



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: 02-03-2015

PROPOSED P. TORRES SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: URBAN INFRASTRUCTURE GROUP DEVELOPER: PEDRO TORRES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Terry Rd approximately 600 feet North of Ramseyer 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 10-03-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished by onsite detention swale.

ROAD R.O.W. DEDICATION: No right of way dedication is required by plat

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-15-15 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: South of Jack's Rd

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 2" LOCATION: North of Jack's Rd

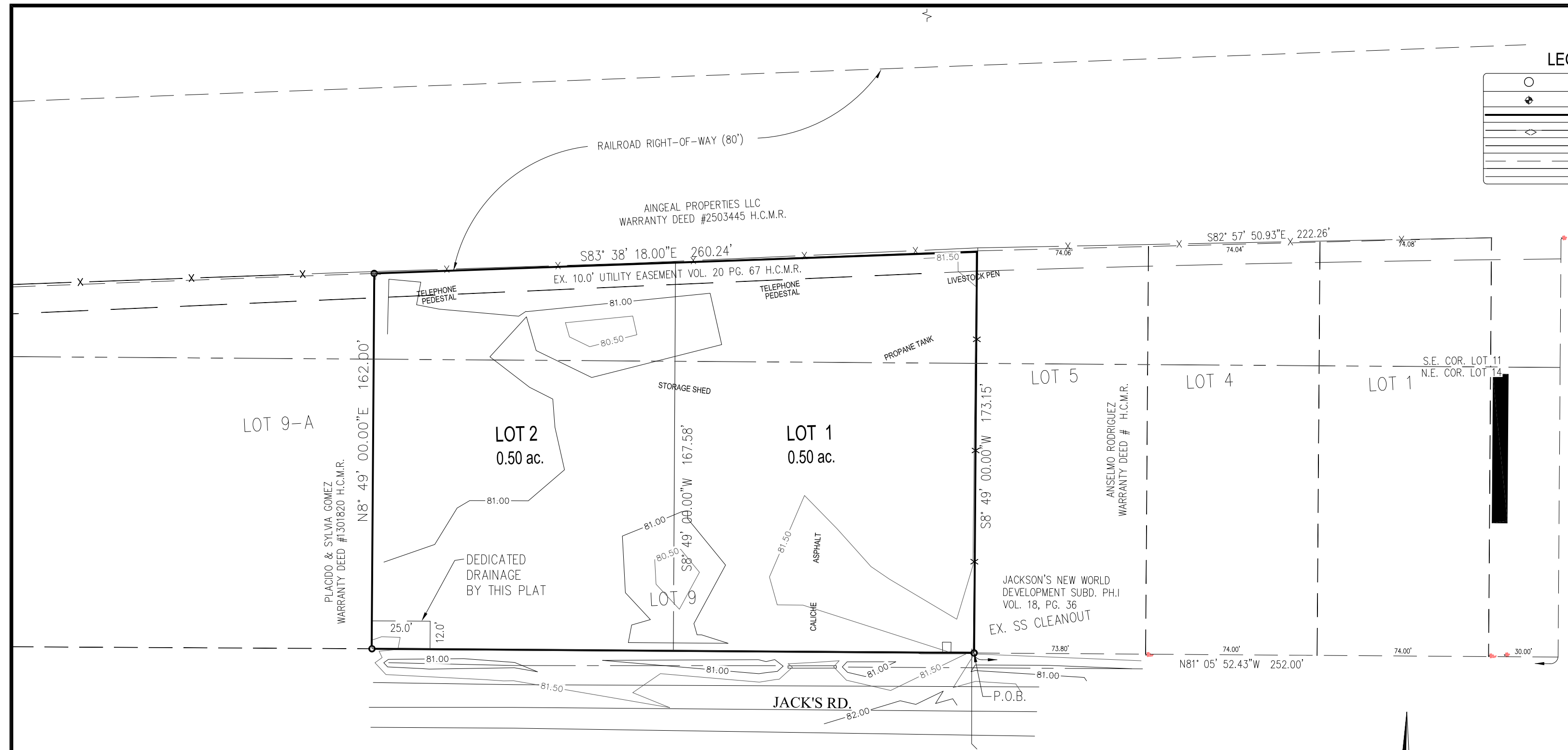
H.C.O.E.C. PRELIMINARY APPROVAL DATE: 12-05-14 : By Martin Ramirez, Environmental Compliance Coordinator

Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development. Coverage under TPDES General Permit for Construction Activities was not required.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments and the approval from the City of Edinburg.
 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.

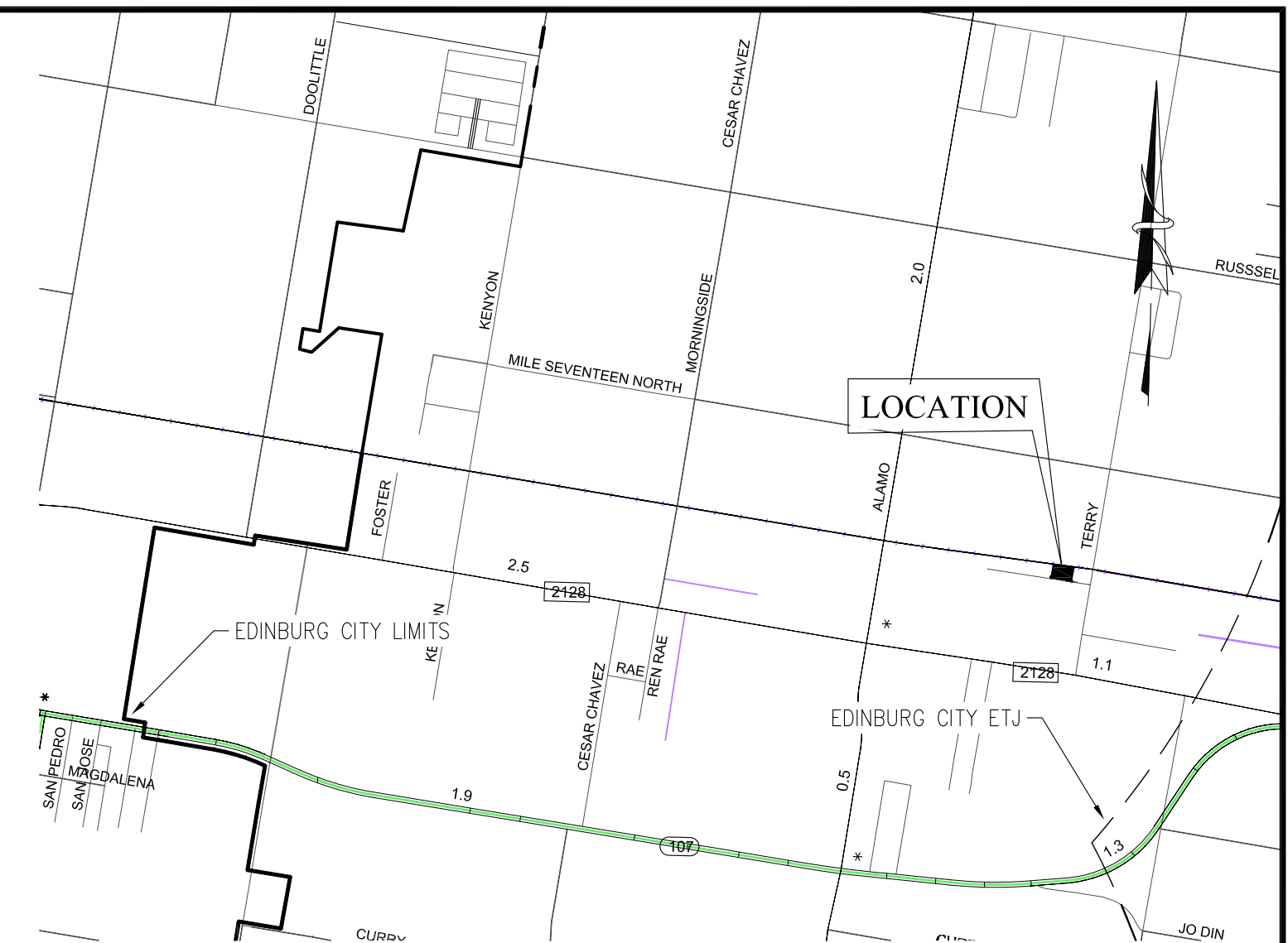


LEGEND

| | |
|---|---------------------|
| ○ | 5/8" Iron Rod Found |
| ⊕ | Temporary Benchmark |
| — | Property Line |
| — | Chain Link Fence |
| — | Hog Wire Fence |
| — | Lot Line |
| — | Building Setback |

PRELIMINARY PLAT OF P. TORRES SUBDIVISION

BEING A 1.000 ACRE TRACT OF LAND OTHERWISE KNOWN AS LOT 9 OF JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 2 AS RECORDED IN VOLUME 20, PAGE 67, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1"=2000'

RESUBDIVISION OF LOT 9 P. TORRES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.4 IN THE NORTH CENTRAL PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 240 FEET WEST NORTHWEST OF THE INTERSECTION OF JACK'S ST. AND TERRY RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 81,029). P. TORRES SUBDIVISION LIES APPROXIMATELY 1.71 MILES FROM THE CITY LIMITS OF EDINBURG. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF EDINBURG ETJ.

METES & BOUNDS LEGAL DESCRIPTION:
BEING A 1.000 ACRE TRACT OF LAND OTHERWISE KNOWN AS LOT 9 OF JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 2 AS RECORDED IN VOLUME 20, PAGE 67, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.000 ACRE TRACT OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET FOR THE COMMON EAST CORNER OF LOTS 11 AND 14 IN SECTION 24E, OF THE TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, SAID POINT BEING ON THE CENTERLINE OF THE ORIGINAL 40' WIDE RIGHT-OF-WAY OF TERRY ROAD (50' R.O.W.);

THENCE SOUTH 08 DEG. 49' 00" WEST, ALONG THE ORIGINAL CENTERLINE OF TERRY ROAD AND THE EAST LINE OF SAID LOT 14, A DISTANCE OF 125.00' TO A POINT;

THENCE NORTH 81 DEG. 11' 00" WEST, DEPARTING THE EAST LINE OF SAID LOT 14 AND THE ORIGINAL CENTERLINE OF TERRY ROAD, AT A DISTANCE OF 29.76' PASS A 5/8" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF TERRY ROAD, SAME POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF JACK'S ROAD (50' R.O.W.), SAME POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 1 (VOL. 18, PG. 36, M.R.H.C.), AT A DISTANCE OF 177.73' PASS A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF LOTS 4 AND 5 OF SAID JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 1, A TOTAL DISTANCE OF 252.00' TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 1, SAME POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF JACK'S ROAD, SAME POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 81 DEG. 11' 00" WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JACK'S ROAD, A DISTANCE OF 260.00' TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF LOT 9-A OF SAID JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 2;

THENCE NORTH 08 DEG. 49' EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF JACK'S ROAD AND PROCEEDING ALONG THE EAST LINE OF SAID LOT 9-A, A DISTANCE OF 162.00' TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAME POINT BEING THE NORTHEAST CORNER OF SAID LOT 9-A, SAME POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI PACIFIC RAILWAY COMPANY;

THENCE SOUTH 83 DEG. 38' 18" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MISSOURI PACIFIC RAILWAY, A DISTANCE OF 260.24' TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAME POINT BEING THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 08 DEG. 49' WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID MISSOURI PACIFIC RAILWAY AND PROCEEDING ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 173.15' TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, AND THE POINT OF BEGINNING, CONTAINING 1.000 ACRES OF LAND MORE OR LESS.

BEARINGS FOR THIS METES AND BOUNDS LEGAL DESCRIPTION ARE BASED ON THE JACKSON'S NEW WORLD DEVELOPMENT SUBDIVISION, UNIT NO. 2.

STATE OF TEXAS
HIDALGO COUNTY
I CRAIG A. GONZALEZ, A LICENSED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CRAIG A. GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 99268

INDEX TO SHEET OF P. TORRES SUBDIVISION

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|---|---|
| 1 | HEADING, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS (LEGAL DESCRIPTION (METES AND BOUNDS); OWNERS DEDICATION CERTIFICATION, ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY CO AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO IRRIGATION DISTRICT No. 1 APPROVAL; H.C.D.D. No. 1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION, PLAT NOTES AND RESTRICTIONS. |
| 2 | WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION; SUBDIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES. |

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING)
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YR. FLOODPLAIN
COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED MAY 17, 2001 BY LOMR.
CONSTRUCTION OF 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 THROUGH 4127).
- SETBACKS:
FRONT: 25 FEET
GARAGE DOOR: 18 FEET
REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 & 2.
- 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.
- SBM NO. 1. -- ELEV. 79.10 BASED ON NAVD 88. DESCRIPTION: AED423 AN NOS BRASS DISK STAMPED D 657 1942. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD. 83 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 372 CUBIC-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SHOWN ON THIS PLAT.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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.
- EACH PURCHASE 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.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT 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.
- A 4FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT.

STATE OF TEXAS
HIDALGO COUNTY
OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION
I, PEDRO TORRES, AS OWNER OF THE 1.0 ACRE OF LAND ENCOMPASSED WITHIN THE PROPOSED P. TORRES SUBDIVISION, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN, I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
I CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AN THAT
(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) WILL MEET MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
BY: PEDRO TORRES DATE: 5915 JACK'S RD. EDINBURG, TX 78539 (956) 313-0469

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LARA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____
HIDALGO COUNTY JUDGE DATE _____
HIDALGO COUNTY CLERK DATE _____
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON(S) WHOSE NAME (S) IS ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF P. TORRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

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 48.211(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 DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 1
CERTIFICATE OF PLAT APPROVAL
THIS PLAT WAS APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS _____ DAY OF _____ 20____.

1. NO IMPROVEMENTS SHALL BE PLACED ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY.

RUSTY MCDANIEL DISTRICT MANAGER DATE: _____

STATE OF TEXAS
HIDALGO COUNTY
I DAVID WOLF, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY THAT THE MAP ON THIS SHEET SHOWING THE LOT, AND EASEMENTS OF LARA SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ 20____.

