



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: 10-19-2021

PROPOSED J. LEAL SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JESUS ELIU LEAL DE LEON

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: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF TROSPER ROAD & MILE 7 NORTH 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 5-11-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WHICH WILL CONNECT TO AN EXISTING TXDOT STORM SYSTEM AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION

H.C.R.O.W. FINAL APPROVAL DATE: 1-04-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-04-2021 BY, ENVIRONMENTAL HEALTH DIVISION

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

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 12" LOCATION: MILE 7 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-04-2021; 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.

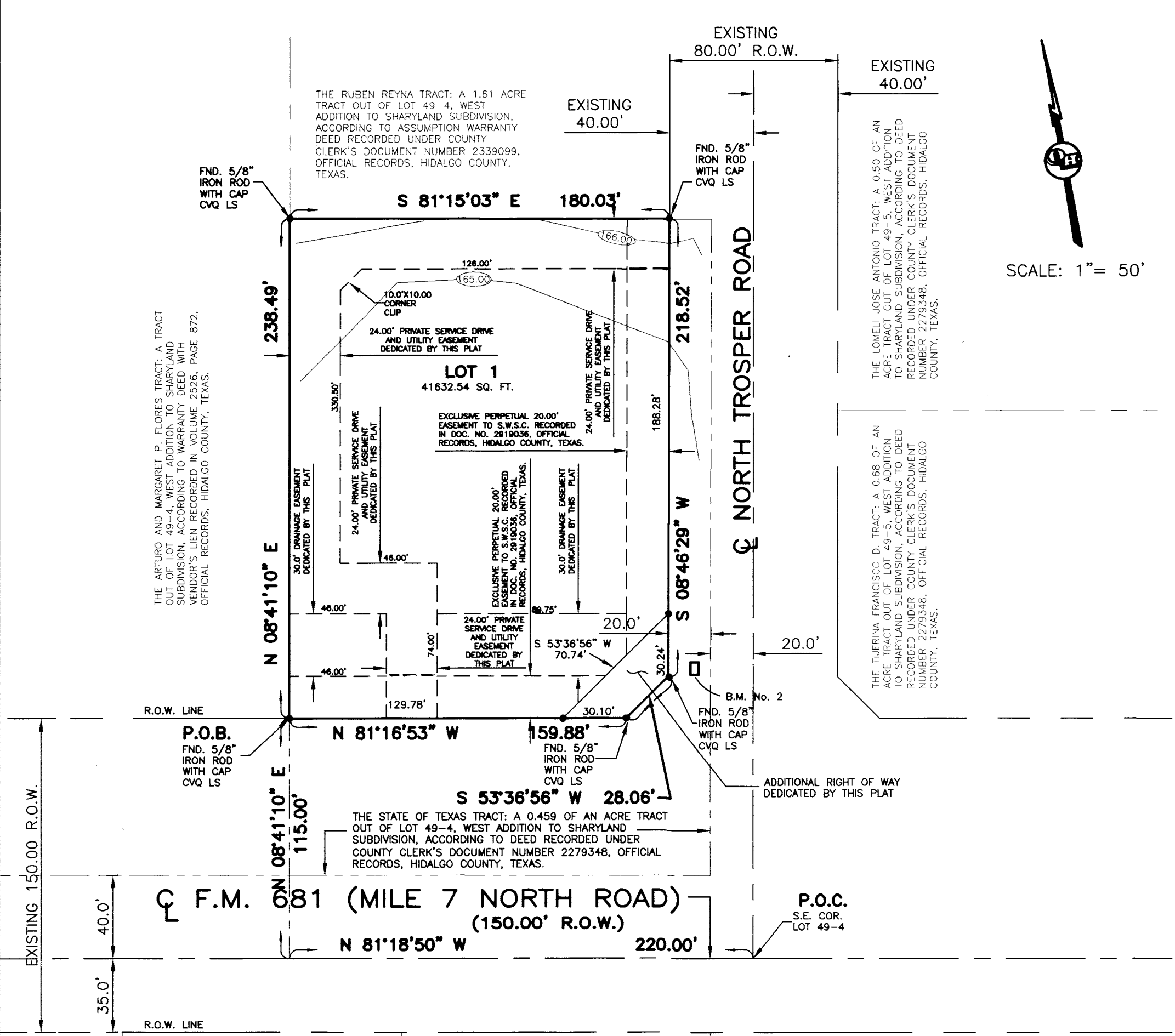
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 22, 2020

