



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 RSBR FM 1015 SUBDIVISION, PRECINCT No. 1

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: ISMAEL CASTILLO

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

LOCATION DESCRIPTION: 1/2 MILE NORTH OF MILE 11 NORTH RD, EAST SIDE OF FM 1015

SUBDIVISION LIES WITHIN THE: ETJ of WESLACO and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 05-19-2014 PROPERTY LIES WITHIN FLOOD ZONE: "AE" AS PER FEMA. BFE: 63.50
CLOMR – F CASE# 15-06-1279C: STRUCTURE WILL BE ELEVATED BY FILL AND
WOULD NOT BE INUNDATED IF THE STRUCTURE IS BUILT AS PROPOSED.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY ONSITE DETENTION POND WITH A PROPOSED 8"
PVC BLEEDER CONNECTING TO FM 1015 BAR DITCH

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. DEDICATION IS REQUIRED BY M.P.O.

H.C.R.O.W. FINAL APPROVED DATE: 02-24-2015: By ROY GONZALEZ PCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ
 OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY

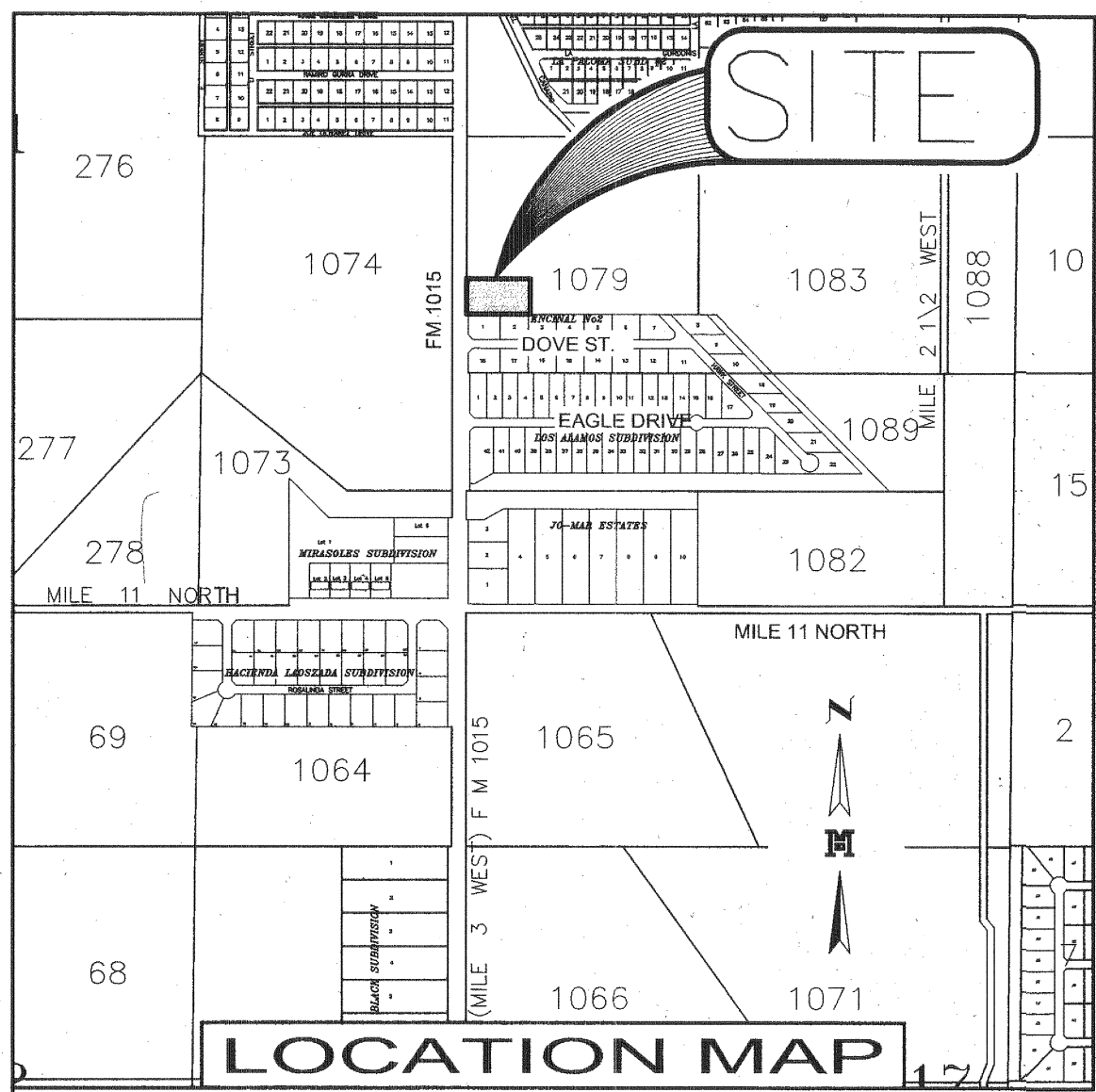
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: EAST SIDE OF FM 1015

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ 1,500.00 For: OSSF(S) 1

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JUNE 30, 2014

STAFF RECOMMENDS: Final Approval with financial guarantee.
 Final Approval subject to recommendations other departments

*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.*



1 INCH = 1000 FT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RSBR FM 1015 SUBDIVISION IS LOCATED IN THE SOUTH EASTERN AREA OF HIDALGO COUNTY, ON THE EAST SIDE, AT APPROXIMATELY 155 FT. NORTH OF THE INTERSECTION OF MILE 3 WEST (FM 1015) AND DOVE ST. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 35,471, 2010 CENSUS). RSBR FM 1015 SUBDIVISION LIES APPROXIMATELY 0.33 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

FINAL PLAT SUBDIVISION MAP OF RSBR FM 1015 SUBDIVISION

BEING A RESUBDIVISION OF
 1.394 ACRES (60,725 S.F.)
 OUT OF
 FARM TRACT 1079
 WEST & ADAMS TRACTS SUBDIVISION,
 AS RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.
 HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.394 ACRES [60,725 SQUARE FEET] SITUATED IN HIDALGO COUNTY TEXAS, OUT OF FARM TRACT 1079 WEST & ADAMS TRACTS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 1.394 ACRES [60,725 SQUARE FEET], ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 5 REBAR FOUND (NORTHING: 16605148.590, EASTING: 1161517.839), FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH SAID NO. 5 REBAR BEARS N 01° 12' 48" W A DISTANCE OF 331.21 FEET AND N 88° 47' 12" E A DISTANCE OF 80.0 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 1079;

THENCE N 01° 12' 48" W ALONG THE EAST RIGHT-OF-WAY LINE OF MILE 3 WEST ROAD/F.M. 1015, A DISTANCE OF 195.00 FEET TO A No. 4 REBAR FOUND (NORTHING: 16605343.546, EASTING: 1161513.710), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 12" E A DISTANCE OF 311.41 FEET TO A No. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 12' 48" E A DISTANCE OF 195.00 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 88° 47' 12" W ALONG THE NORTH LINE OF ENCINAL NO. 2 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30, PAGE 61-B, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 311.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.394 ACRES [60,725 SQUARE FEET] OF LAND, MORE OR LESS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 16th DAY OF September 2014

Kelley A. Heller-Vela
 KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
 STATE OF TEXAS

DATE PREPARED: 01-18-13
 ENGINEERING JOB # 13093.00

DRAWN BY: CLEMENTE MEDA DATE: 07-29-14
 SURVEYED, CHECKED: *Vol Casarez* DATE: 7-23-14
 FINAL CHECK: *Pe* DATE: 7-18-14

MBE FIRM # F-1435 MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE 227 N. F.M. 3167
 EDINBURG, TX 78541 80 GRAND OCE, TX 78862
 PH: (956) 381-0981 PH: (956) 487-8256
 FAX: (956) 381-1839 FAX: (956) 488-8591
 ESTABLISHED 1947 www.meldenandhunt.com

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---------------------------------------|---------------------------|--------------------|----------------|----------------|
| OWNER: ISMAEL CASTILLO | 1804 BIG PINE KEY APT. B. | WESLACO, TX 78996 | (956) 562-5612 | N/A |
| ENGINEER: KELLEY A. HELLER-VELA, P.E. | 115 W. MCINTYRE | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |
| SURVEYOR: FRED L. KURTH, R.P.L.S. | 115 W. MCINTYRE | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "AE" WITH A BASE FLOOD ELEVATION (BFE) = 63.50
 ZONE "AE" - BASE FLOOD ELEVATION DETERMINED.
 COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000
 REVISED TO REFLECT LOMR MAY 30, 2002, CASE NO. 02-06-715P
 REVISED TO REFLECT GLOMR-F APRIL 15, 2005, CASE NO. 15-06-1279C
- SETBACKS:
 FRONT: 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 63.50 OR 24" ABOVE CENTERLINE OF STREET, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE IS REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. NO. 1 - SQUARE CUT ON TOP OF INLET, N: 16605346.6380, E: 1161497.4269, EL= 60.13
 AS PER STATE PLANE GRID COORDINATE SYSTEM NAD 83, TEXAS SOUTH 4205 ELEVATION, NAVD 88
- DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 4.943 CUBIC FEET (ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 6. DRAINAGE SWALE EASEMENT'S NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. DRAINAGE SWALE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE 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 TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING THE LOT.
 F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ISMAEL CASTILLO, THE OWNER & SUBDIVIDER OF RSBR WESLACO (FM 1015) RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT FOR COMMERCIAL 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(S) ARE APPROVED.
- STREET LIGHTS REQUIRED AS PER CITY OF WESLACO ORDINANCE.
- A 5' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF FM 1015, DURING THE BUILDING PERMIT STAGE.
- LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
- A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. IN ACCORDANCE WITH TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES, THIS RESTRICTION SHALL BE STIPULATED ON ALL DEEDS, CONTRACT FOR DEEDS, AND ANY OTHER TYPE OF CONVEYANCE. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1, PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1015 (MILE 3 WEST ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- DRAINAGE DETENTION POND SHALL TO 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.

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 (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, THE RIGHT TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSES 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 HEREBY GRANTED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY 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 ADJUTS 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 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 AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE. 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 THE 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 HAS EXECUTED THIS INSTRUMENT THE 16th DAY OF September, 2014

Ismael Castillo
 (GRANTEE'S SIGNATURE)

ACKNOWLEDGMENT

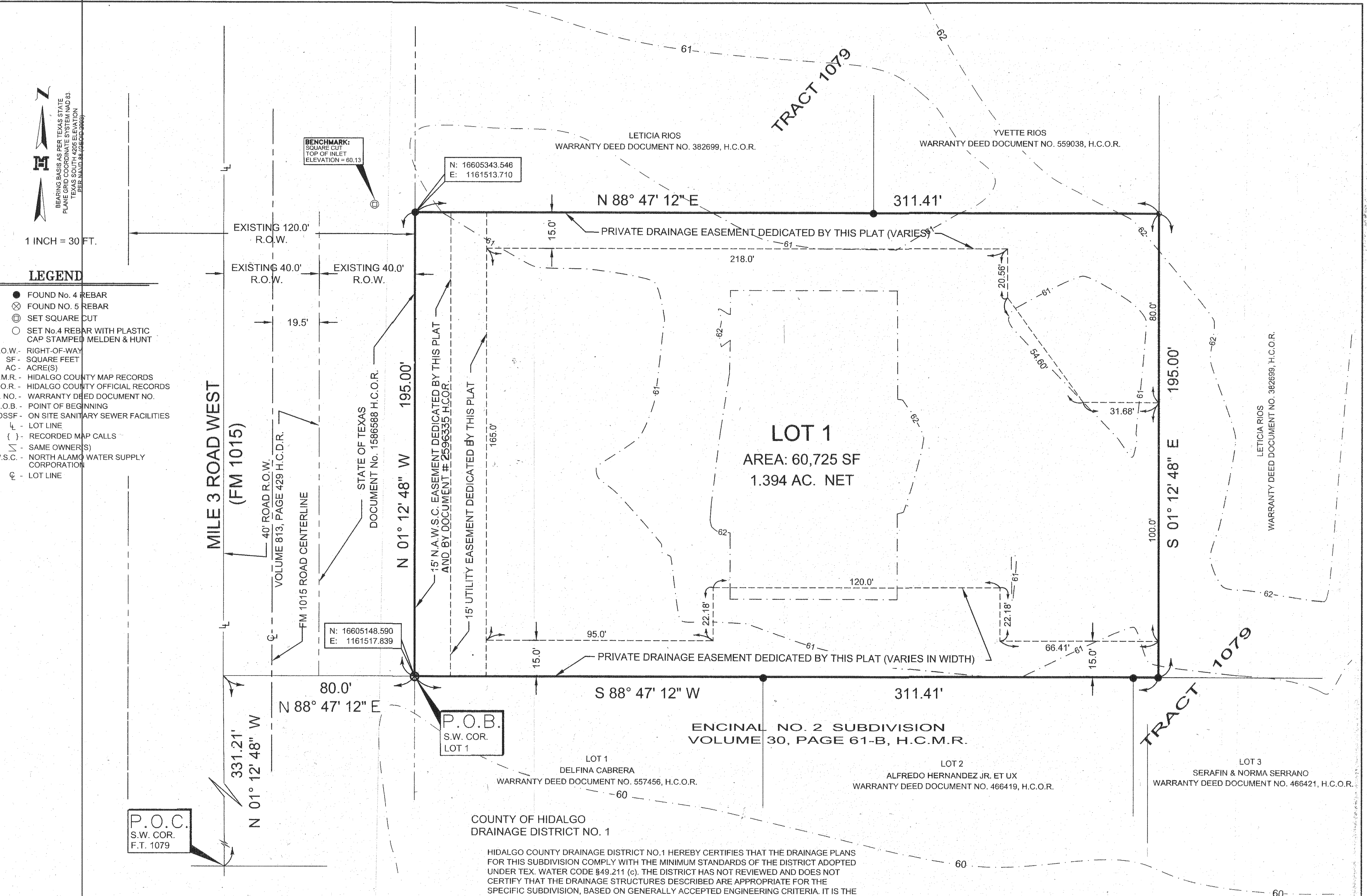
THE STATE OF TEXAS §
 COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *Ismael Castillo* and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF September, 2014

Lydia Flores
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. June 20, 2018

- #### LEGEND
- FOUND NO. 4 REBAR
 - ⊗ FOUND NO. 6 REBAR
 - ⊙ SET SQUARE CUT
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. RIGHT-OF-WAY
 - SF - SQUARE FEET
 - AC - ACRES
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
 - P.O.B. - POINT OF BEGINNING
 - OSSF - ON SITE SANITARY SEWER FACILITIES
 - LOT LINE
 - () RECORDED MAP CALLS
 - SAME OWNER(S)
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - LOT LINE



CITY OF WESLACO
 CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

David Suarez
 MAYOR OF WESLACO
 DATE: 3/10/15

Ismael Castillo
 ATTEST: CITY OF WESLACO SECRETARY
 DATE: 3/10/15

CITY OF WESLACO
 CERTIFICATE OF APPROVAL

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

DATED ON THIS 8 DAY OF July 20 14
 03-09-15

[Signature]
 CHAIRMAN
 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO, TEXAS.

DATED THIS 20 DAY OF Sept 20 14

Fred L. Kurth
 FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
 STATE OF TEXAS

DATE SURVEYED: 01-24-2013
 T-841, PG. 50, T-841, PG. 62
 SURVEY JOB # 13933.08

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR FM 1015 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS 20 DAY OF Sept 20 14

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

CERTIFICATION OF HIDALGO & CAMERON COUNTIES
 IRRIGATION DISTRICT NO. 9

THIS PLAT "RSBR FM 1015 SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 AND WAS APPROVED BY SUCH DISTRICT SUBJECT TO:

- THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- IT IS UNDERSTOOD THE OWNERS WILL BE MADE AWARE OF ALL OF THE DISTRICT'S PIPELINES, DRAINS, CANALS, EASEMENTS, ETC. THAT EXIST WITHIN THEIR PROPERTY.

DATED THIS 19th DAY OF Sept 20 14

[Signature]
 BY: GENERAL MANAGER

INDEX TO SHEET OF RSBR FM 1015 SUBDIVISION:

SHEET 1:
 HEADINGS: INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION CERTIFICATION, ATTESTATION; ENGINEERING & SURVEYORS' CERTIFICATION; CITY APPROVAL CERTIFICATION; COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 APPROVAL; H.C.D.D. No. 1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.

SHEET 2:
 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING, SITE PLAN, TOPOGRAPHY AND DRAINAGE; CONSTRUCTION DETAILS; REVISION NOTES.

