



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: 10-25-2016

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

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

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

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

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

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 10-03-16 By, JOE OCHOA PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 10" LOCATION: ALAMO ROAD (FM 907).

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

H.C.O.E.C. FINAL APPROVAL DATE: 10-07-16 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

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

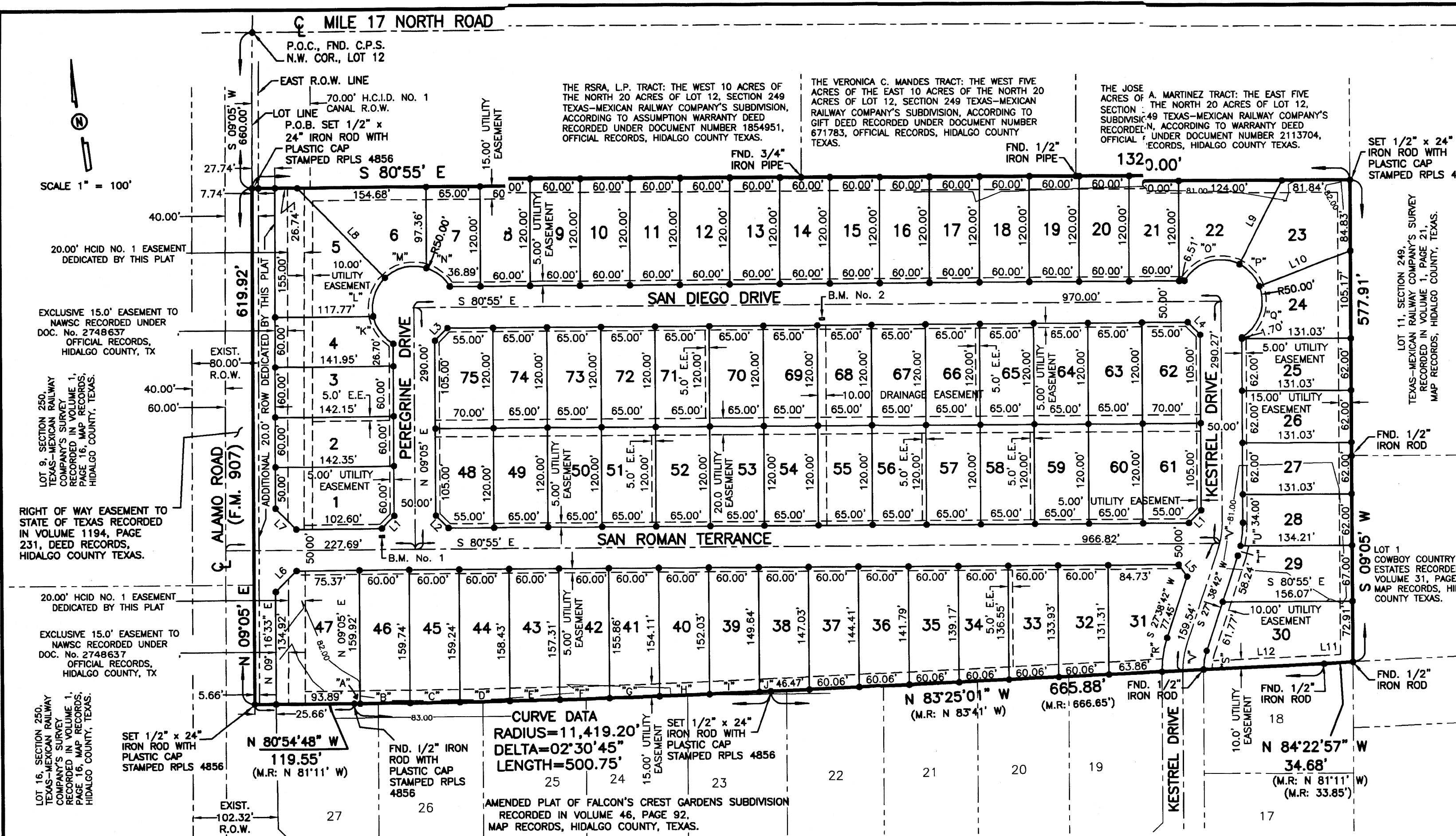
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 03/22/2016

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.

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HACIENDA SAN ROMAN SUBDIVISION PHASE I

AN 18.33 ACRE TRACT OF LAND OUT OF THE SOUTH 20.0 ACRES LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2687402 AND DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2744711 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THESE METES AND BOUNDS BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 12 AND ON THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907) FOR THE SOUTHWEST CORNER OF THE RSRA, L.P. TRACT (THE WEST 5.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1854951, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 09°05' W, 660.00 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE: S 80°55' E, ALONG THE SOUTH LINE OF THE RSRA, L.P. TRACT, THE SOUTH LINE OF THE VERONICA C. MANDETS TRACT, THE WEST 5.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AND THE SOUTH LINE OF THE JOSE A. MARTINEZ TRACT (THE EAST FIVE ACRES OF THE NORTH 20 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2744711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

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

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

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

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

THENCE: N 80°54'48" W (M.P. RECORD: N 81°11' W), ALONG THE NORTH LINE OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION, A DISTANCE OF 119.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 12 AND ON THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907) FOR THE SOUTHWEST CORNER OF THE AMENDED PLAT OF FALCON'S CREST GARDENS SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°05' E, ALONG THE WEST LINE OF LOT 12 AND THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A DISTANCE OF 619.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.33 ACRES OF LAND MORE OR LESS.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey with full power to the Grantee, its successors and assigns, the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement herein granted shall not exceed 15' in width, and Grantor is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement herein granted abuts on a public road and the city, county or state hereafter widens or relocates the road, the Grantee shall be bound to relocate the water distribution lines and appurtenances to conform with the provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 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 Grants are true, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 24th day of August, 2016.

JOHN J. McLELLAND, MANAGER OF HACIENDA SAN ROMAN, L.P.
2814 W. FREDDY GONZALEZ
EDINBURG, TX 78539

THIS PLAT, APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS THE 25th DAY OF AUGUST, 2016.