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

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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- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334-0295 D MAP REVISED: JUNE 6, 2000
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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 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 A DEVELOPMENT PERMIT APPLICATION.
 - LEGEND: ● DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
 - MINIMUM BUILDING SETBACK LINES:
 F.M. 681 (MILE 7 NORTH ROAD) 75.00' OR GREATER FOR EASEMENTS NORTH TROSPER ROAD 40.00' OR GREATER FOR EASEMENTS INTERIOR WEST SIDE 24.00' OR GREATER FOR EASEMENTS REAR (FROM NORTH PROPERTY LINE) 30.00' OR GREATER FOR EASEMENTS CORNER SIDE 20.00' OR GREATER FOR EASEMENTS OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
 - NO STRUCTURE SHALL BE PERMITTED UNDER 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.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF **11,783.17 CUBIC FEET (0.271 ACRE FEET)** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS:
 SEE DRAINAGE REPORT ON SHEET No. 2.
 - BENCHMARK CITY OF McALLEN BENCHMARK - ESTEBAN STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP MARK STAMP ESTEBAN FOUND INSIDE ESTEBAN ELEMENTARY SCHOOL LOCATED EAST SIDE OF N. CONWAY (HWY. 107) SOUTH OF FM 681 N.A.V.D. 88 DATUM.
 B.M. No.2 - ELEV= 163.50, TOP OF INLET LOCATED ON THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
 - A SITE & DRAINAGE DETENTION PLAN TO BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - THIS LOT IS FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THE LOT IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON THE DEED AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - JESUS ELIU LEAL DE LEON**, THE OWNER & SUBDIVIDER OF **J. LEAL SUBDIVISION** RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
 - EACH PURCHASED 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.
 - 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.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF COMMERCIAL SEWERAGE ONLY
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 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 EXCERPT 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 OCCUPANCY A LOT.
 - MINIMUM 5.0' WIDE SIDEWALK IS REQUIRED ON F.M. 681 (MILE 7 NORTH ROAD) AND NORTH TROSPER ROAD.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
 NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
 NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
 NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY UNITED DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
 - A 8.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 A 8.00' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN OFF-STREET PARKING LOT SITE-PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED ON COMMERCIAL INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED, AND CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THE SUBDIVISION.
 - TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO F.M. 681 (MILE 7 NORTH ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
 - COMMON AREAS AND 24.00 FT PRIVATE SERVICE DRIVE DEDICATED BY THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNER(S), NOT THE CITY OF McALLEN. THE 24.00 FT. PRIVATE SERVICE DRIVE WILL EXTEND SOUTHWARD TO SERVE AND PROVIDE SERVICE ACCESS TO PROPERTY SOUTH ONCE THE PROPERTY IS DEVELOPED.
 - 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. THE PLAT DEVELOPER AND ENGINEER CERTIFY OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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.

**SUBDIVISION PLAT OF
J. LEAL SUBDIVISION**

A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2883389, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2883389, 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 5/8" IRON ROD WITH CAP STAMPED CVO LS FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD) ROAD FOR THE SOUTHEAST CORNER OF ARTURO FLORES TRACT (A TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2526, PAGE 872, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 81°18'50" W, 220.00 FEET, AND N 08°41'10" E, 115.00 FEET FROM THE SOUTHEAST CORNER OF LOT 49-4.

THENCE: N 08°41'10" E, ALONG THE WEST LINE OF THE ARTURO FLORES TRACT, A DISTANCE OF 238.49 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVO LS FOUND FOR THE SOUTHWEST CORNER OF THE RUBEN REYNA TRACT (A 1.61 ACRE TRACT OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2339099, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

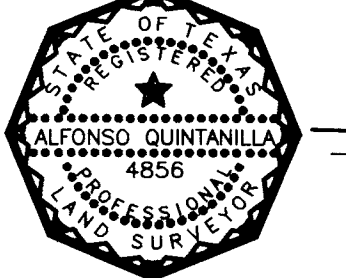
THENCE: S 81°15'03" E, ALONG THE SOUTH LINE OF THE RUBEN REYNA TRACT, A DISTANCE OF 180.03 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVO LS FOUND ON THE WEST RIGHT OF WAY LINE OF TROSPER ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°46'29" W, ALONG THE WEST RIGHT OF WAY LINE OF TROSPER ROAD, A DISTANCE OF 218.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVO LS FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 53°36'56" W, ALONG THE WEST RIGHT OF WAY LINE OF TROSPER ROAD, A DISTANCE OF 28.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVO LS FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD) FOR THE SOUTHEAST CORNER OF THIS TRACT.

