



# 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: 3-22-2016

PROPOSED HACIENDA SAN ROMAN PH. 1 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES. DEVELOPER: JACK McCLELLAND

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 75  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: EAST SIDE OF ALAMO ROAD (FM 907) APPROXIMATELY 660.0 FEET SOUTH OF MILE 17 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-13-2015 PROPERTY LIES WITHIN FLOOD ZONE: " X SHADED " AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING TO THE EXISTING HCDD NO. 1 DRAIN DITCH LOCATED ¼ MILE SOUTH OF THE DEVELOPMENT. DETENTION WILL BE ACCOMPLISHED BY WIDENING THE PREVIOUS MENTIONED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ALAMO ROAD (FM 907)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-03-16 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: NAWSC LINE SIZE: 10" LOCATION: EAST SIDE OF ALAMO ROAD (FM 907).

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: EAST SIDE OF ALAMO ROAD (FM 907).

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 2-25-16 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

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

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

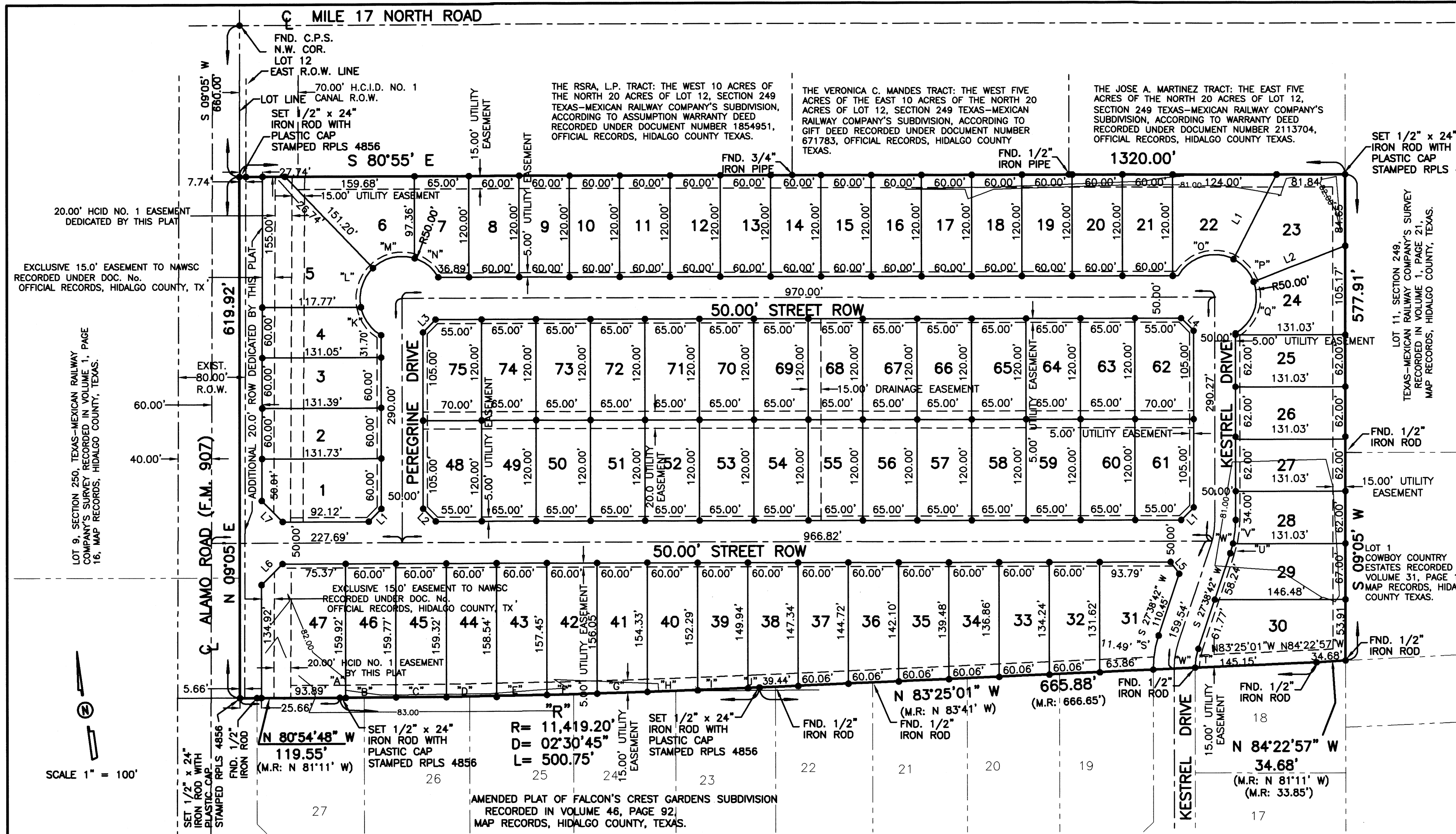
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

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**SUBDIVISION PLAT OF:  
HACIENDA SAN ROMAN SUBDIVISION  
PHASE I**

AN 18.33 ACRE TRACT OF LAND OUT OF THE SOUTH 20.0 ACRES LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 620361, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

AN 18.33 ACRE TRACT OF LAND OUT OF THE SOUTH 20.0 ACRES LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 620361, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 12 AND ON THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907) FOR THE SOUTHWEST CORNER OF THE RSRA, L.P. TRACT (THE WEST 10.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1854951, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 09°05' W, 660.00 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE S 80°55' E, ALONG THE SOUTH LINE OF THE RSRA, L.P. TRACT, THE SOUTH LINE OF THE VERONICA C. MANDES TRACT (THE WEST 5.00 ACRES OF THE EAST 10.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 671783, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTH LINE OF THE JOSE A. MARTINEZ TRACT (THE EAST 5.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2113704, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 12 TO THE SOUTHEAST CORNER OF THE JOSE A. MARTINEZ TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°05' W, ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 577.91 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION (RECORDED IN VOLUME 46, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 84°22'57" W (MAP RECORD: N 81°11' W), ALONG THE NORTH LINE OF FALCON'S CREST GARDENS SUBDIVISION, A DISTANCE OF 34.68 FEET (MAP RECORD: 33.85 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 83°25'01" W (MAP RECORD: N 83°41' W), ALONG THE NORTH LINE OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, A DISTANCE OF 665.88 FEET (MAP RECORD: 666.65 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE ALONG THE NORTH LINE OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION AND A CURVE TO THE RIGHT (CURVE DATA: DELTA = 02°30'45", RADIUS = 11,419.20 FEET), A DISTANCE OF 500.75 FEET TO A 1/2" IRON ROD FOUND FOR EXTERIOR CORNER OF THIS TRACT.

THENCE N 80°54'48" W (MAP RECORD: N 81°11' W), ALONG THE NORTH LINE OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, A DISTANCE OF 119.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 12 AND ON THE EAST RIGHT OF WAY LINE OF ALAMO ROAD FOR THE NORTHWEST CORNER OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°05' E, ALONG THE WEST LINE OF LOT 12 AND THE EAST RIGHT OF ALAMO ROAD (F.M. 907), A DISTANCE OF 619.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.32 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, RECORDED IN VOLUME 46, PAGE 92, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, ALFONSO QUINTANILLA, 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 HEREBY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF 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 EDINBURG, TEXAS.

DATED THIS 9TH DAY OF JUNE 2015

*Alfonso Quintanilla*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856 STATE OF TEXAS



**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 Grantee'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 granted 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 as 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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line so 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 Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or 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 thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_ day of \_\_\_\_\_, 20\_\_.

JOHN J. McCLELLAND  
2614 W. FREDDY GONZALEZ  
EDINBURG, TX 78539  
(956)318-0956

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY PRESIDENT

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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

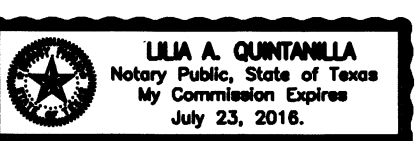
I, JOHN J. McCLELLAND, AS OWNER OF THE 18.32 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HACIENDA SAN ROMAN SUBDIVISION PHASE I HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.02 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.  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOHN J. McCLELLAND  
2614 W. FREDDY GONZALEZ  
EDINBURG, TX 78539  
(956)318-0956

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared JOHN J. McCLELLAND proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed in the foregoing instrument, who, being by first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 20\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

**PLANNING & ZONING  
COMMISSION CERTIFICATION**

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as HACIENDA SAN ROMAN SUBDIVISION PHASE I conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_ day of \_\_\_\_\_, 20\_\_."

CHAIRPERSON-PLANNING & ZONING COMMISSION

**MAYOR'S CERTIFICATION**

I, THE UNDERSIGNED, MAYOR OF 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.

ATTEST:  
MAYOR'S SIGNATURE DATE CITY SECRETARY DATE

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN DIEGO ESTATES 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**

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, WHICH ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$\_\_\_\_\_.

SEWER FACILITIES: SEWER SERVICE CONNECTIONS ARE ESTIMATED TO COST \$\_\_\_\_\_ FOR THE SUBDIVISION. IN ADDITION, THE SUBDIVIDER HAS PAID \$\_\_\_\_\_ TO THE CITY OF EDINBURG TO COVER THE COST OF THE SEWER TAPPING FEES.

DATED THIS THE 9th DAY OF March 2016

*Marco A. Gonzalez*  
LICENSED PROFESSIONAL ENGINEER  
No. 120016 STATE OF TEXAS



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

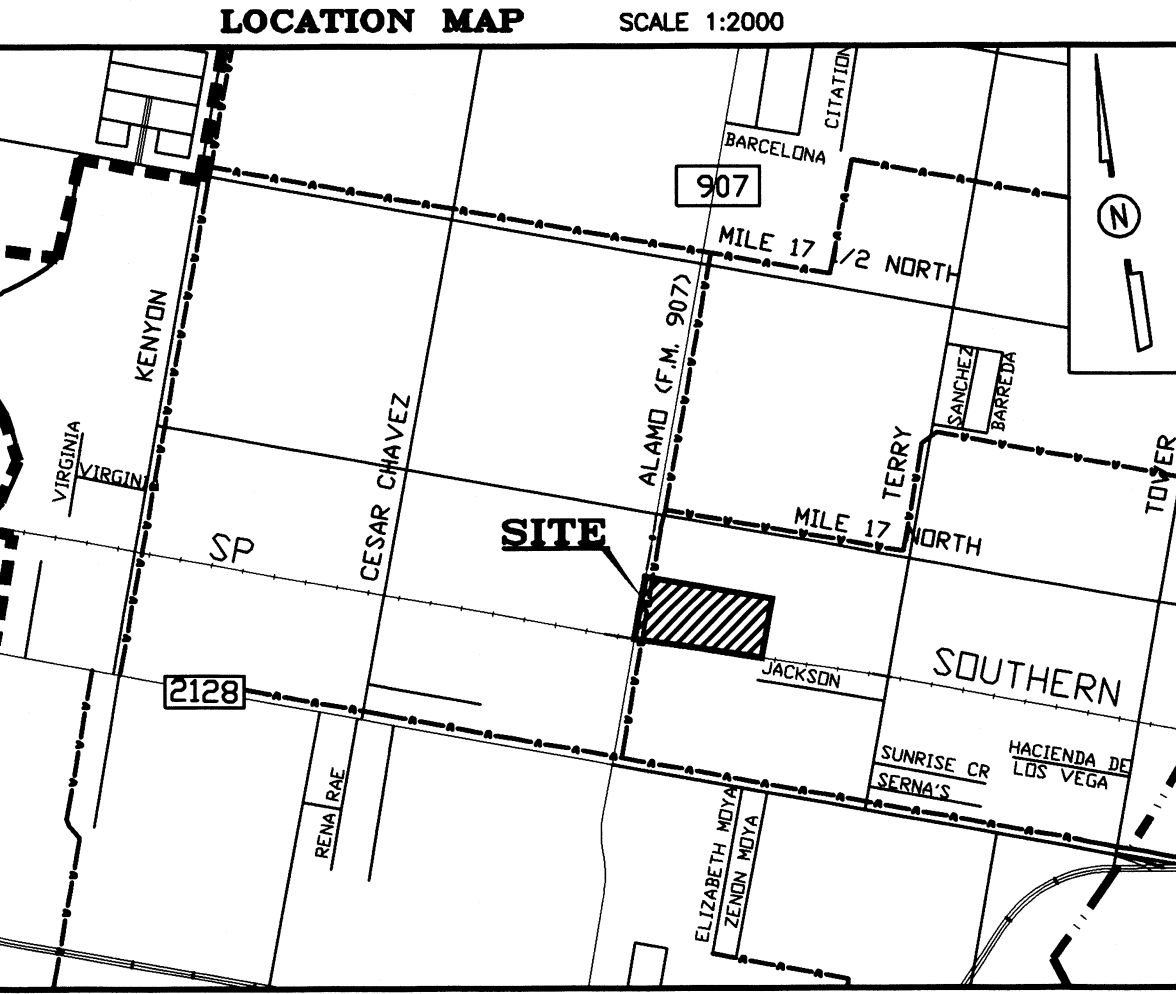
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:  
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 LEAVES FROM 100-YEAR FLOOD.  
COMMUNITY-PANEL NUMBER 480334 0325 D  
MAP REVISED: JUNE 6, 2000 (MAY 17, 2001 LOMR)
- LEGEND - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- SETBACKS:  
FRONT: 25.00 FEET  
REAR: 20.00 FEET  
SIDE SETBACK: 6.00 FEET  
GARAGE FRONT: 18.00 FEET  
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEED AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE REQUIRED FOR LOT 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.
- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. No. 1 - ELEV. \_\_\_\_\_ ON COTTON PICKER SPINDLE SET ON THE NORTHEAST CORNER OF THE OF THE SUBDIVISION. N.A.V.D. 88 DATUM.
- 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 54,663.79 CUBIC FEET (1.49 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET NO.3.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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) 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 THE 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 COMPLI WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 100% OF PARKLAND FEE (\$600.00) PER LOT HAS BEEN PAID BY DEVELOPER
- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG ALAMO ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION.  
A FOUR (4.0') FOOT SIDEWALK FOUR (4.0') FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- ALL WATER AND SANITARY SEWER FEES HAVE BEEN PAID BY DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- LOTS 1 THROUGH 6 & 50 SHALL NOT HAVE ACCESS ONTO ALAMO ROAD.
- CLEARANCES FOR WATER METERS:  
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE 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).
- DEVELOPER WILL BE REQUIRED TO INSTALL 6.0' CHAIN LINK FENCE ABUTTING ALAMO ROAD. BUFFER FENCE WILL NEED TO BE INSTALLED BEFORE FINAL APPROVAL OF PLAT.

LOT	AREA (S.F.)	AC.
1	10260.65	0.24
2	8535.92	0.20
3	8523.83	0.20
4	8107.60	0.19
5	14189.92	0.33
6	10610.26	0.24
7	7400.25	0.17
8-21	7200.00	0.16
22	9987.14	0.23
23	11639.11	0.27
24	9362.93	0.21
25-28	8124.08	0.19
29	9170.49	0.21
30	12586.43	0.29
31	10809.17	0.25
32	7975.76	0.18
33	8132.96	0.18
34	8290.15	0.19
35	8447.35	0.19
36	8654.55	0.19
37	8761.75	0.20
38	8918.82	0.20
38	9058.56	0.21
39	9200.23	0.21
40	9312.95	0.21
41	9406.73	0.22
42	9481.58	0.22
44	9537.50	0.22
45	9574.50	0.22
46	9592.59	0.22
47	15781.32	0.36
48	8287.50	0.19
49-60	7800.00	0.18
61-62	8287.50	0.19
63-74	7800.00	0.18
75	8287.50	0.19



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 THE TEXAS WATER CODE 49.2111 (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 SESIN, P.E., C.F.M. DATE \_\_\_\_\_  
GENERAL MANAGER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
HACIENDA SAN ROMAN SUBDIVISION PHASE I, IS LOCATED IN CENTRAL HIDALGO COUNTY ON EAST SIDE OF ALAMO ROAD, APPROXIMATELY 660.00 FEET SOUTH OF MILE 17 1/2 ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100), HACIENDA SAN ROMAN SUBDIVISION PHASE I LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) CITY'S UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 4.

PRINCIPAL CONTACTS:  
Name Address City & Zip Phone Fax  
OWNER: JOHN J. McCLELLAND 2614 W. FREDDY GONZALEZ EDINBURG, TX 78539 (956)318-0956 (956)316-4547  
ENGINEER: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527  
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527

DATE OF PREPARATION: JUNE 9, 2015

SHEET NO. 1	FILENAME: F:\DATA\SUBDIVS\EDINBURG\HACIENDA SAN ROMAN\PLAT	DATE PREPARED: 6-9-15	PREPARED BY: M. GONZALEZ	CHECKED BY:	APPROVED BY:
OF 3 SHEETS					



