



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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 SUNFLOWER PARK SUBDIVISION, PRECINCT No. 4 .

ENGINEER FIRM: RAUL E. SESIN, P.E. DEVELOPER: HIDALGO COUNTY

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE  
NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    1  COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: Northwest corner Sunflower Road and SH 107.  
SUBDIVISION LIES WITHIN THE:  The rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-03-14 PROPERTY LIES WITHIN FLOOD ZONE: "AH" AS PER FEMA.  
DRAINAGE DESIGN: On site detention pond

ROAD R.O.W. DEDICATION: 18.81 feet on to Sunflower Road

SEWER SYSTEM:  SANITARY SEWER BY: North Alamo Water Supply LINE SIZE: 6" LOCATION: Holmes Rd

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: West Sunflower Rd

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.*

# SUNFLOWER PARK SUBDIVISION

A 36.534 ACRE TRACT OF LAND OUT OF BLOCKS 10 AND 15, SECTION NO. 260, OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 29 OF THE HIDALGO COUNTY MAP RECORDS (M.R.H.C.), TEXAS.

## LEGEND

- ⊕ Power Pole
- ⊖ Sign/Marker
- Guy Wire
- ⊙ Irrigation Standpipe
- ⊙ Telephone Pedestal
- ⊙ Cotton Picker Spindle
- ⊙ ISP Irrigation Standpipe
- OHEH Overhead Power
- UT Underground Telephone Line

## METES AND BOUNDS

BEING A 36.534 ACRE (1,591,424 S.F.) TRACT OF LAND OUT OF BLOCKS 10 AND 15, SECTION NO. 260, OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 29 OF THE HIDALGO COUNTY MAP RECORDS (M.R.H.C.), TEXAS, BEING OUT OF THAT CERTAIN CALLED 55.00 ACRE TRACT CONVEYED TO THE COUNTY OF HIDALGO AS RECORDED IN DOCUMENT NO. 1987997, OF THE OFFICIAL RECORDS HIDALGO COUNTY (O.R.H.C.), TEXAS AND ALSO BEING OUT OF THAT CALLED 18.76 ACRE TRACT CONVEYED TO THE COUNTY OF HIDALGO AS RECORDED IN DOCUMENT NO. 1988931 (O.R.H.C.), TEXAS, SAID 36.534 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE INTERSECTION OF THE EXISTING NORTH RIGHT OF WAY LINE OF SH 107 (RIGHT OF WAY WIDTH VARIES), WITH THE EAST LINE OF THE RANKIN SUBDIVISION, AS RECORDED VOLUME 21, PAGE 23 (M.R.H.C.), TEXAS;

THENCE, NORTH 08°48'57" EAST, ALONG THE COMMON LINE OF SAID 18.76 ACRE TRACT, SAID RANKIN SUBDIVISION, A DISTANCE OF 1018.79 FEET TO A 1-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID 55.00 ACRE TRACT, 18.76 ACRE TRACT AND THE NORTHEAST CORNER OF SAID RANKIN SUBDIVISION, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°11'03" WEST, ALONG THE NORTH LINE OF SAID RANKIN SUBDIVISION, A DISTANCE OF 372.19 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "DLS BOUNDARY MARKER" SET ON THE EXISTING EAST RIGHT OF WAY LINE OF HOLMES ROAD (40.0' RIGHT OF WAY WIDTH), FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°57'02" EAST, ALONG THE EXISTING EAST RIGHT OF WAY LINE OF SAID HOLMES ROAD, A DISTANCE OF 820.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "DLS BOUNDARY MARKER" SET AT THE COMMON CORNER OF THAT CERTAIN CALLED 10.135 ACRE TRACT (PARCEL # 36) CONVEYED TO MICHAEL FIKE ET AL. AS RECORDED IN DOCUMENT NO. 2200737 (O.R.H.C.), TEXAS, AND SAID 55.00 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°06'43" EAST, ALONG THE COMMON LINE OF SAID 10.135 (WEST) ACRE TRACT AND SAID 55.00 ACRE TRACT, AT DISTANCE OF 456.14 FEET PASS THE COMMON CORNER OF SAID 10.135 (WEST) ACRE TRACT AND THAT CERTAIN CALLED 10.135 (EAST) PARCEL # 37 ACRE TRACT, CONVEYED TO MICHAEL, ET AL. AS RECORDED IN DOCUMENT NO. 2200737 (O.R.H.C.), TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 954.96 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "DLS BOUNDARY MARKER" SET ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID SUNFLOWER ROAD (40.0' RIGHT OF WAY WIDTH), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00°50'10" EAST, ALONG THE EXISTING WEST RIGHT OF WAY LINE OF SAID SUNFLOWER ROAD, A DISTANCE OF 856.36 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DLS BOUNDARY MARKER" SET AT THE COMMON CORNER OF SAID 55.00 ACRE TRACT AND SAID 18.76 ACRE TRACT, TO A 1/2 INCH IRON ROD FOUND ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID SUNFLOWER ROAD (40.0' RIGHT OF WAY WIDTH), FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00°34'08" EAST, ALONG THE EXISTING WEST RIGHT OF WAY LINE OF SAID SUNFLOWER ROAD, A DISTANCE OF 856.36 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT OF WAY LINE OF SAID SH 107, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 44°23'19" WEST, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF SAID SH 107, A DISTANCE OF 28.49 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89°21'02" WEST, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF SAID SH 107, A DISTANCE OF 786.94 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 82°31'47" WEST, CONTINUING ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF SAID SH 107, A DISTANCE OF 73.85 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 36.534 ACRES (1,591,424 S.F.), MORE OR LESS.