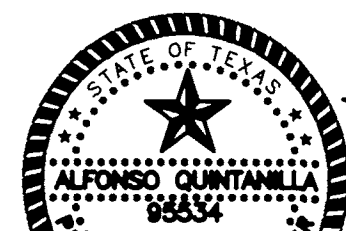
THENCE: N 81°18'50" W, ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), A DISTANCE OF 159.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.979 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AZIZ SHARYLAND SUBDIVISION, RECORDED IN VOLUME 51, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**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.

 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 DATE: MAY 21, 2018

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **J. LEAL SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____.
 ENVIRONMENTAL HEALTH DIVISION MANAGER _____ 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 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 SESIN, P.E., C.F.M.
 GENERAL MANAGER _____ DATE _____

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

 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE: 8-20-2020

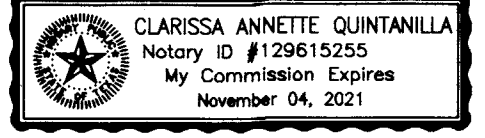
INDEX OF SHEETS

| | |
|-----------|---|
| SHEET 1-- | HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HEALTH CERTIFICATE; UNITED IRRIGATION DISTRICT CERTIFICATE; H.C.D.D. 1 CERTIFICATE; CITY OF McALLEN CERTIFICATES; PLANNING AND ZONING, CHAIRMAN AND MAYOR, REVISION NOTES |
| SHEET 2-- | ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE & STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS; REVISION NOTES. |

OWNER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS
 COUNTY OF HIDALGO
 I, JESUS ELIU LEAL DE LEON, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **J. LEAL SUBDIVISION**, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

JESUS ELIU LEAL DE LEON
 6854 BARNETT DR.
 MISSION, TEXAS 78573
 DATE: 8-11-2020

**STATE OF TEXAS
COUNTY OF HIDALGO**
 BEFORE ME, the undersigned notary public, on this day personally appeared
 JESUS ELIU LEAL DE LEON
 I proved to me through his Texas Department of Public Safety Driver License to be the person 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 she executed the same for the purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of AUGUST, 2020.


 CLARISSA ANNETTE QUINTANILLA
 NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

