



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-22-2020

PROPOSED CALEDONIA ESTATES PHASE III SUBDIVISION PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: RICARDO R. SALINAS JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 40 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 8

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF CURRY ROAD APPROXIMATELY ¼ MILE WEST 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 7-10-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 9-15-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-22-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: SHERMAN STREET & DISHMAN STREET.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: SHERMAN STREET & DISHMAN STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 7-22-2020 : 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: JULY 30, 2019

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.

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CURVE DATA					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	50.00'	16.28'	N 57°56'58" W	60.27'	18°39'20"
C2	50.00'	79.14'	N 84°53'03" W	71.14'	90°41'27"
C3	50.00'	35.13'	S 29°38'39" W	34.41'	40°15'10"
C4	50.00'	52.79'	S 20°43'44" E	50.37'	60°29'36"

LOT SIZES		
LOT #	SQ. FT.	AC.
1	8,361.25	0.19
2-4	7,500.00	0.17
5	9,062.50	0.21
6	9,060.68	0.21
7	8,526.09	0.20
8	7,482.64	0.17
9	7,492.47	0.17
10	7,502.31	0.17
11	7,512.14	0.17
12	8,584.94	0.20
13&23	8,560.94	0.20
14-16	7,501.98	0.17
17	16,062.68	0.37
18	8,560.70	0.20
19-22	7,501.98	0.17
24	7,068.42	0.16
25	7,078.93	0.16
26	5,338.15	0.12
27-28	5,700.00	0.13
29	5,990.30	0.14
30	9,749.47	0.22
31	7,482.76	0.17
32	6,319.88	0.15
33	6,918.13	0.16
34	6,926.51	0.16
35	6,934.89	0.16
36	6,943.27	0.16
37	6,951.64	0.16
38	6,960.02	0.16
39	6,968.40	0.16
40	14,697.93	0.34

LEGEND		
●	FOUND 1/2" IRON ROD	
○	SET 1/2" IRON ROD	
—	SET NAIL	
—	RIGHT-OF-WAY	
—	POINT OF COMMENCEMENT	
—	P.O.B.	
—	N.E.C. NORTHEAST CORNER	
—	S.E.C. SOUTHEAST CORNER	
—	S.W.C. SOUTHWEST CORNER	
—	N.W.C. NORTHWEST CORNER	
—	H.C.M.R. HIDALGO COUNTY MAP RECORDS	
—	H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS	
—	H.C.D.R. HIDALGO COUNTY DEED RECORDS	
—	UTILITY EASEMENT	
—	U.E.B.T.P. UTILITY EASEMENT BY THIS PLAT	
—	N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION	

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.36'	N 54°07'00" E
L2	35.36'	N 35°53'00" W
L3	21.21'	N 54°07'00" E
L4	21.21'	N 35°53'00" W
L5	21.21'	N 54°07'00" E
L6	21.21'	S 35°53'00" E
L7	21.21'	S 54°07'00" W
L8	21.21'	S 35°53'00" E
L9	21.21'	S 54°07'00" W

REVISION NOTES			
NO.	SHEET	REVISION	DATE

GENERAL PLAT NOTES:

- MINIMUM SETBACK LIMITS:
 - FRONT (LOTS 24-31)..... 25.00'
 - FRONT (LOTS 24-29)..... 20.00'
 - FRONT (LOTS 30-32)..... 15.00'
 - REAR..... 10.00' OR EASEMENT, WHICHEVER IS GREATER.
 - SIDE..... 6.00' OR EASEMENT, WHICHEVER IS GREATER.
 - CORNER SIDE..... 10.00'
 - CORNER GARAGE SIDE..... 18.00' / CORNER GARAGE FRONT..... 18.00'
 - CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET..... 20.00'.
- FLOOD ZONE STATEMENT:
 - FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 - COMMUNITY PANEL NO. 480334 0325 D (REVISED TO REFLECT LOMR 5/17/01) EFFECTIVE DATE JUNE 06, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0325 D EFFECTIVE DATE JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).

- MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 1-23 & 32-40 SHALL BE 18" ABOVE THE TOP OF CURB OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 24-31 SHALL BE 24" ABOVE THE TOP OF CURB OF STREET OR 24" 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 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL MINIMUM VOLUME, USING A 50-YEAR STORM EVENT, OF 65,520.0 CUBIC-Feet OR 1.50 ACRE-FEET OF STORM WATER RUNOFF.

- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS, FROM LOT 1 THRU LOT 40. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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 PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER 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.

- BENCHMARK NOTE: BM#1 TOP OF EXISTING GRATE INLET LOCATED ALONG THE NORTH SIDE OF CURRY ROAD NEAR THE SOUTHEAST CORNER OF LOT 4 AND SOUTHWEST CORNER OF LOT 5. ELEVATION 89.60.
- THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR FLOOD RATIONAL METHOD.
- A FIVE (5.0) FOOT SIDEWALK AT THREE (3.0) FEET FROM THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER AS PER CITY OF EDINBURG SUBDIVISION ORDINANCE.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.0 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 OCCUPANCY AN EASEMENT.

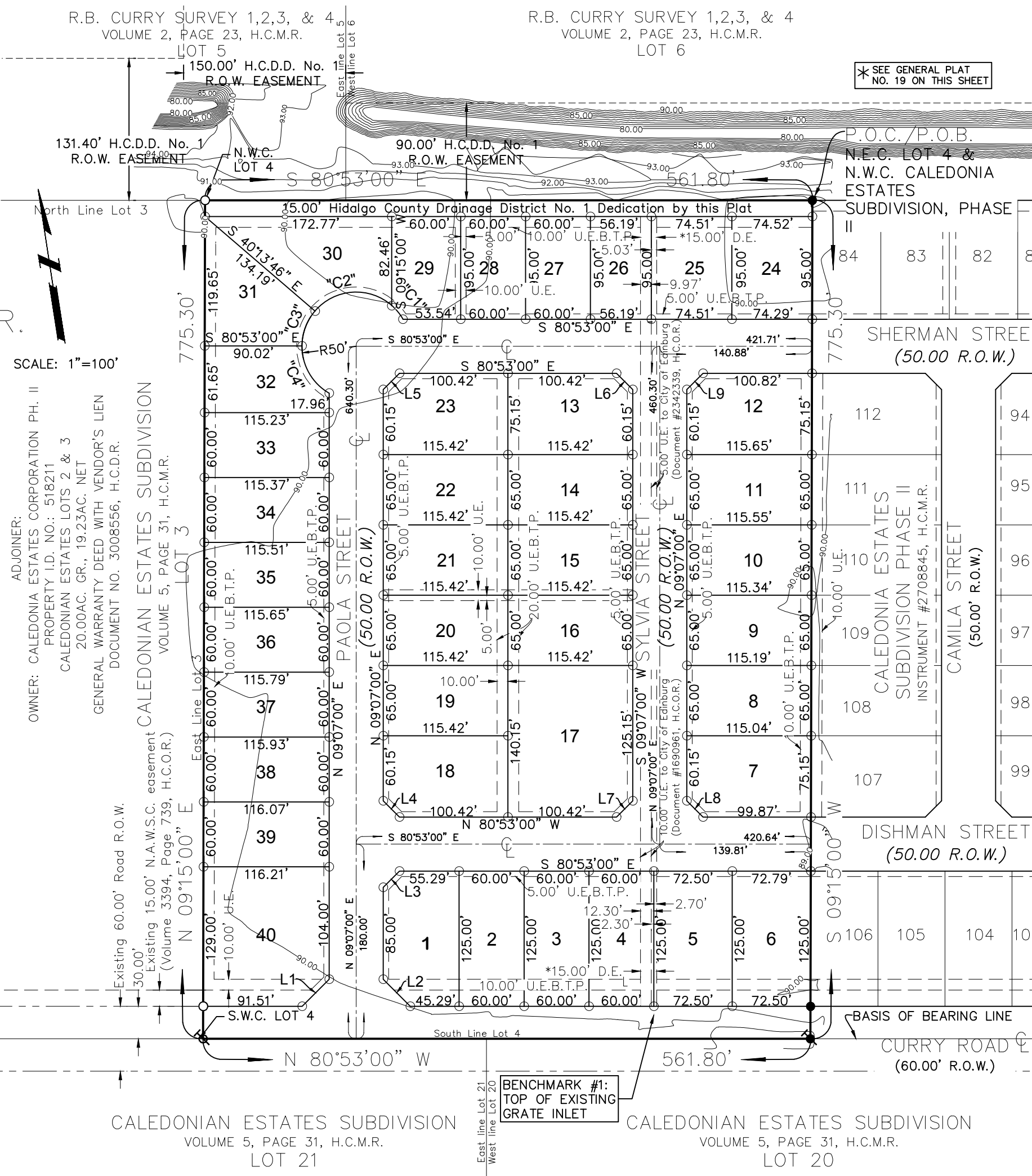
- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION TO MEET CITY OF EDINBURG & N.A.W.S.C. REQUIREMENTS AND STANDARDS.
- LOTS 1 THRU 6, AND 40 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CURRY ROAD. A BUFFER FENCE SHALL BE REQUIRED ALONG THE SOUTH SIDE OF LOTS 1 THRU 6 AND LOT 40.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

- ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- BY THIS PLAT, THE DRAINAGE EASEMENTS DEDICATED TO THE CITY OF EDINBURG AND RECORDED IN DOCUMENT NO.'S 2342339 AND 1690961, HIDALGO COUNTY OFFICIAL RECORDS, IS HEREBY ABANDONED BY THIS PLAT BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF DISHMAN STREET AND THE NORTH RIGHT-OF-WAY LINE OF SHERMAN STREET.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D. 2020. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

PRESIDENT		SECRETARY	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RICARDO R. SALINAS, JR., PRES.	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081



CALEDONIA ESTATES SUBDIVISION PHASE III

HIDALGO COUNTY, TEXAS

BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 4, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, 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 (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, 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 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 the 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 relocate 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 except the following: The easement conveyed herein was obtained 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 the said Grantor executed this instrument this _____ day of 2020.

RICARDO R. SALINAS, JR.
STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

WE, CALEDONIA ESTATES CORPORATION PHASE II, A TEXAS CORPORATION, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS CALEDONIA ESTATES SUBDIVISION PHASE III HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: CALEDONIA ESTATES CORPORATION PHASE II, A TEXAS CORPORATION
RICARDO R. SALINAS, JR., PRESIDENT
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, JR. KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

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

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION
DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CALEDONIA ESTATES SUBDIVISION, PHASE III, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST: _____

HIDALGO COUNTY CLERK _____ DATE _____
STATE OF TEXAS
CITY OF EDINBURG
MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR'S SIGNATURE _____ DATE _____

CITY SECRETARY _____ DATE _____

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 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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID OMAR SALINAS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5782

LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-16-23594

DATE PREPARED: AUGUST 06, 2020
PLAT SHEET 1 OF 4

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

CALEDONIA ESTATES SUBDIVISION PHASE III, IS LOCATED 0.30 MILES FROM THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURRY ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 AS PER THE 2010 CENSUS). CALEDONIA ESTATES SUBDIVISION, PHASE III DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT NO. 4.

METES AND BOUNDS DESCRIPTION

BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 4, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

