



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-03-2015

PROPOSED GUERRA APARTMENTS SUBDIVISION, PRECINCT No. 1 .

ENGINEER FIRM: RODRIGUEZ ENGINEERING DEVELOPER: RENE GUERRA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 1 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South of Mile 14 1/2 North, approximately 350 feet West of FM 88
SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-06-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
DRAINAGE DESIGN: On site detention pond as part of site plan parking design.

ROAD R.O.W. DEDICATION: 15 feet to Mile 14 1/2 North Rd
H.C.R.O.W. PRELIMINARY APPROVAL DATE: 02-13-15 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 09-29-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ALBERTO J. GARCIA
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: South of Mile 14 1/2 North Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 02-13-15 : By Ann Marie De La Fuente, Administrative Assistant

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:

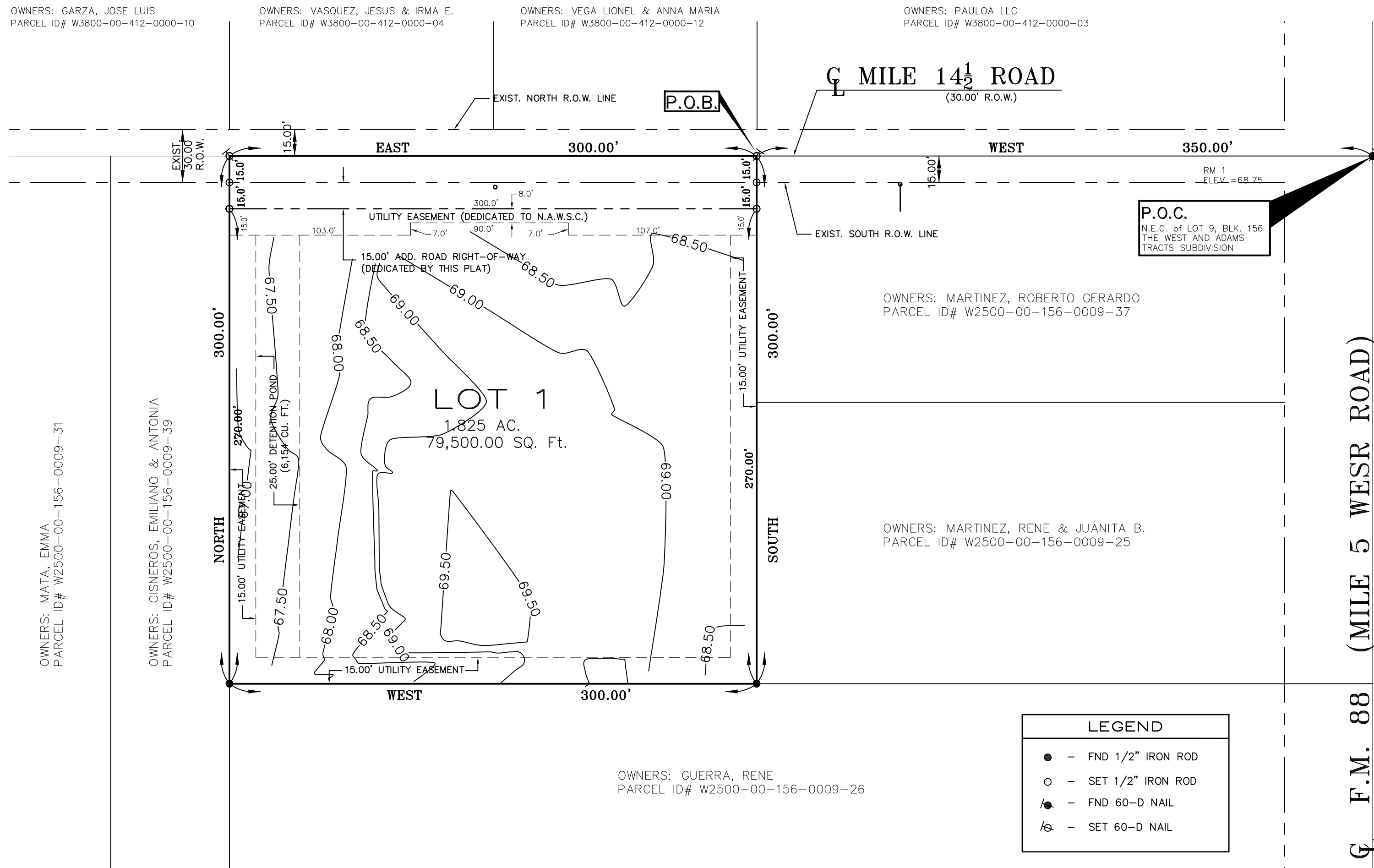
STAFF RECOMMENDS:

- Staff Recommending No Action
- Preliminary Approval *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.

GUERRA APARTMENTS SUBDIVISION

BEING A 2.066 ACRES OUT OF LOT 9, BLOCK 156, THE WEST AND ADAMS TRACTS SUBDIVISION, VOL. 2, PAGE 34
HIDALGO COUNTY, TEXAS.



