



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: 9-28-2021

PROPOSED SANTA FE TERRACE SUBDIVISION, PRECINCT No. 2.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: OSCAR VITA MODERNA, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 7 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH WEST CORNER OF EL GATO ROAD AND SOUTH 3RD S. STREET.

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 2-04-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO EL GATO ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO EL GATO ROAD AND 10.00 FEET ONTO SOUTH 3RD STREET.

H.C.R.O.W. FINAL APPROVAL DATE: 9-21-2021 BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 5-14-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: MHWSC LINE SIZE: 8" LOCATION: EL GATO ROAD AND SOUTH 3RD STREET.

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 8" LOCATION: SOUTH 3RD STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 5-13-2021 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 26, 2019

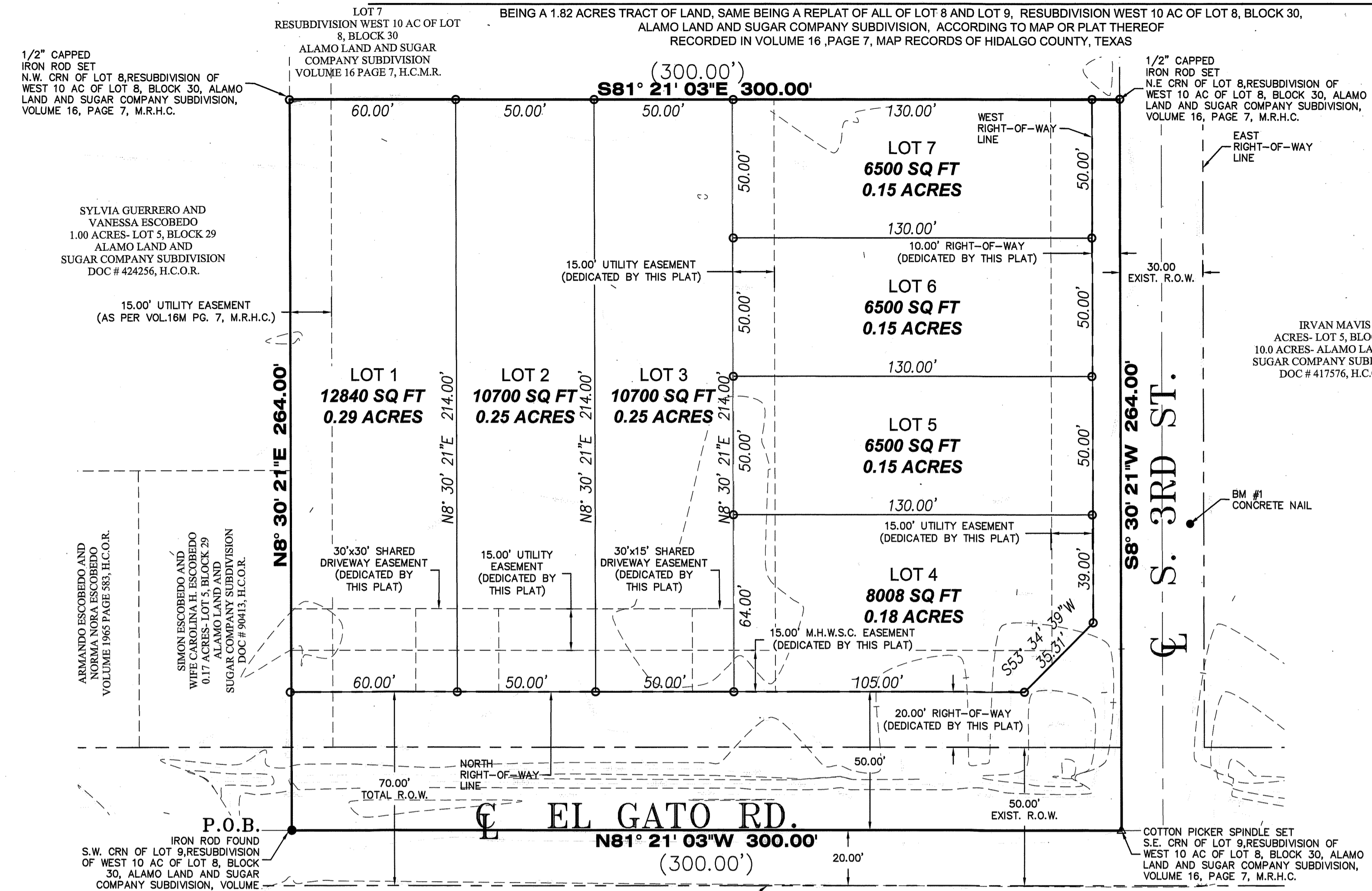
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of ALAMO.