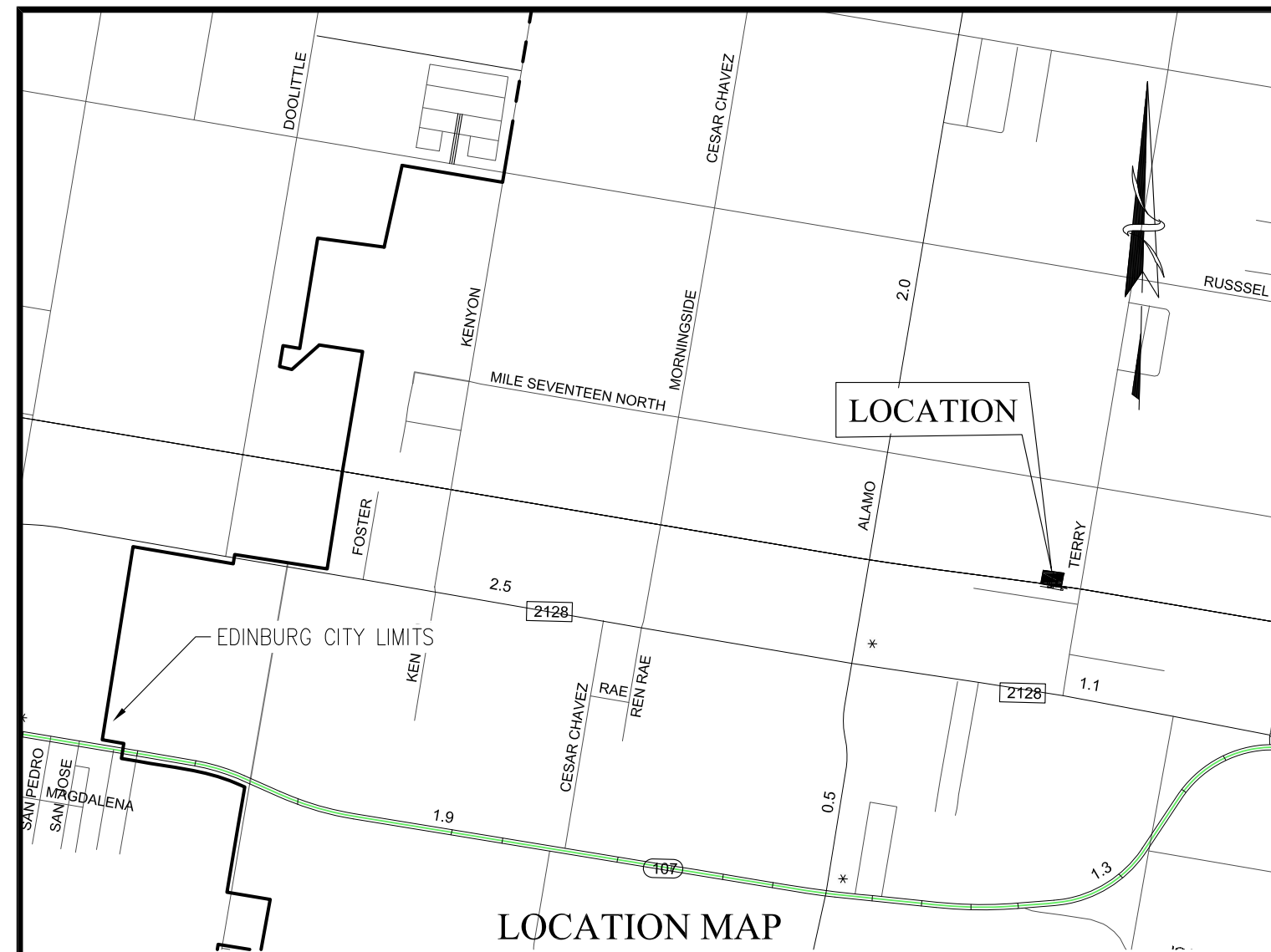
DAVID WOLF DATE: _____
R.P.L.S. No. 6100

URBAN INFRASTRUCTURE GROUP, INC.
407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710
TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG GONZALEZ, P.E., (NO. 99268) ON 9-11-2014 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

| PRINCIPAL CONTACTS | NAME | ADDRESS | PHONE | FAX |
|---|----------------|--|----------------|----------------|
| OWNER: | PEDRO TORRES | 5915 JACK'S RD. EDINBURG, TX 78539 | (956) 313-0469 | |
| ENGINEER: URBAN INFRASTRUCTURE GROUP INC. | CRAIG GONZALEZ | 407 N. SALINAS BLVD., DONNA, TEXAS 78537 | (956) 464-4710 | (956) 464-4717 |
| SURVEYOR: DAVID WOLF | DAVID WOLF | 2713 PINEHURST DR. HARLINGEN, TX 78550 | (956) XXXX | (956) XXX-XXXX |

| No. | REVISION | DATE | APPROVED |
|-----|---|---------|----------|
| 1 | Revised per City of Edinburg comments dated 8-28-14 | 10-1-14 | CAG |
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PRELIMINARY PLAT OF P. TORRES SUBDIVISION

TORRES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.4 IN THE NORTH CENTRAL PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 240 FEET WEST NORTHWEST OF JACK'S ST. AND TERRY RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,297). TORRES SUBDIVISION LIES APPROXIMATELY 1.71 MILES FROM THE CITY LIMITS OF EDINBURG. THE SUBDIVISION IS LOCATED WITHIN THE CITY ETJ.

FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 P. TORRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.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.A.W.S.C. HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF JACK'S ROAD.

WATER DISTRIBUTION FOR THE P. TORRES SUBDIVISION CONSISTS OF TWO(2) SINGLE SERVICES WITH 3/4" METERS 1 -X" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE AND 3/4" SERVICE LINES. ONE 3/4" METER IS EXISTING. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____, WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
 SEWAGE FROM P. TORRES SUBDIVISION WILL BE PROVIDED BY THE NORTH ALAMO WSC EXISTING 8" SEWER MAIN THAT RUNS WITHIN JACK'S RD. R.O.W.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

WATER FACILITIES - THESE FACILITIES WERE INSTALLED UNDER PREVIOUS OWNERSHIP.
 SEWAGE FACILITIES - THESE FACILITIES WERE INSTALLED UNDER PREVIOUS OWNERSHIP.

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION:
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER 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 STATE AND COUNTY REGULATIONS.
 2.- I PEDRO TORRES SUBDIVIDER OF P. TORRES SUBDIVISION HEREBY CERTIFY SEWER CONNECTIONS HAVE BEEN PAID TO THE CITY OF EDINBURG, AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE QUALITY & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

(OWNERS SIGNATURE) PEDRO TORRES _____

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE _____ DAY OF _____ 20__

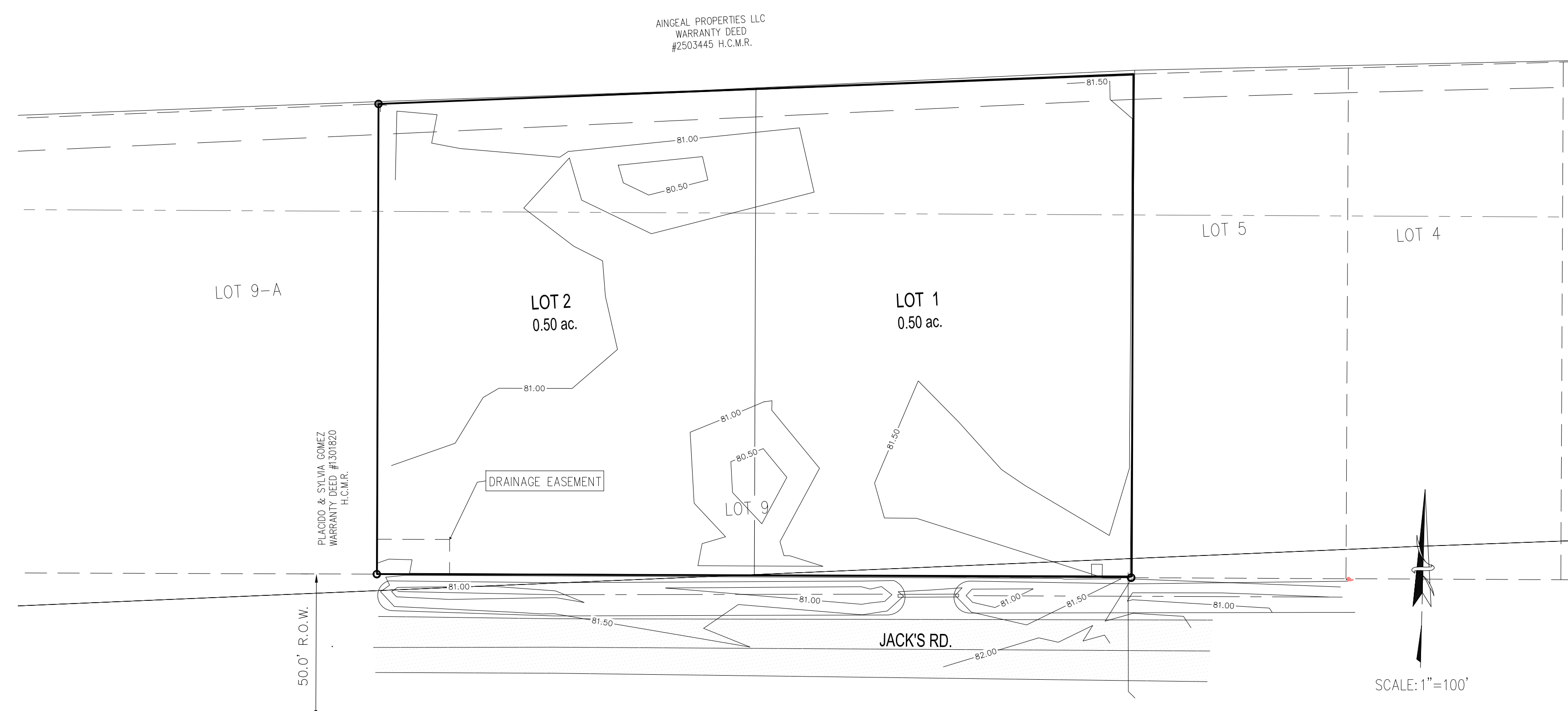
NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

