



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: 10-27-2020

PROPOSED 1 COMMERCIAL LOT DLG ACRES SUBDIVISION PRECINCT No. 4.

ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. DEVELOPER: RAFAEL DE LA GARZA III

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF MILE 8 ½ NORTH ROAD APPROXIMATELY 875 FEET WEST OF WARE ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-22-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X & A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AND WITH AN OVERFLOW STRUCTURE DISCHARGING ONTO MILE 8 ½ NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 8 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-15-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-15-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF WILL BE INSTALLED AT BUILDING PERMT STAGE.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 4" LOCATION: MILE 8 ½ NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-15-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

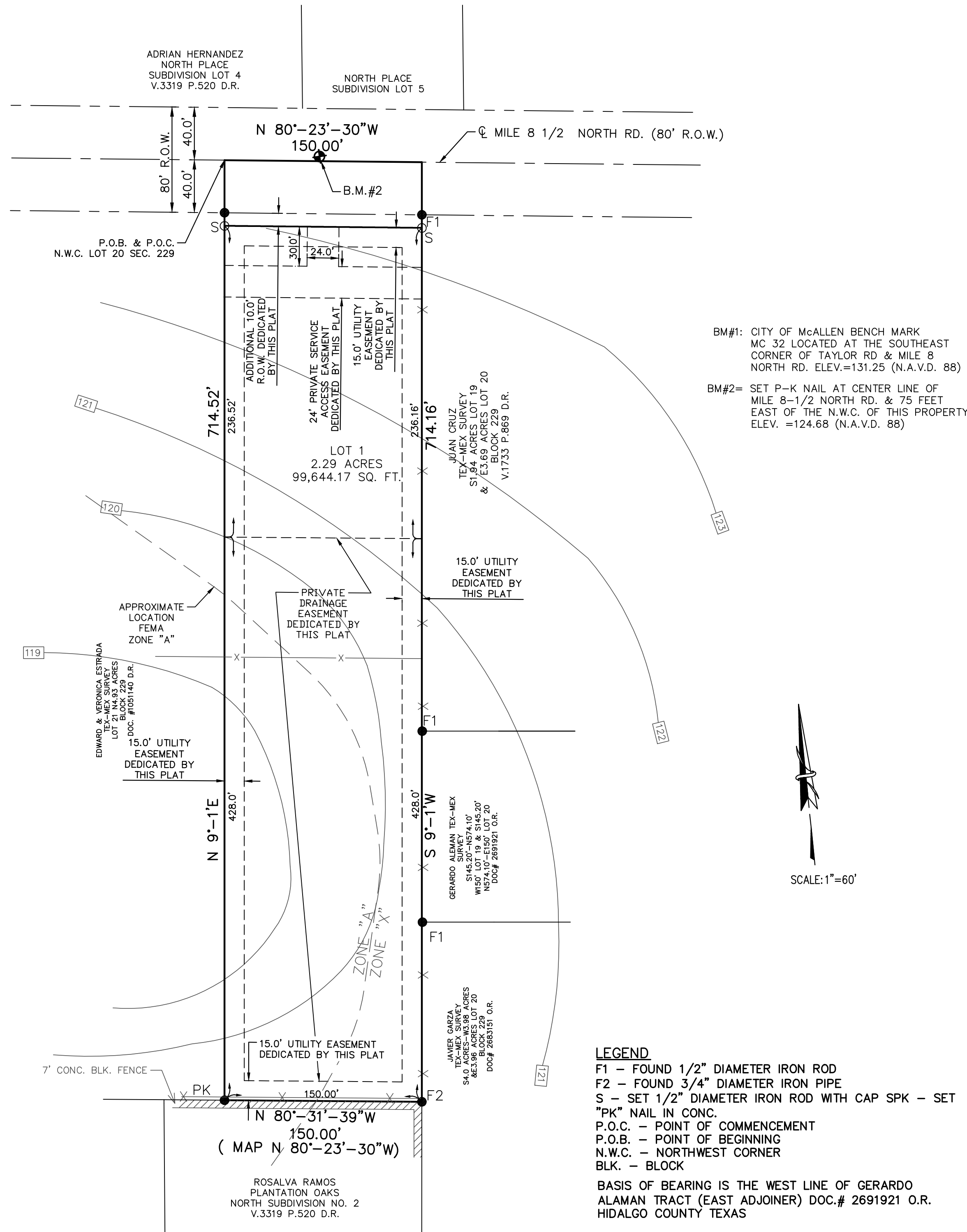
**SMALL CONSTRUCTION**

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: N/A

STAFF RECOMMENDS:  **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  
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, RAFAEL DE LA GARZA III, AS OWNER(S) OF THE 2.46 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DLG ACRES 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 CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: RAFAEL DE LA GARZA III DATE \_\_\_\_\_  
8916 NORTH WARE RD.  
MCALLEN, TX 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

CITY OF MCALLEN MAYOR'S CERTIFICATION

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

MAYOR, CITY OF MCALLEN DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAFAEL DE LA GARZA III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

UNITED IRRIGATION DISTRICT HOLD BLANKET EASEMENT PER DOCUMENT NUMBER 5907

DISTRICT REQUIRED LANGUAGE FOR "NOTES:" SECTION TO INCLUDE THE FOLLOWING:

ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS DAY \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

17. 4 FT. WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ALONG MILE 8 1/2 ROAD AS PER CONTRACTUAL AGREEMENT DOC. # 3045872

18. A 24 FT. PRIVATE SERVICE ACCESS EASEMENT WITH ACCESS FROM MILE 8 1/2 NORTH RD. WILL BE EXTENDING EAST AND WEST WITH ADJACENT PROPERTIES DEVELOP TO PROVIDE A CONTINUOUS DRIVE FROM CITY SERVICES.

19. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BEING TRANSFERRED IN THE FOLLOWING INSTRUMENT DOCUMENT #3045872 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §232.028(c)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DLG COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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

HIDALGO COUNTY CLERK DATE \_\_\_\_\_

HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §232.028(c)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DLG COMMERCIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ENVIRONMENTAL HEALTH DEPT. DATE \_\_\_\_\_

HIDALGO COUNTY CLERK DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CRAIG A. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CRAIG A. GONZALEZ DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER NO. 99286  
FIRM NO. F-13094

LIENHOLDER'S ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AS THE DLG ACRES SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