## 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 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 OF 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 GRANTEE 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 GRANTEE 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 GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDALGO COUNTY PRECINCT No.1 CONSTABLE OFFICE SUBDIVISION TO THE CITY OF WESLACO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

COUNTY OF HIDALGO  
RAMON GARCIA, HIDALGO COUNTY JUDGE  
PO BOX 1356  
EDINBURG, TEXAS 78540-1356

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 (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

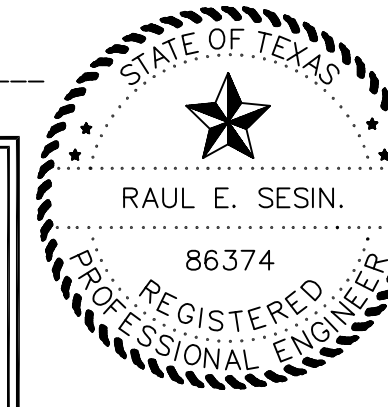
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RAUL E. SESIN, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RAUL E. SESIN - P.E. No.86374

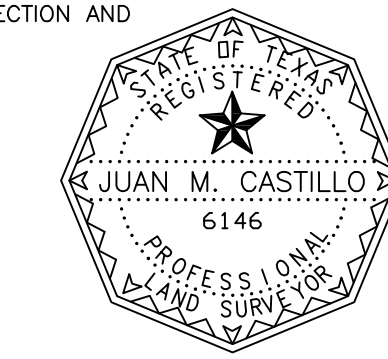
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF RAUL E. SESIN P.E. 86374  
05/15/14  
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



STATE OF TEXAS  
COUNTY OF HIDALGO

I, JUAN M. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION AND SUPERVISION.

JUAN M. CASTILLO  
R.P.L.S. No.6146



THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2014

ATTEST: \_\_\_\_\_ SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No.1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND OR EASEMENTS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(O). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(s)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNFLOWER PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X" & "X"(SHADED)

ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

2. SETBACKS:  
FRONT SETBACK FRONTING SUNFLOWER ROAD: 40.00 FEET.  
FRONT SETBACK FRONTING S.H. 107: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.  
5.00 FEET OF EASEMENT WHICHEVER IS GREATER.  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. GENERAL NOTE FOR COMMERCIAL LOTS:  
LOTS 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. 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 A 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. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
-->B.M. No. 1--ELEV. 202.50 N.G.V.D. 29 DESCRIPTIONS: 2'X2' CONCRETE SLAB SET APPROXIMATELY 10.00 FEET FROM THE SOUTH EAST CORNER OF LOT 48 OF THIS SUBDIVISION.  
-->B.M. No. 2--ELEV. 200.55 N.G.V.D. 29 DESCRIPTIONS: COTTON PICKER SPINDLE LOCATED AT MILE B WEST RD AND FM 1981 (HOYLE RD) INTERSECTION.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 78,888 CUBIC FEET (1.81 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS).

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

8. 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 OCCUPANCY AN EASEMENT.

9. 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 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.

10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION

11. 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.

12. REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DEDICATED TO HCDD No. 1 AS SHOWN ON THE PLAT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNTY AND HCDD No. 1 SPECIFICATION. HCDD No. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE RDF EASEMENT.

## LOCATION MAP SCALE: 1"=3000'



## HIDALGO COUNTY PLANNING DEPARTMENT

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PLANNING ADMINISTRATOR



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