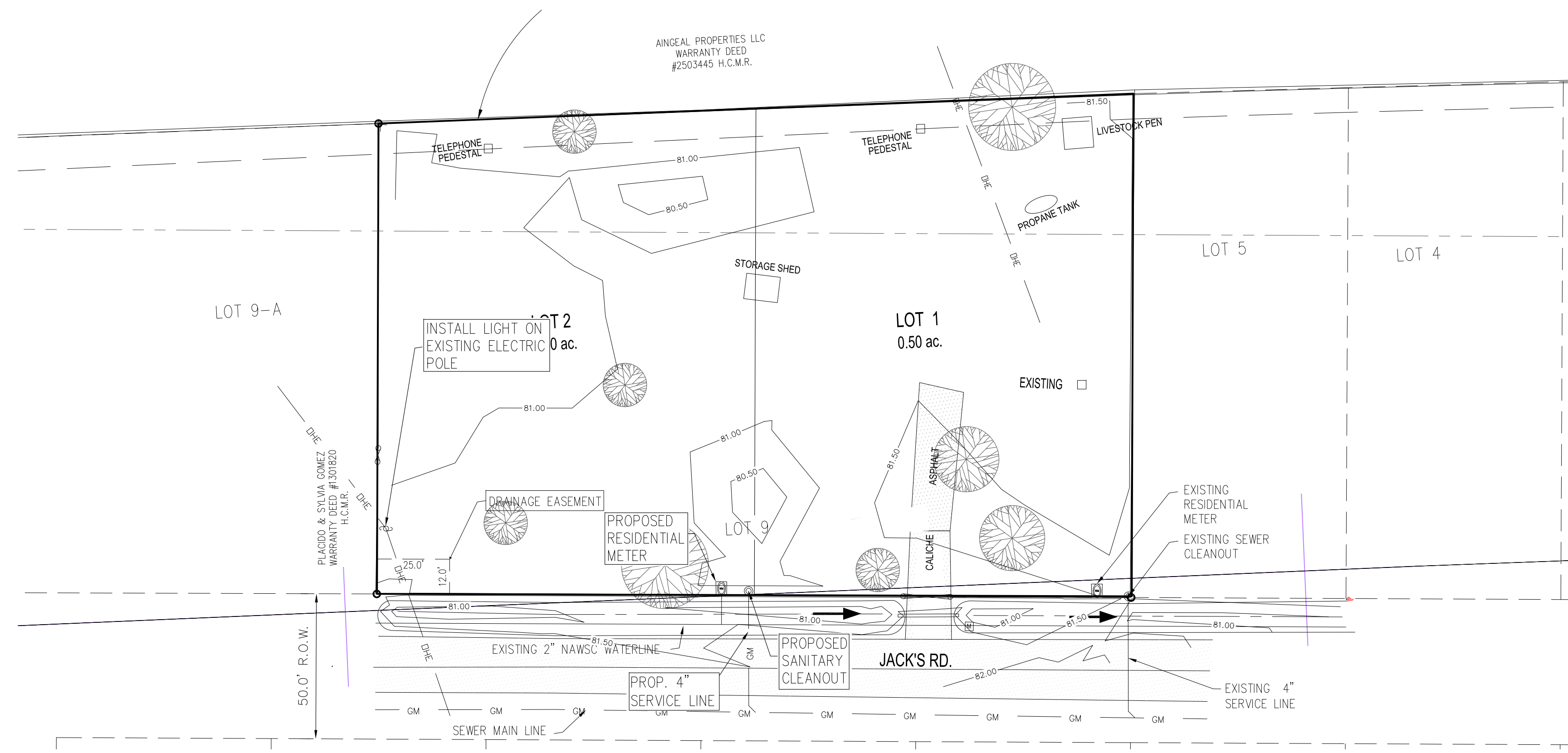
DRAINAGE REPORT FOR TORRES SUBDIVISION
INTRODUCTION
 THE P. TORRES SUBDIVISION IS A TWO (2) LOT 1.0 ACRE RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE CITY OF EDINBURG ETJ, APPROXIMATELY 240 FEET WEST NORTHWEST OF THE INTERSECTION OF JACK'S STREET AND TERRY ROAD.
FLOODPLAIN INFORMATION
 THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE P. TORRES SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NUMBER 48033403250, REVISED MAY 17, 2001.
SOIL SURVEY
 THE SOIL ON THE PROPERTY IS 100% HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 28), AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
HYDROLOGY
 THE EXISTING 1.0 ACRE CONSIST OF GRASS COVERED LAWN, ASPHALT DRIVEWAY AND AN EXISTING SINGLE FAMILY RESIDENCE. THE RATIONAL METHOD WAS USED TO CALCULATE THE PRE- AND POST-DEVELOPMENT PEAK STORM WATER FLOWRATES FOR THE 10-YEAR AND 25-YEAR STORM EVENTS. RUNOFF COEFFICIENTS, "C" VALUES, WERE CALCULATED BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) HYDRAULIC DESIGN MANUAL, DATED 10/2011. THE PRE-DEVELOPED PEAK 10-YEAR FLOWRATE IS APPROXIMATELY 1.88 CFS AND THE POST-DEVELOPMENT PEAK 10-YEAR FLOWRATE IS APPROXIMATELY 2.25 CFS, OR AN INCREASE OF 0.37 CFS.
DETENTION
 A NEW DETENTION POND IS PROPOSED AT THE SOUTHEAST CORNER OF THE PROPERTY, AS SHOWN IN ATTACHMENT D THE 10-YEAR DETENTION VOLUME IS APPROXIMATELY 292 CUBIC FEET. A TWO (2) FOOT DEEP BY 31 FOOT LONG TRIANGULAR SWALE IS PROPOSED FOR DETENTION. THE SWALE WILL HAVE A 4.5" WIDE OVERFLOW SPILLWAY THAT WILL SHEET FLOW FROM THE POND AT A DEPTH OF 3-INCHES AT APPROXIMATELY 1.80 CFS.

| Triangular Channel Design | |
|---------------------------|---------|
| 10-Year WS Depth | 0 ft |
| SS | 3 ft/ft |
| 10-Year WS Depth | 2 ft |
| Top Width | 12 ft |
| Area | 12 sf |
| Length | 25 ft |
| Pond Volume | 300 cf |
| 10-Yr Capture Volume | 292 CF |

DETENTION POND CROSS-SECTION



TOPOGRAPHY AND DRAINAGE



MASTER SITE PLAN

INDEX TO SHEET OF TORRES SUBDIVISION

| | |
|---|---|
| 1 | HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION CERTIFICATION; ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO HIDALGO COUNTY AND ETJ OF MUNICIPALITY AND HIDALGO COUNTY PRECINCT DESIGNATION; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9 APPROVAL; H.C.D.D. No. 1 APPROVAL; HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION. |
| 2 | WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION, SUBDIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES. |

| No. | REVISION | DATE | APPROVED |
|-----|---|---------|----------|
| 1 | Revised per City of Edinburg comments dated 8-28-14 | 10-1-14 | CAG |
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