



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 L & D RODRIGUEZ SUBDIVISION, PRECINCT No. 1.

ENGINEER: Urban Infrastructure Group, Inc. DEVELOPER: Lorenzo & Diana Rodriguez

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

LOCATION DESCRIPTION: West of Mile 6 West approximately ¼ mile north of Mile 10 North.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7/27/2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished within the low areas of the lots with a runoff into the re-graded road side ditch.

DISTANCE TO A DRAIN DITCH: ½ mile west from development.

ROAD R.O.W. DEDICATION: 24.00' additional R.O.W. dedication.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9/11/2015 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: Gustavo Chapa

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: West side of Mile 6 West.

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: _____, ____

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 to comments and future recommendations by planning, other departments and the approval of the City of Weslaco.

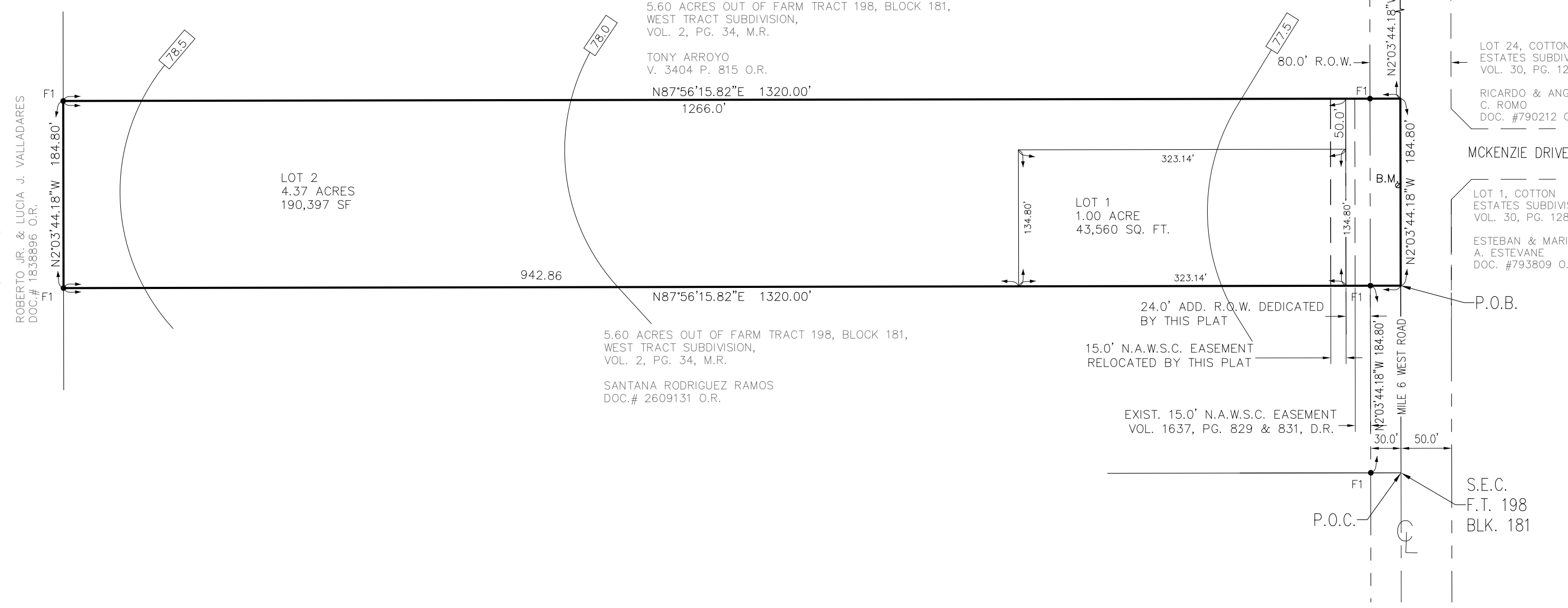
Final Approval subject to recommendations other departments

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.

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36.70 ACRES OUT OF FARM TRACT 20A, BLOCK 181,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34, M.R.

