



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: 05-05-2015

PROPOSED CALEDONIA ESTATES PH. II SUBDIVISION, PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: RICARDO R. SALINAS JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 43 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF CURRY ROAD APPROXIMATELY ¼ MILE WEST OF CESAR CHAVEZ ROAD.

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 03-31-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM AND WIDENING OF EXISTING DRAIN DITCH NORTH OF SUBDIVISION DEVELOPMENT.

ROAD R.O.W. DEDICATION: NO ADDITION RIGHT OF WAY IS REQUIRED FOR CURRY ROAD. (EXISTING 60' RIGHT OF WAY)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 02-05-2015 By, JOE OCHOA PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-04-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: DISHMAN & SHERMAN STREET.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: DISHMAN & SHERMAN STREET.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 02-03-2015 By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning,

Other departments and the approval of the City of EDINBURG.

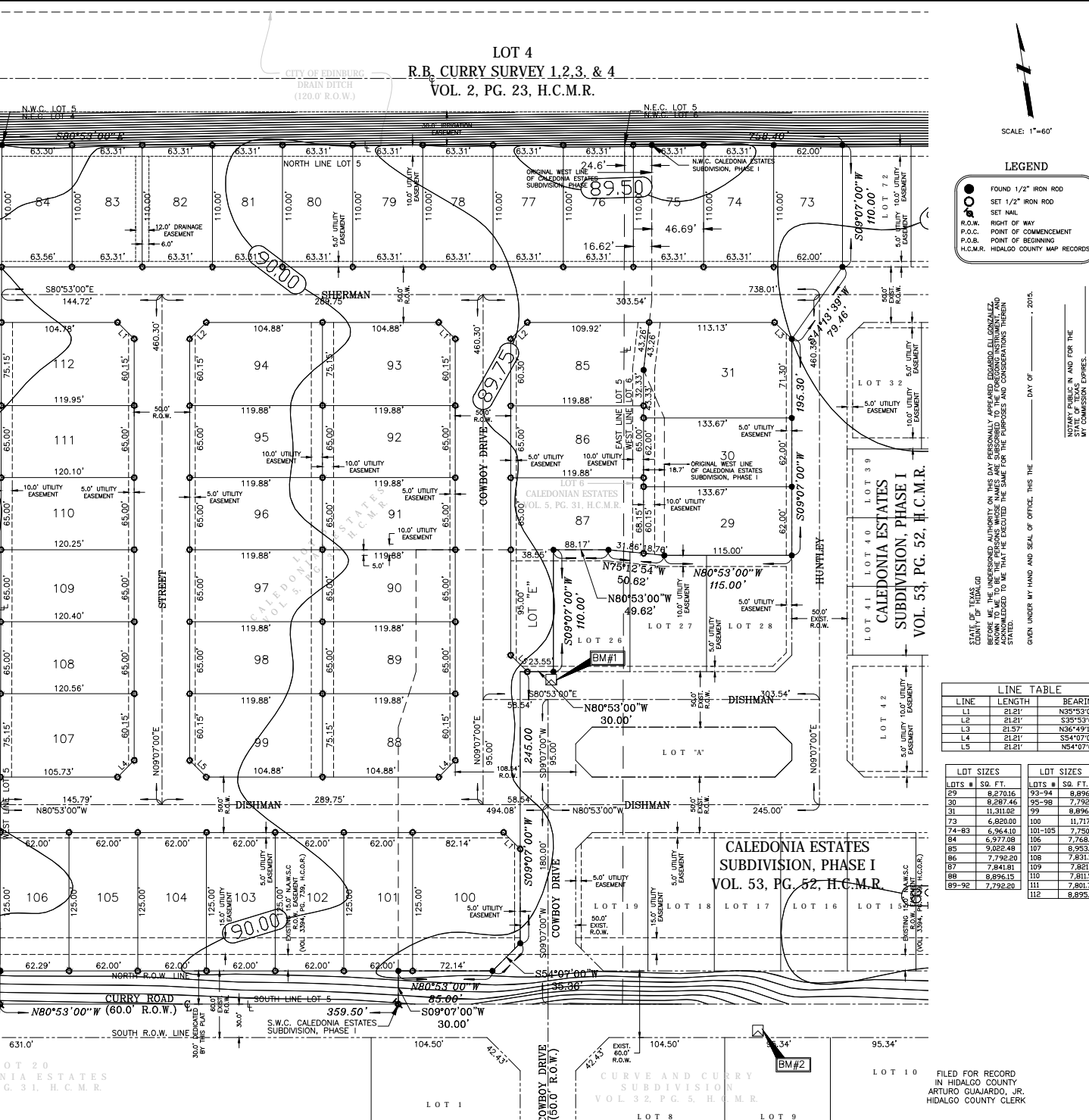
Final Approval subject to recommendations other departments

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.

