



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED **TVM PROPERTIES** SUBDIVISION, PRECINCT No. 4.

ENGINEER: **R.E. GARCIA & ASSOCIATES** DEVELOPER: **THOMAS ARCE JR.**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: **NORTH WEST CORNER OF CURVE ROAD AND VAL VERDE ROAD [FM 1423].**

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-30-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.-

DRAINAGE DESIGN: **ONSITE GREEN AREAS OF THE LOT OR BY DESIGN SITE PLAN IF APPLY FOR COMMERCIAL USE.**

ROAD R.O.W. DEDICATION: **20.00 FEET ONTO VAL VERDE ROAD [FM 1423]**

H.C.R.O.W. FINAL APPROVAL DATE: 1-03-2017 By, **JOE A. OCHOA PCT. 4** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-10-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF WILL INSTALL AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: **NAWSC** LINE SIZE: 2" LOCATION: **WEST OF VALVERDE ROAD [FM 1423]**

H.C.O.E.C. FINAL APPROVAL DATE: 1-19-2017: 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: JULY 28, 2015

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.

*

METES AND BOUNDS DESCRIPTION

A 3.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 16, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #2588590, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE WITHIN THE VAL VERDE ROAD (FM 1423) RIGHT-OF-WAY BEING THE SOUTHEAST CORNER OF SAID LOT 16 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

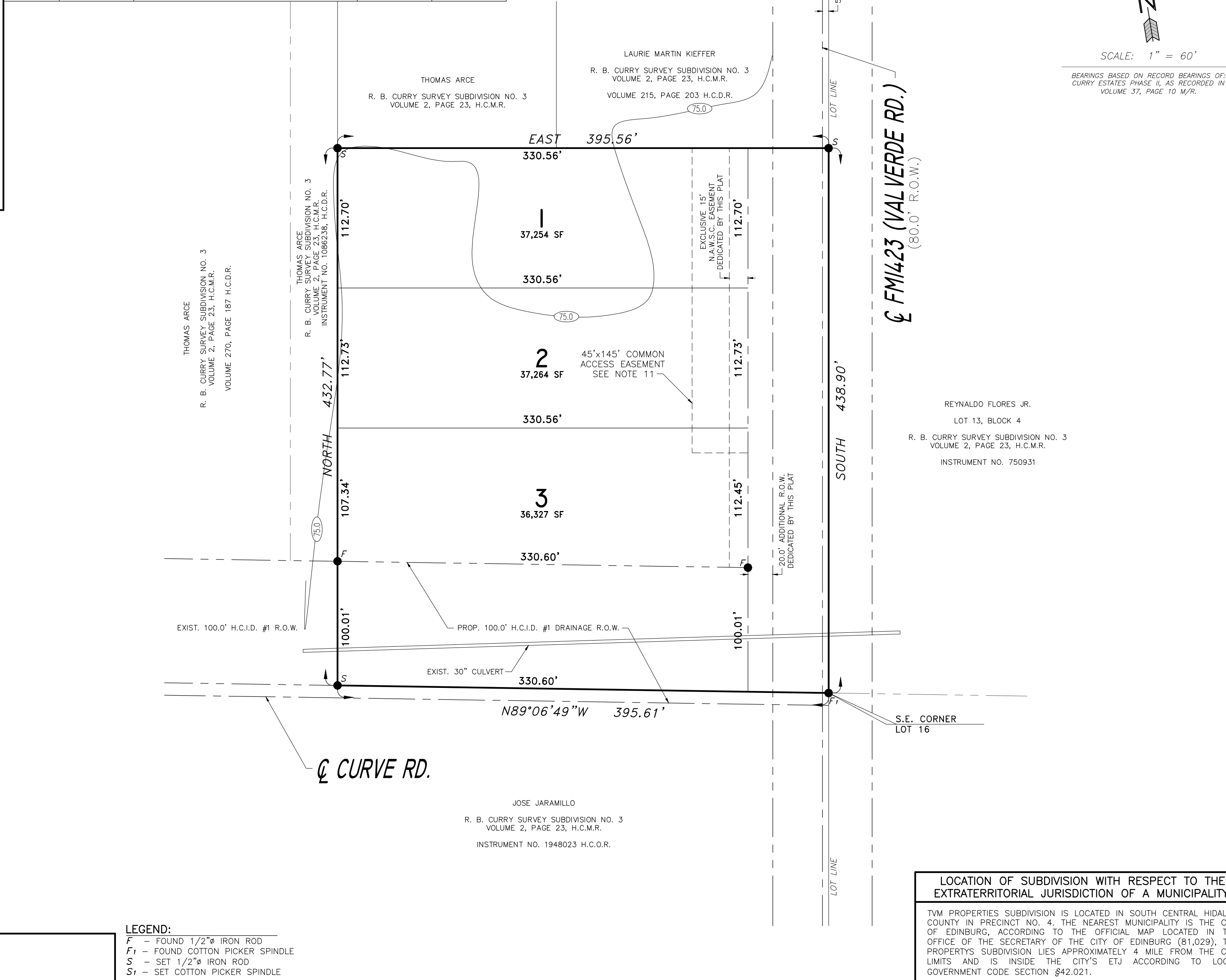
THENCE N 89° 06' 49" W ALONG THE SOUTH LINE OF SAID LOT 16, PASS AT 45.00 FEET A POINT BEING THE WEST RIGHT-OF-WAY LINE OF SAID VAL VERDE ROAD (FM 1423) AND CONTINUING FOR A TOTAL DISTANCE OF 395.61 FEET TO A SET ONE-HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 16, PASS AT 100.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY AND CONTINUING FOR A TOTAL DISTANCE OF 432.77 FEET TO A SET ONE-HALF INCH IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 16, PASS AT 350.56 FEET A SET ONE-HALF INCH IRON ROD BEING THE WEST RIGHT-OF-WAY LINE OF SAID VAL VERDE ROAD (FM 1423) AND CONTINUING FOR A TOTAL DISTANCE OF 395.56 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 438.90 FEET ALONG SAID EAST LINE OF LOT 16, WITHIN SAID VAL VERDE ROAD (FM 1423) RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 3.93 ACRES OF LAND, MORE OR LESS.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



PLAT OF TVM PROPERTIES SUBDIVISION

A 3.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 16, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED DOCUMENT # 2588590, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: MARCH 30, 2015 SCALE IN FEET SCALE: 1" = 60'

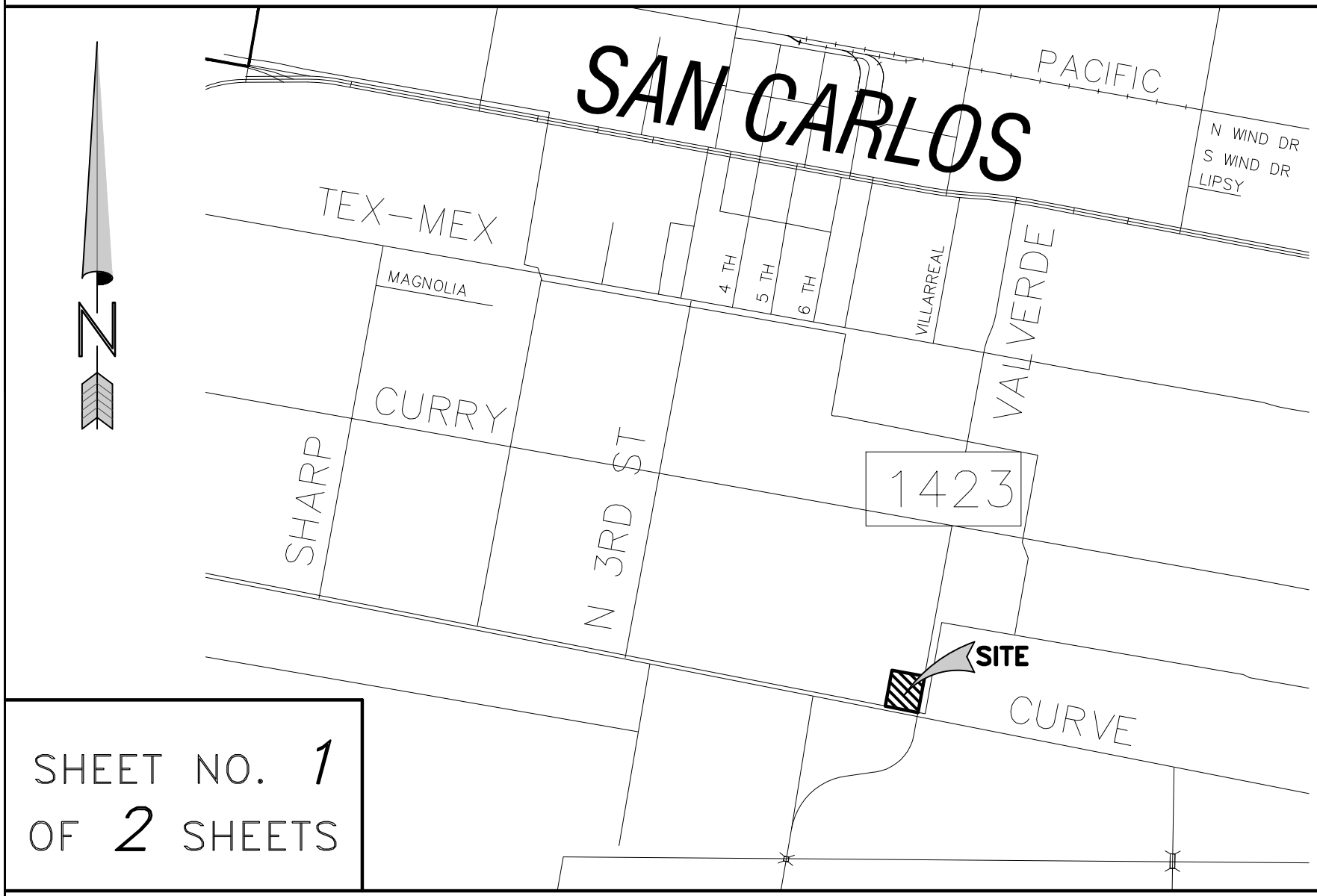
PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" 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.
- SETBACKS:** FRONT: 00.00 FEET REAR: 00.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 00.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:** 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.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. = 1. ELEV. = 83
- 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 15,718 CUBIC-Feet (0.360 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- EASEMENTS:** ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- WATER WELLS:** THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- DETAINMENT:** 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 PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- LOT OWNER RESPONSIBILITY:** LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF DETENTION AREAS TO ACCOMMODATE DRAINAGE RUNOFF AS CALCULATED BY PLAT ENGINEER PRIOR TO ISSUANCE OF ANY FINAL LIGHT OR WATER CLEARANCES. IN ADDITION, THE LOT OWNER SHALL PROVIDE A REVISED ENGINEERED DRAINAGE CALCULATION IF IT IS DETERMINED AT THE APPLICATION STAGE THAT THE IMPERVIOUS AREA FOR THE LOT IS GREATER THAN THE IMPERVIOUS AREA CONSIDERED BY THE PLAT ENGINEER WHEN CALCULATING THE RUNOFF FOR THE LOT.
- INDIVIDUAL LOT DRIVEWAY ACCESS:** NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM FM1423 (VALVERDE RD.) ON TO LOTS 1, 2 & 3. A 40 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN AT THE NORTH LINE TO PROVIDE INGRESS AND EGRESS FROM FM1423 (VALVERDE RD.). ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- 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 ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR COMMERCIAL USE. B. EACH 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 A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THOMAS ARCE, THE OWNER & SUBDIVIDER OF TVM PROPERTIES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.**
- 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.
- 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.** N.G.V.D. 83
- 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 & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR 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.**

INDEX OF SHEETS	
	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

LOCATION MAP
SCALE: 1" = 2000"



SHEET NO. 1 OF 2 SHEETS

PRINCIPAL CONTACTS:

OWNER: THOMAS ARCE JR.	ADDRESS: 1741 WESTMINSTER RD.	CITY & ZIP: BROWNSVILLE, TX 78521	PHONE #/ FAX #: (956) 548-1702
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061/(956) 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(956) 381-1061/(956) 381-1280

LEGEND:
 F - FOUND 1/2" IRON ROD
 F_r - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD
 S_r - SET COTTON PICKER SPINDLE

COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____ M. ON _____ 20____ AND WAS RECORDED IN INSTRUMENT #: _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

APPROVAL BY IRRIGATION DISTRICT:
 THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS ____ DAY OF _____ A.D., 20____

SECRETARY _____ CHAIRMAN _____
 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 I, THOMAS ARCE JR. AS OWNER OF THE 3.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 LOTS WILL MEET THE MINIMUM STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
 THOMAS ARCE JR. _____ DATE _____
 1741 WESTMINSTER ROAD
 BROWNSVILLE, TEXAS 78521

THE STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 20____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

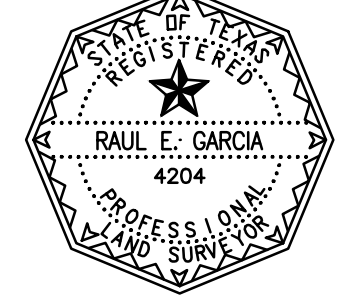
APPROVAL BY DRAINAGE DISTRICT:
 THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. _____
 DISTRICT MANAGER _____

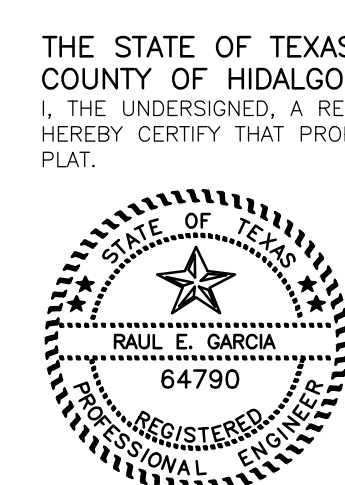
COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO
 I, RAUL GARCIA, 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.



REGISTERED PROFESSIONAL LAND SURVEYOR #4204



REGISTERED PROFESSIONAL ENGINEER #64790

TOPOGRAPHY AND DRAINAGE OF TVM PROPERTIES SUBDIVISION

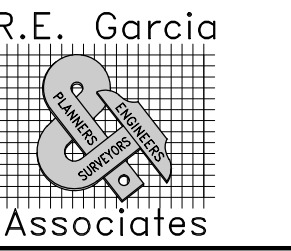
A 3.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 16, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED DOCUMENT # 2588590, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS
DATE: MARCH 30, 2015



SCALE: 1" = 30'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSO@AOL.COM



DRAINAGE STATEMENT FOR TVM PROPERTIES SUBDIVISION

TVM PROPERTIES SUBDIVISION CONSISTS OF A 3 LOT COMMERCIAL SUBDIVISION LOCATED ON A 3.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 16, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE CURVE ROAD AND VAL VERDE ROAD (FM1423) INTERSECTION. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0329 D REVISED AUGUST 17, 2001. ZONE "X" IS DEFINED AS "AREAS OUTSIDE OF 500-YEAR FLOOD PLANE".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PEEVISH. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS VACANT AND USED FOR AGRICULTURAL PURPOSES WITH TYPICAL GRADING AND RUNOFF.

EXISTING RUNOFF IS DIRECTED EAST TOWARD VAL VERDE ROAD (FM1423). VAL VERDE ROAD (FM1423) FLOWS SOUTH INTO A HIDALGO COUNTY IRRIGATION DISTRICT STORM SEWER/DRAINAGE DITCH ADJACENT TO THE SOUTH OF THE SITE. THE PROPOSED SUBDIVISION WILL UTILIZE ENGINEERED SITE PLANS UTILIZING SWALES AND GREEN AREAS TO DETAIN STORM RUNOFF WHICH WILL OVERFLOW INTO THE EXISTING ROAD SECTION.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT # 1 POLICY, A MINIMUM OF 15,718 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 2.76 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT. ANY DETENTION AND DRAINAGE PLAN SHALL BE APPROVED BY THE HIDALGO COUNTY AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X": AREAS OUTSIDE OF 500-YEAR FLOOD PLANE.



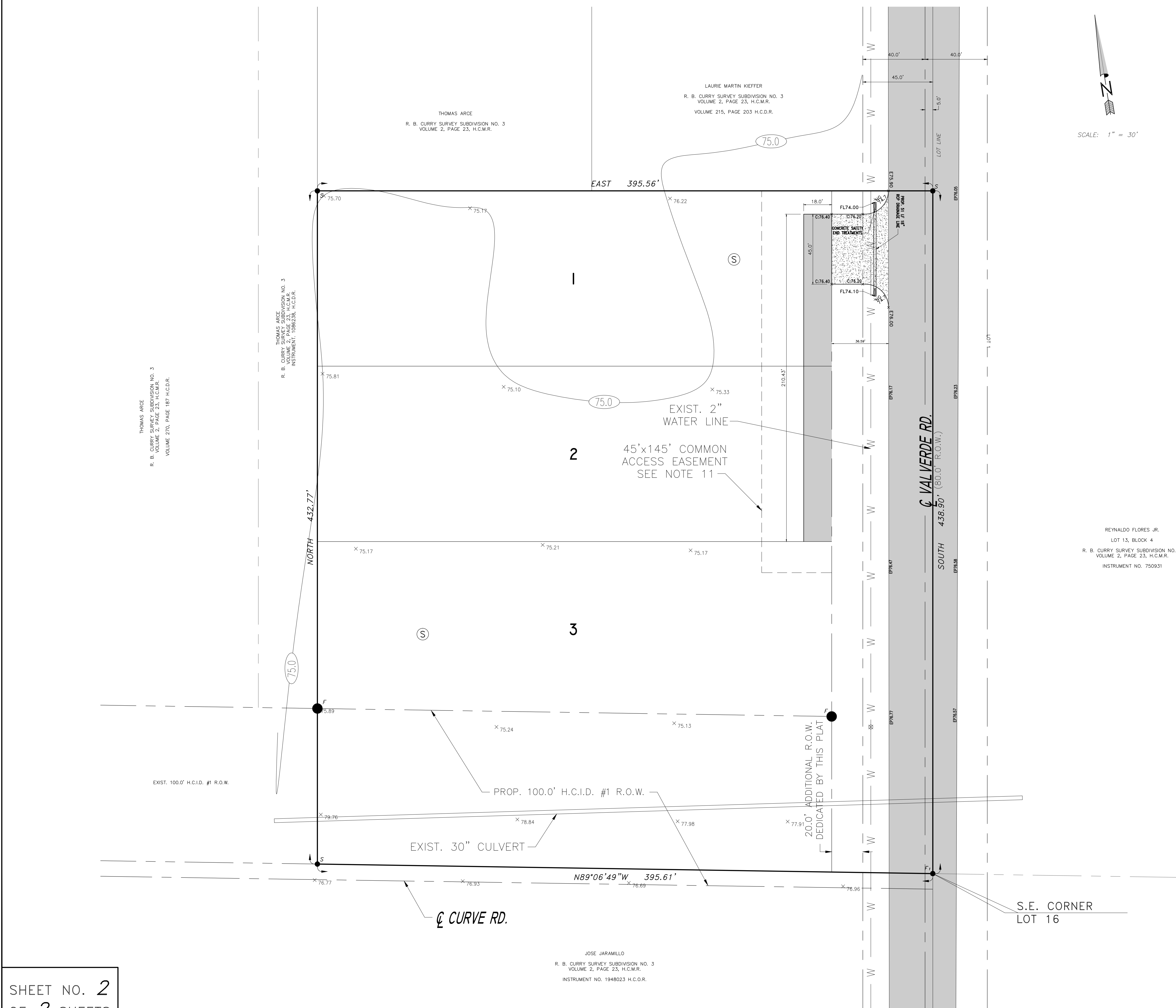
REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

LEGEND:
F - FOUND 1/2" IRON ROD
F₁ - FOUND COTTON PICKER SPINDLE
S - SET 1/2" IRON ROD
⊙ - SOIL BORE
⊗ - WATER VALVE

REYNALDO FLORES JR.
LOT 13, BLOCK 4
R. B. CURRY SURVEY SUBDIVISION NO. 3
VOLUME 2, PAGE 23, H.C.M.R.
INSTRUMENT NO. 750931



SHEET NO. 2
OF 2 SHEETS