



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: 4-24-2018

PROPOSED UNIVERSAL ESTATES RL SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, ENGINEERING DEVELOPER: ROSA MARIA A. VIGON (F.H. INVESTMENTS)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST SIDE OF RAUL LONGORIA (F.M. 1426) APPROXIMATELY 500 FEET SOUTH OF TRENTON ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-16-2016 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION PONDS WITH A 8" PVC CONNECTION INTO AN EXISTING TYPE "A" INLET ALONG RAUL LONGORIA ROAD (F.M. 1426).

ROAD R.O.W. DEDICATION: 20.00 FEET R.O.W. ONTO RAUL LONGORIA ROAD (F.M. 1426).

H.C.R.O.W. FINAL APPROVAL DATE: 5-11-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: PERPENDICULAR TO THE EAST OF PROPERTY LINE (TRENTON ESTATES SUBDIVISION).

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: EAST R.O.W. OF RAUL LONGORIA ROAD (F.M. 1426)

H.C.O.E.C. FINAL APPROVAL DATE: 5-30-2017 : 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.

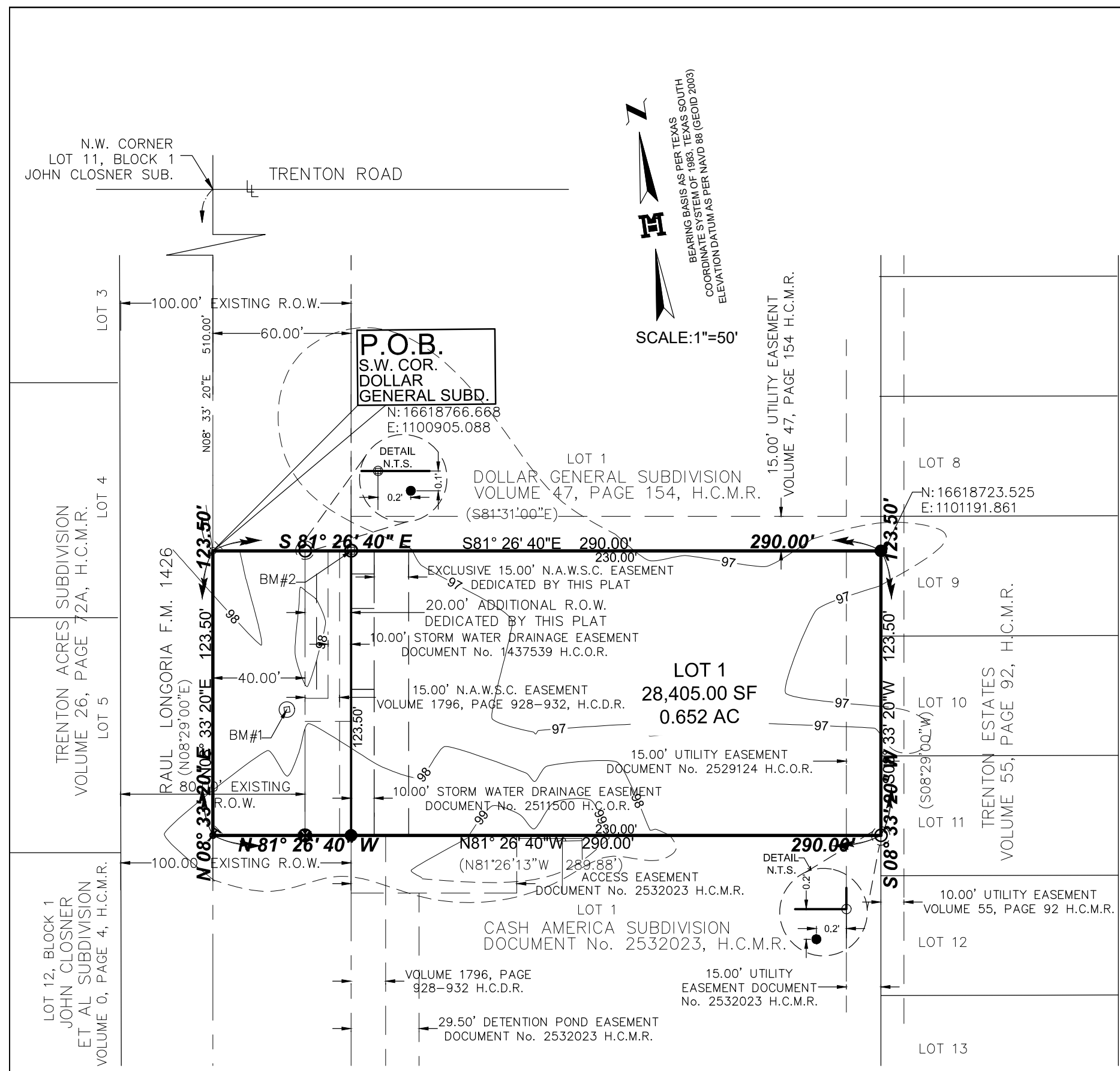
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 7, 2017