NO.	SHEET	REVISION	DATE	APPROVED



STATE OF TEXAS
COUNTY OF HIDALGO

WE AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS CALEDONIA ESTATES SUBDIVISION, PHASE II HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, WATER MAINS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREBY SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 233.023 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 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.

OWNER: RICARDO R. SALINAS JR., PRESIDENT
CALEDONIA ESTATES CORPORATION
PHASE I, TEXAS CORP.
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501
(OWNER OF LOTS 30, 74-112)

OWNER: GILBERTO GARCA
505 HUNTLEY STREET
EDINBURG, TEXAS 78542
(OWNER OF LOT 29)

OWNER: ANA LUISA VILLARREAL
505 HUNTLEY STREET
EDINBURG, TEXAS 78542
(OWNER OF LOT 29)

OWNER: HARRIS BARRIOS
501 HUNTLEY STREET
EDINBURG, TEXAS 78542
(OWNER OF LOT 31)

OWNER: CONRADO LEOS
501 HUNTLEY STREET
EDINBURG, TEXAS 78542
(OWNER OF LOT 31)

OWNER: YAJAIRA ADAME DE LEOS
4010 SHERMAN STREET
EDINBURG, TEXAS 78542
(OWNER OF LOT 31)

OWNER: EDGARDO ELI GONZALEZ
4010 SHERMAN STREET
EDINBURG, TEXAS 78542
(OWNER OF LOT 31)



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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GILBERTO GARCA AND ANA LUISA VILLARREAL, 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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRIS BARRIOS, 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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CONRADO LEOS AND YAJAIRA ADAME DE LEOS, 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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGARDO ELI GONZALEZ, 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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGARDO ELI GONZALEZ, 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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CONRADO LEOS AND YAJAIRA ADAME DE LEOS, 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 THE _____ DAY OF _____, 2015.

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGARDO ELI GONZALEZ, 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 THE _____ DAY OF _____, 2015.

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

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 233.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CALEDONIA ESTATES SUBDIVISION, PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2015.

ATTEST:

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN OR DESCRIBED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DETERMINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CALEDONIA ESTATES SUBDIVISION, PHASE II

HIDALGO COUNTY, TEXAS

BEING A 10.55 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 8.38 ACRES OUT OF LOTS 5 AND 6, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONSISTING OF 2.17 ACRES COMPRISING LOTS 20 THRU 25, 29 THRU 31, 73, 74 AND 75 AND PORTIONS OF DISHMAN, HUNTLEY AND SHERMAN ROADWAYS, ALL OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
FRONT 25.00' OR GREATER FOR EASEMENTS;
REAR 20.00' OR GREATER FOR EASEMENTS;
SIDE 6.00' OR GREATER FOR EASEMENTS;
CORNER SIDE 10.00' OR GREATER FOR EASEMENTS;
CUL-DE-SAC LOTS:
FRONT 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. 48034A (REVISED TO REFLECT LOMR 5/17/03) EFFECTIVE DATE JUNE 06, 2006. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 48034A (REVISED TO REFLECT LOMR 5/17/03) EFFECTIVE DATE JUNE 06, 2006. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. 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 401 THRU 4127).
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED IN A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FINE 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 PRINT APPLICATION.
- DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 53,957.65 CUBIC FEET OR 1.24 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE STORM WATER REPORT ON SECOND SHEET FOR DRAINAGE DETENTION.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO R. SALINAS JR., PRES.	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
OWNER: GILBERTO GARCA	505 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) XXX-XXXX	NONE
OWNER: ANA LUISA VILLARREAL	505 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) XXX-XXXX	NONE
OWNER: HARRIS BARRIOS	501 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) XXX-XXXX	NONE
OWNER: CONRADO LEOS	501 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) XXX-XXXX	NONE
OWNER: YAJAIRA ADAME DE LEOS	4010 SHERMAN STREET	EDINBURG, TEXAS 78542	(956) XXX-XXXX	NONE
OWNER: EDGARDO ELI GONZALEZ	4010 SHERMAN STREET	EDINBURG, TEXAS 78542	(956) XXX-XXXX	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

BEING A 10.55 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 8.38 ACRES OUT OF LOTS 5 AND 6, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONSISTING OF 2.17 ACRES COMPRISING LOTS 20 THRU 25, 29 THRU 31, 73, 74 AND 75 AND PORTIONS OF DISHMAN, HUNTLEY AND SHERMAN ROADWAYS, ALL OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS.

