



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: 12-18-2018

PROPOSED DOLLAR GENERAL DONNA ADDITION SUBDIVISION, PRECINCT No. 1.

ENGINEER: LINFIELD, HUNTER & JUNIUS, INC. DEVELOPER: DAVID O. CALDERON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTHEAST CORNER INTERSECTION OF VAL VERDE ROAD (FM 1423) AND CANTON ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-12-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION BASED ON THE APPROVED SITE PLAN AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VAL VERDE ROAD AND 20.00 FEET ONTO CANTON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-12-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

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

SEWER SYSTEM: OSSF

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

H.C.E.O.C. FINAL APPROVAL DATE: 12-12-2018 : 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.

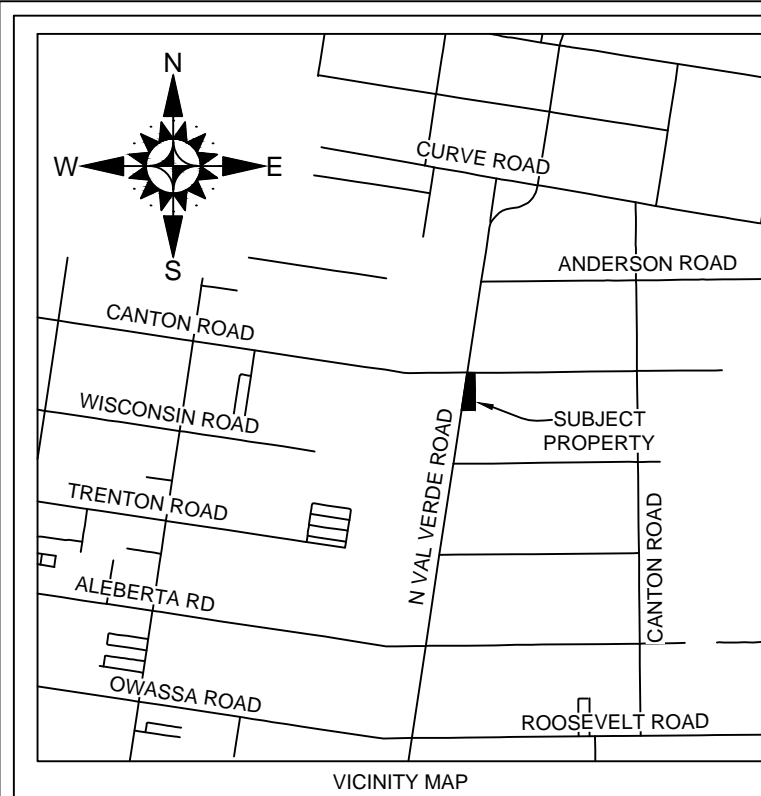
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.

*



- LEGEND**
- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
 - FOUND 5/8" IRON ROD
 - FOUND 1" IRON PIPE
 - FOUND COTTON SPINDLE
 - SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER CONTROL"

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

DOLLAR GENERAL DONNA ADDITION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 ON THE SOUTHEAST CORNER OF N VAL VERDE ROAD (F.M. 1423) AND CANTON DRIVE. NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF STUART (POPULATION 87,650), DOLLAR GENERAL DONNA ADDITION LIES APPROXIMATELY 3.6 MILES EAST OF THE CITY LIMITS OF EDINBURG AND IS NOT LOCATED WITHIN THE CITY'S 3/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS DESCRIPTION

BEING an 8.003 acre tract of land situated in the JJ Trevino Survey, Abstract No. 22, Hidalgo County, Texas, being a portion of Block 44, Hill-Halbert and Hall-Field Subdivision, as recorded in Volume 1, Page 35, Map Records of Hidalgo County, Texas (M.R.H.C.T.), being part that certain called 10 acre tract of land described in deed to David O. Calderon and wife, Griselda A. Calderon, as recorded in Instrument No. 862224, Official Public Records of Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the common corner (Y = 16,621.376.58; X = 1,124,308.70) of Blocks 31 and 44, said Hill-Halbert and Hall-Field Subdivision, and Block 30 and 45, Hill-Halbert and Hall-Field Subdivision, as recorded in Volume 1, Page 35, M.R.H.C.T., being at the intersection of Canton Drive (a variable width right-of-way) and N Val Verde Road (F.M. 1423) (a variable width right-of-way), and being the northwest corner of said called 10 acre tract;

THENCE North 89°20'22" East, along the common line of said Blocks 31, 44, and Canton Drive, a distance of 223.36 feet to a cotton spindle found marking the northeast corner of said called 10 acre tract;

THENCE South 00°34'50" East, passing a 5/8-inch iron rod found marking the northwest corner of Lot 1, San Martin Subdivision, as recorded in Instrument No. 2767677, M.R.H.C.T., at a distance of 40.00 feet, and continuing a total distance of 112.63 feet to a 5/8-inch iron rod set for the northeast corner of a called 2 acre tract described as the South 2 acres of the West 10 acres of said Block 44 in deed to David O. Calderon and wife, Griselda A. Calderon, as recorded in Instrument No. 862223, Official Public Records of Hidalgo County, Texas;

THENCE South 89°24'34" West, along the north line of said 2 acre tract, passing a 5/8-inch iron rod set at a distance of 342.68 feet, and continuing a total distance of 403.40 feet to a point in the west line of said Block 44, being a point in aforesaid N Val Verde Road;

THENCE North 08°36'48" East, along the common line of said Blocks 44, 45, and N Val Verde Road, a distance of 1126.86 feet to the **POINT OF BEGINNING** and containing 8.003 acres of land.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESETS, 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 on 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 perpetual easement with the right to erect, construct, install, 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-feet in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) are installed, the easement herein granted shall be limited to a strip of land 15-feet 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, Grantor further grants to Grantee an addition 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-feet 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 Grantor 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 Grantor 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 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 executed this instrument this _____ day of _____, 2018.

David O. Calderon, Owner _____ Date _____

Griselda A. Calderon, Owner _____ Date _____

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

State of Texas
County of Hidalgo

We, David O. Calderon and Griselda A. Calderon, as owners of the 8.003 acre tract of land encompassed within the proposed Dollar General Donna Addition, hereby subdivide the land as depicted in this subdivision plat and dedicated to public use the street, park, and easements shown herein.

We certify that we 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.

We attest that the matters asserted in this plat are true and complete.

David O. Calderon, Owner _____ Date _____

Griselda A. Calderon, Owner _____ Date _____

State of Texas
County of _____

Before me, the undersigned authority, on this day personally appeared David O. Calderon and Griselda A. Calderon 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 purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public _____ County, Texas

GENERAL PLAT NOTES

1. Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
2. Contour interval equals 0.5 of one foot. Vertical datum is NAVD 1988 (GEOID 12B).
3. Total platted area contains 8.003 acres of land.
4. Title Commitment issued by First American Title Insurance Company, G.F. No. 17-5328, effective date December 14, 2018.
5. Flood Zone Statement:
Flood zone designation: Zone "C" (No Shading)
Zone "C" (No Shading) areas determined to be outside 500-year flood plain
Community Panel No. 480334025C effective date November 16, 1982
Construction of residential housing within any area of the subdivision that is in the 100-year flood plain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
6. Setbacks:
Front 40.00 feet along Canton Drive
50.00 feet along N Val Verde Road (F.M. 1423)
Rear 15.00 feet or easement, whichever is greater
Side 6.00 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
7. Lot 1, Block 1, and Lot 2, Block 1, shall be for commercial use only. There shall be no other use other than commercial. Lot 1, Block 1, and Lot 2, Block 1, is for nonresidential use. This must be stipulated on all deeds and contract deeds. A buffer fence is required to be installed by developed along all abutting residential lots. Applications for construction approved by the Planning Department, Office of Environmental Compliance, Health Department and Fire Marshal are required prior to occupying the lot.
8. 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 within a designate 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.
9. The following benchmarks are identified on the face of the plat and on the attached engineering plans:
• BM - A 5/8-inch iron rod with cap stamped "FRONTIER CONTROL" set at the southwest corner of the intersection of N Val Verde Road (F.M. 1423) and Canton Drive. Located 47 feet west of the edge of asphalt on N Val Verde Road and 69 feet south of the edge of asphalt on Canton Drive. Northing (Y) = 16,621,300.39; Easting (X) = 1,124,228.00; Elevation (Z) = 80.70'
10. In accordance with the Hidalgo County Drainage District No. 1 and Hidalgo County requirements, this development will be required to detain a total of 4,665 cubic-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)
11. No structure shall be permitted over any easement. Easements shall be kept clear of 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.
12. All public utility 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 comply with the size required by each utility provider occupying an easement.
13. An off-street parking lot site plan and drainage plan approved by the Hidalgo County Planning Department and the Office of Environmental Compliance shall be required for schools, commercial and industrial use at the time of application for construction prior to the issuance of a building and/or development permit. No water or light clearances shall be issued until the site plan, drainage plan and On-Site Sewer Facility plan are approved and proposed improvements are constructed in accordance with County and State standards.
14. TxDOT driveway/entrance permits are required for Lots 1 and 2, Block 1, prior to construction of a driveway/entrance on to F.M. 1423 (N Val Verde Road). TxDOT access permit is required prior to the County issuing a development application permit.
15. 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 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.
16. The purchaser for each lot shall be responsible to installed driveway culvert reinforced concrete pipes of less than 15 inches in diameter and 24 feet in length.
17. All lots 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 3.1.4.
18. 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.
19. 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

State of Texas
County of Hidalgo

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 49.21 (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 _____

DONNA IRRIGATION CERTIFICATION

State of Texas
County of Hidalgo

This Plat is hereby approved by the Donna Irrigation District on this, the _____ day of _____, 2018.

President Secretary

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

I, the undersigned, certify that this plat of Dollar General Donna Addition was reviewed and approved by the Hidalgo County Commissioner Court on this, the _____ day of _____, 2018.

Hidalgo County Judge _____ Date _____

Attest: Hidalgo County Clerk _____ Date _____

PRINCIPAL CONTACTS

Owner David O. Calderon and wife, Griselda A. Calderon 11380 N Val Verde Road, Donna, TX 78537 PH: (936) 655-3011
Surveyor Allen W. Kerley, Frontier Surveying Company 710 Buffalo St, Suite 700, Corpus Christi, TX 78401 PH: (361) 881-8044
Engineer Casey M. Genovese, Linfield, Hunter & Junius, Inc. 3608 18th St, Suite 200, Melrose, LA 70002 PH: (504) 833-5300

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°37'35" E	42.68'
L2	S 81°22'25" E	40.00'
L3	S 08°37'35" W	110.14'
L4	S 89°25'25" W	30.39'
L5	N 08°37'35" E	62.32'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	10.00'	15.71'	90°00'00"	N 36°22'25" W	14.14'

SURVEYOR'S CERTIFICATION

State of Texas
County of Nueces

I, Allen W. Kerley, a registered professional land surveyor of 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.

Dated this 12th day of November 2018.

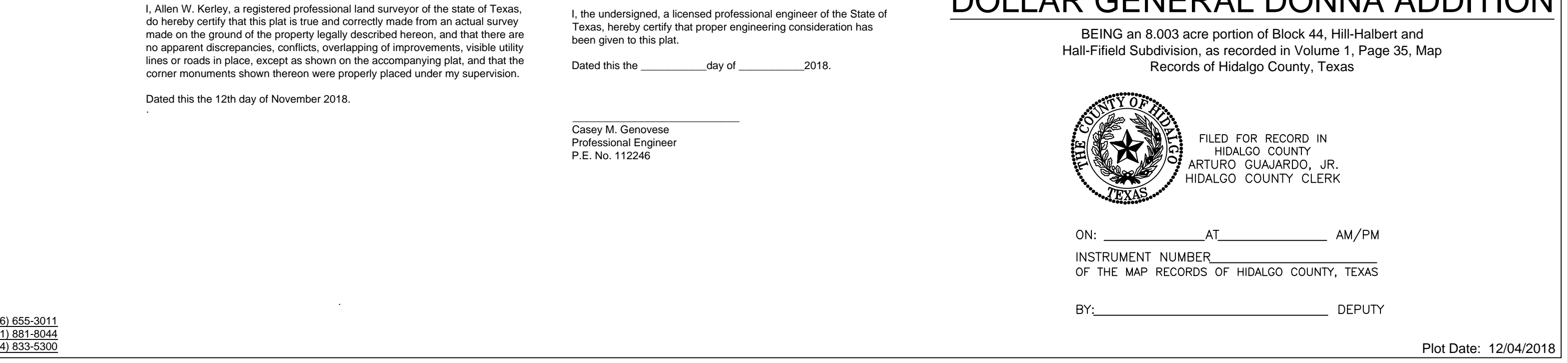
Casey M. Genovese
Professional Engineer
P.E. No. 112246

ENGINEER'S CERTIFICATION

State of _____
County of _____

I, the undersigned, a licensed professional engineer of the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Dated this _____ day of _____, 2018.



INDEX TO SHEETS OF DOLLAR GENERAL DONNA ADDITION:

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; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1

SHEET 2: PROPOSED SITE PLAN INCLUDING LAYOUT OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE PRIOR TO DEVELOPMENT

Plat of DOLLAR GENERAL DONNA ADDITION

BEING an 8.003 acre portion of Block 44, Hill-Halbert and Hall-Field Subdivision, as recorded in Volume 1, Page 35, Map Records of Hidalgo County, Texas



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

