



# 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 RSBR FM 1423 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CLAUDIA E. TREVINO

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH EAST CORNER OF VALVERDE ROAD & EARLING ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-21-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISH BY ONSITE DETENTION POND AS PER APPROVED COMMERCIAL SITE PLAN.

ROAD R.O.W. DEDICATION: 20 FEET ONTO VALVERDE ROAD. AND NO R.O.W.DEDICATION IS REQUIRED FOR EARLING ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-04-2016 By, ROY GONZALEZ, PCT.1 R.O.W. AGENT

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

SEWER SYSTEM:  OSSF DESIGN WILL BE REQUIRED AT BUILDING STAGE.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH SIDE OF EARLING ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 3-04-2016 : 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

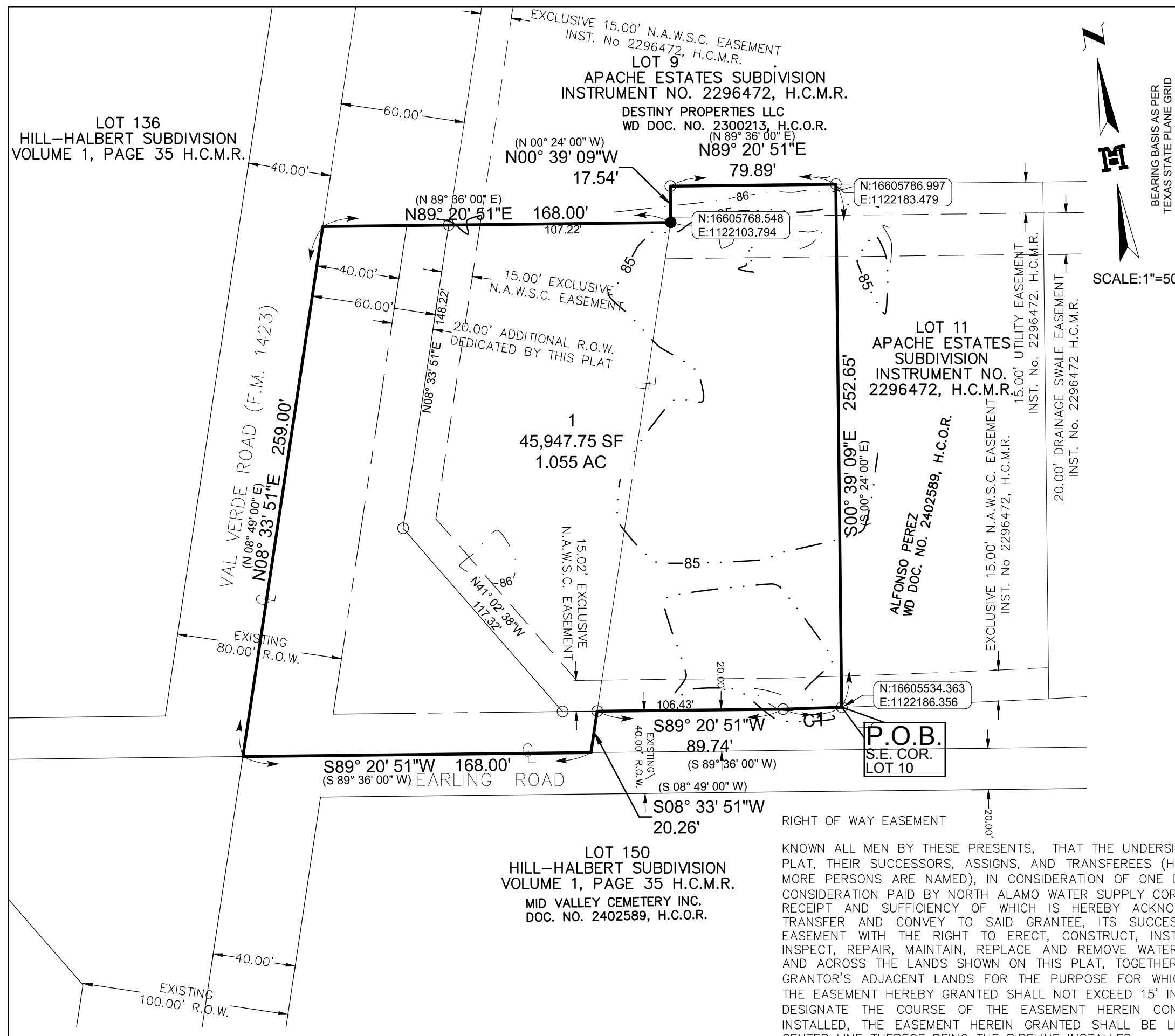
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

**Final Approval** subject to recommendations other departments

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

*\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**Curve Table**

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	0° 17' 57"	5,440.00'	28.39'	14.20'	S88° 14' 31"W	28.39'
	(000°19'32")		(30.90')	(15.45')		(30.90')

**INDEX TO SHEET OF RSBF F.M. 1423 SUBDIVISION**

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

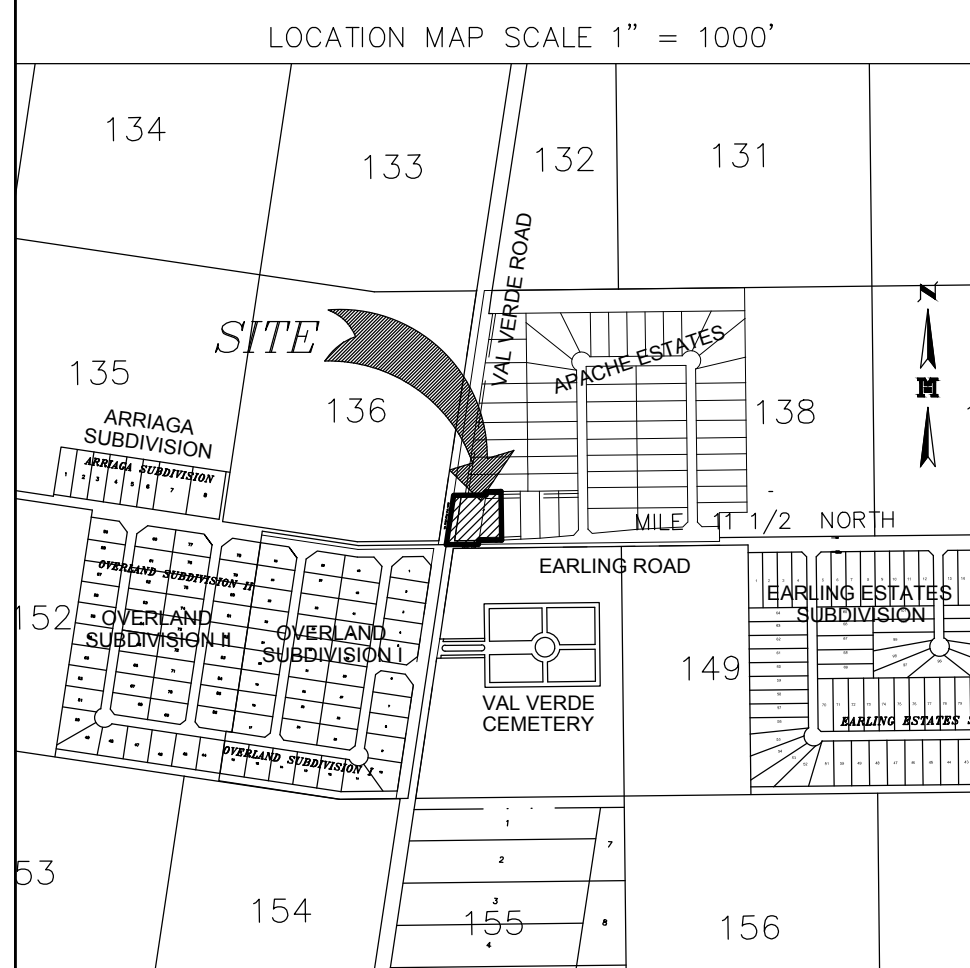
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RSBF FM 1423 SUBDIVISION IS LOCATED IN THE SOUTH PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF EARLING ROAD & VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,798). RSBF FM 1423 SUBDIVISION LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.011 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

**MELDEN & HUNT, INC.**  
 TEXAS REGIST. F-1435

**MELDEN & HUNT INC.**  
 CONSULTANTS ENGINEERS SURVEYORS  
 115 W. MCINTYRE EDINBURG, TX 78541  
 227 N. FM. 3147 RO. GRANDE CITY, TX 75842  
 E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0981  
 FAX: (956) 381-1838  
 OFF: (956) 487-8256  
 FAX: (956) 486-8591  
 ESTABLISHED 1947



**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CLAUDIA E. TREVINO	5614 MILE 13 N. ROAD	MERCEDES, TX 78572		
JULIO MONTELONGO	403 N. VICTORIA ROAD	DONNA, TX 78537		
MARGARITA MONTELONGO	403 N. VICTORIA ROAD	DONNA, TX 78537		
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(417) 256-3420	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

# SUBDIVISION PLAT OF RSBF FM 1423 SUBDIVISION

BEING A RESUBDIVISION OF 1.554 ACRES CONSISTING OF:  
 TRACT I: 0.568 OF ONE ACRE  
 BEING ALL OF LOT 10, APACHE ESTATES SUBDIVISION  
 INSTRUMENT NO. 2296472, H.C.M.R.  
 TRACT II: 0.986 OF ONE ACRE  
 OUT OF LOT 137, HILL-HALBERT SUBDIVISION  
 VOLUME 1, PAGE 35 H.C.M.R.  
 HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS:  
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.

2. SETBACKS:  
 50.00 FEET ON EARLING ROAD  
 50.00 FEET VAL VERDE ROAD [FM 1423]  
 REAR: 40.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR COMMERCIAL LOTS:  
 THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION IS 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.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 --BM. NO. 1--ELEV. 85.72 N.G.V.D. 29 DESCRIPTIONS: A MH MONUMENT SET IN A 2'X2' CONCRETE SLAB SET AT THE SOUTH RIGHT-OF-WAY CLIP OF VAL VERDE ROAD AND EARLING ROAD OF THIS SUBDIVISION. N. 16605574.89 E. 1122103.79.  
 --BM. NO. 2--ELEV. 85.30 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N. 16605574.37 E. 1122185.90

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,162 CUBIC-FOOT (0.047 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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.

8. 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. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

9. 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.

10. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11. 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.

12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

13. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SYSTEM SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 B. THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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 DRAIN FIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. CLAUDIA E. TREVINO, JULIO MONTELONGO, MARGARITA MONTELONGO, THE OWNER & SUBDIVIDERS OF RSBF FM 1423 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

16. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1423 (VAL VERDE ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

17. SIDEWALK SHALL BE CONSTRUCTED ALONG VAL VERDE ROAD (F.M. 1423) AND EARLING ROAD AT BUILDING PERMIT STAGE.

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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 DATE:

FOR IRRIGATION PURPOSES ONLY: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYED, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, CLAUDIA E. TREVINO, JULIO MONTELONGO, MARGARITA MONTELONGO, AS OWNERS OF THE 1.554 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RSBF FM 1423 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE PARK, AND EASEMENTS SHOWN HEREIN.

CLAUDIA E. TREVINO 5614 MILE 13 N. ROAD MERCEDES, TEXAS 78570

JULIO MONTELONGO 403 N. VICTORIA ROAD DONNA, TEXAS 78537

MARGARITA MONTELONGO 403 N. VICTORIA ROAD DONNA, TEXAS 78537

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CLAUDIA E. TREVINO, JULIO MONTELONGO, MARGARITA MONTELONGO, AS OWNERS OF THE 1.554 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RSBF FM 1423 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE PARK, AND EASEMENTS SHOWN HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF, TEXAS  
 MY COMMISSION EXPIRES:

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JULIO MONTELONGO, MARGARITA MONTELONGO, AS OWNERS OF THE 1.554 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RSBF FM 1423 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE PARK, AND EASEMENTS SHOWN HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF, TEXAS  
 MY COMMISSION EXPIRES:

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARGARITA MONTELONGO, JULIO MONTELONGO, AS OWNERS OF THE 1.554 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RSBF FM 1423 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE PARK, AND EASEMENTS SHOWN HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF, TEXAS  
 MY COMMISSION EXPIRES:

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBF FM 1423 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_

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

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBF FM 1423 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_

**CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBF FM 1423 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR OF THE CITY DONNA \_\_\_\_\_

ATTEST: SECRETARY OF THE CITY OF DONNA \_\_\_\_\_

**CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBF FM 1423 SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

P&Z CHAIRMAN OF THE CITY OF DONNA \_\_\_\_\_

**METES & BOUNDS**

A TRACT OF LAND CONTAINING 1.554 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF: 0.568 OF ONE ACRE [24,726.16 SQUARE FEET] BEING ALL OF LOT 10, APACHE ESTATES SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN INSTRUMENT NO. 2296472, HIDALGO COUNTY MAP RECORDS, AND 0.986 OF ONE ACRE [42,950.25 SQUARE FEET] OUT OF BLOCK 137, HILL-HALBERT SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 1.554 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET [NORTHING: 16605534.363, EASTING: 1122186.356] ON THE SOUTHEAST CORNER OF SAID LOT 10, APACHE ESTATES SUBDIVISION, AND ON THE NORTH RIGHT-OF-WAY LINE OF EARLING ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;

1. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 10, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EARLING ROAD, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 000°17'57" (000°19'32" MAP CALL), A RADIUS OF 5440.00 FEET, AN ARC LENGTH OF 28.39 FEET (30.90 FEET MAP CALL), A TANGENT OF 14.20 FEET (15.45 FEET MAP CALL), AND A CHORD THAT BEARS S 88° 14' 31" W A DISTANCE OF 28.39 FEET (30.90 FEET MAP CALL) TO A NO. 4 REBAR SET;

2. THENCE, S 89° 20' 51" W (S 89° 36' 00" W MAP CALL) ALONG THE SOUTH LINE OF SAID LOT 10, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EARLING ROAD, A DISTANCE OF 89.74 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 10, FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, S 08° 33' 51" W (S 08° 49' 00" W DEED CALL) ALONG THE EAST LINE OF SAID 0.986-ACRE TRACT, A DISTANCE OF 20.26 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID 0.986-ACRE TRACT FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, S 89° 20' 51" W (S 89° 36' 00" W DEED CALL) ALONG THE SOUTH LINE OF SAID 0.986-ACRE TRACT, AND WITHIN THE RIGHT-OF-WAY OF EARLING ROAD, A DISTANCE OF 168.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 0.986-ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

5. THENCE, N 08° 33' 51" E (N 08° 49' 00" E DEED CALL) ALONG THE WEST LINE OF SAID 0.986-ACRE TRACT AND WITHIN THE RIGHT-OF-WAY OF VAL VERDE ROAD, A DISTANCE OF 259.00 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID 0.986-ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

6. THENCE, N 89° 20' 51" E (N 89° 36' 00" E DEED CALL) ALONG THE NORTH LINE OF SAID 0.986-ACRE TRACT, AT A DISTANCE OF 40.52 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF VAL VERDE ROAD, CONTINUING A TOTAL DISTANCE OF 168.00 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16605785.548, EASTING: 1122103.794] ON THE NORTHEAST CORNER OF SAID 0.986-ACRE TRACT FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, N 00° 39' 09" W (N 00° 24' 00" W MAP CALL) ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 17.54 FEET TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 10, FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 89° 20' 51" E (N 89° 36' 00" E MAP CALL) ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 79.89 FEET TO A NO. 4 REBAR SET [NORTHING: 16605786.997, EASTING: 1122183.479] ON THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHEAST CORNER OF THIS TRACT;

9. THENCE, S 00° 39' 09" E (S 00° 24' 00" E MAP CALL) ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 252.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.554 ACRES, OF WHICH 0.238 OF ONE ACRE [10,360.000 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF VAL VERDE ROAD, AND 0.059 OF ONE ACRE [2,549.537 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF EARLING ROAD, LEAVING A NET OF 1.257 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RSBF FM 1423 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-26-15, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750  
 DATE SURVEYED: 11-26-15  
 T-1001, PAGE 48  
 SURVEY JOB NO. 15165.08

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

ATTEST:

SECRETARY PRESIDENT

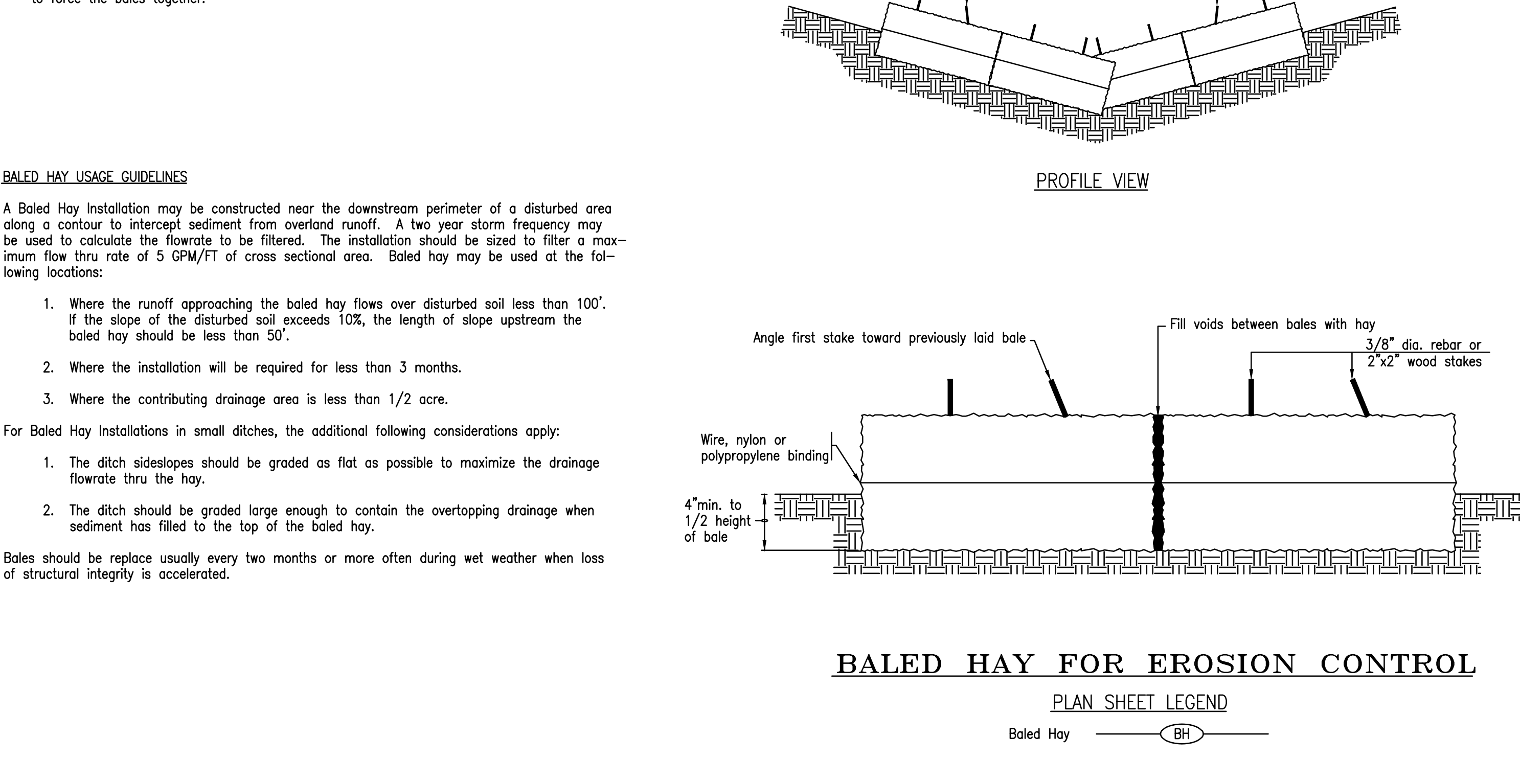
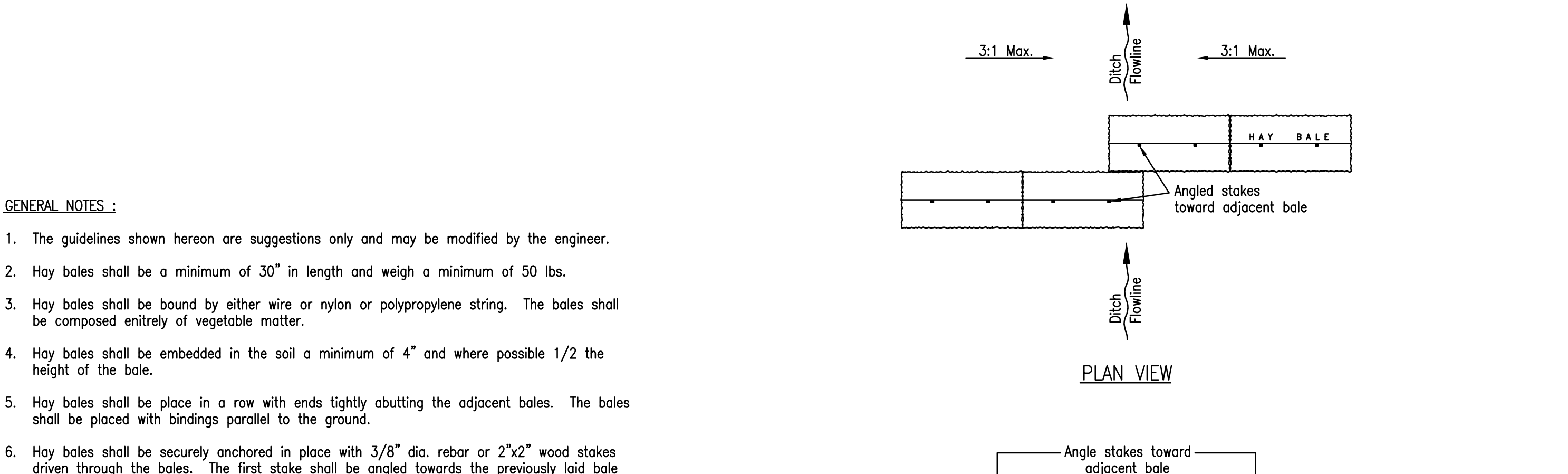
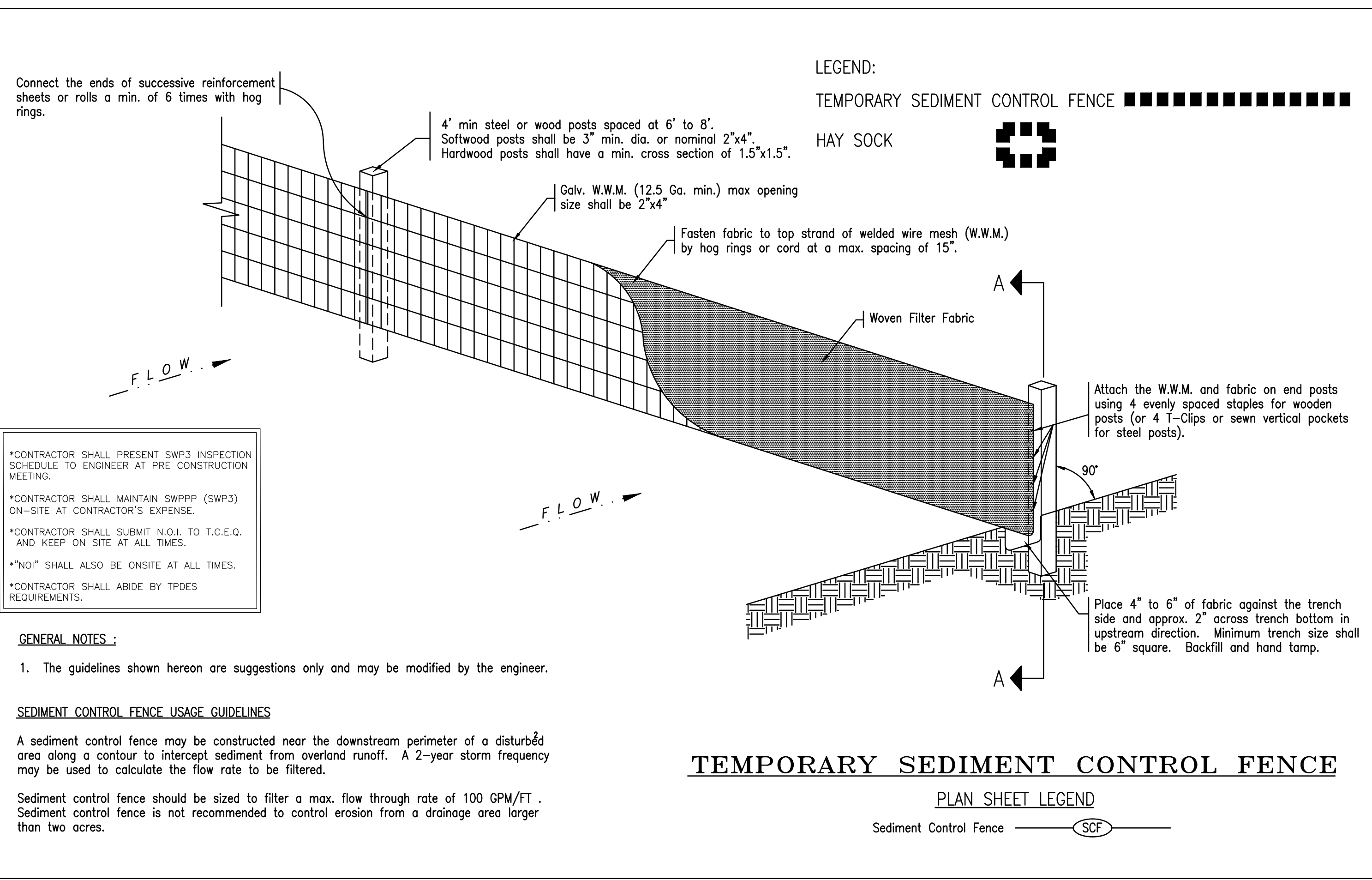
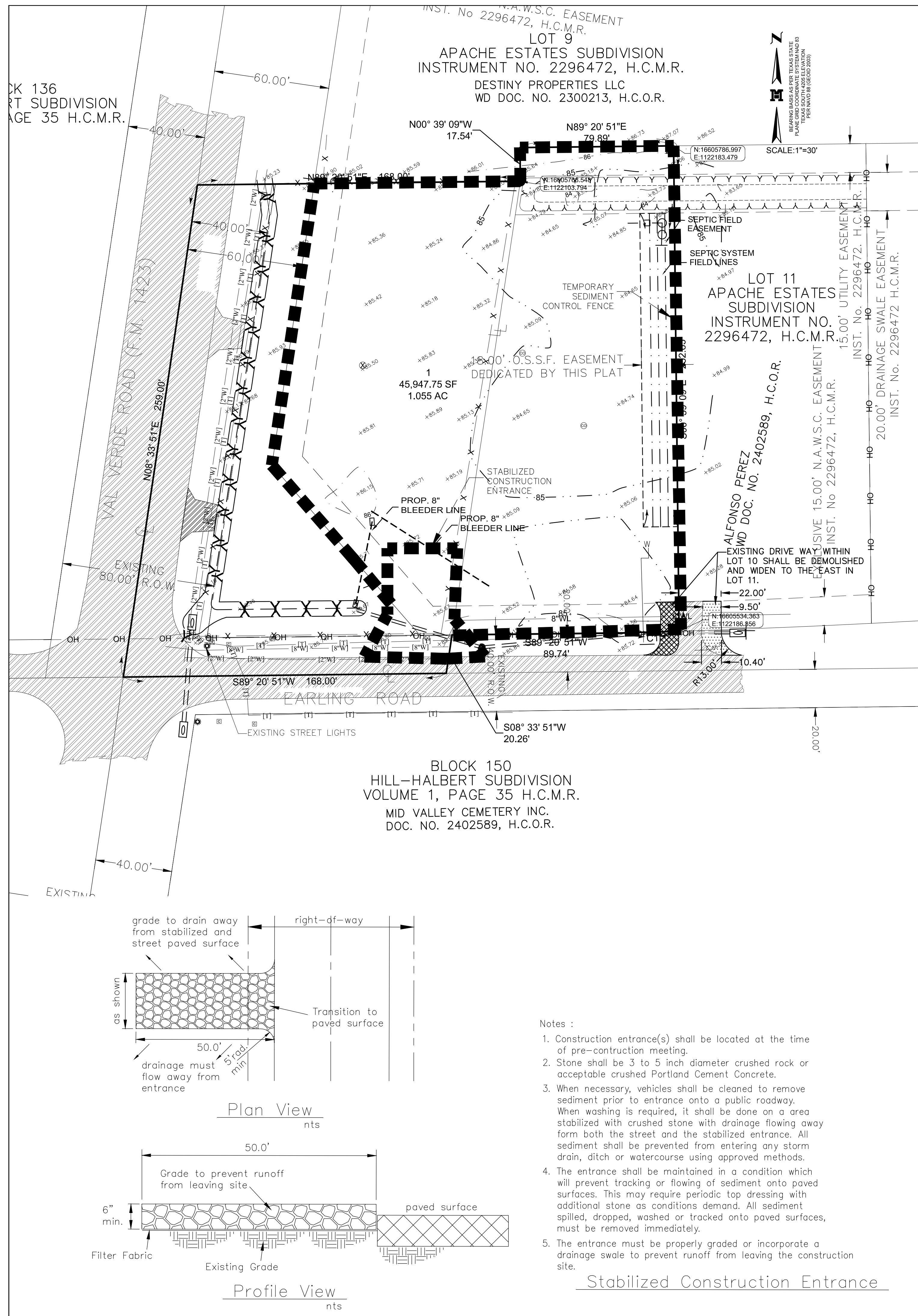
FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
**ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK**

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

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







JOB No.		15165.01	
PROJECT ENG.	T-BROOK 1001, PG. 46	DATE	
REVISION		BY	
1. RELEASE DATE			
2. RELEASE DATE			
3. RELEASE DATE			
SCALE:	1" = 30'		
MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS 1115 W. MCINTYRE EDINBURG, TX 78641 TEL: (936) 381-1839 FAX: (936) 488-8091 WWW.MELDENANDHUNT.COM ESTABLISHED 1947			
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RSBR FM 1423 SUBDIVISION		HIDALGO COUNTY, TEXAS	
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES FABRIC FENCE and BALED HAY ADOPTED FROM 1.00.01: EC (1) - 93 STABILIZED CONSTRUCTION ENTRANCE			
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SHEET 3		OF 3	