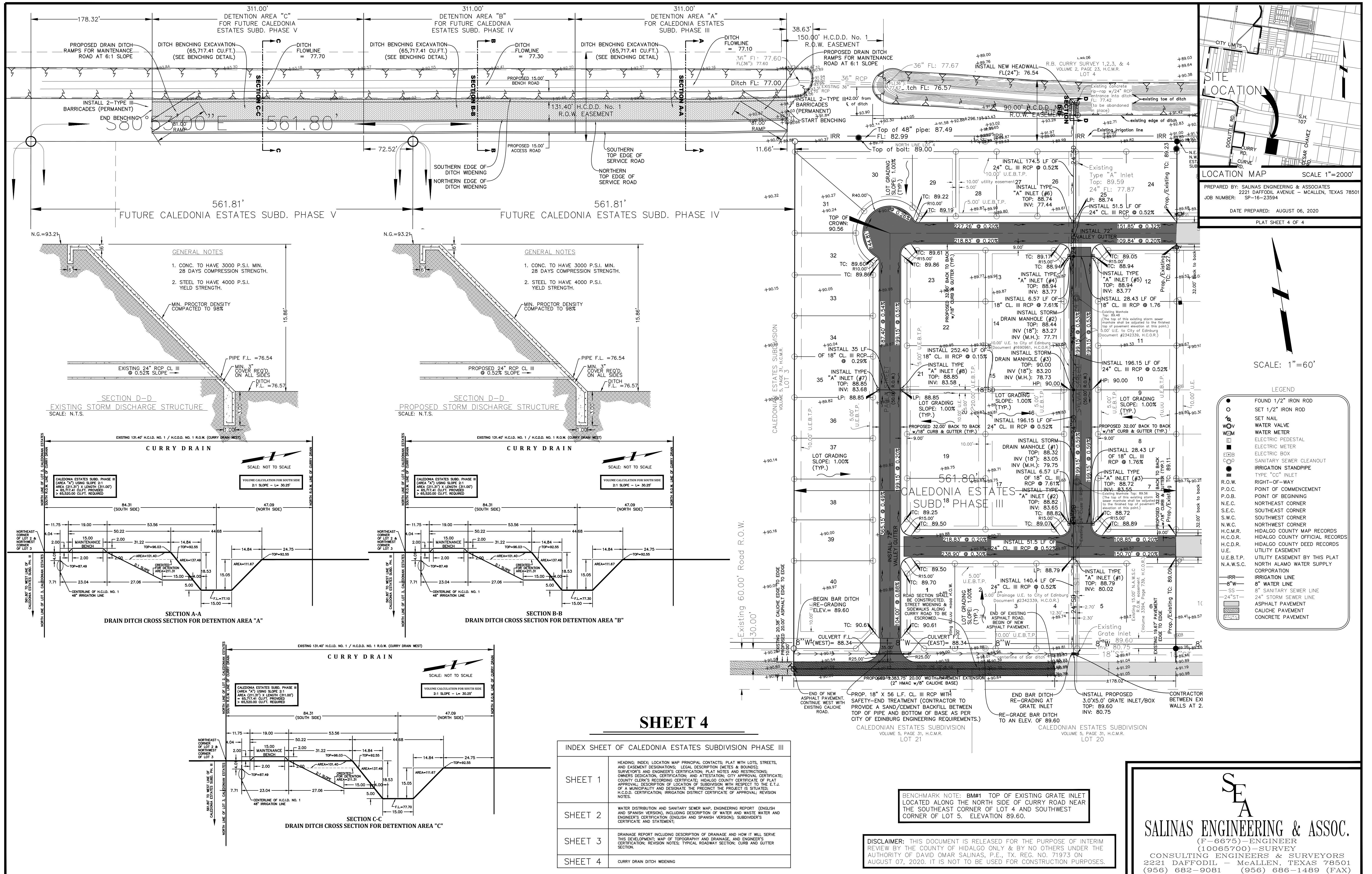
COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST OF SAID LOT 4 SAME BEING THE NORTHWEST CORNER OF CALEDONIA ESTATES SUBDIVISION, PHASE II, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 2708845, M.R.H.C.T., FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 09 DEGREES 15 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID CALEDONIA ETATES, PHASE II, A DISTANCE OF 745.30 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CURRY ROAD, AT A DISTANCE OF 775.30 FEET IN ALL TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 4 SAME BEING THE SOUTHWEST CORNER OF SAID CALEDONIA ESTATES SUBDIVISION PHASE II AND BEING FURTHER LOCATED IN THE CENTER OF SAID CURRY ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4 LOCATED IN THE CENTER OF SAID CURRY ROAD, A DISTANCE OF 561.80 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 4 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 09 DEGREES 15 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 30.00 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, AT A DISTANCE OF 775.30 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 80 DEGREES 53 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 561.80 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 GROSS ACRES OF LAND, MORE OR LESS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 07, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION PHASE III	
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SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVISION'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	CURRY DRAIN DITCH WIDENING

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER
(10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



SHEET 4

BENCHMARK NOTE: BM#1 TOP OF EXISTING GRATE INLET LOCATED ALONG THE NORTH SIDE OF CURRY ROAD NEAR THE SOUTHWEST CORNER OF LOT 4 AND SOUTHWEST CORNER OF LOT 5. ELEVATION 89.60.

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