



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office

902 N. Doolittle Road
Edinburg, Texas 78542
Phone (956) 292-7080
Fax (956) 292-7089

Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 4

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 4-2-19

CASTLE ENTERPRISES, LLC (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

2210 MARRO RD., MONTE ALTO, TX 78538

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

N/A

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

N/A

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

N/A

6. Does Applicant have the Power of Eminent Domain?

N/A

7. Will the product be carried for hire or by the owner of the goods?

N/A

8. Name and Legal description of property owner requesting utility services if applicable:

MARICELA GARZA RODRIGUEZ,

5.00 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

9. Type of utility work within county road right-of-way:

Bore Crossing Line Extension Along R.O.W. Other OPEN CUT

10. Where is the origin of the line?

SOUTH RIGHT OF WAY OF MILE 19 RD.

11. Where is the destination of the line?

TO THE NORTH RIGHT OF MILE 19 RD.



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PIPELINE AND UTILITY PERMIT APPLICATION PACKET

12. Utility Crossing Coordinate X: 1129391.8836 Y: 16648705.7789
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
40 LF OF 18 INCH CLASS III R.C.P.
14. Pressure (each line):
N/A
15. Content (each line):
STORM LINE
16. Estimated date of installation of Pipeline or Utility:
AS SOON AS THE PERMIT GETS APPROVED



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of the Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of the Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of the Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against the Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which the Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land

upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.

9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that the Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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PIPELINE AND UTILITY PERMIT APPLICATION PACKET

18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 28 day of May, 2019.

MARICELA GARZA RODRIGUEZ

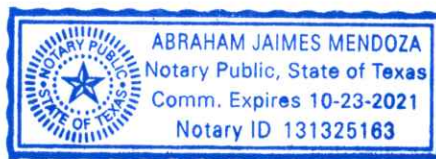
(Name of Applicant – Printed or Typed)

By: Maricela Garza Rdz
Signature

Title: Owner

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Maricela Garza Rodriguez, on this 28 day of May, 2019,
to which witness my hand and seal of office.



[Signature]
Notary Public for the State of Texas

My Commission Expires: 10-23-2021



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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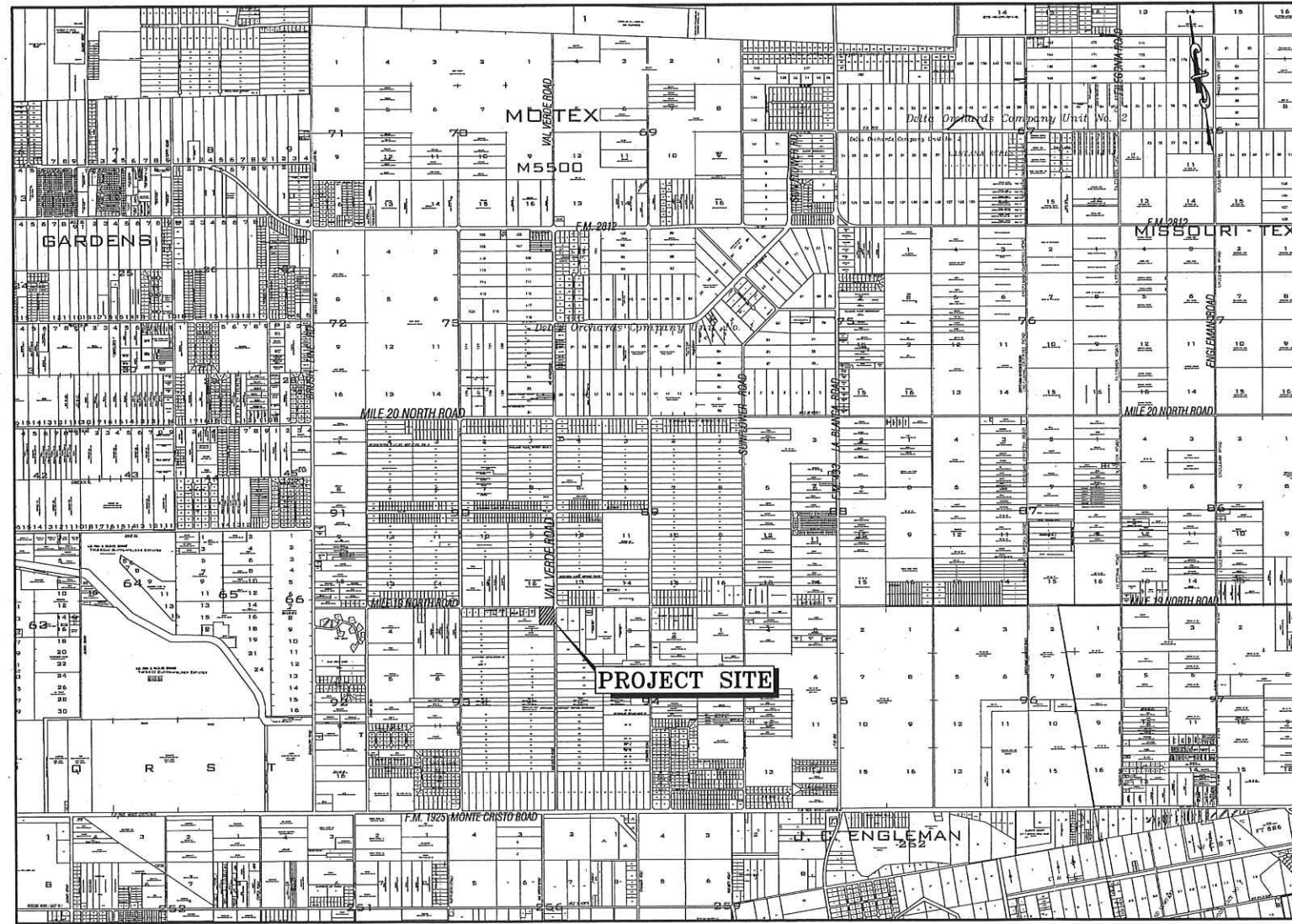
PIPELINE AND UTILITY PERMIT APPLICATION PACKET

EXHIBIT A

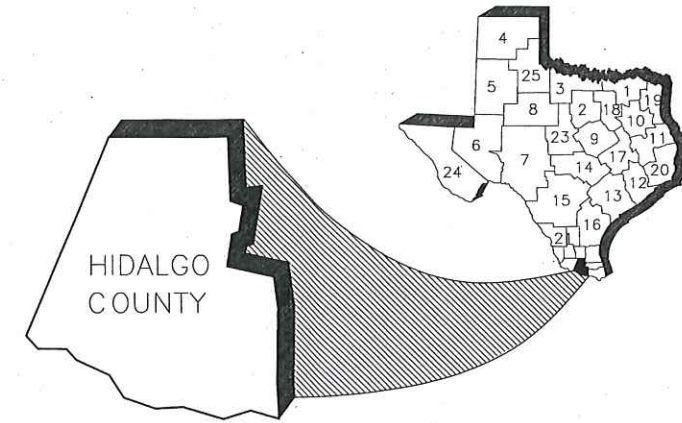
(Please insert description of project location and supporting documents for proposed utility work)

LAS GARDENIAS SUBDIVISION

HIDALGO COUNTY, TEXAS



VICINITY MAP
SCALE: 1"=2000'



HIDALGO COUNTY

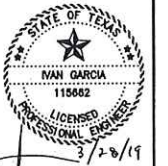
INDEX OF SHEETS

SHT#	DESCRIPTION
1	COVER SHEET
2	PLAT SHEET
3	UTILITY LAYOUT & DRAINAGE LAYOUT

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: ABRAHAM JAIMES
 DESIGNED: IVAN GARCIA P.E. R.P.L.S.
 CHECKED: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 SCALE: AS SHOWN
 DATE: FEBRUARY 27, 2019



ISSUED FOR:
CONSTRUCTION

COVER SHEET
 LAS GARDENIAS SUBDIVISION
 HIDALGO COUNTY, TEXAS

PROJECT:
SUB 18 020

PAGE NO:
1 OF 3

LAS GARDENIAS SUBDIVISION

BEING A 5.00 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.00 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN CONVEYED TO MARICELA GARZA RODRIGUEZ, RECORDED IN DOCUMENT# 2082430, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

EVERGREEN VALLEY
ESTATES PHASE I
VOL. 42, PG. 52 M.R.H.C.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, MARICELA GARZA RODRIGUEZ, AS REPRESENTATIVE OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS GARDENIAS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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.
(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.

