS AN EXISTING WATER SERVICE CONNECTION ON EXISTING LOTS 1, 52, 53, 54, 59 AND ON PROPOSED LOT "B".

FROM THE EXISTING 8" DIAMETER WATERLINE ALONG THE WEST SIDE OF OBLATE ROAD, ONE (1) 2" DIAMETER DOUBLE WATER SERVICE CONNECTION LINE RUNS TO LOTS "B-1" AND "B-2" BEFORE SPLITTING INTO TWO 3/4" DIAMETER SERVICE LINES AND CONNECTS TO THE METER BOX OF EACH LOT.

THE DOUBLE SERVICE CONNECTION LINE AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$800.00 OR \$400.00 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.W.S.C. THE SUM OF \$2,500.00 WHICH COVERS THE \$1,250.00 COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS AND ALL TAP FEES). THE WATER METER BOXES WILL BE INSTALLED. THE CONTRACTOR WILL NOT INSTALL FIRE HYDRANTS.

UPON REQUEST BY THE LOT OWNER, N.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THE LOTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description, Costs, and Operability Date

SEWAGE FROM RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER HAS ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF OBLATE ROAD AND AN EXISTING 4" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF RAWLINGS ROAD. THERE IS AN EXISTING 4" SANITARY SEWER SERVICE CONNECTION ON EXISTING LOTS 1, 52, 53, 54 AND 59.

THE WASTEWATER SYSTEM FOR RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I CONSISTS OF A PROPOSED 4" DIAMETER SEWER LINE THAT TIES INTO THE EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF OBLATE ROAD WITH A PROPOSED 48" SANITARY SEWER MANHOLE. THIS PROPOSED 4" DIAMETER SEWER LINE THEN RUNS WEST ACROSS OBLATE ROAD APPROXIMATELY 48 FEET AND ENDS IN A PROPOSED 48" SANITARY SEWER MANHOLE. AN EXISTING 4" DIAMETER SEWER LINE EAST OF LOT "B-1" FROM THIS PROPOSED 48" SANITARY SEWER MANHOLE ANOTHER PROPOSED 4" DIAMETER SEWER LINE RUNS IN A SOUTHEAST DIRECTION APPROXIMATELY 95 FEET INSIDE SAID 5.0' UTILITY EASEMENT ACROSS THE FRONT OF PROPOSED LOTS "B-1", "B-2" AND "B-3" ENDING WITH A PROPOSED CLEAN-OUT NEAR THE NORTHEAST CORNER OF PROPOSED LOT "B-3". FROM THIS PROPOSED 4" DIAMETER SEWER LINE, THREE (3) 4" DIAMETER SEWER SERVICE LINES RUN TO EACH LOT.

THE 8" DIAMETER SEWER LINES, THE 4" DIAMETER SEWER LINES, THE 48" SANITARY SEWER MANHOLES AND CLEAN-OUTS HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$14,986.00 OR \$4,988.67 PER LOT. IN ADDITION, THE SUBDIVIDER PAID THE CITY OF EDINBURG THE SUM OF \$285.00 WHICH COVERS THE \$145.00 COST PER LOT. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND COST A GRAND TOTAL OF \$3,300.00 WHICH EQUALS TO \$1,650.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED AND COST A GRAND TOTAL OF \$15,251.00 WHICH EQUALS TO \$5,083.67 PER LOT.

DAVID O. SALINAS DATE

REPORTE FINAL DE INGENIERIA PARA RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I:

LA SUBDIVISION RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH AMADO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. LA COMPANIA DE AGUA N.A.W.S.C. TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE NORTE Y SUR EN EL LADO OESTE DE LA CALLE RAWLINGS ROAD Y UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE NORTE Y SUR EN EL LADO ESTE DE LA CALLE RAWLINGS ROAD. SE ENCUENTRA UNA LINEA DE SERVICIO DE AGUA EXISTENTE EN LOS LOTES EXISTENTES 1, 52, 53, 54, 59 Y EN EL LOTE PROPUESTO "B-3".

LA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DE LA CALLE OBLATE ROAD, SE DESPRENDE UN (1) SERVICIO DOBLE DE 2 PULGADAS DE DIAMETRO QUE VA HACIA LOS LOTES "B-1" Y "B-2" ANTES DE DIVIDIRSE EN DOS LINEAS DE SERVICIO DE 3/4" DE DIAMETRO POR LOTE. EL DUEÑO PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$2,500.00 EL CUAL CUBRE EL COSTO POR LOTE DE US\$1,250.00 POR LA INSTALACION DE LOS MEDIDORES DE AGUA (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR Y LOS COSTOS DE CONEXION). LAS CAJAS DE AGUA LIQUIDO CONECTANSE AL MEDIDOR DE CADA LOTE.

CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR, LA COMPANIA N.A.W.S.C. NO INSTALARA SIN COSTO ALGUNO AL DUEÑO. SE HAN APROBADO LAS INSTALACIONES DE AGUA EXTERNAS Y ACEPTADO POR N.A.W.S.C. Y EL DICHO SISTEMA DE DISTRIBUCION ES OPERABLE DESDE LA FECHA DE LA REGISTRACION DEL PLAT.

LA SUBDIVISION RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO EXISTENTE QUE CORRE A LO LARGO DEL LADO ESTE DE LA CALLE OBLATE ROAD Y UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO EXISTENTE QUE CORRE A LO LARGO DEL LADO ESTE DE LA CALLE RAWLINGS ROAD. SE ENCUENTRA UNA LINEA DE SERVICIO DE 4 PULGADAS DE DIAMETRO EXISTENTE EN LOS LOTES EXISTENTES 1, 52, 53, 54 Y 59.

