



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: 5-25-2021

PROPOSED OCAÑAS SUBDIVISION PRECINCT No. 1.

ENGINEER: SAM ENGINEERING & SURVEYING, INC. DEVELOPER: JOSE DOMINGO OCAÑAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF ELDORA ROAD APPROXIMATELY ¼ MILE EAST FROM ALAMO ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-03-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ELDORA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 05-18-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-07-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 12-03-2020 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.

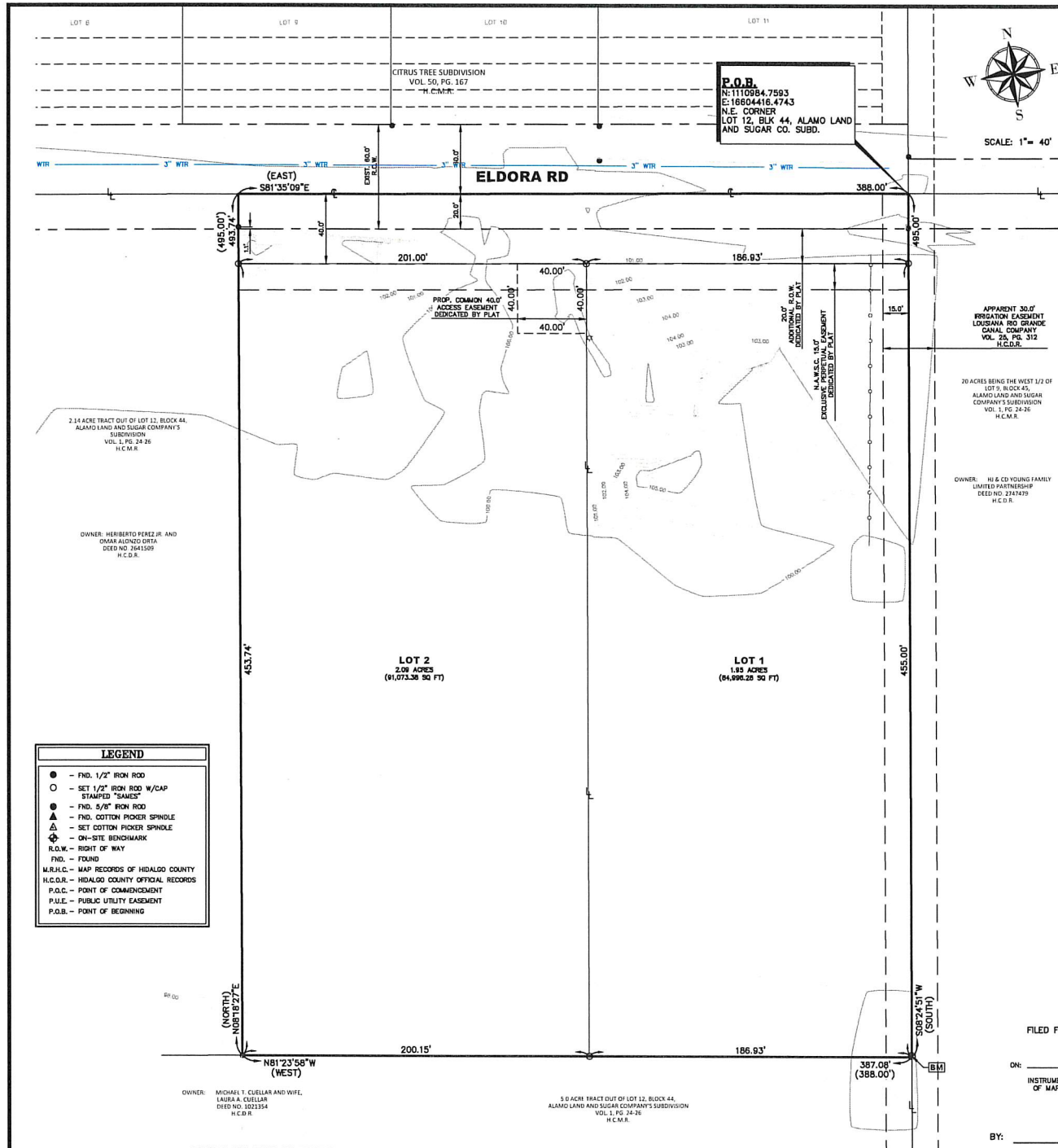
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 25, 2020

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

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.



- SURVEY NOTES:**
- BEARINGS SHOWN BASED ON ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.
 - ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
 - ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 - ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- GENERAL NOTES:**
- FLOOD ZONE CLASSIFICATION:**
THIS PROPERTY LIES IN ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 - COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 18, 1982
 - PERMANENT BENCHMARK: AN EXISTING ONE (1) INCH IRON PIPE LOCATED APPROXIMATELY SOUTHEAST CORNER OF THIS SUBDIVISION. N:18603927.510000, E:1110912.428000, ELEV.=102.228'
 - BASES OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
 - MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25.0'
SIDE: 6.0'
REAR: 15.0'
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SALES.
 - THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
 - THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF ALAMO.
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHOEVER 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
 - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,801.00 CUBIC-FEET (0.110 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS).
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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 OCCUPANCY AN EASEMENT.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: 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.
B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 2,750 SQUARE FOOT 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 EXCEPTS 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 STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - JOSE DOMINGO OCAÑAS AND WIFE BEATRICE OCAÑAS, THE OWNERS AND SUBDIVIDERS OF OCAÑAS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION.
 - 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.
 - ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPROXIMATE COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
 - EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.

LEGEND

- - FIN. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP STAMPED "SALES"
- - FIN. 5/8" IRON ROD
- ▲ - FIN. COTTON PICKER SPINDLE
- ▲ - SET COTTON PICKER SPINDLE
- - ON-SITE BENCHMARK
- - RIGHT OF WAY
- - FOUND
- - MAP RECORDS OF HIDALGO COUNTY
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON 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 SUBSEQUENT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, ASSIGN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO EXIST, 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 ACCESS 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' WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREON CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREON GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER MODIFIES OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSALLY RELOCATED 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 RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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 GRANTEE COVENANTS THAT 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 APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR SO LONG AS THE EASEMENT CONTINUED 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 GRANTEE DECEASED THIS INSTRUMENT THIS ____ DAY OF _____ 20__.

JOSE DOMINGO OCAÑAS _____ DATE _____

BEATRICE OCAÑAS _____ DATE _____

809 E. ELDORA RD. ALAMO, TX 78516

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JOSE DOMINGO OCAÑAS AND WIFE BEATRICE OCAÑAS AS OWNERS OF THE 4.41 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OCAÑAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.022 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 STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(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.

JOSE DOMINGO OCAÑAS _____ DATE _____

BEATRICE OCAÑAS _____ DATE _____

809 E. ELDORA RD. ALAMO, TX 78516

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

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

COUNTY OF HIDALGO

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF OCAÑAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20__.

ATTEST: HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ 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 THE TEXAS WATER CODE AND THAT 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. _____ DATE _____
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE ____ DAY OF _____ 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF OCAÑAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS ____ DAY OF _____

CHAIRPERSON-PLANNING AND ZONING COMMISSION _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

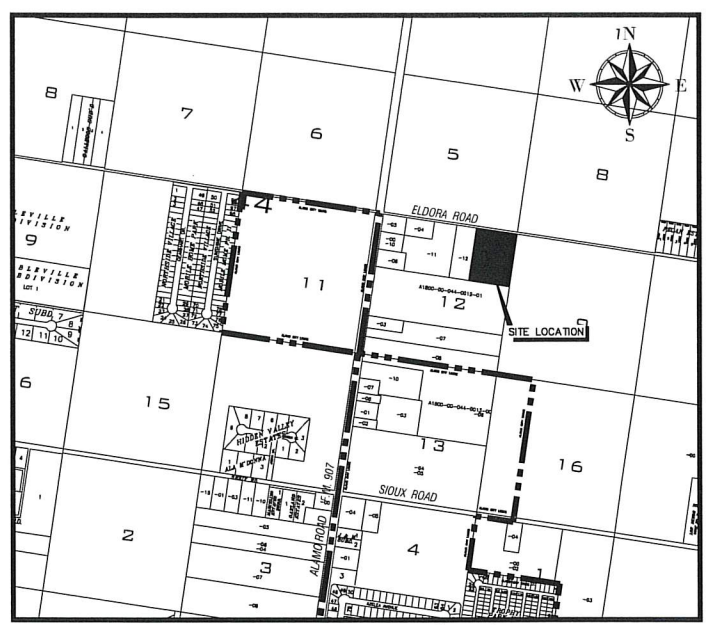
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF OCAÑAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE _____ NO. 111599 _____ DATE _____



LOCATION MAP SCALE: 1"=800'

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

OCAÑAS SUBDIVISION IS LOCATED APPROXIMATELY 950 FEET EAST OF ALAMO RD. ON THE SOUTH SIDE OF ELDORA RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ALAMO. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

METES AND BOUNDS

A 4.41 ACRE (192,060.00 SQ.FT.) GROSS, 4.23 ACRE (184,300.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 12, BLOCK 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN GFT WARRANTY DEED NUMBER 3047899, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT 474.84 FEET PASS A FOUND HALF (1/2) INCH IRON ROD LYING ON THE SOUTH RIGHT OF WAY OF ELDORA ROAD, AT A TOTAL DISTANCE OF 495.00 FEET, TO A FOUND ONE (1) INCH IRON PIPE, BEING SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08°24'51" WEST (SOUTH), ALONG THE WEST LINE OF A 20.0 ACRE TRACT OF LAND CONVEYED TO HJ & CD YOUNG FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 2747479, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT 20.0 FEET PASS A FOUND HALF (1/2) INCH IRON ROD LYING ON THE SOUTH RIGHT OF WAY OF ELDORA ROAD, AT A TOTAL DISTANCE OF 495.00 FEET, TO A FOUND ONE (1) INCH IRON PIPE, BEING SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81°23'58" WEST (WEST), ALONG THE NORTH LINE OF A 5.0 ACRE TRACT OF LAND CONVEYED TO MICHAEL T. CUELLAR AND WIFE, LAURA A. CUELLAR RECORDED IN DOCUMENT NUMBER 1021354, A DISTANCE OF 387.08 (388.00) FEET TO A FOUND HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08°18'27" EAST (NORTH), ALONG THE EAST LINE OF A 2.14 ACRE TRACT OF LAND CONVEYED TO HERIBERTO PEREZ JR. AND OMAR ALONZO ORTA RECORDED IN DOCUMENT NUMBER 2641559, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT 474.84 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, AT A TOTAL DISTANCE OF 493.74 (495.00) FEET, TO A POINT LYING ON THE CENTERLINE OF ELDORA ROAD, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81°35'09" EAST (EAST), ALONG THE CENTERLINE OF SAID ELDORA ROAD, A DISTANCE OF 388.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 4.41 ACRE (192,060.00 SQ.FT.) GROSS, 4.23 ACRE (184,300.00 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF ALAMO

ATTEST: _____
CITY SECRETARY

DATE _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSE DOMINGO OCAÑAS AND WIFE, BEATRICE OCAÑAS, PROVIDED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS _____

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.

SAMUEL D. MALDONADO, R.P.L.S. _____ NO. 6027 _____ DATE _____

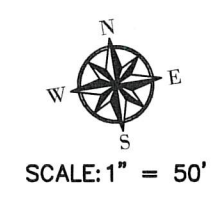
DATE OF PREPARATION: AUGUST 2020 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.

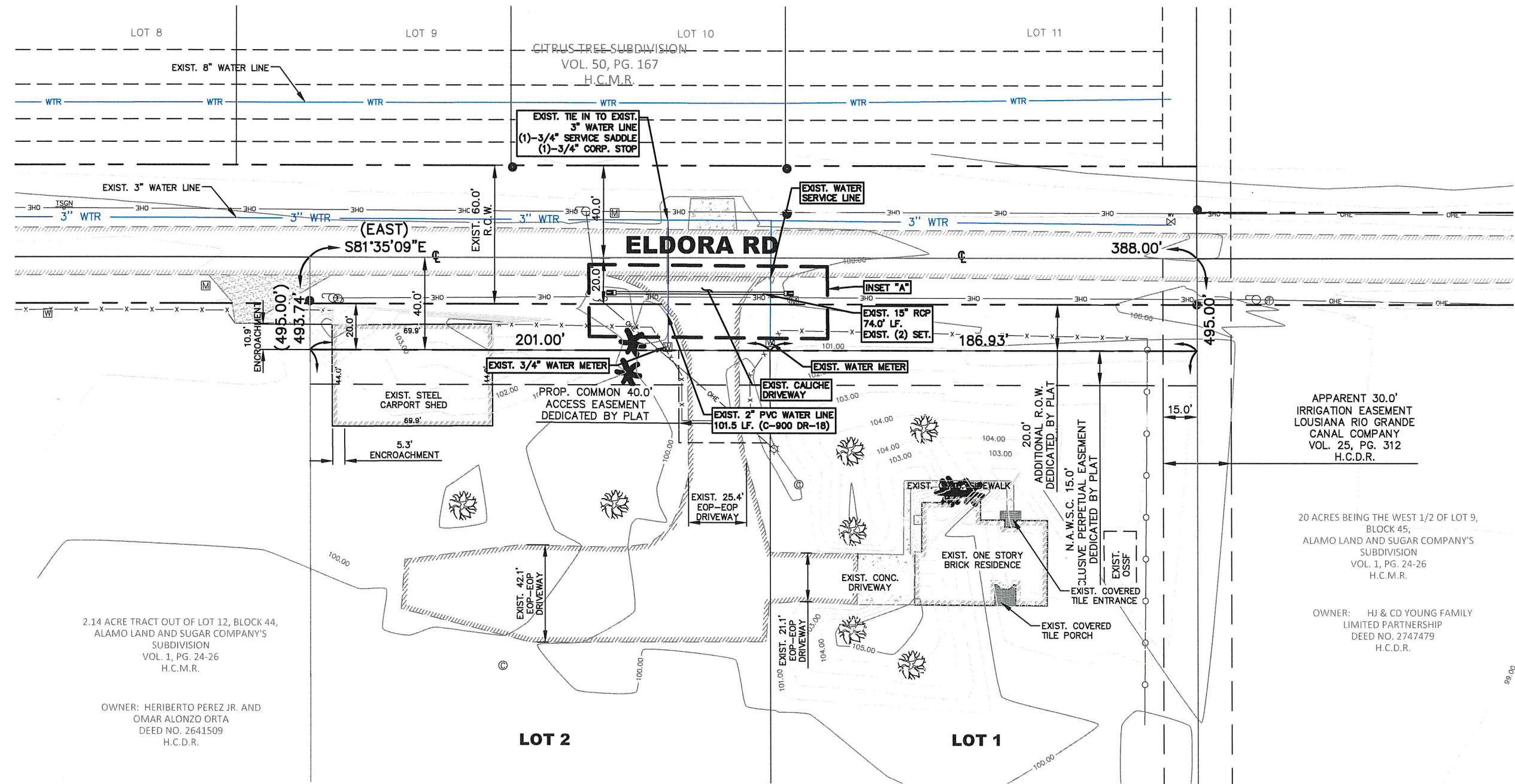
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

INDEX TO SHEETS OF OCAÑAS SUBDIVISION

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SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
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; & CONSTRUCTION DETAILS.



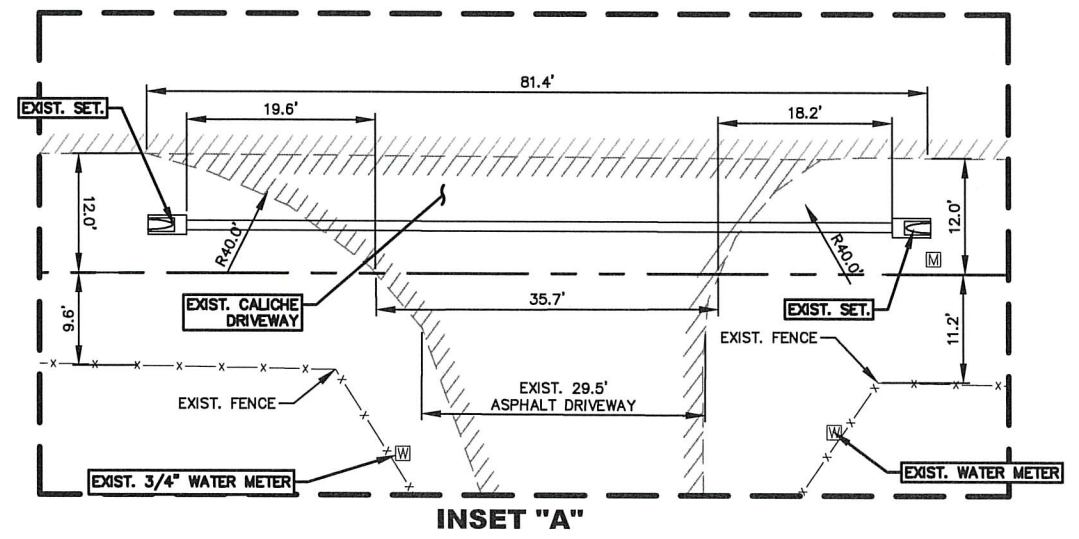
SAMES
 SAM Engineering & Surveying
 200 S. 10TH ST, SUITE 1500
 McALLEN, TEXAS 78501
 REGISTRATION # P-10602
 TEL: (956) 702-8880
 FAX: (956) 702-8883
 SURVEY FIRM REG. NO. 101416-00



2.14 ACRE TRACT OUT OF LOT 12, BLOCK 44,
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOL. 1, PG. 24-26
 H.C.M.R.
 OWNER: HERIBERTO PEREZ JR. AND
 OMAR ALONZO ORTA
 DEED NO. 2641509
 H.C.D.R.

APPARENT 30.0'
 IRRIGATION EASEMENT
 LOUISIANA RIO GRANDE
 CANAL COMPANY
 VOL. 25, PG. 312
 H.C.D.R.
 20 ACRES BEING THE WEST 1/2 OF LOT 9,
 BLOCK 45,
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOL. 1, PG. 24-26
 H.C.M.R.
 OWNER: HJ & CD YOUNG FAMILY
 LIMITED PARTNERSHIP
 DEED NO. 2747479
 H.C.D.R.

**OCAÑAS SUBDIVISION
 ALAMO ETJ, TEXAS**



AS-BUILTS

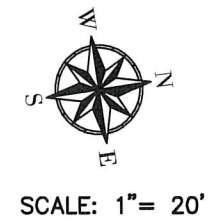
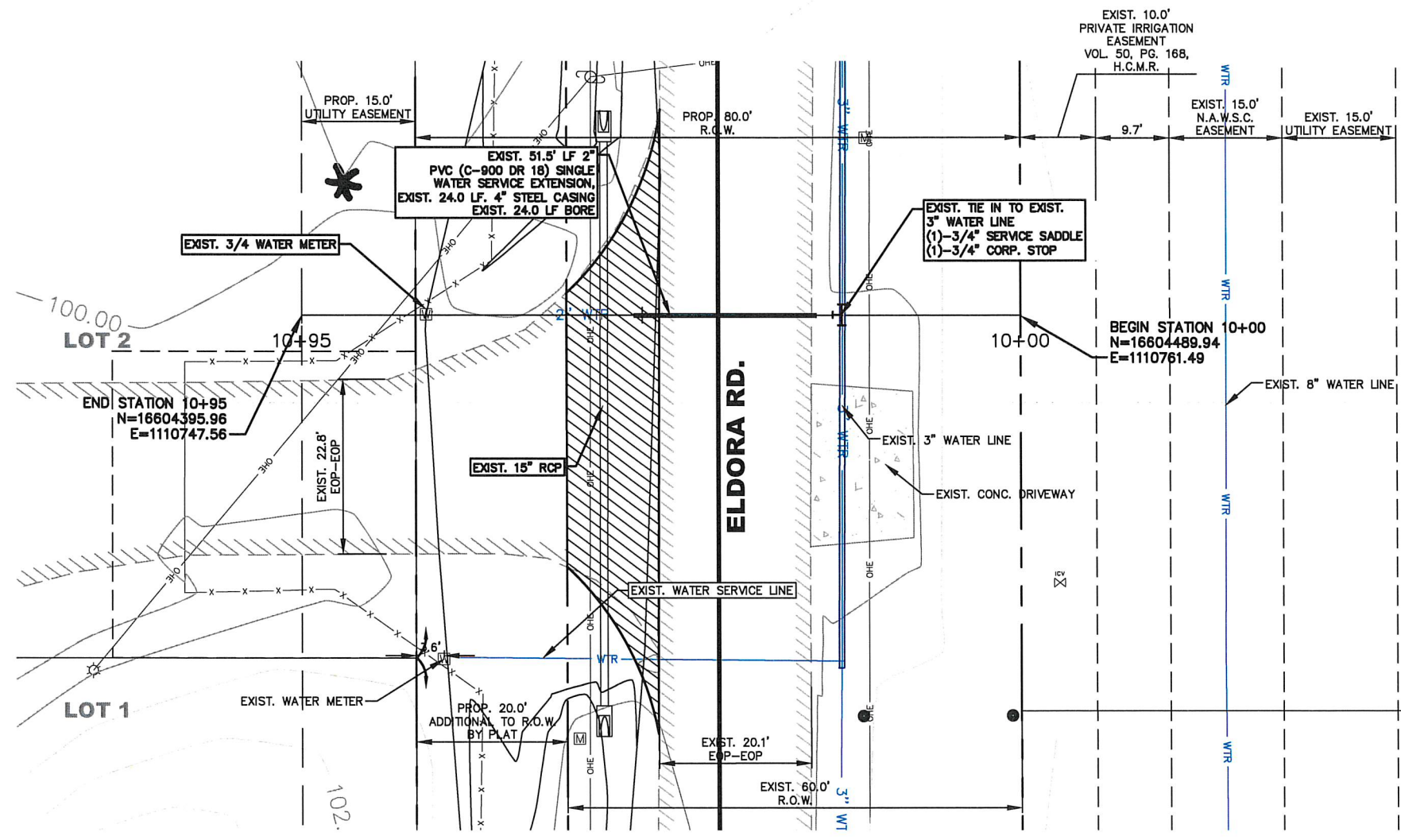


Jamam
 02/24/21

REV.	DESCRIPTION	DATE

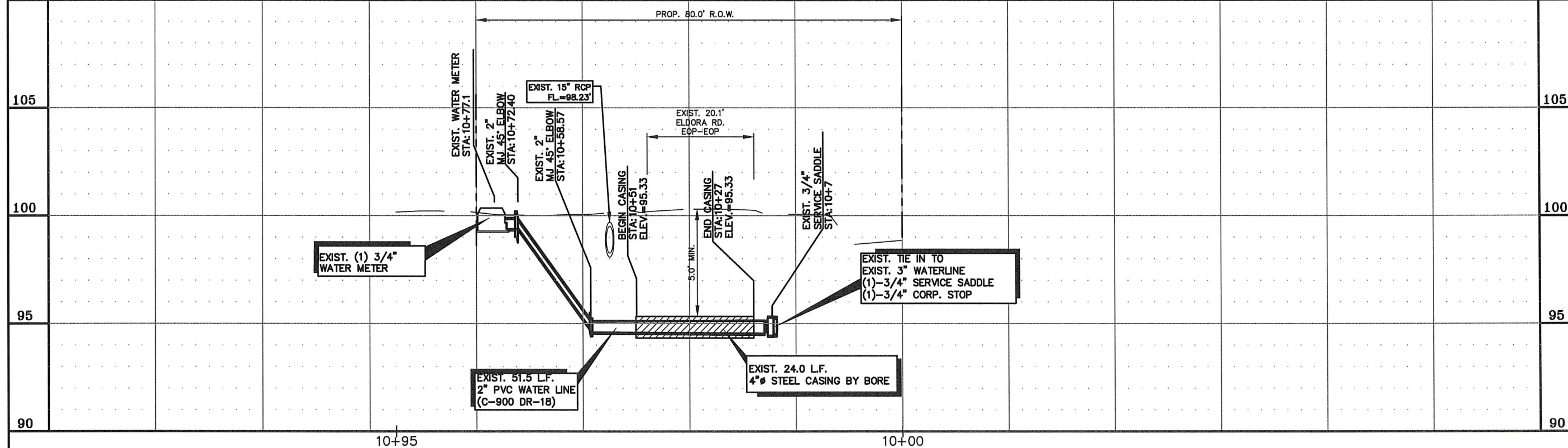
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PROJ. NO.	SUB 20.003
DATE:	February 2021
SCALE:	AS NOTED
SHEET NAME:	
OVERALL LAYOUT	
SHEET NUMBER:	03



AS-BUILTS

VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"= 20'



SAMES
SAM Engineering & Surveying
200 S. 10TH ST, SUITE 1500
McALLEN, TEXAS 78501
TEL: (956) 702-8880
FAX: (956) 702-8883
REGISTRATION # F-10602 SURVEY FIRM REG. NO. 101416-00

**OCAÑAS SUBDIVISION
ALAMO ETJ, TEXAS**

REV.	DESCRIPTION	DATE

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PROJ. NO. SUB 20.003
DATE: February 2021
SCALE: AS NOTED

SHEET NAME:
**WATER IMPROV
P&P**
SHEET NUMBER:
04

