



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-01-2019

PROPOSED J.V. COMMERCIAL SUBDIVISION NO. 2 PRECINCT No. 4.

ENGINEER: ROBLES ENGINEERING, LLC. DEVELOPER: JOSE VILLARREAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF F.M. 493 APPROXIMATELY ¼ MILE NORTH OF MILE 20 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-21-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO F.M. 493.

H.C.R.O.W. FINAL APPROVAL DATE: 6-11-2017 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: F.M. 493.

H.C.E.O.C. FINAL APPROVAL DATE: 6-11-2019 : 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: N/A

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

Final Approval *subject to recommendations other departments*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

**PLAT OF
J.V. COMMERCIAL SUBDIVISION NO.2**

BEING A SUBDIVISION OF 5.00 ACRES OF LAND OUT LOTS 75 AND 80 OF THE DELTA ORCHARDS COMPANY SUBDIVISION UNIT NO.1, HIDALGO COUNTY, TEXAS

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 350 C; EFFECTIVE DATE: REVISED TO REFLECT LOWR JUNE 6, 2000.
- SETBACKS:**
FRONT: 50.00 FEET;
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER;
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- LOTS 1 THROUGH 3 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 3 IS FOR NONRESIDENTIAL USE ONLY. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE HIGHEST NATURAL GROUND OF 81.0 (FF-67.5), 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.
- BENCHMARK: ELEV. 51.03; 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 493 RIGHT-OF-WAY AND THE SOUTH LINE OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 33,110 CUBIC-FEET (0.760 ACRE-FEET) OF STORM WATER RUNOFF. LOT 1 SHALL DETAIN 14,253 CUBIC FEET, LOT 2 SHALL DETAIN 7,340 CUBIC FEET AND LOT 3 SHALL DETAIN 11,517 CUBIC FEET IN ACCORDANCE WITH THE LOCAL REQUIREMENTS. A DRAINAGE PLAN IS TO BE APPROVED BY THE COUNTY OF HIDALGO AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 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 DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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.
- 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 DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL 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 EXCEPTS 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS 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
- IF THE PURCHASER OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED THEN THE METER NEED TO BE CALCULATED.
- 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.
- ACCESS EASEMENT SHALL REMAIN CLEAR AND FREE OF ANY OBSTRUCTION SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- NO INDIVIDUAL ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 3. A 32 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY THE DEVELOPER BETWEEN LOTS TO PROVIDE INGRESS AND EGRESS ON TO LOTS. TADOT PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN BY THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WALLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

OWNER:

THE STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WALLACY

THIS PLAT _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WALLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABROGATED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABROGATED). DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE, OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF WALLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

APPROVED BY: _____
PRESIDENT: CHUCK McDONALD
ATTEST BY: _____
SECRETARY: MATTHEW KOSTERWANN

DESCRIPTION OF 5.00 ACRES OF LAND
OUT OF LOTS 75 AND 80, DELTA ORCHARDS SUBDIVISION UNIT NO.1,
HIDALGO COUNTY, TEXAS

Being 5.00 acres of land situated in Hidalgo County, Texas and being out of Lots 75 and 80, Delta Orchards Subdivision Unit No. 1 as per map recorded in Volume 6, Page 7 of the Hidalgo County Map Records and said 5.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east line of said Lot 75 and the centerline of F.M. 493 for the southeast corner of said tract herein described; said point bears NORTH 09°20' WEST 330.00 feet from the southeast corner of said Lot 75;

THENCE, NORTH 80°40' WEST, with the north line of a 5.00 acre tract as described in Document #1218019 of the Hidalgo County Official Records, pass at 40.00 feet a 1/2-inch iron rod found for reference on the west right-of-way line of said F.M. 493, pass at 330.00 feet the west line of said Lot 75 and the east line of said Lot 80, and continuing for a total distance of 680.00 feet to a 1/2-inch iron rod found on the west line of said Lot 80 for the southeast corner of said tract herein described;

THENCE, NORTH 92°0' EAST, 330.00 feet with the west line of said Lot 80 and the east line of Lot 81 to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH 80°40' EAST, with the south line of a 5.00 acre tract as described in Document #1398101 of the Hidalgo County Map Records, pass at 330.00 feet the east line of said Lot 80 and the west line of said Lot 75, pass at 620.00 feet a 1/2-inch iron rod found for reference on the west right-of-way line of said F.M. 493, and continuing for a total distance of 680.00 feet to point on the east line of said Lot 75 and the centerline of said F.M. 493 for the northeast corner of said tract herein described;

THENCE, SOUTH 92°0' WEST, 330.00 feet with the east line of said Lot 75 and the centerline of said F.M. 493 to the POINT OF BEGINNING and containing 5.00 acres of land more or less.

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, JOSE VILLARREAL, OWNER OF THE 5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "J.V. COMMERCIAL SUBDIVISION NO. 2," HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, §232.032 AND THAT:
- THE WATER AND/OR CONNECTION TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: JOSE VILLARREAL
ADDRESS: PO BOX 1768
ELSA, TX 78543

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE VILLARREAL, AND PROVIDED TO THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY THAT THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018

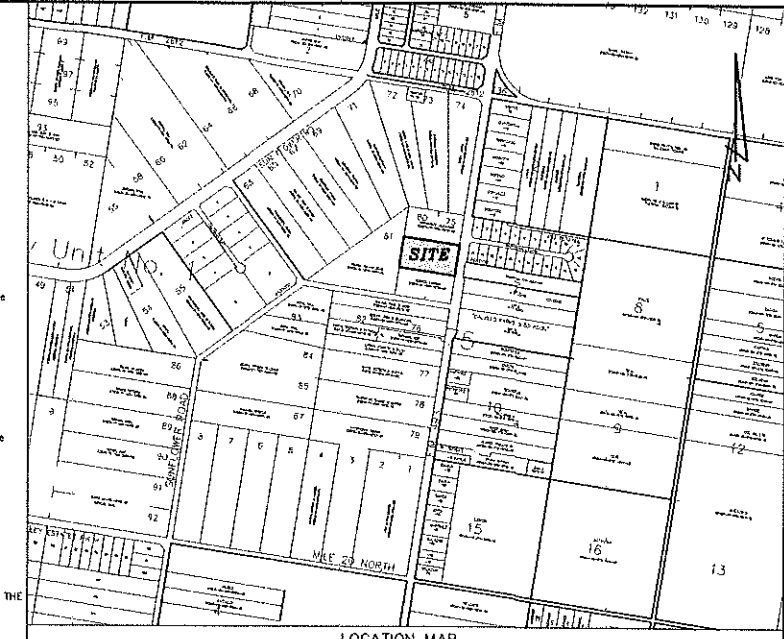
NOTARY PUBLIC, FOR THE STATE OF TEXAS

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 (HEREIN AFTER 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 (HEREIN AFTER CALL "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND 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 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 CENTERLINE THEREOF BEING THE PIPELINE(S) INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON PUBLIC ROAD AND THE CITY, COUNTY, OR STATE HEREAFTER WIDEN OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, 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 LAND ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT HEREBY GRANTED 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 OF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2018.

OWNER: JOSE VILLARREAL
ADDRESS: PO BOX 1768
ELSA, TX 78543



LOCATION MAP
(SCALE: 1" = 500')

J.V. COMMERCIAL SUBDIVISION NO.2 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.4 IN THE NORTHEAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF F.M. 493 APPROXIMATELY 0.3 MILES SOUTH OF F.M. 2812 (MILE 21 N.) THIS SUBDIVISION IS NEITHER NEAR NOR WITHIN THE 2 HOUR OR 5 MILE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY UNDER LOCAL GOVERNMENT CODE §42.01 AND §212.001.

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.V. COMMERCIAL SUBDIVISION NO.2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2018.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.V. COMMERCIAL SUBDIVISION NO.2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2018.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

APPROVED BY THE 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 CODES 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
R.P.L.S.#4032
PO BOX 476
WESLACO, TX, 78599

STATE OF TEXAS
HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599



INDEX TO SHEETS OF J.V. COMMERCIAL SUBDIVISION NO.2

- 1. LOCATION MAP AND ET; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. RECORDING OF APPROVAL; H.C.D.D.#1 CERTIFICATION; REVISION NOTES.
- 2. SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS.

NAME	ADDRESS	PHONE
OWNERS:	JOSE VILLARREAL	PO BOX 1768, ELSA, TX 78543 (956) 451-3894
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599 (956) 988-2422
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599 (956) 988-2422

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

ROBLES ENGINEERING, LLC
FERNANDO ROBLES
PO BOX 476
107 W. WESLACO ST.
WESLACO, TEXAS 78599
PHONE: (956) 988-2422
FAX: (956) 988-2011

PO BOX 476
107 W. WESLACO ST.
WESLACO, TEXAS 78599
PHONE: (956) 988-2422
FAX: (956) 988-2011



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

LOT 81
OWNER: WILLIAM DEAN WILSON
DOCUMENT #33206

5.00 AC.
THE NORTH 330' OF LOTS 75 & 80
OWNER: JUVENINO HERNANDEZ
DOC.#1398101

LOT 1
2.000 AC.

LOT 2
1.000 AC.

LOT 3
1.515 AC.

5.00 AC.
THE SOUTH 330' OF LOTS 75 & 80
OWNER: CANDIDO TORRES
DOC.#1218019

493 ESTAVES SUBDIVISION
VOLUME 52 PAGE 55, H.C.M.A.R.

CALVELLO FARMS SUBDIVISION
VOLUME 41, PAGE 109, H.C.M.A.R.

F.M. 493

F.M. 493

60' ROAD
(UNPAVED)

S.E. COR. LOT 75

**PLAT OF
J.V. COMMERCIAL SUBDIVISION NO.2**

BEING A SUBDIVISION OF 5.00 ACRES OF LAND OUT LOTS 75 AND 80 OF THE DELTA ORCHARDS COMPANY SUBDIVISION UNIT NO.1, HIDALGO COUNTY, TEXAS

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

1.- I (WE), JOSE VILLARREAL SUBDIVIDER(S) OF J.V. COMMERCIAL SUBDIVISION NO.2 HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

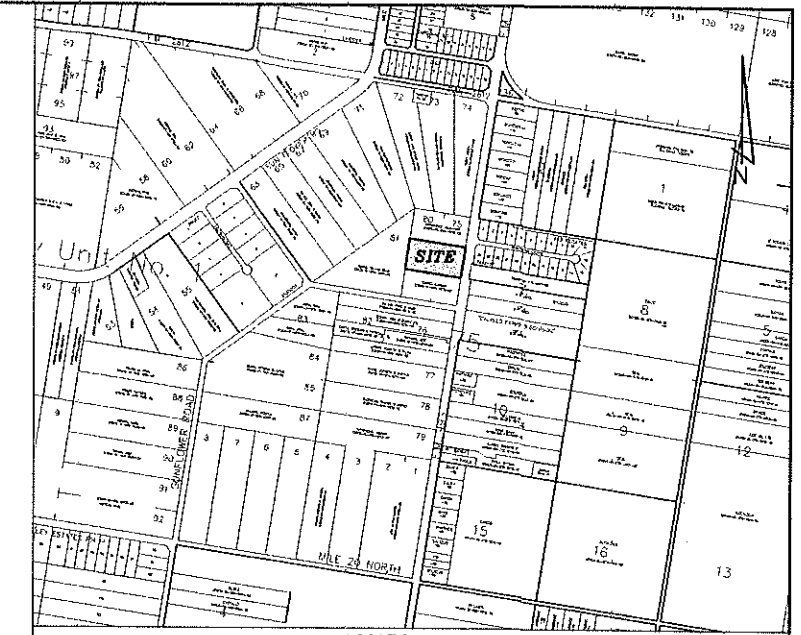
OWNER: JOSE VILLARREAL
ADDRESS: PO BOX 1768
ELSA, TX 78543

STATE OF TEXAS
HIDALGO COUNTY

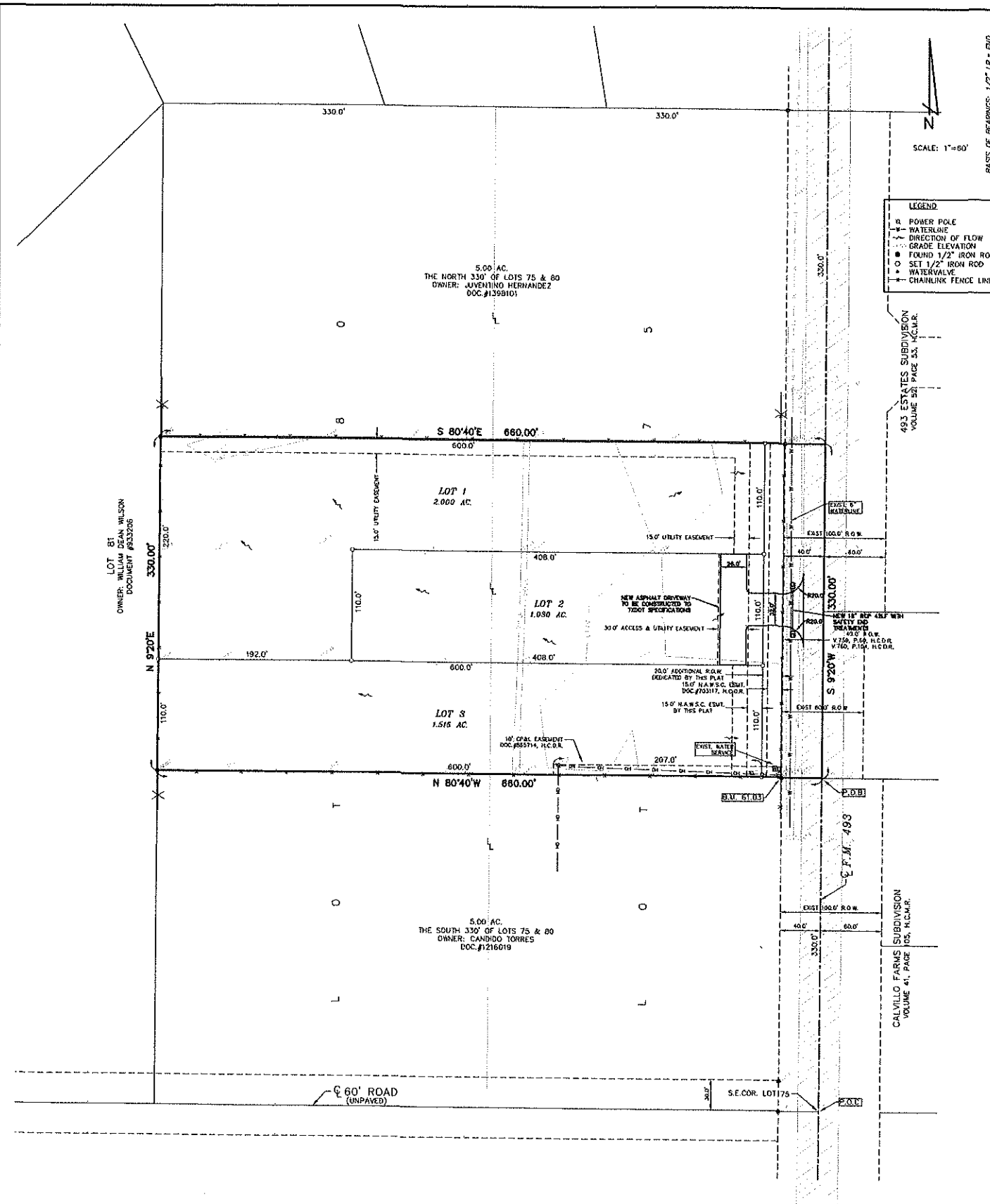
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE VILLARREAL AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, SEND BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018

NOTARY PUBLIC, FOR THE STATE OF TEXAS



LOCATION MAP
(SCALE: 1" = 500')
J.V. COMMERCIAL SUBDIVISION NO.2 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.4 IN THE NORTHEAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF F.M. 493 APPROXIMATELY 0.3 MILES SOUTH OF F.M. 2812 (MILE 21 N.). THIS SUBDIVISION IS NEITHER WITHIN THE 2 NOR THE 5 MILE EXTRATERRITORIAL JURISDICTION OF ANY MUNICIPALITY UNDER LOCAL GOVERNMENT CODE §42.01 AND §212.001.



- LEGEND**
- POWER POLE
 - WATERLINE
 - DIRECTION OF FLOW
 - GRADE ELEVATION
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - WATERVALE
 - CHAINLINK FENCE LINE

DRAINAGE REPORT SUMMARY:

FLOOD ZONE DESIGNATION:

BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "X" (UNSHADED), WHICH IS DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOOD, AS PER F.E.M.A. FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 480334 0350 C, REVISED TO REFLECT LOUW DATED MAY 17, 2001.

EXISTING SOILS:

PER THE USDA SOIL SURVEY OF HIDALGO COUNTY, THE SOILS IN THIS AREA CONSIST PREDOMINANTLY OF HIDALGO SANDY CLAY LOAM (28). THE SOILS ON THIS SITE ARE LISTED IN HYDROLOGIC GROUP B, WHICH CONSIST OF WELL DRAINED SOILS WITH A MODERATE INFILTRATION RATE.

PRE-DEVELOPMENT CONDITIONS:

THE LAND COMPRISING THE J.V. SUBDIVISION NO.2 IS CURRENTLY OPEN LAND. TOPOGRAPHIC INFORMATION OF THE SITE REVEALS THE SUBDIVISION SITE HAS A PREDEVELOPMENT GRADE OF APPROXIMATELY 0.4% WITH A HIGH POINT WITHIN THE SITE AND SLOPE TOWARD THE EAST AND WEST WITH ESTIMATED PREDEVELOPMENT RUNOFF OF 4.17 CFS. THE RUNOFF FROM THE UNDEVELOPED SITE FLOWS EAST INTO THE EXISTING ROADSIDE DITCH ALONG F.M. 493 AND WEST INTO AN EXISTING POND WITHIN THE ADJACENT PROPERTY.

FUTURE CONDITIONS:

EXPECTED FUTURE USE FOR THIS SUBDIVISION WILL BE FOR COMMERCIAL USE. THE DEVELOPMENT WILL CONSIST OF THREE (3) COMMERCIAL LOTS. DRAINAGE CALCULATIONS FOR A PRE-DEVELOPMENT 10-YEAR FREQUENCY STORM VERSUS A POST-DEVELOPMENT 10-YEAR FREQUENCY STORM USING THE MODIFIED RATIONAL FORMULA REVEAL TOTAL MAXIMUM VOLUME OF ADDITIONAL RUN-OFF OF 33,116 CUBIC FEET (0.780 ACRE-FT) AND A FUTURE Q OF 12.93 CFS. THIS RUNOFF WILL BE DETAINED IN DETENTION AREAS TO BE DESIGNATED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THIS RUNOFF WILL THEN DRAIN INTO THE ROAD SIDE DITCH AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

I THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599



REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

NAME	ADDRESS	PHONE
OWNERS: JOSE VILLARREAL	PO BOX 1788, ELSA, TX 78543	(956) 451-3894
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 988-2422
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 988-2422

ROBLES ENGINEERING, LLC
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INDEX TO SHEETS OF J.V. COMMERCIAL SUBDIVISION NO.2

SHEET NO.	DESCRIPTION
1	LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.O. CERTIFICATE OF APPROVAL; H.C.H.D.#1 CERTIFICATION; REVISION NOTES.
2	SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS.