



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-27-2019

PROPOSED RE-PLAT OF LA PALMILLA APARTMENTS SUBDIVISION, PRECINCT No. 4.

ENGINEER: VASQUEZ SURVEYING INC. DEVELOPER: VDC LA PALMILLA L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTH OF ALBERTA ROAD APPROXIMATELY 327.00 FEET WEST OF RAUL LONGORIA 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 4-22-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER PIPE SYSTEM DISCHARGING TO A DETENTION POND, DRAINING OUT TO THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO DEDICATION IS REQUIRED FOR ALBERTA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-28-2017 BY, JOE A. OCHOA PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 12" LOCATION: ALBERTA ROAD.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-11-2017 : 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 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.*

STATE OF TEXAS: OWNER'S ACKNOWLEDGMENT: COUNTY OF BEKAR:

I, MANISH VERMA, AS AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP. OF THE 10.02 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-PLAT OF LA PALMILLA APARTMENTS SUBDIVISION, HEREBY SUBSCRIBE TO THE RE-PLAT OF 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 STANDARD. (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS. (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MANISH VERMA AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP.

PLANNING AND ZONING

STATE OF TEXAS: COUNTY OF HIDALGO: I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

DATED THIS 28th DAY OF June 2019

CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

STATE OF TEXAS: COUNTY OF HIDALGO: FILE RECORDED IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

ON: AT AM/PM AS INSTRUMENT NUMBER: OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: DEPUTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: Rami E. Segin, P.E., CEM General Manager DATE: 07/05/19

STATE OF TEXAS: COUNTY OF CAMERON: SURVEYOR'S CERTIFICATION:

I, J. L. VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT. ALL DISTANCES ARE IN FEET.

J. L. VASQUEZ, R.P.L.S., REG. NO. 5739 DATE: 1-8-19

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

STATE OF TEXAS: COUNTY OF HIDALGO: THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, the 19th DAY OF January 2019. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT: ATTEST SECRETARY:

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

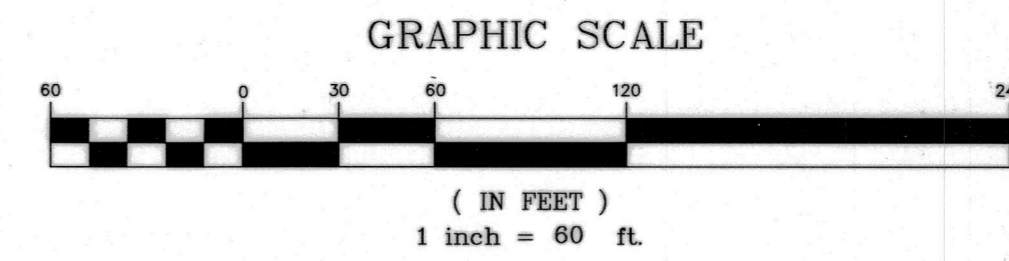
BRIAN C. ABBOTT REG. PROFESSIONAL ENGINEER No. 108439 DATE: 1/08/2019

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERS (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, BARRAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WHICH 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 LAND 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/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED IN THE EVENT THE EASEMENT HEREIN BY GRANTEE ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHOULD 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 SUSTAIN BY GRANTEE BY REASON OF THE INSTALLATION, ACQUISITION, 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 GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE/DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAIN OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO 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, WHICH EVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS 8th DAY OF November, 2019

OWNER: VDC La Palmilla, LP



LEGEND

- SET 1/2" IRON ROD WITH A PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739"

METES AND BOUNDS DESCRIPTION

BEING A 10.02 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT NUMBER ONE (1), BLOCK NUMBER ONE (1), LA PALMILLA APARTMENTS SUBDIVISION, A SUBDIVISION IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2886309, MAP RECORDS, OF HIDALGO COUNTY, TEXAS, SAID 10.02 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID LOT 16, BLOCK 1, JOHN CLOSER SUBDIVISION SAME POINT BEING THE CENTERLINE OF ALBERTA ROAD (40 FT. WIDE ORIGINAL RIGHT OF WAY), THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 16, AND CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID LOT 16 SAME BEING THE CENTERLINE OF SAID ALBERTA ROAD SOUTH 81 DEG. 26 MIN. 15 SEC. EAST A DISTANCE OF 165.0 TO A POINT, THENCE LEAVING THE NORTH BOUNDARY LINE OF SAID LOT 16, SAME BEING THE CENTERLINE OF SAID ALBERTA ROAD, SOUTH 08 DEG. 34 MIN. 43 SEC. WEST (CALC.) (S 08'35'24" W DEED) A DISTANCE OF 40.0 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET ON THE SOUTH LINE OF THE 10 FT. ADDITIONAL R.O.W. GRANTED BY LA PALMILLA APARTMENTS SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2886309 H.C.M.R. FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, CONTIGUOUS WITH SAID SOUTH LINE OF THE 10 FT. ADDITIONAL R.O.W. GRANTED BY LA PALMILLA APARTMENTS SUBDIVISION, SOUTH 08 DEG. 26 MIN. 15 SEC., EAST, A DISTANCE OF 981.30 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH LINE OF THE 10 FT. ADDITIONAL R.O.W. GRANTED BY LA PALMILLA APARTMENTS SUBDIVISION, SOUTH 08 DEG. 33 MIN. 45 SEC., WEST (CALC.) (S 08'34'43" W ORIGINAL PLAT), AT A DISTANCE OF 240.30 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, LEAVING THE EAST BOUNDARY LINE OF SAID LOT 1, NORTH 81 DEG. 26 MIN. 15 SEC., WEST, A DISTANCE OF 266.69 FEET (CALC.) (266.62' ORIGINAL PLAT) TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, CONTIGUOUS WITH THE BOUNDARY LINE OF SAID LOT 1, SOUTH 08 DEG. 33 MIN. 45 SEC., WEST (CALC.) (S 08'34'43" W ORIGINAL PLAT), A DISTANCE OF 280.40 FEET TO THE NORTH BOUNDARY LINE OF A 7.137 ACRE TRACT (DOCUMENT NO. 2886556 HIDALGO COUNTY TEXAS) FOR A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

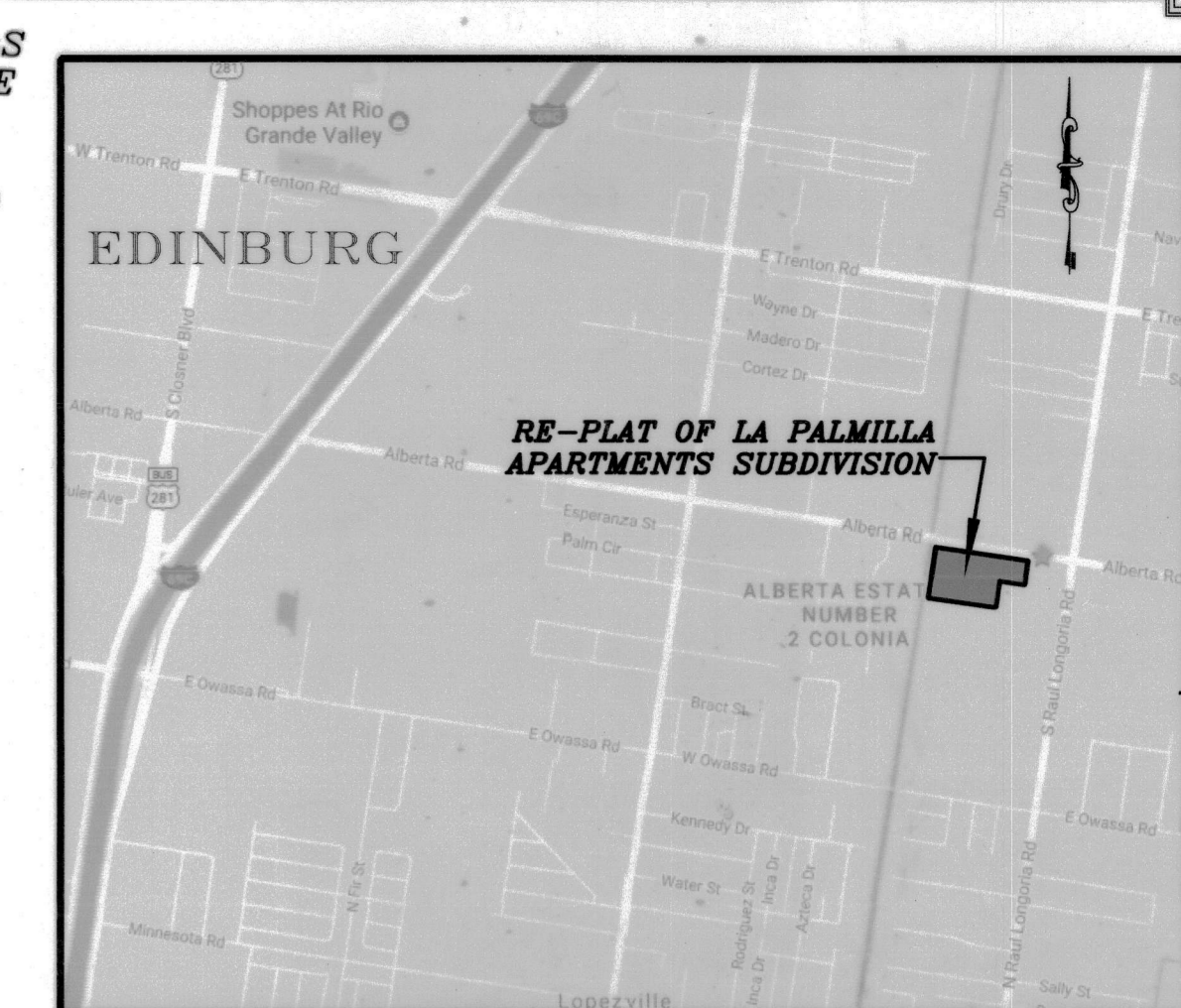
THENCE, CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID 7.137 ACRE TRACT, NORTH 81 DEG. 26 MIN. 15 SEC., WEST (CALC.) (N 81'47'57" W PLAT), A DISTANCE OF 714.76 FEET (CALC.) (714.70' ORIGINAL PLAT) TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH BOUNDARY LINE OF SAID 7.137 ACRE TRACT, NORTH 08 DEG. 34 MIN. 43 SEC., EAST, A DISTANCE OF 520.70 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE POINT OF BEGINNING OF THIS TRACT;

CONTAINING, 10.02 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

- 1. THIS TRACT LIES IN FLOOD ZONE "B" BY VERMILION MAP REVISION BASED ON FULL (LOW-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON SEPTEMBER 14, 2017. (CASE NO. 17-06-2852A); PREVIOUS FLOOD ZONE "B" (100) SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE SAME FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREAS ARE THE AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE...



VICINITY MAP SCALE 1" = 2000'

GENERAL PLAT NOTES & RESTRICTIONS (CONT.)

- 2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 102.00'. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. INTENTIONALLY LEFT BLANK.
4. LOT 1, BLOCK 1 SHALL BE FOR MULTIFAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THE PURPOSE AND NOT ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTIFAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
5. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL 32,822 CUBIC-FEET OR 0.753-ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETERMINED, BY A PROPOSED DETENTION POND.
6. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WITH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL PROVIDER OCCUPANCY AN EASEMENT.
7. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO ALL APARTMENT UNITS PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER.
8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE SPACE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
9. EACH PURCHASED 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.
10. ALL IRON ROD SET HAVE A YELLOW PLASTIC CAP STAMPED "VASQUEZ SURV RPLS 5739".
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
12. 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 FROM MULTI-FAMILY 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 STATE STANDARDS.
13. THE DEVELOPER SHALL BE RESPONSIBLE TO PAY 100% OF THE PARKLAND FEE OF \$325.00 PER APARTMENT UNIT PRIOR TO THE RECORDING OF THIS SUBDIVISION.
14. UTILITY PROVIDERS: POWER: MAGIC VALLEY CO-OP WATER: NORTH ALAMO WATER SUPPLY CORPORATION SEWER: CITY OF EDINBURG
15. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE POND. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POND.
16. SETBACK NOTE: FRONT SETBACK SHALL BE 25 FEET, SIDE SETBACK 6 FEET AND REAR SETBACK 15 FEET.
17. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BM ELEVATION 103.43' N.G.V.D. 29 DESCRIPTION BRASS DISC.
18. THE REASON FOR THIS RE-PLAT IS FOR THE ADJUSTMENT OF THE SOUTH BOUNDARY LINE AND EAST BOUNDARY BEARINGS AND DISTANCES.

RE-PLAT OF LA PALMILLA APARTMENTS SUBDIVISION

A 10.02 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT NUMBER ONE (1), BLOCK NUMBER ONE (1), LA PALMILLA APARTMENTS SUBDIVISION, A SUBDIVISION IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2886309, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

PREPARED FOR: VDC LA PALMILLA, LP.

DATE: SEPTEMBER 12, 2018

VASQUEZ SURVEYING INC. 4000 BOCA CHICA BLVD. BROWNSVILLE, TEXAS 77821 Phone: (956) 644-9826 FAX: (956) 644-4177 G.P. NO. N/A JOB NO. 19-4543

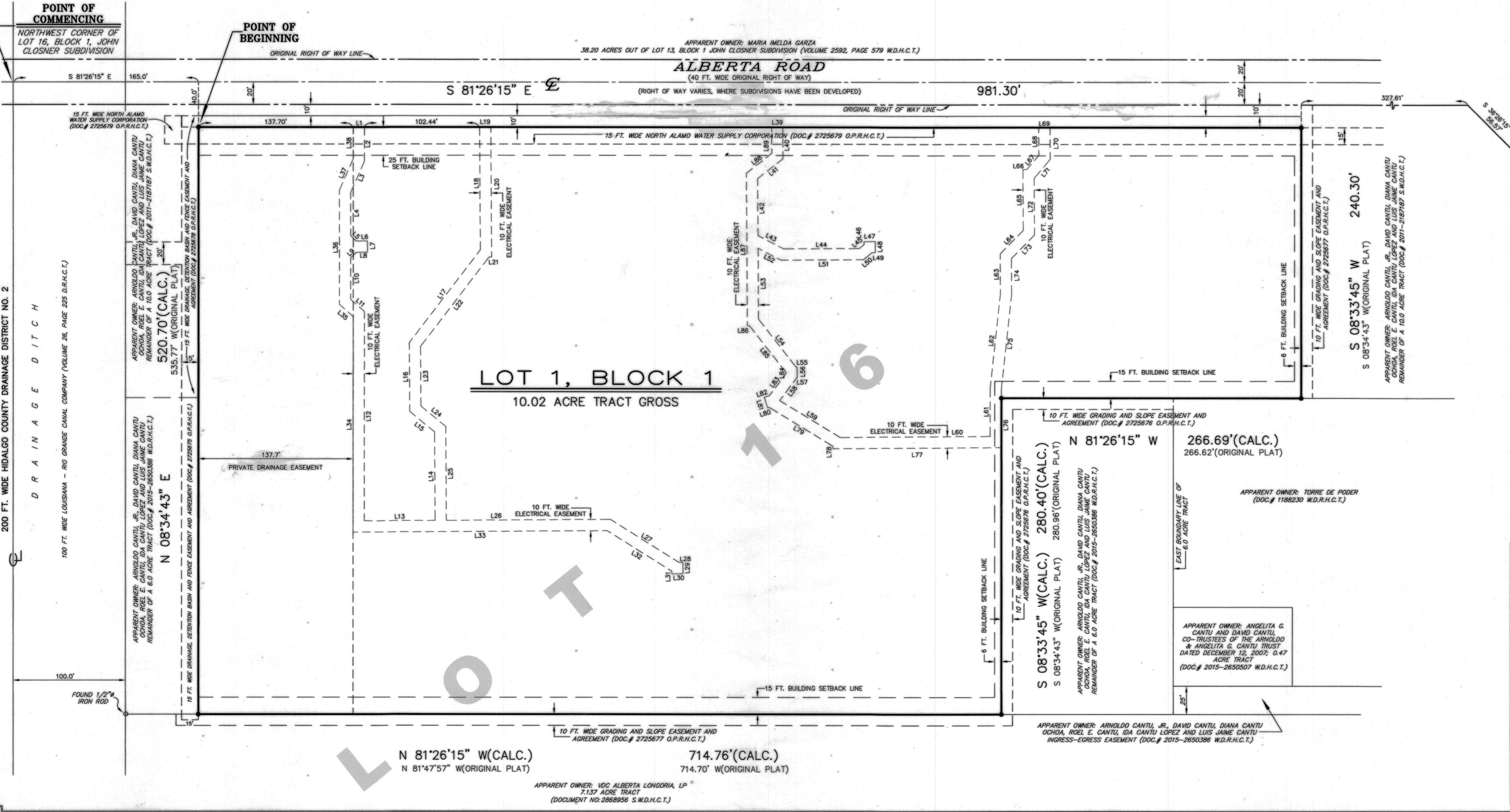


Table with 3 columns: LINE, BEARING, LENGTH. Contains detailed line data for the plat boundaries and easements.