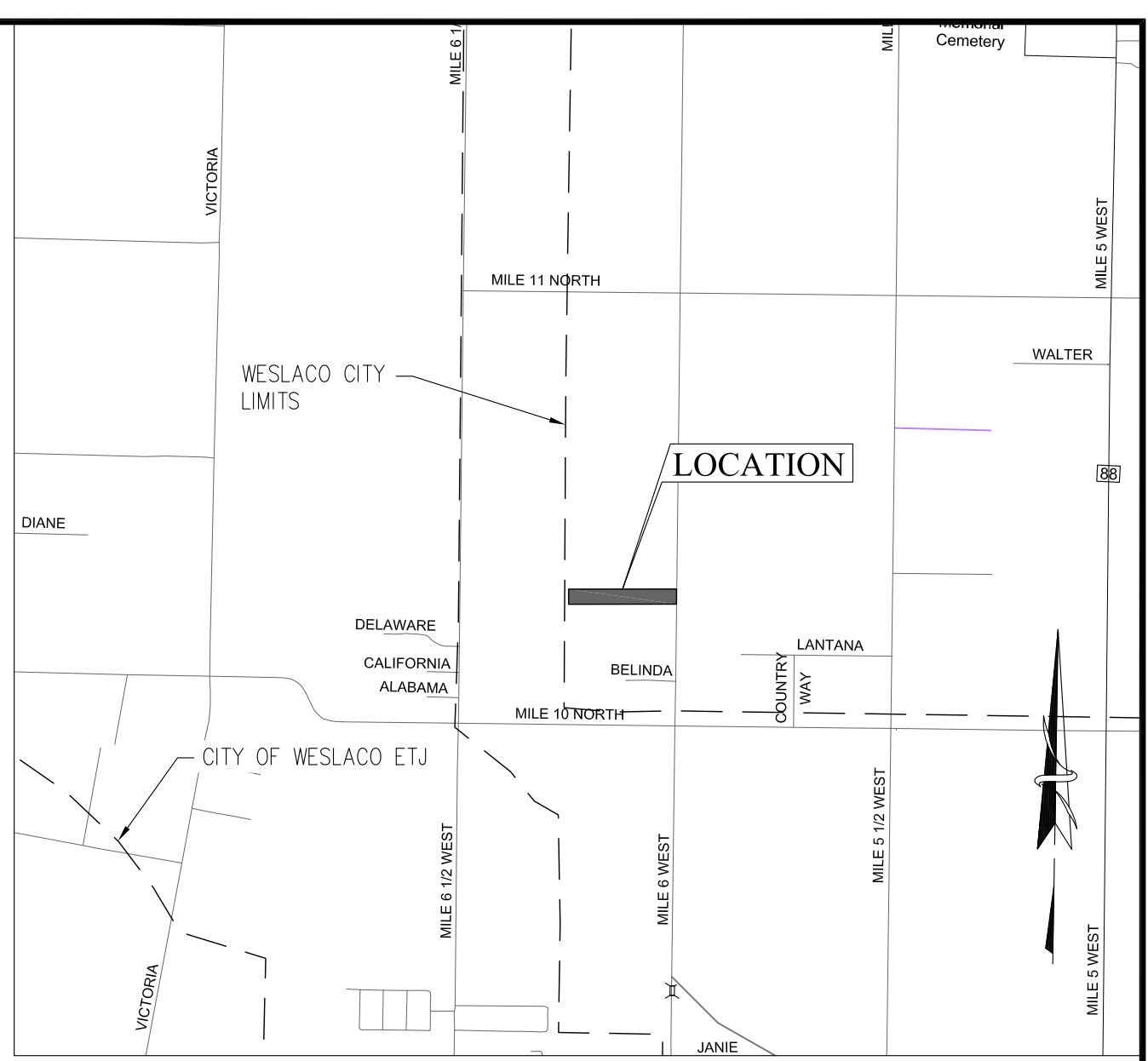


L & D RODRIGUEZ SUBDIVISION PRELIMINARY PLAT

BEING THE NORTH 5.60 ACRES OF THE SOUTH 11.20 ACRES
OF FARM TRACT 198, BLOCK 181, WEST TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME
2, PAGES 34 THRU 37 OF THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION
WE, LORENZO & DIANA RODRIGUEZ AS OWNER(S) OF THE 5.60 ACRE TRACT OF
LAND ENCOMPASSED WITHIN THE PROPOSED L & D RODRIGUEZ SUBDIVISION, HEREBY
SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO
PUBLIC USE THE 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 CONNECTIONS TO THE LOT(S) MEET OR WILL MEET
MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR
WILL MEET MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET
MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL
MEET MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO MAYORS CERTIFICATION
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.
MAYOR, CITY OF WESLACO
STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION
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.
CHAIRMAN, PLANNING AND ZONING COMMISSION



GENERAL SUBDIVISION PLAT NOTES

- 1. FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF
LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR
FLOOD. COUNTY PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000, REVISED MAY 30, 2002 BY LDMR.
- 2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 50.00 FEET
REAR: 25.00 FEET
SIDE: 6.00 FEET
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 2. THIS MUST BE STIPULATED ON ALL
DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO
COMMERCIAL USE SHALL BE ALLOWED ON LOT 2. (IF PROPERTY ANNEXED, IT SHALL ABIDE BY CITY ZONING ORDINANCE.)
- 4. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR
NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS
REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS TO DENY ACCESS ONTO LOT.
APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL
ARE REQUIRED PRIOR TO OCCUPYING THE LOT. (IF PROPERTY ANNEXED, IT SHALL ABIDE BY CITY ZONING ORDINANCE.)
- 5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND,
WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF
APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION
CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT
PERMIT APPLICATION.
- 6. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER PRIOR TO RECORDING THE PLAT AS PER CITY OF WESLACO.
- 7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. - BENCH MARK/SET P-K NAIL ON ASPHALT APPROXIMATELY 99 FEET NORTH OF THE S.E.C. OF THIS PROPERTY.
ELEVATION=78.04' N.A.M.D. 88
- 8. LANDSCAPE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF WESLACO LANDSCAPE ORDINANCE. PLAN SHALL
BE APPROVED PRIOR TO CONSTRUCTION.
- 9. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES
& SDCP.
- 10. STREET LIGHTING TO BE INSTALLED PRIOR TO RECORDING THE PLAT AS PER CITY OF WESLACO.
- 11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- 12. 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.
- 13. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF WESLACO REQUIREMENTS, THIS
DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2540 CUBIC FEET OF STORM WATER RUNOFF. LOT 1 WILL REQUIRE
2,304 CUBIC FEET, AND LOT 2 WILL REQUIRE 2376 CUBIC FEET.
- 14. EACH PURCHASE 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.
- 15. 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 COMMERCIAL 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.
- 16. 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 OSSP ON ALL LOTS.
A. OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE
SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSP 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 DRAINFIELD
SYSTEM.
E. APPROVED OSSP PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A
LOT.
- 17. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 18. LORENZO & DIANA RODRIGUEZ, THE OWNERS AND SUBDIVIDERS OF L & D RODRIGUEZ SUBDIVISION RETAIN A BLANKET
EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET
NO. 2 OF THIS PLAT.
- 19. ALL LOTS SHALL HAVE A POST DEVELOPMENT 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 APPROX. 3.1.4.
- 20. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE
IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED
ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS
SUBDIVISION.

LEGEND	
F1	FOUND 1/2" DIAMETER IRON ROD
F3	FOUND 3/4" DIAMETER IRON ROD
R.O.W.	RIGHT-OF-WAY
E.O.A.	EDGE OF ASPHALT
CONC.	CONCRETE
CYRD.	COVERED
M.R.	MAP RECORDS
D.R.	DEED RECORDS
O.R.	OFFICIAL RECORDS
S.E.C.	SOUTHEAST CORNER
W/M	WATER METER
"F.H."	FRAME HOUSE PART ON CONC. BLKS. AND PART ON CONC. SLAB
B.M. @	BENCHMARK

SCALE: 1"=100'

BY: LORENZO RODRIGUEZ DATE
905 ALVE DR., DONNA, TX 78537
(956) 969-1400

BY: DIANA RODRIGUEZ DATE
905 ALVE DR., DONNA, TX 78537
(956) 969-1400

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
LORENZO & DIANA RODRIGUEZ KNOWN TO ME TO BE THE PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF
_____, 20__.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF L & D RODRIGUEZ SUBDIVISION
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH
DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF L & D RODRIGUEZ SUBDIVISION
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT
ON _____.

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO MAYORS CERTIFICATION
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.
MAYOR, CITY OF WESLACO

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

TRAIL E. SESIN, P.E., C.F.M.
GENERAL MANAGER DATE

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9
CERTIFICATE OF PLAT APPROVAL
THIS PLAT WAS APPROVED BY HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No.9
ON THIS _____ DAY OF _____, 20__.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCD #9 RIGHT-OF-WAY
EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
- 2. IT IS UNDERSTOOD THAT 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.
- 3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No.9 WILL NOT BE RESPONSIBLE
FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED,
THIS WILL NOT BE AT THE DISTRICT'S EXPENSE. ALSO THERE WILL NOT BE ANY
PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CRAIG A. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE
STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN TO THIS PLAT.

CRAIG A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER No. 99268
FIRM NO. F-13094

DATE

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY CLERK

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 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 AN
ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID
WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS. THIS EASEMENT IS 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ OF 20__

LORENZO RODRIGUEZ
905 ALVE DR.
DONNA, TX 78537

DIANA RODRIGUEZ
905 ALVE DR.
DONNA, TX 78537

URBAN
INFRASTRUCTURE
GROUP, INC.
407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710
TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR: PENA ENGINEERING & SURVEYING, INC.	LORENZO & DIANA RODRIGUEZ CRAIG GONZALEZ, P.E. PABLO PENA III	905 ALVE DR., DONNA, TEXAS 78537 (956) 969-1400 407 N. SALINAS BLVD., DONNA, TEXAS 78537 (956) 464-4710 1001 WHITEWING AVE., MCALLEN, TX. 78501 (956) 682-8812

INDEX TO SHEET OF L & D RODRIGUEZ SUBDIVISION PRELIMINARY PLAT

No.	REVISION	DATE	APPROVED
1	HEADING, INDEX, LOCATION MAP AND ETI; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS;LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERS & SURVEYORS CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL, CITY OF WESLACO MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF WESLACO PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETI OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT NO.1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.	09-04-15	CAG
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES.		

No.	REVISION	DATE	APPROVED
1	REVISED PER HIDALGO COUNTY COMMENTS	09-04-15	CAG

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER
AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 09/04/15
AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

L & D RODRIGUEZ SUBDIVISION PLAT

DRAINAGE REPORT FOR L & D RODRIGUEZ SUBDIVISION

INTRODUCTION

THE L & D RODRIGUEZ SUBDIVISION INCLUDES 2 LOTS (ONE COMMERCIAL LOT AND ONE RESIDENTIAL LOT) ON A 5.60-ACRE TRACT. THE PROPERTY IS LOCATED AT 4525 N. WESTGATE DR. WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WESLACO ON THE WEST SIDE OF MILE 6 WEST RD. (WESTGATE DR.), APPROXIMATELY 1,490 FEET NORTH OF THE INTERSECTION WITH MILE 10 NORTH RD.

FLOODPLAIN INFORMATION

THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE L & D RODRIGUEZ SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 30, 2002. THE PROPERTY IS LOCATED WITHIN A FEMA ZONE X DEFINED AS 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.

SOIL SURVEY

THE SOIL ON THE PROPERTY IS 100% HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 28), AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.

HYDROLOGY

STORMWATER GENERALLY FLOWS FROM THE WEST TO THE EAST ON THE TRACT. THE EXISTING 5.60 ACRES IS UNDEVELOPED LAND WITH THE EXCEPTION OF THE FRONT 0.5 ACRE WHICH CONSISTS OF AN EXISTING BUILDING, AN ASPHALT PARKING LOT, AND GRASS SURFACE. PROPOSED DEVELOPMENT ON LOT 1, THE COMMERCIAL LOT, IS AN OFFICE BUILDING AND ASPHALT PARKING LOT. A SINGLE-FAMILY DETACHED HOUSE IS PROPOSED ON LOT 2, THE RESIDENTIAL LOT. THE EXISTING PEAK 10-YEAR FLOW RATE IS APPROXIMATELY 0.50 CFS FOR LOT 1 AND 1.04 CFS FOR LOT 2. THE PROPOSED PEAK 25-YEAR FLOW RATE IS APPROXIMATELY 0.92 CFS FOR LOT 1 AND 1.66 CFS FOR LOT 2.

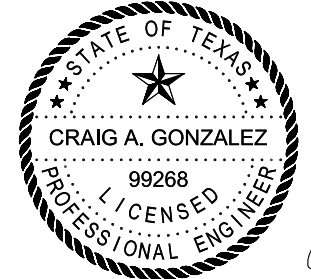
DETENTION

THE REQUIRED DETENTION VOLUME TO CONTAIN THE 25-YEAR FREQUENCY STORM EVENT WITH PROPOSED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT RATE IS APPROXIMATELY 2,304 CF FOR LOT 1 AND 5,276 CF FOR LOT 2. THE DETENTION PONDS WILL DRAIN INTO THE ROADSIDE SWALE ALONG MILE 6 WEST RD. THE DRAINAGE THEN FLOWS NORTH TOWARD MILE 11 NORTH RD. AND EVENTUALLY TO THE WESLACO NORTH LATERAL DITCH.

ENGINEER CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE X DEFINED AS 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 NO. 480334 0450 C, MAP REVISED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 30, 2002).

Craig A. Gonzalez
CRAIG A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER NO. 99268



SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER CONNECTIONS INCLUDING WATER METERS 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.
2.- WE LORENZO & DIANA RODRIGUEZ SUBDIVIDERS OF L&D RODRIGUEZ SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE QUALITY & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

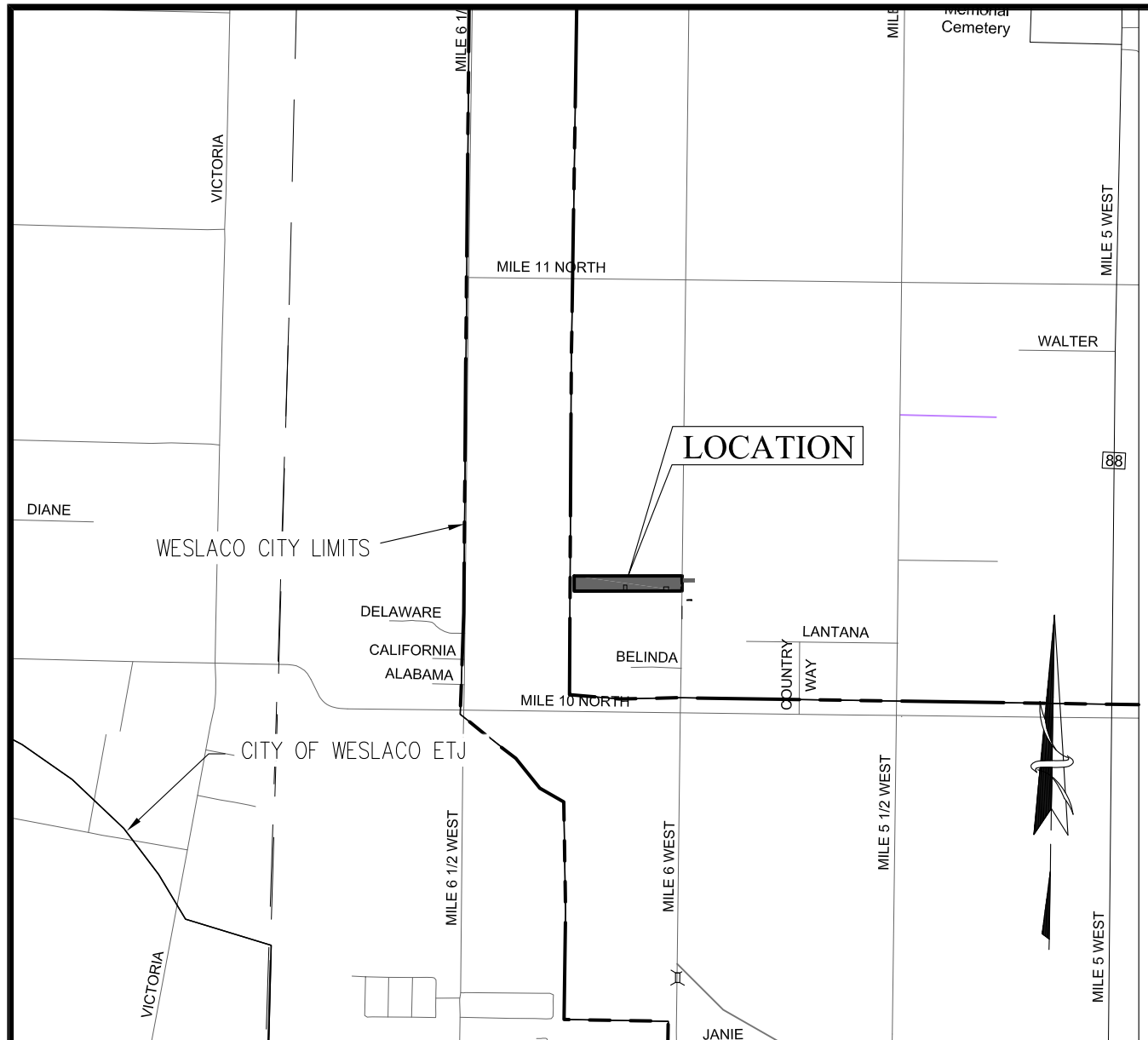
LORENZO RODRIGUEZ
DIANA RODRIGUEZ

STATE TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORENZO & DIANA RODRIGUEZ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC



LOCATION MAP
SCALE: 1"=2000'

FINAL WATER AND SEWER ENGINEERING REPORT WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

L & D RODRIGUEZ SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER 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 SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF N. MILE 6 WEST RD.

WATER DISTRIBUTION FOR THE L & D RODRIGUEZ SUBDIVISION CONSISTS OF TWO SEPARATE 1/2" DIAMETER SINGLE SERVICE LINES THAT TAP TO THE EXISTING 8" DIAMETER WATER LINE. LOT 2 ALREADY HAS AN EXISTING 1/2" SERVICE LINE. LOT 1 WILL HAVE A NEW 1/2" SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE ESTIMATED COST FOR THE SERVICE LINE FOR LOT 1 IS \$_____. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE COST FOR LOT 1 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS, ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING LOT 1 IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR LOT 1. THE ENTIRE 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 THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:

SEWAGE FROM L & D RODRIGUEZ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOT 1 HAS EXISTING AN OSSF THAT WILL BE ABANDONED. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF EACH LOT FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE IN EACH LOT AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A SILTY/SANDY CLAY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,300.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. BOTH OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$4,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSFS ON ____-____-2015.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

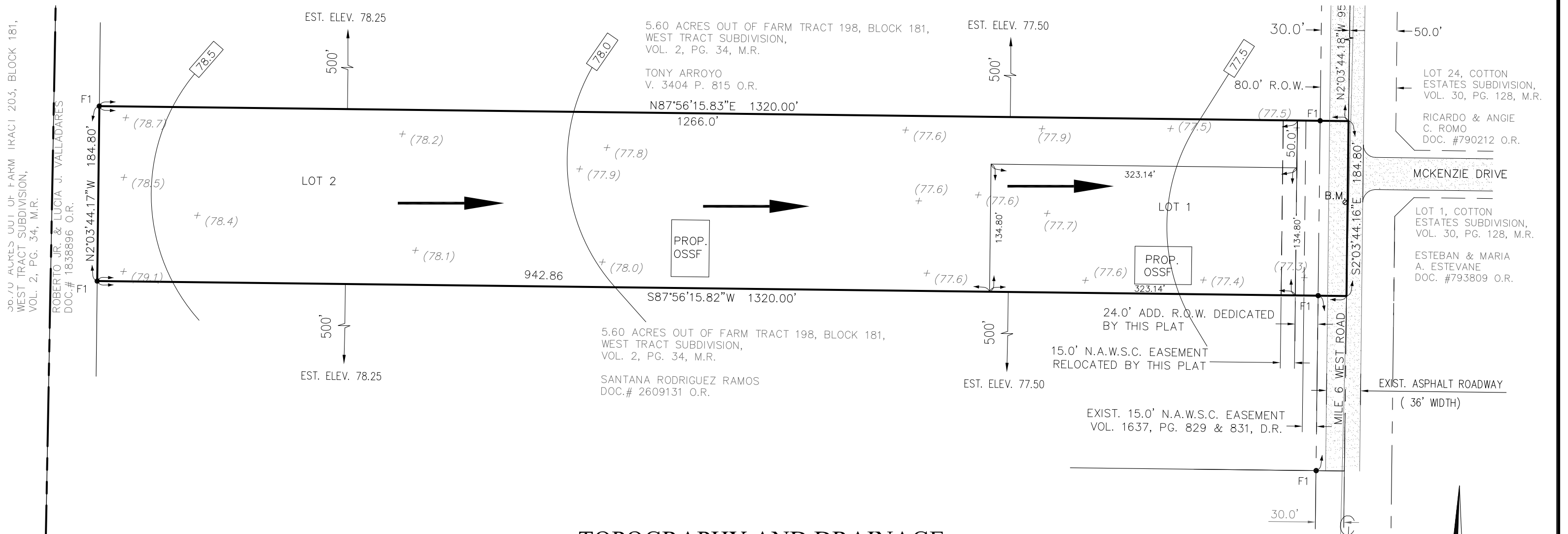
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER FOR LOT 1, WILL COST A GRAND TOTAL OF \$_____. LOT 2 ALREADY HAS EXISTING FACILITIES.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,300.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$4,600.00 FOR THE ENTIRE SUBDIVISION.

CRAIG A. GONZALEZ, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 99268

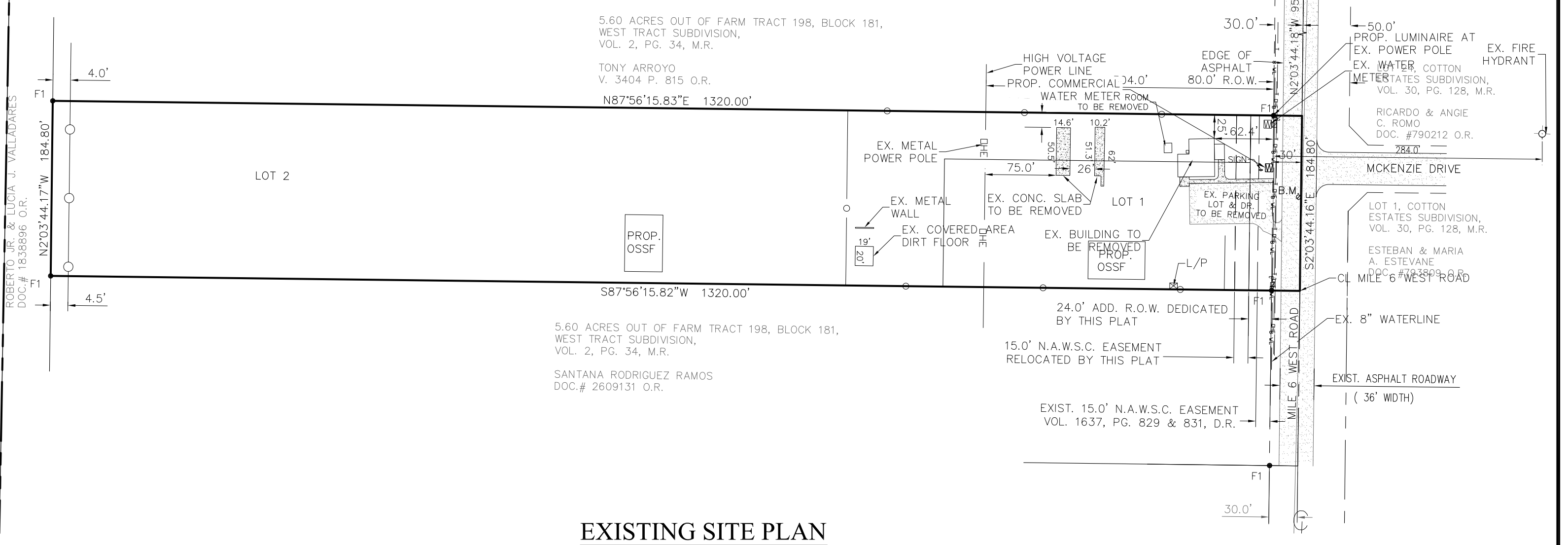
CONSTRUCTION COST ESTIMATE FOR

WATER IMPROVEMENTS	\$_____
OSSF IMPROVEMENTS	\$4,600.00
DRAINAGE IMPROVEMENTS	\$_____
PAVING IMPROVEMENTS	\$_____
TOTAL	\$_____



TOPOGRAPHY AND DRAINAGE

SCALE: 1"=100'



EXISTING SITE PLAN

LEGEND

- F1 - FOUND 1/2" DIAMETER IRON ROD
- R.O.W. - RIGHT-OF-WAY
- E.O.A. - EDGE OF ASPHALT
- CONC. - CONCRETE
- CVRD. - COVERED
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- O.R. - OFFICIAL RECORDS
- S.E.C. - SOUTHEAST CORNER
- SEC. - SECTION
- L/P - LIGHT POLE
- N.E.C. - NORTHEAST CORNER
- S.E.C. - SOUTHEAST CORNER
- BLKS. - BLOCKS
- ☉ - POWER POLE
- ☐ - TELEPHONE PEDESTAL
- (78.0) - NATURAL GROUND ELEVATION (N.A.V.D. 88)
- B.M. - BENCH MARK (SET P-K NAIL ON ASPHALT APPROXIMATELY 99 FEET NORTH OF THE S.E.C. OF THIS PROPERTY ELEVATION=78.04) N.A.V.D. 88
- NAWSC - NORTH ALAMO WATER SUPPLY CORP.
- W/M - WATER METER
- "F.H." - FRAME HOUSE PART ON CONC. BLKS. AND PART ON CONC. SLAB
- OVERHEAD ELECTRIC LINE
- 6' CHAINLINK FENCE
- 4' HOGWIRE FENCE
- 6' CEDAR FENCE
- x— 4' CHAINLINK FENCE
- +— TELEPHONE LINE

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 08-04-15 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

INDEX TO SHEET OF L & D RODRIGUEZ SUBDIVISION PLAT

HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; CITY OF WESLACO MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF WESLACO PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT NO.1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.

WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES.

No.	REVISION	DATE	APPROVED
1	REVISED PER HIDALGO COUNTY COMMENTS	09-04-15	CAG



407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710

TBPE FIRM NO. F-13094 WWW.UIGTexas.COM

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: LORENZO & DIANA RODRIGUEZ	905 ALVE DR., DONNA, TEXAS 78537	(956) 969-1400
ENGINEER: URBAN INFRASTRUCTURE GROUP INC.	407 N. SALINAS BLVD., DONNA, TEXAS 78537	(956) 464-4710
SURVEYOR: PENA ENGINEERING & SURVEYING INC.	1001 WHITEWING AVE., MCALLEN, TX 78501	(956) 682-8812