FILE 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

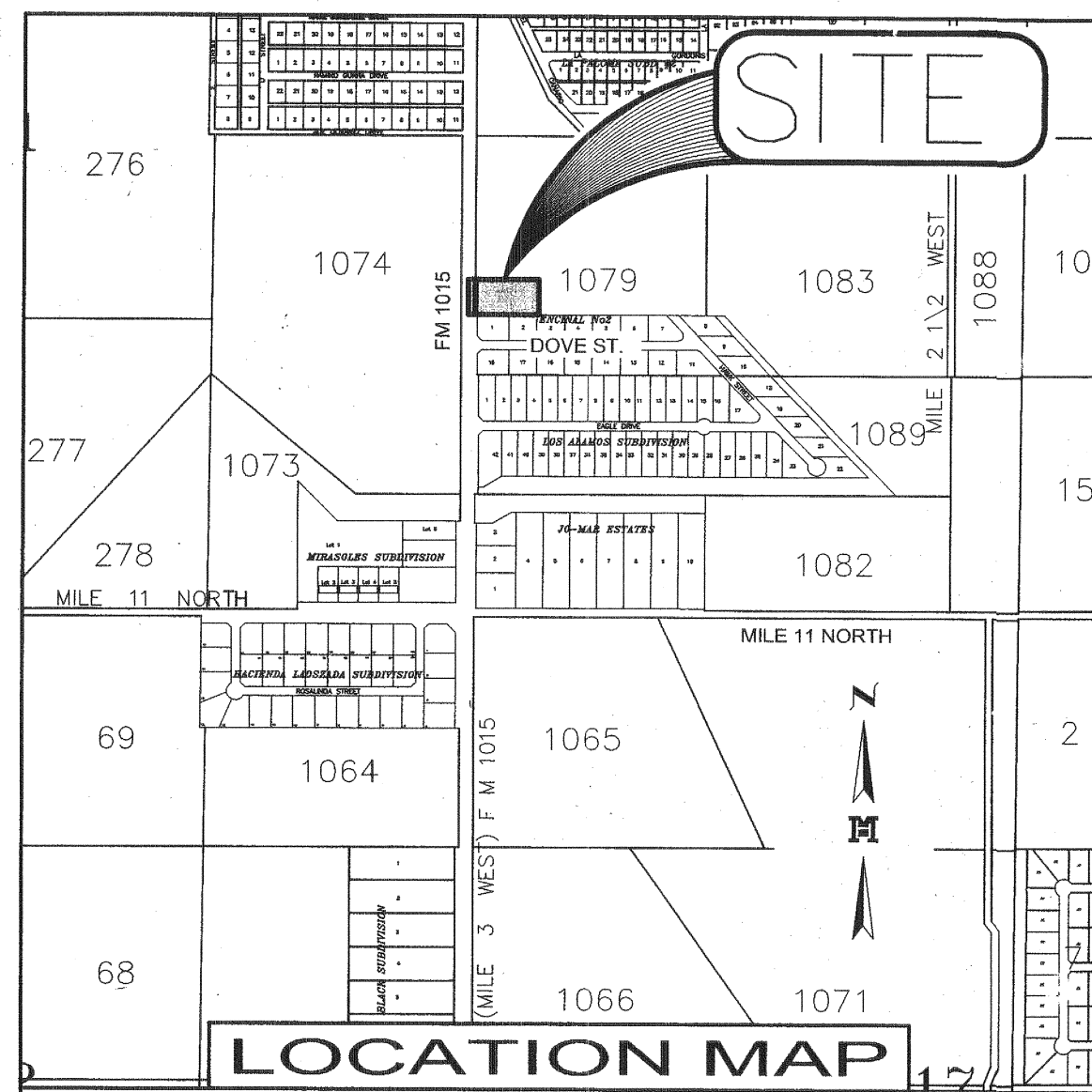
BY: _____ DEPUTY

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.029 (A)

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RSBR FM 1015 SUBDIVISION WAS REVIEWED AND APPROVED BY THE

ON THIS 20 DAY OF Sept 20 14

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RSBR FM 1015 SUBDIVISION IS LOCATED IN THE SOUTH EASTERN AREA OF HIDALGO COUNTY, ON THE EAST SIDE, AT APPROXIMATELY 155 FT. NORTH OF THE INTERSECTION OF MILE 3 WEST (FM1015) AND DOVE ST. THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 35,771, 2010 CENSUS). RSBR FM 1015 SUBDIVISION LIES APPROXIMATELY 0.83 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

FINAL PLAT SUBDIVISION MAP OF RSBR FM 1015 SUBDIVISION

BEING A RESUBDIVISION OF
1.394 ACRES (60,725 S.F.)
OUT OF OF
FARM TRACT 1079
WEST & ADAMS TRACTS SUBDIVISION,
AS RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS

RSBR FM 1015 SUBDIVISION
DRAINAGE STATEMENT
JOB NO. 13093.0 DATE: JULY 21, 2014

RSBR FM 1015 SUBDIVISION IS 1.394 ACRES (60,725 SQ. FT.) OUT OF TRACT 1079, WEST & ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R., HIDALGO COUNTY TEXAS, AND WITHIN THE 2 MILE ETJ OF THE CITY OF WESLACO. THIS IS EXISTING OPEN LAND WITH AN UNOCCUPIED BUILDING SHELL AND IS PROPOSED AS A LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, MORE SPECIFICALLY IN ZONE "AE" WHICH IS FURTHER DESCRIBED AS "BASE FLOOD ELEVATION DETERMINED TO BE 63.50", AS PER COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 AND FURTHER REVISED TO REFLECT LOMR CASE NO. 02-06-71SP ON MAY 30, 2002 AND FURTHER REVISED TO REFLECT LOMR-F CASE NO. 15-06-1279C ON APRIL 15, 2015. THE SOILS ARE RAMONVILLE CLAY LOAM, RAMONVILLE CLAY LOAM IS MODERATELY FINE TEXTURED. THIS SOIL IS IN HYDROLOGIC GROUP "C". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "C", THE PREDOMINANT TYPE WITHIN THIS SITE.

THE EXISTING DRAINAGE FOR RSBR FM 1015 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM NATURAL GROUND IN A WESTERLY DIRECTION AND ONTO FM 1015 WHICH DRAINS THROUGH EXISTING CURB AND GUTTER IN A NORTHERLY DIRECTION INTO AN EXISTING STORM DRAIN INLET ALONG THE EAST SIDE OF FM 1015. THE ULTIMATE OUTFLOW IS INTO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAINAGE SYSTEM AND INTO THE MERCEDES LATERAL. THE PROPOSED RUNOFF FROM THIS SITE WILL FLOW FROM THE BUILDING AND PARKING AREAS ONTO THE GREEN AREAS AND INTO THE DETENTION SWALES. THE SWALES, LOCATED ALONG THE PERIMETER OF THE SITE, WILL HAVE AN 8" BLEEDER CONNECTION FROM THE SWALE INTO THE EXISTING TxDOT STORM DRAIN INLET ON THE NORTHWEST CORNER OF THIS PROPERTY, WHICH WILL REQUIRE A TxDOT UR PERMIT.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION, THEREFORE, AS PER ATTACHED CALCULATIONS, 4,943 CUBIC FEET OF DETENTION IS REQUIRED AND WILL BE PROVIDED WITHIN THE DRAINAGE SWALES OF THIS SUBDIVISION, WHICH WILL BE MAINTAINED BY THE PROPERTY OWNER.

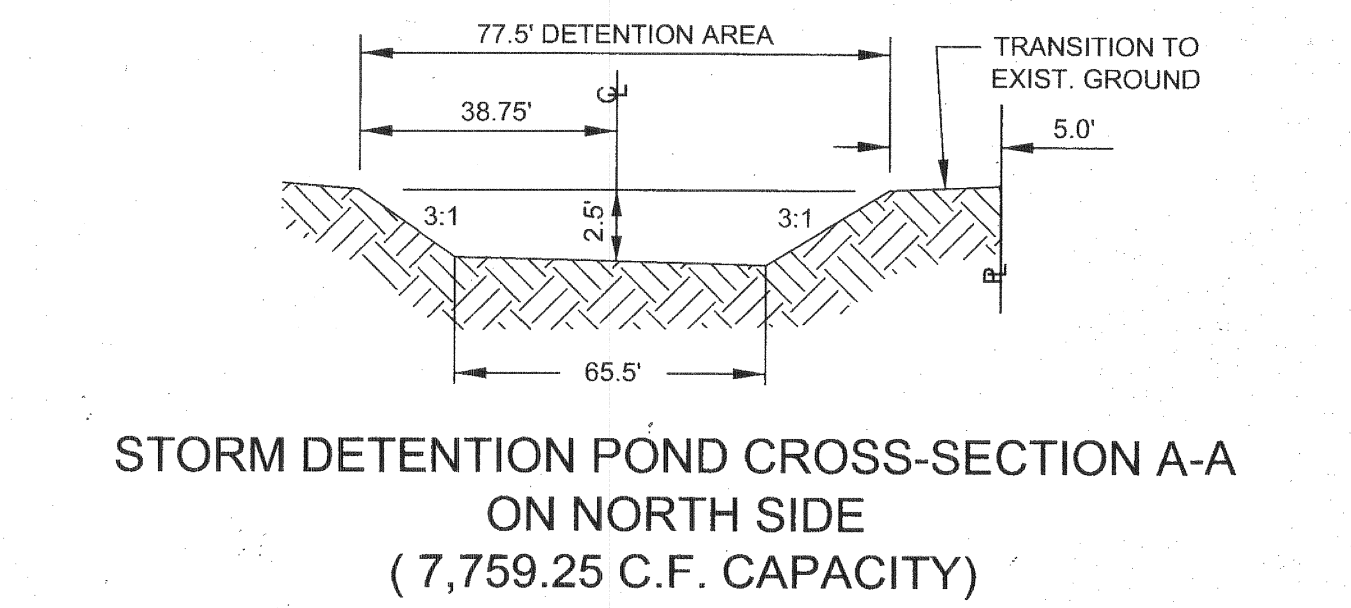
CERTIFICATION FOR DRAINAGE REPORT:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE AREA WITHIN THIS SUBDIVISION CORRESPONDING TO THE 100-YEAR FLOODPLAIN AS DESCRIBED IN FLOOD ZONE AE COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000, FURTHER REVISED TO REFLECT LOMR CASE NO. 02-06-71SP ON MAY 30, 2002 IS CONTAINED IN THE PROPOSED DRAINAGE SWALES.

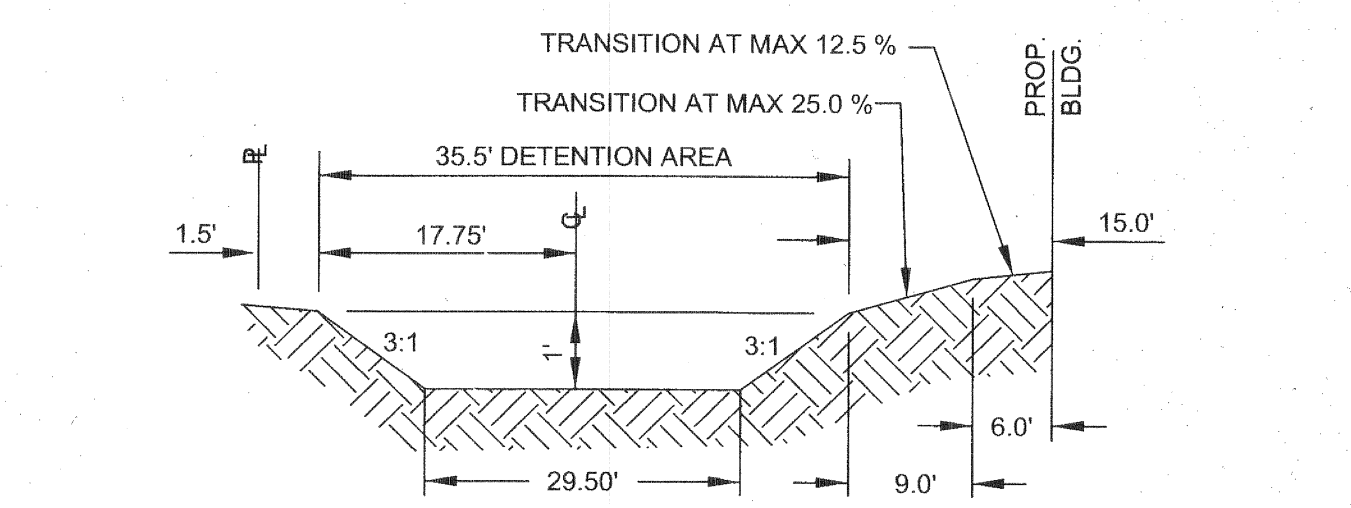
Kelley A. Heller-Vela DATE: 08-19-14
 KELLEY A. HELLER-VELA
 PROFESSIONAL LICENSED ENGINEER NO. 97421



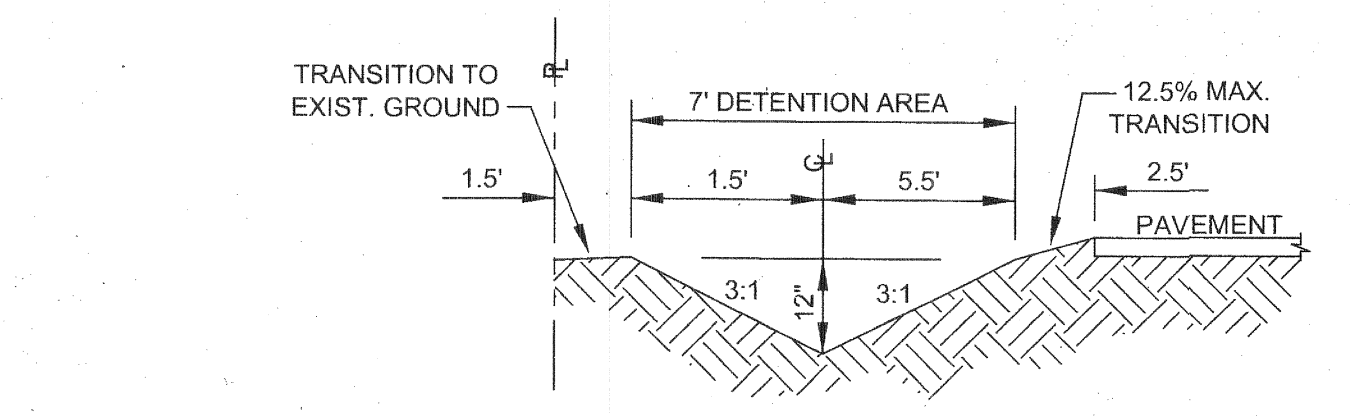
COST ESTIMATES:
 DRAINAGE IMPROVEMENTS: \$ 7,500.00
 WATER DISTRIBUTION: \$ 5,000.00
 O.S.F.: \$ 1,500.00
 TOTAL: \$ 14,000.00



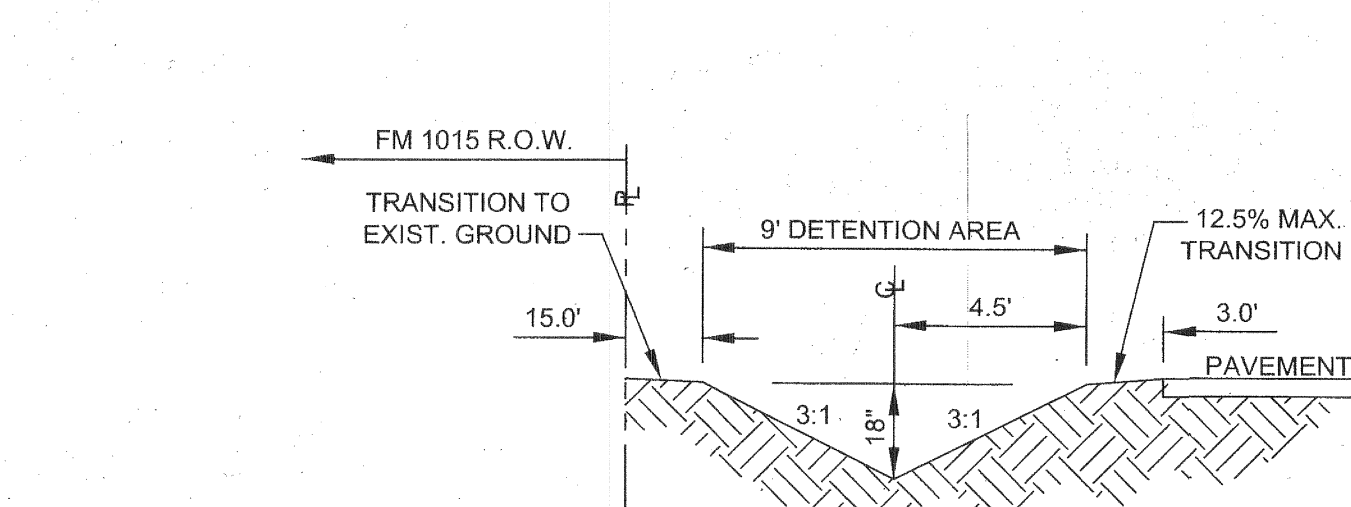
NOTE: DETENTION CALCULATED IN VERTICAL 1" INCREMENTS (EXCEPT AT ODD 0.5 FT INCREMENTS)
 AREAS FROM ELEV. 61 TO ELEV 60 => ((3981 SF - 3261 SF) / 2) * 3261 = 3621.0 CF
 AREAS FROM ELEV. 60 TO ELEV 59 => ((3261 SF - 2584 SF) / 2) * 2584 = 2922.5 CF
 AREAS FROM ELEV. 59 TO ELEV 58.5 => (((2584 SF - 2279 SF) / 2) * 2279) * 0.5 = 1215.75 CF
 TOTAL POND DETENTION = 7759.25 CF



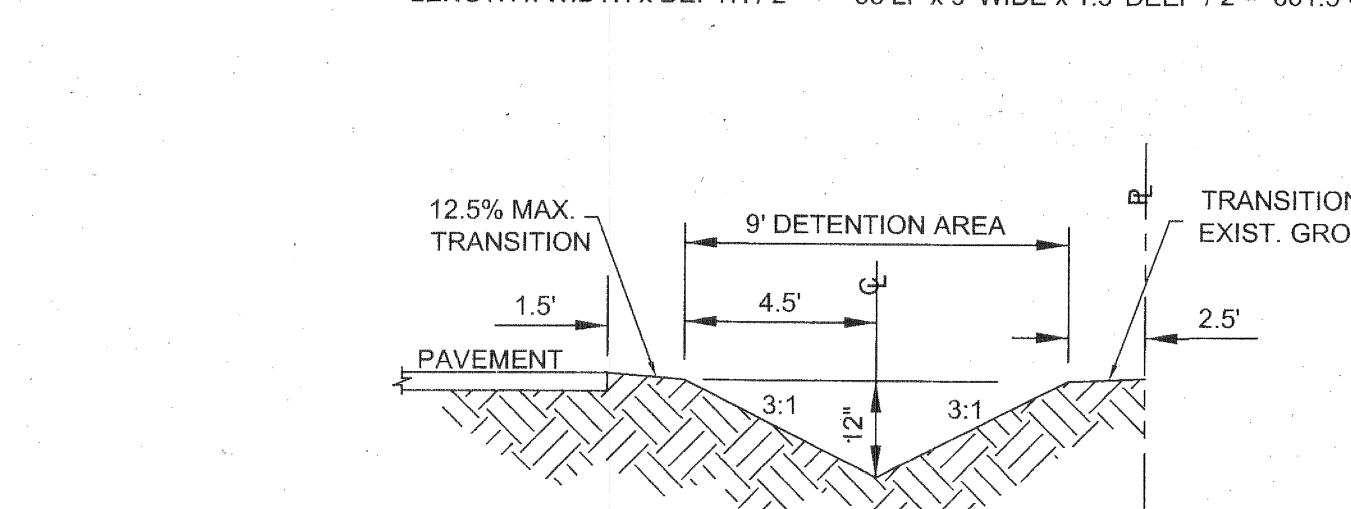
NOTE: DETENTION CALCULATED IN VERTICAL 1" INCREMENTS
 AREAS FROM ELEV. 60 TO ELEV 61 => ((4264 SF - 3363 SF) / 2) * 3363 = 3813.5 CF
 TOTAL POND DETENTION = 3813.5 CF



LENGTH x WIDTH x DEPTH / 2 => 96 LF x 3' WIDE x 1' DEEP / 2 = 144 CF



LENGTH x WIDTH x DEPTH / 2 => 98 LF x 9' WIDE x 1.5' DEEP / 2 = 661.5 CF

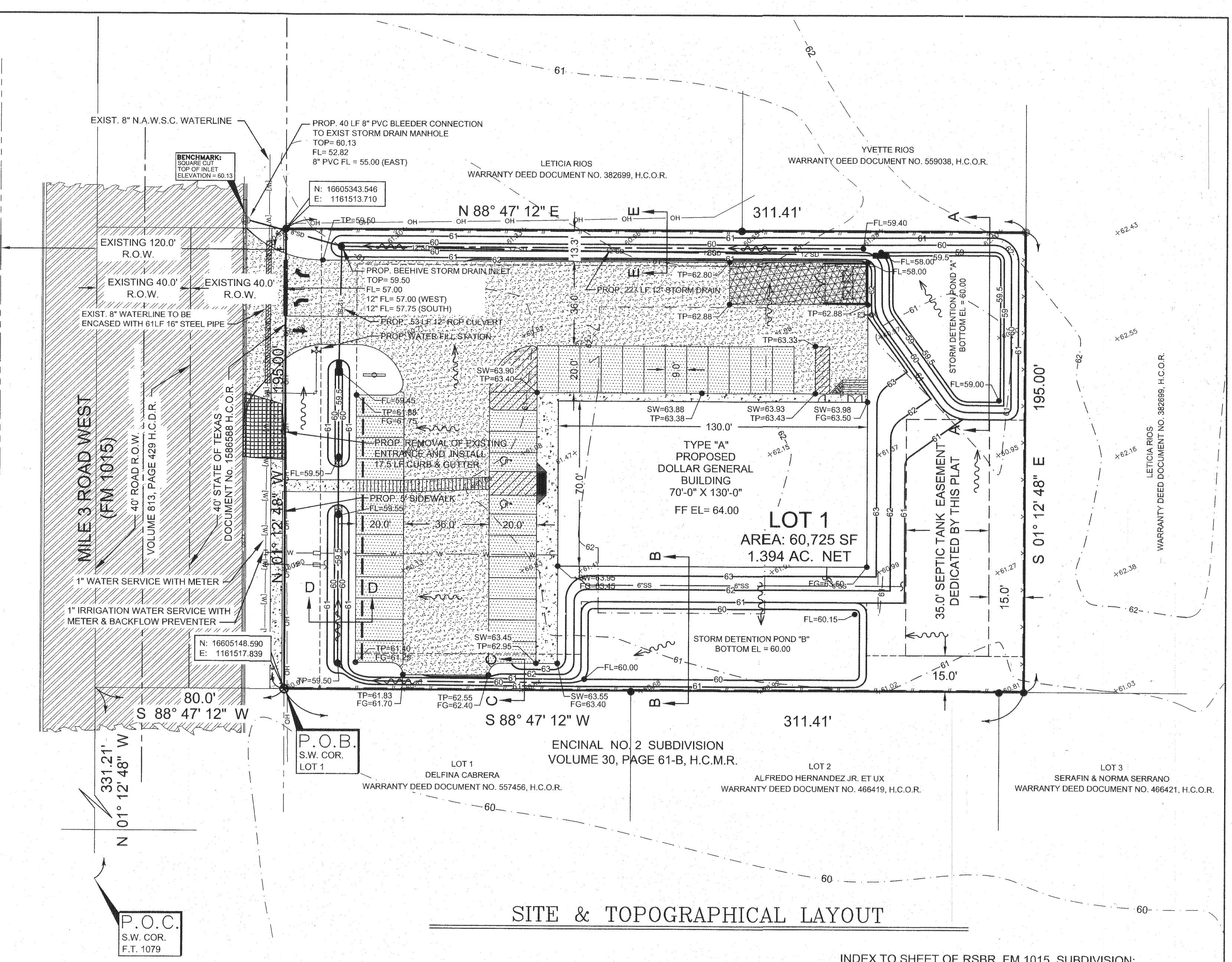


LENGTH x WIDTH x DEPTH / 2 => 219 LF x 9' WIDE x 1' DEEP / 2 = 985.5 CF

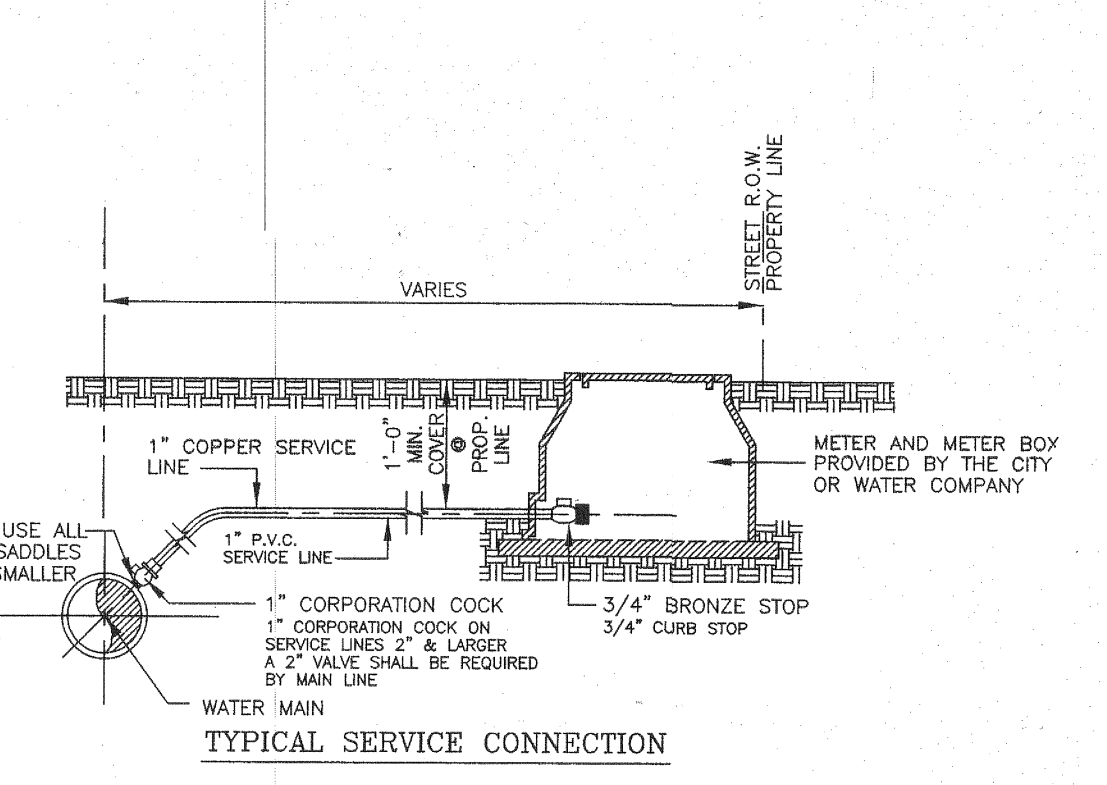
1 INCH = 30 FT.

LEGEND

- FOUND NO. 4 REBAR
- SET SQUARE CUT
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT-OF-WAY
- SF - SQUARE FEET
- AZ - ACRES
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
- P.O.B. - POINT OF BEGINNING
- OSSF - ON SITE SANITARY SEWER FACILITIES
- LOT LINE
- (-)- RECORDED MAP CALLS
- SAME OWNERS
- (-)- EXISTING WATERLINE
- FL-XXXX PROPOSED FLOW LINE ELEVATION
- DIRECTIONAL FLOW ARROW

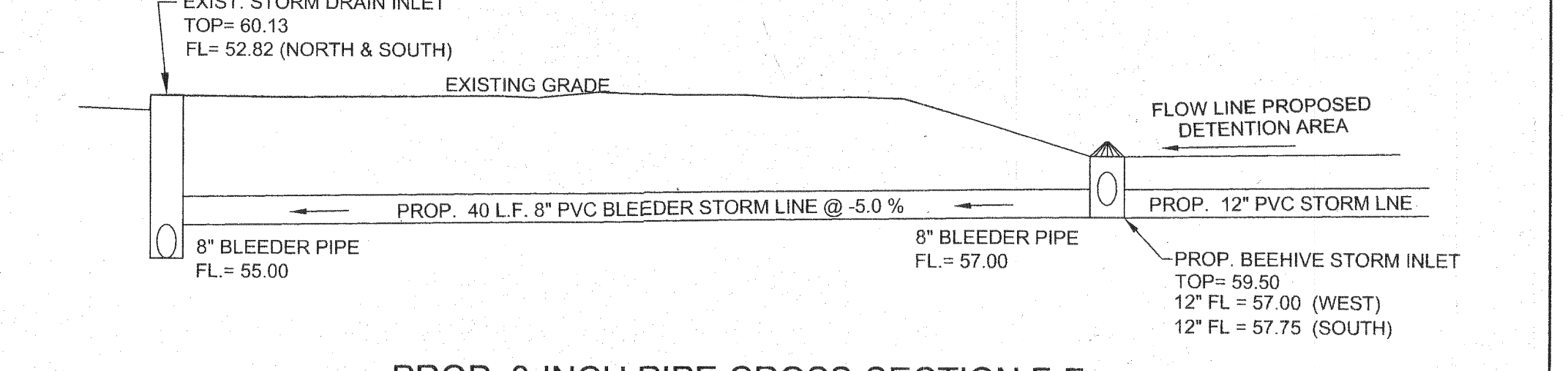


TOTAL DETENTION PROVIDED:
 DETENTION AREA "A" = 7759.25 CF
 DETENTION AREA "B" = 3813.5 CF
 DETENTION AREA "C" = 144.0 CF
 DETENTION AREA "D" = 661.5 CF
 DETENTION AREA "E" = 985.5 CF
 TOTAL POND DETENTION = 13,363.75 CF
 TOTAL POND DETENTION REQUIRED = 4,943 CF
 TOTAL POND DETENTION SURPLUS = 8,420.75 CF



GENERAL NOTES:
 1. DRAWINGS INDICATE COPPER SERVICE LINES.
 2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHIELD CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS
 N.T.S.



REVISION NOTES

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |

DRAWN BY: CLEMENTE MENA DATE: 08-19-14
 SURVEY, CHECKED BY: DATE:
 FINAL CHECK: DATE:

INDEX TO SHEET OF RSBR FM 1015 SUBDIVISION:
 SHEET 1: HEADINGS; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION, ATTESTATION; ENGINEERING & SURVEYOR'S CERTIFICATION; CITY APPROVAL CERTIFICATION; COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 APPROVAL; H.C.D.D. No. 1, APPROVAL, HIDALGO COUNTY-RIGHT-OF-WAY DEPARTMENT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.
 SHEET 2: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; CONSTRUCTION DETAILS; REVISION NOTES.