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

SECRETARY: ROBERT L. BLISS, PRESIDENT
ALFONSO QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-003
PHONE 956-381-6480 FAX 956-381-0527 OFFICE@QAENGINEERING.COM

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

JOHN J. McLELLAND, MANAGER OF HACIENDA SAN ROMAN, L.P., AS OWNER OF THE 18.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HACIENDA SAN ROMAN SUBDIVISION PHASE I HEREBY SUBMITS THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUANTITIES AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

JOHN J. McLELLAND, MANAGER OF HACIENDA SAN ROMAN, L.P.
2814 W. FREDDY GONZALEZ
EDINBURG, TX 78539
(956)318-0956

8-29-16
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

Given under my hand and seal of office this 29th day of August, 2016.

LELA A. QUINTANILLA
Notary Public, State of Texas
Comm. Expires 07-23-2020
Notary ID 12468978

LELA A. QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as HACIENDA SAN ROMAN SUBDIVISION PHASE I conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 2016.

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:
MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

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

WE THE UNDERSIGNED CERTIFY that this plat of the HACIENDA SAN ROMAN SUBDIVISION PHASE I was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ date _____
ATTEST: Hidalgo County Clerk _____ date _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$ 119,950.00.

SEWAGE FACILITIES: SEWER SERVICE CONNECTIONS ARE ESTIMATED TO COST \$ 194,525.00 FOR THE SUBDIVISION. IN ADDITION, THE SUBDIVIDER HAS PAID \$ 6,750.00 TO THE CITY OF EDINBURG TO COVER THE COST OF THE SEWER TAPPING FEES.

DATED THIS THE 19 DAY OF Aug 2016

MARCO A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER
No. 120016 STATE OF TEXAS

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

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

INDEX TO SHEETS
SHEET 1 - HEADING INDEX: LOCATION MAP AND ET; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATE; PLANNING & ZONING CERTIFICATE; N.A.M.S.C. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.I.D. No. 1 CERTIFICATION, H.C.I.D. No. 1 CERTIFICATION, REVISION NOTES.
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); COUNTY CLERK'S RECORDING CERTIFICATE.
SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES. COUNTY CLERK'S RECORDING CERTIFICATE.

- PLAT NOTES AND RESTRICTIONS:
- FLOOD ZONE DESIGNATION:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 460334 0325 D
MAP REVISED: JUNE 6, 2000 (MAY 17, 2001 LOMR)
 - LEGEND: - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - SETBACKS:
FRONT: 25.00 FEET
REAR: 20.00 FEET
SIDE: 15.00 FEET
GARAGE FRONT: 18.00 FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEED AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE 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.
 - BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No.1 - ELEV.=80.00 TOP OF TYPE A INLET LOCATED ON THE SOUTHEAST CORNER OF LOT 1 OF HACIENDA SAN ROMAN SUBDIVISION PHASE I. N.A.V.D. 88 DATUM.
B.M. No.2 - ELEV.=80.20 TOP OF TYPE A INLET LOCATED ON THE NORTHWEST CORNER OF LOT 68 OF HACIENDA SAN ROMAN SUBDIVISION PHASE I. N.A.V.D. 88 DATUM.
 - DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 84,863.79 CUBIC FEET (1.48 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No.3.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

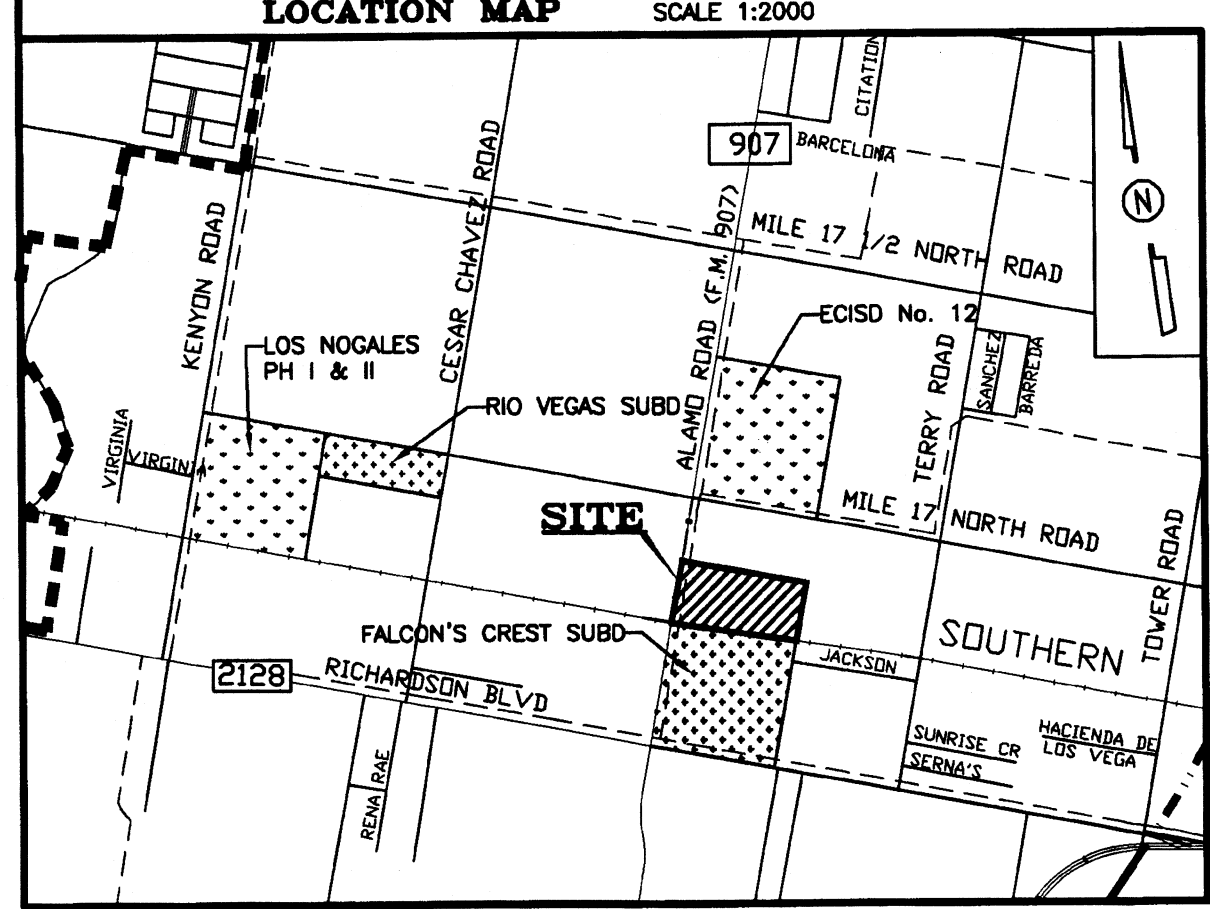
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN THE WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES, BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 100% OF PARKLAND FEE (\$600.00) PER LOT HAS BEEN PAID BY DEVELOPER
- A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG ALAMO ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION.
A FOUR (4.0') FOOT SIDEWALK FOUR (4.0') FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- ALL WATER AND SANITARY SEWER FEES HAVE BEEN PAID BY DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- LOTS 1 THROUGH 5 & 47 SHALL NOT HAVE ACCESS ONTO ALAMO ROAD.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- DEVELOPER WILL BE REQUIRED TO INSTALL 6.0' CHAIN LINK FENCE ABUTTING ALAMO ROAD. BUFFER FENCE WILL NEED TO BE INSTALLED BEFORE FINAL APPROVAL OF PLAT.
- E.E. DENOTES ELECTRICAL EASEMENT

LOT	AREA (S.F.)	AC.
1	10260.65	0.24
2	8535.92	0.20
3	8523.83	0.20
4	8107.60	0.19
5	4189.92	0.33
6	10610.26	0.24
7	7400.25	0.17
8-21	7200.00	0.16
22	9997.14	0.23
23	11639.11	0.27
24	9362.93	0.21
25-28	8124.08	0.19
29	9170.49	0.21
30	12586.43	0.29
31	10809.17	0.25
32	7975.76	0.18
33	8132.96	0.18
34	8290.15	0.19
35	8447.35	0.19
36	8604.55	0.19
37	8761.75	0.20
38	8918.82	0.20
39	9068.56	0.21
40	9203.23	0.21
41	9319.63	0.21
42	9406.73	0.22
43	9481.58	0.22
44	9537.50	0.22
45	9574.50	0.22
46	9592.59	0.22
47	15781.32	0.36
48	8287.50	0.19
49-50	7800.00	0.18
51-52	8287.50	0.19
53-54	7800.00	0.18
55	8287.50	0.19

LOT	AREA (S.F.)	AC.
1	10260.65	0.24
2	8535.92	0.20
3	8523.83	0.20
4	8107.60	0.19
5	4189.92	0.33
6	10610.26	0.24
7	7400.25	0.17
8-21	7200.00	0.16
22	9997.14	0.23
23	11639.11	0.27
24	9362.93	0.21
25-28	8124.08	0.19
29	9170.49	0.21
30	12586.43	0.29
31	10809.17	0.25
32	7975.76	0.18
33	8132.96	0.18
34	8290.15	0.19
35	8447.35	0.19
36	8604.55	0.19
37	8761.75	0.20
38	8918.82	0.20
39	9068.56	0.21
40	9203.23	0.21
41	9319.63	0.21
42	9406.73	0.22
43	9481.58	0.22
44	9537.50	0.22
45	9574.50	0.22
46	9592.59	0.22
47	15781.32	0.36
48	8287.50	0.19
49-50	7800.00	0.18
51-52	8287.50	0.19
53-54	7800.00	0.18
55	8287.50	0.19

DATA	BEARING	LENGTH
L1	S 54°05' W	21.21'
L2	N 35°55' W	21.21'
L3	N 54°05' E	21.21'
L4	S 35°55' E	21.21'
L5	S 26°38'06" E	17.51'
L6	N 54°10'46" E	35.41'
L7	N 35°48'14" W	35.30'
L8	N 34°48'21" W	151.20'
L9	N 36°10'57" E	112.88'
L10	S 77°59'45" W	117.23'
L11	N 84°22'57" W	34.68'
L12	N 83°25'01" W	145.15'

CURVE DATA				CURVE DATA				CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
"A"	00°02'07"	11419.20'	7.02'	"K"	48°27'47"	50.00'	42.29'	"A"	00°02'07"	11419.20'	7.02'
"B"	00°18'04"	11419.20'	60.00'	"L"	57°38'53"	50.00'	50.31'	"B"	00°18'04"	11419.20'	60.00'
"C"	00°18'04"	11419.20'	60.00'	"M"	61°34'45"	50.00'	53.74'	"C"	00°18'04"	11419.20'	60.00'
"D"	00°18'04"	11419.20'	60.01'	"N"	42°18'35"	50.00'	36.92'	"D"	00°18'04"	11419.20'	60.01'
"E"	00°18'04"	11419.20'	60.01'	"O"	87°05'57"	50.00'	78.01'	"E"	00°18'04"	11419.20'	60.01'
"F"	00°18'04"	11419.20'	60.02'	"P"	41°48'48"	50.00'	36.49'	"F"	00°18'04"	11419.20'	60.02'
"G"	00°18'04"	11419.20'	60.03'	"Q"	81°05'15"	50.00'	70.76'	"G"	00°18'04"	11419.20'	60.03'
"H"	00°18'04"	11419.20'	60.04'	"R"	19°03'44"	125.00'	41.59'	"H"	00°18'04"	11419.20'	60.04'
"I"	00°18'05"	11419.20'	60.05'	"S"	17°43'39"	75.00'	23.21'	"I"	00°18'05"	11419.20'	60.05'
"J"	00°04'05"	11419.20'	13.59'	"U"	05°37'03"	125.00'	12.26'	"J"	00°04'05"	11419.20'	13.59'
				"V"	18°33'42"	100.00'	32.40'				



APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (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.

