



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-23-2020

PROPOSED AMENDED PLAT OF AMIGO ESTATES COMMERCIAL SUBDIVISION PRECINCT No. 4.

ENGINEER: BIG ENGINEERING DEVELOPER: CRV INVESTMENTS, L.L.C.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF F.M. 2812 APPROXIMATELY ¼ MILE EAST OF CESAR CHAVEZ 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 7-01-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION BASED ON THE APPROVED SITE PLAN AND DRAINAGE REPORT.

ROAD R.O.W. DEDICATION: 10.09 FEET ONTO F.M. 2812.

H.C.R.O.W. FINAL APPROVAL DATE: 2-04-2020 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: N.A.W.S.C. LINE SIZE: 12" LOCATION: F.M. 2812.

H.C.E.O.C. FINAL APPROVAL DATE: 6-16-2020 : 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.

VARIANCE REQUEST FROM: Hidalgo County Subdivision Rules Title "B" Chapter 3 Section 3.5 "Front setback". Reduce from 50.00' to 30.00'.

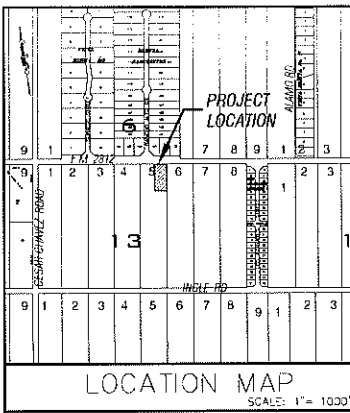
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.



PREPARED BY:  
BARRERA INFRASTRUCTURE GROUP, INC.  
6521 N. 10TH ST., SUITE C  
MCALLEN, TEXAS 78504  
DATE PREPARED: 1/18/2019  
DATE SURVEYED: 11/21/2018

**AMENDED PLAT OF AMIGO ESTATES COMMERCIAL SUBDIVISION**  
A 1.00 GROSS ACRE TRACT (0.808 AC. NET) OF LAND, MORE OR LESS, OUT OF LOT FIVE (5), BLOCK THIRTEEN (13), SANTA CRUZ GARDENS SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 8, PAGE 28, H.C.M.R.  
PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
THE AMENDED PLAT OF AMIGO ESTATES COMMERCIAL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 ON THE SOUTH SIDE OF FM 2812 ROAD, APPROXIMATELY 1/4 MILE EAST OF CESAR CHAVEZ ROAD. THE CITY OF EDINBURG (POP. 83,970) IS THE NEAREST MUNICIPALITY. THIS SUBDIVISION IS WITHIN THE CITY OF EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), CRV INVESTMENTS, LLC, AS OWNER (S) OF THE 1.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE AMENDED AMIGO ESTATES COMMERCIAL SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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; 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.

CRV INVESTMENTS, LLC DATE  
4608 E. FM 2812, BLDG. A  
EDINBURG, TX 78542

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH CHIRAMEL, THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVAL BY THE CITY OF EDINBURG:

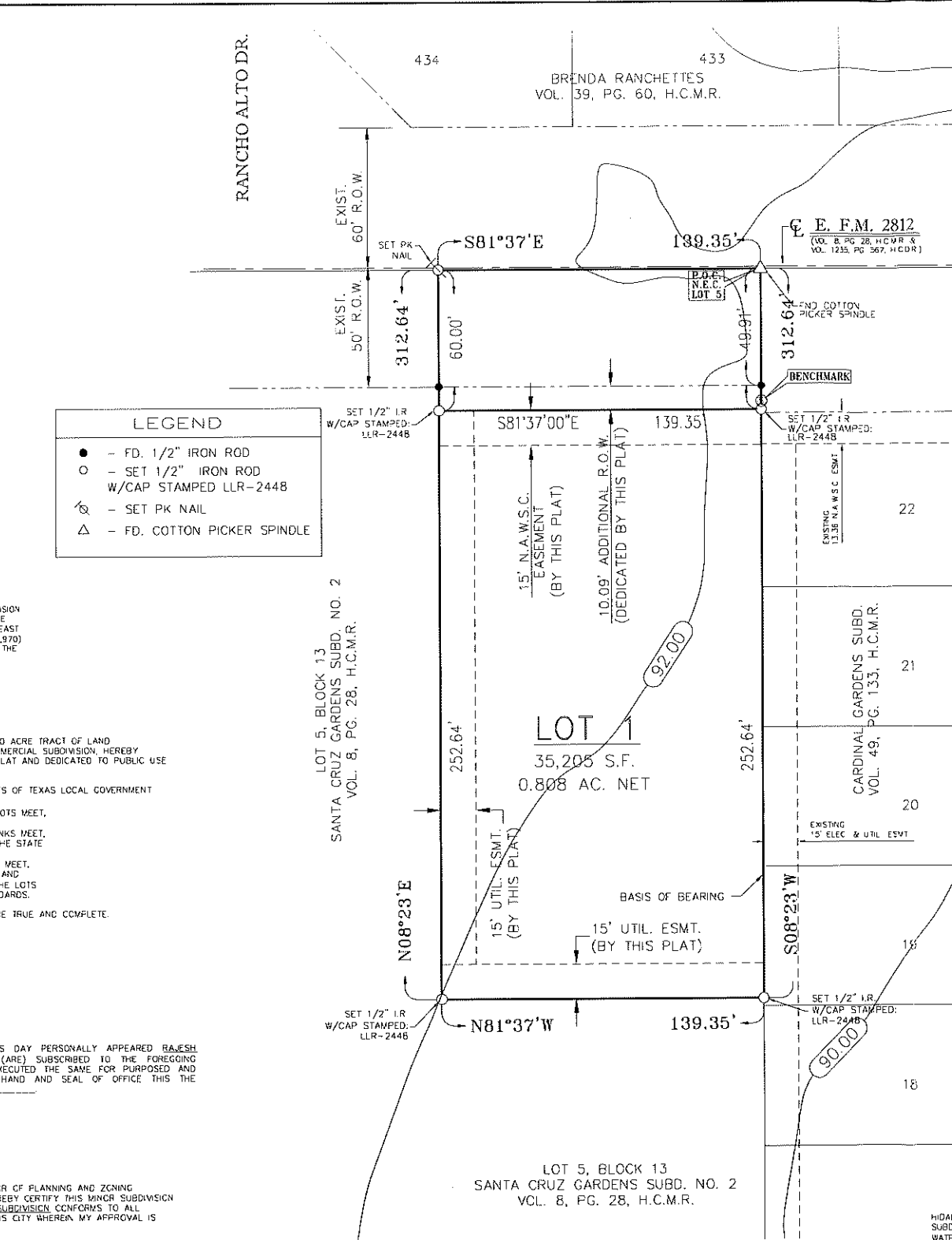
\_\_\_\_\_, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOW AS AMENDED AMIGO ESTATES COMMERCIAL SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR.

RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING & ZONING DEPT. DIRECTOR

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



**LEGEND**

- - FD. 1/2" IRON ROD
- - SET 1/2" IRON ROD
- W/CAP STAMPED LLR-2448
- ⊗ - SET PK NAIL
- △ - FD. COTTON PICKER SPINDLE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF \_\_\_\_\_ SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_.

LEO LOZANO RODRIGUEZ, JR., R.F.L.S.  
R.P.L.S. No. 2448  
P.O. BOX 1830  
EDINBURG, TEXAS 78540  
FIRM NO. 101702-00

RENE BARRERA  
LICENSED PROFESSIONAL ENGINEER NO. 86862  
BARRERA INFRASTRUCTURE GROUP, INC.  
6521 N. 10TH ST., SUITE "C"  
MCALLEN, TEXAS 78504



PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX	NO.	SHEET	REVISION	DATE	APPROVED
OWNER:	CRV INVESTMENTS, LLC	4608 E. FM 2812, BLDG. A	EDINBURG, TEXAS 78542	(956) 887-1355	(956) 992-8801					
ENGINEER:	RENE BARRERA	6521 N. 10TH STREET, SUITE "C"	MCALLEN, TEXAS 78504	(956) 887-1355	(956) 992-8801					
SURVEYOR:	LEO L. RODRIGUEZ, JR.	P.O. BOX 1830	EDINBURG, TEXAS 78540	(956) 882-0061						