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.

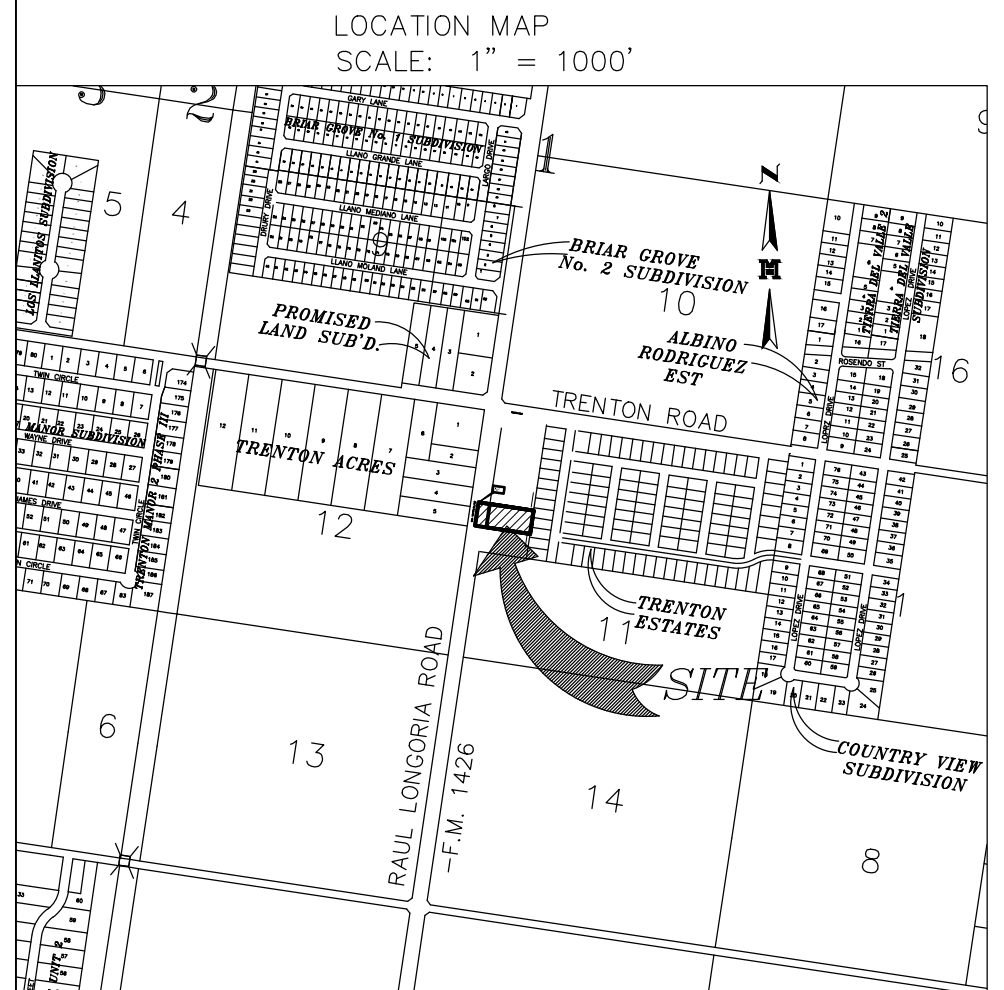
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**MINOR MAP OF
UNIVERSAL ESTATES RL**
BEING A RESUBDIVISION OF 0.822 OF ONE ACRE (35,815.00 SQ.FT.)
OUT OF LOT 11, BLOCK 1
JOHN CLOSNER et al SUBDIVISION
VOLUME 0, PAGE 4, H.C.M.R.
AN ADDITION TO THE CITY OF EDINBURG
HIDALGO COUNTY, TEXAS.

- LEGEND:**
- FND. No.4 REBAR
 - FND. MARK ON CONC.
 - SET No.4 REBAR/PLASTIC CAP STAMPED MELDEN & HUNT
 - ▲ SET NAIL
 - ▲ SET MONUMENT SET IN CONCRETE
 - ⊙ SET SQUARE CUT ON TOP OF INLET
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - SF - SQUARE FEET
 - SQ.FT. - SQUARE FEET
 - R.O.W. - RIGHT OF WAY
 - N.T.S. - NOT TO SCALE
 - AC - OF ONE ACRE
 - () - RECORDED PLAT CALL
 - () - RECORD PLAT CALL
 - SW COR. - SOUTHWEST CORNER
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
UNIVERSAL ESTATES RL IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE EAST SIDE OF RAUL LONGORIA ROAD -F.M. 1426, APPROXIMATELY 510 FEET SOUTH OF ITS INTERSECTION WITH RAUL LONGORIA ROAD AND TRENTON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), UNIVERSAL ESTATES RL LIES APPROXIMATELY 0.10 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



INDEX TO SHEET OF UNIVERSAL ESTATES RL

- 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 CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND MAP OF TOPOGRAPHY AND DRAINAGE

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ROSA MARIA A. VIGON	P.O. BOX 5813	McALLEN, TX 78502-5813	956-702-9259
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
OFF: (956) 381-0981
FAX: (956) 381-1839
227 N. F.M. 3167
RIO GRANDE CITY, TX 75862
OFF: (956) 487-8256
FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

**DESCRIPTION OF UNIVERSAL ESTATES RL
METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 0.822 OF ONE ACRE [35,815.00 SQUARE FEET] SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SAID 0.822 OF ONE ACRE [35,815.00 SQUARE FEET] BEING A PART OR PORTION OUT OF LOT 11, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, HIDALGO COUNTY MAP RECORDS, SAID 0.822 OF ONE ACRE [35,815.00 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET [NORTHING: 16618766.668, EASTING: 1100905.088] AT THE SOUTHWEST CORNER OF DOLLAR GENERAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 154, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 81° 26' 40" E (S 81° 31' 00" E DEED AND MAP CALLS) ALONG THE SOUTH LINE OF SAID DOLLAR GENERAL SUBDIVISION, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD -F.M. 1426, AT A DISTANCE OF 60.00 FEET PASS A MONUMENT SET IN CONCRETE AND THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD -F.M. 1426, CONTINUING A TOTAL DISTANCE OF 290.00 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16618723.525, EASTING: 1101191.861] AT THE SOUTHEAST CORNER OF SAID DOLLAR GENERAL SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 33' 20" W (S 08° 29' 00" W DEED & MAP CALLS) ALONG THE WEST LINE OF TRENTON ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 92, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 123.50 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF CASH AMERICA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1796, PAGE 928-932, H.C.D.R.
- THENCE, N 81° 26' 40" W (N 81° 26' 13" W MAP CALL) ALONG THE NORTH LINE OF SAID CASH AMERICA SUBDIVISION, AT A DISTANCE OF 230.00 FEET PASS AN X MARK FOUND ON CONCRETE ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD -F.M. 1426, AT A DISTANCE OF 250.00 FEET PASS AN X MARK FOUND ON CONCRETE ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD -F.M. 1426, CONTINUING A TOTAL DISTANCE OF 290.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 33' 20" E (N 08° 29' 00" E DEED CALL) ALONG THE WEST LINE OF SAID LOT 11, BLOCK 1, AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD -F.M. 1426, A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.822 OF ONE ACRE [35,815.00 SQUARE FEET] OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED DATE: NOVEMBER 6, 1982
COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL 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.
- SETBACKS:**
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR COMMERCIAL LOTS:**
LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" 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.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.**
-->BM. NO. 1--ELEV. 98.02 N.G.V.D. 29 DESCRIPTIONS: SQUARE CUT SET ON TOP CENTER OF TYPE "A" INLET LOCATED AT BACK OF CURB AND CENTER OF THIS SUBDIVISION. N:16618693.747, E:1100926.593
-->BM. NO. 2--ELEV. 98.20 N.G.V.D. 29 DESCRIPTIONS: MONUMENT SET IN 2'X2' CONCRETE SLAB SET AT NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16618760.717, E:1100944.643.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,327 CUBIC FEET (0.027 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'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 51 COUNTY CONSTRUCTION.**
- 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 PURCHASE 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.**
- 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 INDUSTRIAL & MULTIFAMILY 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 SANITARY SEWER PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING 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.**
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ONTO RAUL LONGORIA ROAD -FM 1426. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.**