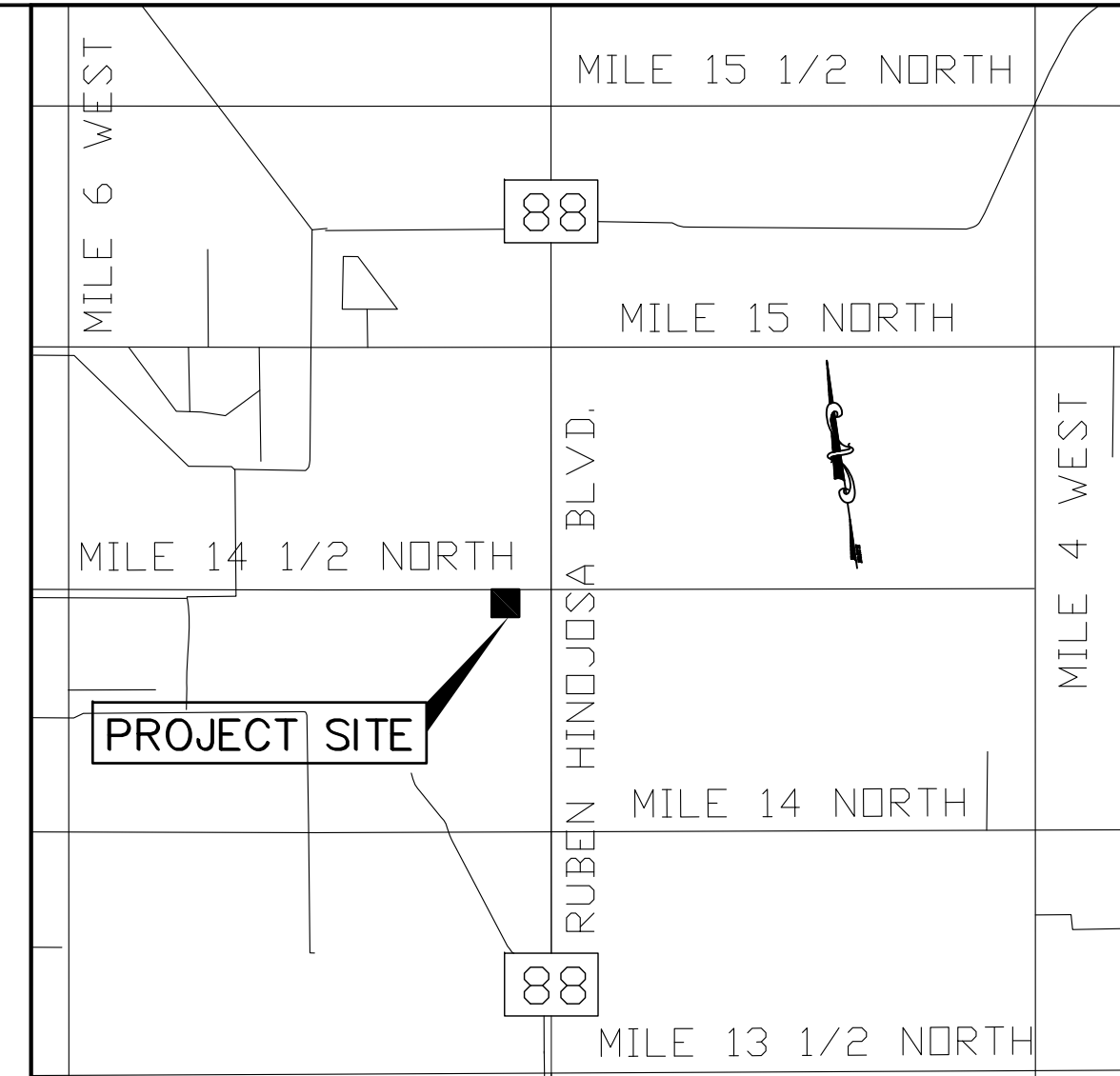
LEGEND	
●	FND 1/2" IRON ROD
○	SET 1/2" IRON ROD
⊙	FND 60-D NAIL
⊙	SET 60-D NAIL

PLAT NOTES

- GENERAL NOTES FOR MULTI-FAMILY COMMERCIAL: LOT 1 WILL BE A MULTIFAMILY COMMERCIAL DWELLING-FOUR PLEX COMPLEX. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0425 C, EFFECTIVE DATE: NOV. 16, 1982 REVISED TO REFLECT LOMR 5-30-2002
THE AREAS WITH THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO THERE ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 500-YEAR FLOOD PLAIN.
- CONSTRUCTION OF THE RESIDENTIAL HOUSING WITHIN ANY ARE 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. SECTION 4001 THROUGH 4127)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF ROAD, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR THIS LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE 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.
- LEGEND - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THE SUBDIVISION.
- MINIMUM BUILDING SETBACKS LINES:
FRONT: 40.0' (FEET) FRONTING MILE 14 1/2 ROAD
REAR: 15.0' (FEET) OR EASEMENT WHICH EVER IS GREATER
WEST SIDE: 40.0' (FEET) OR EASEMENT WHICH EVER IS GREATER
EAST SIDE: 15.0' (FEET) OR EASEMENT WHICH EVER IS GREATER
- 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,006 CUBIC-FEET OR 0.041 ACRE-FEET OF STORM WATER RUNOFF PER LOT. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: R.M. No. 1 - ELEV. 68.75 DESCRIPTION: COTTON PICKER SPRINKLE IN A POWER POLE ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 14 1/2 ROAD AND F.M. 88 (RUBEN HINDOUSA BLVD.)
- DRAINAGE SWALE EASEMENT NOTE:
• NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT.
• EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT.
• THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- ON SITE SEWER FACILITIES (OSSF) NOTE:
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE 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 THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAIFIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUALS LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- RENE GUERRA, THE OWNER AND SUBDIVIDER OF GUERRA APARTMENTS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVING OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASED 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.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY 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 IMPROVEMENT ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- DRAINAGE SWALES, DRIVEWAY ENTRANCES AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