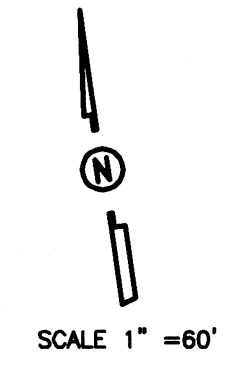
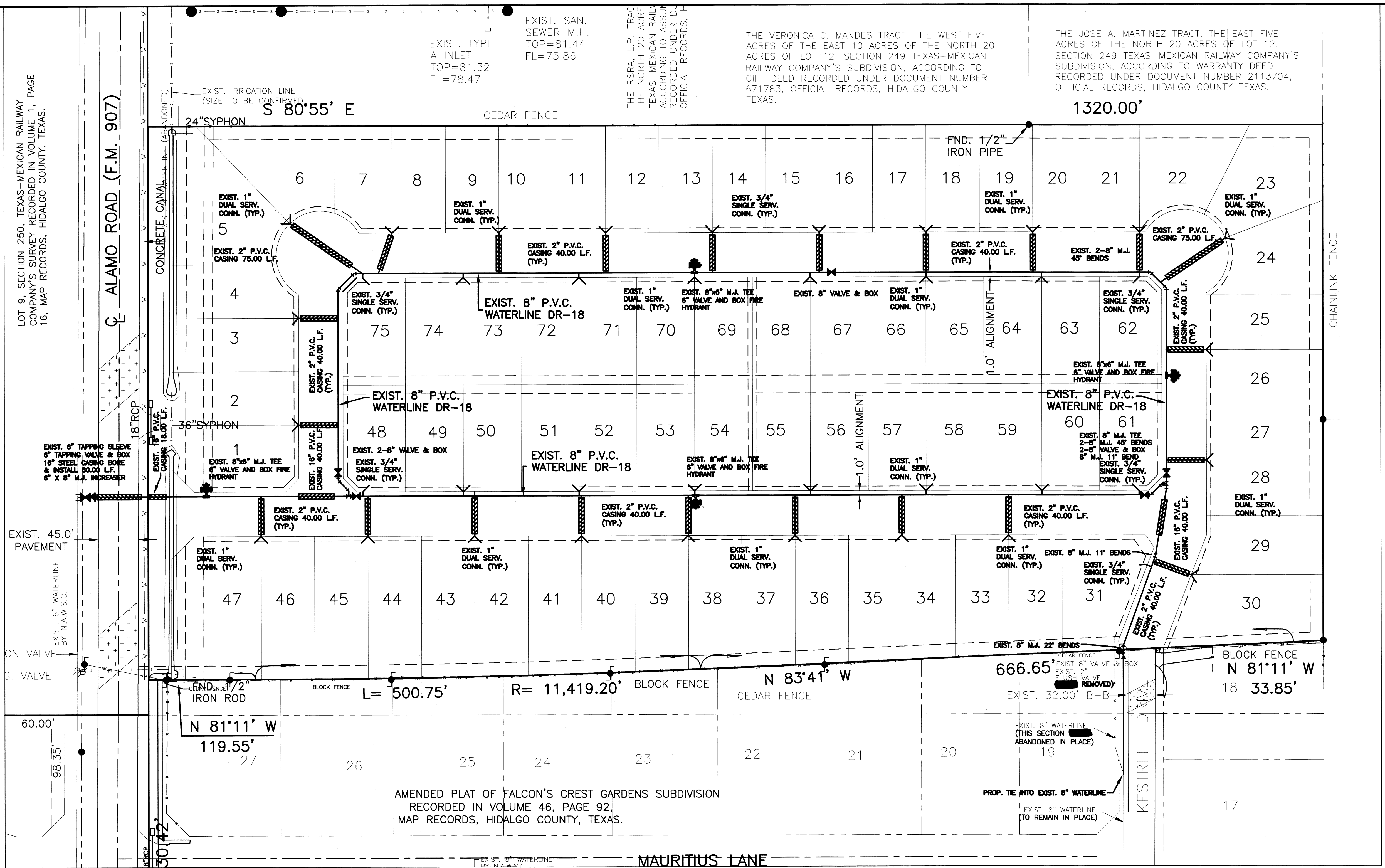
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL SESIN, P.E., C.F.M., GENERAL MANAGER

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

PRINCIPAL CONTACTS:
Name: JOHN J. McLELLAND, MANAGER OF HACIENDA SAN ROMAN, L.P.
Address: 2814 W. FREDDY GONZALEZ
City & Zip: EDINBURG, TX 78539
Phone:

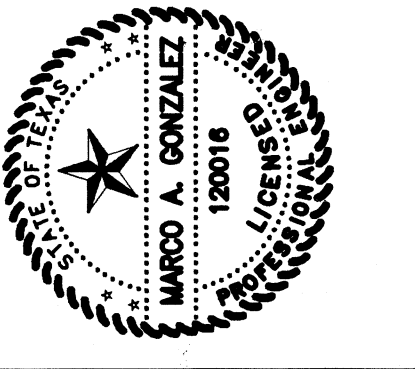
LOT 9, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ALAMO ROAD (F.M. 907)



JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JUNE 10, 2015		1"=60'	AG	

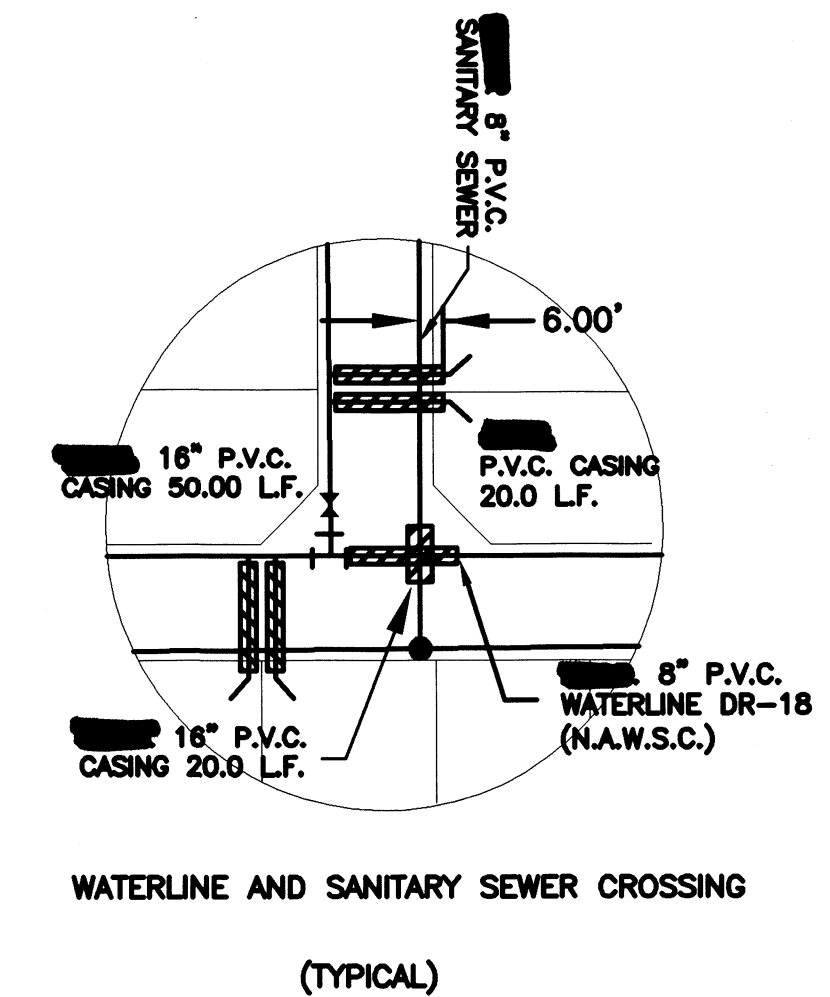
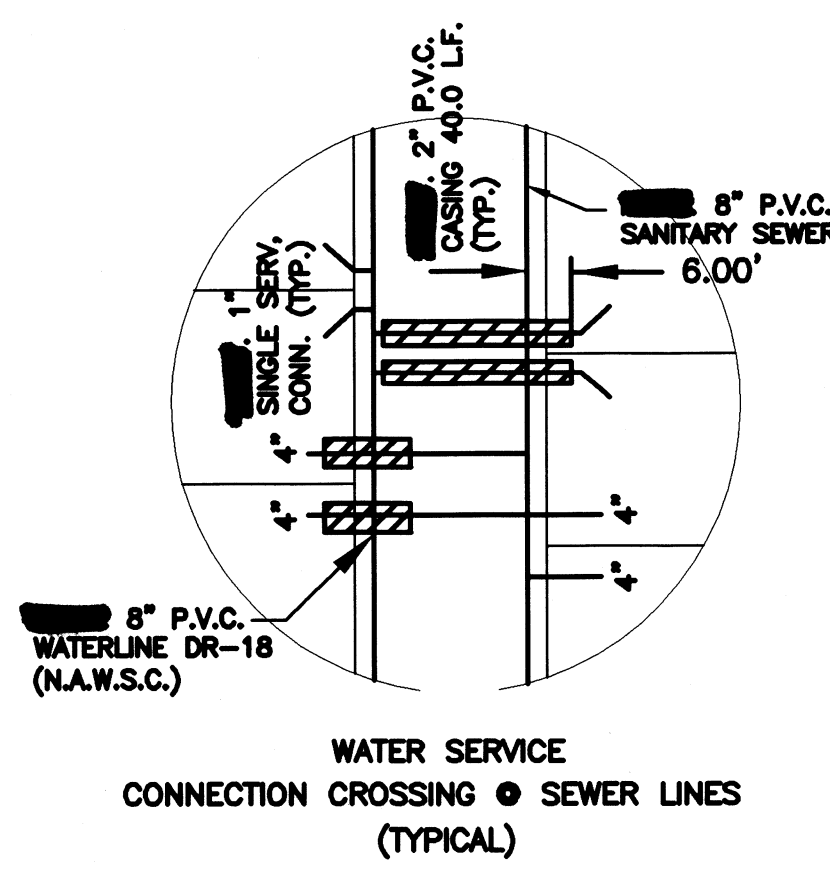
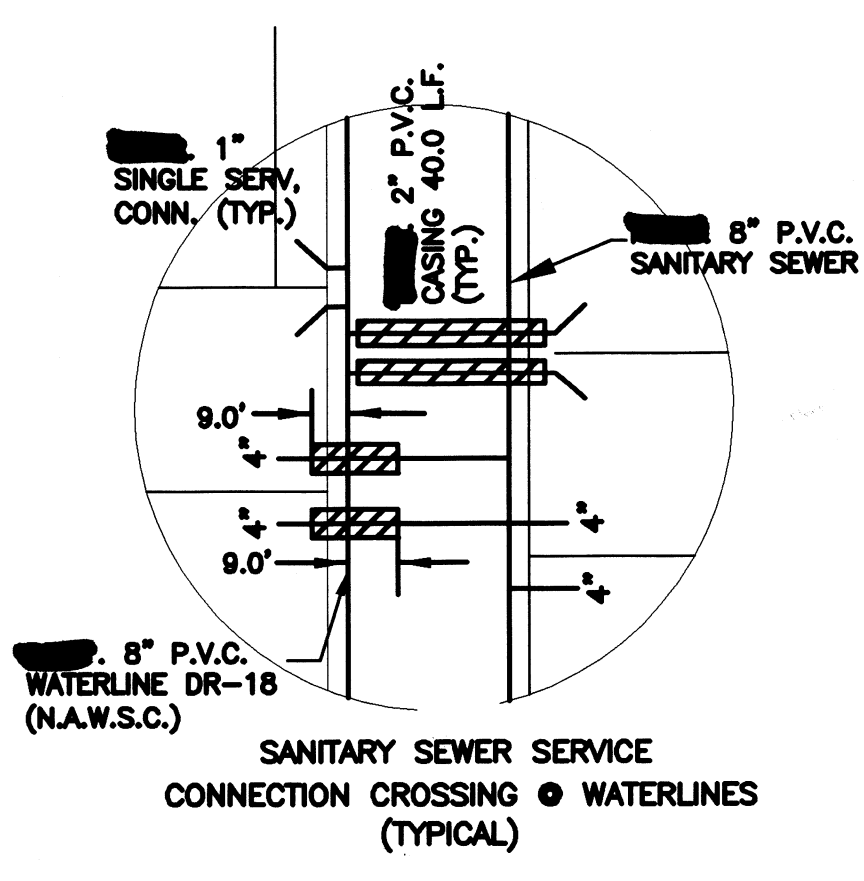
HACIENDA SAN ROMAN
SUBDIVISION PHASE I
WATER DISTRIBUTION SYSTEM
LAYOUT



M.A. Gonzalez 4-22-16

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
office@qhacinc.com

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



- NOTE:**
- 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 9.0' BEYOND SEWER LINE
 - 2.- ALL WATERLINE SERVICES CONNECTIONS SHALL HAVE A 1.00' GAP FROM LOT LINE AT SANITARY SEWER CROSSING
 - 3.- SANITARY SERVICE CASING @ WATERLINE CROSSING SHALL BE PLUG AT BOTH ENDS WITH 1/2 GROUT -1/2 SAND MIXTURE.

LEGEND

	= FIRE HYDRANT
	= GUY WIRE
	= POWER POLE
	= MAILBOX
	= WATER METER
	= WATER VALVE
	= SIGN
	= SERVICE POLE
	= TEL BOX
	= ELECT BOX
	= GAS METER
	= GAS MARKER
	= GAS VALVE
	= TRANSMISSION POLE
	= TRAFFIC CONTROL BOX
	= GAS SERVICE

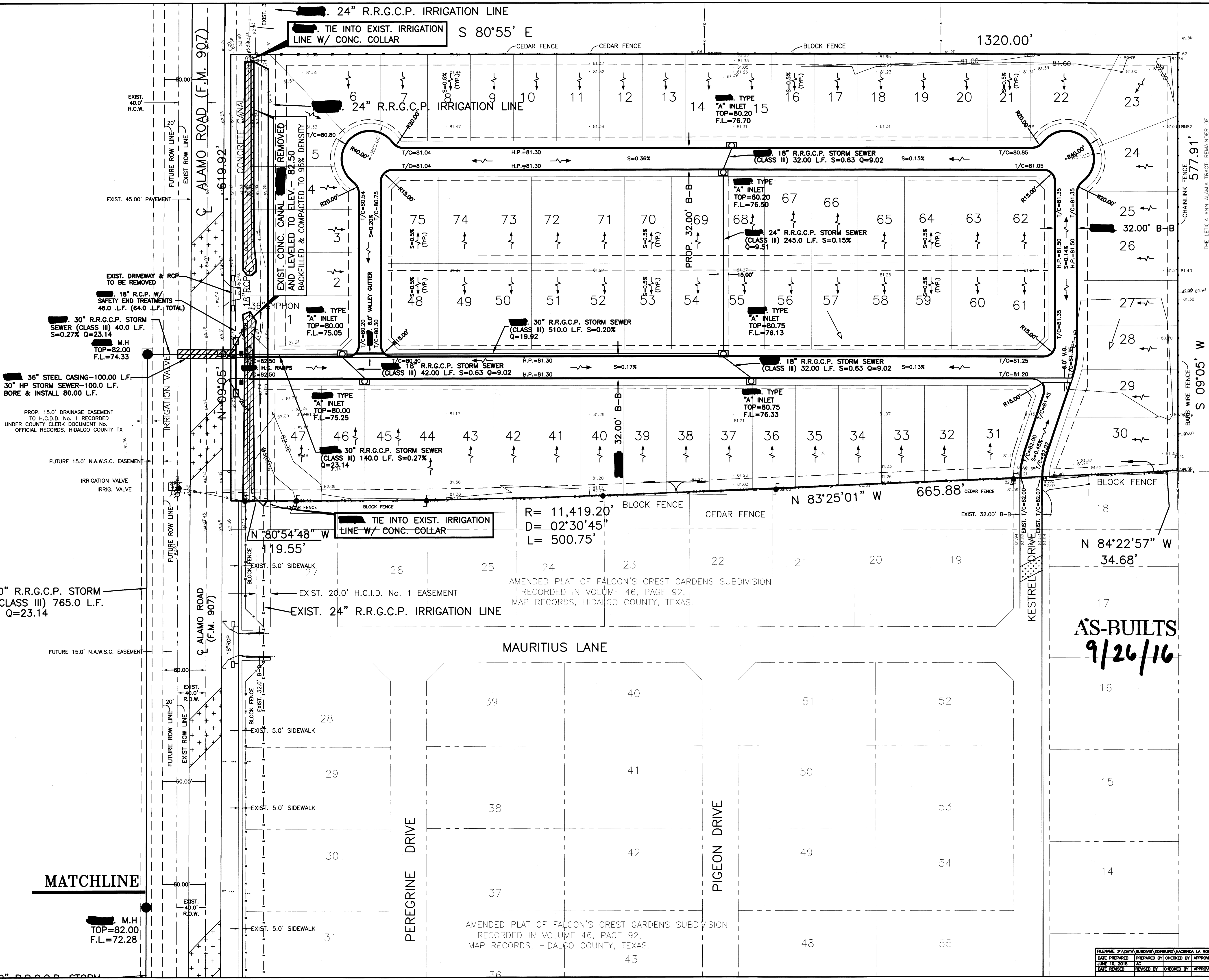
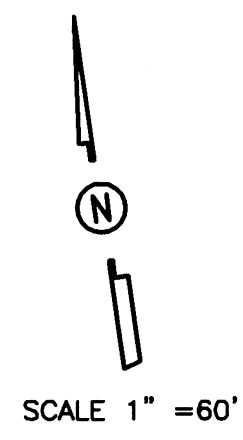
AS BUILTS:
9/22/2016

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JUNE 10, 2015	AG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

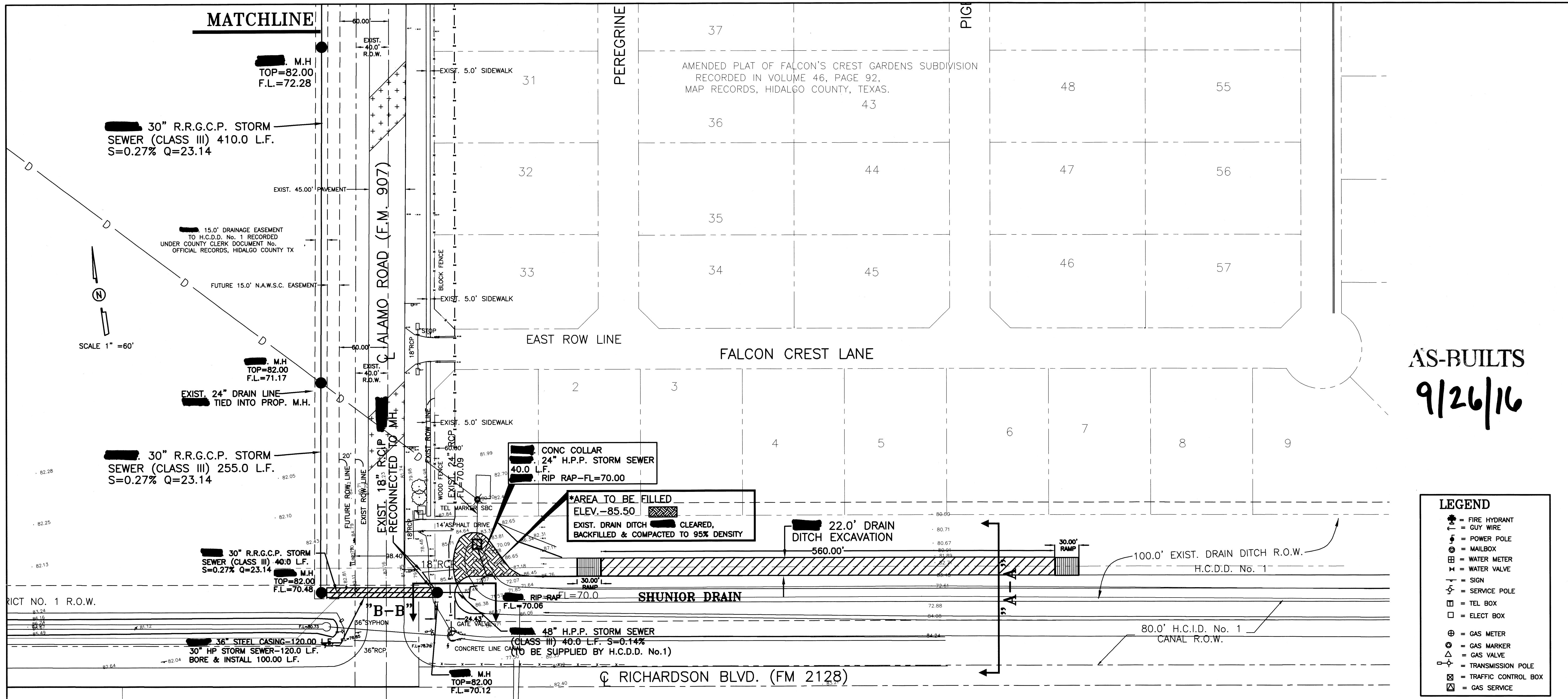
**HACIENDA SAN ROMAN
 SUBDIVISION PHASE I
 PAVING & DRAINAGE
 LAYOUT**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 OFFICE @ qhceengineering.com
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00



FILENAME: F:\DATA\SUBDIVISIONS\EDINBURG\HACIENDA LA ROMA\WATER	DATE PREPARED: JUNE 10, 2015	PREPARED BY: AG	CHECKED BY: AG	APPROVED BY: AG
DATE REVISED: _____	REVISED BY: _____	CHECKED BY: _____	APPROVED BY: _____	

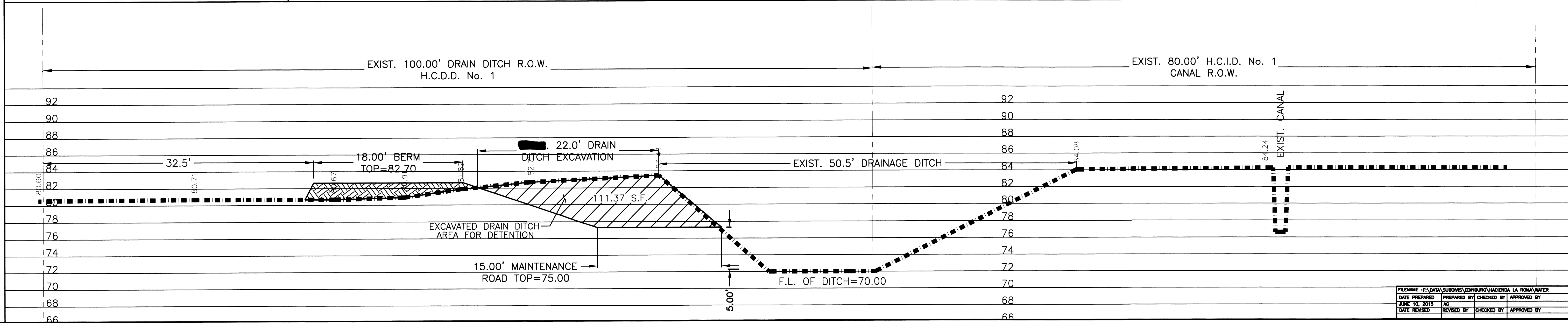


AS-BUILTS
9/26/16

- LEGEND**
- ⊕ = FIRE HYDRANT
 - ⊙ = GUY WIRE
 - ⊕ = POWER POLE
 - ⊕ = MAILBOX
 - ⊕ = WATER METER
 - ⊕ = WATER VALVE
 - ⊕ = SIGN
 - ⊕ = SERVICE POLE
 - ⊕ = TEL BOX
 - ⊕ = ELECT BOX
 - ⊕ = GAS METER
 - ⊕ = GAS MARKER
 - ⊕ = GAS VALVE
 - ⊕ = TRANSMISSION POLE
 - ⊕ = TRAFFIC CONTROL BOX
 - ⊕ = GAS SERVICE

LEGEND
TOTAL REQUIRED - 64,663.79 C.F.
TOTAL DETENTION - 65,708.30 C.F.

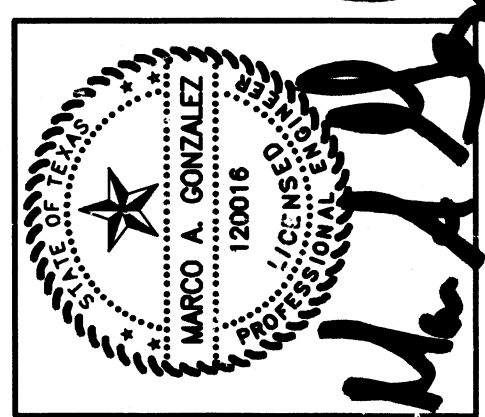
CROSS SECTION "A-A"



DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 10, 2015	AG		
DATE REVISION	REVISION	CHECKED BY	APPROVED BY

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JUNE 10, 2015		1"=50'	AG	

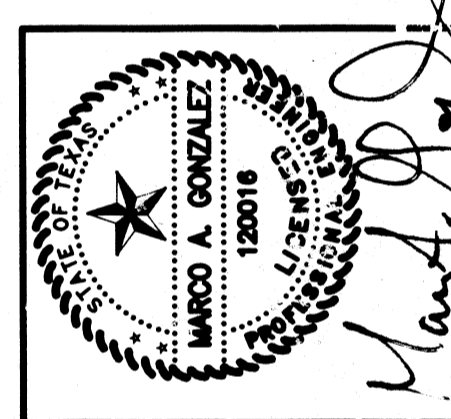
HACIENDA SAN ROMAN
SUBDIVISION PHASE I
OFFSITE PAVING &
DRAINAGE LAYOUT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@qhengineering.com
ENGINEERING REGISTRATION NUMBER F-15113
SURVEYING REGISTRATION NUMBER 100411-00

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JUNE 10, 2015		1"=50'		

HACIENDA SAN ROMAN SUBDIVISION PHASE I IRRIGATION RELOCATION LAYOUT

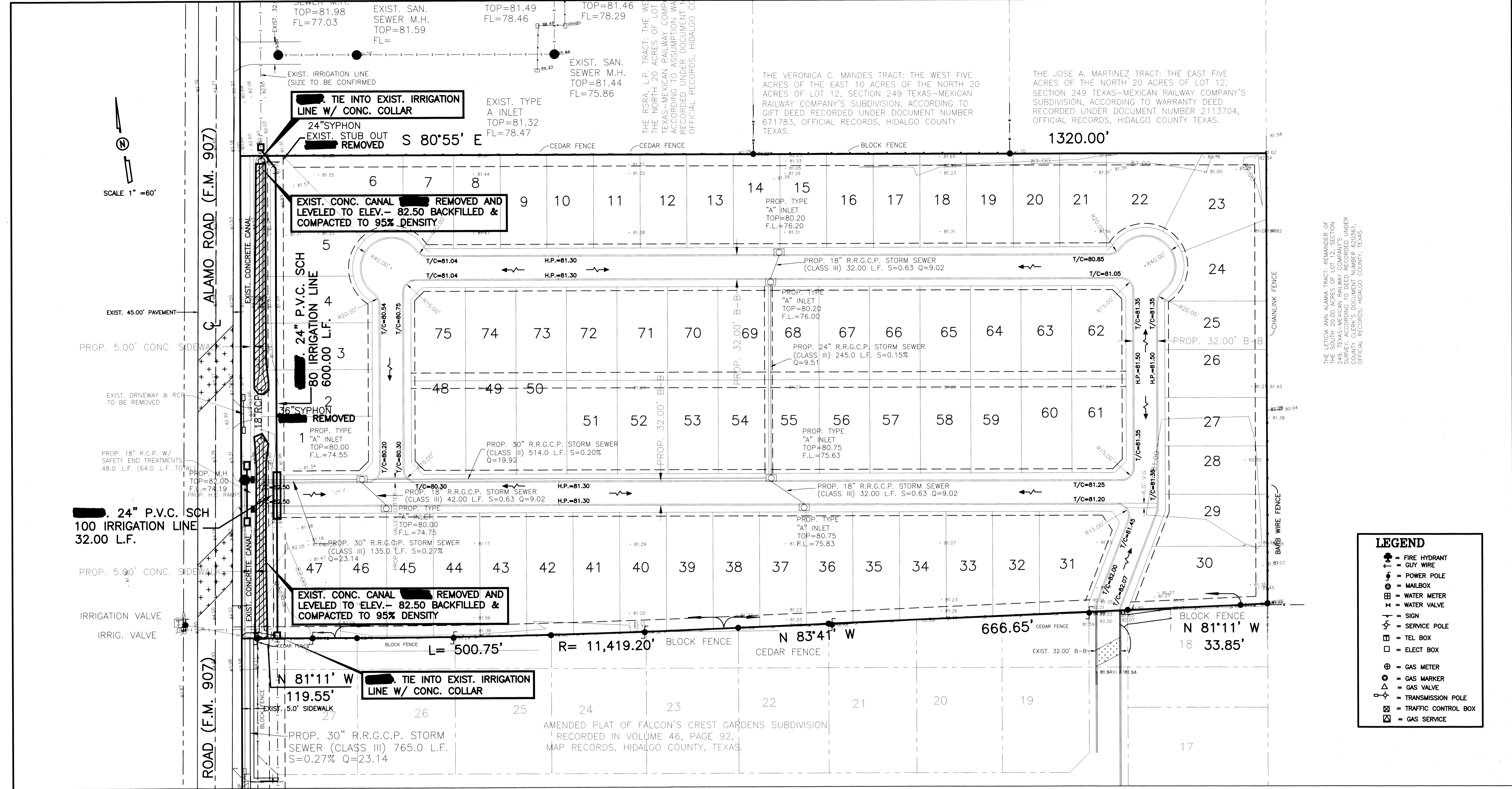


10-25-15

Marco A. Gonzalez

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

PHONE 956-381-6480
 FAX 956-381-0527
 office@qhacng.com



THE LETICIA ANN ALAMIA TRACT, REMAINDER OF THE SOUTH 20.00 ACRES OF LOT 12, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 620361, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
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- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

AS-BUILTS
9/26/16

FILE NAME: F:\DATA SURVEY\EDINBURG\HACIENDA LA ROMA\WATER				
DATE PREPARED: JUNE 10, 2015	PREPARED BY: AG	CHECKED BY:	APPROVED BY:	
DATE REVISION:	REVISION:	CHECKED BY:	APPROVED BY:	