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF UNIVERSAL ESTATES RL WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: HIDALGO COUNTY CLERK _____

RIGHT OF WAY EASEMENT

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, AN EXCLUSIVE 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 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 THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE 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 THE TITLE VI 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

(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 ROSA MARIA A. VIGON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS _____
MY COMMISSION EXPIRES: _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2**

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE _____ DAY OF _____, 2017

PRESIDENT _____
ATTEST: SECRETARY _____

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

I, _____ ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS MINOR PLAT OF UNIVERSAL ESTATES RL CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS

BEEN APPROVED FOR RECORDING ON THIS, THE _____ DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ROSA MARIA A. VIGON, F.H. INVESTMENTS, LTD., AS OWNER OF THE 0.822 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MINOR PLAT OF UNIVERSAL ESTATES RL, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO 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
- THE WATER QUALITY 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;
 - 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.

F.H. INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP DATE: _____
BY ITS GENERAL PARTNER:
SEA RUSK ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY
ROSA MARIA A. VIGON, MANAGER
P. O. BOX 5813
McALLEN, TX 78502-5813

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROSA MARIA A. VIGON, KNOWN TO ME 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

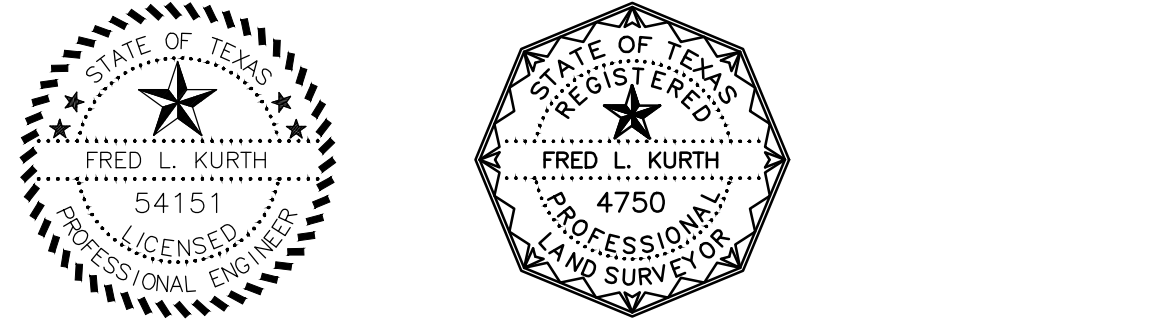
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS _____
MY COMMISSION EXPIRES: _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF UNIVERSAL ESTATES RL WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 6-8-15 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED: 06-08-16 JOB No. 16095.00
DATE PREPARED: 06-20-16 SURVEY JOB No. 16095.08
1-1015 PG.56-57
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M. DATE: _____
GENERAL MANAGER



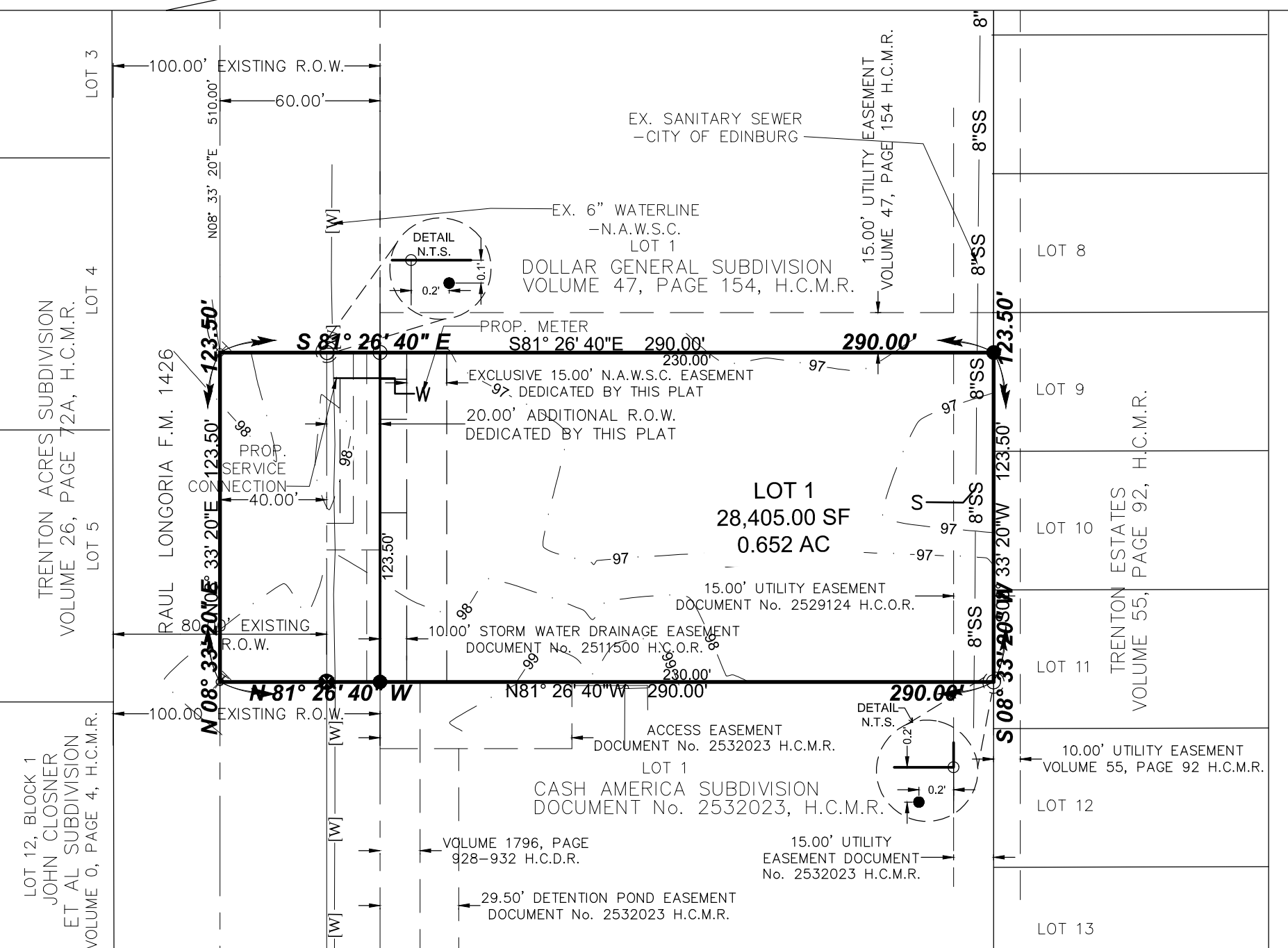
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

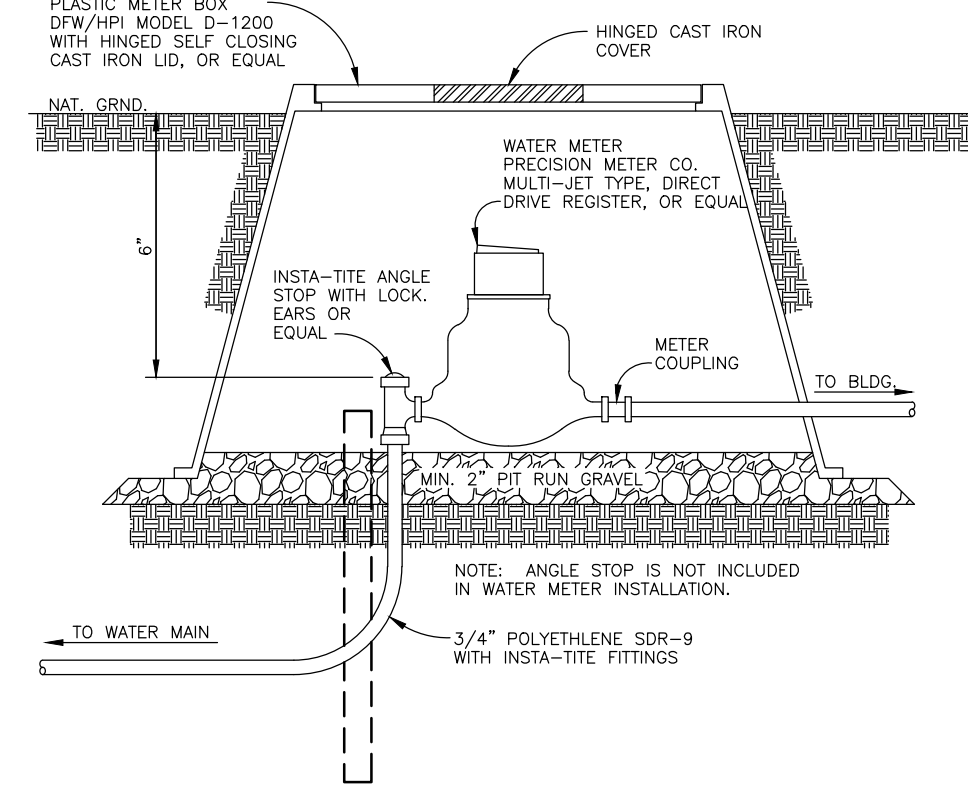
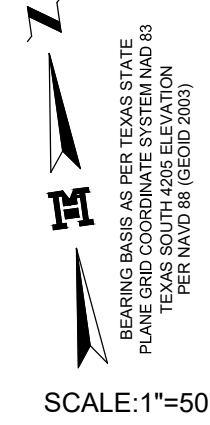
SHEET 1 OF 2 SHEETS

DRAWN BY: _____	DATE: _____
SURVEYED, CHECKED BY: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA



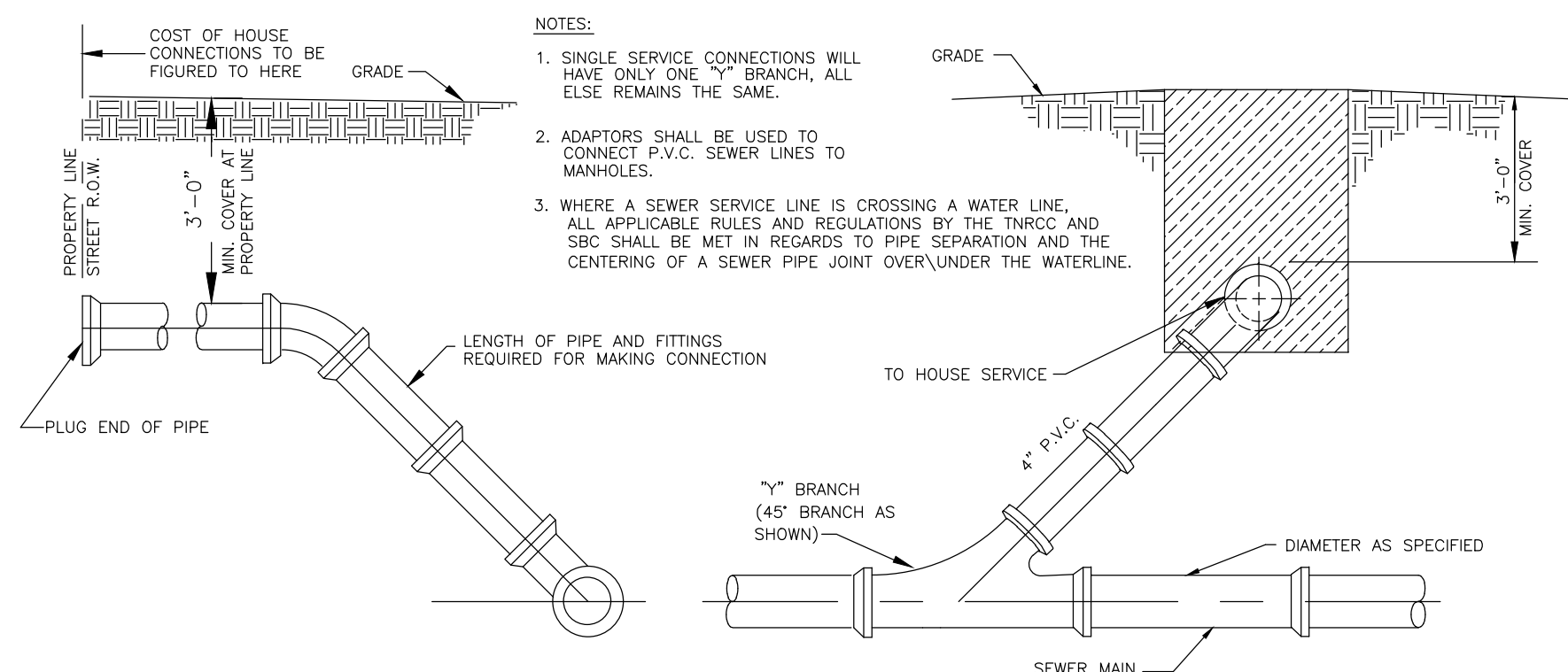
MAP OF WATER DISTRIBUTION SYSTEM & TOPOGRAPHY AND DRAINAGE:
UNIVERSAL ESTATES RL
BEING A RESUBDIVISION OF 0.822 (35,815.00 SQ.FT.)
OF ONE ACRE
OUT OF LOT 11, BLOCK 1
JOHN CLOSNER SUBDIVISION
VOLUME 0, PAGE 4, H.C.M.R.
HIDALGO COUNTY, TEXAS.



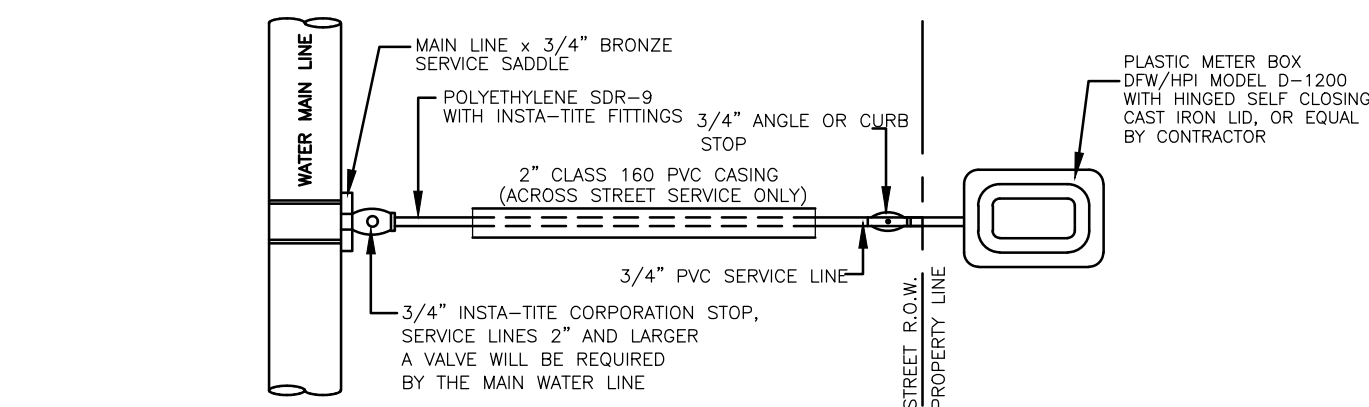
TYPICAL WATER METER INSTALLATION
N.T.S.

COST ESTIMATE:
DRAINAGE IMPROVEMENTS: \$ 4,192.80
WATER DISTRIBUTION: \$ 505.00
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 300.00

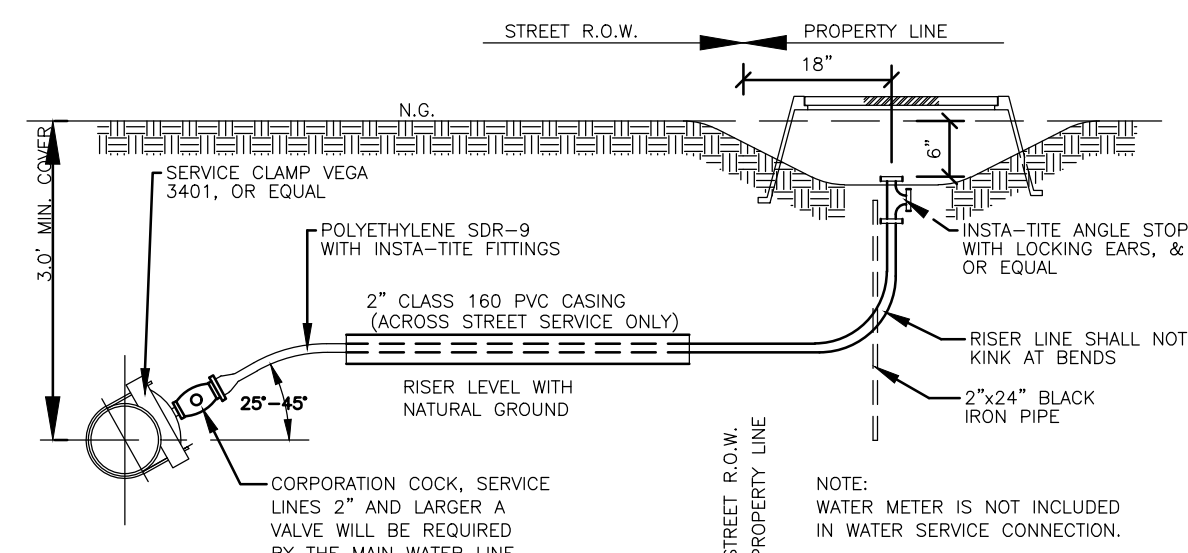
ESTIMACION DE COSTOS:
DREAJE PLUVIAL: \$ 4,192.80
SERVICIO DE AGUA POTABLE: \$ 505.00
SERVICIO DE DREAJE SANITARIO \$ 300.00



SEWER SERVICE CONNECTION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, ROSA MARIA A. VIGON, SUBDIVIDER OF UNIVERSAL ESTATES RL, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROSA MARIA A. VIGON

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSA MARIA A. VIGON, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

_____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DRAINAGE STATEMENT
UNIVERSAL ESTATES RL

UNIVERSAL ESTATES RL BEING A RESUBDIVISION OF 0.822 OF ONE ACRE (35,815.00 SQ. FT.) OUT OF LOT 11, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, CITY OF EDINBURG, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 0, PAGE 4, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF RAUL LONGORIA (F.M. 1426) AND APPROXIMATELY 510.00 FEET SOUTH OF TRENTON ROAD, OUTSIDE THE CITY LIMITS OF EDINBURG, BUT WITHIN THE 1 MILE ETJ OF THE CITY OF EDINBURG. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED 1 LOT COMMERCIAL USE AND IS LOCATED IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 15, 1982. ZONE "B" SHADING IS AN AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

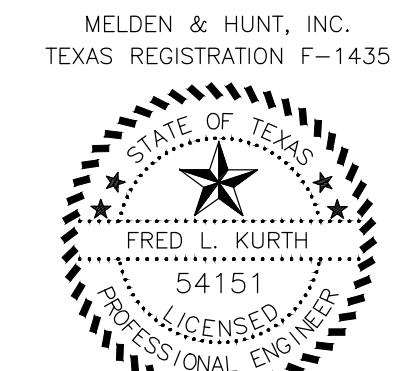
THE SOILS ARE FINE SANDY LOAM & SANDY CLAY LOAM, WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 0.59 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 4.15 C.F.S., DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 3.56 C.F.S.

THE PROPOSED DRAINAGE FOR UNIVERSAL ESTATES RL SHALL CONSIST OF SURFACE RUNOFF FROM THE PARKING LOT INTO PROPOSED GREEN AREA AND DRAINAGE SWALE. RUNOFF FROM THE DRAIN SWALE SHALL FLOW INTO AN EXISTING TYPE "A" INLET ALONG THE EAST SIDE OF RAUL LONGORIA (F.M. 1426) VIA AN 8" DRAINAGE LINE. THE EXISTING STORM SEWER SYSTEM FLOWS NORTH THEN WEST ULTIMATELY DISCHARGING INTO THE P.S.J.A. LATERAL.

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. THEREFORE, AS PER ATTACHED CALCULATIONS, 3,327 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE PARKING AREA, GREEN AREA AND DETENTION SWALE IN THIS SUBDIVISION. A "TRAPEZOID" SHAPED SWALE SHALL BE CONSTRUCTED, 15 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.

BY: _____ DATE _____
FRED L. KURTH, P.E., R.P.L.S. PRESIDENT



MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE OFF: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839
227 N. F.M. 3167 OFF: (956) 487-8256
RO GRANDE CITY, TX 75882 FAX: (956) 488-8591
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