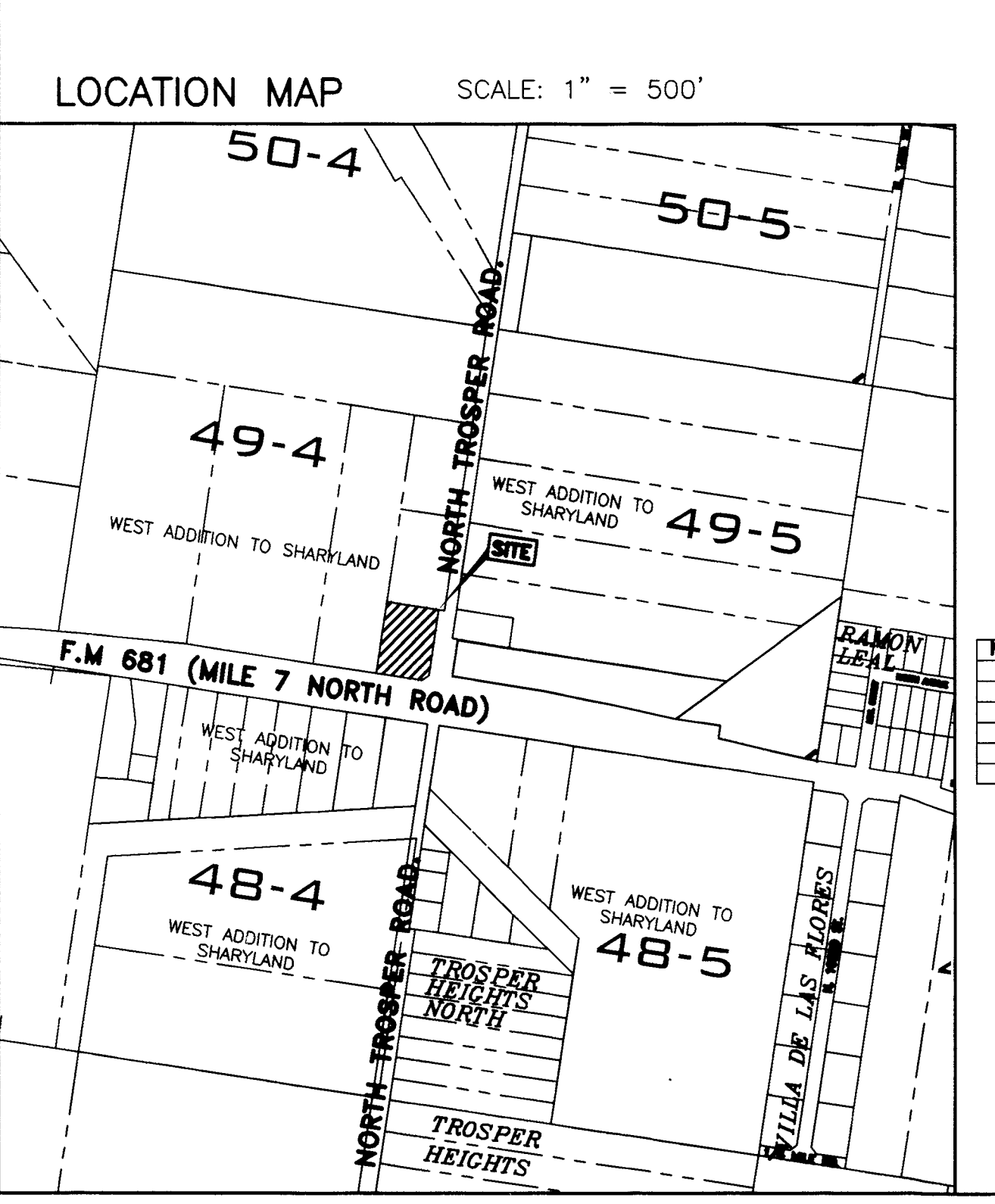
MAYOR _____ DATE _____
 ATTEST: _____ DATE _____
 CITY SECRETARY _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**
 WE, THE UNDERSIGNED CERTIFY that this plat of the J. LEAL SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____ 20____.
 Hidalgo County Judge _____ Date _____
 ATTEST: _____ Date _____
 Hidalgo County Clerk _____

UNITED IRRIGATION DISTRICT CERTIFICATION
 THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF AUGUST, 2020.
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.
 ATTEST: _____ PRESIDENT _____ DATE _____
 _____ SECRETARY _____

I, Sherilyn Dahlberg, hereby certify that Sharyland Water Supply Corporation has approved the potable water infrastructure for the **J. LEAL SUBDIVISION** subdivision located at **NORTHWEST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND TROSPER ROAD** in Hidalgo County, Texas, subject to the potable water system meeting the approval of the Design Engineer and all applicable rules and regulations of Sharyland Water Supply Corporation, and local, state, and federal agencies. Developer and Design Engineer shall bear full responsibility to ensure that the above referenced potable water infrastructure is constructed within the designated Sharyland Water Supply Corporation easement.

Sherilyn Dahlberg
 General Manager
 Sharyland Water Supply Corporation



22- THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANTS AGAINST REAL PROPERTY BETWEEN JESUS ELIU LEAL DE LEON AND THE CITY OF McALLEN ON 05-11-21 AND REC. IN INST. No. 322246 D.R., H.C., TX REVISION NOTES

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
| | | | | |

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 J. LEAL SUBDIVISION IS LOCATED IN WESTERN HIDALGO COUNTY ON THE NORTH SIDE OF F.M. 681 ROAD AND NORTH TROSPER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 129,877). J. LEAL SUBDIVISION, LIES APPROXIMATELY 0.25 OF A MILE FROM THE CITY LIMITS AND FALLS WITHIN THE CITY ETJ. IT LIES IN PRECINCT No. 3. UNDER LOCAL GOVERNMENT CODE § 42.021

PRINCIPAL CONTACTS:

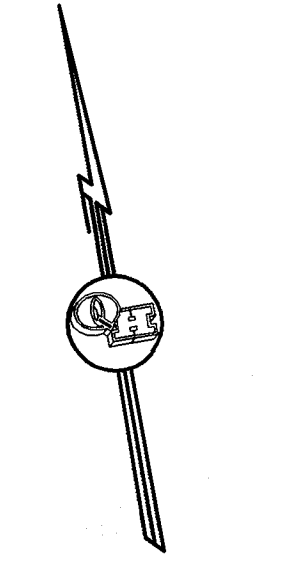
| Name | Address | City & Zip | Phone | Fax |
|--------------------------------|------------------|--------------------|---------------|---------------|
| OWNER: JESUS ELIU LEAL DE LEON | 6854 BARNETT DR. | MISSION, TX 78573 | (956)442-6680 | |
| ENGINEER: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 | (956)381-6480 | (956)381-0527 |
| SURVEYOR: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 | (956)381-6480 | (956)381-0527 |

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QQA-ING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

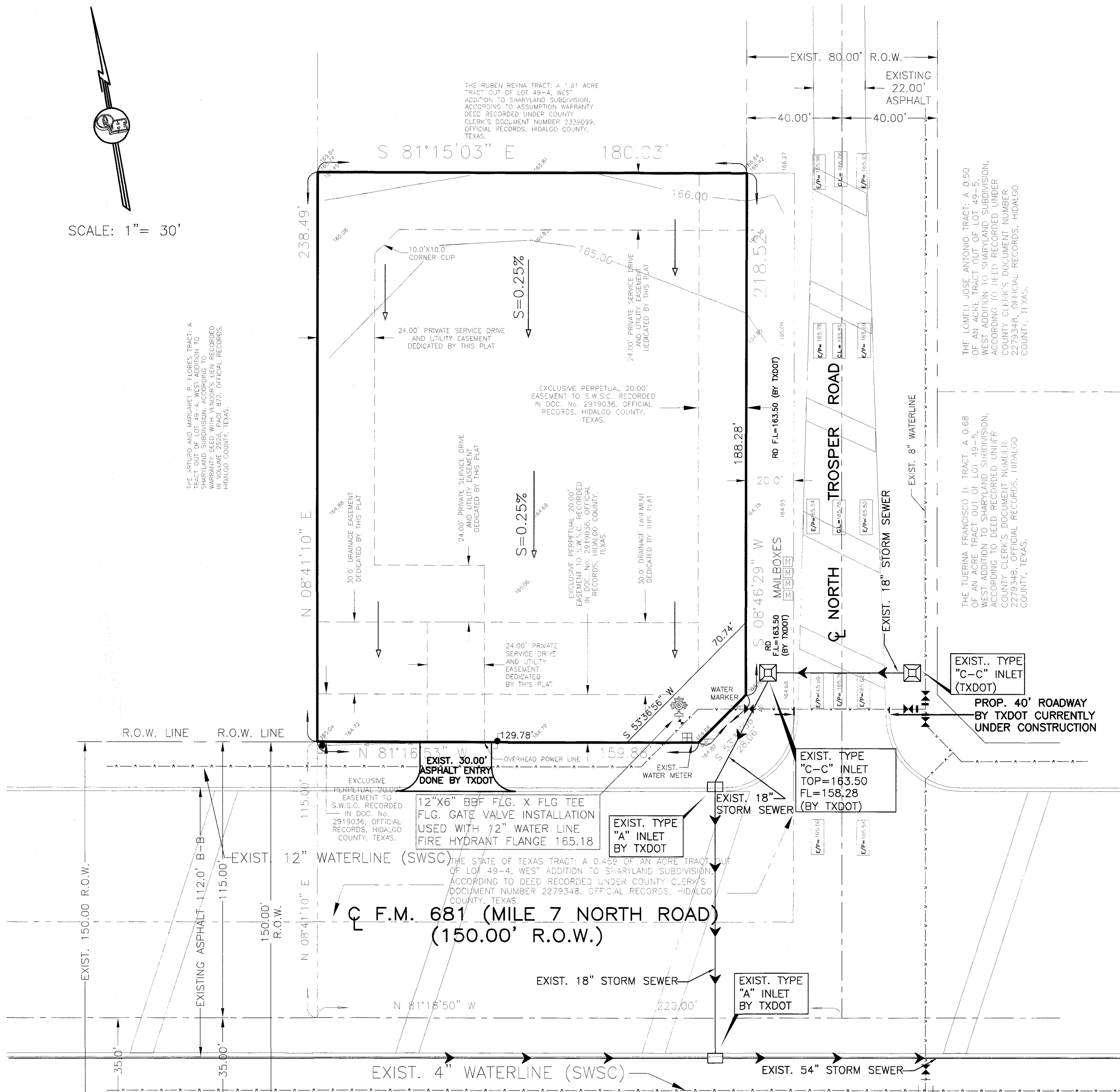
DATE OF PREPARATION: MAY 21, 2018

| FILENAME: | DATE PREPARED: | PREPARED BY: | CHECKED BY: | APPROVED BY: |
|--|----------------|---------------------|---------------------|---------------------|
| F:\DATA\SUBD\McALLEN\J. LEAL SUBDIVISION | MAY 21, 2018 | ALFONSO QUINTANILLA | ALFONSO QUINTANILLA | ALFONSO QUINTANILLA |
| | DATE REVISION: | REVISION BY: | CHECKED BY: | APPROVED BY: |
| | JUNE 23, 2020 | LG | MS | AQ |

MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE



SCALE: 1" = 30'



SUBDIVISION PLAT OF:

J. LEAL SUBDIVISION

A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2883389, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR J. LEAL SUBDIVISION

J. Leal Subdivision is a 0.979 of an acre tract of land out of Lot 49-4, West Addition to Sharyland Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 56, map records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 2883389, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of the intersection of Trospers Road and F.M. 681 (Mile 7 North Road). This property is located within the extra territorial jurisdiction of the City of McAllen. The proposed subdivision will consist of one commercial lot.

The tract is Zone "X" (Unshaded), areas determined to be outside 500-year floodplain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0285 D, dated on June 6, 2000.

The soil is Hidalgo (25 and 28) and soil group "B". It is a mixture of fine sandy loam (SM-SC), sandy clay loam (SC), and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff is in a southerly direction and flows into the existing roadside ditches located on the south and east part of the subdivision. The existing runoff for the proposed subdivision is Q = 0.92 cubic feet per second based on a 10-year storm.

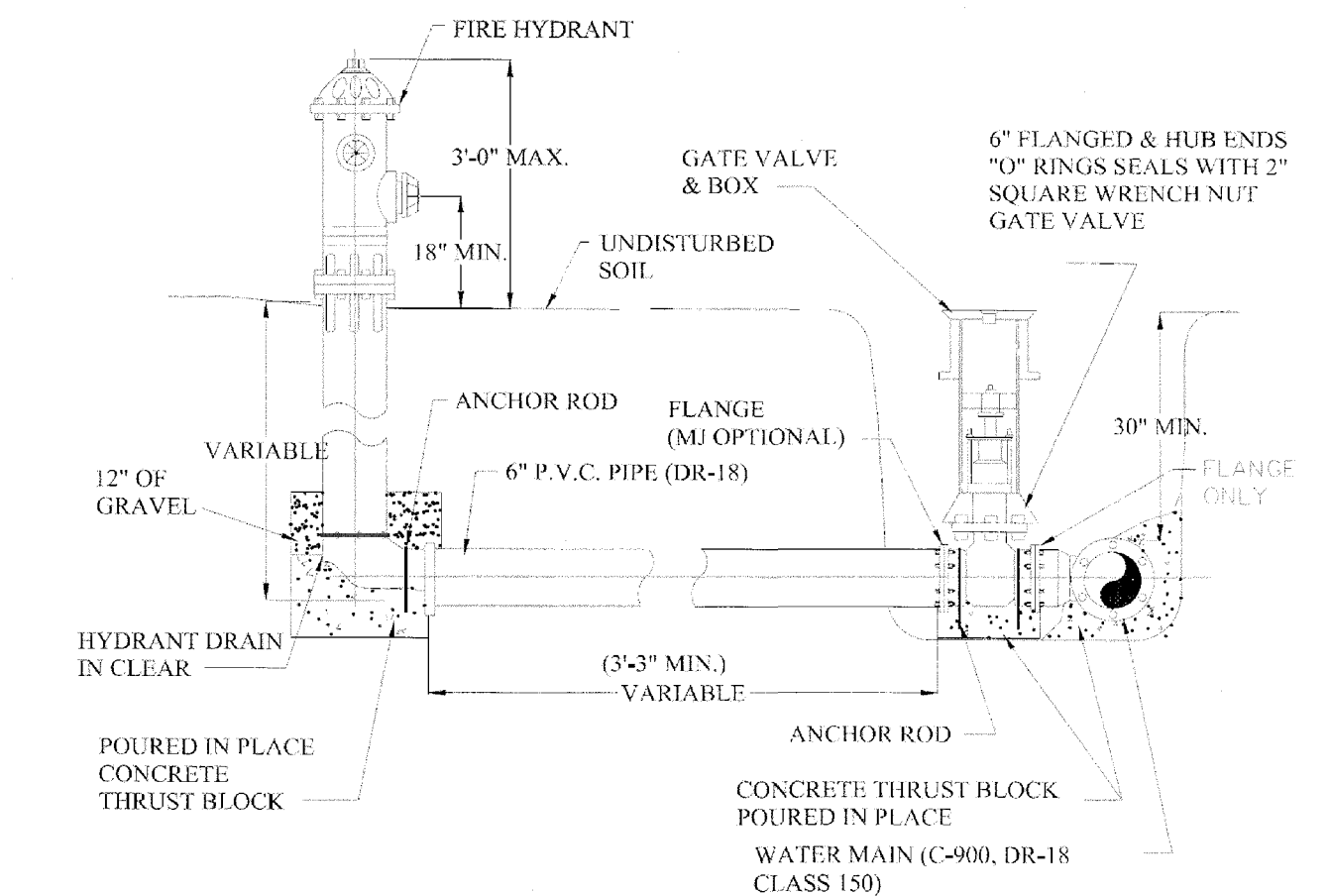
After development the runoff will be Q = 8.05 cubic feet per second for an increase of Q = 7.13 cubic feet per second. Detention will be 11,783.17 cubic feet (0.271 acre feet) based on a 50-year storm and will be provided by proposed detention areas to be located on the lot. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. An 8" bleeder line will be installed and connect to the existing TxDOT Type "C-C" inlet located on the southwest corner of the subdivision. The existing TxDOT storm sewer system outfalls into the H.C.D.D. No. 1 West Main Drain. Drainage plan to be approved by the City of McAllen or Hidalgo County Planning Department at time of issuance of building permit stage.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0300 D DATED JUNE 06, 2000



Alfonso Quintanilla PE 12-9-2020
ALFONSO QUINTANILLA P.E. No. 95534 DATE



NOTES:

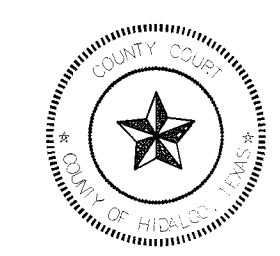
1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE 2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 10" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.

TYPICAL FIRE HYDRANT INSTALLATION

(NOT TO SCALE)

LEGEND

- ⊙ = FIRE HYDRANT
- ⊙ = GUY WIRE
- ⊙ = POWER POLE
- ⊙ = MAILBOX
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = SIGN
- ⊙ = SERVICE POLE
- ⊙ = TEL BOX
- ⊙ = ELECT BOX
- ⊙ = GAS METER
- ⊙ = GAS MARKER
- ⊙ = GAS VALVE
- ⊙ = TRANSMISSION POLE
- ⊙ = TRAFFIC CONTROL BOX
- ⊙ = GAS SERVICE



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

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| FILENAME : F:\DATA\SUB\MISSION\J. LEAL SUBD\B-PLAT | | | | |
| DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY | |
| 9-12-2011 | J.G. | | | |
| DATE REVISED | REVISED BY | CHECKED BY | APPROVED BY | |
| 9-8-2020 | JG/ALUIS OV28 | | | |