MARICELA GARZA RODRIGUEZ, OWNER
21917 N. VAL VERDE RD.
EDINBURG, TX. 78542

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

STATE OF TEXAS - COUNTY OF HIDALGO
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS GARDENIAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO
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HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS GARDENIAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

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HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS GARDENIAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS GARDENIAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

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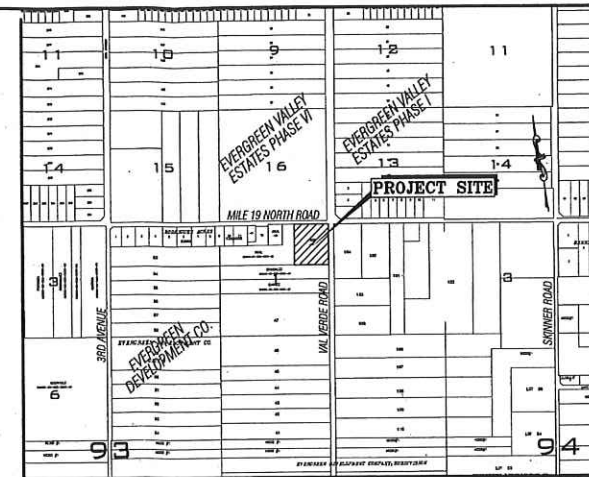
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LOCATION MAP SCALE: 1" = 1000'

LOCATION OF LAS GARDENIAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

LAS GARDENIAS SUBDIVISION IS LOCATED ON THE INTERSECTION OF VAL VERDE RD. AND MILE 19 RD. ON THE SOUTH SIDE OF MILE 19 RD. THIS SUBDIVISION LIES APPROXIMATELY 3 1/2 MILE FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY OF EDINBURG CITY'S EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 87,970 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU

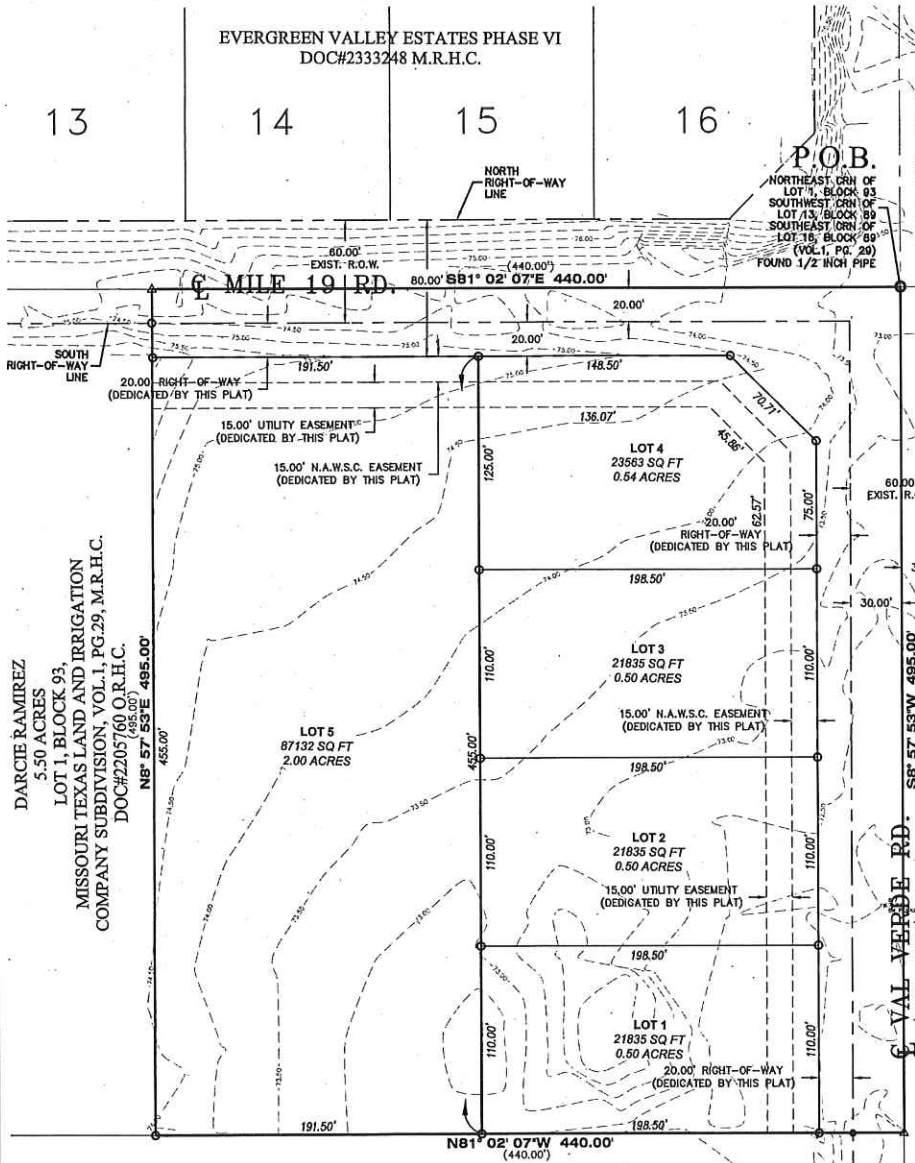
GENERAL NOTES:
1. FEMA FLOOD ZONE STATEMENT: THE SUBDIVISION IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 1 MAP REVISED, JUNE 6, 2000, AND REVISED WITH LOWER IN MAY 17, 2001.
2. SETBACKS: FRONT: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1, 2 AND 3. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.
4. LOT 4 SHALL BE FOR COMMERCIAL USE. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS COMMERCIAL PROPOSAL SHALL BE APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.
5. LOT 5 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 19 ROAD, 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 FLOE AND FOOT CONSTRUCTION FINISHED FLOOR ELEVATIONS.
7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-B.M. NO. 1-, ELEV.71.58 N.G.V.D. 88, DESCRIPTIONS:PK NAIL SET AT EDGE OF PAVEMENT ALONG VAL VERDE ROAD. GPS POINT, GRID COORDINATES N10648369.57 , E 1129369.127
-B.M. NO. 2-, ELEV.73.40 N.G.V.D. 88, DESCRIPTIONS:1/2" IRON PIPES FOUND AT THE INTERSECTION OF VAL VERDE AND MILE 19 ROAD. GPS POINT, GRID COORDINATES N1048725.2200, E 1129438.0850
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 1,718 CUBIC-FEET OR 0.033-ACRE-FEET OF STORM WATER RUNOFF FOR LOTS 1, 2 AND 3 (RESIDENTIAL). THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,482 CUBIC-FEET OR 0.080-ACRE-FEET OF STORM WATER RUNOFF FOR LOT 4 (COMMERCIAL). THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,822 CUBIC-FEET OR 0.313-ACRE-FEET OF STORM WATER RUNOFF FOR LOT 5 (MULTIFAMILY). RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.
9. 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 OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT).
10. 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.
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY WELLS 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.
12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEMS ARE BUILT DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 2,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. MARICELA GARZA RODRIGUEZ, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
15. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CURB WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADE/GRASS DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
16. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
17. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
18. AND 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 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.

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
PRELIMINARY

PLAT SHEET
LAS GARDENIAS SUBDIVISION
HIDALGO COUNTY, TEXAS

DESIGNER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: ABRAHAM JAMES
SCALE: 1"=50'
DATE: JANUARY 29, 2019
PROJECT: SUB 18 020
REVISIONS:
PAGE NO: 2-OF-3



ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
C.F.	COTTON PICKER SPINDLE
S.	SET

LEGEND

○	SET 1/2 INCH IRON ROD WITH CAP
●	FOUND 1/2 INCH IRON ROD
○	FOUND 1 INCH PIPE
○	FOUND 1/2 INCH PIPE
○	FOUND COTTON PICKER SPINDLE
○	FOUND 60-D HAL
○	SET COTTON PICKER SPINDLE
○	POWER POLE
○	OUT WIRE
○	TRAFFIC SIGN
○	WATER METER
○	WATER VALVE
○	IRRIGATION STAND PIPE
(XXXX)	MAP RECORD VOLUME 6, PAGE 7
XXXX	NATURAL GROUND

EVERGREEN DEVELOPMENT
COMPANY SUBDIVISION
VOL. 31, PG. 9 M.R.H.C.

EVANGELINA GUTIERREZ
5.00 ACRES
LOT 1, BLOCK 93,
MISSOURI TEXAS LAND AND IRRIGATION
COMPANY SUBDIVISION, VOL.1, PG.29, M.R.H.C.
DOC#2470067 O.R.H.C.

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, 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 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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN 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 ABUTES 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 LANDS 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 10' 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 11 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS THEREUNDER THEREOF FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019.

MARICELA GARZA RODRIGUEZ OWNER DATE
21917 N. VAL VERDE RD.
EDINBURG, TX. 78542

METES AND BOUNDS
BEING A 5.00 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.00 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN CONVEYED TO MARICELA GARZA RODRIGUEZ, RECORDED IN DOCUMENT# 2082430, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
SAID 5.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A COTTON PICKER SPINDLE SET THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 93, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 13, BLOCK 89 OF THE SAID MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, SAME BEING A POINT WITHIN THE INTERSECTION OF VAL VERDE ROAD AND MILE 19 ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;
THENCE, S89°53'W ALONG EAST LINE OF SAID LOT 1, BLOCK 93, SAME BEING ALONG THE CENTERLINE OF VAL VERDE ROAD, A DISTANCE OF 495.00 FEET TO A COTTON PICKER SPINDLE FOUND, FOR THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT;
THENCE, N81°02'07"W PARALLEL TO THE NORTH LINE OF THE SAID LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUB

LAS GARDENIAS SUBDIVISION

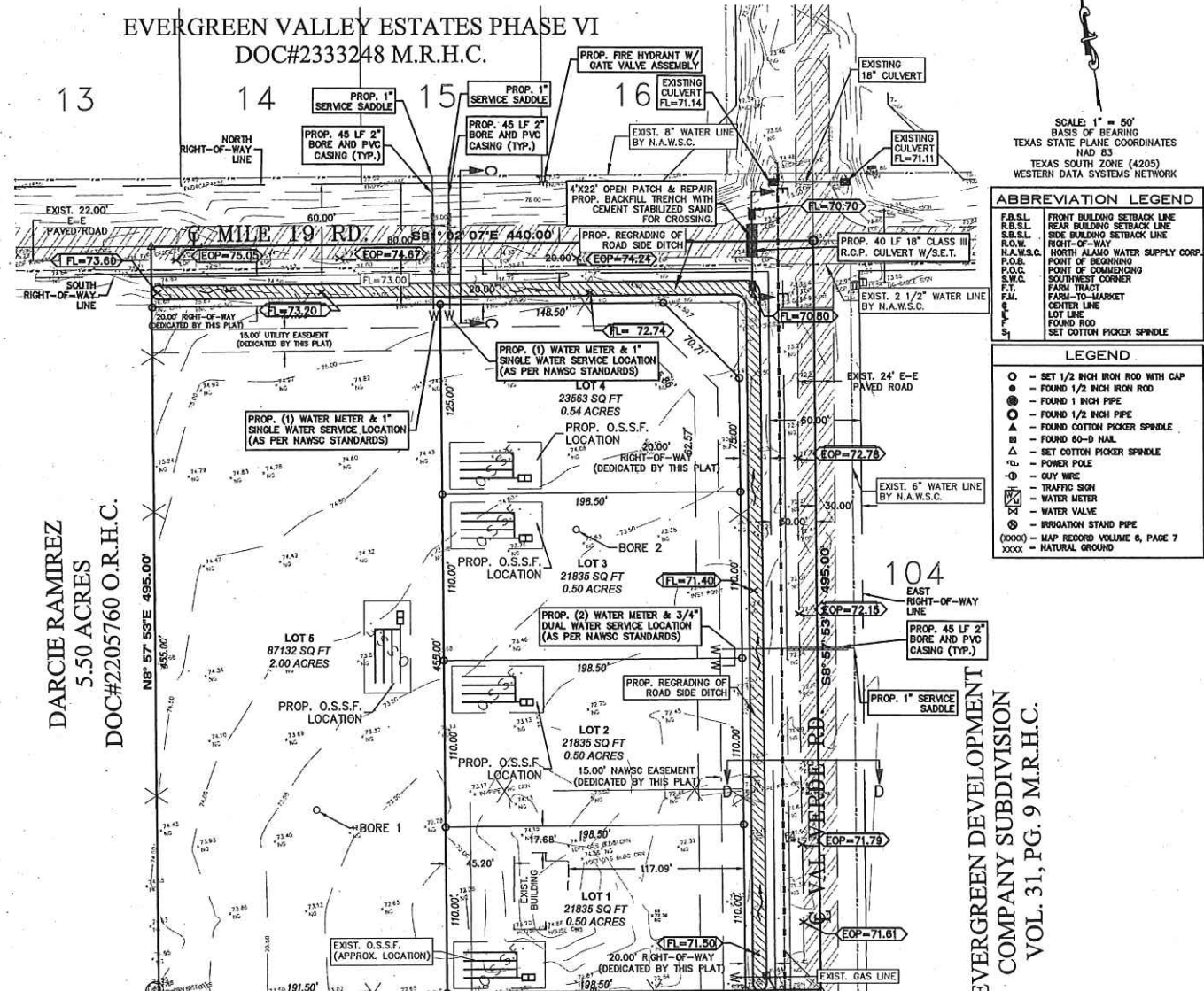
EVERGREEN VALLEY ESTATES PHASE VI
DOC#2333248 M.R.H.C.

13

14

15

16



DARCIE RAMIREZ
5.50 ACRES
DOC#2205760 O.R.H.C.

EVERGREEN DEVELOPMENT
COMPANY SUBDIVISION
VOL. 31, PG. 9 M.R.H.C.

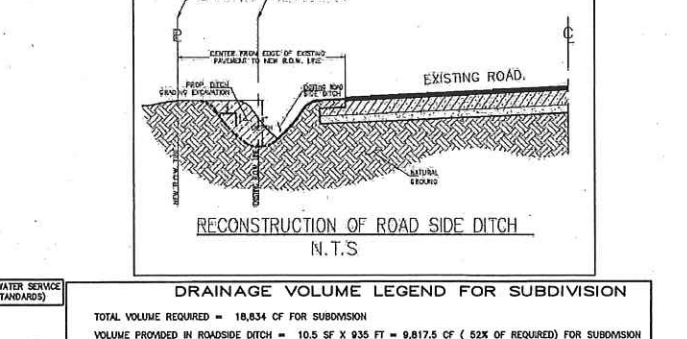
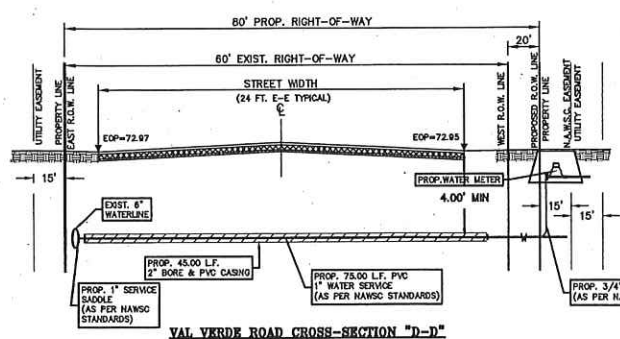
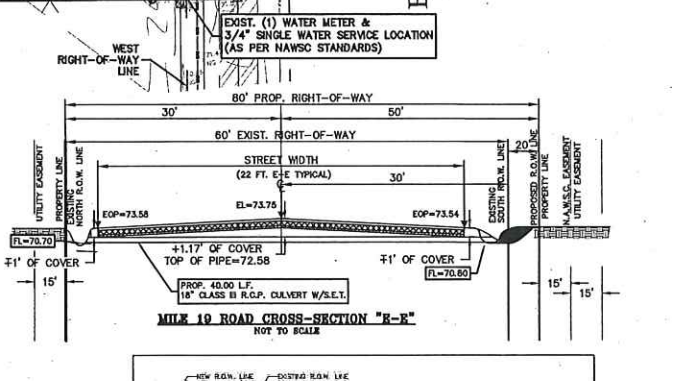
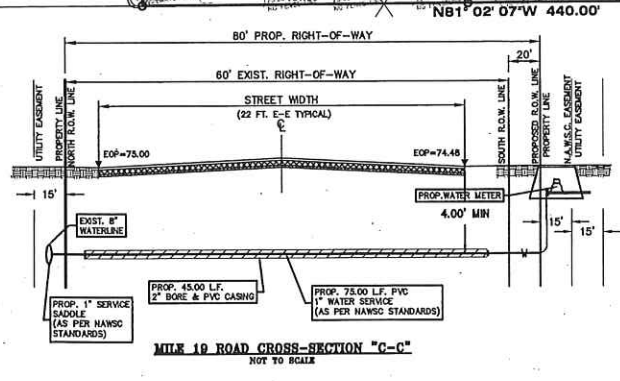
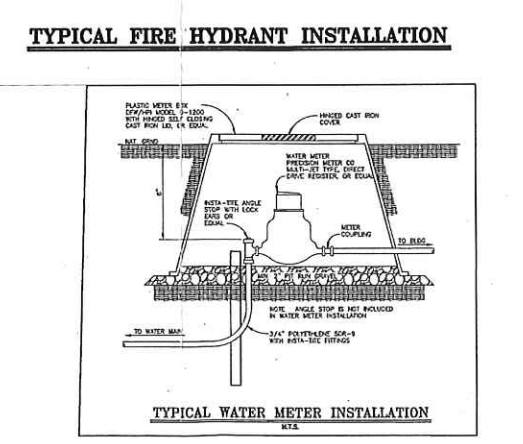
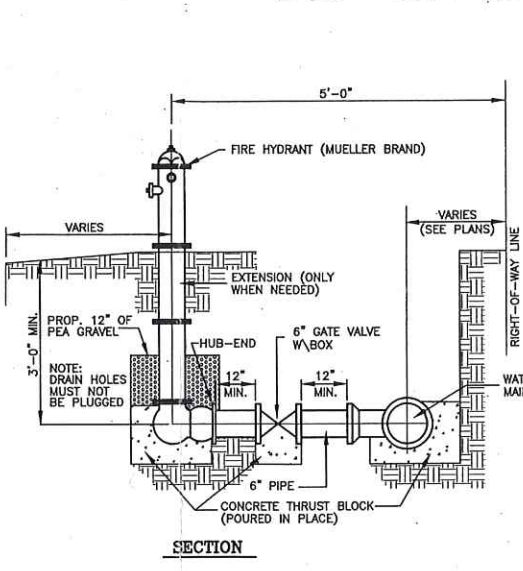
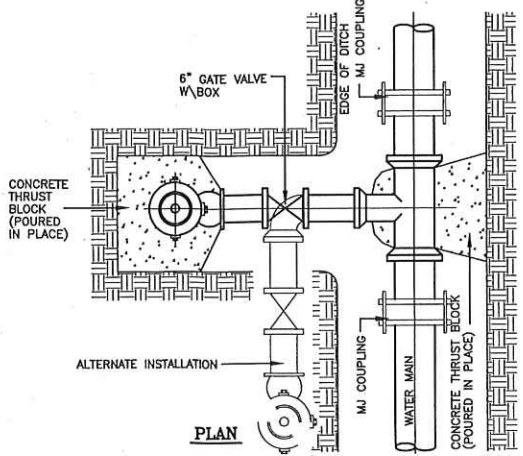
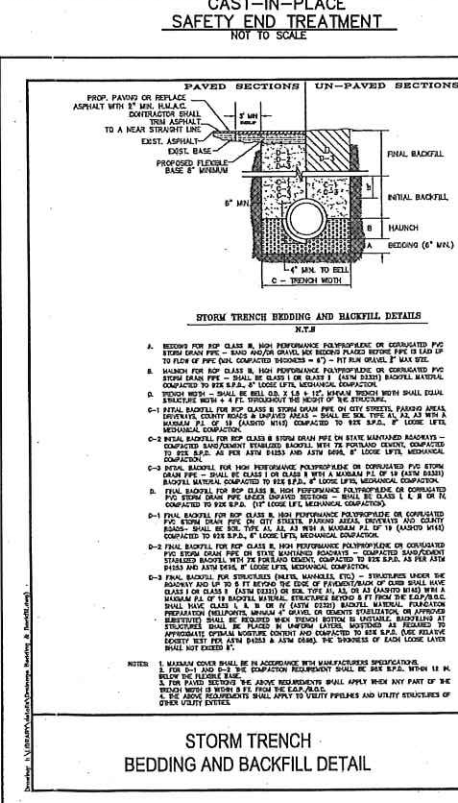
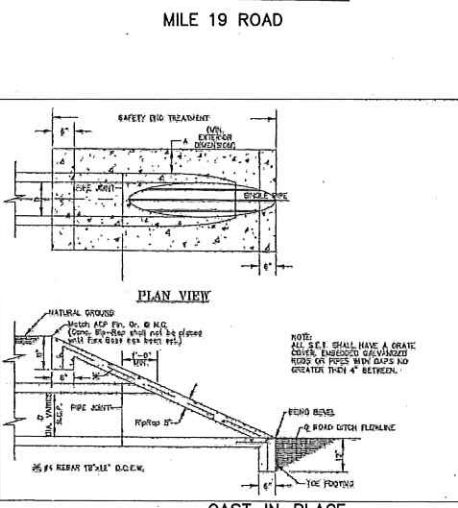
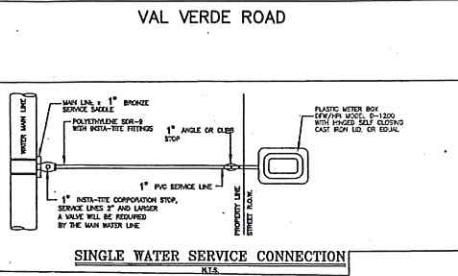
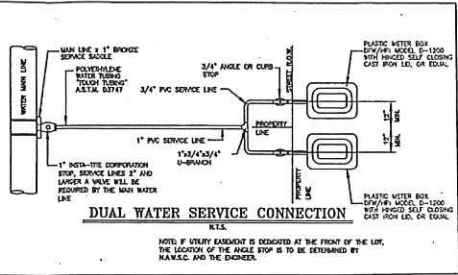
SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND

F.B.S.L. FRONT BUILDING SETBACK LINE
R.B.S.L. REAR BUILDING SETBACK LINE
S.B.S.L. SIDE BUILDING SETBACK LINE
R.O.W. RIGHT-OF-WAY
N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORP.
P.O.D. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
S.W.C. SOUTH WEST CORNER
F.T. FARM TRUST
F.M. FARM-TO-MARKET CENTER LINE
L.O.T. LOT LINE
F.O.U.D. FOUND FOOT
S.E.T. SET COTTON PICKER SPINDLE

LEGEND

- - SET 1/2 INCH IRON ROD WITH CAP
- - FOUND 1/2 INCH IRON ROD
- - FOUND 1 INCH PIPE
- - FOUND 1/2 INCH PIPE
- - FOUND COTTON PICKER SPINDLE
- - FOUND 80-D HAIL
- - SET COTTON PICKER SPINDLE
- - POWER POLE
- - GUY WIRE
- - TRAFFIC SIGN
- - WATER METER
- - WATER VALVE
- - IRRIGATION STAND PIPE
- - MAP RECORD VOLUME 8, PAGE 7
- - NATURAL GROUND

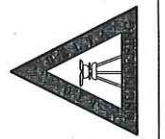


DRAINAGE VOLUME LEGEND FOR SUBDIVISION

TOTAL VOLUME REQUIRED = 18,834 CF FOR SUBDIVISION
VOLUME PROVIDED IN ROADSIDE DITCH = 10.5 SF X 935 FT = 9,817.5 CF (52% OF REQUIRED) FOR SUBDIVISION

- GENERAL NOTES:**
- 1.) ALL WATERLINE IMPROVEMENTS AS PER NORTH ALAMO WATER SUPPLY CORPORATION CONSTRUCTION STANDARDS.
 - 2.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 4.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - 5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 7.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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ISSUED FOR
CONSTRUCTION

UTILITY & DRAINAGE LAYOUT
LAS GARDENIAS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: LAS GARDENIAS SUBDIVISION
DRAWN: ABRAHAM JAMES
SCALE: 1"=50'
DATE: FEBRUARY 27, 2019
PROJECT: SUB 18 020
REVISIONS:
PAGE NO: 3-OF-3