5. 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. SHALL BE NO COMMERCIAL.

6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. 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.

9. BENCHMARK NOTE: BM#1 SQUARE CUT AT SWC OF EXISTING TYPE "A" UTILITY LOCATED ON THE SOUTH OF LOT "E" ELEVATION 89.19. BM#2 BENCHMARK: LOCATED ON TOP OF FIVE HORNBAT SOUTH OF PROPERTY AND SOUTH OF CURVE AND CURVE ROAD, NORTH OF LOT 9, CURVE AND CURVE SUBDIVISION ELEVATION 92.69.

10. THIS SUBDIVISION WAS DESIGNED FOR 10 YEAR FLOOD W/ NO DETENTION.

11. A FOUR (4) FOOT SIDEWALK FOUR (4) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS FOR 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.

13. CLEARANCES FOR WATER METERS, AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER SHALL BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE UTILITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).

14. ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS.

15. LOTS 100 THRU 106 SHALL NOT HAVE ACCESS/DRIVEWAY INTO CURVE ROAD. A BUFFER FENCE SHALL BE INSTALLED ALONG CURVE ROAD BY DEVELOPER.

16. ALL LOTS SHALL HAVE A POST CONSTRUCTION FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

17. ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.

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 or a name, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Arroyo 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, in the event the easement hereby granted should be 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 related, Grantor further grants to Grantee on 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 width of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or "incurred" through Federal assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of 2015.

DEVELOPER _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO BY A BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., REG. NO. 71973 ON APRIL 6, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION, PHASE II

SHEET 1
HEADING INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS. LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DESIGNATION CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESIGNATION CERTIFICATE OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRESENT PROJECT AS SITUATED; H.C.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.

SHEET 2
WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF METES & BOUNDS, WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;

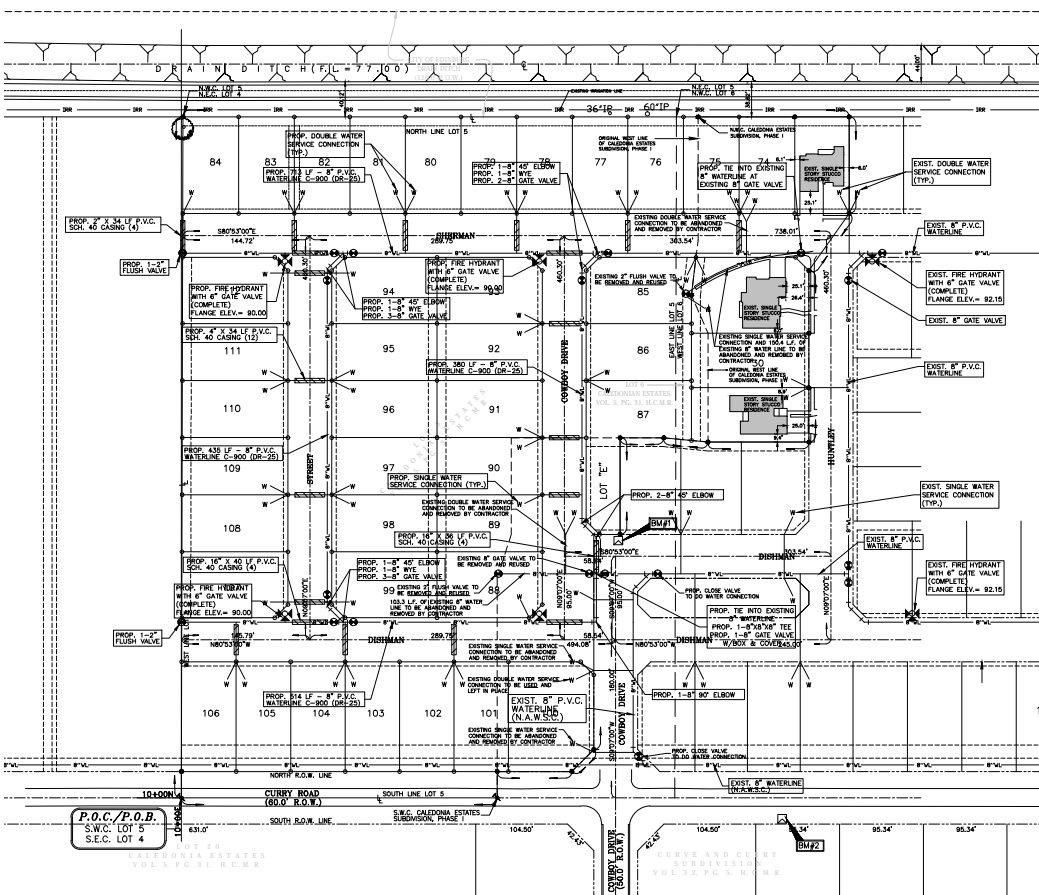
SHEET 3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

SEA

SALINAS ENGINEERING & ASSOC.
(F-6675)
CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

MAP OF WATER DISTRIBUTION



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
- H.C.D.R. HIDALGO COUNTY DEED RECORDS

FINAL ENGINEERING REPORT FOR CALEDONIA ESTATES SUBDIVISION, PHASE II:
 BY DAVID O. SALINAS, P.E.

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 CALEDONIA ESTATES SUBDIVISION, PHASE II WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

SEWERAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
 WATER DISTRIBUTION FOR THE CALEDONIA ESTATES SUBDIVISION, PHASE II CONSISTS OF SIXTEEN (16) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO DIAMETER SERVICE LINES AND SEVEN (7) DIAMETER SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BONES FOR EACH LOT. LOTS 29, 70, 73 AND 100 HAVE ALREADY AN EXISTING WATER SERVICE CONNECTION. THE PIPES, THE DUAL SERVICE LINES AND SINGLE SERVICES, AND THE METER BONES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$300,000.00 PER LOT. IN ADDITION, THE SUBDIVISION HAS PAID N.A.W.S.C. THE SUM OF \$300,000.00 WHICH COVERS THE \$300,000.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH IS REPRESENTED BY THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO THE SUBDIVISION TO N.A.W.S.C. UNDER THE TERMS OF THE LOT CHARTER. N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVISION HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$30,000.00 FOR A TOTAL COST OF \$120,000.00. THE ENGINE 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 THIS PLAT.

CALEDONIA ESTATES SUBDIVISION, PHASE II

HIDALGO COUNTY, TEXAS
 BEING A 10.55 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 8.38 ACRES OUT OF LOTS 5 AND 6, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONSISTING OF 2.17 ACRES COMPRISING LOTS 20 THRU 25, 29 THRU 31, 73, 74 AND 75 AND PORTIONS OF DISHMAN, HUNTLEY AND SHERMAN ROADWAYS, ALL OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS.



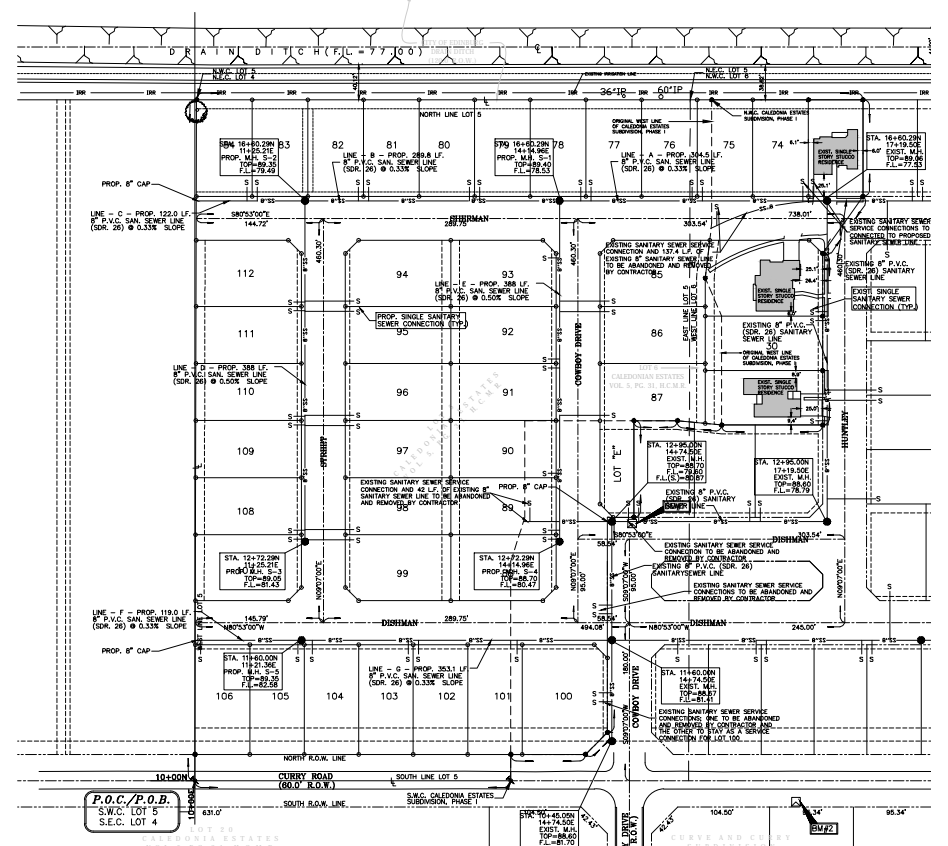
REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CALEDONIA ESTATES, PHASE II:
 BY DAVID O. SALINAS, P.E.

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO:
 LA SUBDIVISION CALEDONIA ESTATES, PHASE II RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.), EL CUERO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR LA DISPONIBILIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVIR EL PLANTEO COMPLETO DE LA SUBDIVISION.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:
 EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION CALEDONIA ESTATES, PHASE II SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG, EL CUERO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN ACUERDO EN EL CUAL LA CIUDAD PROMETIÓ ENTENDER EL SERVICIO DE DRENAJE SANITARIO POR ALMENDOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO LA SUMA DE \$300,000.00 COMO CUBRIMIENTO PARA COMPENSAR LA RESPONSABILIDAD Y CUIDADO DEL DRENAJE SANITARIO PARA ALMENDOS 30 AÑOS. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DRENO DE CADA LOTE SE LLEGA AL MEDIDOR DE AGUA LA COMPANIA N.A.W.S.C. LO INSTALARA AL MISMO COSTO PARA DUEÑO DEL DRENO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RESPO FIRE HYDRANT A UN COSTO DE \$30,000.00 POR CADA UNO Y UNA CANTIDAD TOTAL DE \$120,000.00. EL SISTEMA DE AGUA ESTARA FUNCIONANDO COMPLETO Y APROBADO POR LA COMPANIA N.A.W.S.C. ANTES DE O LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

LOCATION MAP SCALE 1"=2000'
 PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
 JOB NUMBER: SF-14-23276
 DATE PREPARED: APRIL 6, 2015
 PLAT SHEET 2 OF 3

MAP OF SANITARY SEWER COLLECTION



SUBDIVIDER CERTIFICATION:
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a). WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND 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.

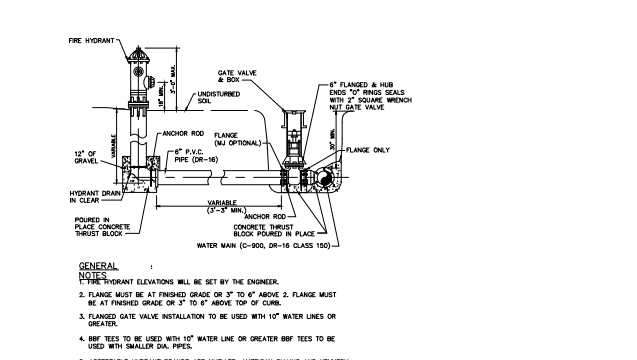
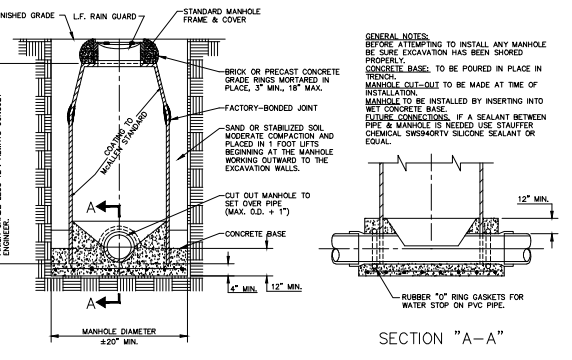
SUBDIVIDER STATEMENT:
 1.- I, RICARDO R. SALINAS, JR., SUBDIVIDER OF CALEDONIA ESTATES SUBDIVISION, PHASE II HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TIME, QUALITY AND QUANTITY TO ENABLE 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.

COST ESTIMATE CHART

COST ESTIMATE	\$ N/A
PAVING IMPROVEMENTS:	\$ N/A
DRENAJE PLUVIAL:	\$ XXXXXX
WATER DISTRIBUTION:	\$ XXXXXX
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ XXXXXX

ESTIMACION DE COSTO

PAVIMENTACION DE CALLES:	\$ N/A
DRENAJE PLUVIAL:	\$ N/A
SERVICIO DE AGUA POTABLE:	\$ XXXXXX
SERVICIO DE DRENAJE SANITARIO:	\$ XXXXXX



INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION, PHASE II

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METS & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DESIGNATION, CERTIFICATION, ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECEDENT PROJECT'S STATUS, H.C.D.R. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

SALINAS ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - MCALLEN, TEXAS 78501
 (956) 688-9081 (956) 688-1489 (FAX)

