



# 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: 10-25-2016

PROPOSED ALEJANDRO MARROQUIN SUBDIVISION, PRECINCT No. 4.

ENGINEER: MAS ENGINEERING DEVELOPER: ALEJANDRO MARROQUIN

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

LOCATION DESCRIPTION: EAST SIDE OF U.S. HIGHWAY 281, APPROXIMATELY 1 MILE NORTH OF FM 490 ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-20-2016 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

ROAD R.O.W. DEDICATION: 75.00 FT. ONTO U.S. HWY 281.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-03-2016 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-09-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ISAAC MATA

WATER SERVICE PROVIDER: CITY OF EDINBURG LINE SIZE: 8" LOCATION: ALONG EAST SIDE OF HWY 281.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 2-09-2016 : 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.*

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.

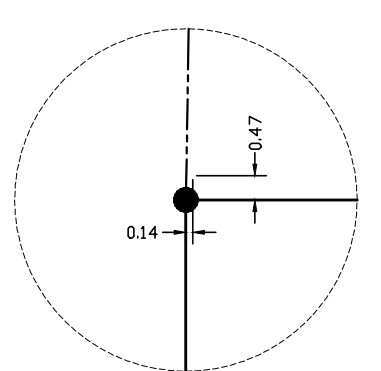
**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

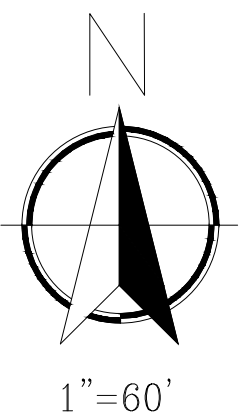
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, \* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

P.O.C.  
N.W.C.  
TRACT  
128

S81°43'11"E  
77.64'



ADJOINER:  
OWNER: EVANGELISTIC ASSOC. INC.  
C/O CARLOS CALERA  
PROPERTY I.D. NO.: 158300  
DEL TULE / N100AC.  
TR. 128 EXC. S417.42'-N1066.08'-W521.78' / 95AC.  
WARRANTY DEED  
DOCUMENT NO. 638793, H.C.D.R.



# MAP OF ALEJANDRO MARROQUIN SUBDIVISION

## EDINBURG, TEXAS

A 5.00 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF AND FORMING A PART OF TRACT 128, THE SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58 THRU 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

BEING A 5.00 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF AND FORMING A PART OF TRACT 128, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58 THRU 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND AS DESCRIBED BY METES AND BOUNDS IN A GENERAL WARRANTY DEED CONVEYANCE FROM MARISELA G. MARIN DBA BLUE SKY INVESTMENTS AND ROBERT GARCIA UNTO ALEJANDRO MARROQUIN SILVA, DATED FEBRUARY 18, 2013, AND FIELD FOR RECORD IN DOCUMENT NO. 2013-2384230, DEED RECORDS OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; SAID 5.00 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 128; THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 43 MINUTES 11 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID TRACT 128, A DISTANCE OF 77.64 FEET TO A POINT; THENCE,

SOUTH 09 DEGREES 17 MINUTES 01 SECONDS WEST, A DISTANCE OF 1,062.09 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND 0.47 FEET SOUTH OF AND 0.14 FEET WEST OF A FENCE LINE CORNER FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

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(4) THENCE, NORTH 08 DEGREES 08 MINUTES 20 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 416.36 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: WARRANTY DEED DOCUMENT NO. 2013-2384230, H.C.D.R.

### GENERAL PLAT NOTES & RESTRICTIONS

1.- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C".  
AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD-PLAIN.  
FLOOD PLAN COMMUNITY PANEL NO. 480334 0225 B.  
EFFECTIVE DATE : JANUARY 2, 1981.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.-SETBACKS:  
FRONT= 75 FT. ON U.S. HIGHWAY 281  
REAR= 15 FT. OR EASEMENT WHICHEVER IS GREATER  
SIDE= 6.0 FT. OR EASEMENT WHICHEVER IS GREATER

4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTER LINE OF STREET OR 18 INCH ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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.

5. BENCHMARK USED: NOAA - S 777; LOCATED AT 26 28'18" N, 98 8' 0" W; ELEVATION 82.85

6.- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPED WILL BE REQUIRED TO DETAIN A TOTAL OF 10,409 CUBIC-FEET (0.24 ACRE- FEET) OF STORM WATER RUNOFF.

7.- 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 3.1.4

8.- 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.

9.- 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.

10.- 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.

11.- 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 THE LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF COMMERCIAL SEWAGE ONLY.

B. THE LOT ON 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

13.- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL

14.- ALEJANDRO MARROQUIN, THE OWNER & SUBDIVIDER OF ALEJANDRO MARROQUIN SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.

15.- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON U.S.HIGHWAY 281.

16.- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

17.- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

18.- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.

19.- APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

20.- 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 SCHOOLS, 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.

21.- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1, PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO HWY 281. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

22.- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

23.- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 1, MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT

STATE OF TEXAS  
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE ALEJANDRO MARROQUIN SUBDIVISION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME(S) DEDICATED TO THE USE OF THE PUBLIC ALL STREETS & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

ALEJANDRO MARROQUIN  
2501 DUKE AVE  
McALLEN, TEXAS, 78504

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEJANDRO MARROQUIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.  
MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

NOTARY PUBLIC DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

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

MAYOR, CITY OF EDINBURG DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: RAUL E. SESIN P.E. DISTRICT MANAGER Date

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF EDINBURG SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFOLI AVE.  
McALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
4037 W. EXP.83, SUITE 150  
MCALLEN, TEXAS 78501

DATE PREPARED: OCTOBER 16, 2015

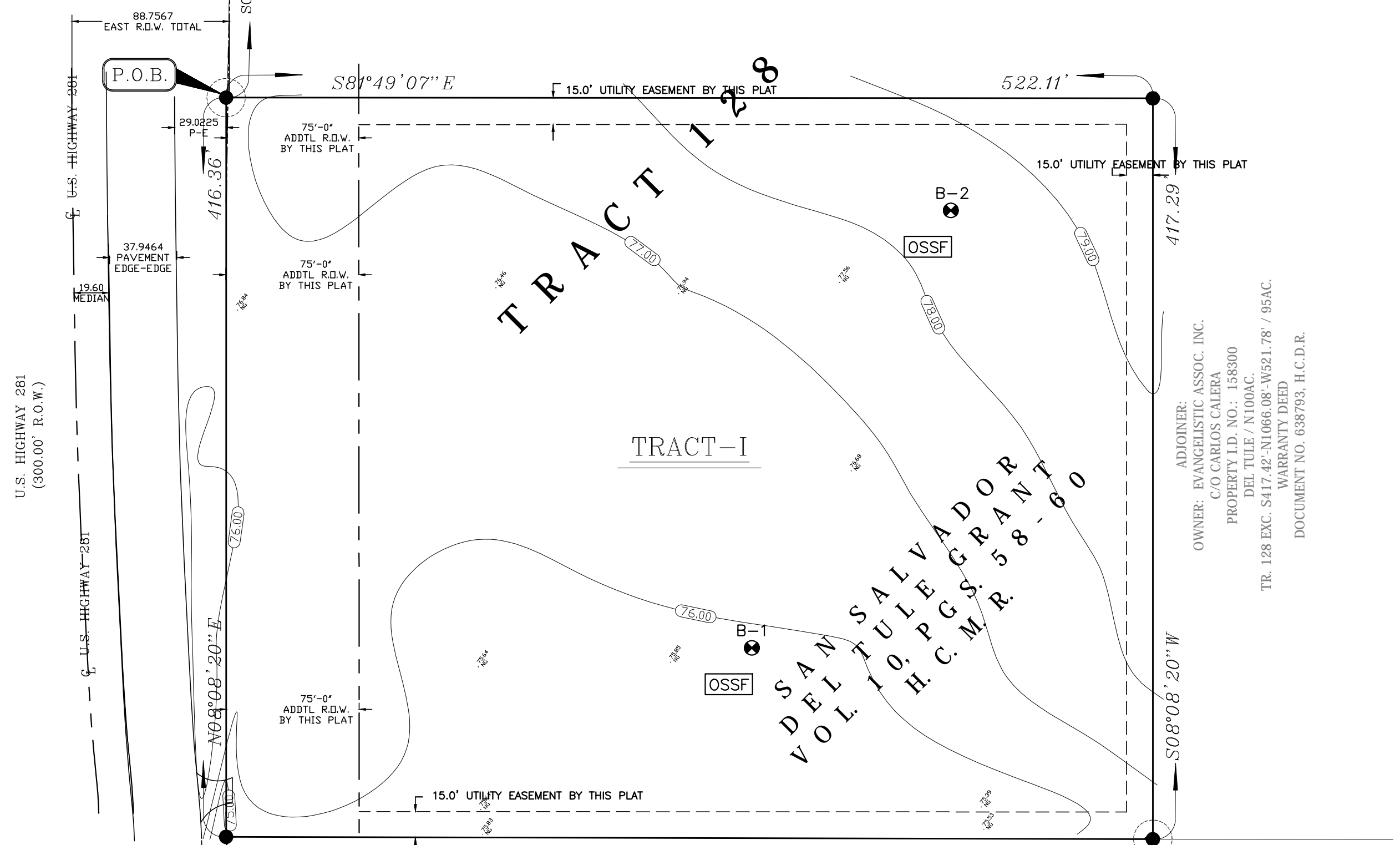
# MAS ENGINEERING LLC.

## CONSULTING ENGINEERING

### FIRM NO. F-15499

4037 W. EXP.83, SUITE 150  
MCALLEN, TEXAS. 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

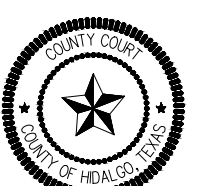


ADJOINER:  
OWNER: KVS FAMILY LIMITED PARTNERSHIP  
PROPERTY I.D. NO.: 690082  
DEL TULE  
BNG AN IRR. TR. E2809.18' TR. 128;  
S366.95'-W1294.27' TR. 129;  
AN IRR. TR. 1293.49' TR. 130  
179.40AC.  
WARRANTY DEED  
DOCUMENT NO. 1432674, H.C.D.R.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE 232.028 (a)  
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALEJANDRO MARROQUIN  
SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY  
COMMISSIONERS COURT ON

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE



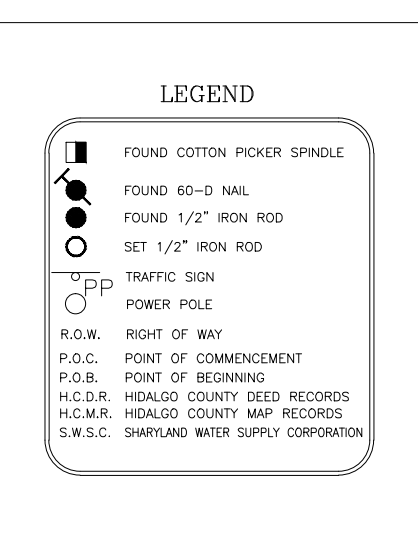
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

### REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

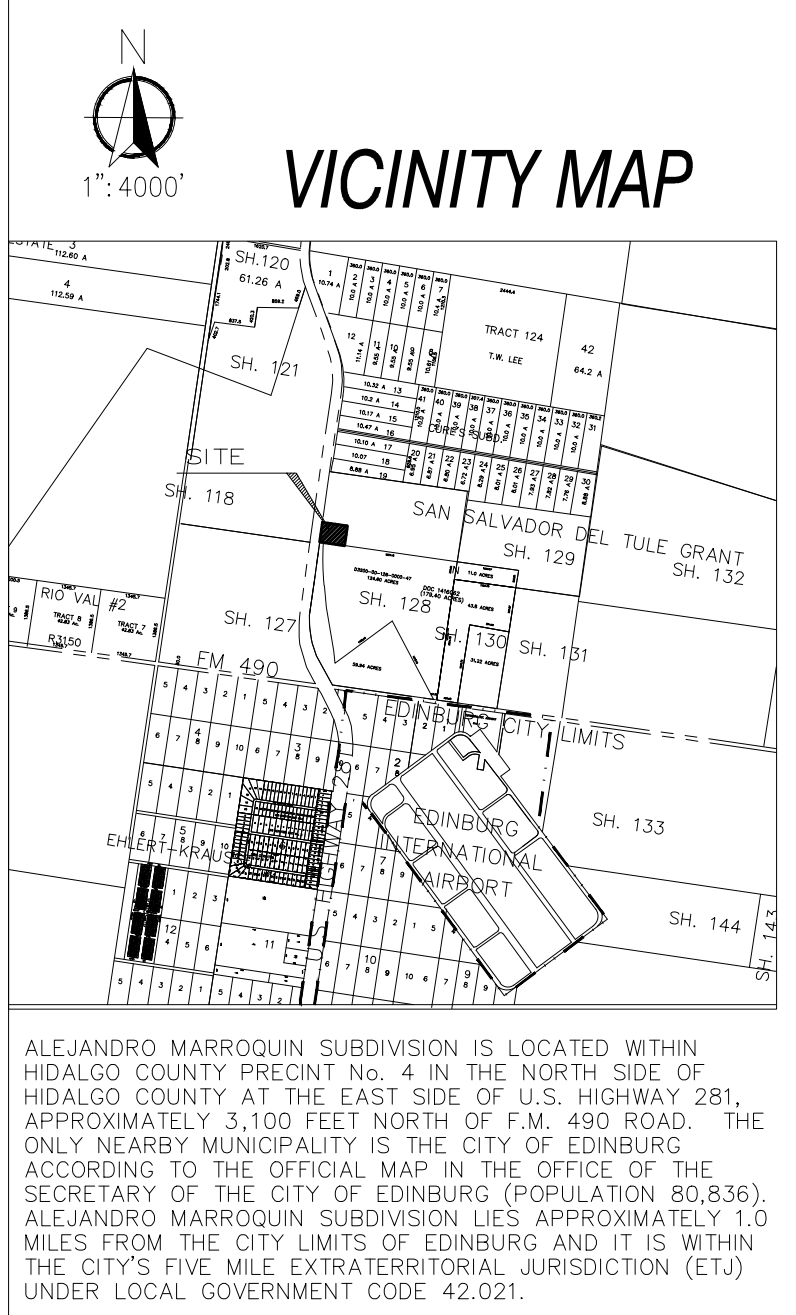
PRINCIPAL CONTACTS:  
Name Address City & Zip Phone  
OWNER: ALEJANDRO MARROQUIN 2501 DUKE AVE. McAllen, Tx. 78501 (956) 224-1852  
ENGINEER: MARIO A. SALINAS 4037 W. Expwy.83, Suite 150 McAllen, Tx. 78501 (956) 537-1311  
SURVEYOR: DAVID O. SALINAS 2221 Daffodil Ave. McAllen, Tx. 78501 (956) 682-9081



### I N D E X

SHEETS 1  
SHEETS 2  
LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OF APPROVAL; HCHD CERTIFICATION; REVISION NOTES.  
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

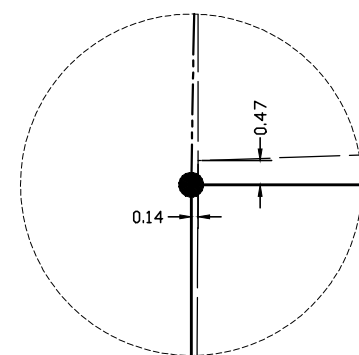
SHEET 1 OF 2



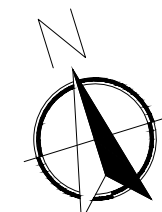
ALEJANDRO MARROQUIN SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINT No. 4 IN THE NORTH SIDE OF HIDALGO COUNTY AT THE EAST SIDE OF U.S. HIGHWAY 281, APPROXIMATELY 3,100 FEET NORTH OF F.M. 490 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 80,836). ALEJANDRO MARROQUIN SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS OF EDINBURG AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

P.O.C.  
N.W.C.  
TRACT  
128

S81°43'11"E  
77.64'



ADJOINER:  
OWNER: EVANGELISTIC ASSOC. INC.  
C/O CARLOS CALERA  
PROPERTY I.D. NO.: 158300  
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TR. 128 EXC. S417.42'-N1066.08'-W521.78' / 95AC.  
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SCALE 1"=60'

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BEARING SOURCE: WARRANTY DEED DOCUMENT NO. 2013-2384230, H.C.D.R.

DRAINAGE REPORT  
FOR  
ALEJANDRO MARROQUIN SUBDIVISION  
EDINBURG, TEXAS

BEING A 5 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF AND FORMING A PART OF TRACT 128, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58 THRU 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF U.S. HIGHWAY 281 AND FM 490. THE PROPOSED SUBDIVISION CONSISTS OF ONE COMMERCIAL LOT.

THE TRACT LIES IN "ZONE B"; IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING). IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480343 0010 C, MAP REVISED NOVEMBER 2, 1982.

THE SOIL ACCORDING TO THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THIS PROPERTY LIES IN "AREA 3 & 22 (3 BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES AND 22 HEBBRONVILLE SANDY LOAM, 0 TO 1 PERCENT SLOPES), OF THE SOIL SURVEY OF HIDALGO COUNTY.

EXISTING DRAINAGE FOR THE AREA CONSISTS OF THE FOLLOWING SYSTEM:  
PRESENTLY, THE SITE RUNOFF FLOWS OVERLAND IN A SOUTHWEST DIRECTION. EXISTING RUNOFF IS Q=4.20 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM.

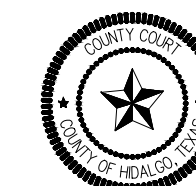
AFTER DEVELOPMENT THE RUNOFF WILL BE Q=8.70 CUBIC FEET PER SECOND. IN ACCORDANCE WITH OUR CALCULATIONS AND FOLLOWING THE CITY OF EDINBURG DRAINAGE POLICY AND THE HIDALGO DRAINAGE DISTRICT NO.1 FOR A 50 YEAR FREQUENCY STORM EVENT, THE PROPERTY IS REQUIRED TO DETAIN 10,409 CUBIC- FEET OR 0.24 AC-FEET. IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE REQUIREMENTS.

NO ADDITIONAL DRAINAGE IMPROVEMENTS ARE PROPOSED IN ORDER TO PREVENT AN INCREASE IN RUNOFF, RAINFALL DETENTION WILL BE ACCOMPLISHED ON-SITE ON THE PAVED AND LANDSCAPE AREAS. FINISHED FLOOR ELEVATION WILL BE SET ABOVE THE 100 YEAR FLOOD LEVEL.

ENGINEERING FLOOD CERTIFICATION  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" AS SHOWN IN F.E.M.A. COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED JUNE 6, 2000.



MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
4037 W. EXP.83, SUITE 150  
MCALLEN, TEXAS 78501



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

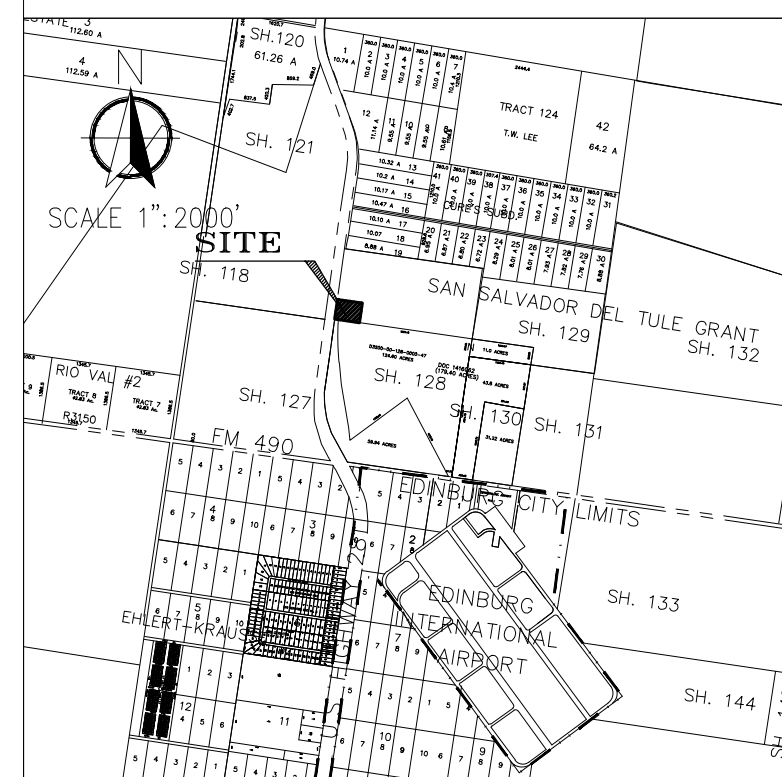
LEGEND

■	FOUND COTTON PICKER SHANKLE
●	FOUND 60-D NAIL
○	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
○	TRAFFIC SIGN
○	POWER POLE
○	R.O.W. RIGHT OF WAY
○	P.O.C. POINT OF COMMENCEMENT
○	P.O.B. POINT OF BEGINNING
○	H.C.D.R. HIDALGO COUNTY DEED RECORDS
○	S.W.S.C. SURROUNDING WATER SUPPLY CONTOUR

## I N D E X

SHEETS	1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.R. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OF APPROVAL; H.C.D. CERTIFICATION; REVISION NOTES.
SHEETS	2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

## VICINITY MAP



ALEJANDRO MARROQUIN SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE NORTH SIDE OF HIDALGO COUNTY AT THE EAST SIDE OF U.S. HIGHWAY 281, APPROXIMATELY 3,100 FEET NORTH OF F.M. 490 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 80,836). ALEJANDRO MARROQUIN SUBDIVISION LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS OF EDINBURG AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

### SUBDIVIDER CERTIFICATION:

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS, AND (b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY THE SELLER AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

I, ALEJANDRO MARROQUIN, SUBDIVIDER OF ALEJANDRO MARROQUIN SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF STATE AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS.

ALEJANDRO MARROQUIN  
2501 DUKE AVE  
MCALLEN TEXAS, 78504

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEJANDRO MARROQUIN, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE)(THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. SUNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC

### PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ALEJANDRO MARROQUIN	2501 DUKE AVE.	McAllen, Tx. 78501	(956) 224-1852
ENGINEER: MARIO A. SALINAS	4037 W. Expwy.83, Suite 150	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

DATE OF PREPARATION:  
10-19-2015

SHEET  
2 OF 2

### REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

4037 W. EXP.83, SUITE 150  
MCALLEN, TEXAS. 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET