



# 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: 3-06-2018

PROPOSED PRESIDIO ESTATES UNIT 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 63  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTH SIDE OF MINNESOTA ROAD APPROXIMATELY 3/4 MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-14-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH ALONG NORTH PROPERTY LINE.

ROAD R.O.W. DEDICATION: 20.00 FEET ADDITIONAL R.O.W. ONTO MINNESOTA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-06-2018 By, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-19-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: MINNESOTA ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 2-05-2018 : 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:

3-07-2017

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.*

# PLAT OF PRESIDIO ESTATES UNIT 3 SUBDIVISION

A 46.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 50, ALAMO LAND & SUGAR COMPANY SUBDIVISION,  
AS RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY, TEXAS.

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: JANUARY, 2017

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

PRESIDIO ESTATES III L.P.  
AS OWNER OF THE 46.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PRESIDIO ESTATES UNIT 3 SUBDIVISION HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDIO ESTATES III L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY PRESIDIO ESTATES III GP, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER  
BY: KYNDLE W BENNETT, CHIEF EXECUTIVE OFFICER  
BOX 365  
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDLE W. BENNETT KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST SECRETARY \_\_\_\_\_

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 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  
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

I, KAMBIZ S. KHADEMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED PROFESSIONAL ENGINEER

No. 5776Z STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE AS CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED PROFESSIONAL SURVEYOR

No. 5571 STATE OF TEXAS



## GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. 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.
- ZONE "C" AREAS OF MINIMUM FLOODING (NO SHADING) COMMUNITY PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COMMUNITY-PANEL NO. 480334 0425 EFFECTIVE DATE: NOVEMBER 16, 1982. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE NATIONAL FLOOD PLAN. ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
- 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).
- SETBACKS:  
FRONT: 25.00 FEET AND 40 FEET FOR LOTS FRONTING MINNESOTA ROAD OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET OR 20 FEET WHEN R.O.W. IS GREATER THAN 50 FEET.  
GARAGE FRONT: 18.00 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (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.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 7 THROUGH 37, AND 43 THROUGH 62.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--->BM NO. 1---ELEV. 88.08 SET BM - SQUARE CUT ON TOP OF CONCRETE STRUCTURE BOX (NAVD 1988)  
--->BM NO. 2---ELEV. 85.25 SET BM - ON TOP OF A STORM DRAINAGE TYPE "A" INLET SOUTH WEST CORNER LOT 32 (NAVD 1988)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,388 CUBIC FEET (1.48 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS).
- 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.
- 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.
- 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.
- 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 DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED 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 DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- KYNDEL W. BENNETT, C.E.O. OF PRESIDIO ESTATES III L.P. AND SUBDIVIDER OF PRESIDIO ESTATES UNIT 3 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.
- FIRE HYDRANTS WILL BE INSTALLED & PAINTED BLACK BY THE DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.14.

## METES AND BOUNDS

A 46.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 50, ALAMO LAND & SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY, TEXAS, SAID 46.00 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 7 IN THE RIGHT OF WAY OF MINNESOTA ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°31'51" E, WITH THE WEST LINE OF SAID LOT 7, AT A DISTANCE OF 40.00' PASS A 1/2" IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00' TO THE NORTHWEST CORNER OF SAID LOT 7, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°28'09" E, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 1518.00' TO THE NORTHEAST CORNER OF SAID LOT 7, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°31'51" W, WITH THE EAST LINE OF SAID LOT 7, AT A DISTANCE OF 1300.00' PASS THE NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00' TO THE SOUTHWEST CORNER OF SAID LOT 7 WITHIN THE RIGHT OF WAY OF SAID MINNESOTA ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 81°28'09" W, WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 1518.00' TO THE POINT OF BEGINNING, CONTAINING 46.00 GROSS ACRES OF LAND MORE OR LESS.

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRESIDIO ESTATES UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(g)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE PRESIDIO ESTATES UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_



ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## 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 TO SAID GRANTEE, ITS SUCCESSORS, ASSIGNS, AND TRANSFEREES, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 HEREIN. 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 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 HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, 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 SHOWN ON THIS PLAT 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 GRANTEE SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, ASSIGNS, AND TRANSFEREES. GRANTEE 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:

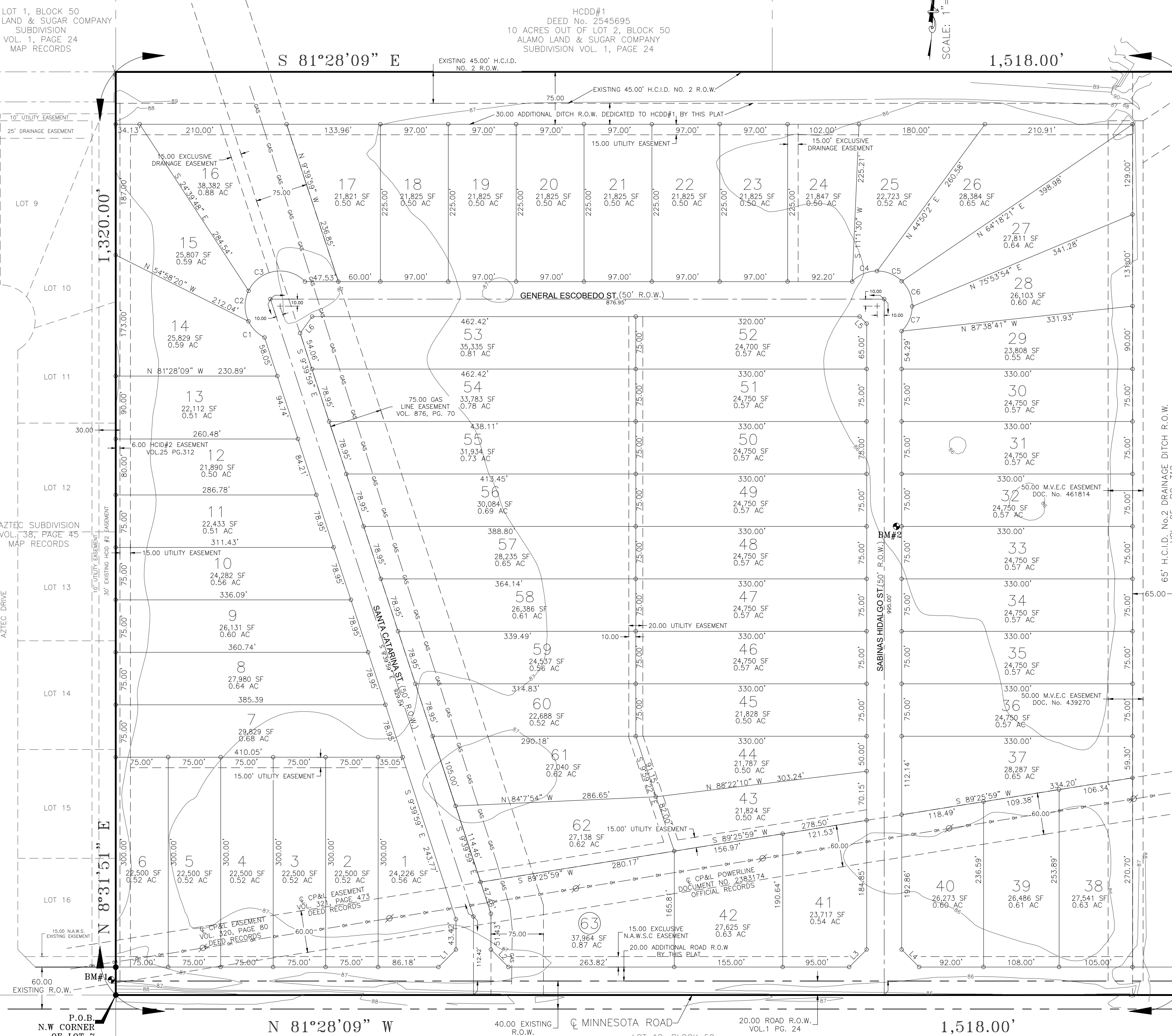
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE W OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KYNDEL W. BENNETT, C.E.O.  
P.O. BOX 365  
LA BLANCA ROAD, TX 78558

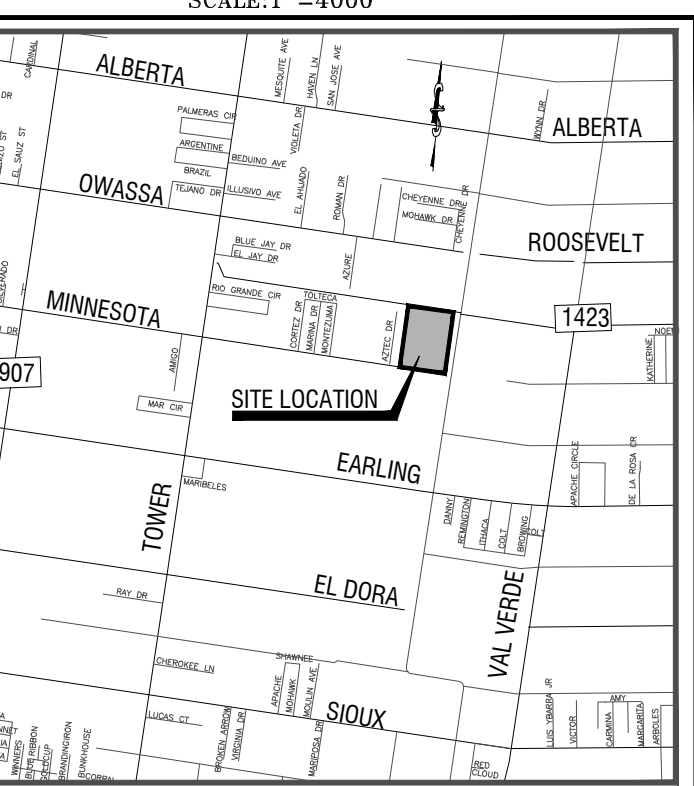
SHEET 1 OF 3

REVISION \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_



## LOCATION MAP

SCALE: 1"=4000'



PRESIDIO ESTATES UNIT 3 IS LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD APPROXIMATELY 1 MILE EAST TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY ONLY UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 1.

### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ BENCHMARK

### LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 53°31'51" W	35.36'
L2	N 36°28'09" W	35.36'
L3	N 53°31'51" E	35.36'
L4	S 36°28'09" E	35.36'
L5	N 36°28'09" W	14.14'
L6	S 44°25'56" W	29.32'

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.31'	50.00'	38°10'22"	S 36°09'11" E	32.70'
C2	43.00'	50.00'	51°13'59"	S 08°42'55" W	43.49'
C3	95.65'	50.00'	109°38'23"	S 89°18'02" W	81.72'
C4	39.59'	50.00'	45°21'45"	S 75°38'21" W	38.56'
C5	39.11'	50.00'	44°49'03"	N 59°16'16" W	38.12'
C6	39.95'	50.00'	45°46'26"	N 13°58'31" W	38.89'
C7	39.44'	50.00'	45°11'32"	N 31°30'28" E	38.42'

**K K Engineering Consultant**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOVE (FIRM REGISTRATION #1-1334)  
P.O. BOX 3422 McALLEN, TEXAS 78502  
(956) 630-2125 FAX (956) 630-2219

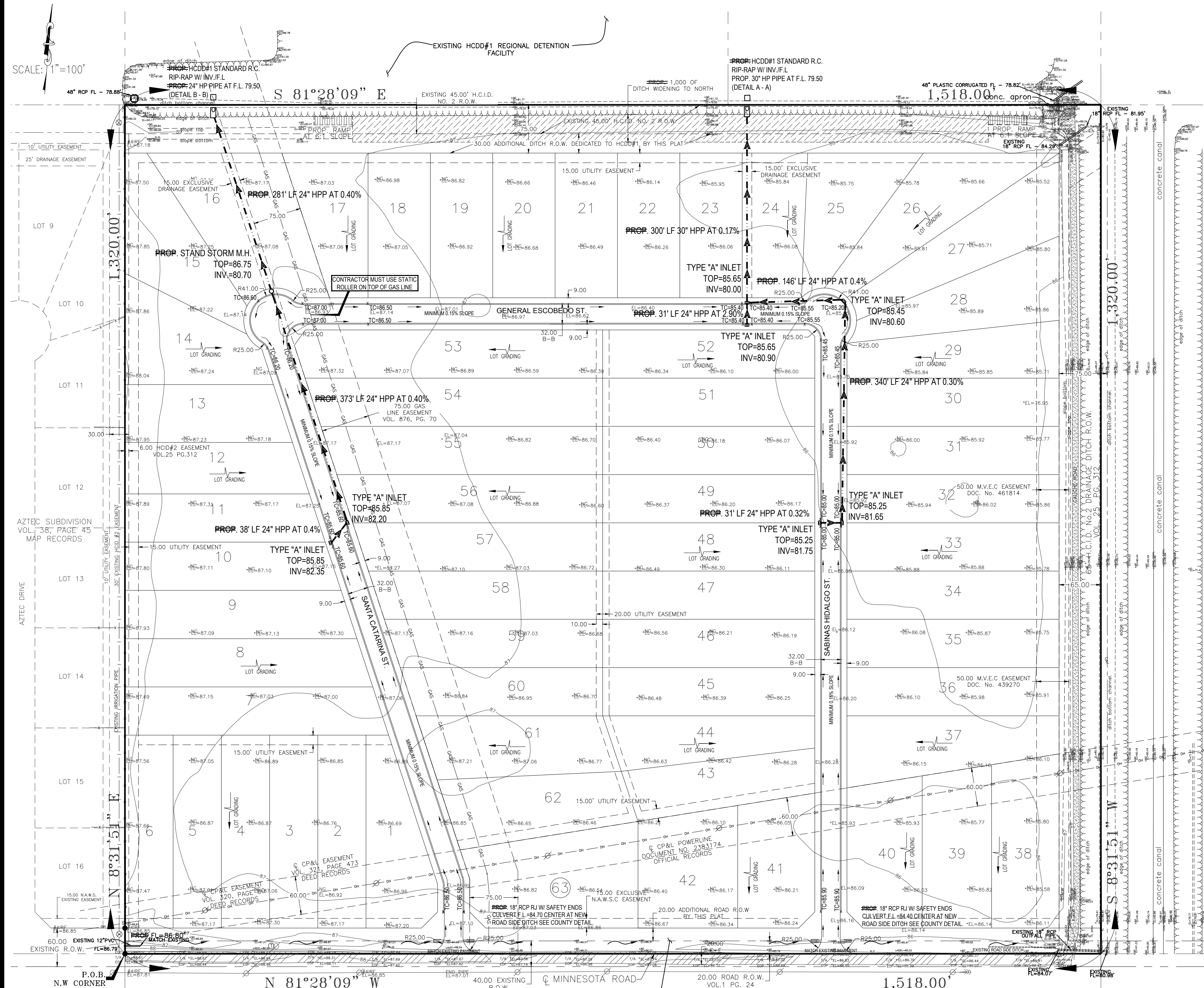
### INDEX TO SHEETS OF PRESIDIO ESTATES UNIT 3 SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; AND PRINCIPAL CONTACTS; PLAT WITH LOT, 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; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H.C.RIGATION No.2 AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

### PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: KYNDLE W. BENNETT, C.E.O.	P.O. BOX 365	LA BLANCA 78558	(956) 464-4431	(956) 464-2259
ENGINEER: KAMBIZ S. KHADEMI, P.E.	410 E. DOVE AVE.	McALLEN 78504	(956) 630-2125	(956) 630-2197
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM88	MONTE ALTO 78538	(956) 380-5154	(956) 380-5156





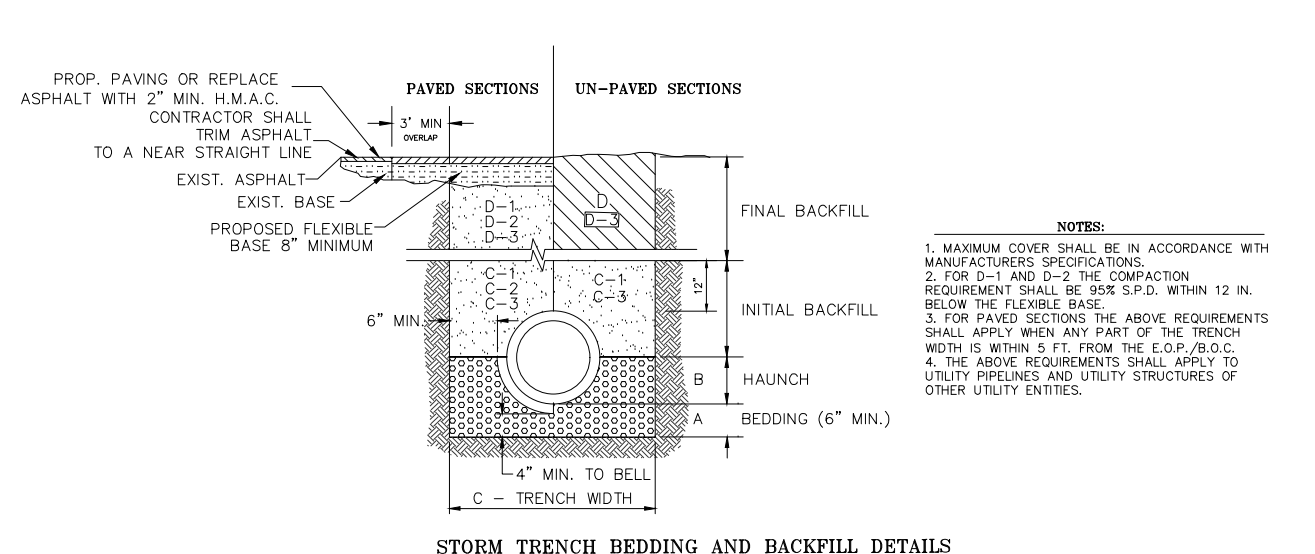
PRESIDIO ESTATES UNIT 3 IS A RE-SUBDIVISION OF 46 ACRES OF LAND OUT OF LOT 7 BLK. 50 ALAMO LAND & SUGAR CO'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED IN COUNTY OF HIDALGO, TEXAS. THE TRACT IS CURRENTLY VACANT WITH A PROPOSED LAND USE FOR 1/2 ACRES RESIDENTIAL LOTS. THIS PROPERTY IS LOCATED IN ZONE "C" ON FEM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 489334-0425 C, MAP REVISED: NOVEMBER 16, 1992.

THE SOILS IN THIS AREA ARE MOSTLY SANDY CLAY LOAM WITH SOME CLAY LOAM (MAJORITY SOILS 28). THESE SOILS BELONG TO HYDROLOGIC GROUP "B", WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION. SEE "USDA, NRCS WEB SOIL SURVEY" SOILS MAPS AND INFORMATION FOR THE HIDALGO COUNTY, TEXAS.

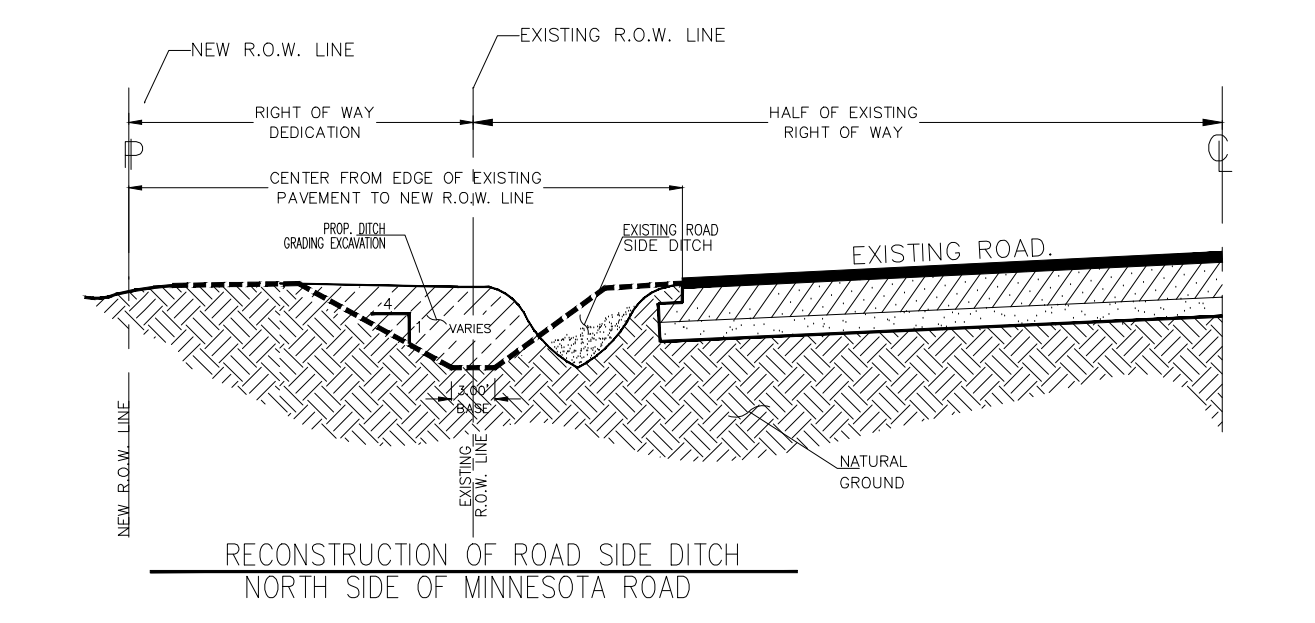
SURFACE STORM RUNOFF ON THIS TRACT FLOWS IN A NORTH EASTERLY DIRECTION. THE PRE-DEVELOPMENT VOLUME OF STORM RUNOFF IS 13.66 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS. THE POST-DEVELOPMENT VOLUME OR STORM RUNOFF IS 18.70 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 5.04 CFS.

IN ACCORDANCE WITH THE COUNTY DRAINAGE POLICY, THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE DIAMETERS SHALL RANGE FROM 24" TO 30". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING HCCD #1 DRAINAGE DITCH (ACQUIRED FROM HCCD #2) ALONG THE NORTH SIDE OF THIS SUBDIVISION. THIS DITCH SHALL BE WIDENED TO HCCD#1 CRITERIA TO PROVIDE AND EXCEED THE DETENTION REQUIRED.

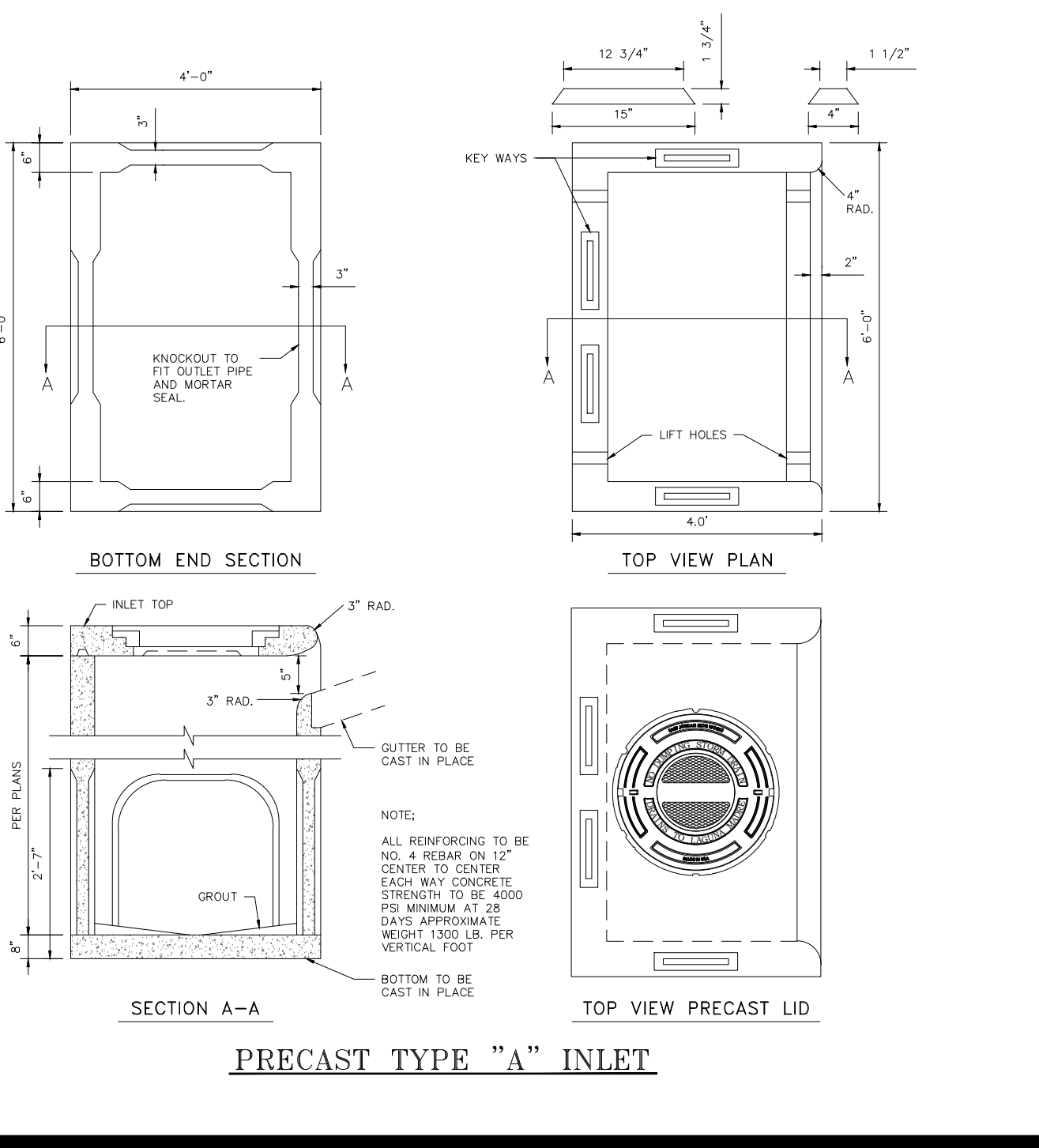
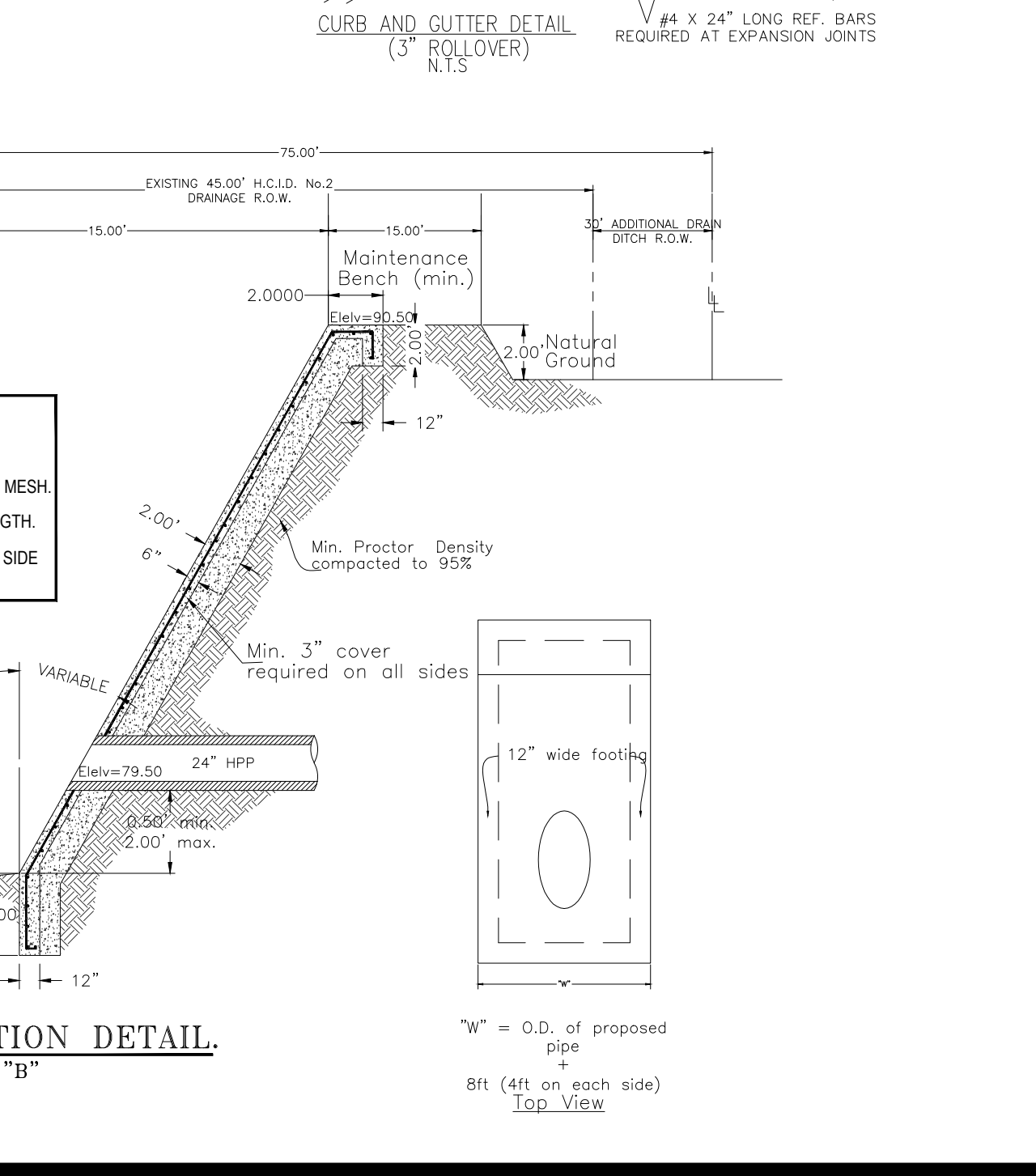
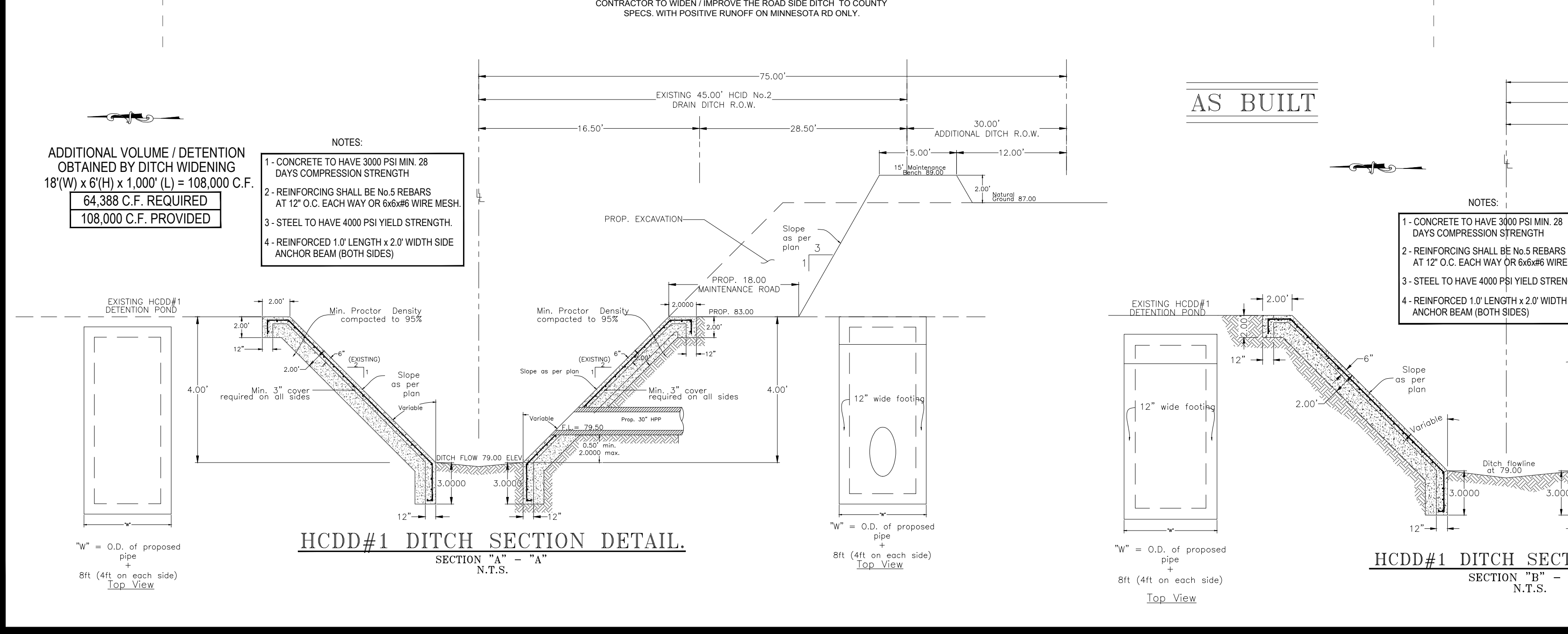
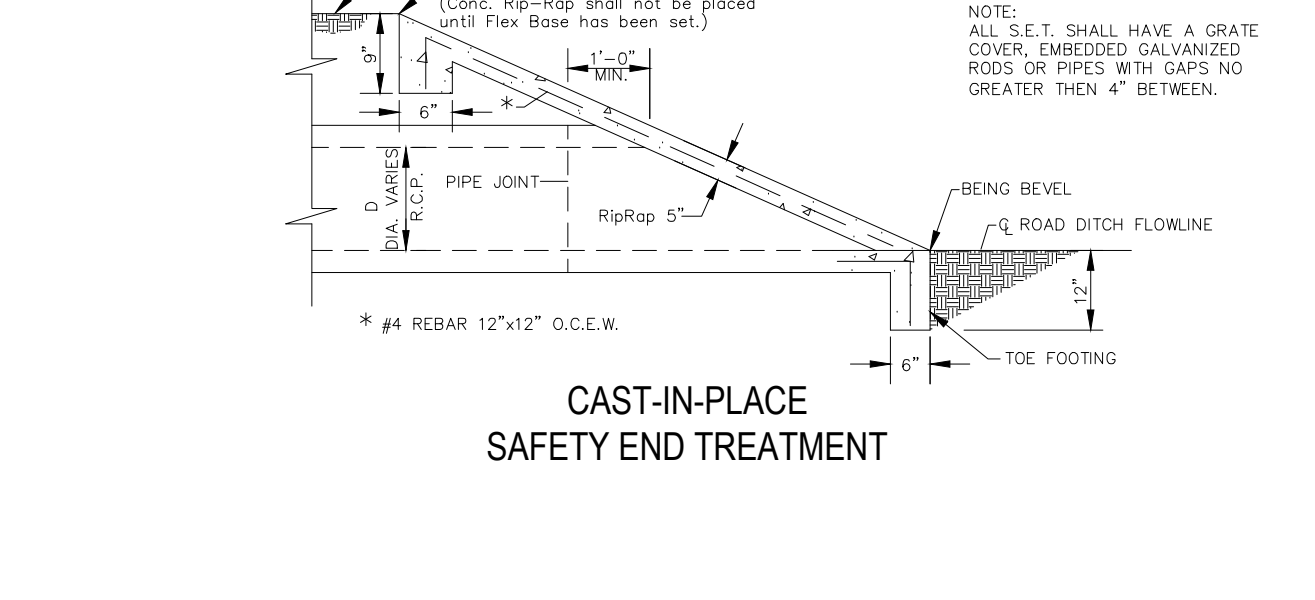
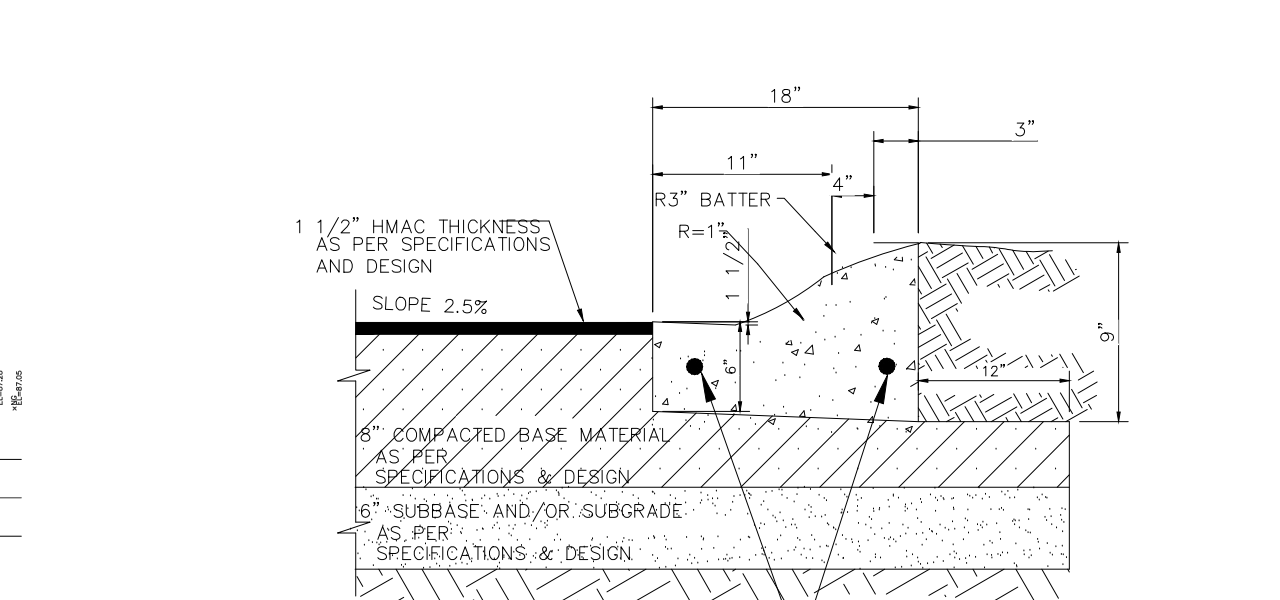
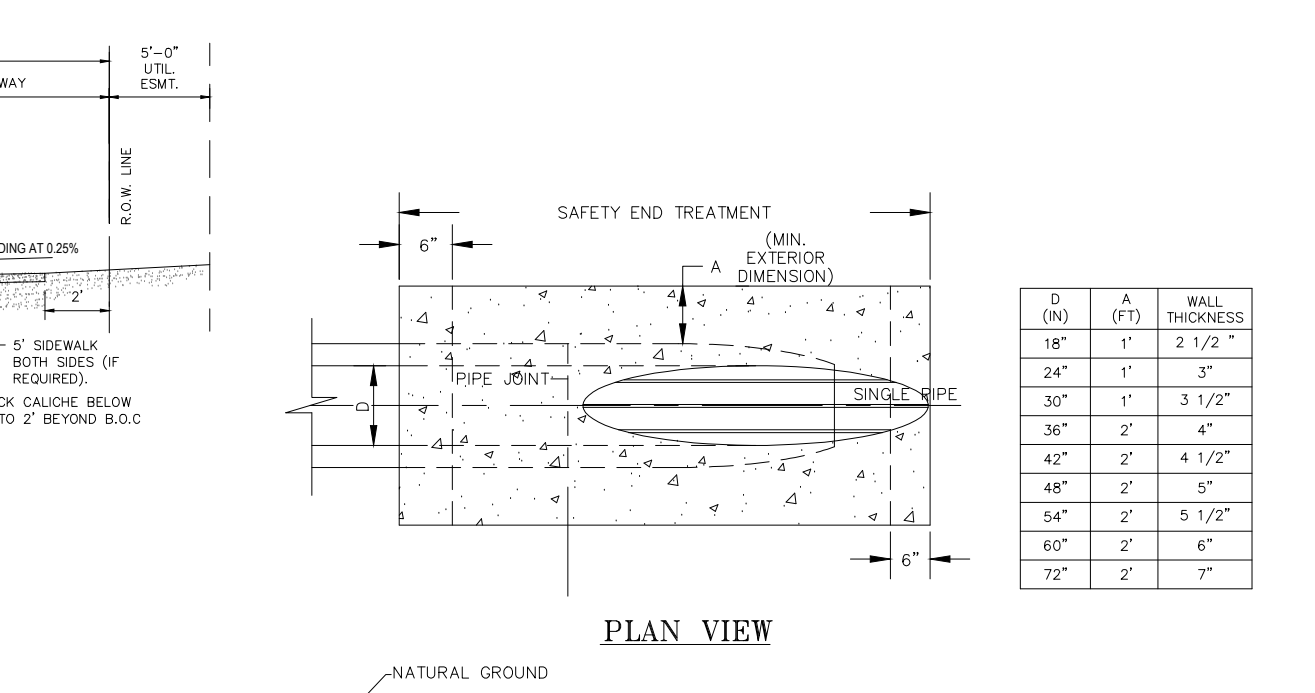
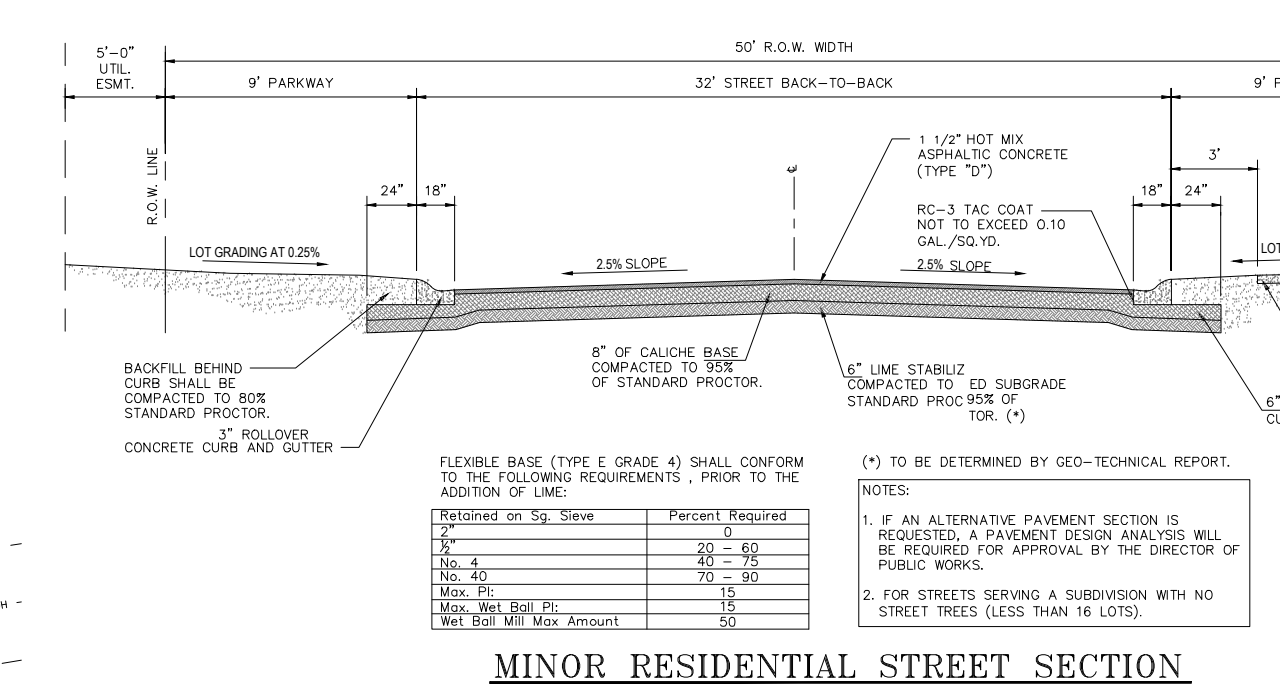
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICY, THE DIFFERENCE BETWEEN THE PRE (10-YR) AND THE POST (10-YR) DEVELOPMENT STORM RUNOFF SHALL NOT INCREASE. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 64,388 CUBIC FEET (1.48 ACRES-FEET) OF STORM RUNOFF SHALL BE STORED WITHIN THE NEWLY WIDENED DITCH BY THIS DEVELOPMENT, WHOSE ADDITIONAL CAPACITY IS APPROXIMATELY (EXCEEDS THE REQUIRED DETENTION) 108,000 CUBIC FEET. THE FINISH FLOOR ELEVATION FOR EVERY BUILDING SHALL BE SET AT 24 INCHES ABOVE THE TOP OF CURB, MEASURED FROM THE CENTER AND AT THE FRONT OF EACH LOT. THE LOT SHALL BE GRADED TO ALLOW RUNOFF TO FLOW TOWARDS THE INTERNAL STREETS; THIS MEASURE WILL AVOID THE CONCENTRATION OF RUNOFF INTO OTHER LOTS AND WILL PROMOTE A CONSISTENT DRAINAGE PATTERN FOR THE ENTIRE DEVELOPMENT.



- NOTES:**
1. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PFC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 95% S.P.D. (TOP LOOSE LFTS MECHANICAL COMPACTOR).
  2. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PFC STORM DRAIN PIPE UNDER PAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 95% S.P.D. (TOP LOOSE LFTS MECHANICAL COMPACTOR).
  3. HATCHING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PFC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE 5/8\"/>
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KAMBIZ S. KHADEMI, P.E. DATE: 57767  
**AS BUILT**  
 REGISTERED PROFESSIONAL ENGINEER



ADDITIONAL VOLUME / DETENTION OBTAINED BY DITCH WIDENING  
 18(W) x 6(H) x 1,000'(L) = 108,000 C.F.  
**64,388 C.F. REQUIRED**  
**108,000 C.F. PROVIDED**

- NOTES:**
1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH
  2. REINFORCING SHALL BE NO. 5 REBARS AT 12\"/>
  - 3. STEEL TO HAVE 4000 PSI YIELD STRENGTH
  - 4. REINFORCED 1'0\"/>

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