BASIS OF BEARING
NORTH LOT LINE OF LOT 9, BLOCK 156
THE WEST AND ADAMS TRACTS SUBDIVISION

SCALE: 1" = 50'



LOCATION MAP

SCALE: 1" = 2000'

LOCATION OF SUBDIVISION:
GUERRA APARTMENTS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 SOUTH OF MILE 14 1/2 ROAD, 350.00 FEET WEST OF F.M. 88 THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POP. 5,660 AS PER 2010 CENSUS). GUERRA APARTMENTS SUBDIVISION LIES APPROXIMATELY TWO (2) MILES SOUTH FROM THE CITY LIMITS, AND IS OUTSIDE THE CITY OF ELSA ETJ UNDER LOCAL GOVERNMENT CODE CHAPTER 212 SEC. 212.001.

RODRIGUEZ ENGINEERING
CONSULTING ENGINEER SURVEYOR
P.O. BOX 1830 EDINBURG, TEXAS 78540
PHONE (956) 491-1013 • SURVEYOR FIRM NO. 101705-00
ENGINEER FIRM NO. F-2192

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENT, 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 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 and 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 relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to strip on land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damage 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 certifies that it is the owners 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 long as the grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ___ day of 20___.

DEVELOPER

STATE OF TEXAS - COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), RENE GUERRA, AS OWNER (S) OF THE 2.066 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GUERRA APARTMENTS SUBDIVISION, HEREBY THE LAND DEDICATED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HERE.

- I, CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
- THE WATER QUALITY AND CONNECTIONS TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 - SEWER CONNECTIONS TO THE LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: RENE GUERRA DATE _____
PO BOX 250
EDCOUCH TX 78538

STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, RENE GUERRA, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF TEXAS - COUNTY OF HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M, ON _____, 2014, AND WAS RECORDED IN BOOK _____, SHEETS _____, THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M, ON _____, 2014.

HIDALGO COUNTY CLERK DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE GUERRA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2014.

HIDALGO COUNTY JUDGE DATE _____ ATTEST: HIDALGO COUNTY CLERK DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GUERRA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 20___.

HIDALGO COUNTY RIGHT OF WAY DIRECTORDONNA _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GUERRA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20___.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, _____, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING. HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REGISTERED PROFESSIONAL ENGINEER
NO. _____

REGISTERED PUBLIC SURVEYOR
NO. _____

METES AND BOUNDS

A 2.066 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 156, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS; SAID 2.066 ACRE TRACT OF LAND, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND AT THE NORTHEAST CORNER OF LOT 9, BLOCK 156, OF SAID SUBDIVISION; THENCE WEST, WITH AND ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 156, A DISTANCE OF 350.00 FEET TO A 60-D NAIL SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
THENCE, SOUTH ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 20.00 FEET PASS A HALF INCH (½) IRON ROD FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 14 1/2 ROAD, AND AT A TOTAL DISTANCE OF 300.00 FEET TO A HALF INCH (½) FOUND AT THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
THENCE, WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 300.00 FEET TO A FOUR HALF INCH (1 1/2) IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE, NORTH, AT A RIGHT ANGLE FROM THE PREVIOUS CALL A DISTANCE OF 280.00 FEET PASS A HALF INCH (½) IRON ROD FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 14 1/2 ROAD, AND AT A TOTAL DISTANCE OF 300.00 FEET TO A 60-D NAIL SET AT THE NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE, EAST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.066 GROSS ACRES OF LAND, MORE OR LESS.

INDEX

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W, SEPTIC TANK NOTES, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; ETJ; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY'S CLERK RECORDING, COUNTY PLAT APPROVAL, H.C.D.D. NO. 1, NORTH ALAMO WATER SUPPLY CORP., ENGLEMAN IRRIGATION DISTRICT, SURVEYOR'S, AND ENGINEER'S.
SHEET 2	UTILITY LAYOUT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE; WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE STATEMENT; TYPICAL DETAILS: WATER SERVICE CONNECTION.

DRAWN: H.H.G.
DESIGNED: CIVIL & ARCH. DESIGN
CHECKED: LEO L. RODRIGUEZ, JR.
SURVEYED: LEO L. RODRIGUEZ, JR.
DATE: FEB. 02, 2014

PROJECT: SUB 14 042
PAGE NO: 1 OF 2

DRAWN BY: CIVIL AND ARCHITECTURAL DESIGN, INC. DATE 06-21-14
SURVEYED, CHECKED LEO L. RODRIGUEZ, JR., R.P.L.S. DATE 06-21-14
FINAL CHECK LEO L. RODRIGUEZ, JR., P.E. DATE 06-21-14