Final Approval subject to recommendations other departments

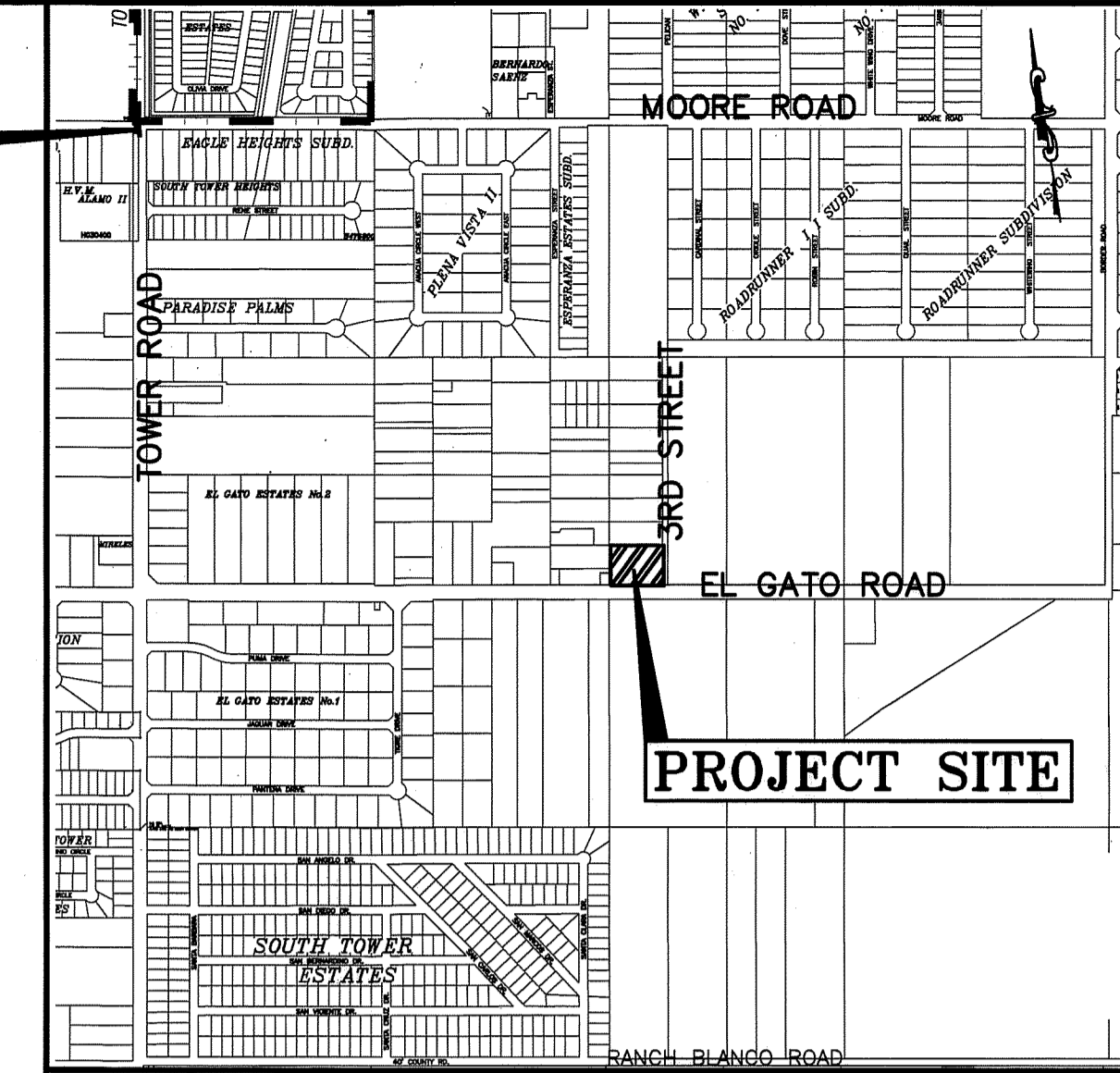
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

SANTA FE TERRACE SUBDIVISION



LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
△	COTTON PICKER SPINDLE SET
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
CL	CENTER LINE
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HIGHWAY WATER SUPPLY CORPORATION
H.C.I.D. No. 2	HIDALGO COUNTY IRRIGATION DIST. #2
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
(XXX)	PLAT CALL VOL. 37, PG. 74, H.C.M.R.
XXX	MEASURED
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
IL	LOT LINE

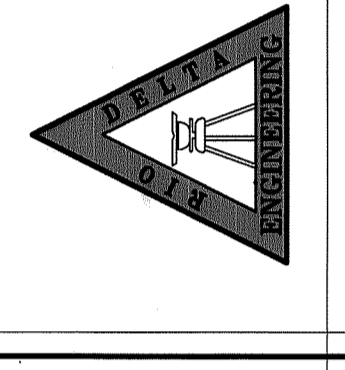


LOCATION MAP SCALE: 1"=1,000'

GENERAL NOTES:

- FLOOD ZONE STATEMENT: ZONE "B" OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF 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, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE-MAP COMMUNITY PANELS NO.: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS: FRONT: LOTS FRONTING EL GATO ROAD SHALL BE 50 FEET AND 30 FEET FOR LOTS FRONTING S. 3RD STREET. REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" 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.
- >B.M. NO. 1-- ELEV. 92.85 N.A.D. 83. DESCRIPTIONS: SET CONCRETE NAIL LOCATED APPROX 100 FEET NORTH FROM THE INTERSECTION OF EL GATO ROAD AND S 3RD STREET. GPS POINT, GRID COORDINATES N 16581974.8100, E 1113267.9540
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,352 CUBIC-FEET OR 0.100 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM DRAINAGE IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT, REINFORCED CONCRETE PIPE OF NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- AT THE BUILDING PERMIT STAGE AND PRIOR TO OCCUPANCY, A 5' SIDEWALK WILL BE REQUIRED ALONG EL GATO ROAD; AND A 4' SIDEWALK WILL BE REQUIRED ALONG SOUTH 3RD STREET.
- ALL UTILITIES EASEMENTS, ALLEYS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.
- A 30'x30' FOOT SHARED DRIVEWAY EASEMENT FOR LOT 1 AND LOT 2 SHALL BE PROVIDED FOR INGRESS AND EGRESS FROM EL GATO ROAD AND CONSTRUCTED BY DEVELOPER. THE ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING, DRAINAGE IMPROVEMENTS WITHIN THE ACCESS EASEMENT.
- A 30'x15' FOOT INDIVIDUAL DRIVEWAY EASEMENT FOR LOT 3 SHALL BE PROVIDED FOR INGRESS AND EGRESS FROM EL GATO ROAD AND CONSTRUCTED BY DEVELOPER. THE ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING, DRAINAGE IMPROVEMENTS WITHIN THE ACCESS EASEMENT.
- NO ACCESS FOR LOT 4 ALONG EL GATO ROAD.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING 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).
- SINGLE DRIVEWAY SHALL BE INSTALLED FOR LOT 3 TO HIDALGO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE TIME OF BUILDING PERMIT REQUEST.

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: EDWIN PENA
 DESIGN: IVAN GARCIA P.E. R.P.L.S.
 CHECKED: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 SCALE: 1"=30'
 DATE: OCTOBER 9, 2020

METES AND BOUNDS

BEING A 1.82 ACRES TRACT OF LAND, SAME BEING A REPLAT OF ALL OF LOT 8 AND LOT 9, RESUBDIVISION WEST 10 AC OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 16 PAGE 7, M.R.H.C., MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.82 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 8, BLOCK 30, SAME BEING ALONG THE CENTERLINE OF EL GATO RD., AND SAME BEING THE SOUTH BOUNDARY LINE OF THE SAID LOT 9, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE N 8°30'21" E, ALONG THE WEST LINE OF LOTS 8 AND 9 OF THE SAID RESUBDIVISION WEST 10 AC OF LOT 8, BLOCK 30, PASSING AT 50.00 FEET A 1/2" CAPPED IRON ROD SET ALONG THE WEST LINE OF LOTS 8 AND 9, AND CONTINUING FOR A TOTAL DISTANCE OF 264.00 FEET TO A 1/2" CAPPED IRON ROD SET THE NORTHWEST CORNER OF LOT 8 OF THE SAID ALAMO LAND AND SUGAR COMPANY, AND SAME BEING THE SOUTHWEST CORNER OF LOT 7, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED;

THENCE S 81°21'03" E, ALONG THE NORTH LINE OF LOT 8 OF THE SAID RESUBDIVISION WEST 10 AC OF LOT 8, BLOCK 30, PASSING AT 290.00 FEET A 1/2" CAPPED IRON ROD SET ALONG THE WEST RIGHT OF WAY LINE OF S. 3RD STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 300.00 FEET TO A 1/2" CAPPED IRON ROD SET ALONG THE EAST LINE OF LOT 8 OF, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°30'21" W, ALONG THE EAST LINE OF LOTS 8 AND 9, SAME BEING WITHIN THE RIGHT-OF-WAY OF S. 3RD STREET, A DISTANCE OF 264.00 FEET TO A COTTON PICKER SPINDLE SET, THE SOUTHWEST CORNER OF LOT 9 OF THE SAID RESUBDIVISION WEST 10 AC OF LOT 8, BLOCK 30, AND SAME BEING A POINT ON THE CENTERLINE OF EL GATO RD., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°21'03" W, ALONG THE CENTERLINE OF EL GATO RD., AND SAME BEING THE SOUTH BOUNDARY LINE OF THE SAID LOT 9 OF THE SAID RESUBDIVISION WEST 10 AC OF LOT 8, BLOCK 30, A DISTANCE OF 300.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.82 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, OSCAR HERNANDEZ, AS OWNERS OF THE 1.82 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA FE TERRACE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

- (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 CONNECTION 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.

OSCAR HERNANDEZ (OWNER)
 OSCAR VITA MODERNA, LLC.
 1626 E. GRIFFIN PKWY. STE. B.
 MISSION, TEXAS 78572

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR HERNANDEZ, 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 22 DAY OF April 2020.

EDWIN PENA
 Notary Public, State of Texas
 Comm. Expires 12-13-2023
 Notary ID 132283189

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTA FE TERRACE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS 22 DAY OF April 2020.

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

NAME	ADDRESS	PHONE & FAX
OWNER(S): OSCAR VITA MODERNA, LLC.	1626 E. GRIFFIN PKWY. STE. B., MISSION, TX. 78572	(956) 821-2837
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

STATE OF TEXAS - CITY OF ALAMO PLAT APPROVAL CERTIFICATE

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

ATTEST: _____ DATE 4/23/20
 _____ DATE 4/23/20

THIS PLAT OF SANTA FE TERRACE 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.

DATED THIS 22ND DAY OF April 2021.

CHAIRMAN _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTA FE TERRACE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS 22 DAY OF April 2020.

ATTEST: _____ DATE _____
 ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 22 DAY OF April 2020.

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

ATTEST: _____ DATE 4/23/20
 _____ DATE 4/23/20

STATE OF TEXAS - COUNTY OF HIDALGO

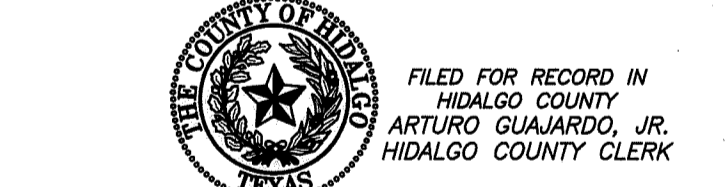
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E. R.P.L.S.
 REG. PROFESSIONAL ENGINEER NO. 115862
 DATE 10/12/2020

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 CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING IMPROVEMENTS. VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
 SURVEY FIRM # 10194027
 DATE 10/12/2020



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF SANTA FE TERRACE SUBDIVISION

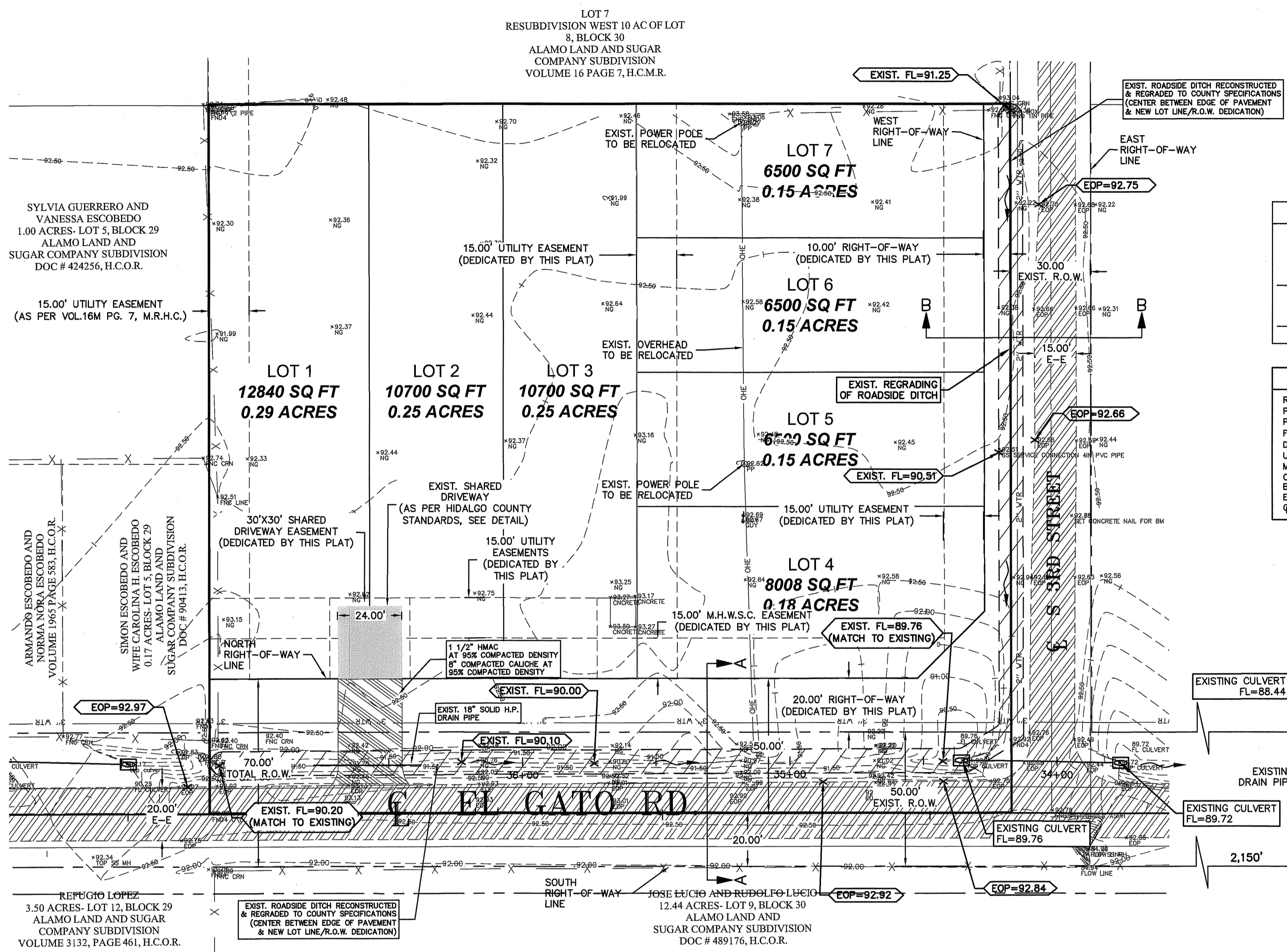
SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; H.C.I.D. No. 2; CITY CERTIFICATION

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
 MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

ISSUED FOR: FINAL

PLAT SHEET
SANTA FE TERRACE SUBDIVISION
CITY OF ALAMO
HIDALGO COUNTY, TEXAS



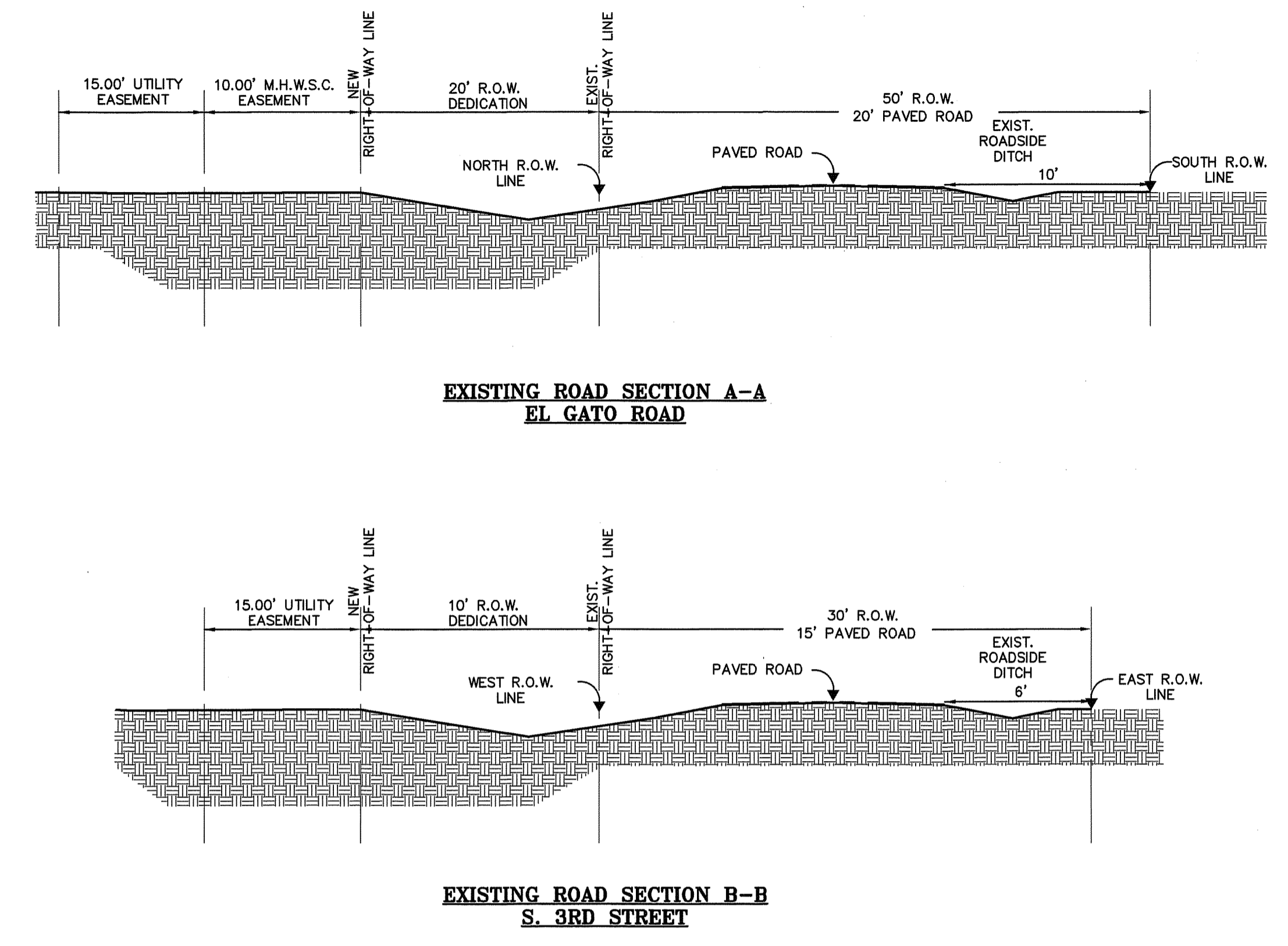
SCALE: 1"=30'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)

LEGEND

- ⊗ - FIRE HYDRANT
- - SET IRON ROD
- - IRON ROD FOUND
- W — EXIST. WATER SERVICE
- W — EXIST. 8" WATER LINE
- X — EXIST. FENCE LINE

ABBREVIATION LEGEND

- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- F.M. - FARM-TO-MARKET
- D.R.H.C. - DEED RECORDS OF HIDALGO COUNTY
- U.E. - UTILITY EASEMENT
- M.H.W.S.C. - MILITARY HIGHWAY WATER SUPPLY CORP.
- O.S.S.F. - ON-SITE SEWAGE FACILITY
- B-B - BACK TO BACK
- E-E - EDGE TO EDGE
- CL - CENTER LINE



DRAINAGE REPORT

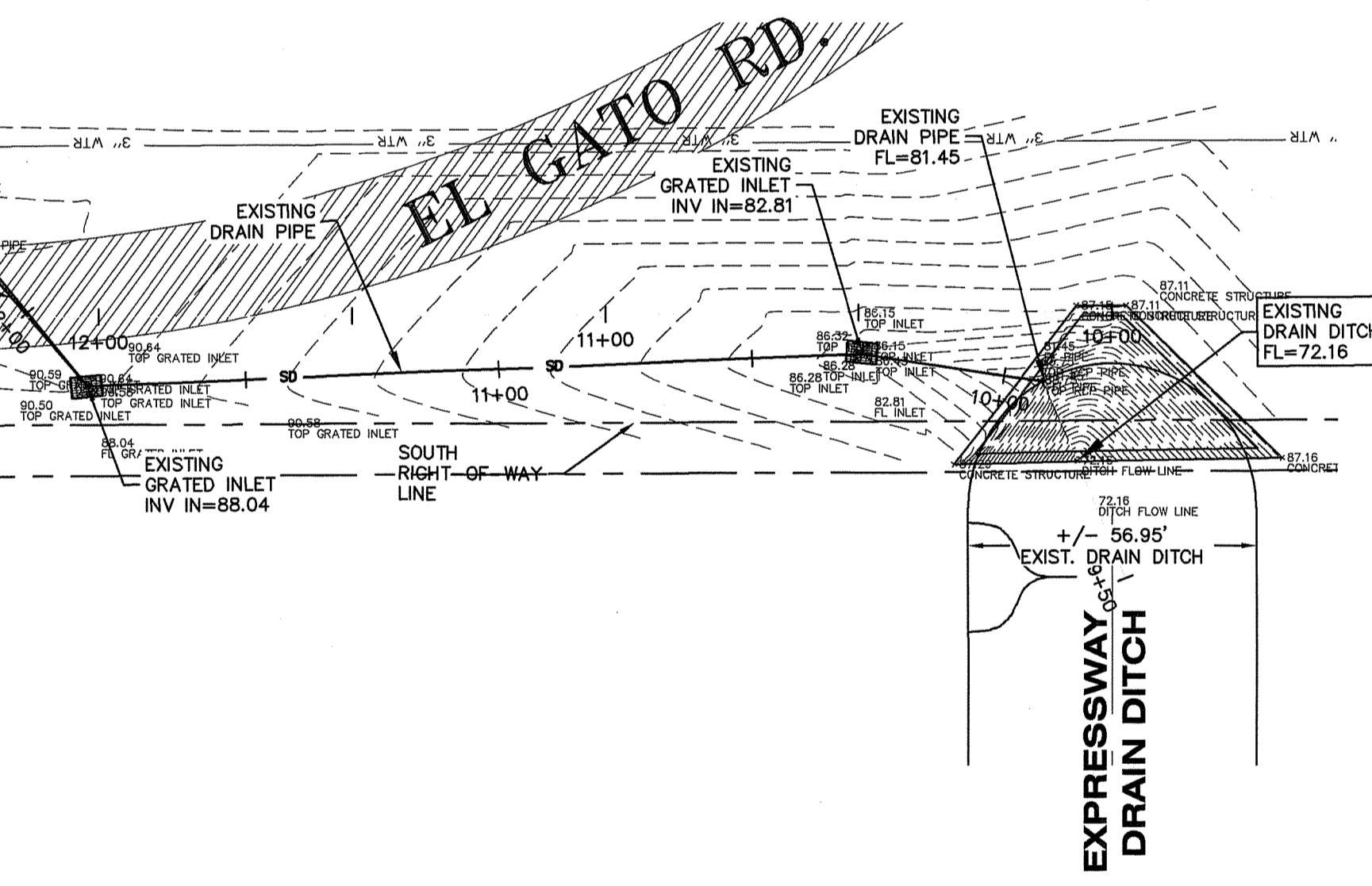
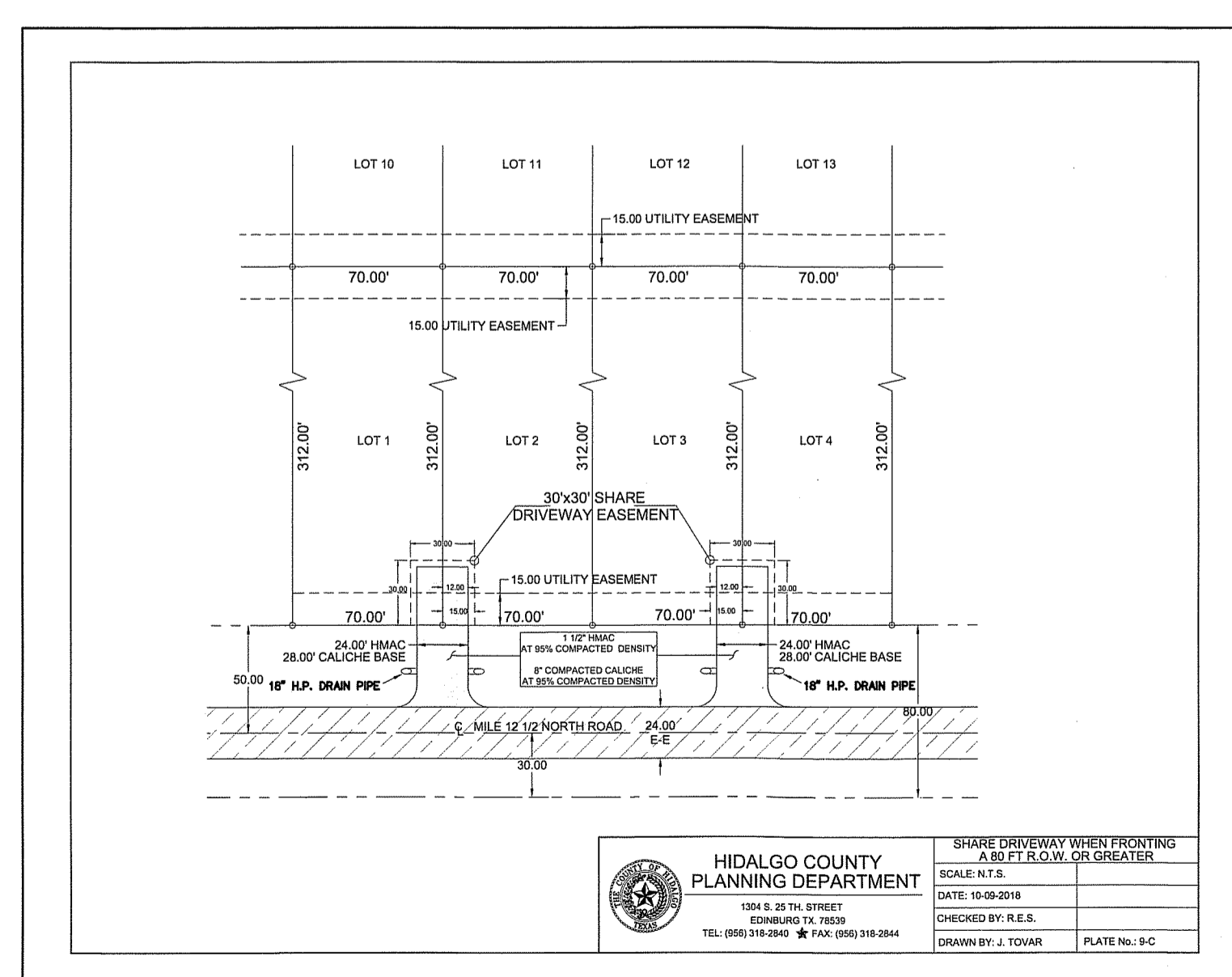
SANTA FE TERRACE SUBDIVISION IS A PROPOSED 7 LOT SUBDIVISION, SAME BEING A REPEAT OF ALL OF LOT 8 AND LOT 9, RESUBDIVISION OF THE WEST 10 ACRES OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE, 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 PROTECTED BY LEVES FROM THE BASE FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0425 C, REVISED NOVEMBER 16, 1982.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1 PERCENT SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. PLEASE SEE THE ATTACHED TABLES FOR PHYSICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTH EASTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROADSIDE DITCH ON THE NORTH RIGHT-OF-WAY OF EL GATO RD. WHICH OUTFALLS VIA EXISTING GRATED INLET LOCATED APPROX. 2,430 FEET EAST OF THE FRONTAGE OF THE PROPERTY (S. 3RD STREET AND EL GATO RD.), WHICH OUTFALLS VIA EXISTING GRATED INLET LOCATED APPROX. 2,430 FEET EAST OF THIS SUBDIVISION INTO THE EXPRESS WAY DRAIN DITCH CONVEYED TO THE IBWC FLOODWAY AND FINAL OUTFALL TO THE LAGUNA MADRE. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2,42 CFS OF STORM RUNOFF FOR THE LOTS (RESIDENTIAL). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 6.31 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR THE LOTS (RESIDENTIAL). THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 3.89 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A 4,352 CF OR 0.100 AC-FT, WILL NEED TO BE DETAINED ON-SITE FOR THE LOTS RESPECTIVELY FOR A 50-YEAR STORM. STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (S. 3RD STREET AND EL GATO RD.), WHICH OUTFALLS VIA EXISTING GRATED INLET LOCATED APPROX. 2,430 FEET EAST OF THIS SUBDIVISION INTO THE EXPRESS WAY DRAIN DITCH CONVEYED TO THE IBWC FLOODWAY AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.



DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 4,352 CF

VOLUME PROVIDED IN EXISTING DITCH AREA = 528 FT X 9 FT X 1.5FT = 7,128 CF (163% OF REQUIRED) FOR SUBDIVISION

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF SANTA FE TERRACE SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, H.C.I.D. No. 2, CITY CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSP AND ENGINEER'S CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

IVAN GARCIA, P.E., R.P.L.S.

DATE: 9/3/21

STATE OF TEXAS
Ivan Garcia
115662
LICENSED PROFESSIONAL ENGINEER

HIDALGO COUNTY PLANNING DEPARTMENT
1004 S. 29th STREET
EDINBURG, TX 77629
TEL: (281) 218-2844 FAX: (281) 218-2844

SHARE DRIVEWAY WHEN FRONTING A LOT & R.O.W. OR CREATOR
SCALE: N.T.S.
DATE: 10-09-2019
CHECKED BY: M.E.L.
DRAWN BY: J. TOVAR
PLATE NO. 9-C

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 76539
(TEL) 956-380-5152 (FAX) 956-380-5083

DELTA ENGINEERING

DRAWN: EDWIN PENA
DESIGN: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
SCALE: 1"=30'
DATE: SEPTEMBER 9, 2021

ISSUED FOR:
FINAL

DRAINAGE PLAN

SANTA FE TERRACE SUBDIVISION
CITY OF ALAMO
HIDALGO COUNTY, TEXAS

PROJECT:
SUB 18 024
PAGE NO.
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