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO PROPUESTA CONECTANSE CON UNA ALICANTARRILLA DE 48 PULGADAS DE DIAMETRO HA LA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS EXISTENTE QUE CORRE A LO LARGO DEL LADO ESTE DE LA CALLE OBLATE ROAD. ESTA LINEA DE DRENAJE SANITARIO PROPUESTA LUEGO CORRE APROXIMADAMENTE 48 PIES HACIA EL OESTE A TRAVESANDO LA CALLE OBLATE ROAD Y TERMINANDO EN UNA ALICANTARRILLA DE 48 PULGADAS DE DIAMETRO DENTRO DE UN DERECHO DE PASO DE 5 PIES A TRAVES DEL FRENTE DE LOS PROYECTOS LOTES "B-1", "B-2" Y "B-3" TERMINANDO CON UN DESAGUE DE ESTERCO. CERCA DE LA LINEA NOROCCIDENTE DEL PROYECTO LOTE "B-3" DE ESTA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO SERAN EXTENDIDAS HACIA CADA LOTE.

LAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO, LAS LINEAS DE SERVICIO DE 4 PULGADAS DE DIAMETRO, LAS ALICANTARRILLAS DE 48 PULGADAS DE DIAMETRO Y EL DESAGUE DE ESTERCO, HAN UN COSTO TOTAL DE \$14,986.00 O \$4,988.67 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$285.00, O \$95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DAVID O. SALINAS DATE

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND COST A GRAND TOTAL OF \$3,300.00 WHICH EQUALS TO \$1,650.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED AND COST A GRAND TOTAL OF \$15,251.00 WHICH EQUALS TO \$5,083.67 PER LOT.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCKALEN, TEXAS 78501
JOB NUMBER: SP-13-22878
DATE OF SURVEY: JUNE 10, 2013
DATE PREPARED: SEPTEMBER 2, 2014
PLAT SHEET 2 OF 2

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JULY 18, 2013
DRAINAGE REPORT
RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59, AND LOT "B", CALEDONIA ESTATES, PHASE I, CITY OF EDINBURG ET AL, HIDALGO COUNTY, TEXAS

Proposed Re-Subdivision Plat of Lots 1, 52, 53, 54, 59, and Lot "B", Caledonia Estates, Phase I, consists of a total of 1.28 acres with side having roadway frontage on Rawlings and Oblate. Said re-plot is located within the extrajurisdiction of the City of Edinburg.

Lots 52, 53 and 54 are only being platted easterly while Lot "B" is being divided into 3 new lots. All lots will continue to have roadway frontage as per the original plat.

The subject tract is bound on the west by Rawlings (Lots 52, 53 and 54), on the north by Lots 55 thru 58 (not a part of this re-plot), on the east side by Oblate and on the south by Lots 47 thru 51 (not a part of this re-plot). Lots 53 and 54 currently have residential homes. The remaining existing lots are un-improved. The re-plot of the vacant lots development shall be for the use of single family residential construction.

All three roadways are paved with curb & gutter and storm sewer improvements that consist of underground storm sewer piping and curb inlets along Oblate and Rawlings. The outfall for this re-plot is the East Main South drain located approximately 275.0 feet north of this re-plot area.

The lands occupied by the proposed site are located in part within Zone "X" according to the FRM dated June 06, 2000 - Community Flood No. 49033A (035 D). A review of Sheet #5 of the South Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Hidalgo sandy clay loam with slopes between 0 and 1 percent. These kinds of soils are well drained and surface runoff is slow. Permeabilities are moderate and the available water capacity is high.

Cross section elevations of the subject property reveal that drainage is via overland flow in an easterly direction toward Oblate. Grades are nearly flat with an average slope of 0.11% over an average drainage run of approximately 300 feet. In an easterly direction across the site, upon reaching a saturated condition, runoff in all likelihood, would first pond and then any overflow (from a saturated condition) would flow into Oblate Road.

In accordance with the drainage policies of the City of Edinburg and the County of Hidalgo, the subdivision shall be required to create on-site the total volume of water created by the post-development of this property. Using an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.50 (assuming 4,000 Square Feet of impervious improvements to each lot), an average drainage run of 280.0 feet, an area of 1.28 acres for the entire site and an average slope of 0.11%, it was computed that the ultimate improved condition would produce an additional volume of 4,287.13 Cubic Feet (or 0.10 Acre-Feet) of drainage waters. The re-subdivision is required to limit the amount of runoff discharge to a total of 4,287.13 Cubic Feet. The current drainage condition - Existing - Detention of the minimum 4,287.13 cubic feet of drainage waters shall accomplished within landscaped areas of each lots. Using an equally shared volume within created drainage waters, each lot would be required to detain a minimum of 715.0 cubic feet (rounded) and since lands are nearly flat each lot will be permitted to discharge a maximum of 0.15 CFS (rounded).

The subdivision is not proposing any new roadway or drainage improvements.

JULY 18, 2013

CERTIFICATION

By my signature below, I certify that this subdivision lies in a Flood Zone "X" - Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 10 square miles; and areas protected by levees from 100-year flood. (Shaded Area) (Community Flood No. 49033A (035 D) - Map Revised June 06, 2000)

DAVID O. SALINAS, JR. DATE

Registered Professional Engineer #19193
Registered Professional Land Surveyor #5782

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a). WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b). SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY AND COUNTY REGULATIONS.

SUBMITTER STATEMENT:

1.- I, RICARDO R. SALINAS, JR., SUBDIVIDER OF RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICARDO R. SALINAS, JR. DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

INDEX SHEET OF RE-SUBDIVISION PLAT OF LOTS 1, 52, 53, 54, 59 AND LOT "B", CALEDONIA ESTATES SUBDIVISION, PHASE I

SHEET 1
SHEET 2

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