**METES AND BOUNDS DESCRIPTION:**  
A 1.00 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT FIVE (5), BLOCK THIRTEEN (13), SANTA CRUZ GARDENS SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, SAME BEING THE NORTHEAST CORNER OF THIS TRACT AND POINT OF BEGINNING;  
THENCE SOUTH 08 DEGREES 23 MINUTES WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 49.91 FEET PASSES A FOUND 1/2" IRON ROD ON THE APPARENT SOUTH RIGHT OF WAY LINE OF E. F.M. 2812, AT A TOTAL DISTANCE OF 312.64 FEET TO A 1/2" IRON ROD (W/CAP STAMPED: LLR-2448) SET AT THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE NORTH 81 DEGREES 37 MINUTES WEST, A DISTANCE OF 139.35 FEET TO A 1/2" IRON ROD (W/CAP STAMPED: LLR-2448) SET AT THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE NORTH 08 DEGREES 23 MINUTES EAST, PARALLEL TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 262.73 FEET PASS A FOUND 1/2" IRON ROD ON THE APPARENT SOUTH RIGHT OF WAY LINE OF E. F.M. 2812, AT A TOTAL DISTANCE OF 312.64 FEET TO A P-K NAIL SET INSIDE E. F.M. 2812 AND ON THE NORTH LINE OF SAID LOT 5 FOR THE NORTHWEST CORNER OF THIS TRACT;  
THENCE SOUTH 81 DEGREES 37 MINUTES EAST, INSIDE E. F.M. 2812 AND ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 139.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND MORE OR LESS.

2. SETBACKS:  
FRONT: 30' FEET  
REAR: 15' FEET OR EASEMENT WIDTH WHICHEVER IS GREATER  
SIDE: 6' FEET OR EASEMENT WIDTH WHICHEVER IS GREATER

3. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
→ BENCHMARK: TOP OF SANITARY SEWER MANHOLE LOCATED AT NORTHEAST CORNER OF THIS SUBDIVISION ELEV= 90.46 (NAVD 88 DATUM)

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 8,132 CUBIC FEET (0.19 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE REPORT.)

7. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.026(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AMIGO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AMIGO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

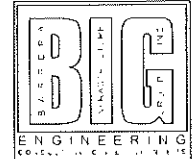
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

SANTA CRUZ IRRIGATION DISTRICT #15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT(15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

GENERAL MANAGER \_\_\_\_\_



GENERAL MANAGER \_\_\_\_\_

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
COMMUNITY-PANEL NO. 480334 0325 D  
DATED: JUNE 6, 2000 AND  
REVISED BY L.O.M.R. CASE NUMBER 01-06-1095P DATED MAY 17, 2001  
ZONE "X": AREAS OUTSIDE THE 500-YEAR FLOOD PLAN  
COMMUNITY-PANEL NO. 480334 0325 D MAP REVISED JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED AREAS AS SHOWN ON THIS PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X"  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 30' FEET  
REAR: 15' FEET OR EASEMENT WIDTH WHICHEVER IS GREATER  
SIDE: 6' FEET OR EASEMENT WIDTH WHICHEVER IS GREATER
- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
→ BENCHMARK: TOP OF SANITARY SEWER MANHOLE LOCATED AT NORTHEAST CORNER OF THIS SUBDIVISION ELEV= 90.46 (NAVD 88 DATUM)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 8,132 CUBIC FEET (0.19 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE REPORT.)
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON 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 COMPLES WITH THE MINIMUM 21,780 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 OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- CRV INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF AMIGO ESTATES, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS WHICH BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SPRINGS 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 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN DEVELOPER WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- A 5 FT SIDEWALK REQUIRED ON FM 2812 AT BUILDING PERMIT STAGE.
- 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.

FILED FOR RECORD IN  
HIDALGO COUNTY  
ASTORIO GUARINO, JR.  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

NORTH ALAMO WATER SUPPLY NOTE

Know all men by these presents, that the undersigned owner(s) of the property herein or the plot, their successors, assigns, and transferees (hereinafter called "grantor" whether one or more persons are named), in consideration of one cent (\$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 purposes and 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) installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county, or state hereafter widens or relocates the public road so as to require relocation of this water line as installed, grantor further grants to grantee an additional 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' 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.