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

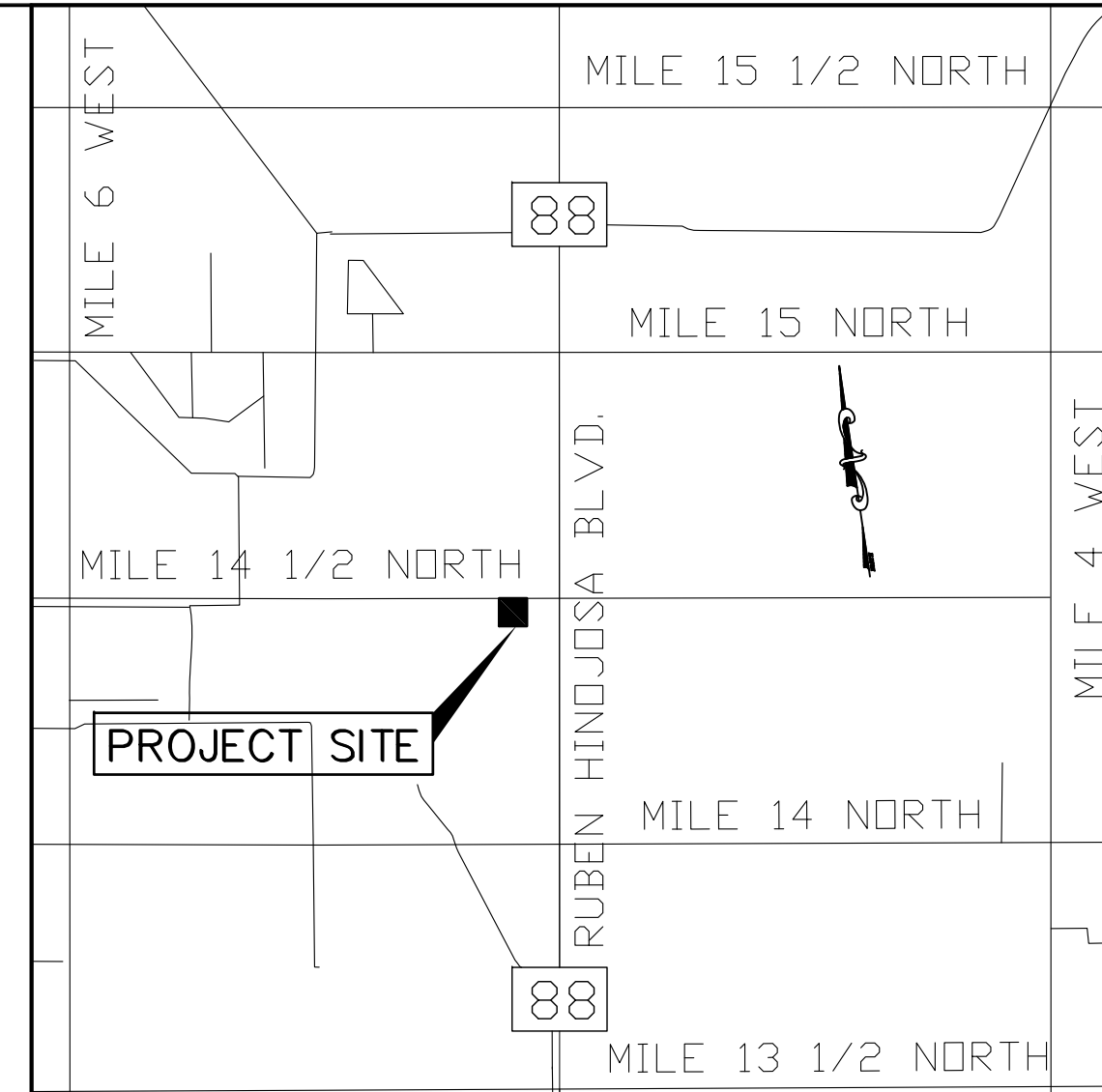
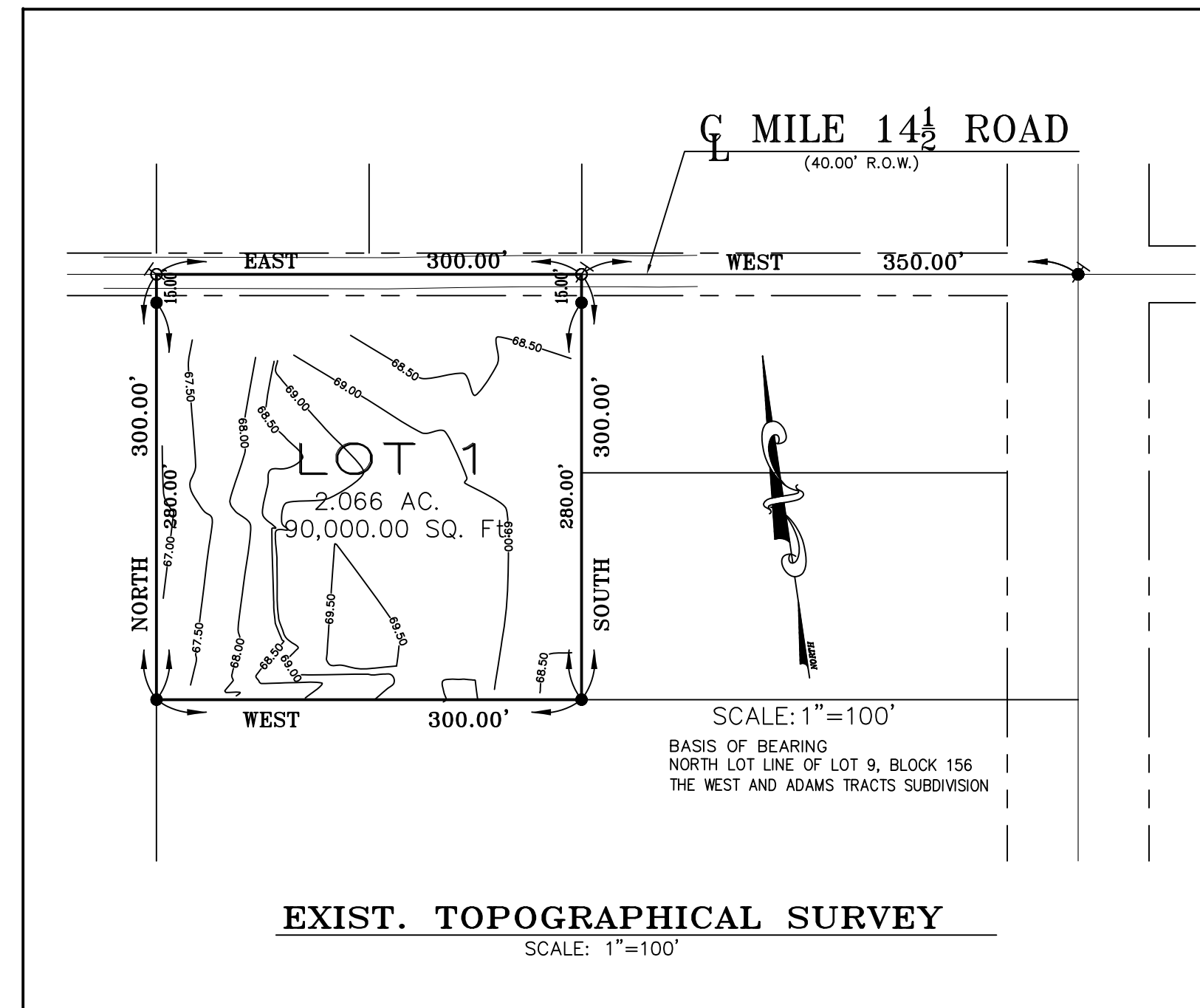
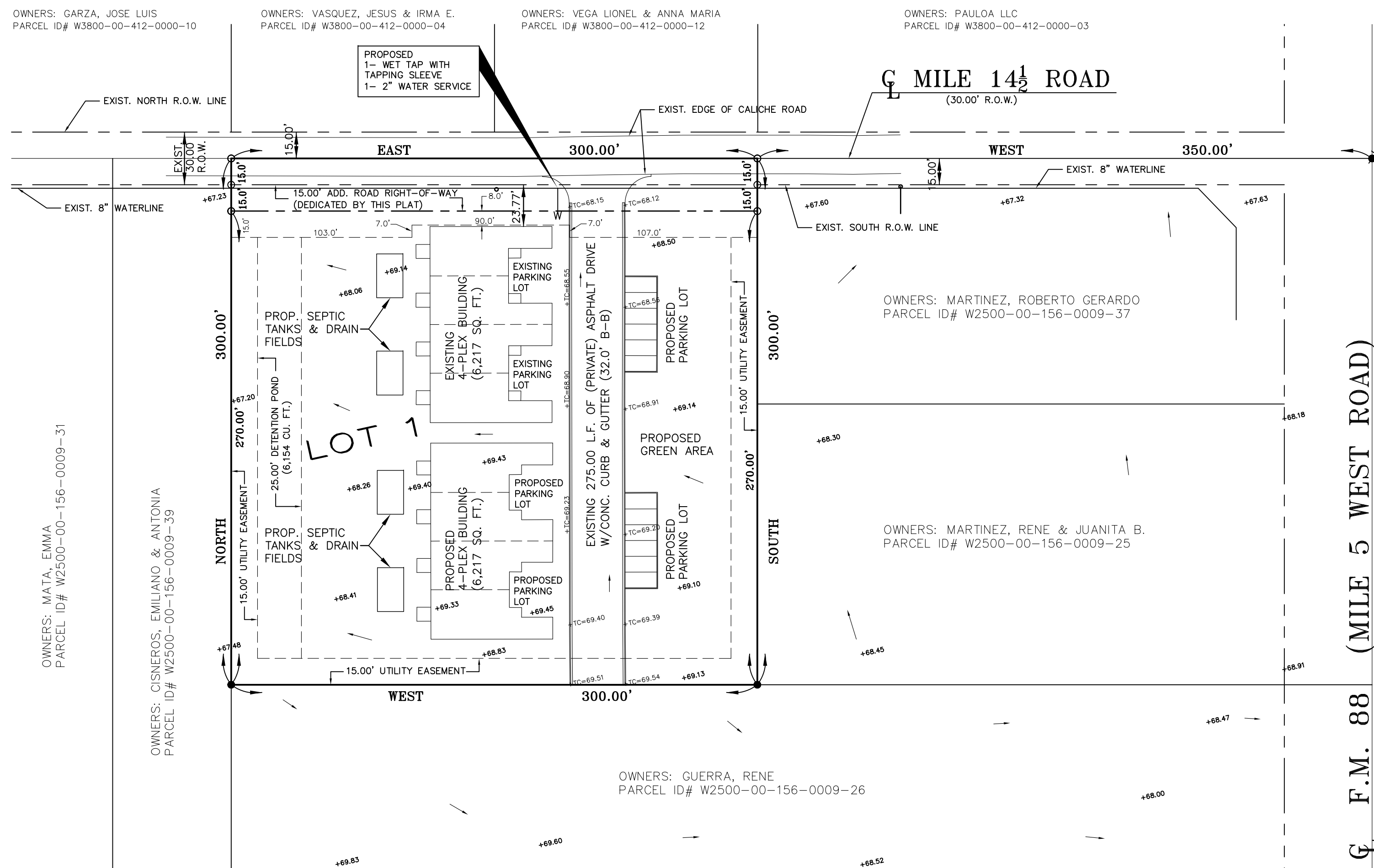
PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNERS: RENE GUERRA	P.O. BOX 250 EDCOUCH, TEXAS 78538	(956) 262-3697 N/A
ENGINEER: LEO L. RODRIGUEZ, JR., P.E.	P.O. BOX 1830 EDINBURG, TEXAS 78540	(956) 342-6017 (888) 406-1379
SURVEYOR: LEO L. RODRIGUEZ, JR., R.P.L.S.	P.O. BOX 1830 EDINBURG, TEXAS 78540	(956) 342-6017 (888) 406-1379