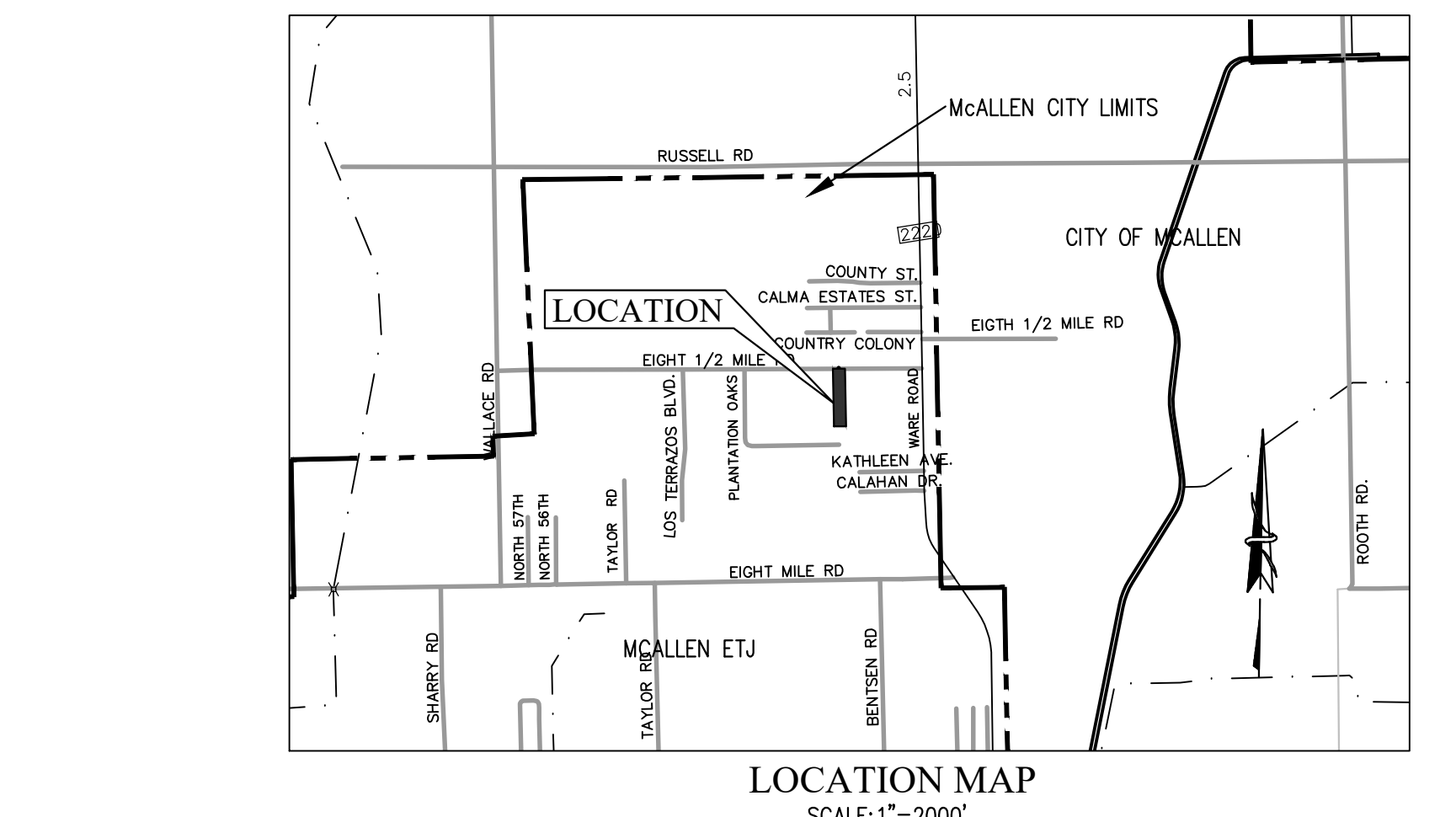
RIO BANK - ROMA BANKING CENTER DATE \_\_\_\_\_  
47 E GRANT ST.  
ROMA, TX 78584

STATE OF TEXAS  
STAR COUNTY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



DLG ACRES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE NORTHERN PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 875 FEET WEST OF THE INTERSECTION OF 8 1/2 MILE ROAD AND WARE ROAD. THE SUBDIVISION LIES WITHIN THE CITY OF MCALLEN ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. THE CITY OF MCALLEN HAS A POPULATION OF 143,433 ACCORDING TO THE 2018 U.S. CENSUS.

METES AND BOUNDS DESCRIPTION:

METES AND BOUNDS DESCRIPTION OF A 2.46 ACRE TRACT OF LAND BEING THE NORTH 2.46 ACRES OF THE WEST ONE-HALF (1/2) OF LOT 20, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 12, PAGE 22 OF THE MAP RECORDS OF SAID COUNTY; SAID 2.46 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT, THE CENTERLINE OF MILE 8 1/2 NORTH ROAD, SOUTH 80°-23'-30" EAST 150.00 FEET TO THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF JUAN CRUZ'S TRACT AS DESCRIBED IN VOLUME 1733 PAGE 869 DEED RECORDS, AND GERARDO ALEMAN'S TRACT AS DESCRIBED IN DOCUMENT NUMBER 2691921 AND JAVIER GARZA'S TRACT AS DESCRIBED IN DOCUMENT NUMBER 2683151 OFFICIAL RECORDS, SOUTH 09°-01' WEST, AT 40.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE SOUTH RIGHT OF WAY MILE 8 1/2 NORTH ROAD, AT 714.16 FEET IN ALL TO A THREE QUARTER (3/4) INCH DIAMETER IRON PIPE FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF LOT 14 PLANTATION OAKS NORTH SUBDIVISION NO. 2 AS RECORDED IN VOLUME 21 PAGE 87 OF THE MAP RECORDS OF SAID COUNTY, NORTH 80°-31'-39" WEST (MAP: NORTH 80°-23'-30" WEST) 150.00 FEET TO A "PK" NAIL SET IN CONCRETE FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID LOT, NORTH 09°-01' EAST, AT 674.52 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE SOUTH RIGHT OF WAY OF SAID ROAD, AT 714.52 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING TWO AND FORTY-SIX HUNDRETHS (2.46) ACRES, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PABLO PENA III DATE \_\_\_\_\_  
R.P.L.S. No. 5242  
FIRM NO. 10857200

**1 COMMERCIAL LOT  
FINAL PLAT OF  
DLG ACRES SUBDIVISION**

BEING A 2.46 ACRE TRACT OF LAND BEING THE NORTH 2.46 ACRES OF THE WEST ONE-HALF (1/2) OF LOT 20, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 12 PAGE 22 OF THE MAP RECORDS OF SAID COUNTY.

**INDEX TO SHEETS OF DLG COMMERCIAL SUBDIVISION PLAT**

1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL.
2	WATER DISTRIBUTION, SANITARY SEWER MAP, DRAINAGE STATEMENT, TOPOGRAPHY AND DRAINAGE, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF UTILITIES; REVISION NOTES.



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

ON \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY CLERK

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER-DEVELOPER: ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR: PENA ENGINEERING	RAFAEL DE LA GARZA III CRAIG A. GONZALEZ PABLO PENA III	9816 NORTH WARE RD., MCALLEN TX 78504 1104 E. ROBERTS AVE., DONNA, TX 78537 P.O. BOX 4320 MCALLEN, TX 78504
		(956) 215-6834 (956) 464-4710 (956) 682-8812

**GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AND ZONE "A" (SHADED) ZONE "X" ARE AREAS OF MINIMAL FLOODING, DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. ZONE "A" ARE AREAS WITH A 1% ANNUAL CHANCE OF FLOODING, FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. COMMUNITY PANEL No. 480334 0295 D, JUNE 6, 2000.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 54.00 FEET OR GREATER FOR EASEMENTS  
REAR: 428.00 FEET FOR DRAINAGE EASEMENT  
SIDE: 15.00 FEET FOR EASEMENTS
- LOT 1 WILL BE FOR COMMERCIAL USE ONLY. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (THERE SHALL BE NO OTHER USE, OTHER THAN COMMERCIAL UNLESS IT IS SPECIFIED ON THE PLAT THAT THE LOT CAN BE FOR SOMETHING OTHER THAN COMMERCIAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING LOT 1.
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES SHALL BE 122.0' ELEVATION. 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.
- 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 COMMERCIAL SEWAGE ONLY.  
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 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 OCCUPYING A LOT.

- B.M. 1 - CITY OF MCALLEN BENCH MARK MC 32 LOCATED AT THE SOUTHEAST CORNER OF TAYLOR RD & MILE 8 NORTH RD. ELEV:131.25
- B.M. 2 - SET P-K NAIL AT CENTER LINE OF MILE 8-1/2 NORTH RD., & 75 FEET EAST OF THE N.W.C. OF THIS PROPERTY. ELEV:124.68
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, 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.
- PRIVATE DRAINAGE EASEMENTS: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DETENTION SWALES OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF MAINTENANCE AND THE DRAINAGE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF MCALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 11,739 CUBIC FEET OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE MODEL SUBDIVISION RULES.
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- COMMON AREAS, PRIVATE SERVICE ACCESS EASEMENT, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- OPAQUE BUFFERS REQUIRED:  
6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.  
8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES

**URBAN INFRASTRUCTURE GROUP, INC.**

1704 E. ROBERTS AVE.  
PO BOX 725  
DONNA, TEXAS 78537

(956) 464-4710  
TBPE FIRM NO. F-13094  
WWW.UIGTEXAS.COM