



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-28-2018

PROPOSED LAZY L SUBDIVISION, PRECINCT No. 1

ENGINEER: GUZMAN & MUÑOZ ENGINEERING DEVELOPER: BETTY A. LOFTON

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF MILE 11 NORTH ROAD APPROXIMATELY ¼ WEST OF MILE 6 WEST ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-19-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITH IN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN ONTO MILE 11 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO MILE 11 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-06-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-23-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: MILE 11 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-26-2018 : 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:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of WESLACO.

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

*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.*

GENERAL NOTES

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREA OUT 500 YEAR FLOOD AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD
COMMUNITY-PANEL NO. 480334 0450C REVISED JUNE 6, 2000
THE SUBDIVISION IS WITHIN FLOOD ZONE "X". THE SUBDIVISION IS WITHIN THE ABOVE LISTED FLOOD ZONE AS GRAPHICALLY SCALED FROM COMMUNITY NUMBER 480334, PANEL NO. 0450C DATED REVISED 6, 2000. WE ACCEPT NO RESPONSIBILITY FOR THIS INFORMATION.
2. BASIS OF BEARING AND DISTANCES ARE GRID NORTH BASED ON TEXAS PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) ADJ 11, NAD 83.
3. SETBACKS:
FRONT: 25.00 FEET
50.00 FEET ON MILE 11 NORTH
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
4. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FROM DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OR ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATION FOR CONSTRUCTION AREA REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
5. NO COMMERCIAL USE SHALL BE ALLOWED IN LOTS 1 AND 2. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATION 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.
7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCH MARK - ELEVATION 76.89 N.A.V.D. 83 DESCRIPTION : RAIL ROAD SPIKE SET ON POWER POLE.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,682 CUBIC-Feet, 0.04 ACRE-Feet, OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR STORM SEWER IMPROVEMENTS).
9. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, 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.
11. EACH PURCHASED CONTRACT MADE BETWEEN A DEVELOPER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. 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 DEVELOPERS AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDED OCCUPANCY AN EASEMENT.
13. 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 DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY 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 HAS 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. APPROVE "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
14. BETTY A. LOFTON, THE OWNER & SUBDIVIDER OF LAZY L 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.
15. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEM LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
16. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOT 1. THE EXISTING SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER WITHIN LOT 2 TO PROVIDE INGRESS AND EGRESS FROM MILE 11 NORTH TO LOT 1.
17. 4 FT WIDE MINIMUM SIDEWALK SHOULD BE REQUIRED ALONG ROADWAY APPLICABLE TO LOTS 1 AND 2.
18. STREET LIGHTS SHALL BE REQUIRED EVERY 300' ALONG ROADWAY APPLICABLE TO LOTS 1 AND 2.
19. ABANDONED MOBILE HOME WILL BE REMOVED TO MEET MINIMUM SETBACKS.
20. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LOTS LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A .025% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATION 3.1.4.

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9
DATED THIS \_\_\_ DAY OF \_\_\_, 20\_\_
1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 (HCCID No.9) RIGHT-OF-WAY AND/OR EASEMENTS WITHOUT EXPRESSED WRITTEN PERMISSION OF HCCID No.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 AT EXISTING CONDITIONS.
3. HCCID No.9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID No.9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
4. HCCID No.9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_
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 STRUCTURE 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.

BY: RAUL SESIN, P.E., CFM GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATION
I, ARTURO GUJARDO, JR., COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_ O'CLOCK \_\_\_ ON \_\_\_ AND WAS RECORDED IN BOOK \_\_\_ SHEET(S) \_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_ O'CLOCK \_\_\_ ON \_\_\_

SURVEYOR'S CERTIFICATION:
I, JUAN M. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE.

JUAN M. CASTILLO, R.P.L.S. \_\_\_\_\_ (DATE SIGNED)
REG. NO. 6146

DATE OF PREPARATION \_\_\_\_\_

ENGINEER'S CERTIFICATION
I, JOSE LUIS MUÑOZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JOSE LUIS MUÑOZ, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE E LOFTON 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 CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 20\_\_

NOTARY PUBLIC \_\_\_\_\_
STATE OF TEXAS COUNTY OF HIDALGO

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

MAYOR, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAT OF LAZY L SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

ATTEST: SECRETARY, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIRS SUCCESSORS, ASSIGNS, AND TRANSFERRES (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 THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS OF 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 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 CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROADS SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT OF THE PURPOSE OF LATERALLY RELOCATE SIDE 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 PIPELINES AS RELOCATED.

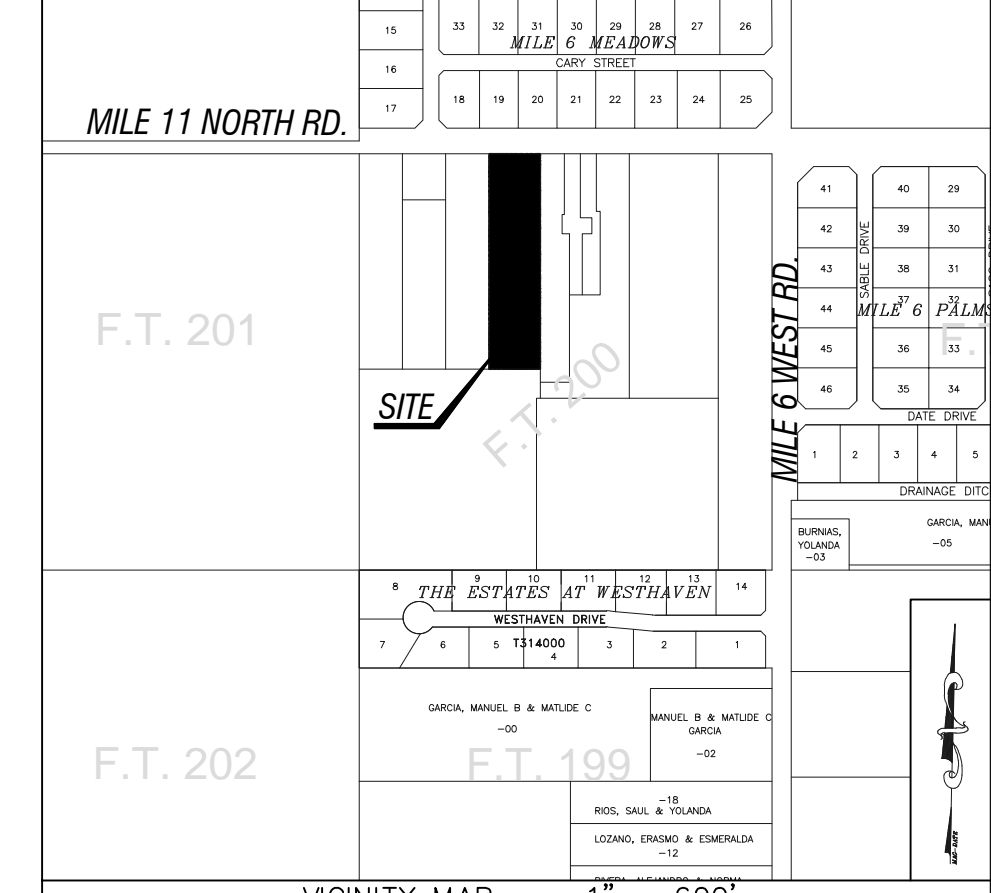
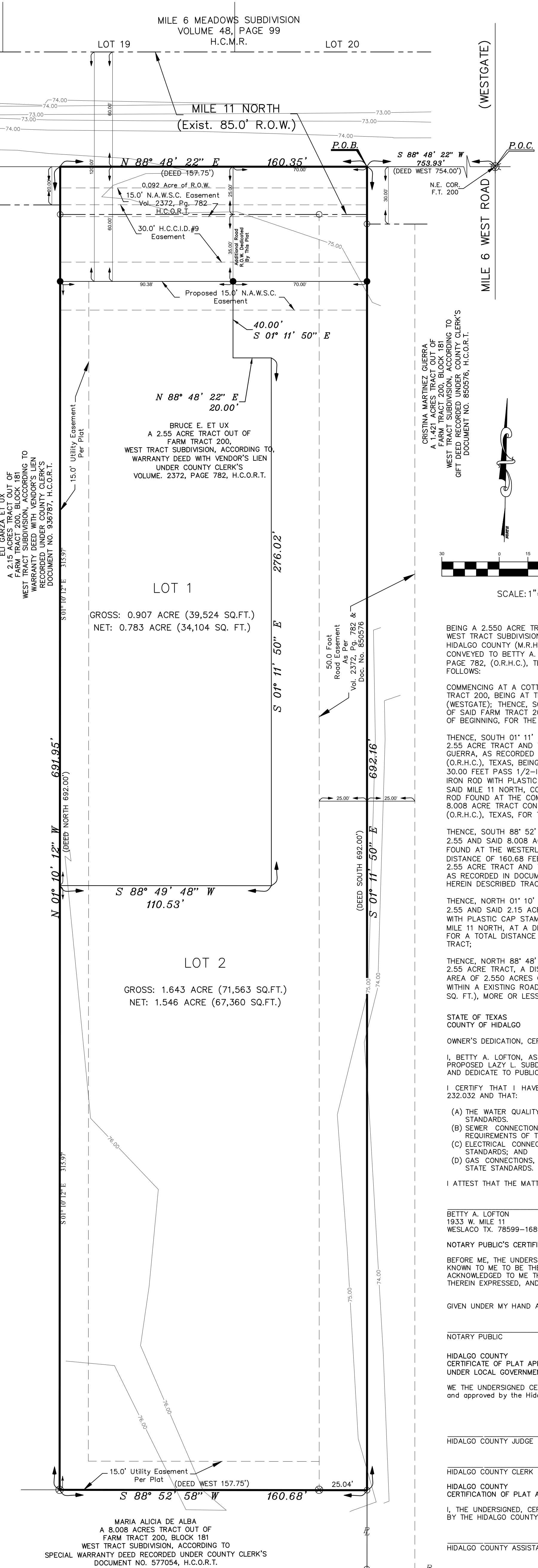
THE CONSIDERATION REFERRED HEREIN SHALL CONSTITUTE PAYMENTS IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSOR, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LAND 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 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_ DAY OF \_\_\_, 20\_\_

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP CODE PHONE FAX
OWNERS: BETTY A. LOFTON 1818 N. TEXAS BLVD. WESLACO, TEXAS 78599-1689 (956) 686-3888 N/A
ENGINEER: JOSE LUIS MUÑOZ, P.E. 2020 E. EXPRESSWAY 83 MERCEDES, TEXAS 78570 (956) 565-4637 (956) 565-4636
SURVEYOR: JUAN M. CASTILLO, R.P.L.S. 2020 E. EXPRESSWAY 83 MERCEDES, TEXAS 78570 (956) 565-4637 (956) 565-4636

Table with 5 columns: No., Sheet, Revision, Date, Approved



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAZY L SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 11 NORTH ROAD AND 753.93 FEET WEST OF MILE 6 WEST ROAD (WESTGATE). THE ONLY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF WESLACO (POPULATION 35,670). LAZY L SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

LEGEND table listing symbols for various features like iron rod found, utility easements, and property lines.



LEGAL DESCRIPTION

BEING A 2.550 ACRE TRACT (111,087 SQ. FT.) OF LAND, SITUATED IN FARM TRACT 200, OF THE WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34 OF THE MAP RECORDS OF HIDALGO COUNTY (M.R.H.C.), TEXAS, SAME BEING OUT OF THAT CERTAIN CALLED 2.55 ACRE TRACT CONVEYED TO BETTY A. LOFTON (BRUCE E. LOFTON DECEASED), AS RECORDED IN VOLUME 2372, PAGE 782, (O.R.H.C.), TEXAS. SAID 2.550 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF SAID FARM TRACT 200, BEING AT THE CENTERLINE INTERSECTION OF MILE 11 NORTH AND MILE 6 WEST ROAD (WESTGATE); THENCE, SOUTH 88° 48' 22" WEST (DEED WEST 754.00 FEET) ALONG THE NORTH LINE OF SAID FARM TRACT 200, A DISTANCE OF 753.93 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01° 11' 50" EAST, (DEED SOUTH 692.00 FEET) ALONG THE COMMON LINE OF SAID 2.55 ACRE TRACT AND THAT CERTAIN CALLED 1.421 ACRE TRACT CONVEYED TO CRISTINA MARTINEZ GUERRA, AS RECORDED IN DOCUMENT NO 850576, OFFICIAL RECORDS OF HIDALGO COUNTY (O.R.H.C.), TEXAS, BEING THE CENTERLINE OF 50.00 FOOT ROAD EASEMENT, AT A DISTANCE OF 30.00 FEET PASS 1/2-INCH IRON ROD FOUND, AT A DISTANCE OF 60.00 FEET PASS A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMP "QMS 10087700" SET AT THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 11 NORTH, CONTINUING FOR A TOTAL DISTANCE OF 692.16 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON CORNER OF SAID 2.55 ACRE TRACT AND THAT CERTAIN CALLED 8.008 ACRE TRACT CONVEYED TO MARIA ALICIA DE ALBA, AS RECORDED IN DOCUMENT NO 577054 (O.R.H.C.), TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88° 52' 58" WEST, (DEED WEST 157.75 FEET) ALONG THE COMMON LINE OF SAID 2.55 AND SAID 8.008 ACRE TRACTS; AT A DISTANCE OF 25.04 FEET PASS A 3/4-INCH IRON ROD FOUND AT THE WESTERLY LINE OF SAID 50.00' ROAD EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 160.68 FEET TO A 3/4-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID 2.55 ACRE TRACT AND THAT CERTAIN CALLED 2.15 ACRE TRACT CONVEYED TO ELI GARZA ET UX, AS RECORDED IN DOCUMENT NUMBER 936787 (O.R.H.C.), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 10' 12" WEST, (DEED NORTH 692.00 FEET) ALONG THE COMMON LINE OF SAID 2.55 AND SAID 2.15 ACRE TRACTS, AT A DISTANCE OF 631.95 FEET PASS 1/2-INCH IRON ROD WITH PLASTIC CAP STAMP "QMS 10087700" SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 11 NORTH, AT A DISTANCE OF 666.90 FEET PASS 1/2-INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 691.95 FEET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88° 48' 22" EAST, (DEED EAST 157.75 FEET) ALONG THE NORTH LINE OF SAID 2.55 ACRE TRACT, A DISTANCE OF 157.75 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.550 ACRES OF LAND, (111,087 SQ. FT.), MORE OR LESS, OF WHICH 0.092 ACRE LIES WITHIN AN EXISTING ROAD RIGHT OF WAY, LEAVING A NET AREA OF 2.329 ACRES OF LAND, (101,464 SQ. FT.), MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
I, BETTY A. LOFTON, AS OWNER (S) OF THE 2.550 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAZY L SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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 THE 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.

BETTY A. LOFTON
1933 W. MILE 11
WESLACO TX. 78599-1689
NOTARY PUBLIC'S CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED GONZALEZ, 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 2018.

NOTARY PUBLIC \_\_\_\_\_
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAZY L SUBDIVISION, WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_
HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_
HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAZY L SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_

HIDALGO COUNTY ASSISTANCE CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

INDEX TO SHEET table listing map, streets, and easements.

PLAT OF LAZY L SUBDIVISION
2.550 ACRES TRACT OUT OF FARM TRACT 200, WEST TRACT SUBDIVISION VOLUME 2, PAGE 34 MAP RECORDS HIDALGO COUNTY CITY OF WESLACO, TEXAS

GM GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, INC. MERCEDES, TEXAS
2020 E. Expressway 83 Mercedes, Texas 78570 Phone: (956) 565-4637 Fax: (956) 565-4636
TEXAS REGISTERED ENGINEERING FIRM F-8017 TPLRS FIRM REGISTRATION NO. 10087700 JOB NO. S4404

**DRAINAGE REPORT FOR LAZY L SUBDIVISION**

**EXISTING USE AND DRAINAGE PATTERN:**

THE PROPERTY CONSISTS OF A ONE STORY BRICK HOUSE, TWO CAR PORTS, AN ABANDONED MOBILE HOME AND A NEW MOBILE HOME. THE NEW MOBILE HOME IS SITTING ON THE SOUTH SIDE OF THE PROPERTY. THE LOT SLOPES TOWARDS THE NORTHEAST AT A 0.24% AVERAGE SLOPE AND THERE ARE NO DITCHES ALONG THE SOUTH SIDE OF THE ROAD TO INTERCEPT ANY RUNOFF.

**PROPOSED USE AND DRAINAGE IMPROVEMENTS:**

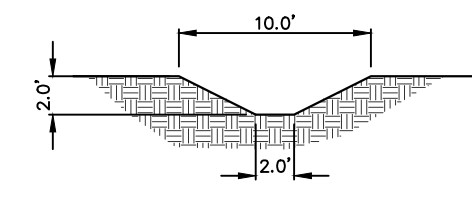
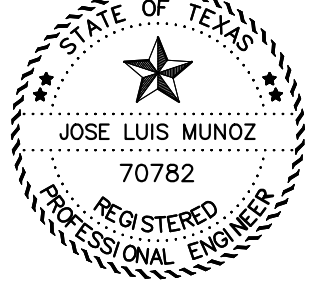
THE LOT WILL BE SUBDIVIDED INTO TWO LOTS, BOTH ACCESSIBLE FROM MILE 11 NORTH. THE SOUTH LOT WILL ACCOMMODATE THE NEW MOBILE HOME. THE REQUIRED STORM RUNOFF RETENTION WILL BE PROVIDED BY CONSTRUCTING A SWALE ALONG THE NORTH SIDE OF THE LOT. THE OVERFLOW DRAINAGE WATER WILL CONTINUE ITS USUAL PATH OVER MILE 11 NORTH.

