



# 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 RSBR DG (FM 88) SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: MANUEL RAMIRO SALDIVAR, JR., DIRECTOR, MRSJ INVESTMENTS, LLC.

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

LOCATION DESCRIPTION: SOUTH EAST CORNER OF FM 88 AND MILE 14 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-13-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION PONDS WITH AN OVERFLOW STRUCTURE DISCHARGING ONTO MILE 14 ½ NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 15 FEET ONTO MILE 14 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-22-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-30-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF WILL INSTALL AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: MILE 14 ½ NORTH ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-04-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**SMALL CONSTRUCTION**

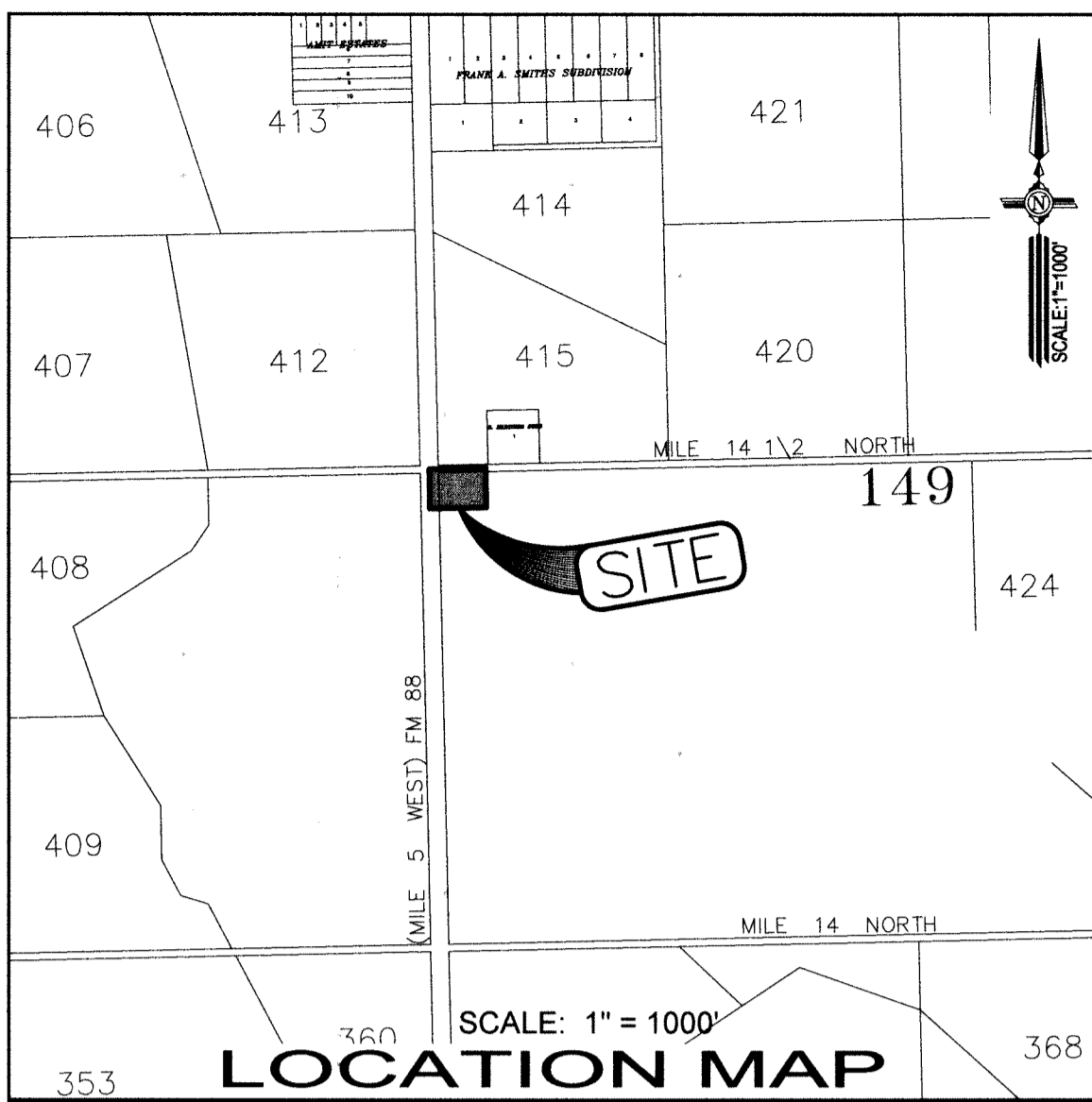
*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

STAFF RECOMMENDS:  **Preliminary Approval** subject comments and future recommendations by planning and other Departments.

**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:  
 SUBDIVISION PLAT OF RSBR DG (FM 88) SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY AND ON THE SOUTHWEST CORNER OF FM 88 (MILE 5 WEST), AND MILE 14 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA. RSBR DG (FM 88) SUBDIVISION DOES NOT FALL WITHIN 2 MILE E.T.J. OF CITY OF ELSA. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

**SUBDIVISION PLAT OF  
 RSBR DG (FM 88) SUBDIVISION**

BEING A RESUBDIVISION OF  
 1.501 ACRES [65,400.024 Sq. Ft.] OUT OF  
 LOT 12, BLOCK 149,  
 WEST AND ADAMS TRACTS SUBDIVISION  
 VOLUME 2, PAGES 34-37, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 1.501 ACRES [65,400.024 SQUARE FEET] SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 12, BLOCK 149, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 1.501 ACRES [65,400.024 SQUARE FEET] BEING A PART OR PORTION OUT OF A LARGER TRACT OF LAND CONVEYED TO M.R.S.J. INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2559554, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.501 ACRES [65,400.024 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 149, FOR THE NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT:

