



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: 4-26-2016

PROPOSED RSBR FM 2128 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: LETICIA A. ALAMIA-O'NEILL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF RICHARDSON ROAD APPROXIMATELY 1/4 MILE WEST OF ALAMO ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-20-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY DETENTION POND LOCATED ON THE BACKSIDE OF THE LOT.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 3-02-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-08-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: SOUTH SIDE OF RICHARDSON ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 3-02-2016 : 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

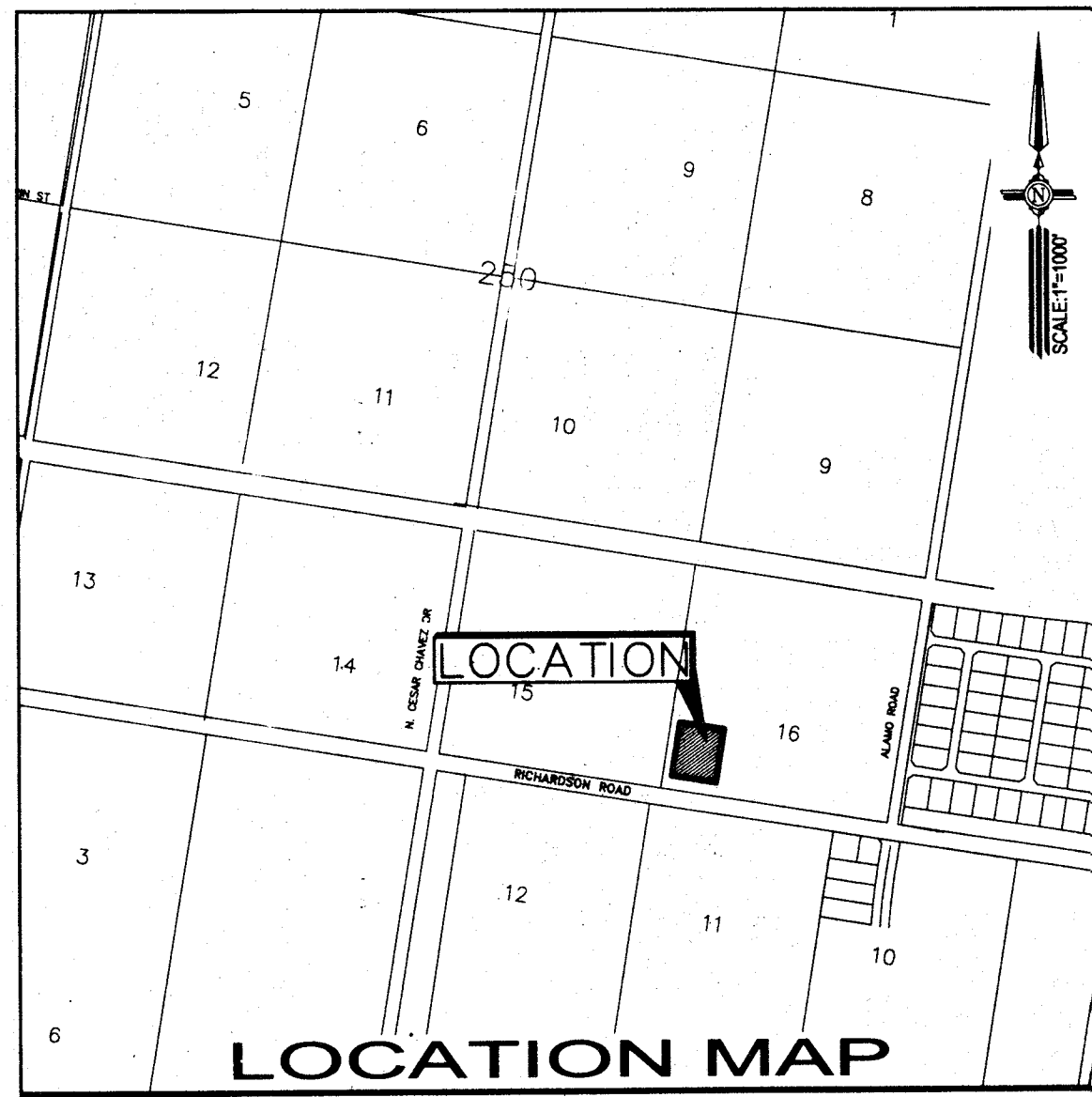
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 2-03-2016