For Review Only

GUERRA APARTMENTS SUBDIVISION

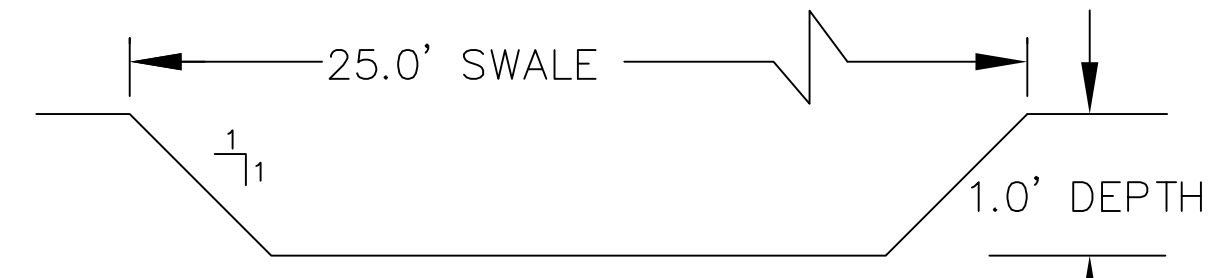
BEING A 2.066 ACRES OUT OF LOT 9, BLOCK 156, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS.



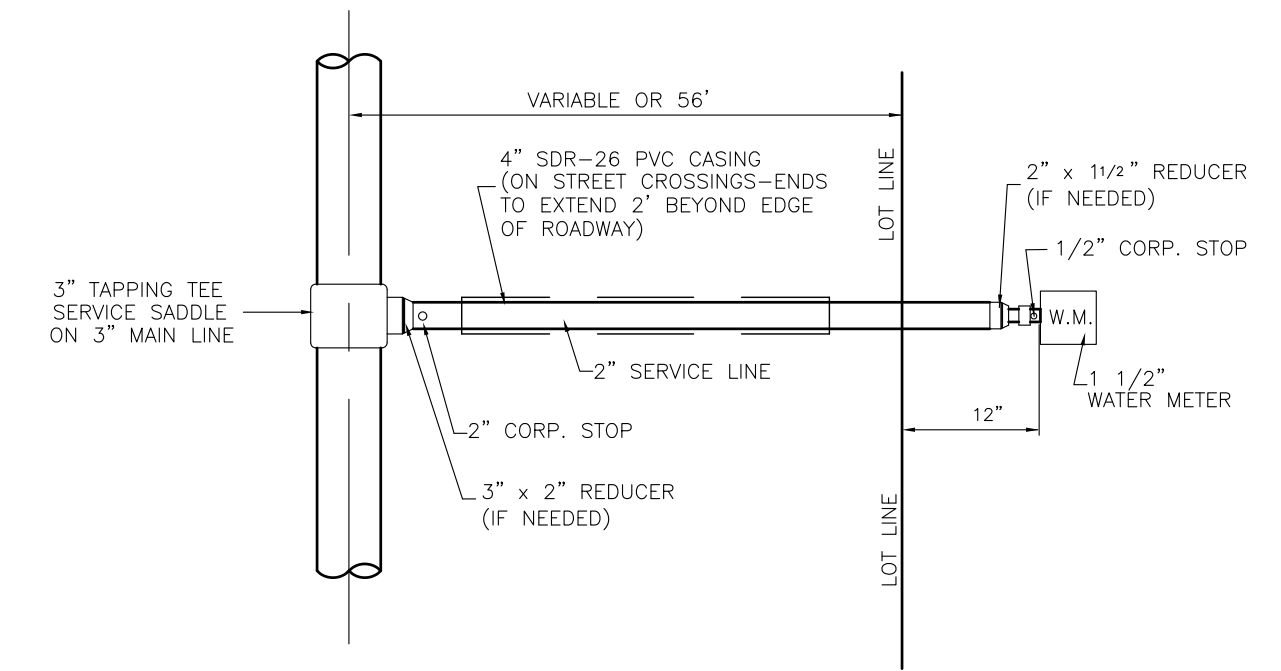
SCALE: 1"=50'
BASIS OF BEARING
NORTH LOT LINE OF LOT 9, BLOCK 156
THE WEST AND ADAMS TRACTS SUBDIVISION

SCALE: 1"=100'
BASIS OF BEARING
NORTH LOT LINE OF LOT 9, BLOCK 156
THE WEST AND ADAMS TRACTS SUBDIVISION

- LEGEND**
- - FND 1/2" IRON ROD
 - - SET 1/2" IRON ROD
 - ⊙ - FND 60-D NAIL
 - ⊙ - SET 60-D NAIL
 - TC--- - TOP OF CONC. CURB
 - XX--- - NATURAL GROUND ELEV.
 - - FLOW DIRECTION



DRAINAGE SWALE CROSS-SECTION
NOT TO SCALE



"TYPICAL SINGLE SERVICE CONNECTION"

N.T.S.

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

I (WE), RENE GUERRA SUBDIVIDERS OF GUERRA APARTMENTS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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.

RENE GUERRA _____ DATE _____

STATE OF TEXAS—COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RENE GUERRA, 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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

DRAINAGE STATEMENT FOR GUERRA APARTMENTS SUBDIVISION (2.066-ACRE, MULTIFAMILY/COMMERCIAL) HIDALGO COUNTY

I. PROJECT LOCATION
THIS FUTURE DEVELOPMENT IS LOCATED THREE HUNDRED FIFTY (350.00) FEET WEST OF THE INTERSECTION OF F.M. 88 AND MILE 14 1/2 ROAD, FORMING PART OF LOT 9, BLOCK 156, OF WEST AND ADAMS TRACT SUBDIVISION. THIS DEVELOPMENT IS SITUATED IN HIDALGO COUNTY, TEXAS. (REFER TO EXHIBIT A)

II. FLOOD PLAIN
THE SUBJECT TRACT LIES IN "ZONE X", BASE FLOOD ELEVATIONS AS BEEN DETERMINED IN ACCORDANCE WITH F.E.M.A.—F.I.R.M. COMMUNITY—PANEL MAP NO. 480334 0450 C, MAP REVISED JUNE 06, 2000 (REFER TO EXHIBIT B). USING THE USGS MAP INDICATES A BASE FLOOD ELEVATION (BFE) APPROXIMATED OF 70.00 FEET FOR THIS PROPERTY.

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY "HIDALGO URBAN LAND COMPLEX", WHICH IS A SOIL THAT IS CLASSIFIED AS FINE SANDY LOAM TO SANDY CLAY LOAM. THE TOPOGRAPHY FOR THIS SITE PREDOMINANTLY FLOWS EAST TO WEST, BUT FALLING TO THE EXISTING GREEN AREAS.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDER DEVELOPMENT; IT CONSISTS OF ONE (1) FOUR-PLEX APARTMENT BUILDING, AND TWO HUNDRED SEVENTY-FIVE (275.00) LINEAR FEET OF ASPHALT STREET WITH CONCRETE CURB & GUTTER, SLOPING TO THE FRONT OF THE PROPERTY, WITH CURB OPENINGS EVERY ONE HUNDRED (100.00) FEET SPILLING TO THE GREEN AREAS IN A WESTERLY DIRECTION. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.25% EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW RUNOFF TOWARDS THE WEST PROPERTY LINE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 2.41 CFS. (REFER TO EXHIBIT D FOR STORM WATER CALCULATIONS)

V. PROPOSED CONDITIONS
THE DEVELOPMENT WILL BE COMPRISED OF A FUTURE ADDITION OF 19,879.86 SQUARE FEET OF NEW CONSTRUCTION (MULTIFAMILY BUILDINGS), AS PER TxDOT AND COUNTY OF HIDALGO, DRAINAGE POLICY FOR REGIONAL DETENTION FACILITIES. THE DEVELOPER WILL RETAIN THE VOLUME DIFFERENCE CALCULATED BETWEEN A 10-YEAR STORM AT EXISTING CONDITIONS AND A 10-YEAR STORM AT DEVELOPED CONDITIONS OR A TOTAL OF 0.041 ACRE-FEET (1,806 CU. FT.). REQUIRED STORAGE WILL BE OBTAINED ON-SITE AT THE EXISTING DETENTION SWALE/GREEN AREAS. THE EXISTING SWALE/GREEN AREAS CONSIST OF 0.52 ACRES (22,702.27 SQ. FT.) OF NATIVE GRASS THAT NATURALLY WILL ABSORB MOST OF THIS WATER AND THE REST WILL BE EVAPORATED INTO THE ATMOSPHERE.

LEO L. RODRIGUEZ, JR., P.E.

DECLARACION DE DRENAJE PARA GUERRA APARTAMENTOS FRACCIONAMIENTO (2.066 ACRES, MULTIFAMILY / COMERCIAL) DEL CONDADO DE HIDALGO

I. UBICACION DEL PROYECTO
EL DESARROLLO FUTURO SE ENCUENTRA TRESCIENTOS CINCUENTA (350.00) PIES AL OESTE DE LA INTERSECCION DE FM 88 Y 14 MILLAS MEDIO CARRETERA, QUE FORMA PARTE DE LOT 9, BLOQUE 156, DEL OESTE Y ADAMS TRACTO SUBDIVISION, ESTE DESARROLLO ESTÁ SITUADO EN CONDADO DE HIDALGO, TEXAS. (VEASE EL ANEXO A)

II. LLANURA DE INUNDACION
LAS VÍAS TEMA SE ENCUENTRA EN "ZONA X". BASE DE INUNDACIONES EN AREAS COMO SE DETERMINARON DE ACUERDO CON FEMA—FIRM COMUNIDAD DE PANEL PLANO NO. 480334 0450 C, MAPA REVISADO 06 DE JUNIO, 2000 (VER ANEXO B). USO DEL MAPA USGS INDICA A NIVEL DE INUNDACION BASE (BFE) APROXIMADA DE 70.00 PIES PARA ESTA PROPIEDAD.

III. CONDICIONES DEL SUELO
UNA REVISION DE LA ENCUESTA DEL SUELO DEL CONDADO DE HIDALGO (VER ANEXO C) INDICA LAS VÍAS TEMA SE ENCUENTRA EN UNA ZONA DE PREDOMINANTEMENTE "TIERRA COMPLEJO HIDALGO URBANO", QUE ES UN SUELO QUE SE CLASIFICA COMO LA BELLA FRANCO ARENOSA A SANDY FRANCO ARCILLOSO. LA TOPOGRAFIA PARA ESTE SITIO FLOUJO PREDOMINANTEMENTE ESTE A OESTE HACIA FUERA QUE OEE A LOS EXISTENTES ZONAS VERDES.

IV. CONDICIONES EXISTENTES
LAS VÍAS SUJETO ESTÁ ACTUALMENTE EN DESARROLLO; CONSTA DE UN (1) CUATRO-PLEX EDIFICIO DE APARTAMENTOS Y DOSCIENTOS SESENTA Y CINCO (275.00) METROS LINEALES DE ASFALTO DE LA CALLE CON CORDON Y ALICANTARRILLAS DE HORMIGON, INCLINADOS HACIA EL FRENTE DE LA PROPIEDAD, CON ABERTURAS CURB CADA CIENTO (100.00) PIES DESORDIAN A LAS ZONAS VERDES EN DIRECCION OESTE. EL TERRENO EXISTENTE TIENE UN GRADO DE APROXIMADAMENTE 0.25% EXISTENTE DE DESMATE DEL SITIO ES POR FORMA DE HOJA DE DESMATE DE FLUJO HACIA LA LINEA DE LA PROPIEDAD DEL OESTE. EL TOTAL DE CONTRIBUYENTES DE 10 AROS DE DESMATE EXISTENTE DE AGUA DE TORMENTA ES 2.41 CFS. (VEASE EL ANEXO D PARA CALCULOS DE AGUAS PLUVIALES)

V. CONDICIONES PROPUESTO
EL DESARROLLO ESTARA COMPUESTO POR UN ADEMÁS FUTURO DE 19,879.86 METROS CUADRADOS DE NUEVA CONSTRUCCION (EDIFICIOS MULTIFAMILIARES), SEGUN TxDOT Y CONDADO DE HIDALGO, POLITICA DE DRENAJE PARA REGIONAL INSTALACIONES DE DETENCION. EL DESARROLLADOR OBTENER LA DIFERENCIA ENTRE UN VOLUMEN CALCULADO TORMENTA DE 10 AROS EN CONDICIONES EXISTENTES Y UNA TORMENTA DE 10 AROS EN CONDICIONES DESARROLLADOS O UN TOTAL DE 0.041 ACRES—PIES (1806 CU. FT.). SE REQUIERE DE ALMACENAMIENTO SE DETIENEN EN SITIO EN LAS EXISTENTES SWALE DETENCION / ZONAS VERDES SWALE EXISTENTES / ZONAS VERDES CONSISTE EN 0.52 (22,702.27 PIE CUAD). DE HERBA NATIVA QUE NATURALMENTE SE ABSORBE MAS DE ESTE AGUA Y EL RESTO SE EVAPORARA A LA ATMOSFERA.

LEO L. RODRIGUEZ, JR., P.E.

DRAWN BY: CIVIL AND ARCHITECTURAL DESIGN, INC. DATE 04-23-07
 SURVEYED, CHECKED LEO L. RODRIGUEZ, JR., R.P.L.S. DATE 04-23-07
 FINAL CHECK LEO L. RODRIGUEZ, JR., P.E. DATE 04-23-07

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:				
NAME	ADDRESS	PHONE & FAX		
OWNERS: RENE GUERRA	P.O. BOX 250	EDCOUCH, TEXAS 78538	(956) 262-3697	N/A
ENGINEER: LEO L. RODRIGUEZ, JR., P.E.	P.O. BOX 1830	EDINBURG, TEXAS 78540	(956) 607-5210	(888) 406-1379
SURVEYOR: LEO L. RODRIGUEZ, JR., R.P.L.S.	P.O. BOX 1830	EDINBURG, TEXAS 78540	(956) 607-5210	(888) 406-1379

For Review Only

INDEX	
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W., SEPTIC TANK NOTES, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; ETJ; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY'S CLERK RECORDING, COUNTY PLAT APPROVAL, H.C.D.D. NO. 1, NORTH ALAMO WATER SUPPLY CORP., ENGLEMAN IRRIGATION DISTRICT, SURVEYOR'S, AND ENGINEER'S.
SHEET 2	UTILITY LAYOUT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE; WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE STATEMENT; TYPICAL DETAILS: WATER SERVICE CONNECTION.

RODRIGUEZ ENGINEERING CONSULTING ENGINEER SURVEYOR
 P.O. BOX 1830 • EDINBURG, TEXAS • 78540
 PHONE (956) 491-1013 • SURVEYOR FIRM NO. 101705-00
 ENGINEER FIRM NO. F-2192

GUERRA APARTMENTS SUBD. PLAT SHEET
 ELSA, TEXAS

PROJECT:	SUB 14 042
DATE:	FEB. 02, 2014
DRAWN:	H.H.G.
DESIGNED:	CIVIL & ARCH. DESIGN
CHECKED:	LEO L. RODRIGUEZ, JR.
SURVEYED:	LEO L. RODRIGUEZ, JR.
PAGE NO:	2 OF 2