



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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 CHARLIE'S ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: Nain Engineering DEVELOPER: Carlos Gonzalez

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East of FM 1015 approximately 1/4 mile South fo Mars Nursery Road (FM 1422).

SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8/24/2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Will be detained within the property by existing natural low areas.

DISTANCE TO A DRAIN DITCH: 1/2 a mile east of development.

ROAD R.O.W. DEDICATION: 20.00 feet additional R.O.W. dedicated by this plat.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9/08/2015 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9/09/2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 4" LOCATION: East side of FM 1015.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 9/03/2015 : 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: _____, _____

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.8 SECTION B. "BLOCKS AND LOTS"**

STAFF RECOMMENDS: **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.

CHARLIE'S ESTATES

A 17.49 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 61, MISSOURI TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 17.49 ACRE TRACT OF LAND OUT OF LOT 5 AND 6, BLOCK 61, MISSOURI TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING AT A POINT ON THE WEST LINE OF LOT 5 AND IN THE CENTERLINE OF FM 1015 FO RTHE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEARS N 09°20' E, 795.00 FEET FROM THE SOUTHWEST CORNER OF LOT 5; THENCE: N 09°20' E, ALONG THE WEST LINE OF LOT 5 AND THE CENTERLINE OF FM 1015, A DISTANCE OF 360.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE: S 80°40' E, PASSING A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "R&A" ON 40.00 FEET FOR THE EAST R.O.W. LINE OF FM 1015, A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 5 FOR AN INTERIOR CORNER OF THIS TRACT:

THENCE: N 09°20' E, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 165.00 FEET FOR THE NORTHWEST CORNER OF LOT 6 AN FOR AN EXTERIOR CORNER OF THIS TRACT:

THENCE: S 80°40' E, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE: S 09°20' W, A DISTANCE OF 495.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE: N 80°40' W, PASSING A 1/2" IRON ROD FOUND AT 100.00 FEET FOR A REFERENCE POINT, A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "R&A" FOR AN EXTERIOR CORNER OF THIS TRACT:

THENCE: N 09°20' E, A DISTANCE OF 32.86 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "R&A" FOR AN INTERIOR CORNER OF THIS TRACT:

THENCE: N 80°40' W, A DISTANCE OF 630.00 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "R&A" FOR AN INTERIOR CORNER OF THIS TRACT:

THENCE: S 09°20' W, A DISTANCE OF 62.86 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "R&A" FOR AN EXTERIOR CORNER OF THIS TRACT:

THENCE: N 80°40' W, PASSING A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "R&A" AT 650.00 FEET FOR THE EAST R.O.W. LINE OF FM 1015, A TOTAL DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.49 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, CARLOS GONZALEZ, ALBERT AND YOLANDA GARCIA, OWNER OF THE 17.49 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "CHARLIE'S ESTATES" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

- WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
- (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: ALBERT GARCIA - LOT 1
ADDRESS: P.O. BOX 8
LYFORD, TEXAS, 78569

OWNER: YOLANDA GARCIA - LOT 1
ADDRESS: P.O. BOX 8
LYFORD, TEXAS, 78569

OWNER: CARLOS GONZALEZ
ADDRESS: P.O. BOX 663
ELSA, TEXAS, 78543

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS GONZALEZ, ALBERT AND YOLANDA GARCIA PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE DELTA LAKE IRRIGATION DISTRICT

ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON DELTA LAKE IRRIGATION DISTRICT RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

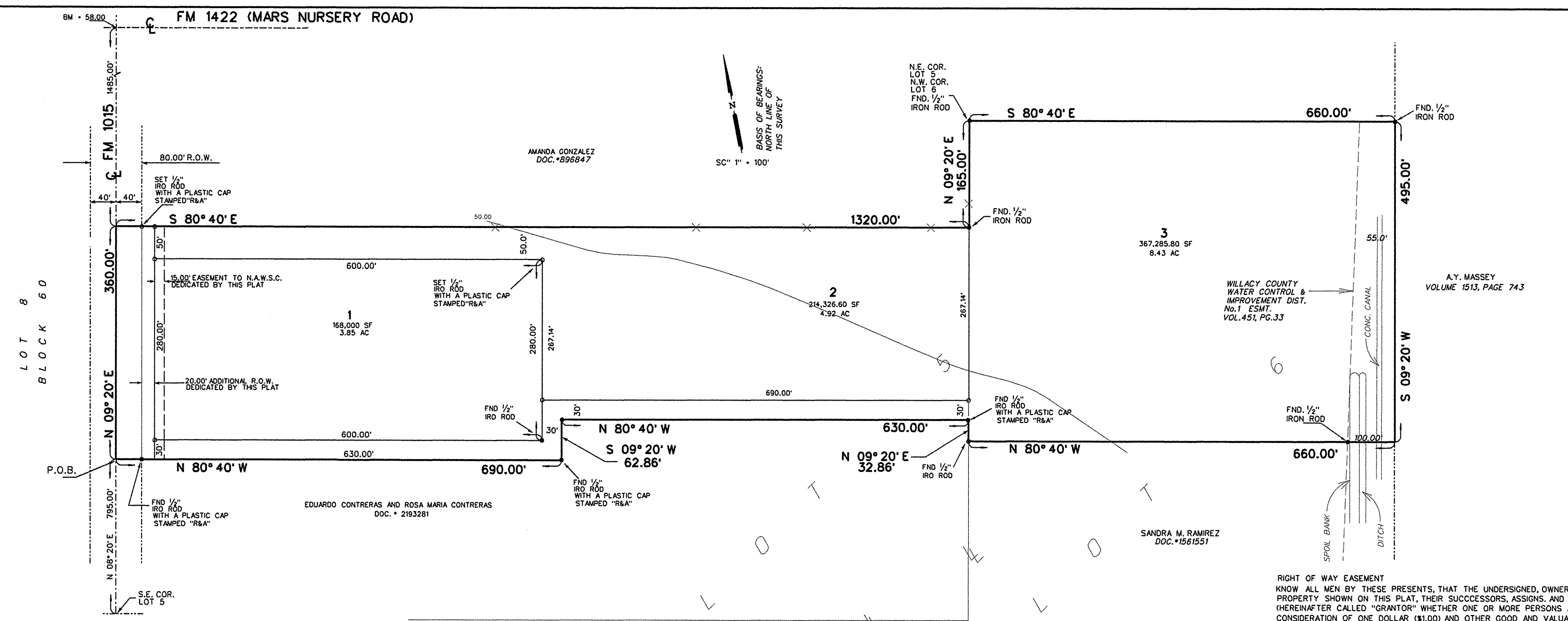
APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

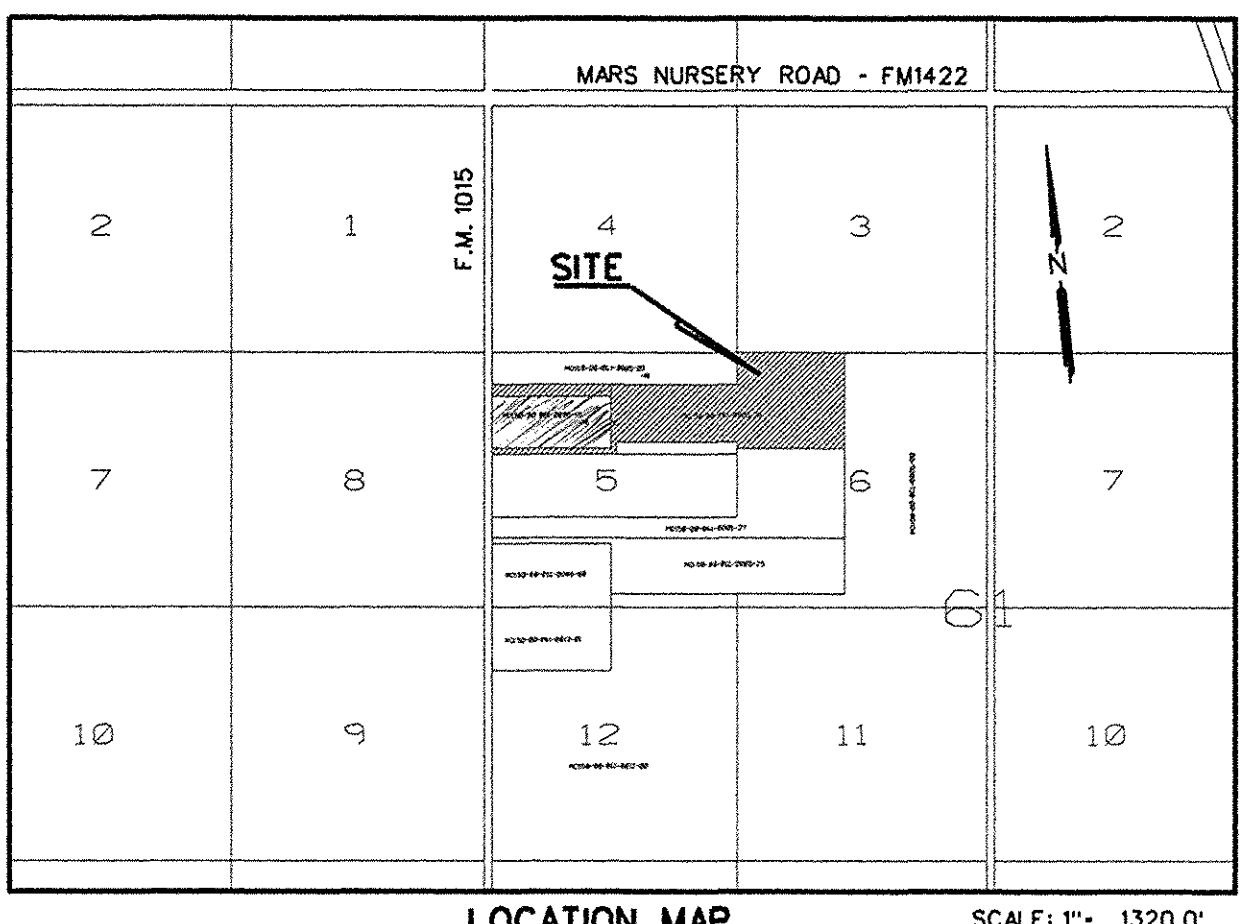
SHEET 1 OF 2

INDEX TO SHEET OF CHARLIE'S ESTATES	
SHEET 1	HEADING; INDEX; LOCATION MAP AND EUTJ PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE EUTJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN; C.C.D. CERTIFICATION DELTA LAKE IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS



- GENERAL NOTES:**
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 60.00 FEET
SIDES: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.0' OR EASEMENT WHICH EVER IS GREATER
GARAGE/CARPORIT SET BACK SHALL BE 18.0'
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, 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.
 - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - BENCHMARK ELEVATION 58.00, U.S.G.S., INTERSECTION OF FM 1015 AND FM 1422- NGVD 1929
 - FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUT SIDE 500 YEAR FLOOD PLAN
C.P.N. 480334 0350 C
MAP REVISED JUNE 6, 2000
REVISED TO REFLECT LOMR DATED MAY 17, 2001
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - 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 25,655. CUBIC FEET 0.59 ACRE- FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE WEST SIDE OF THE LOTS
 - 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.

- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT
- DRAINAGE SWALE EASEMENTS 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, PLANTINGS, 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 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.
- OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, AND MULTI-FAMILY USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO 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 DRAINFIELD SYSTEM.
- APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSFF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT 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 OF THIS SUBDIVISION
- CARLOS GONZALEZ, THE OWNER & SUBDIVIDER OF CHARLIE'S ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSFF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- R.O.W. ALONG FM 1015, SHALL BE CLEAR OF ANY OBSTRUCTIONS BY PROPERTY OWNERS AT THE TIME OF ROADWAY IMPROVEMENTS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CHARLIE'S ESTATES IS WITHIN HIDALGO COUNTY PRECINCT NO. 1 AND IS LOCATED NORTHERLY HIDALGO COUNTY, ON THE EAST SIDE OF FM 1015, 1485.00 FEET SOUTH OF FM 1422. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDDOUCH (POPULATION OF 4,226 - 2010 CENSUS). CHARLIE'S ESTATES IS LOCATED 6 MILES NORTH FROM THE CITY LIMITS OF EDOUCH.

STATE OF TEXAS
COUNTY OF HIDALGO

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

No.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001 9/7/15
526 N. 5TH ST.
DONNA, TEXAS, 78537

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS, 78596
PH. 956-988-2422

DATE OF PREPARATION: AUGUST 22, 2015

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: CARLOS GONZALEZ	P.O. BOX 663	ELSA, TEXAS, 78543	956-246-8019
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0268
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS, 78596	956-988-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS, 78537

FIRM NO. F-9050

PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM