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

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.*



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
 RSBR DG (FM 2128) SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY AND ON THE NORTH SIDE OF FM 2128 (RICHARDSON STREET), AND 1/4 MILE EAST FROM N. CESAR CHAVEZ DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. RSBR DG (FM 2128) SUBDIVISION FALLS WITHIN 1 MILE E.T.J. OF CITY OF EDINBURG. THIS SUBDIVISION FALLS WITHIN PRECINCT 4. EDINBURG POPULATION IS 77,100 ACCORDING TO THE 2010 US CENSUS.

**MINOR PLAT OF
 RSBR DG (FM 2128) SUBDIVISION**
 BEING A RE-SUBDIVISION OF
 2.152 ACRES (93,750.17 S.F.)
 OUT OF LOT 16, SECTION 250,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY
 AS RECORDED IN
 VOLUME 1, PAGES 16, H.C.M.R.
 HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.152 ACRES (93,750.17 SQUARE FEET) SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, SAID 2.152 ACRES (93,750.17 SQUARE FEET) BEING CONVEYED TO LETICIA ANN ALAMIA O'NEILL, GRACIELA YVONNE ALAMIA MINYARD, AND ALICIA ADELINA ALAMIA HURD, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1320, PAGE 189, AND PAGE 193, HIDALGO COUNTY DEED RECORDS, PROBATE CAUSE NO. 28,484-D FOR THE ESTATE OF MARIA TERESA ALAMIA, DECEASED AND PROBATE CAUSE NO. 28,479 FOR THE ESTATE OF J.R. ALAMIA, DECEASED, SAID 2.152 ACRES (93,750.17 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 16, SECTION 250;
 THENCE S 08° 55' 03" W ALONG THE WEST LINE OF SAID LOT 16, AT A DISTANCE OF 40.00 FEET PASS A 1" IRON PIPE FOUND, CONTINUING A TOTAL DISTANCE OF 882.44 FEET TO A POINT ON SAID WEST LINE OF SAID LOT 16;
 THENCE S 81° 04' 57" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 THENCE S 90° 58' 28" E A DISTANCE OF 250.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16653326.057, EASTING: 1112574.759) FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE S 08° 55' 03" W AT A DISTANCE OF 365.00 FEET PASS A NO. 4 REBAR SET ON THE FUTURE NORTH RIGHT-OF-WAY LINE OF F.M. 2128 (E. RICHARDSON ROAD) ACCORDING TO THE HIDALGO COUNTY THROUGHFARE PLAN, CONTINUING A TOTAL DISTANCE OF 376.00 FEET TO A POINT (NORTHING: 16534955.590, EASTING: 1112519.630) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF F.M. 2128 (E. RICHARDSON ROAD), FOR THE SOUTHEAST CORNER OF THIS TRACT;
 THENCE N 80° 58' 28" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF F.M. 2128 (E. RICHARDSON ROAD), AT A DISTANCE OF 250.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N 08° 55' 03" E AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET ON THE FUTURE NORTH RIGHT-OF-WAY LINE OF F.M. 2128 (E. RICHARDSON ROAD), CONTINUING A DISTANCE OF 376.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.152 ACRES (93,750.17 SQUARE FEET) OF LAND, MORE OR LESS.

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

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, §48-211 (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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

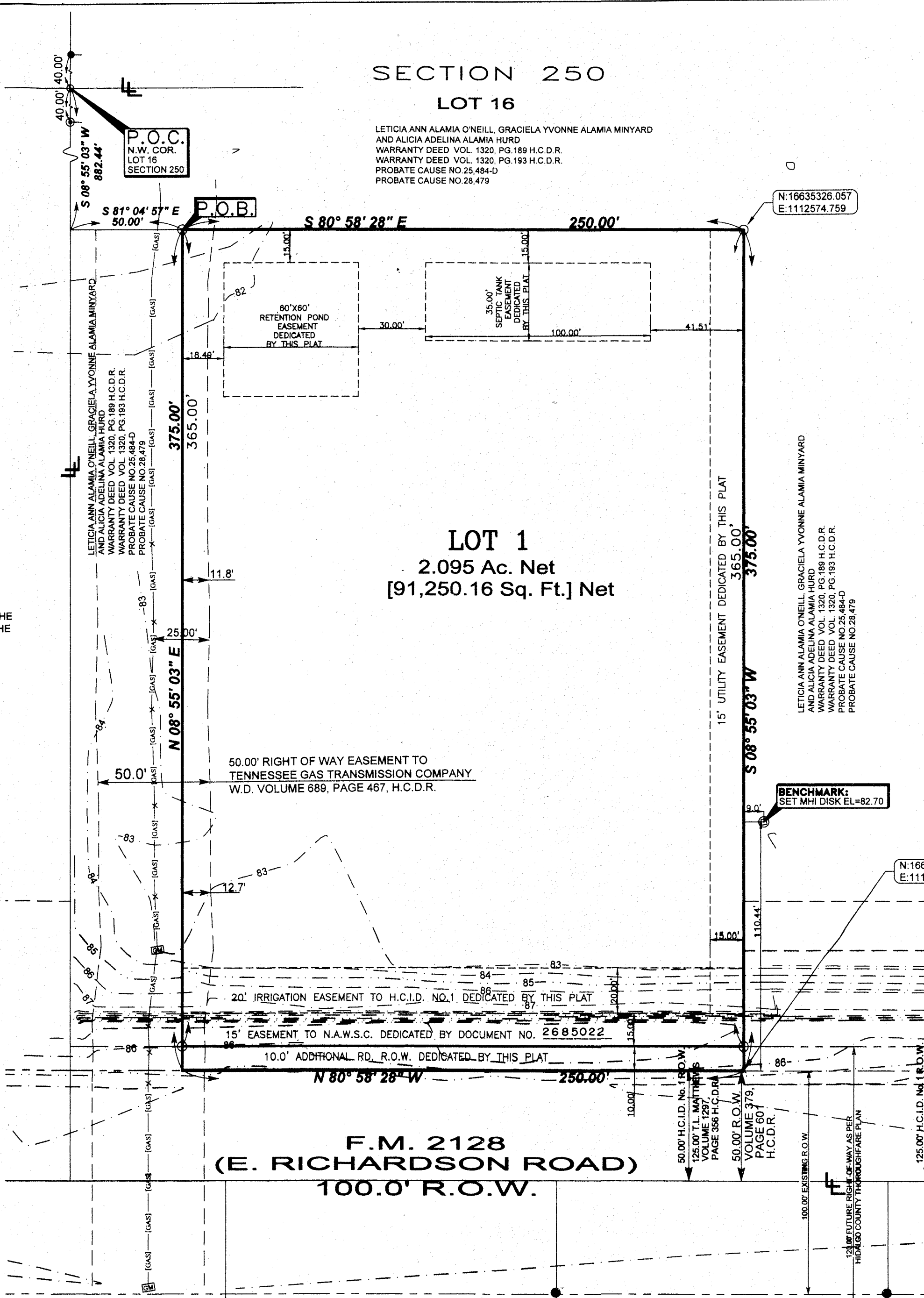
**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1**