1. THENCE, N 88° 45' 29" E ALONG THE NORTH LINE OF SAID LOT 12, BLOCK 149, AND WITHIN THE RIGHT-OF-WAY OF MILE 14 1/2, A DISTANCE OF 310.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 01° 14' 31" E ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO ROJELIO GONZALEZ AND CRISTELA GONZALEZ BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 3275, PAGE 184, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 14 1/2, CONTINUING A TOTAL DISTANCE OF 215.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16621543.860, EASTING: 1150522.901) FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 88° 45' 29" W AT A DISTANCE OF 250.00 FEET TO A NO. 4 REBAR SET FOR ON THE EAST RIGHT-OF-WAY LINE OF F.M. 88, CONTINUING A TOTAL DISTANCE OF 310.00 FEET TO A NAIL SET (NORTHING: 16621537.142, EASTING: 1150522.901) FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 01° 14' 31" W ALONG THE WEST LINE OF SAID LOT 12, BLOCK 149, AND WITHIN THE RIGHT-OF-WAY OF F.M. 88, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.501 ACRES [65,400.024 SQUARE FEET], SAVE AND EXCEPT A 0.029 OF AN ACRE [1,249.976 SQUARE FEET] TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 1764666, HIDALGO COUNTY OFFICIAL RECORDS, LEAVING THE HEREIN DESCRIBED TRACT 1.501 ACRES [65,400.024 SQUARE FEET], OF WHICH 0.086 OF ONE ACRE [3,760.000 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF MILE 14 1/2, AND 0.396 OF ONE ACRE [17,200.000 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF F.M. 88, LEAVING A NET OF 1.119 ACRES [46,750.024 SQUARE FEET] OF LAND, MORE OR LESS.

SAID 0.029 OF ONE ACRE [1,249.976 SQUARE FEET] BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 149;  
 THENCE S 01° 14' 31" E ALONG THE WEST LINE OF SAID LOT 12, BLOCK 149, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12, BLOCK 149;

THENCE N 88° 45' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT;

1. THENCE, N 88° 45' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 43° 45' 16" W A DISTANCE OF 70.71 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 01° 14' 31" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.029 OF ONE ACRE [1,249.976 SQUARE FEET] OF LAND, MORE OR LESS.

**CERTIFICATION OF HIDALGO & CAMERON COUNTIES  
 IRRIGATION DISTRICT NO. 9**

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS 20th DAY OF Sept, 2016

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL AS H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

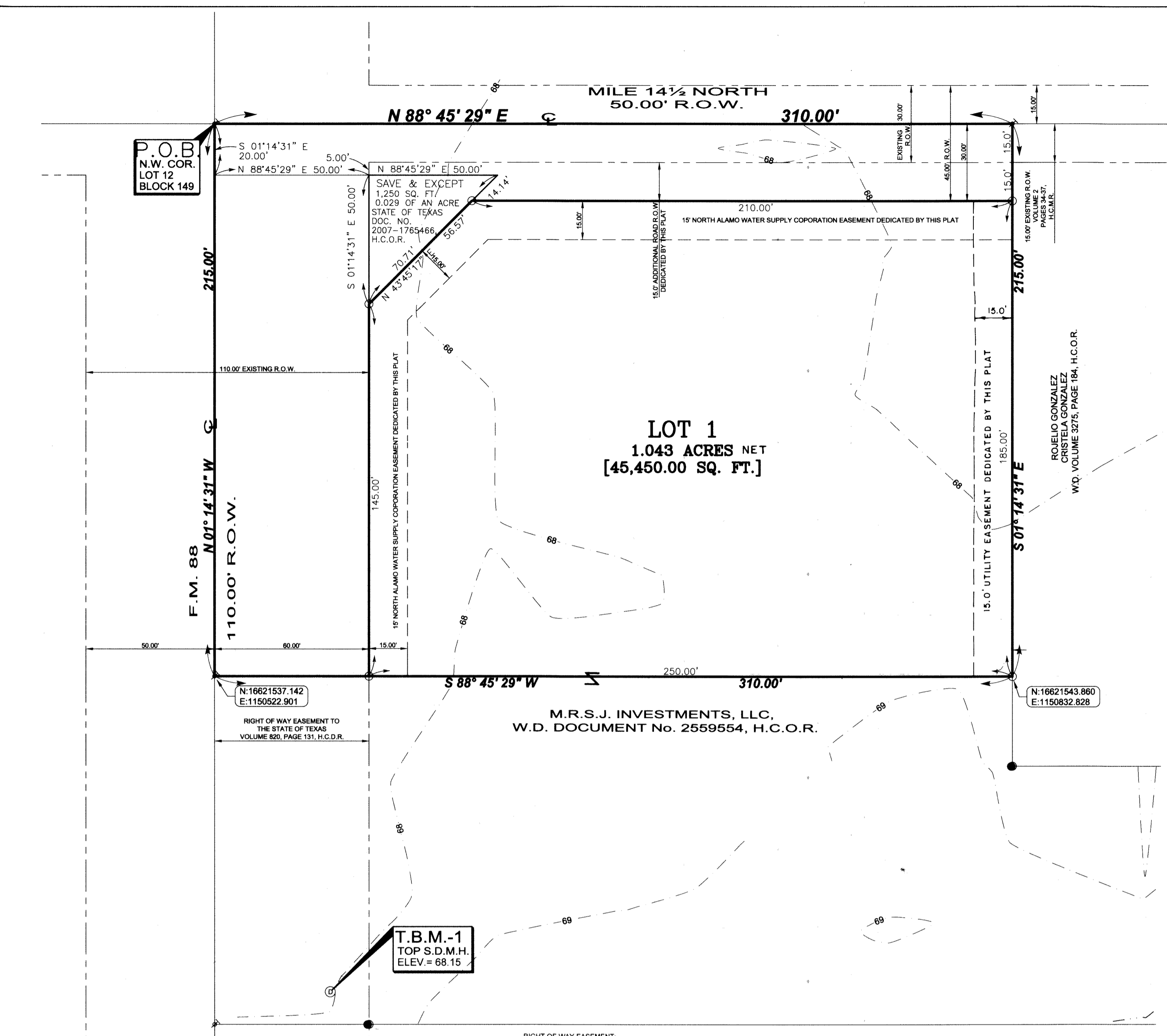
4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	MRS.J. INVESTMENTS, LLC	4020 N. TEXAS BLVD.	WESLACO, TX 75799	(956) 638-2363	N/A
ENGINEER	KELLEY A. HELPERVELLA	115 W. MCINTYRE	EDINBURG, TX 78441	(956) 381-0981	(956) 381-1839
SURVEYOR	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78441	(956) 381-0981	(956) 381-1839



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNERS DEDICATION, CERTIFICATION AND ATTESTATION  
 I, MANUEL RAMIRO SALDIVAR, JR., AS OWNERS OF THE 1.501 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PLAT OF RSBR DG (FM 88) SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.  
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.  
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.  
 MANUEL RAMIRO SALDIVAR, JR. - DIRECTOR  
 MRS.J. INVESTMENTS, LLC  
 4020 N. TEXAS BLVD.  
 WESLACO, TX 75799  
 STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MANUEL RAMIRO SALDIVAR, JR. 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 16th DAY OF Sept, 2016.  
 CELESTINE STEWART  
 Notary Public  
 STATE OF TEXAS  
 Notary ID #9941248  
 Comm. Expires Aug 26, 2017

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MANUEL RAMIRO SALDIVAR, JR. 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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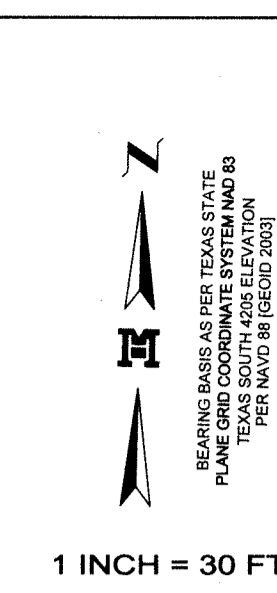
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH 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 THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'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 PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREBY 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 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 DESCRIBED ABOVE 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 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE 16th DAY OF Sept, 2016.  
 MANUEL RAMIRO SALDIVAR, JR. (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 MANUEL RAMIRO SALDIVAR, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF Sept, 2016.  
 CELESTINE STEWART  
 Notary Public  
 STATE OF TEXAS  
 Notary ID #9941248  
 Comm. Expires Aug 26, 2017

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR DG (FM 88) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT  
 ON THIS 16th DAY OF Sept, 2016.  
 HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**  
 ○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT  
 ● FOUND NO. 4 REBAR  
 ⊕ BENCHMARK SET MELDEN & HUNT DISK  
 ⊙ FOUND PIPE  
 ⊙ SET NAIL  
 ⊙ STORM DRAIN MANHOLE  
 R.O.W. - RIGHT-OF-WAY  
 SF OR SQ. FT. - SQUARE FEET  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
 W.D. DOC. NO. - WARRANTY DEED DOCUMENT NUMBER  
 T.B.M. - TEMPORARY BENCHMARK  
 H.C.C.I.D. - HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9  
 ☒ - SAME OWNER  
 P.O.B. - POINT OF BEGINNING  
 OSSF - ON SITE SANITARY SEWER FACILITIES  
 G - CENTERLINE OF RIGHT-OF-WAY  
 N.W. COR. - NORTH WEST CORNER  
 S.D.M.H. - STORM DRAIN MANHOLE

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR DG (FM 88) SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT  
 ON THIS 16th DAY OF Sept, 2016.  
 HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

INDEX TO SHEET OF MINOR PLAT OF RSBR DG (FM 88) SUBDIVISION  
 SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, APPROVAL, CERTIFICATE OF PLAT APPROVAL, RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.C.I.D. NO. 1, N.A.W.S.C. CERTIFICATION.  
 SHEET 2: INCLUDING LAYOUT OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION MAP OF TOPOGRAPHY AND DRAINAGE PRIOR TO DEVELOPMENT, PROPOSED SITE PLAN.



- GENERAL PLAT NOTES & RESTRICTIONS:
1. FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0450 C. MAP REVISED JUNE 6, 2000. FURTHER REVISED TO REFLECT LOMR DATED MAY 30, 2002.
  2. SETBACKS:  
 CORNER SIDE: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 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
  3. 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.
  4. 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.
  5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, ELEVATIONS AS PER NAVD 88 ( GEOID 2003 ).  
 B.M. NO.1 - TOP OF STORM DRAIN MANHOLE AT APPROXIMATELY 123 FT. SOUTH FROM PROPERTY LINE AND 15.0 WEST FROM THE F.M. 88 RIGHT OF WAY LINE; N:16621415.998 E:1150520.501, ELEV.= 68.15.
  6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5113.0 CUBIC- FEET ( 0.117 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.
  7. 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.
  8. 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.
  9. 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  10. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  11. MANUEL RAMIRO SALDIVAR, JR. THE OWNER & SUBDIVIDER OF RSBR DG (FM 88) SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
  12. 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 DESIGN FOR COMMERCIAL USE.
  13. NO ACCESS WILL BE ALLOWED TO F.M. 88.
  14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
  15. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  16. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  17. MANUEL RAMIRO SALDIVAR, JR., THE OWNER & SUBDIVIDER OF RSBR DG (FM 88) SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, KELLEY A. HELPERVELLA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
 DATED THIS 16th DAY OF Sept, 2016  
 MELDEN & HUNT, INC.  
 TEXAS REGISTRATION #1435  
 KELLEY A. HELPERVELLA  
 KELLEY A. HELPERVELLA  
 PROFESSIONAL ENGINEER  
 97421  
 DATE PREPARED: 07/29/16  
 ENGINEERING JOB # 16063.00

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 ADJACENT SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING 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 16th DAY OF Sept, 2016  
 Fred L. Kurth  
 FRED L. KURTH, PROFESSIONAL LAND SURVEYOR NO. 4750  
 STATE OF TEXAS  
 DATE SURVEYED: 04-11-2016  
 T-1008, PG.  
 SURVEY JOB # 16063.08

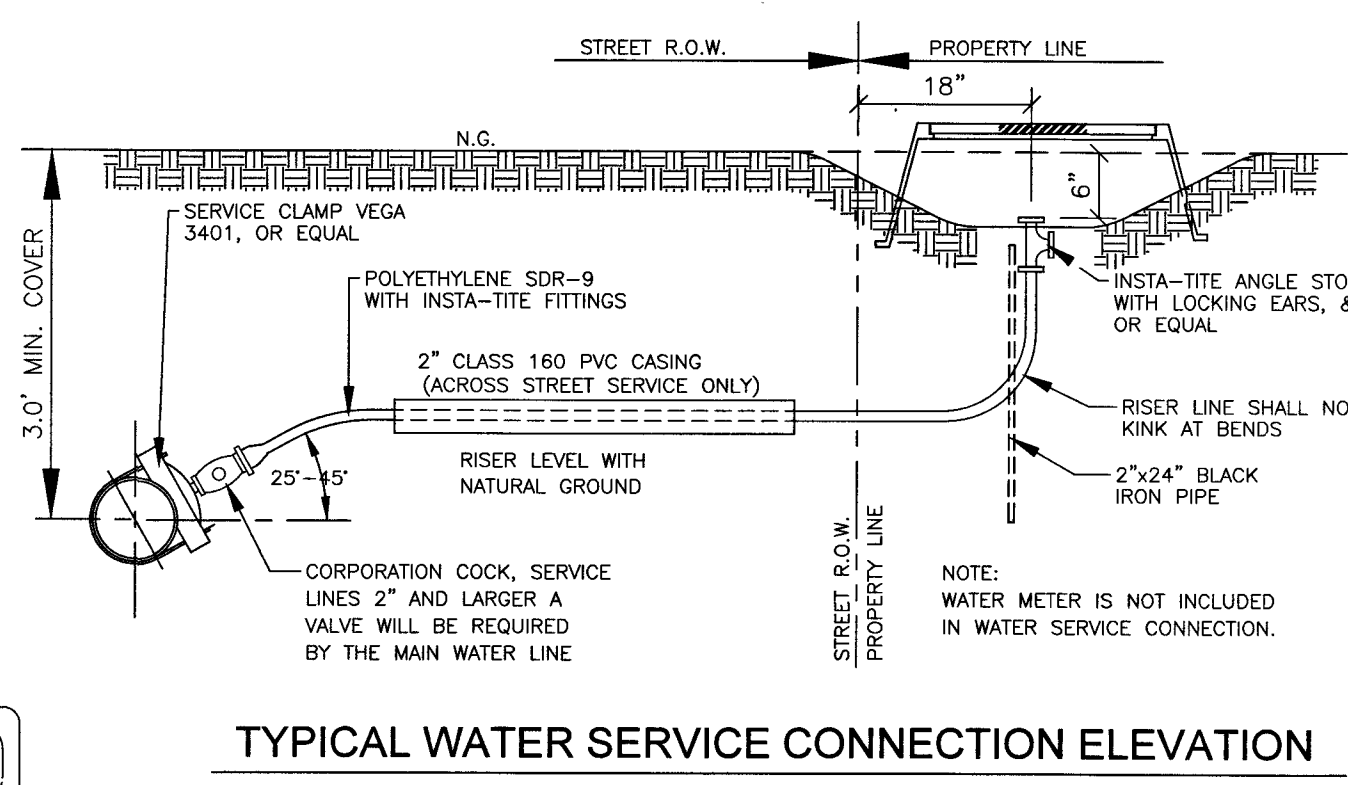
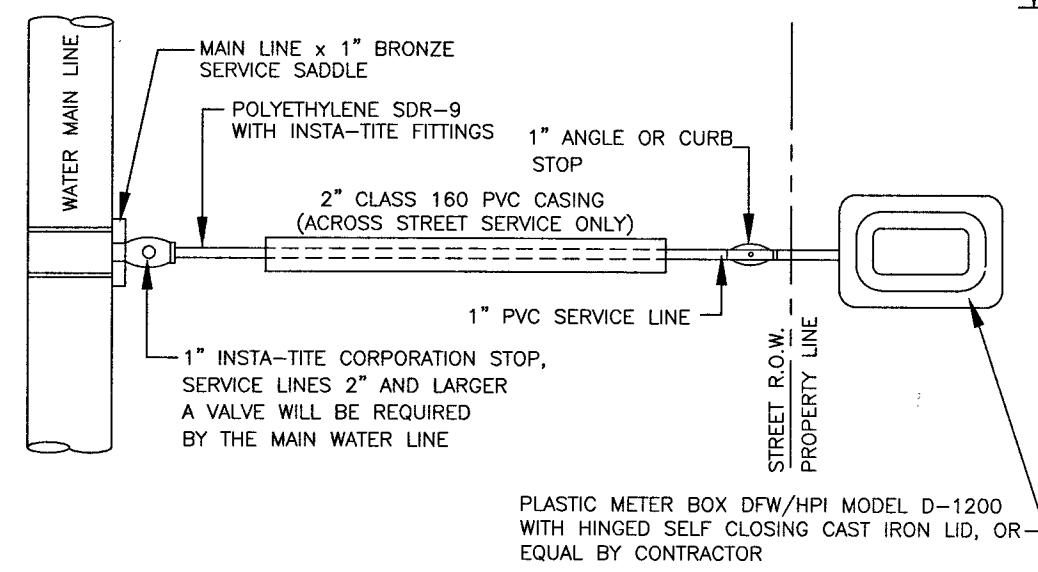
FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUAJARDO, JR.  
 HIDALGO COUNTY CLERK  
 ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

MBE FIRM # F-1435  
**MELDEN & HUNT INC.**  
 CONSULTANTS' ENGINEERS SURVEYORS  
 115 W. MCINTYRE 227 N. F.M. 3167  
 EDINBURG, TX 78441 80 GRANGE CITY, TX 7682  
 PH: (956) 381-0981 PH: (956) 487-8256  
 FAX: (956) 381-1839 FAX: (956) 488-8591  
 ESTABLISHED 1947 www.meldenandhunt.com

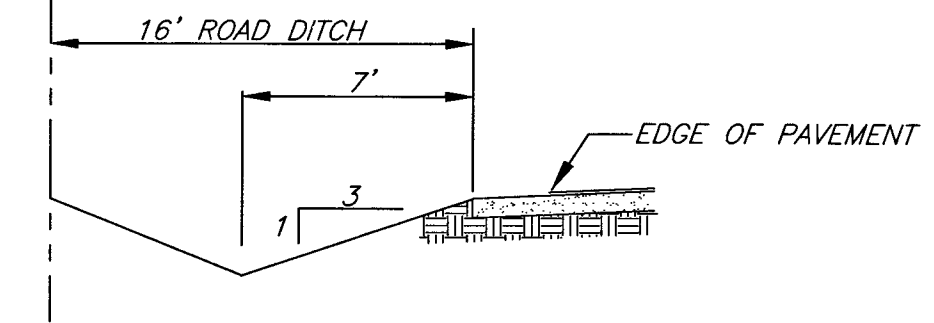
DRAWN BY: R. DE JESUS DATE: 9-12-16  
 SURVEYED, CHECKED JLG DATE: 9-12-16  
 FINAL CHECK Jc DATE: 9-12-16

**SUBDIVISION PLAT OF  
RSBR DG (FM 88) SUBDIVISION**

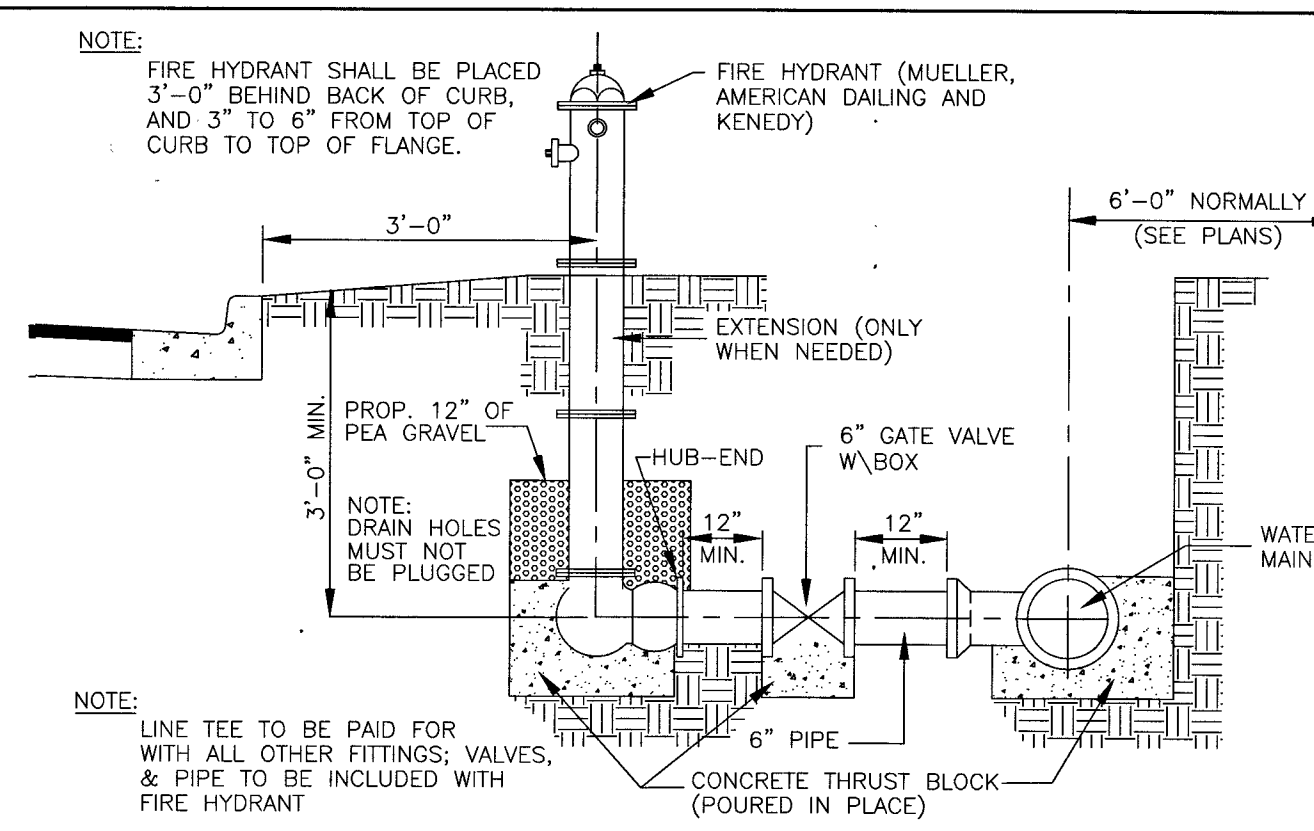
BEING A RESUBDIVISION OF  
1.530 ACRES [66,650,000 Sq. Ft.] OUT OF  
LOT 12, BLOCK 149,  
WEST AND ADAMS TRACTS SUBDIVISION  
VOLUME 2, PAGE 34-37, H.C.M.R.  
HIDALGO COUNTY, TEXAS



TYPICAL WATER SERVICE CONNECTION ELEVATION  
SCALE: NOT TO SCALE



MILE 14 1/2 NORTH ROAD DITCH SECTION



TYPICAL FILLING STATION INSTALLATION

**DRAINAGE STATEMENT**  
RSBR DG FM 88 SUBDIVISION  
AUGUST 4, 2016, REV: 9-12-16, REV. 10-7-16

RSBR DG FM 88 SUBDIVISION IS A 1.501 ACRES (65,400 SF) TRACT OF LAND OUT OF LOT 12, BLOCK 149, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 2, PAGES 34 THRU 37, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED IN THE SOUTHEAST CORNER OF MILE 14 1/2 NORTH AND FM 88 (MILE 5 WEST). THE PROPERTY IS CURRENTLY A SINGLE-FAMILY RESIDENTIAL HOME AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000, FURTHER REVISED TO REFLECT LOMR DATED MAY 17, 20002. THE PROPOSED LAND USE WILL BE A SINGLE COMMERCIAL DOLLAR GENERAL SITE.

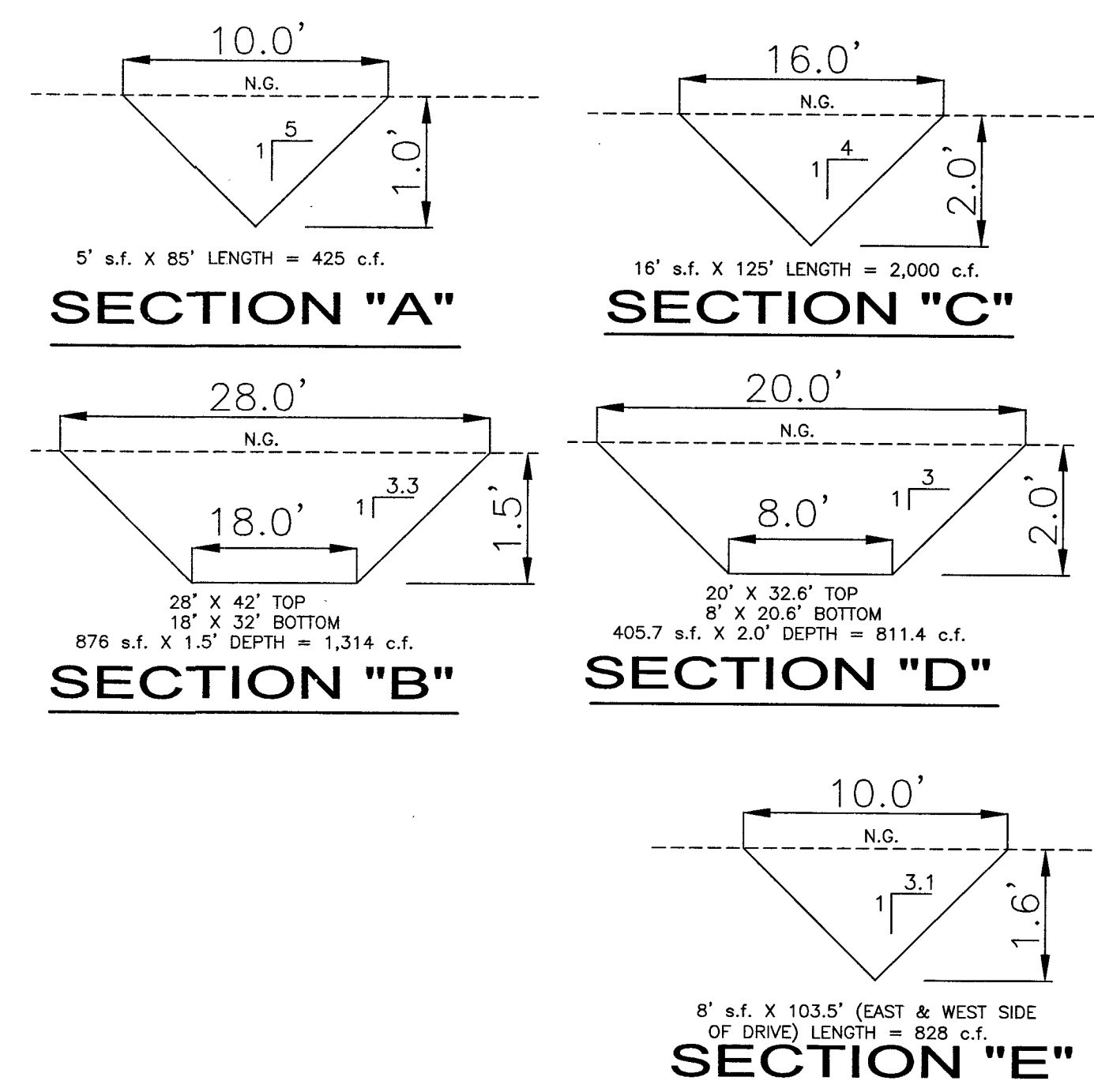
ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

THE SOILS ARE HIDALGO FINE SANDY LOAM, WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHERN EASTERLY DIRECTION AND HAS A RUNOFF OF 1.59 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR RSBR DG FM 88 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOT NORTH INTO THE EXISTING BAR DITCH ALONG MILE 14 1/2 NORTH ROAD, WHICH FLOWS EAST APPROXIMATELY 2,500 FEET INTO THE 60" DITCH (HCD# 4). THE PROPOSED RUNOFF SHALL FLOW INTO THE PROPOSED DETENTION PONDS AND GREEN AREAS. THIS WILL HAVE AN 8" BLEEDER LINE INTO THE EXISTING BAR DITCH ALONG THE SOUTH SIDE AND WITHIN THE RIGHT-OF-WAY OF MILE 14 1/2 NORTH ROAD (A HIDALGO COUNTY ROAD).

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION, THE PROPOSED RUNOFF IS 7.50 C.F.S., WHICH IS AN INCREASE OF 5.91 C.F.S. THEREFORE, AS PER ATTACHED CALCULATIONS, 5,113 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE PARKING AREA, GREEN AREA AND DETENTION SWALES IN THIS SUBDIVISION. A "TRAPEZOID" SHAPED SWALE SHALL BE CONSTRUCTED, 12-24 IN. DEEP IN ORDER TO DETAIN RUNOFF. THE DRAINAGE AND DETENTION PLAN SHALL BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.



**PROPOSED POND'S SECTIONS**  
A=425 C.F. + B=1,314 C.F. + C=2,000 C.F. +  
D= 811.4 C.F. + E= 828 C.F. TOTAL = 5,378.4 C.F. DETENTION AVAILABLE  
5,113 C.F. DETENTION REQUIRED

STATE OF TEXAS  
COUNTY OF HIDALGO

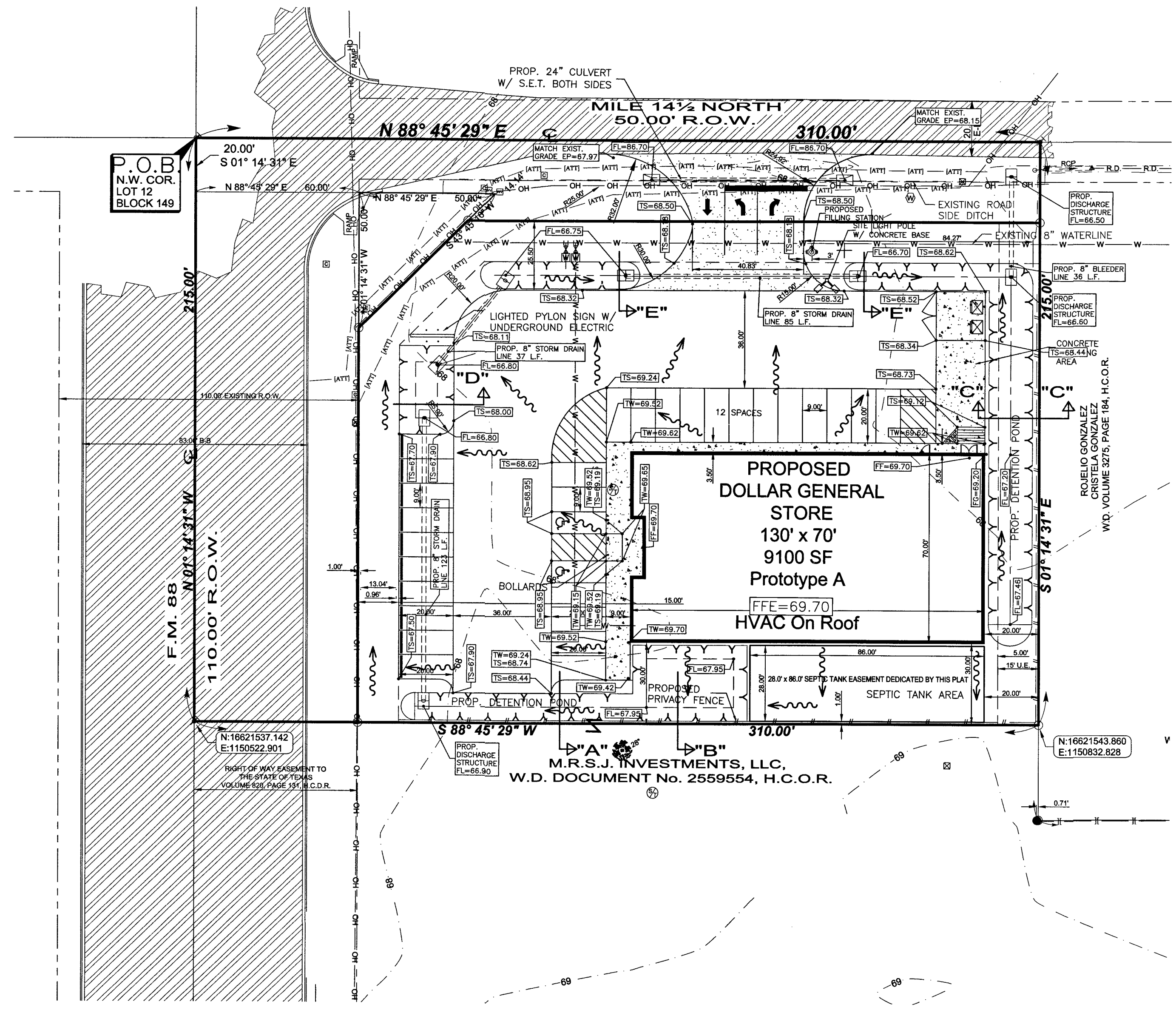
I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 7<sup>th</sup> DAY OF October 2016

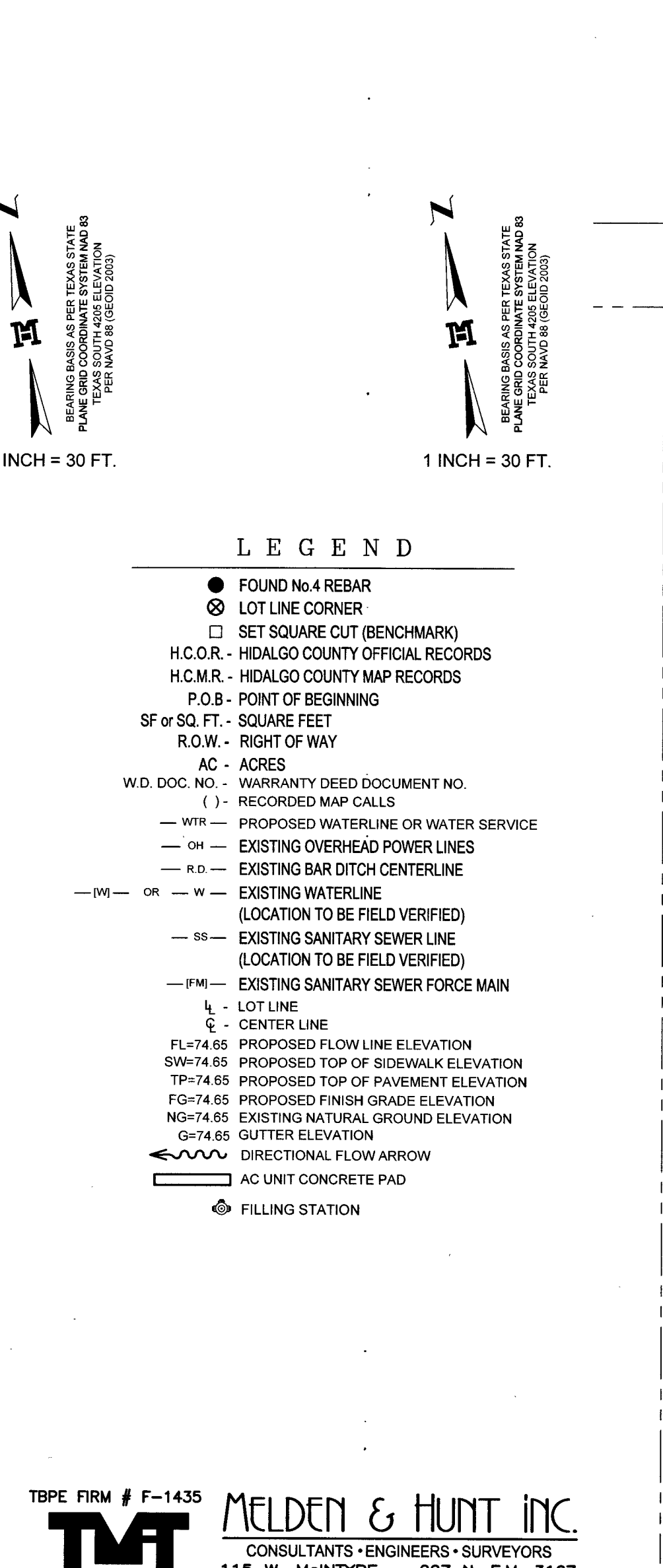
*Kelley A. Heller-Vela*  
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421  
STATE OF TEXAS

DATE PREPARED: 07-29-16  
ENGINEERING JOB # 16063.00

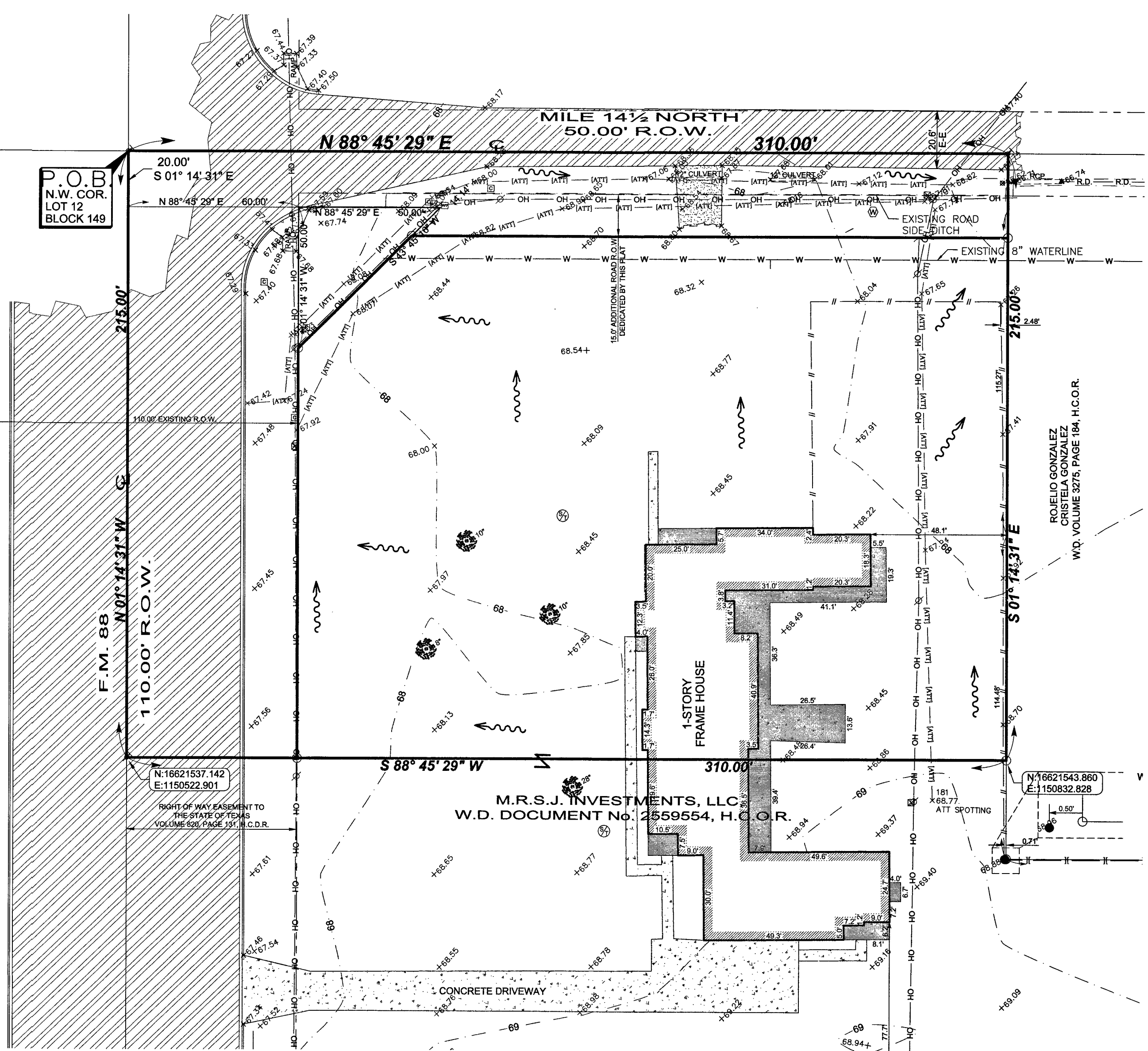
MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



PROPOSED SITE PLAN & PARKING LOT GRADING PLAN



**MELDEN & HUNT, INC.**  
CONSULTANTS - ENGINEERS - SURVEYORS  
115 W. MCINTYRE 227 W. F.M. 3167  
EDINBURG, TX 78541 80 GRANDE CT, TX 78932  
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ESTABLISHED 1947 www.meldenandhunt.com



EXISTING SITE & TOPOGRAPHICAL LAYOUT