



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: 11-20-2018

PROPOSED ALANIZ ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT ENGINEERING DEVELOPER: MELENDEZ INV. GROUP (APLOLONIO R. MELENDEZ)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF IOWA ROAD APPROXIMATELY 720 FEET WEST OF ALAMO ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-28-2018 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO IOWA ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30 FEET ONTO IOWA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-11-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-11-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: IOWA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-28-2018 : 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: _____, __

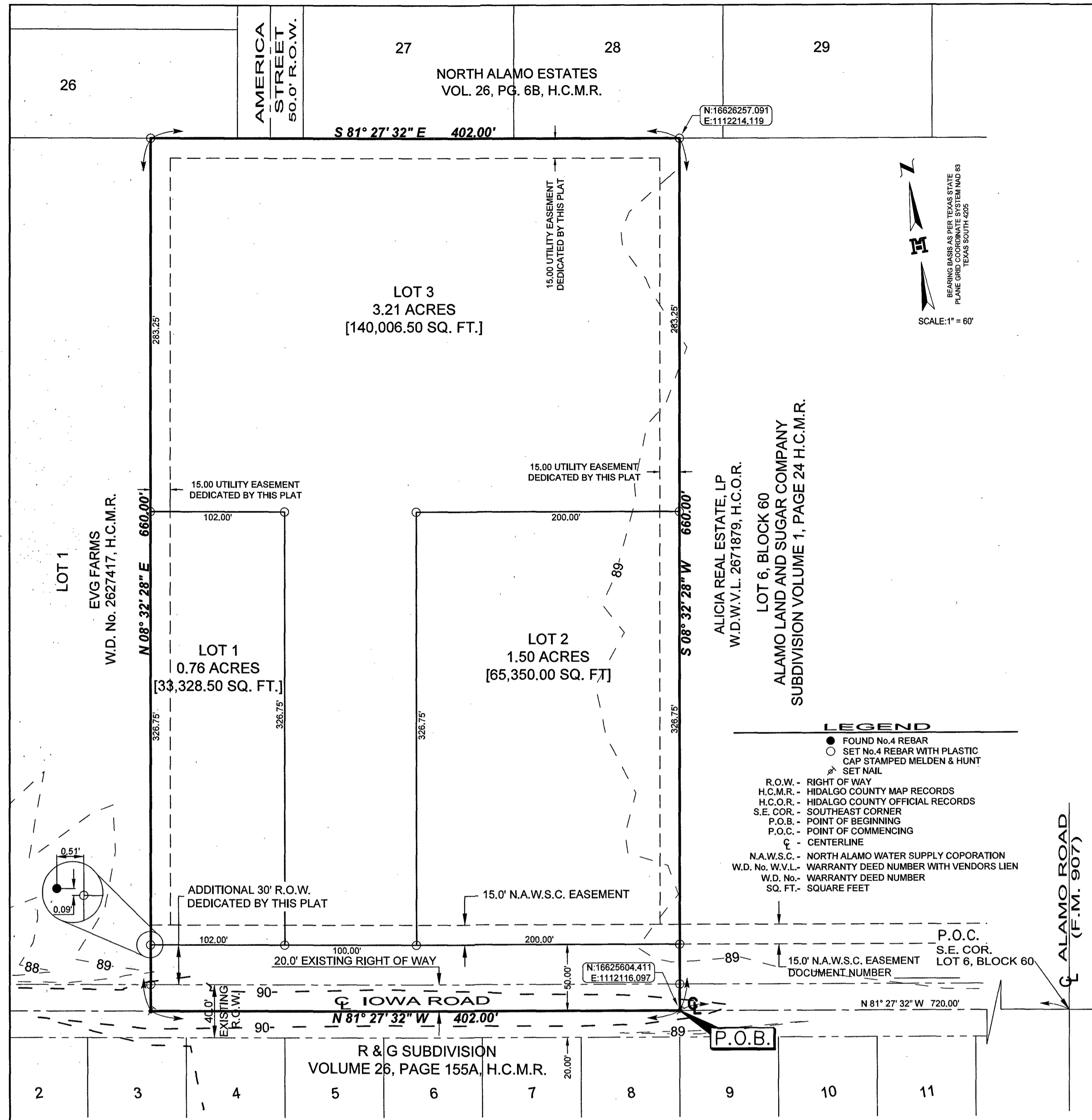
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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 PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B" ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH OF 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 NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS: FRONT: 50 FEET OR EASEMENT, WHICHEVER IS GREATER REAR: 15 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6 FEET OR EASEMENT, WHICHEVER IS GREATER
- LOTS 1 AND 2 SHALL BE FOR RESIDENTIAL USE WITH THE OPTION FOR COMMERCIAL USE, THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
- LOT 3 SHALL BE FOR COMMERCIAL USE ONLY, THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 3 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 ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - B.M.#1 - ELEV. 90.82 NAD 83 TEXAS SOUTH 4205 DATUM. DESCRIPTION: COTTON PICKER SPINDLE SET IN A POWER POLE ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 281 FEET NORTH OF THE INTERSECTION OF IOWA ROAD AND ALAMO ROAD (F.M. 907).
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,535 CUBIC FEET (0.17 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON THE APPROVED DRAINAGE REPORT (SEE SHEET 3 FOR STORM SEWER IMPROVEMENTS). A TxDOT DISCHARGE PERMIT IS REQUIRED AT DEVELOPMENT PERMIT STAGE.
- 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 OCCUPANCY 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 SCHOOLS, 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 LOT 1 AND LOT 2.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- APOLONIO R. MELENDEZ, MANAGER OF MELENDEZ INVESTMENT GROUP & SUBDIVIDER OF ALANIZ ESTATES SUBDIVISION RETAINS AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO 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 APOLONIO R. MELENDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, APOLONIO R. MELENDEZ, AS MANAGER OF LOTS 1, 2 AND 3, A TOTAL OF 5.47 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PLAT OF ALANIZ ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

MELENDEZ INVESTMENT GROUP _____ DATE _____
APOLONIO R. MELENDEZ, MANAGER
1024 FLORES STREET
HIDALGO, TEXAS 78557

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APOLONIO R. MELENDEZ, 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 PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 9 DAY OF November, 2018

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS, P.E. #126282
DATE PREPARED: NOVEMBER 02, 2018
JOB NO. F-17075.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, 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, 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.

DATED THIS THE _____ DAY OF _____, 20____.

STATE OF TEXAS
COUNTY OF HIDALGO

FRED L. KURTH, R.P.L.S. #4750
DATE SURVEYED: 12-10-15
BOOK T-1003, PAGE 70
SURVEY JOB# 15011.34

ALANIZ ESTATES SUBDIVISION
BEING 6.091 ACRES
OUT OF LOT 6, BLOCK 60
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
AS RECORDED IN VOLUME 1, PAGE 24
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS:

BEING 6.091 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 6, BLOCK 60, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, WHICH SAID 6.091 ACRES BEING OUT OF TRACT CONVEYED TO RIVERA PROPERTIES, INC. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 172823, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.091 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET [NORTHING: 16625604.411, EASTING: 1112116.097] ON THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 60;

THENCE, N 81° 27' 32" W ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 60, AND WITHIN THE EXISTING RIGHT-OF-WAY OF IOWA ROAD, A DISTANCE OF 720.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 81° 27' 32" W ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 60, AND WITHIN THE EXISTING RIGHT-OF-WAY OF IOWA ROAD, A DISTANCE OF 402.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 32' 28" E ALONG THE EAST LINE OF EVG FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2827417, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 27' 32" E ALONG THE SOUTH LINE OF NORTH ALAMO ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 68, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 402.00 FEET TO A NO. 4 REBAR SET [NORTHING: 1662567.091, EASTING: 1112214.119], FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 32' 28" W AT A DISTANCE OF 640.00 FEET PASS A NO. 4 REBAR SET AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.091 ACRES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

ALANIZ ESTATES IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY, APPROXIMATELY 0.13 MILES WEST OF ALAMO ROAD (F.M. 907) ON THE NORTH SIDE OF IOWA 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 2010 CENSUS). ALANIZ ESTATES SUBDIVISION LIES APPROXIMATELY 1 1/2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

INDEX TO SHEET OF ALANIZ ESTATES SUBDIVISION PLAT

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION, ATTESTATION, ENGINEERING & SURVEYOR'S CERTIFICATION; CITY APPROVAL CERTIFICATION; COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; H.C.H.D. CERTIFICATION, H.C.D. No. 2 APPROVAL, H.C.D.D. No. 1 APPROVAL, N.A.W.S.C. CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWER (ENGLISH AND SPANISH VERSIONS); ENGINEER'S CERTIFICATION, WATER AND SEWER LAYOUT, DETAILS.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, MAP OF TOPOGRAPHY AND DRAINAGE, CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	MELENDEZ INVESTMENTS	1024 FLORES STREET	HIDALGO, TX, 78557	(956) 534-7205	N/A
ENGINEER:	RUBEN JAMES DE JESUS	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

DRAWN BY: CIRO / S.A. DATE: 11-9-18
SURVEYED, CHECKED DATE: _____

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

TBPLS No. 10096900



CHAIRPERSON PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

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

ON THIS THE _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

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 NO.2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

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

ON THIS THE _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

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

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

BY: _____ DEPUTY

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

ALANIZ ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION AND ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF ALAMO ROAD (F.M. 907). A PROPOSED 8" TAP-IN TEE WITH A PROPOSED 8" GATE VALVE AND BOX INSTALLATION TO THE MENTIONED EXISTING 6" DIAMETER WATER LINE WILL CONNECT A PROPOSED 8" DIAMETER WATER LINE THAT WILL RUN OUTSIDE THE NORTH RIGHT-OF-WAY ALONG IOWA ROAD AND WILL END WITH A PROPOSED CAP AND 2" FLUSH VALVE AT THE WEST PROPERTY LINE OF ALANIZ ESTATES SUBDIVISION. THE WATER SYSTEM FOR LOTS 1 AND 2 OF ALANIZ ESTATES SUBDIVISION CONSISTS OF TWO SEPARATE 1" DIAMETER WATER LINES THAT TAP INTO THE PROPOSED 8" DIAMETER WATER LINE ENDING IN SINGLE SERVICES. THE WATER SYSTEM FOR LOT 3 OF ALANIZ ESTATES SUBDIVISION CONSISTS OF A 2" DIAMETER WATER LINE THAT TAPS INTO THE PROPOSED 8" DIAMETER WATER LINE ENDING IN A SINGLE SERVICE.

WATER DISTRIBUTION FOR ALANIZ ESTATES SUBDIVISION CONSISTS OF THREE PROPOSED SINGLE SERVICES FOR PROPOSED RESIDENTIAL USE FOR LOT 1 AND LOT 2 AND COMMERCIAL USE FOR LOT 3. THE 2" LINE, 1" LINE, THREE SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,975.00 WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THE ENTIRE WATER FACILITIES WHICH HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SEWAGE FROM ALANIZ ESTATES SUBDIVISION ON LOTS 1, 2, AND 3 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER NO. 126282, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE OSSF FOR LOT 1 AND LOT 2 (RESIDENTIAL LOTS) AND LOT 3 (COMMERCIAL LOT) WILL BE INSTALLED AT THE PERMITTING STAGE.

SOIL EVALUATION REPORT:
THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO EXCAVATIONS WERE PERFORMED ON THE SITE. THE SOIL IS A UNIFORM SANDY CLAY LOAM SOIL EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR RESTRICTIVE LAYER WITHIN 60" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

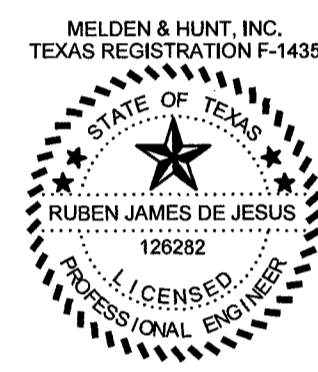
ENGINEER CERTIFICATION:

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

WATER FACILITIES - THE FACILITIES FOR LOT 1 AND LOT 2 (RESIDENTIAL LOTS) AND FOR LOT 3 (COMMERCIAL LOT) WILL BE INSTALLED AT THE PERMITTING STAGE.

SEWAGE FACILITIES - THE FACILITIES FOR LOT 1 AND LOT 2 (RESIDENTIAL LOTS) AND FOR LOT 3 (COMMERCIAL LOT) WILL BE INSTALLED AT THE PERMITTING STAGE.

ENGINEER'S SIGNATURE: _____ DATE: 11-9-18



SUBDIVIDER CERTIFICATION

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:

I, APOLONIO R. MELENDEZ, MANAGER, SUBDIVIDER OF ALANIZ ESTATES SUBDIVISION, HEREBY 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 LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

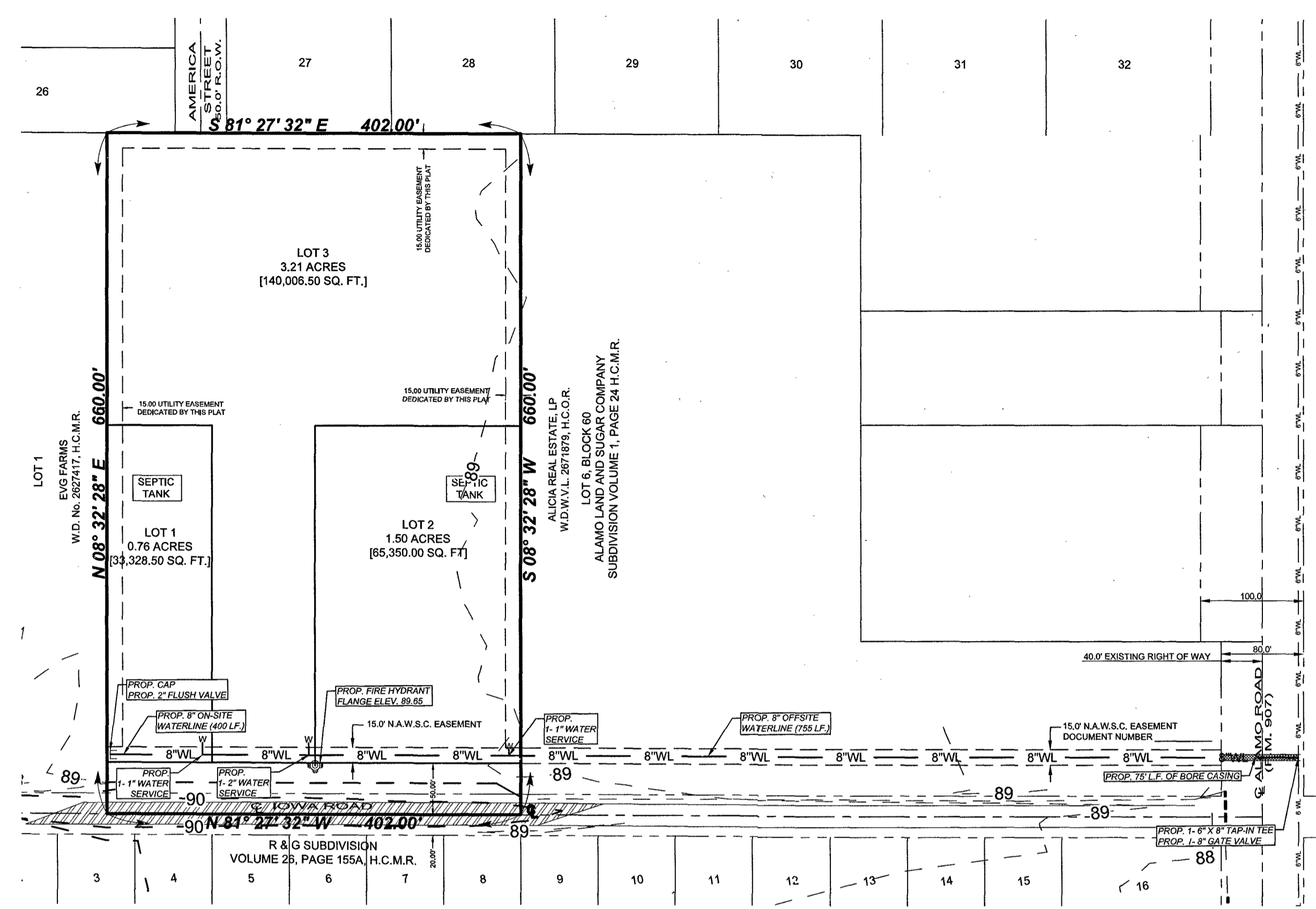
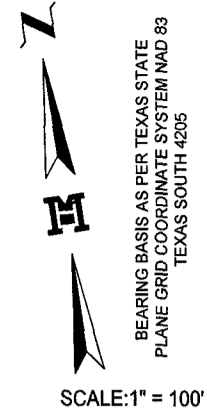
MELENDEZ INVESTMENT GROUP
APOLONIO R. MELENDEZ, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APOLONIO R. MELENDEZ 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, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE ____ DAY OF _____ 20__

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELENDEZ & HUNT
 - ▲ SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - C - CENTERLINE
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - W.D. No. W.V.L. - WARRANTY DEED NUMBER WITH VENDORS LIEN
 - W.D. No. - WARRANTY DEED NUMBER
 - SQ. FT. - SQUARE FEET

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE OPERACIÓN:

LA SUBDIVISIÓN DE ALANIZ ESTATES SE PROPORCIONARÁ CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISIÓN Y ESTABLECER LA CANTIDAD Y LA CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. TIENE UNA LÍNEA DE AGUA DE 6 PULGADAS EN DIÁMETRO EXISTENTE QUE FUNCIONA A LO LARGO DEL ESTE DERECHO DE PASO DE ALAMO ROAD (F.M. 907). UNA PROPUESTA TEE DE ENTRADA DE 8 PULGADAS CON LA PROPUESTA DE UNA VÁLVULA Y CAJA DE 8 PULGADAS CONECTARÁ LA MENCIONADA LÍNEA DE 6 PULGADAS EN DIÁMETRO EXISTENTE A LA LÍNEA DE AGUA DE 8 PULGADAS PROPUESTA QUE CORRERÁ FUERA DEL DERECHO DE PASO NORTE A LO LARGO DE LA CARRETERA DE IOWA Y TERMINARÁ CON UNA TAPA Y UNA VÁLVULA DE 2 PULGADAS PROPUESTA AL OESTE DE ALANIZ ESTATES SUBDIVISION. EL SISTEMA DE AGUA PARA LOS LOTES 1 Y 2 DE LA SUBDIVISIÓN CONSTA DE DOS LÍNEAS SIMPLES DE AGUA DE 1 PULGADA EN DIÁMETRO QUE SE CONECTARÁN A LA LÍNEA DE AGUA DE 8 PULGADAS EN DIÁMETRO PROPUESTA QUE TERMINAN EN SERVICIOS INDIVIDUALES. EL SISTEMA DE AGUA PARA EL LOTE 3 DE LA SUBDIVISIÓN CONSISTE DE UNA LÍNEA DE AGUA DE DIÁMETRO DE 2 PULGADAS QUE SE CONECTARÁ A LA LÍNEA DE AGUA DE DIÁMETRO DE 8 PULGADAS PROPUESTA QUE TERMINA EN UN SERVICIO INDIVIDUAL.

LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN CONSISTE EN LOS TRES SERVICIOS INDIVIDUALES PROPUESTOS PARA EL USO RESIDENCIAL PROPUESTO PARA LOS LOTES 1 Y LOTE 2 Y EL USO COMERCIAL PARA EL LOTE 3. LA LÍNEA DE 2 PULGADAS, LAS DOS LÍNEAS DE 1 PULGADA, TRES SERVICIOS INDIVIDUALES Y LAS CAJAS DE CONTADOR YA HAN SIDO INSTALADAS. EL DUEÑO HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 1,975.00 LA CUENTA QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DEL AGUA, LAS CUOTAS DE ADQUISICIÓN DE DERECHOS Y TODAS LAS MEMBRESÍAS O OTRAS CUOTAS ASOCIADAS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ SIN CARGO EL MEDIDOR DE AGUA PARA EL LOTE. EL DUEÑO HA INSTALADO LAS INSTALACIONES DE AGUA COMPLETA QUE HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERATIVO A PARTIR DE LA FECHA DE LA GRABACIÓN DE ESTE PLANO.

SUMINISTRO DE AGUAS RESIDUALES: DESCRIPCIÓN, COSTO Y FECHA DE OPERACIÓN:

EN ALANIZ ESTATES SUBDIVISION EL DRENAJE SANITARIO DE LOS LOTES 1, 2 Y 3 SERÁ TRATADO POR UNA INSTALACIÓN INDIVIDUAL EN EL SITIO DE AGUAS RESIDUALES (OSSF) CONSISTENTE EN UN DISEÑO ESTÁNDAR COMPARTIMENTO DUAL TANQUE SEPTICO Y UN CAMPO DE DRENAJE. RUBEN JAMES DE JESUS, INGENIERO PROFESIONAL NO. 126282, HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTÓ UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. EL OSSF PARA EL LOTE 1 Y EL LOTE 2 (LOTES RESIDENCIALES) Y EL LOTE 3 (LOTE COMERCIAL) SE INSTALARÁN EN LA FASE DE PERMISO.

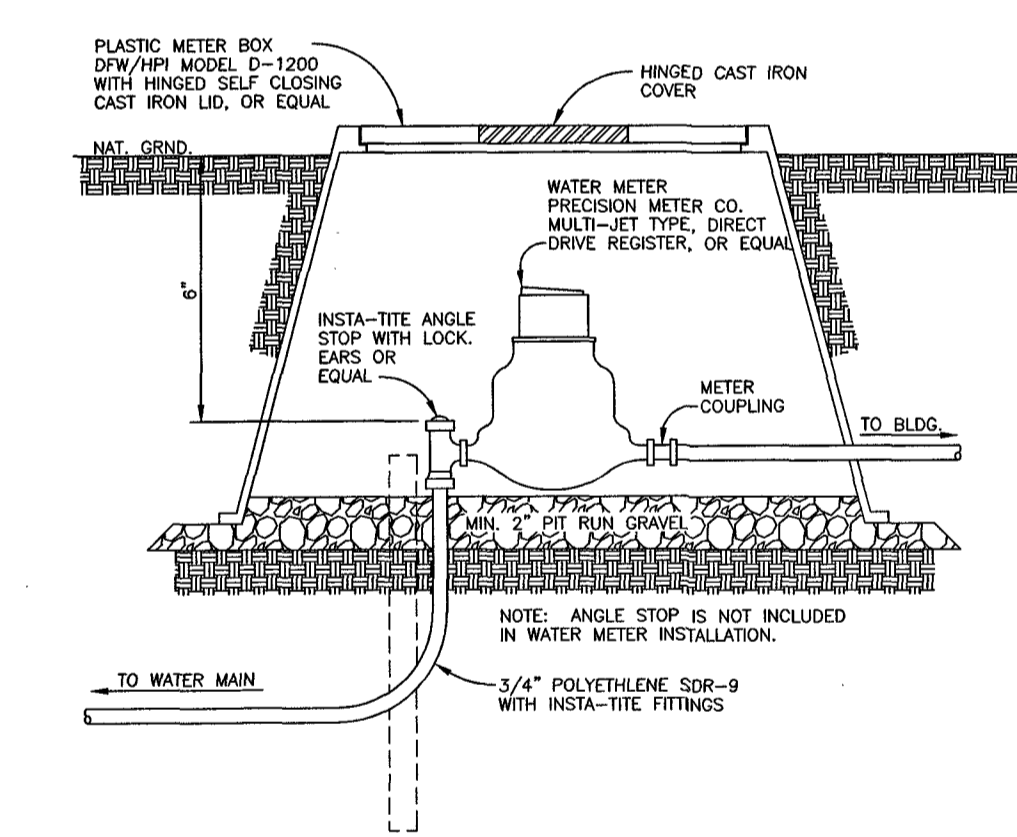
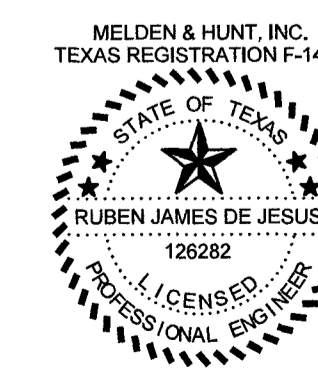
EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-MARGOSA". AL MENOS DOS PERFORACIONES SE EXCAVARON EN ESTE LUGAR. EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-MARGOSA" EXTENDIENDOSE HASTA 90 PULGADAS DEBAJO DEL FONDO DE CADA PERFORACION. NO HAY NINGUNA INDICACION DE AGUA EN LA SUPERFICIE, O ALGUNA CAPA RESTRICTIVA DENTRO DE 24 PULGADAS DEBAJO DEL FONDO DE CADA PERFORACION. ESTA PROPIEDAD CUENTA CON BUEN DRENAJO.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCIÓN 16.343 DEL CODIGO DEL AGUA (WATER CODE), CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

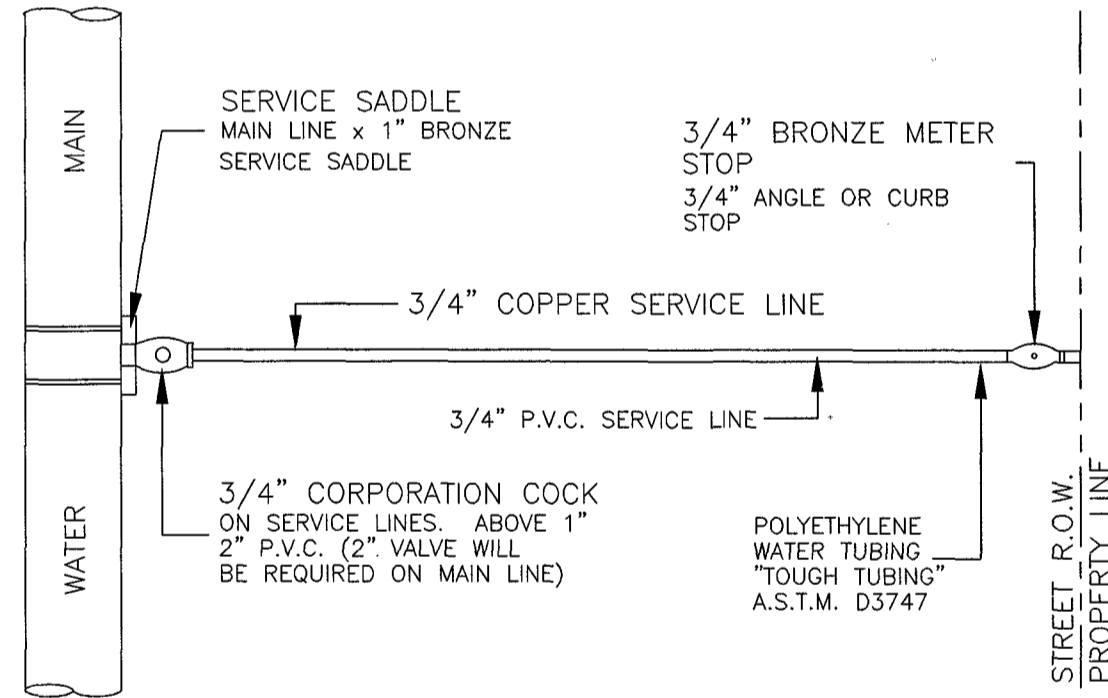
INSTALACIONES DE AGUA: LAS INSTALACIONES PARA EL LOTE 1 Y LOTE 2 (LOTES RESIDENCIALES) Y PARA EL LOTE 3 (LOTE COMERCIAL) SE INSTALARÁN EN LA FASE DE PERMISO.

INSTALACIONES DE AGUAS RESIDUALES: LAS INSTALACIONES PARA LOTE 1 Y LOTE 2 (LOTES RESIDENCIALES) Y PARA EL LOTE 3 (LOTE COMERCIAL) SE INSTALARÁN EN LA FASE DE PERMISO.

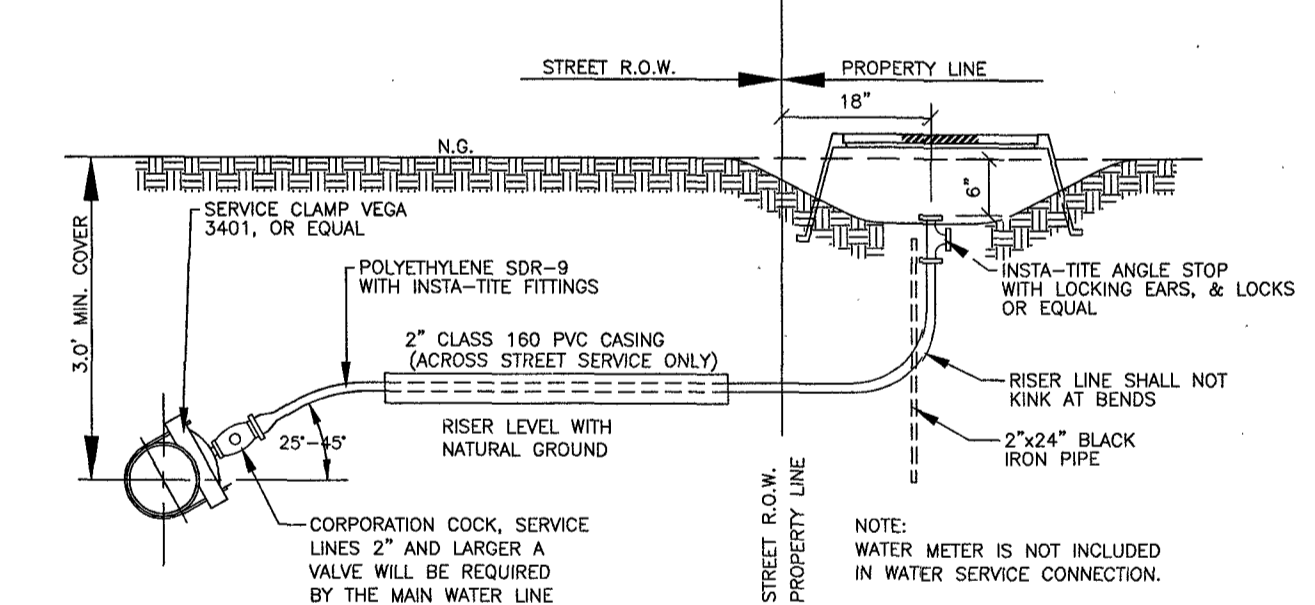
FIRMA DE INGENIERO: _____ FECHA: 11-9-18



TYPICAL WATER METER INSTALLATION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

COST ESTIMATE:

DRAINAGE IMPROVEMENTS:	\$4,192.80
WATER DISTRIBUTION:	\$1,975.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$900.00

ESTIMACION DE COSTOS:

DRENAJE PLUVIAL:	\$4,192.80
SERVICIO DE AGUA POTABLE:	\$1,975.00
SERVICIO DE DRENAJE SANITARIO:	\$900.00

MAP OF WATER DISTRIBUTION SYSTEM & TOPOGRAPHY

ALANIZ ESTATES SUBDIVISION
BEING 6.091 ACRES
OUT OF LOT 6, BLOCK 60
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
AS RECORDED IN VOLUME 1, PAGE 24
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS



115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

