



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 09-29-2015

PROPOSED AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION, PRECINCT No. 4.

ENGINEER: Garza – Garza Engineering DEVELOPER: Mirian Gonzalez

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: North of Curve Road approximately 200 feet west of Cesar Chavez Road.

SUBDIVISION LIES WITHIN THE:  ETJ of Edinburg and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6/09/2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be detained within detention ponds bleeding out to Curve Road as part of the proposed apartment complex site plan.

DISTANCE TO A DRAIN DITCH: 1/4 mile north of development.

ROAD R.O.W. DEDICATION: No additional Right of Way is required.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8/12/2015 By, Joe Ochoa, Pct. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: City of Edinburg LINE SIZE: 8" LOCATION: North side of Curry Road.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: North side of Curve Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 8/13/2015 : By Martin Ramirez Environmental Compliance Coordinator

### 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.*

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

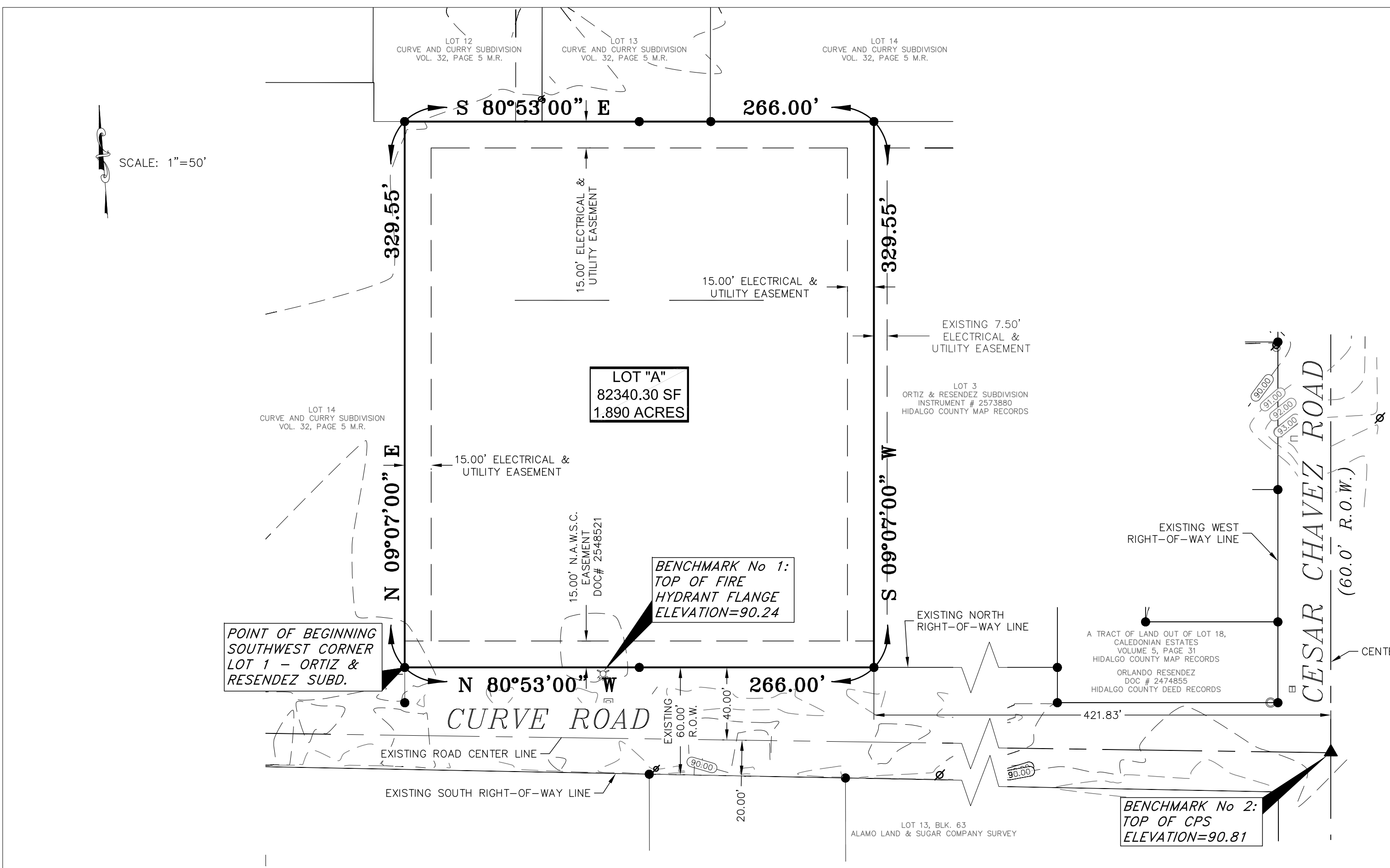
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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.



| LEGEND |                     |
|--------|---------------------|
| ●      | FOUND 1/2" IRON ROD |
| ⊗      | POWER POLE          |
| ⊕      | WATER METER SERVICE |
| ▲      | FOUND CPS           |
| ⊙      | FIRE HYDRANT        |
| -X-X-  | FENCE               |

**GENERAL PLAT NOTES & RESTRICTIONS**

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-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 NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE NO. 01-06-1095P)
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- 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: 40.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)  
REAR: 15.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)  
SIDE: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR MULTI-FAMILY USE:  
LOT "A" SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. NO. 1: ELEVATION=90.24, N.A.V.D. 83. DESCRIPTION: TOP OF FIRE HYDRANT FLANGE LOCATED ALONG THE NORTH SIDE OF CURVE ROAD APPROXIMATELY 5.0 FEET SOUTH OF EXISTING ROAD RIGHT-OF-WAY.  
B.M. NO. 2: ELEVATION=90.81, N.A.V.D. 83. DESCRIPTION: COTTON-PICKER SPINDLE (C.P.S.) FOUND AT THE INTERSECTION OF CURVE ROAD WITH CESAR CHAVEZ ROAD.
- 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 4188 CUBIC FEET OR 0.20 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETAILED ON PROPOSED DRAINAGE GREEN AREAS / SWALES.
- 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO ALL APARTMENT UNITS 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(S).
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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.
- 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 LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR MULTI-FAMILY 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 OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PAY 100% OF THE PARKLAND FEE OF \$1325.00 PER APARTMENT UNIT PRIOR TO THE RECORDING OF THIS SUBDIVISION.
- UTILITY PROVIDERS:  
POWER: AEP  
WATER: NORTH ALAMO WATER SUPPLY CORP. (NAWSC)  
SEWER: CITY OF EDINBURG

NORTH ALAMO WATER SUPPLY CORPORATION  
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 TRANSFERREES (hereinafter called "grantor" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (hereinafter called "grantee"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED, THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF 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 GRANTEE EXECUTED THIS INSTRUMENT  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MIRIAM GONZALEZ  
3921 E. MILE 17 RD.  
EDINBURG, TX 78542

STATE OF TEXAS - COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), MIRIAM GONZALEZ, AS OWNERS OF THE 1.89 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MIRIAM GONZALEZ  
3921 E. MILE 17 RD.  
EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MIRIAM GONZALEZ PROVED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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/HEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS - COUNTY OF HIDALGO  
PLAT APPROVAL CERTIFICATE  
UNDER LOCAL GOVERNMENT CODE § 232.022(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2015.

HIDALGO COUNTY JUDGE \_\_\_\_\_ ATTEST: \_\_\_\_\_  
HIDALGO COUNTY CLERK

DRAINAGE DISTRICT 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 IRRIGATION DISTRICT NO. 1 CERTIFICATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS - CITY OF EDINBURG  
PLAT APPROVAL CERTIFICATE

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

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN DATE \_\_\_\_\_

FILED RECORDED IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

AS INSTRUMENT NUMBER: \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY CLERK.

| PRINCIPAL CONTACTS:                    |  |                               |  |
|--|--|-------------------------------|--|
| NAME                                   | ADDRESS                                  | PHONE(S)                      |  |
| OWNER: MIRIAM GONZALEZ                 | 3921 E. MILE 17 RD. EDINBURG, TX 78542   | (956) 874-9771                |  |
| ENGINEER: INEZ B. GARZA, JR., P.E.     | 3011 SAN FELIPE ST. - SAN JUAN, TX 78589 | (956) 905-2360                |  |
| SURVEYOR: JOSE MARIO GONZALEZ R.P.L.S. | 24593 FM 88 - MONTE ALTO, TX 78538       | (956) 380-5154 (956) 380-5156 |  |



**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
TBPFS FIRM # 10013900

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

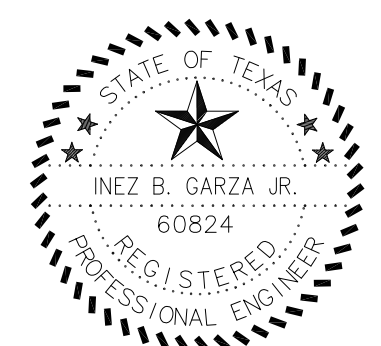
\_\_\_\_\_  
JOSE MARIO GONZALEZ DATE \_\_\_\_\_  
REG. PROFESSIONAL LAND SURVEYOR NO. 5571



ENGINEER CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

\_\_\_\_\_  
INEZ B. GARZA, JR., P.E. DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER NO. 60824



METES AND BOUNDS DESCRIPTION

A 1.89 ACRE TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2 OUT OF ORTIZ & RESENDEZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED UNDER INSTRUMENT NO. 2573880, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.89 ACRE TRACT OF LAND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

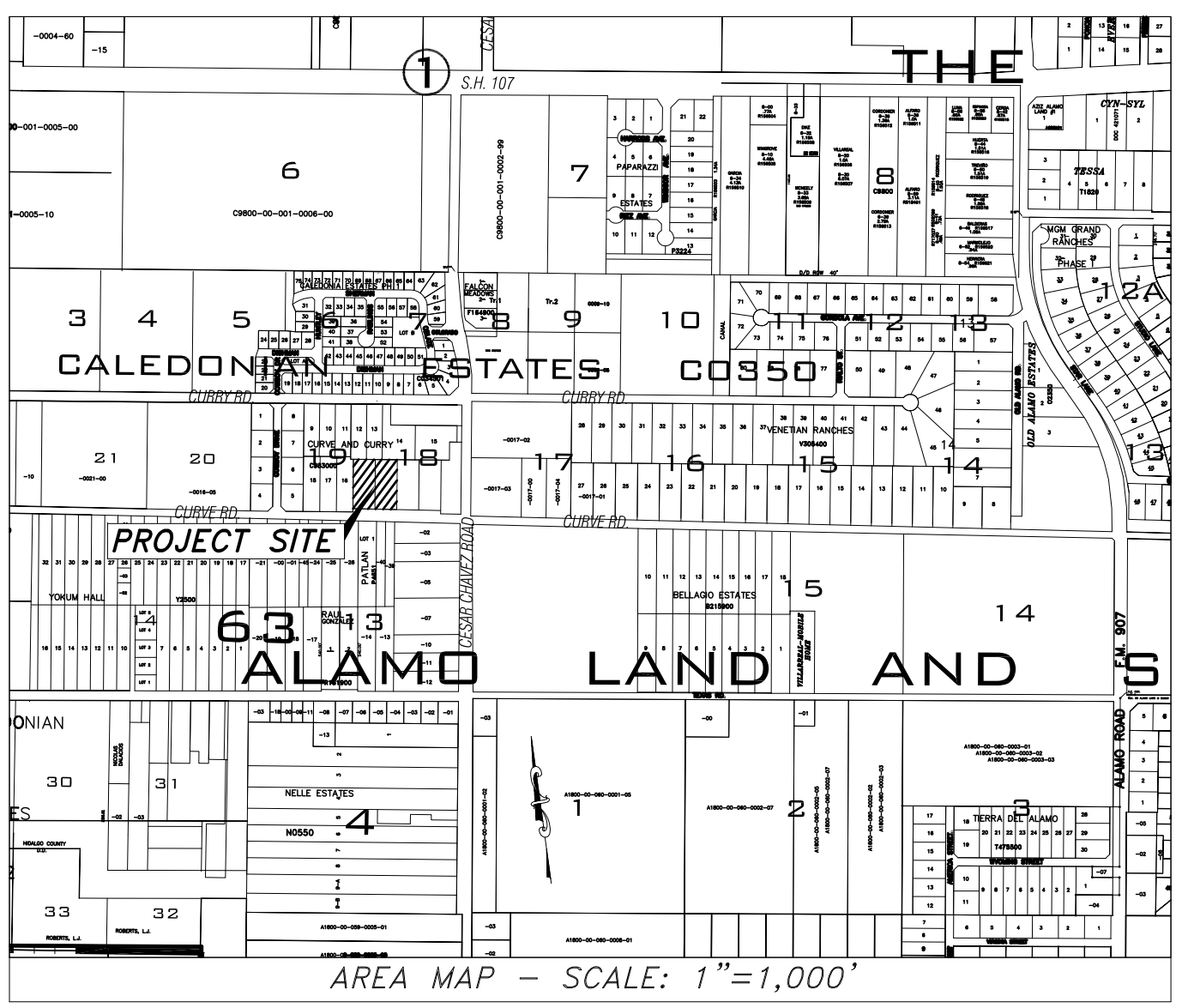
BEGINNING AT A 1/2" INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, ORTIZ & RESENDEZ SUBDIVISION; THENCE, N 09°07'00" E, WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 329.55 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1 AND THIS TRACT OF LAND;

THENCE, S 80°53'00" E, WITH THE NORTH LINE OF LOT 1 AND LOT 2, ORTIZ & RESENDEZ SUBDIVISION, A DISTANCE OF 266.00 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2 AND THIS TRACT OF LAND;

THENCE, S 09°07'00" W, A DISTANCE OF 329.55 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 2 AND THIS TRACT OF LAND;

THENCE, N 80°53'00" W, A DISTANCE OF 266.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.89 ACRES OF LAND, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE NORTHEASTERN SIDE OF HIDALGO COUNTY, ALONG THE NORTH SIDE OF CURVE ROAD APPROXIMATELY 125 FEET WEST OF CESAR CHAVEZ ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 72,424 - 2010 CENSUS. AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION LIES APPROXIMATELY 3,200 FEET (0.61 MILES) FROM EDINBURG'S CITY LIMITS AND IS WITHIN THE CITY'S 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.



**AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION**  
A 1.89 ACRE TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2 OUT OF ORTIZ & RESENDEZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED UNDER INSTRUMENT No. 2573880, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

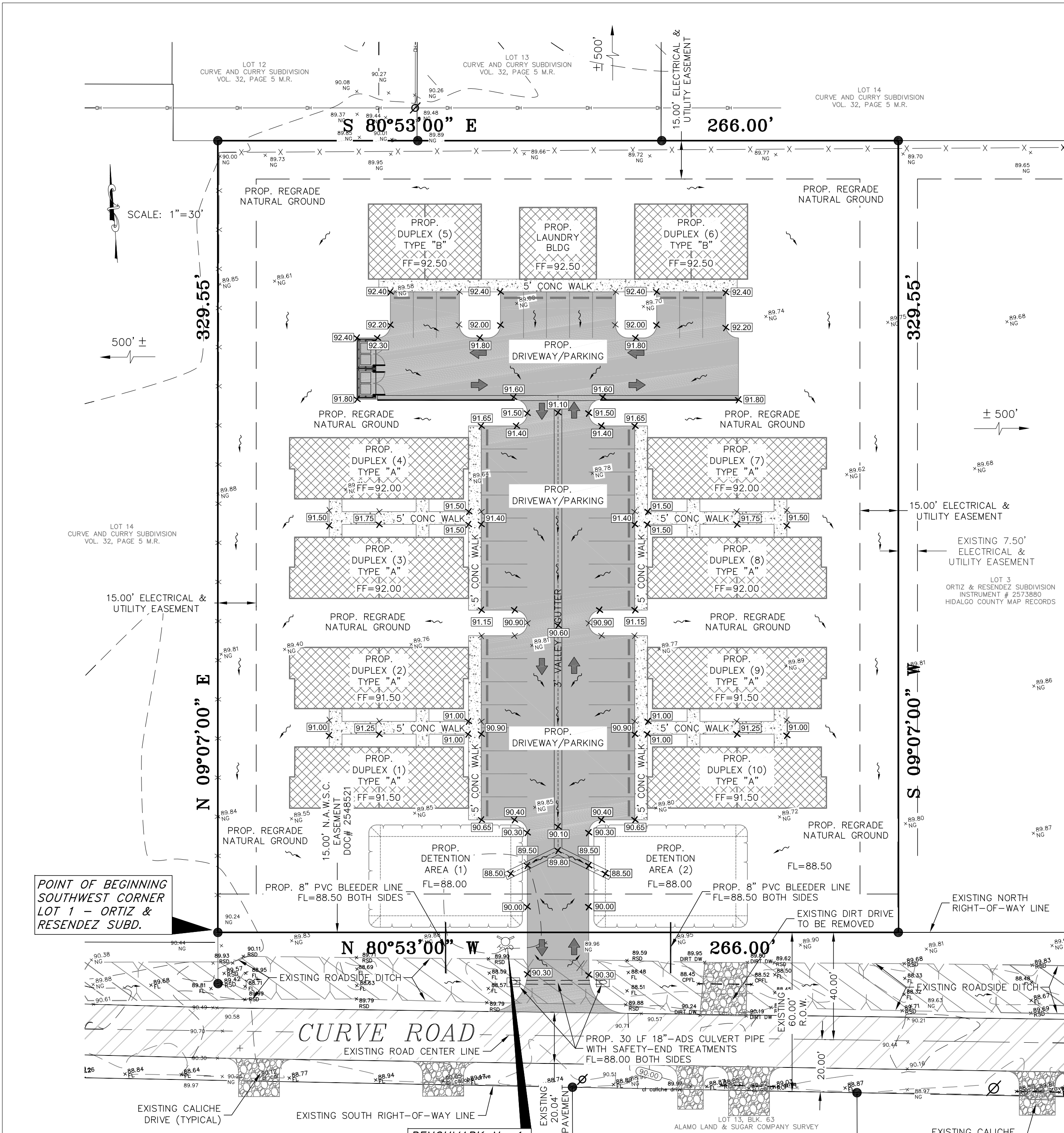
| INDEX OF SHEETS |   |
|-----------------|---|
| SHEET 1         | PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADINGS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING IRRIGATIONS: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, HIDALGO COUNTY IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S, H.C.H.D., CITY OF EDINBURG P.Z., AND CITY OF EDINBURG STATE. |
| SHEET 2         | UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS, ENGINEER'S WATER AND SANITARY SEWER REPORT & CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; SOIL EVALUATION REPORT INFORMATION; WATER METER DETAILS.  |
| SHEET 3         | TOPOGRAPHY LAYOUT, GRADING AND DRAINAGE PLAN; DRAINAGE REPORT; DETENTION SWALE DETAIL; DIMENSIONED SITE PLAN.   |

DATE OF PREPARATION: JULY 27, 2015

**GARZA-GARZA CONSULTING ENGINEERS**  
FIRM REGISTRATION NO. F-004983  
3011 SAN FELIPE ST. - SAN JUAN, TX 78589  
OFFICE: (956) 905-2360  
CELL: (956) 451-4729

CITY OF EDINBURG ETJ - HIDALGO COUNTY PAGE: 1 OF 3





**TOPOGRAPHY LAYOUT, GRADING & DRAINAGE PLAN**

**DRAINAGE STATEMENT**  
 MAY 11, 2015  
 PREPARED BY: INEZ B. GARZA JR., P.E.  
 AMENDED PLAT FOR LOT 1 & LOT 2  
 ORTIZ & RESENDEZ SUBDIVISION  
 CITY OF EDINBURG E.T.J.  
 HIDALGO COUNTY, TEXAS

AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION IS A (1) ONE LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION CONSISTING OF A 1.89 ACRE TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2 OUT OF ORTIZ & RESENDEZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED UNDER INSTRUMENT No. 2573880, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P)

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO SANDY CLAY LOAM (2B) WITH 0 TO 1 % SLOPES. THIS SOIL IS WELL-DRAINED, SURFACE RUNOFF MODERATE, PERMEABILITY IS MODERATE TO HIGH, AND THE WATER CAPACITY IS HIGH.

THERE IS AN EXISTING ROADSIDE DITCH ON FRONT OF THIS PROPERTY ALONG CURVE ROAD, EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTHEASTERLY DIRECTION TO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT No. 1 DRAIN DITCH, APPROXIMATELY 1,500 FEET FROM THIS PROPERTY. STORM WATER IS THEN CONVEYED TO THE SOUTH MAIN DRAIN, MAIN FLOODWATER CHANNEL, AND TO A FINAL OUTFALL AT THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.59 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 7.98 CFS OF RUNOFF FOR THE 25-YEAR RAINFALL EVENT.

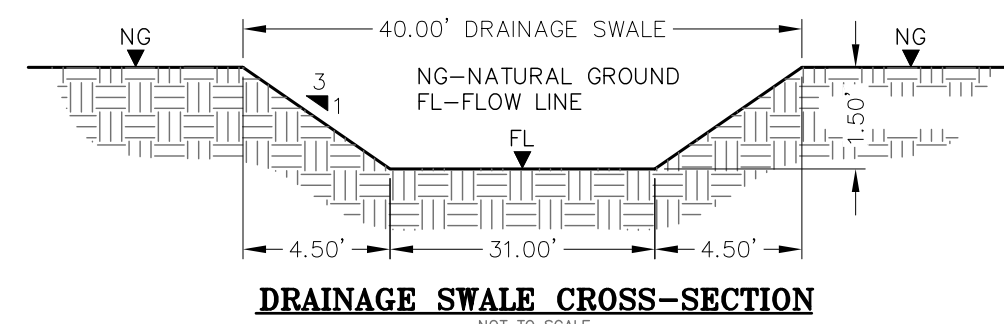
IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF EDINBURG'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 4,186 CF OR 0.10 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ON-SITE. THIS RUNOFF WILL BE DETAINED ON PROPOSED DRAINAGE GREEN AREAS / SWALES. OVERFLOW WILL BE RELEASED TO FOLLOW THE NATURAL DRAINAGE PATTERNS OF THE AREA. A DRAINAGE PLAN MUST BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

INEZ B. GARZA JR., P.E.  
 REG. PROFESSIONAL ENGINEER NO. 60824



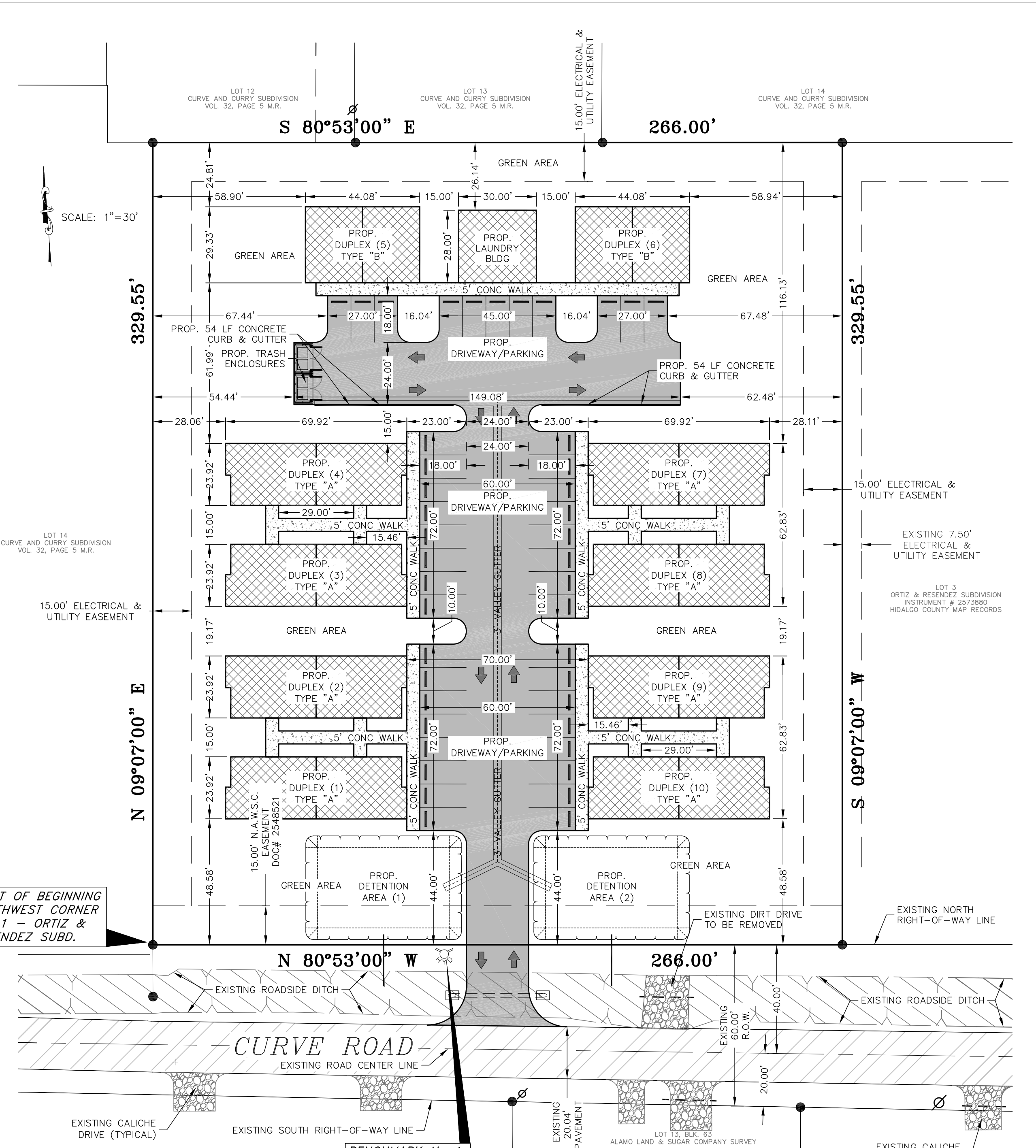
|                                |                |
|--------------------------------|----------------|
| LOT "A"                        | 82,340.30 (SF) |
|                                | 1.890 (AC)     |
| STORM WATER DETENTION REQUIRED | 4186 (CF)      |
| STORM WATER DETENTION PROVIDED | 5848 (CF)      |



**DRAINAGE SWALE CROSS-SECTION**

**ABBREVIATIONS**

|        |                     |
|--------|---------------------|
| H.C.   | - HANDICAPPED       |
| R.O.W. | - RIGHT-OF-WAY      |
| R      | - RADIUS            |
| S.F.   | - SQUARE FEET       |
| C.F.   | - CUBIC FEET        |
| FF     | - FINISH FLOOR      |
| FL     | - FLOW LINE         |
| H.C.   | - HANDICAPPED       |
| R.O.W. | - RIGHT-OF-WAY      |
| U.G.C. | - UNDERGROUND CABLE |
| TOC    | - TOP OF CURB       |
| TOW    | - TOP OF WALK       |
| TOA    | - TOP OF ASPHALT    |
| G      | - GUTTER            |
| RSD    | - ROAD SIDE DITCH   |



**DIMENSIONED SITE PLAN**

|                            |                   |
|----------------------------|-------------------|
| LOT "A"                    | 82,340.30 (SF)    |
|                            | 1.890 (AC)        |
| TYPE "A" DUPLEX AREA       | 1624 (SF)         |
| No. OF DUPLEXES            | 8 (EA)            |
| TOTAL TYPE "A" DUPLEX AREA | 12992 (SF)        |
| TYPE "B" DUPLEX AREA       | 1294 (SF)         |
| No. OF DUPLEXES            | 2 (EA)            |
| TOTAL TYPE "A" DUPLEX AREA | 2588 (SF)         |
| LAUNDRY BUILDING AREA      | 840 (SF)          |
| <b>TOTAL BUILDING AREA</b> | <b>16420 (SF)</b> |
| <b>PARKING / DRIVES</b>    | <b>16480 (SF)</b> |
| <b>CONCRETE WALK WAYS</b>  | <b>3628 (SF)</b>  |
| <b>TOTAL IMPROVEMENTS</b>  | <b>36528 (SF)</b> |
| GREEN AREA REQUIRED (10%)  | 8234.03 (SF)      |
| GREEN AREA PROVIDED        | 45,812.30 (SF)    |
|                            | 56%               |
| PARKING SPACES REQUIRED    | 38 (EA)           |
| PARKING SPACES PROVIDED    | 43 (EA)           |

**AMENDED PLAT FOR LOT 1 & LOT 2 ORTIZ & RESENDEZ SUBDIVISION**

A 1.89 ACRE TRACT OF LAND BEING ALL OF LOT 1 AND LOT 2 OUT OF ORTIZ & RESENDEZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED UNDER INSTRUMENT No. 2573880, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**INDEX OF SHEETS**

|         |   |
|---------|---|
| SHEET 1 | PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W., AREA MAP, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, HIDALGO COUNTY IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S, H.C.H.D., CITY OF EDINBURG P&Z, AND CITY OF EDINBURG STAFF. |
| SHEET 2 | UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS, ENGINEER'S WATER AND SANITARY SEWER REPORT & CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; SOIL EVALUATION REPORT INFORMATION; WATER METER DETAILS.  |
| SHEET 3 | TOPOGRAPHY LAYOUT, GRADING AND DRAINAGE PLAN; DRAINAGE REPORT; DETENTION SWALE DETAIL; DIMENSIONED SITE PLAN.   |

FILED RECORDED IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

AS INSTRUMENT NUMBER: \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY CLERK.

**RIO DELTA SURVEYING**  
 24593 FM 88, MONTE ALTO, TX 78538  
 (TEL) 956-380-5154 (FAX) 956-380-5156  
 EMAIL: MARIO@RIODELTASURVEYING.COM  
 TBPFS FIRM # 10013900

DATE OF PREPARATION: JULY 27, 2015

**GARZA-GARZA CONSULTING ENGINEERS**  
 FIRM REGISTRATION No. F-004983  
 3011 SAN FELIPE ST. - SAN JUAN, TX 78589  
 OFFICE: (956) 905-2360  
 CELL: (956) 451-4729

CITY OF EDINBURG E.T.J. - HIDALGO COUNTY PAGE: 3 OF 3