



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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 LA PLAZITA PHASE II SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: XENON INC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF KENNEDY STREET APPROXIMATELY 660.00 FEET NORTH OF MILE 10 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-24-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO KENNEDY STREET ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION WILL BE REQUIRED FOR KENNEDY STREET.

H.C.R.O.W. FINAL APPROVAL DATE: 5-15-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-25-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: KENNEDY STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 5-07-2020 : BY 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.

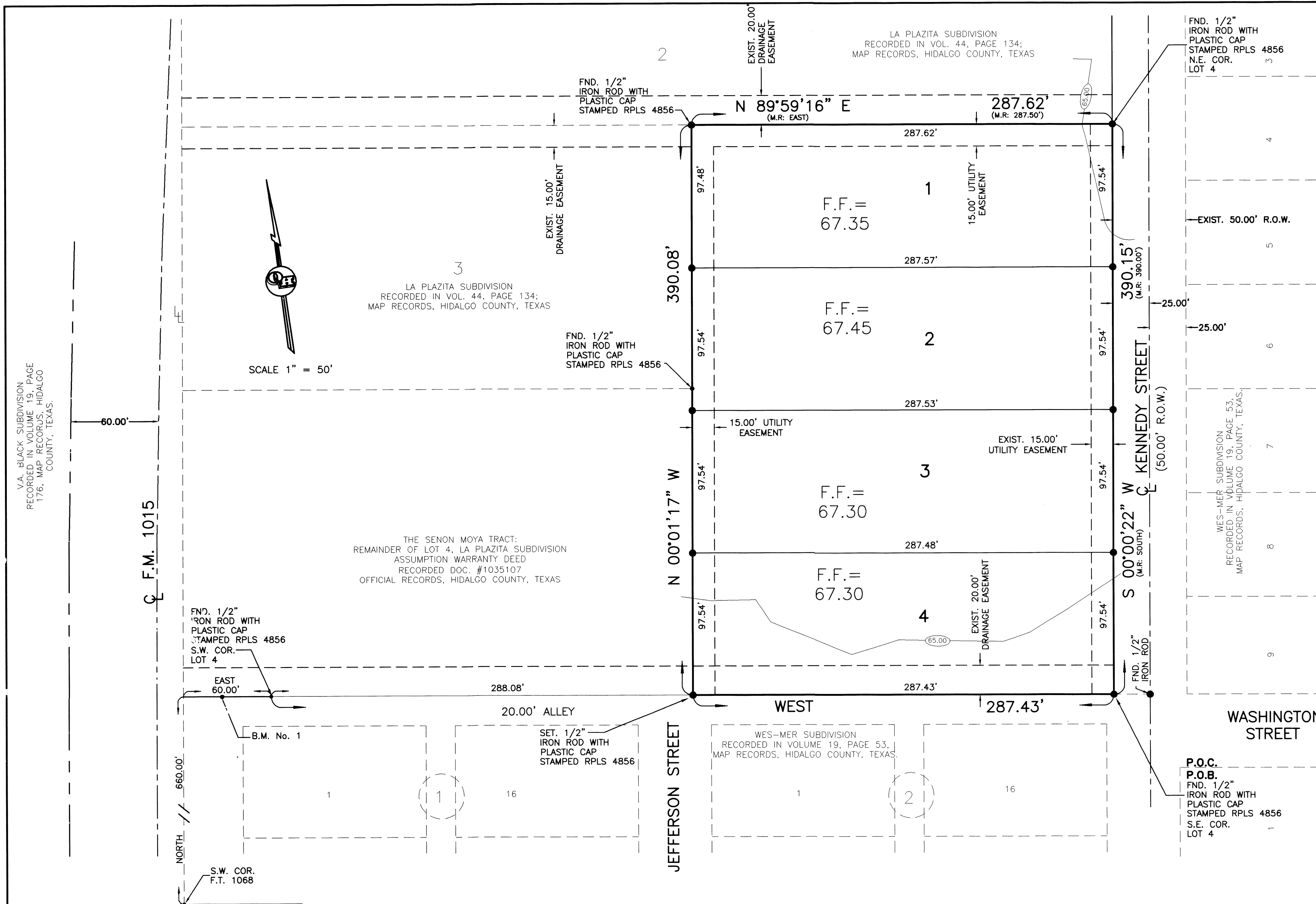
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 08, 2019

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

**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.



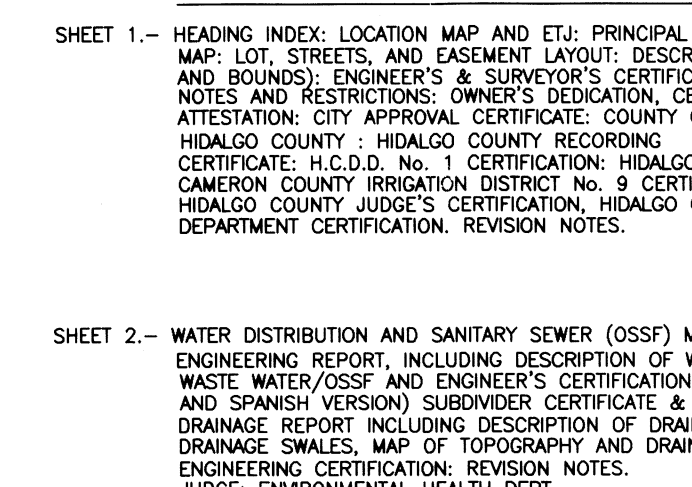
**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.
- SETBACKS: FRONT 25.00 FEET, REAR 20.00 FEET, SIDE 6.00 FEET.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- BENCHMARK NOTE: BENCHMARK N. 1 ELEV=64.17 SQUARE CUT ON TOP OF CURB FOUND NEAR THE SOUTHWEST CORNER OF THE SUBDIVISION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,650.27 CUBIC FEET OF STORM WATER RUNOFF.

**INDEX OF SHEETS**

- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- LEGEND: DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY 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 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

**LOCATION MAP**



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

LA PLAZITA SUBDIVISION PHASE II, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE WEST SIDE OF KENNEDY STREET, APPROXIMATELY 630 FEET NORTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 40,358), LIES APPROXIMATELY 0.06 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: XENON, INC.	3906 N. INTERNATIONAL BLVD	MERCEDES, TX 78570	(956)565-4444	565-4444
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

LOT	AREA (S.F.)	AREA (AC.)
1	28,042.52	0.643
2	28,044.90	0.643
3	28,042.08	0.643
4	28,037.47	0.643

**APPROVED BY 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 THE 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 THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

**APPROVED BY:**

ALFONSO QUINTANILLA, R.P.L.S. No. 4856 DATE 02-26-19

**STATE OF TEXAS COUNTY OF HIDALGO**

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

**SUBDIVISION PLAT OF: LA PLAZITA SUBDIVISION PHASE II**

A 2.575 ACRE TRACT OF LAND OUT OF A PORTION OF LOT 4, LA PLAZITA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 44, PAGE 134, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1035107, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 2.575 ACRE TRACT OF LAND OUT OF A PORTION OF LOT 4, LA PLAZITA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1035107, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF KENNEDY STREET AND THE NORTH RIGHT OF WAY LINE OF A 20.00 FOOT ALLEY FOR THE SOUTHWEST CORNER OF LOT 4, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 4, AND THE NORTH RIGHT OF WAY LINE OF SAID 20.00 FOOT ALLEY, A DISTANCE OF 287.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 00°01'17" W, A DISTANCE OF 390.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH LINE OF LOT 4 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, N 89°59'16" E (MAP RECORD: EAST), A DISTANCE OF 287.62 FEET (MAP RECORD: 287.50 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST RIGHT OF WAY LINE OF KENNEDY STREET FOR THE NORTHEAST CORNER OF LOT 4, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 00°00'22" W (MAP RECORD: SOUTH), A DISTANCE OF 390.15 FEET (MAP RECORD: 390.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.575 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA PLAZITA SUBDIVISION, RECORDED IN VOLUME 44, PAGE 134, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ALFONSO QUINTANILLA, R.P.L.S. No. 4856 DATE 02-26-19

CLARISA ANNETTE QUINTANILLA, Notary Public, My Commission Expires November 04, 2021

CLARISA ANNETTE QUINTANILLA - NOTARY PUBLIC

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA PLAZITA SUBDIVISION PHASE II, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON 5/29/2020

ATTEST: Norma G. Cantor, Secretary of the City of Weslaco, 5/29/2020

CITY OF WESLACO CERTIFICATE OF PLANNING AND ZONING APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA PLAZITA SUBDIVISION PHASE II, WAS REVIEWED AND APPROVED BY THE Planning and Zoning of the City of Weslaco on July 3, 2019.

Chairperson of the City of Weslaco, 5/29/2020

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA PLAZITA SUBDIVISION PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

XENON MOYA, PRESIDENT, AS OWNER OF THE 2.575 ACRE TRACT OF LAND I COMPAS ED WITHIN THE PROPOSED LA PLAZITA SUBDIVISION PHASE II, 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:**

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE 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 ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

XENON MOYA, PRESIDENT, 3906 N. INTERNATIONAL BOULEVARD, MERCEDES, TEXAS 78570

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared XENON, INC. SENON MOYA, PRESIDENT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this 27th day of JANUARY, 2020

CLARISA ANNETTE QUINTANILLA, Notary Public, My Commission Expires November 04, 2021

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FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

DATE OF PREPARATION: 03-26-19			
FILENAME: F:\DATA\SUBDIVISIONS\WESLACO\LA PLAZITA SUBD. PH II	DATE PREPARED: 02-26-19	PREPARED BY: JLUIS CVZS	CHECKED BY: _____
DATE REVISED: _____	REVISED BY: _____	CHECKED BY: _____	APPROVED BY: _____