**CALCULATIONS:**

THE SUBDIVISION IS LOCATED IN FEMA FLOOD ZONE "X" COMMUNITY PANEL 480334 0450 C, EFFECTIVE DATE: JUNE 6, 2000. THE SOIL HYDRAULIC GROUP IS B, INDICATING A MODERATELY LOW RUNOFF POTENTIAL WHEN THOROUGHLY WET. THE EXISTING STORM RUNOFF IS BASED ON THE RATIONAL METHOD FOR A 10 YEAR FREQUENCY STORM IS 2.19 CFS. THE POST DEVELOPMENT EXPECTED RUNOFF IS 2.38 CFS FOR THE SAME DESIGN STORM. AS A RESULT, THE TOTAL RETENTION REQUIREMENT IS 1,800 CF.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A: ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. THE FLOOD ZONE DETERMINATION IS SHOWN IN COMMUNITY PANEL 480334 0450 C, EFFECTIVE DATE: JUNE 6, 2000.

PREPARED BY: JOSE L. MUÑOZ, P.E., S.I.T. DATE



**DRAINAGE SWALE X-SECTION**

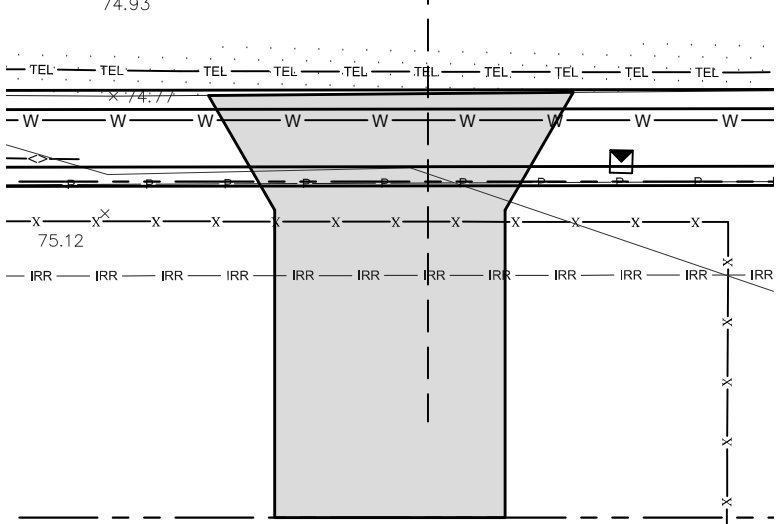
**VOLUME CALCULATION**

W = 10 FT  
B = 2 FT  
h = 2 FT  
L = 141 FT

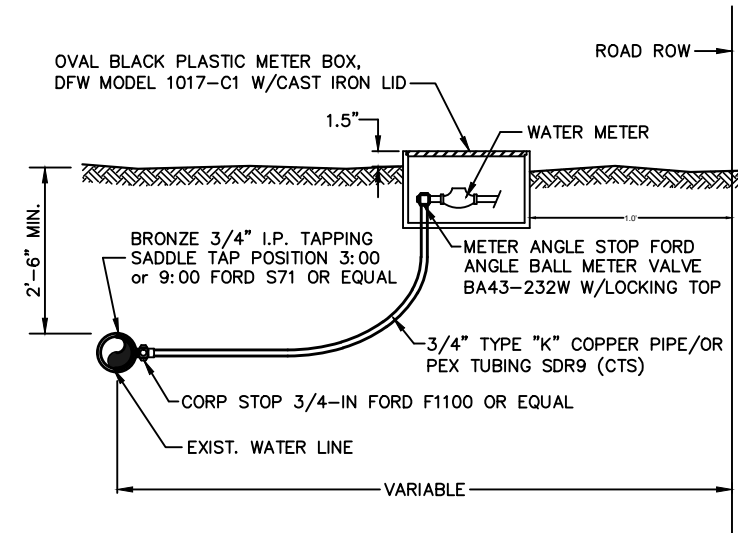
$$V = \left[ \frac{w-b}{2} \cdot h \cdot L \right] + [b \cdot h \cdot L]$$

VOL = 1,693 FT

**MILE 11 NORTH (Exist. 85.0' R.O.W.)**



**SHARE DRIVEWAY DITCH**

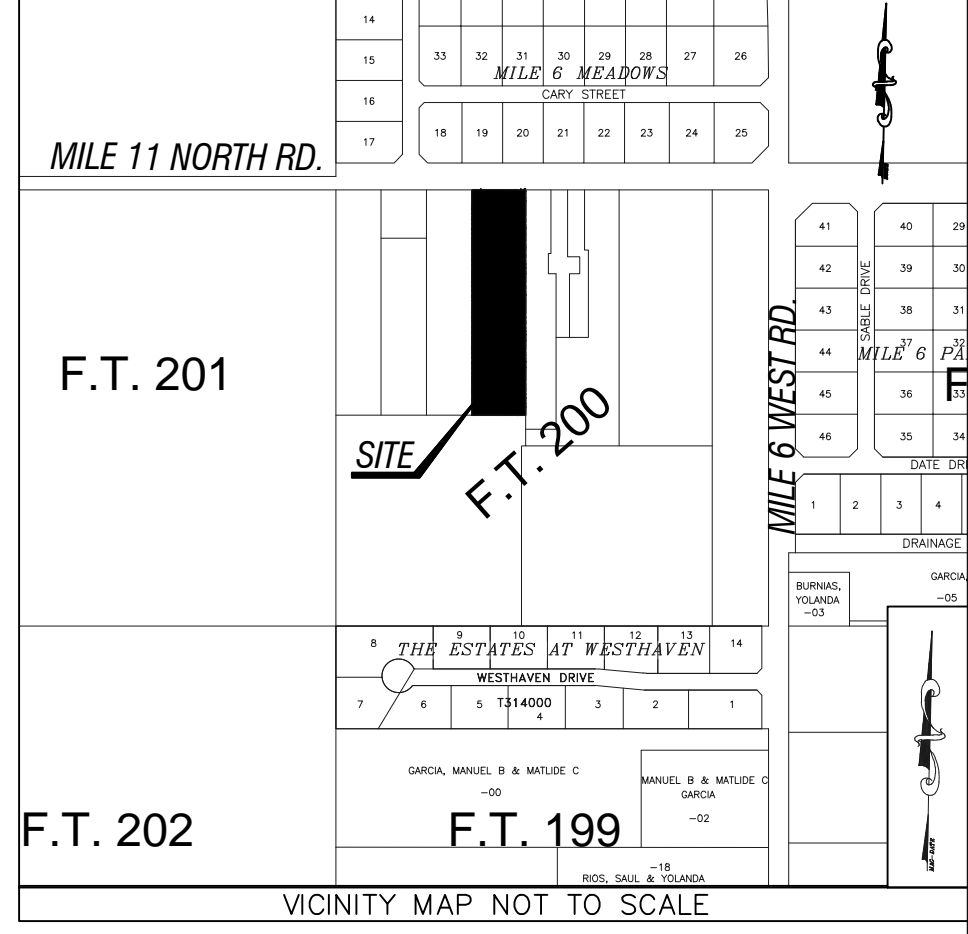
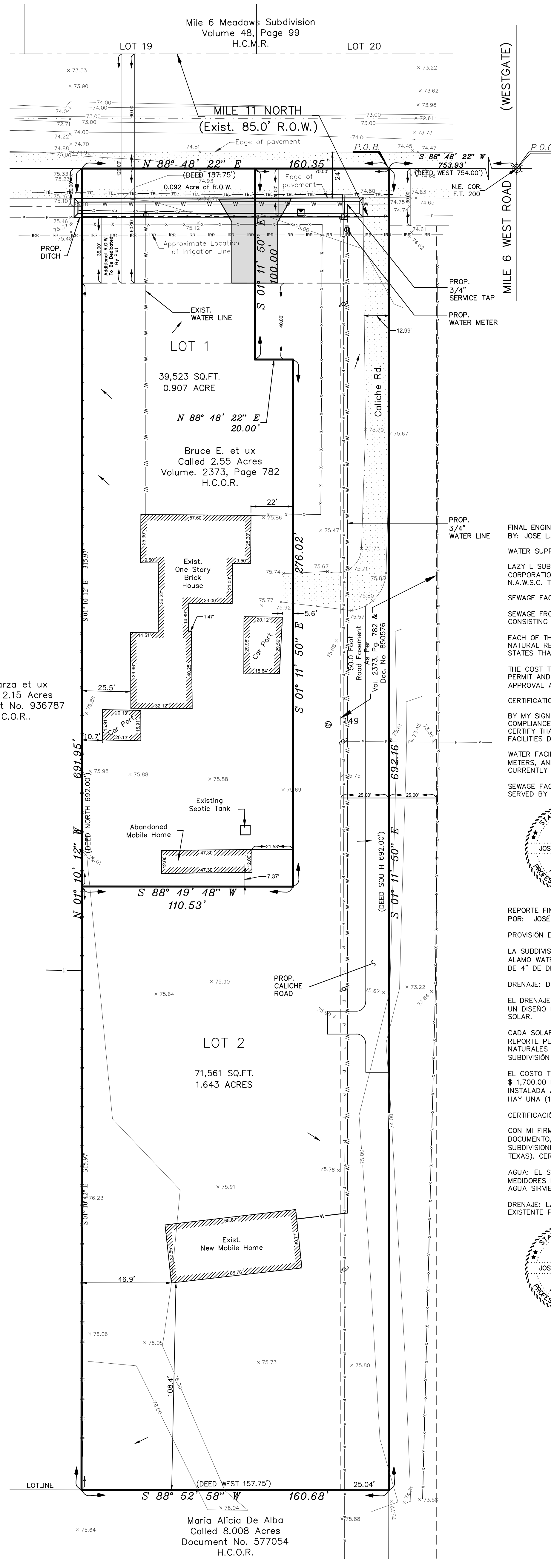


**TAP & SERVICE DETAIL NOT TO SCALE**

Eli Garza et ux  
Called 2.15 Acres  
Document No. 936787  
H.C.O.R..

**LOT 2**  
71,561 SQ.FT.  
1.643 ACRES

Maria Alicia De Alba  
Called 8.008 Acres  
Document No. 577054  
H.C.O.R.



SCALE: 1"=30'

**LEGEND**

○	1/2" IRON ROD FOUND	-P-	EX-POWER AND TELEPHONE LINE
⊗	3/4" IRON ROD FOUND	-E-	EX-CHAINLINK FENCE
⊕	COTTON PICKER SPINDLE FOUND	-W-	EX-WOVEN WIRE FENCE
⊙	EX-WATER METER	-S-	SPOTTED TELEPHONE LINE
⊖	EX-SIGN	-V-	SPOTTED VERIZON LINE
⊕	EX-IRRIGATION VALVE	-P.O.C.	HIDALGO COUNTY OFFICIAL RECORDS
⊙	EX-POWERPOLE	-P.O.B.	HIDALGO COUNTY MAP RECORDS
-	EX-GUY WIRE	-H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
⊕	EX-CLEAN OUT	-H.C.M.R.	HIDALGO COUNTY MAP RECORDS
⊕	EX-TELEPHONE PEDESTAL	-	FLOW
⊕	EX-MAIL BOX	-	

**FINAL ENGINEERING REPORT FOR LAZY L SUBDIVISION:**  
BY: JOSE L. MUÑOZ, P.E.

**WATER SUPPLY**

LAZY L SUBDIVISION WILL BE SUPPLIED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVISION WILL CONNECT TO A 4" DIAMETER WATERLINE FROM N.A.W.S.C. THAT RUNS ALONG THE SOUTH SIDE OF MILE 11 NORTH.

**SEWAGE FACILITIES**

SEWAGE FROM LAZY L SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DUAL DESIGN COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT.

EACH OF THE LOTS IS AT LEAST 1/4 ACRE IN SIZE. THE CUSTOM SOIL RESOURCE REPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE OF THE UNITED STATES DEPARTMENT OF AGRICULTURE STATES THAT THE SOIL WITHIN THE SUBDIVISION IS HIDALGO SANDY CLAY LOAM SOIL.

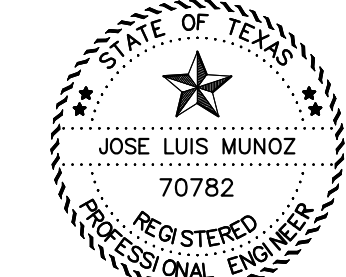
THE COST TO INSTALL A SEPTIC SYSTEM ON LOT 2 IS \$ 1,700.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE NEW OSSF WILL BE INSTALLED BY THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,700.00. LOT 1 IS CURRENTLY BEING SERVED BY AN EXISTING OSSF.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER TEXAS WATER CODE - WATER SECTION 16.343. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_. THERE IS AN EXISTING WATER METER CURRENTLY SERVING LOT 1.

SEWAGE FACILITIES - OSSF SYSTEM COST \_\_\_\_\_. (ALL INCLUSIVE). LOT 1 IS CURRENTLY BEING SERVED BY AN EXISTING OSSF.



JOSE L. MUÑOZ P.E. NO. 70782 DATE

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LAZY L**  
POR: JOSE L. MUÑOZ, P.E., S.I.T.

**PROVISION DE AGUA: DESCRIPCION Y GASTOS.**

LA SUBDIVISION LAZY L ESTARA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVISION SE CONECTARA A UNA LINEA DE AGUA DE 4" DE DIAMETRO DE N.A.W.S.C. QUE CORRE POR EL LADO SUR DE LA CALLE MILE 11 NORTH.

**DRENAJE: DESCRIPCION Y GASTOS.**

EL DRENAJE DE LA SUBDIVISION LAZY L TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAJE EN DADA SOLAR.

CADA SOLAR DE LA SUBDIVISION QUE SE PROPONE TIENE POR LO MENOS 1/4 ACRE DE TAMAÑO. EL REPORTE PERSONALIZADO DE RECURSOS DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS INDICA QUE EL SUELO EN LA SUBDIVISION ES UNIFORME DE BARRO ARENOSO DE HIDALGO.

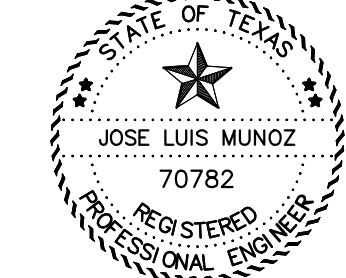
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICAS POR SOLAR ES DE \$ 1,700.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. LA NUEVA FOSA SEPTICA SERA INSTALADA ANTES DE CULMINAR EL PROCESO DE APROBACION FINAL. A UN COSTO TOTAL DE \$ 1,700.00. HAY UNA (1) FOSA SEPTICA EXISTENTE PARA EL SOLAR 1.

**CERTIFICACION**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTARA TOTALMENTE CONSTRUIDO CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE \$1,300.00. HAY UN SERVICIO DE CONEXION EXISTENTE DE AGUA SIRVIENDO EL SOLAR 1.

DRENAJE: LA FOSA SEPTICA COSTARA \$1,700.00 PARA EL SOLAR 2. HAY UNA (1) FOSA SEPTICA EXISTENTE PARA EL SOLAR 1.



JOSE L. MUÑOZ P.E. NO. 70782 DATE

**INDEX TO SHEET**

- HEADING INDEX: LOCATION MAP AND ETI; PRINCIPAL CONTACT; MAP-LOT; STREETS, AND EASEMENTS LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; ADMINISTRATOR'S COUNTY CERTIFICATE; PLANNING & ZONING CERTIFICATE; N.A.W.S.C. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION; REVISION NOTES.
- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE DRAINAGE REPORT INCLUDING DESCRIPTION DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES.

**PLAT OF LAZY L SUBDIVISION**

2.550 ACRES TRACT OUT OF FARM TRACT 200, WEST TRACT SUBDIVISION VOLUME 2, PAGE 34 MAP RECORDS HIDALGO COUNTY CITY OF WESLACO, TEXAS



2020 E. Expressway 83 Mercedes, Texas 78570 Phone: (956) 565-4637 Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-807 TPLS FIRM REGISTRATION NO. 100877000

SHEET: 2 OF 2

JOB NO. S4404

No.	Sheet	Revision	Date	Approved

NAME	ADDRESS	CITY & ZIP CODE	PHONE	FAX
OWNERS: BETTY A. LOFTON	1933 W. MILE 11	WESLACO, TEXAS 78599-1689	(956) 686-3888	N/A
ENGINEER: JOSE LUIS MUÑOZ, P.E.	2020 E. EXPRESSWAY 83	MERCEDES, TEXAS 78570	(956) 565-4637	(956) 565-4636
SURVEYOR: JUAN M. CASTILLO, R.P.L.S.	2020 E. EXPRESSWAY 83	MERCEDES, TEXAS 78570	(956) 565-4637	(956) 565-4636