



# 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: 4-26-2016

PROPOSED CALEDONIA ESTATES PH. II SUBDIVISION, PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: RICARDO R. SALINAS JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 43  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF CURRY ROAD APPROXIMATELY ¼ MILE WEST OF CESAR CHAVEZ 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 03-31-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM AND WIDENING OF EXISTING DRAIN DITCH NORTH OF SUBDIVISION DEVELOPMENT.

ROAD R.O.W. DEDICATION: NO ADDITION RIGHT OF WAY IS REQUIRED FOR CURRY ROAD. (EXISTING 60' RIGHT OF WAY)

H.C.R.O.W. FINAL APPROVAL DATE: 02-05-2015 By, JOSE OCHOA PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 02-04-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: DISHMAN & SHERMAN STREET.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: DISHMAN & SHERMAN STREET.

H.C.O.E.C. FINAL APPROVAL DATE: 02-03-2015: 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:

5-05-2015

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning,

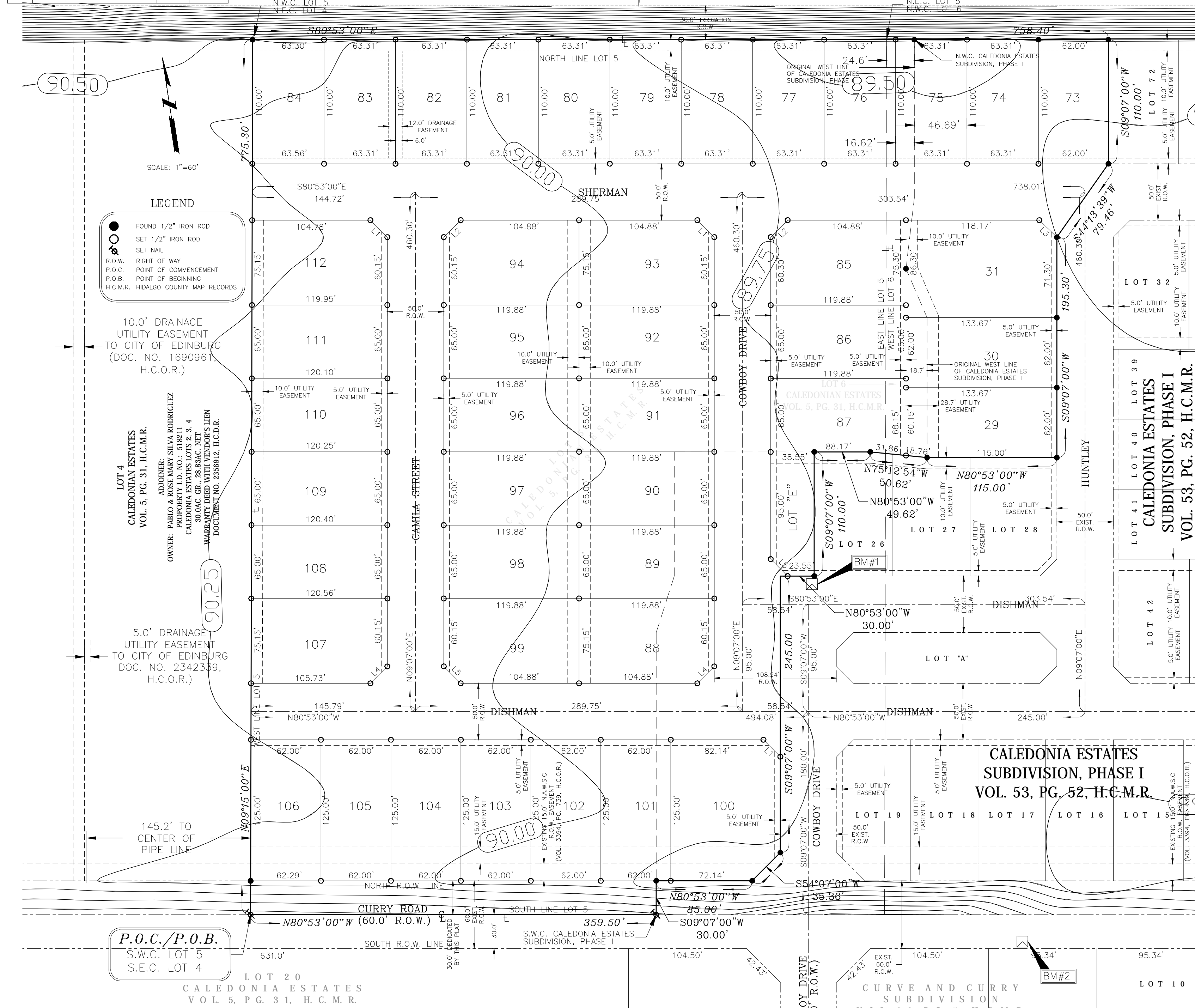
Other departments and the approval of the City of EDINBURG.

**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.*

NO.	SHEET	REVISION	DATE	APPROVED



**REVISION NOTES**

- MINIMUM SETBACK LINES: FRONT: 25.00' OR GREATER FOR EASEMENTS, 20R OF LOT DEPTH - NOT OVER 40.00' OR GREATER FOR EASEMENTS. SIDE: 8.00' OR GREATER FOR EASEMENTS, 10.00' OR GREATER FOR EASEMENTS. CORNER: 10.00' OR GREATER FOR EASEMENTS. CUL-DE-SAC LOTS: 15.00' OR GREATER FOR EASEMENTS. SIDE CORNER GARAGE: 20.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT: SUBDIVISION ZONE "X" AREAS OF 100-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. 490334 0325 D (REVISED TO REFLECT LOMR 5/17/01) EFFECTIVE DATE JUNE 06, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 490334 D EFFECTIVE DATE 06/06/2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATION IDENTIFY NO OTHER AREAS WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR 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 THRU 4127).
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE 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.
- 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 53,987.65 CUBIC FEET OR 1.24 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SECOND SHEET FOR DRAINAGE DETENTION.

**GENERAL PLAT NOTES:**

- MINIMUM SETBACK LINES: FRONT: 25.00' OR GREATER FOR EASEMENTS, 20R OF LOT DEPTH - NOT OVER 40.00' OR GREATER FOR EASEMENTS. SIDE: 8.00' OR GREATER FOR EASEMENTS, 10.00' OR GREATER FOR EASEMENTS. CORNER: 10.00' OR GREATER FOR EASEMENTS. CUL-DE-SAC LOTS: 15.00' OR GREATER FOR EASEMENTS. SIDE CORNER GARAGE: 20.00' OR GREATER FOR EASEMENTS.
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**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO R. SALINAS, JR., PRES.	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
CALEDONIA ESTATES CORP. PHASE I, A TEXAS CORP.				
OWNER: GILBERTO GARCIA	505 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) 638-7363	NONE
OWNER: ANA LUISA VILLARREAL	505 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) 638-7363	NONE
OWNER: HARRIS BARRIOS	501 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) 329-3134	NONE
OWNER: CONRADO LEOS	501 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) 329-3134	NONE
OWNER: YAJAIRA ADAME DE LEOS	501 HUNTLEY STREET	EDINBURG, TEXAS 78542	(956) 329-3134	NONE
OWNER: EDGARDO ELI GONZALEZ	4010 SHERMAN STREET	EDINBURG, TEXAS 78542	(956) 542-2816	NONE
OWNER: EXCLUSIVE PLATINUM HOME BUILDERS LLC (HEDIS SANCHEZ)	1616 SANDSTONE DR.	MISSION, TEXAS 78574	(713) 498-6225	NONE
OWNER: LOPEZ BC INC. (GILDO LOPEZ)	2027 E. GRIFFIN PKWY.	MISSION, TEXAS 78572	(956) 488-2008	NONE
OWNER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

# CALEDONIA ESTATES SUBDIVISION, PHASE II

HIDALGO COUNTY, TEXAS

BEING A 10.55 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 8.38 ACRES OUT OF LOTS 5 AND 6, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONSISTING OF 2.17 ACRES COMPRISING LOTS 20 THRU 25, 29 THRU 31, 73, 74 AND 75 AND PORTIONS OF DISHMAN, HUNTLEY AND SHERMAN ROADWAYS, ALL OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS.

- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE PLACED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. SHALL BE NO CONSTRUCTION OF ANY KIND ON THIS TRACT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHEDS, TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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.
- BENCHMARK NOTE: BM#1 SQUARE CUL AT SWC OF EXISTING TIE "A" ALIET LOCATED ON THE SEC. OF LOT 5 ELEVATION 88.19; BM#2 DESCRIPTION: LOCATED ON TOP OF FIRE HYDRANT SOUTH OF PROPERTY AND SOUTH OF CURVE ROAD, NORTH OF LOT 9, CURVE AND CURVE SUBDIVISION ELEVATION 92.69.
- THIS SUBDIVISION WAS DESIGNED FOR 10 YEAR FLOOD RISK, NO DETENTION.
- A FOUR (4) FOOT SIDEWALK FOUR (4) FEET W/IND THE BACK OF CURVE IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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.
- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE CITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
- ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS.
- LOTS 100 THRU 106 SHALL NOT HAVE ACCESS/DRIVEWAY INTO CURVE ROAD. A BUFFER FENCE SHALL BE INSTALLED ALONG CURVE ROAD BY DEVELOPER.
- 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 APPENDIX 3.14.
- ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS CALEDONIA ESTATES SUBDIVISION, PHASE II, HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATERWAYS, AND OTHER COURSES, ALLEYS, EASEMENTS, AND SUCH OTHER RIGHTS AS MAY HEREIN BE SHOWN OR THE PURPOSES OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: RICARDO R. SALINAS, JR., PRESIDENT  
CALEDONIA ESTATES CORPORATION  
2221 DAFFODIL AVE.  
MCALLEN, TEXAS 78501  
(OWNER OF LOT 30 & LOTS 76-112)

OWNER: GILBERTO GARCIA  
505 HUNTLEY STREET  
EDINBURG, TEXAS 78542  
(OWNER OF LOT 29)

OWNER: ANA LUISA VILLARREAL  
505 HUNTLEY STREET  
EDINBURG, TEXAS 78542  
(OWNER OF LOT 29)

OWNER: HARRIS BARRIOS  
501 HUNTLEY STREET  
EDINBURG, TEXAS 78542  
(OWNER OF LOT 31)

OWNER: CONRADO LEOS  
501 HUNTLEY STREET  
EDINBURG, TEXAS 78542  
(OWNER OF LOT 31)

OWNER: YAJAIRA ADAME DE LEOS  
501 HUNTLEY STREET  
EDINBURG, TEXAS 78542  
(OWNER OF LOT 31)

OWNER: EDGARDO ELI GONZALEZ  
4010 SHERMAN STREET  
EDINBURG, TEXAS 78542  
(OWNER OF LOT 73)

OWNER: EXCLUSIVE PLATINUM HOME BUILDERS LLC  
HEDIS SANCHEZ  
SOLE MANAGING MEMBER  
1616 SANDSTONE DR.  
MISSION, TEXAS 78574  
(OWNER OF LOT 74)

OWNER: LOPEZ BC INC.  
ELIUD LOPEZ, PRESIDENT  
2027 E. GRIFFIN PKWY.  
MISSION, TEXAS 78572  
(OWNER OF LOT 73)

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GILBERTO GARCIA, AND ANA LUISA VILLARREAL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CONRADO LEOS, AND YAJAIRA ADAME DE LEOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGARDO ELI GONZALEZ, YAJAIRA ADAME DE LEOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATE \_\_\_\_\_

CHAIRPERSON, PLANNING AND ZONING COMMISSION  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 74,793, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SETTER PLATES AS CALEDONIA ESTATES SUBDIVISION, PHASE II, DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PLANE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS  
COUNTY OF HIDALGO

DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID OMAR SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON ANOTHER ACCEPTED ENGINEERING DESIGN. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

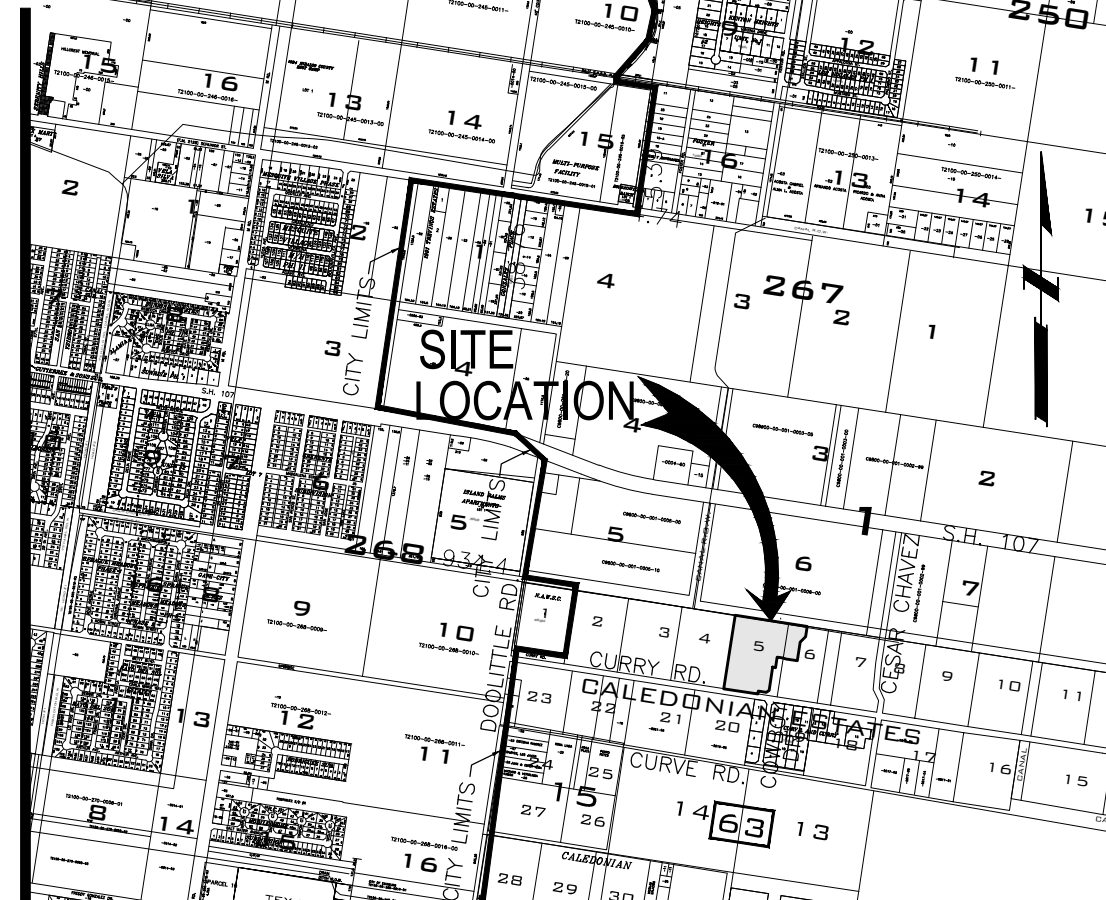
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

DEVELOPER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., REG. NO. 71973 ON MARCH 5, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



**LOCATION MAP**  
SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501  
JOB NUMBER: SF-14-23276

DATE PREPARED: FEBRUARY 4, 2016  
PLAT SHEET 1 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
CALEDONIA ESTATES SUBDIVISION, PHASE II, IS LOCATED ON THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURVE ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 AS PER THE 2010 CENSUS), CALEDONIA ESTATES SUBDIVISION, PHASE II DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.

**METES AND BOUNDS DESCRIPTION**

BEING A 10.55 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 8.38 ACRES OUT OF LOTS 5 AND 6, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONSISTING OF 2.17 ACRES COMPRISING LOTS 20 THRU 25, 29 THRU 31, 73, 74 AND 75 AND PORTIONS OF DISHMAN, HUNTLEY AND SHERMAN ROADWAYS, ALL OUT OF CALEDONIA ESTATES SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.55 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- THENCE NORTH 09 DEGREES 15 MINUTES EAST, CONSIDENT WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CURVE ROAD, AT A DISTANCE OF 775.30 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 5 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE NORTH 90 DEGREES 53 MINUTES EAST, CONSIDENT WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 561.80 FEET PASS THE NORTHEAST CORNER OF SAID LOT 5 SAME BEING THE NORTHWEST CORNER OF SAID LOT 6, AT A DISTANCE OF 586.40 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF CALEDONIA ESTATES SUBDIVISION, PHASE I, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 788.40 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 73 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 09 DEGREES 07 MINUTES WEST, CONSIDENT WITH THE EAST LINE OF SAID LOT 73, A DISTANCE OF 110.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 73 BEING FURTHER LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SHERMAN, A 50.0 FOOT PUBLIC DEDICATED ROAD RIGHT-OF-WAY FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 44 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 79.46 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE MOST EASTERN CORNER CURB BEING AN OUTSIDE EASTERN CORNER OF SAID LOT 31 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HUNTLEY, A 50.0 FOOT PUBLIC ROAD RIGHT-OF-WAY FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 09 DEGREES 07 MINUTES 00 SECONDS WEST, CONSIDENT WITH THE EAST LINE OF SAID LOTS 29, 30 AND 31, A DISTANCE OF 195.30 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 29 FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST, CONSIDENT WITH THE SOUTH LINE OF SAID LOT 29, A DISTANCE OF 115.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE NORTH 75 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 50.62 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 09 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 110.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 300.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 09 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 245.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 54 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 85.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE SOUTH 09 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 300.0 FEET TO A NAL SET ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 5 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE NORTH 80 DEGREES 53 MINUTES WEST, CONSIDENT WITH THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 359.50 FEET TO THE POINT OF BEGINNING, CONTAINING 10.55 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SOUTH LINE OF SAID LOT 5.  
N/SUBDIVISION/PLAT/CALEDONIAESTATES/SUB/METESANDBOUNDS/00175

STATE OF TEXAS  
CITY OF EDINBURG  
MAYOR'S DECLARATION

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

MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1  
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF REFERRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

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

**INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION, PHASE II**

SHEET 1

SHEET 2

SHEET 3

HEADING: INDEX: LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.C. CERTIFICATE; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.

WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
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