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

ON THIS THE _____ DAY OF _____, 20____
 ATTEST:
 SECRETARY _____ PRESIDENT _____

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR SEWERAGE WATER TO ANY LOT IN THIS SUBDIVISION IF SEWERAGE OR DRAINAGE STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
LETICIA A. ALAMIA-O'NEILL	P.O. BOX 420	LINN, TX 78563	(956) 207-9173	N/A
GRACIELA Y. ALAMIA-MINYARD	1508 IVY LANE	EDINBURG, TX 78839	(956) 207-9173	N/A
OWNER: ALICIA A. ALAMIA-HURD	4968 DEER PARK RD.	CORPUS CHRISTI, TX 78413	(956) 207-9173	N/A
ENGINEER: KELLEY A. HELLERVELLA	118 W. MCINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839



STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNERS' DEDICATION, CERTIFICATION AND ATTESTATION

I, LETICIA A. ALAMIA-O'NEILL, GRACIELA Y. ALAMIA-MINYARD AND ALICIA A. ALAMIA-HURD, AS OWNERS OF THE 2.152 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RSBR DG (FM 2128) SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE OF THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 222.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS
 (B) SANITARY SEWER CONNECTIONS TO THE LOTS) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Leticia A. Alamia-O'Neill 2/8/2014 DATE
Graciela Y. Alamia-Minyard 2-8-14 DATE
Alicia A. Alamia-Hurd 2/10/14 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LETICIA A. ALAMIA-O'NEILL, GRACIELA Y. ALAMIA-MINYARD AND ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF Feb, 2014

Celestine Stewart
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 2-26-2017

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LETICIA A. ALAMIA-O'NEILL, GRACIELA Y. ALAMIA-MINYARD AND ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF February, 2014

Christina Martinez
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 11/11/2019

LEGEND

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- FOUND NO. 4 REBAR
- ⊙ BENCHMARK SET MELDEN & HUNT DISK
- FOUND PIPE
- RIGHT-OF-WAY
- SF OR SQ. FT.
- AC - ACRES
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
- P.O.B. - POINT OF BEGINNING
- OS&SF - ON-SITE SANITARY SEWER FACILITIES
- C - CENTERLINE OF RIGHT-OF-WAY
- (-) - RECORDED MAP CALLS
- VOLUME - VOLUME
- PGS. - PAGES
- N.E. - NORTH EAST

R.O.W. - RIGHT-OF-WAY
 SF OR SQ. FT. - SQUARE FEET
 AC - ACRES
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
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 C - CENTERLINE OF RIGHT-OF-WAY
 (-) - RECORDED MAP CALLS
 VOLUME - VOLUME
 PGS. - PAGES
 N.E. - NORTH EAST

RIGHT OF WAY EASEMENT:
 KNOWN 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR 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 PIPELINES ARE INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 RELOCATED FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE 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 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE TITLE V 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 HAS EXECUTED THIS INSTRUMENT THE 8 DAY OF Feb, 2014

Leticia A. Alamia-O'Neill
 LETICIA A. ALAMIA-O'NEILL (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
 THE STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LETICIA A. ALAMIA-O'NEILL, GRACIELA Y. ALAMIA-MINYARD AND ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF Feb, 2014

Celestine Stewart
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 2-26-2017

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 8 DAY OF Feb, 2014

Graciela Y. Alamia-Minyard
 GRACIELA Y. ALAMIA-MINYARD (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
 THE STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GRACIELA Y. ALAMIA-MINYARD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8 DAY OF Feb, 2014

Celestine Stewart
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 2-26-2017

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 10 DAY OF February, 2014

Alicia A. Alamia-Hurd
 ALICIA A. ALAMIA-HURD (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
 THE STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF February, 2014

Christina Martinez
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 11/11/2019

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GRACIELA Y. ALAMIA-MINYARD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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Celestine Stewart
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 2-26-2017

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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 MY COMMISSION EXPIRES: 11/11/2019

STATE OF TEXAS
 COUNTY OF HIDALGO

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Christina Martinez
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 11/11/2019

- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) IS 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 NUMBER: 480334 0325 D
 MAP REVISED: JUNE 6, 2000.
 FURTHER REVISION TO REFLECT LOMR DATED MAY 17, 2001.
 - SETBACKS:
 REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 FRONT: 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 - LOT 1 IS FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS OR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003]:
 B.M. NO.1 - SET MHI DISK AT APPROXIMATELY 110.44 FT. NORTH AND 9.0 EAST FROM THE SOUTHEAST CORNER OF PROPERTY; N:16633063.2920 E: 1112542.6920, ELEV= 82.70
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5458 CUBIC- FEET (0.125 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.) 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 ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - 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.
 - 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.
 - 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 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 OS&SF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
 - 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 OS&SF DESIGN FOR COMMERCIAL USE.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - TxDOT DRIVEWAY/ ENTRANCE PERMIT IS REQUIRED FOR LOT 1, PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ ENTRANCE ON TO F.M. 2128 (RICHARDSON ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
 - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
 - A 5 FOOT WIDE SIDEWALK IS REQUIRED ALONG PERIMETER STREETS DURING THE BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

DATED THIS 8th DAY OF Feb, 2014

Kelley A. Heller-Vella
 KELLEY A. HELLERVELLA PROFESSIONAL ENGINEER NO 97421
 STATE OF TEXAS

DATE PREPARED: 11-12-15
 ENGINEERING JOB # 15154.00

STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH, 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 LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS 8th DAY OF Feb, 2014

Fred L. Kurth
 FRED L. KURTH PROFESSIONAL LAND SURVEYOR NO 4750
 STATE OF TEXAS

DATE SURVEYED: 11-09-2015
 T-1003, PG. 16-17
 SURVEY JOB # 15154.08

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LETICIA A. ALAMIA-O'NEILL, GRACIELA Y. ALAMIA-MINYARD AND ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF February, 2014

Celestine Stewart
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 2-26-2017

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LETICIA A. ALAMIA-O'NEILL, GRACIELA Y. ALAMIA-MINYARD AND ALICIA A. ALAMIA-HURD, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF February, 2014

Christina Martinez
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 11/11/2019

INDEX TO SHEET OF RSBR DG (FM 2128) SUBDIVISION

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

SHEET 2: ENGINEERING REPORT, INCLUDING LAYOUT OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION, MAP OF TOPOGRAPHY AND DRAINAGE PRIOR TO DEVELOPMENT, PROPOSED SITE PLAN.

FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO JR.
 HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
 DOCUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY _____ DEPUTY

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR _____ DATE _____

DRAWN BY: R. DE JESUS DATE: 11-12-15
 SURVEYED, CHECKED J.G. DATE: 2-03-14
 FINAL CHECK [Signature] DATE: 2-8-14

TBPE FIRM # F-1435
MELDEN & HUNT INC.
 CONSULTANTS' ENGINEERS SURVEYORS
 118 W. MCINTYRE 227 N. F.M. 3187
 EDINBURG, TX 78841 800 GRANGE CITY, TX 75902
 PH: (956) 381-0981 PH: (956) 487-8268
 FAX: (956) 381-1839 FAX: (956) 486-8091
 ESTABLISHED 1947 www.meldenandhunt.com

**MINOR PLAT OF
RSBR DG (FM 2128) SUBDIVISION**

BEING A RE-SUBDIVISION OF
2.152 ACRES (93,750.17 S.F.)
BEING ALL OF LOT 16, SECTION 250,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
AS RECORDED IN
VOLUME 1, PAGES 16, H.C.M.R.
HIDALGO COUNTY, TEXAS

COST ESTIMATES:

DRAINAGE IMPROVEMENTS:	\$ - 0 -
WATER DISTRIBUTION:	\$ 5,000.00
SANITARY SEWER:	\$ 1,500.00
PAVING IMPROVEMENTS:	\$ - 0 -
TOTAL:	\$ 6,500.00

**DRAINAGE STATEMENT
RSBR DG (FM 2128) SUBDIVISION**
PROJECT NO.: 15154.00 DATE: NOVEMBER 17, 2015
REVISED DATE: NOVEMBER 20, 2015-FEBRUARY 02, 2016

RSBR DG (FM 2128) SUBDIVISION IS A SUBDIVISION OF 2.152 ACRES (93,750 SQ. FT.) OUT OF LOT 16, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS. THIS IS EXISTING OPEN LAND AND IS PROPOSED AS A 1-LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN ZONE "X" (SHADED) IS 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, AS PER COMMUNITY-PANEL NUMBER 480334 0325D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 17, 2001.

THE SOILS TYPE IS HIDALGO SANDY CLAY LOAM. HIDALGO SANDY CLAY LOAM HAVE A MODERATELY COARSE TEXTURE. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "B", THE PREDOMINANT TYPE WITHIN THIS SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHERLY DIRECTION AND HAS A RUNOFF OF 1.87 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR RSBR DG (FM 2128) SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE BUILDING ONTO GREEN AREAS AND THE PARKING LOT. THE RUNOFF SHALL BE DIRECTED INTO A RETENTION SWALE LOCATED ON THE NORTHWEST SIDE OF THE SITE.

IN ACCORDANCE WITH THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 5,459 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE PROPOSED RETENTION POND. THE COUNTY OF HIDALGO SHALL APPROVE THE SITE GRADING PLAN.

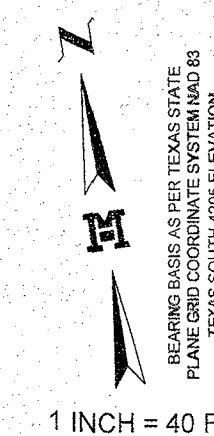
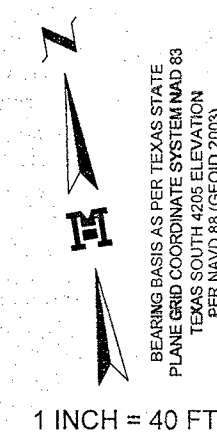
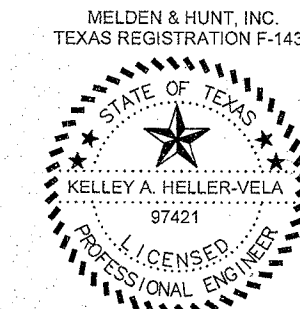
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 02ND DAY OF February 2016

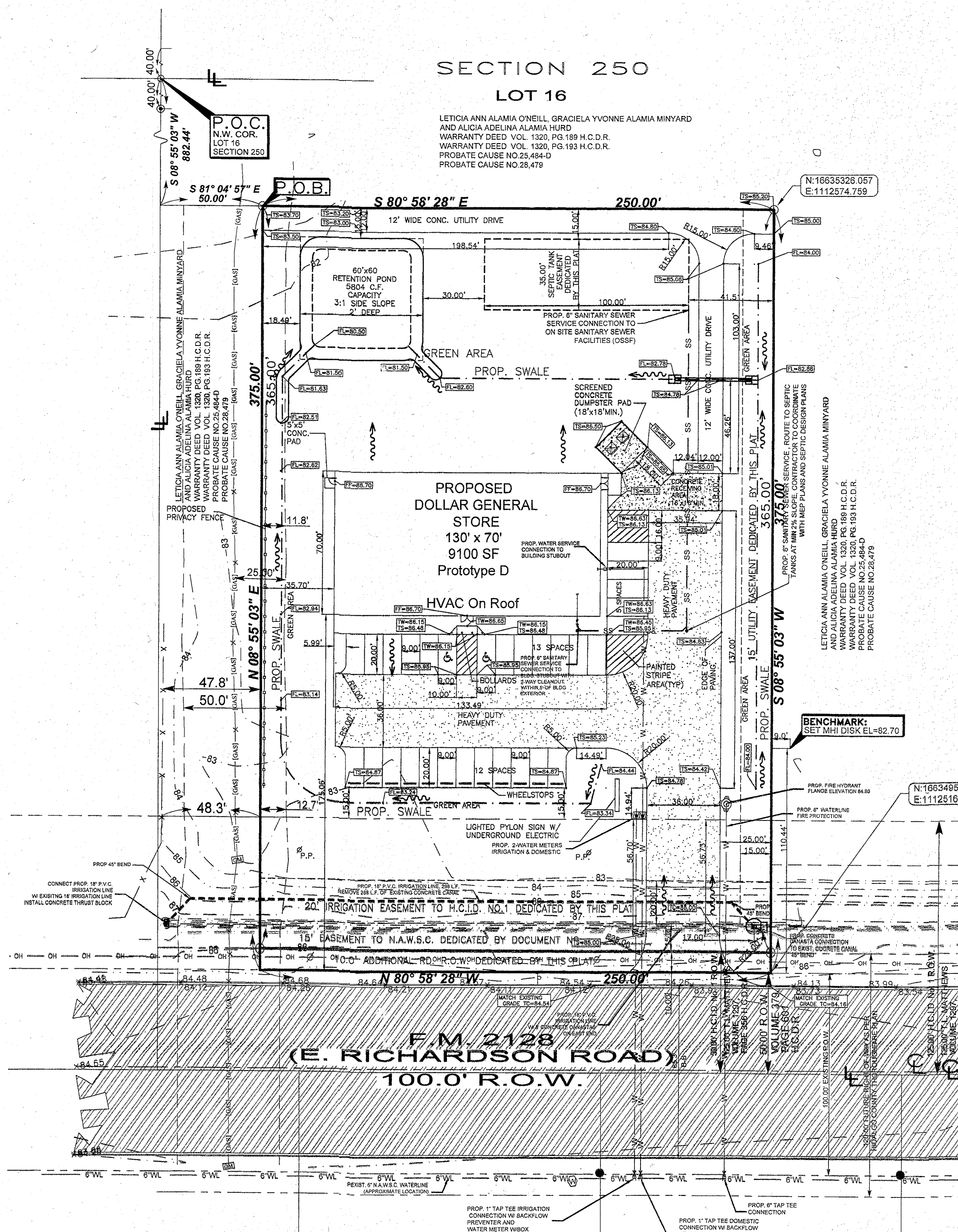
Kelley A. Heller-Vela
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER NO. 97421
STATE OF TEXAS

DATE PREPARED: 02-02-15
ENGINEERING JOB # 15154.00

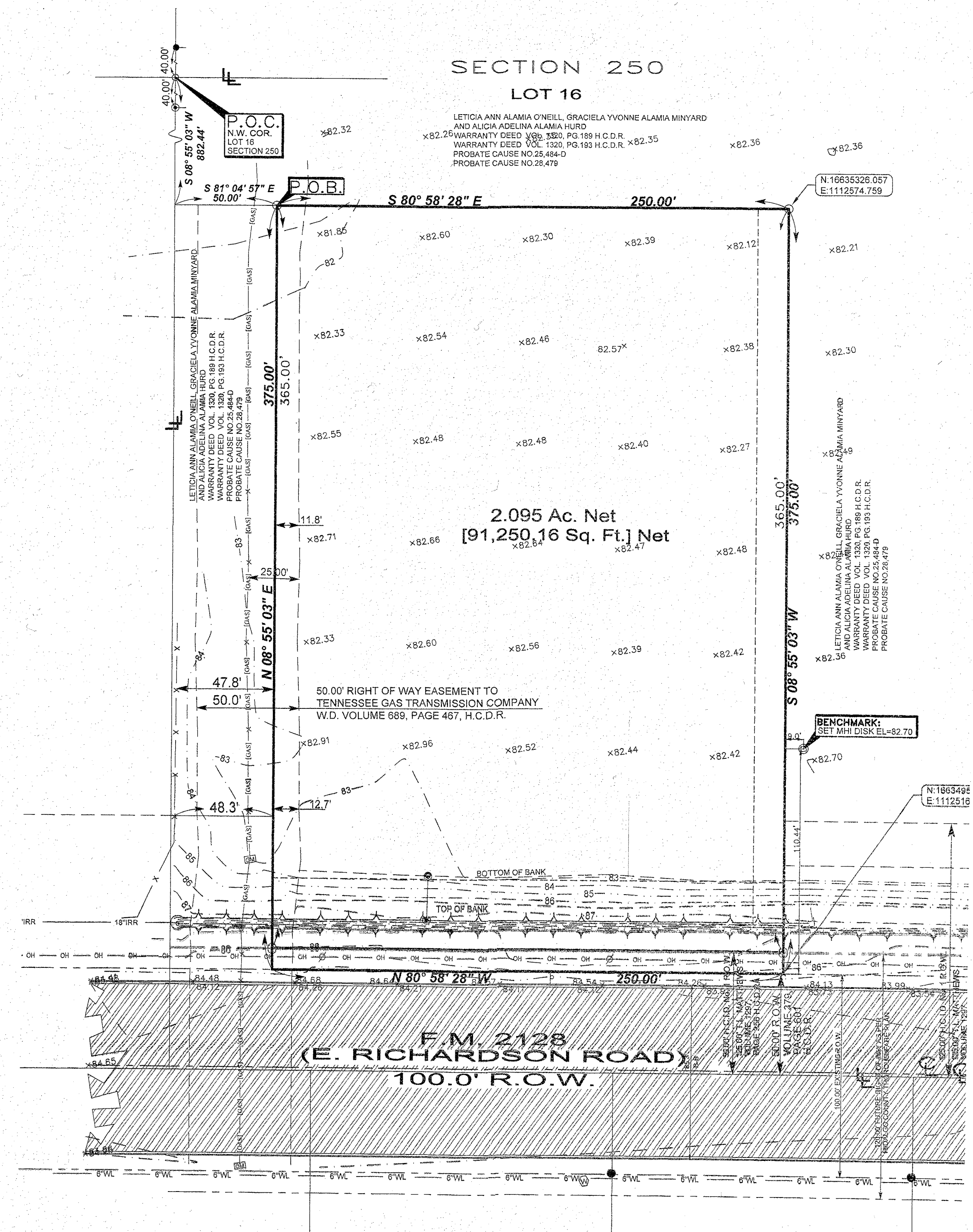


LEGEND

- FOUND NO. 4 REBAR
- ⊗ LOT LINE CORNER
- SET SQUARE CUT (BENCHMARK)
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- SF or SQ. FT. - SQUARE FEET
- R.O.W. - RIGHT OF WAY
- AC - ACRES
- W.D. DOC. NO. - WARRANTY DEED DOCUMENT NO.
- () - RECORDED MAP CALLS
- WTR — PROPOSED WATERLINE OR WATER SERVICE
- OH — EXISTING OVERHEAD POWER LINES
- R.D. — EXISTING BAR DITCH CENTERLINE
- W — EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- SS — EXISTING SANITARY SEWER LINE (LOCATION TO BE FIELD VERIFIED)
- P.M. — EXISTING SANITARY SEWER FORCE MAIN
- L — LOT LINE
- C — CENTER LINE
- FL=74.65 PROPOSED FLOW LINE ELEVATION
- SW=74.65 PROPOSED TOP OF SIDEWALK ELEVATION
- TP=74.65 PROPOSED TOP OF PAVEMENT ELEVATION
- FG=74.65 PROPOSED FINISH GRADE ELEVATION
- NG=74.65 EXISTING NATURAL GROUND ELEVATION
- G=74.65 GUTTER ELEVATION
- DIRECTIONAL FLOW ARROW
- ▭ AC UNIT CONCRETE PAD



PROPOSED SITE & TOPOGRAPHICAL LAYOUT



EXISTING SITE & TOPOGRAPHICAL LAYOUT

MBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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ESTABLISHED 1947 www.meldenandhunt.com