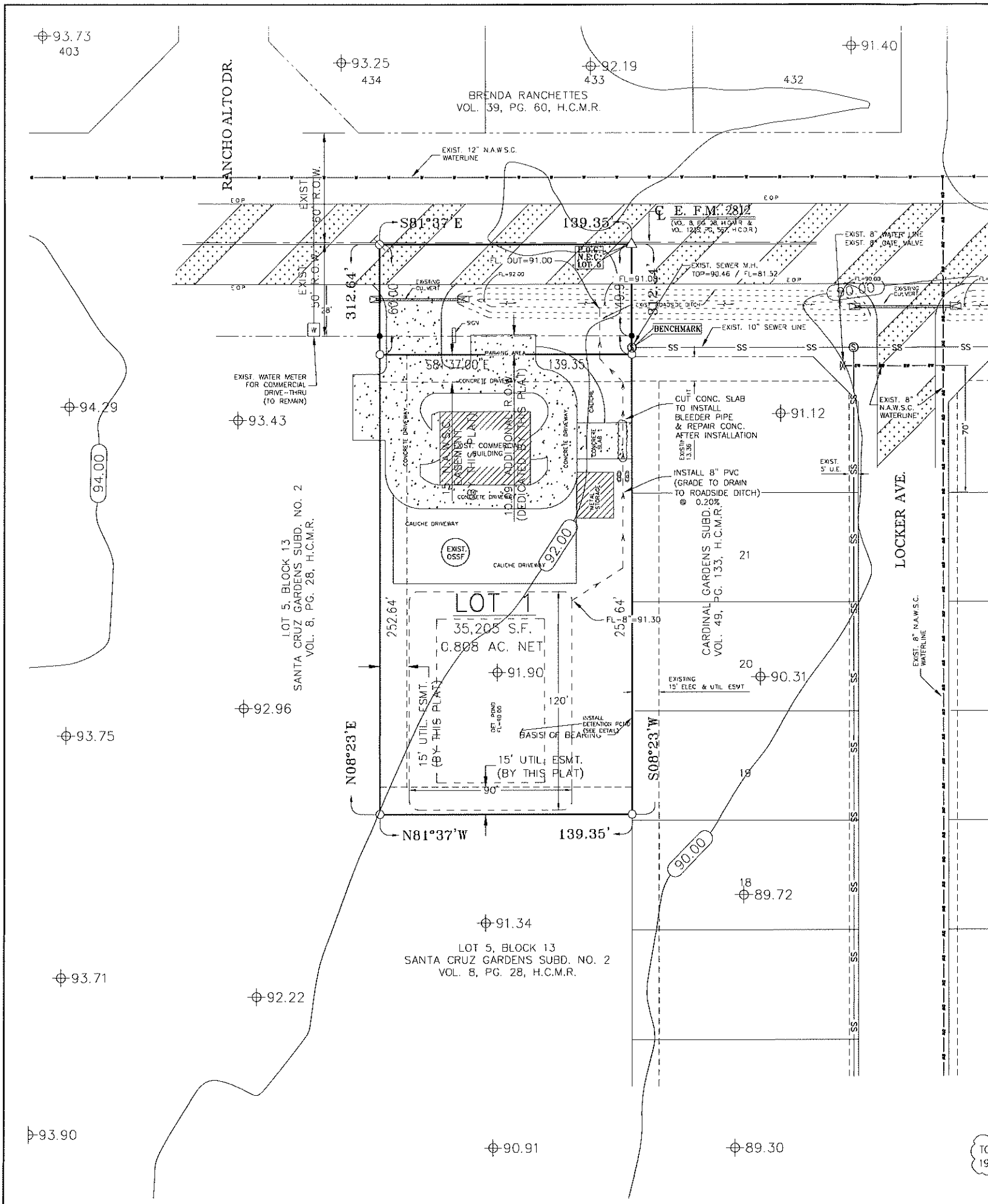
The easement conveyed herein was obtained or improved through federal financial assistance. This easement is subject to the provisions of TITLE 46 of the civil rights act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose 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 \_\_\_\_\_ 20\_\_\_\_.

CRV INVESTMENTS, LLC  
BY: RAJESH CHIRAMEL, MANAGING MEMBER  
4608 E. FM 2812, BLDG. A  
EDINBURG, TX 78542

INDEX TO SHEET OF AMIGO ESTATES

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; COUNTY HEALTH DEPT. SIGNATURE OF APPROVAL CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; H.C.O.D. No. 1 CERTIFICATION; REVISION NOTES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION



**DRAINAGE CALCULATIONS FOR AMIGO ESTATES SUBD.**

**I. General Information**

1) Governing Equation:  $Q=CIA$  (Rational Method), TxDOT IDF Curves for Hidalgo County & Manning's Equation (normal depth calculations)

2) TxDOT Intensity Constants for Hidalgo County,  $I=(Tc+d)^e$  where  $Tc$  is calculated with an average overland flow velocity (0.2% slopes)

10 year storm:  $b=87$ ,  $e=0.778$ ,  $d=9.2$

25 year storm:  $b=98$ ,  $e=0.771$ ,  $d=9.2$

3) Accepted Runoff Coefficients

a) Commercial Development: 0.85 (Hidalgo County Drainage Policy)

b) unimproved sandy clay loam soil:  $c=0.20$  (Hidalgo County Drainage Policy)

4) Total Area = 1.00 ac net

**II. Existing Conditions**

$Tc = 388 \text{ ft} / (0.25 \text{ ft/sec} \times 60 \text{ sec}) = 25.9 \text{ min}$

$I(10 \text{ yr}) = b / (Tc + d)^e = 5.47 \text{ in/hr}$

$Q = CIA = (0.20)(5.47 \text{ in/hr})(1.0 \text{ ac}) = 1.09 \text{ cfs}$

**III. Developed Conditions - Retain 25 year storm**

Drainage area = 1.00 ac net

$Tc = 388(0.40+60) = 16.2 \text{ min}$

$I(10 \text{ yr}) = b / (Tc + d)^e = 8.10 \text{ in/hr}$

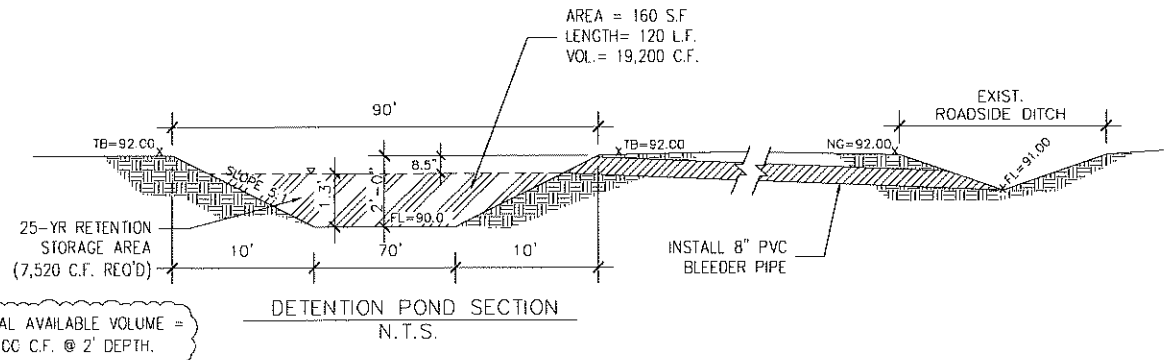
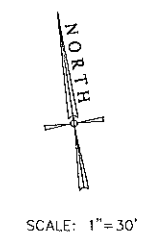
$Q_{25} = CIA = (0.85)(8.10 \text{ in/hr})(1.0 \text{ ac}) = 6.89 \text{ cfs}$

**TOTAL = 6.9 cfs**

**25 year Retention Storage Requirements for Amigo Estates Subdivision EDINBURG, TEXAS**

Time (minutes)	I (in./hr.)	Q 25 (c.f.s.)	Vol. (c.f.)	Q exist. (c.f.s.)	Vol. exist. (c.f.)	Vol. stored (c.f.)
5	12.67	10.77	3.231	1.09	327	2,904
10	10.04	8.53	5,120	1.09	654	4,466
15	8.40	7.14	6,426	1.09	981	5,445
20	7.27	6.18	7,415	1.09	1,308	6,107
25	6.43	5.47	8,198	1.09	1,635	6,563
30	5.79	4.92	8,859	1.09	1,962	6,897
35	5.28	4.49	9,425	1.09	2,289	7,136
40	4.86	4.13	9,914	1.09	2,616	7,299
45	4.51	3.83	10,350	1.09	2,943	7,407
50	4.21	3.58	10,736	1.09	3,270	7,466
55	3.96	3.37	11,108	1.09	3,597	7,511
60	3.74	3.18	11,444	1.09	3,924	7,520
65	3.54	3.01	11,735	1.09	4,251	7,484
70	3.37	2.86	12,031	1.09	4,578	7,453
75	3.21	2.73	12,278	1.09	4,905	7,323
80	3.07	2.61	12,526	1.09	5,232	7,294

As per meeting with H.C.D.D. No. 1, the peak rate for runoff for this development will be retained for the 25-year storm water runoff. A total of 7,520 cubic-feet of storm water runoff will be required to be retained. The owner shall make accommodations to retain 7,520 cf of stormwater and shall maintain the pond.



**BIG**

6521 N. 10TH STREET, SUITE C  
McALLEN, TEXAS 78504  
T: 956.687.3355  
F: 956.992.8801

**UTILITY LAYOUT**

Sheet Title:

**AMNEDED AMIGO ESTATES COMMERCIAL SUBD. EDINBURG, TEXAS**

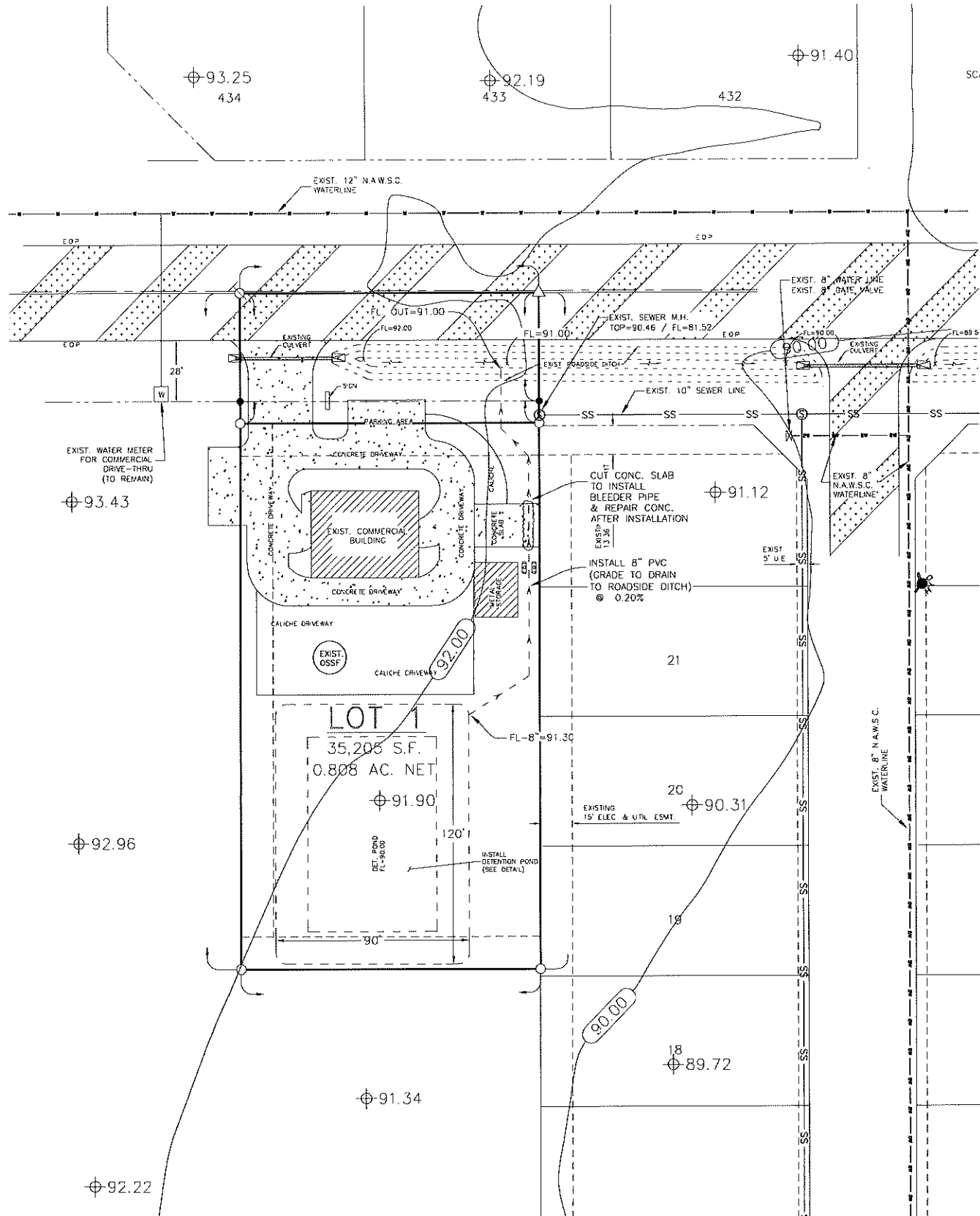
Project Title:

Professional Engineer Seal for Rene Barrera, License # 86862, dated 11/13/16.

Rene Barrera  
Licensed Professional Engineer # 86862

Date:	
Scale:	1" = 30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	
Sheet:	of

# MAP OF WATER DISTRIBUTION, OSSF TOPOGRAPHY AND DRAINAGE



## DRAINAGE REPORT:

DRAINAGE REPORT: BY RENE BARRERA, P.E.  
AMENDED AMIGO ESTATES SUBDIVISION HIDALGO COUNTY, TEXAS

### I. PROJECT LOCATION

THE AMENDED PLAT OF AMIGO ESTATES COMMERCIAL SUBDIVISION DEVELOPMENT IS A 0.808 AC. NET, ONE LOT COMMERCIAL SUBDIVISION OUT OF LOT 5, BLOCK 13, SANTA CRUZ GARDENS SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE HIDALGO COUNTY AND ALSO WITHIN THE CITY OF EDINBURG'S 2 MILE E.T.J., APPROXIMATELY 1/4 MILE EAST OF MORNINGSIDE ROAD, ALONG THE SOUTH RIGHT OF WAY OF F.M. 2812.

### II. FLOOD PLAIN

THE SUBJECT TRACT LIES IN ZONE X (UN-SHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN IN ACCORDANCE WITH F.E.M.A. - F.I.R.M. COMMUNITY PANEL NO. 480334-0325 D, DATED JUNE 6, 2000 AND REVISED BY L.O.M.R. CASE NUMBER 01-06-1093P DATED MAY 17, 2001.

### III. SOIL CONDITIONS

A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE ENTIRE SUBJECT TRACT LIES IN AREAS OF THE (70) WILLY FINE SANDY LOAM. THE HIDALGO SANDY CLAY LOAM IS A DEEP AND LEVEL SOIL. THE SURFACE LAYER IS DARK GRAYISH BROWN FINE SANDY LOAM ABOUT 14 INCHES THICK. THIS SOIL IS WELL DRAINED AND SURFACE RUNOFF IS SLOW. POTENTIAL IS <math>404</math> FOR URBAN USES. THIS SOIL IS LISTED AS A HYDROLOGIC GROUP B SOIL.

### IV. EXISTING CONDITIONS

THE SUBJECT TRACT IS CURRENTLY FULLY DEVELOPED AS A CONVENIENCE STORE WITH EXISTING PARKING AND DRIVEWAY AREAS. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO TRANSFER OWNERSHIP TO ANOTHER PARTY.

FOR THE PURPOSE OF THIS REPORT, IT IS ASSUMED THAT THERE ARE NO IMPROVEMENTS IN ORDER TO DERIVE A CONSERVATIVE DRAINAGE ANALYSIS. THE TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE APPROXIMATELY (0-0.5%) TOWARDS THE SOUTHEAST. AWAY FROM F.M. 2812. EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING TO VACANT GREEN AREAS WITHIN THE SUBJECT TRACT. ALL EXISTING PAVED AREAS FLOW AWAY FROM F.M. 2812, IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF EDINBURG AND THE COUNTY OF HIDALGO. THE RATIONALE METHOD WAS UTILIZED TO CALCULATE THE EXISTING 10-YEAR FREQUENCY STORM EVENT. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 1.09 CFS.

### V. PROPOSED CONDITIONS

THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 1 LOT COMMERCIAL SUBDIVISION. THE SUBJECT TRACT IS CURRENTLY FULLY DEVELOPED AS A CONVENIENCE STORE WITH EXISTING PARKING AND DRIVEWAY AREAS. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO TRANSFER OWNERSHIP TO ANOTHER PARTY.

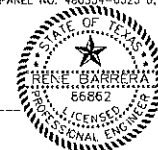
IN AN AGREEMENT OF UNDERSTANDING FROM THE PREVIOUSLY APPROVED DRAINAGE REPORT OF THE AMIGO ESTATES COMMERCIAL SUBDIVISION, THE 25-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE PROPOSED STORM WATER RUNOFF FOR THIS SITE. AS MENTIONED IN THE EXISTING CONDITIONS, THE SITE CURRENTLY FLOWS AWAY FROM F.M. 2812 (TxDOT OWNED AND MAINTAINED), AS WELL AS THE EXISTING PAVING. WE ARE PROPOSING TO CAPTURE AND RETAIN / DETAIN THE DEVELOPED RUNOFF VIA A RETENTION / DETENTION POND SIZED FOR BEYOND THE 25-YEAR STORM (TOTAL AVAILABLE VOLUME = 19,200 CF). THE DETENTION POND WILL BE LOCATED ON THE SOUTHERN AREA OF THE 1-ACRE DEVELOPMENT. AN 8-INCH PVC BLEEDER PIPE IS PROPOSED TO BE INSTALLED TO BLEED THE DETENTION POND TO THE EXISTING ROADSIDE DRAINAGE DITCH ALONG FM 2812 WHICH WILL FLOW FOR THE BEYOND THE 25-YEAR STORM EVENT AND DISCHARGE TO ITS PRE EXISTING FLOW OF 1.09 CFS TOWARDS THE EXISTING ROADSIDE DITCH. THE TOTAL DEVELOPED 25-YEAR RUNOFF IS 6.9 CFS.

AS MENTIONED ABOVE, A PRIVATELY OWNED AND MAINTAINED DETENTION POND WILL BE CONSTRUCTED TO PREVENT THE INCREASED RUNOFF FROM ENTERING THE TxDOT DRAINAGE SYSTEM. IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE EXISTING 10-YEAR STORM WATER RUNOFF. A TOTAL OF 8,132 CUBIC-FEET ARE REQUIRED TO BE DETAINED. AS MENTIONED ABOVE, THE TOTAL VOLUME OF THE DETENTION POND (19,200 CF) FAR EXCEEDS THE 25-YEAR VOLUME OF 8,132 CF.

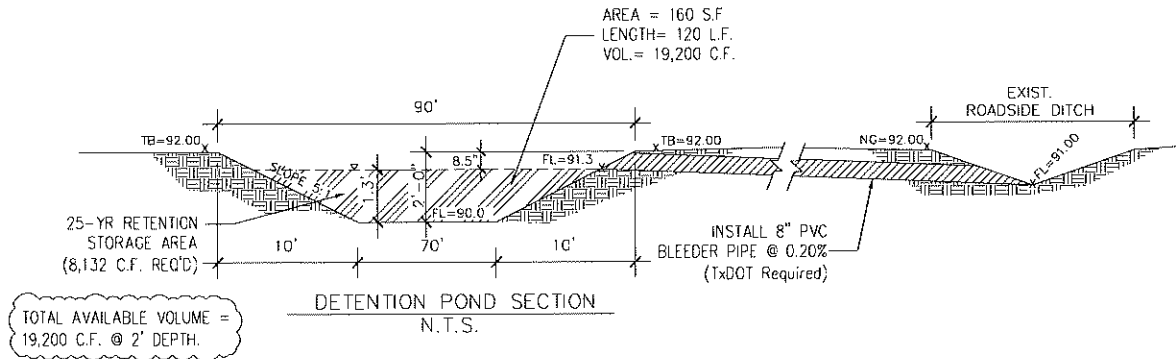
IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT BY GRAPHICAL PLOTTING THIS SUBDIVISION LIES IN THE ZONE X (UN-SHADED) DESIGNATED FLOOD ZONE AREA WHICH IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A. - F.I.R.M. COMMUNITY PANEL NO. 480334-0325 D, MAP DATED JUNE 6, 2000 AND REVISED BY L.O.M.R. DATED MAY 17, 2001.



RENE BARRERA, P.E. (DATE: \_\_\_\_\_)  
LICENSED PROFESSIONAL ENGINEER No. 66862



### SUBDIVIDER CERTIFICATION:

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS 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:

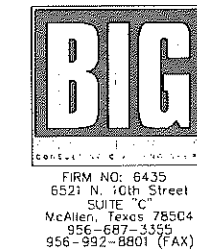
I, - I (WE), CRV INVESTMENTS, LLC, SUBDIVIDER (S) OF AMENDED AMIGO ESTATES COMMERCIAL SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON 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.

CRV INVESTMENTS, LLC (DATE: \_\_\_\_\_)  
BY: RAJESH CHIRAMEL, MANAGING MEMBER  
4608 E. FM 2812, BLDG. A  
EDINBURG, TX 78542

### STATE OF TEXAS COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAJESH CHIRAMEL KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL, OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



INDEX TO SHEET OF AMIGO ESTATES	
SHEET 1	HEADING; INDEX; LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; SURVEYOR'S AND ENGINEER'S CERTIFICATION; COUNTY HEALTH DEPT. SIGNATURE OF APPROVAL; CERTIFICATION; IRRIGATION DISTRICT NOTES AND CERTIFICATE OF APPROVAL; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; M.C.D.D. No. 1 CERTIFICATION; REVISION NOTES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (CSSF) MAP; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION