



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: 2-22-2022

PROPOSED RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION PRECINCT No. 2.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: THE THREE RUPPERTS I, LLC

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 OWASSA ROAD APPROXIMATELY 1/2 MILE EAST OF CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-2-2022 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE FOR THESE 2 LOTS HAVE BEEN ACCOUNTED FOR ON PREVIOUS OWASSA SPRINGS SUBDIVISION.

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-15-2022 BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 2-03-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: OWASSA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-31-2022: 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: Preliminary Approval subject comments and future recommendations by planning and other Departments.

Final Approval subject to recommendations other departments

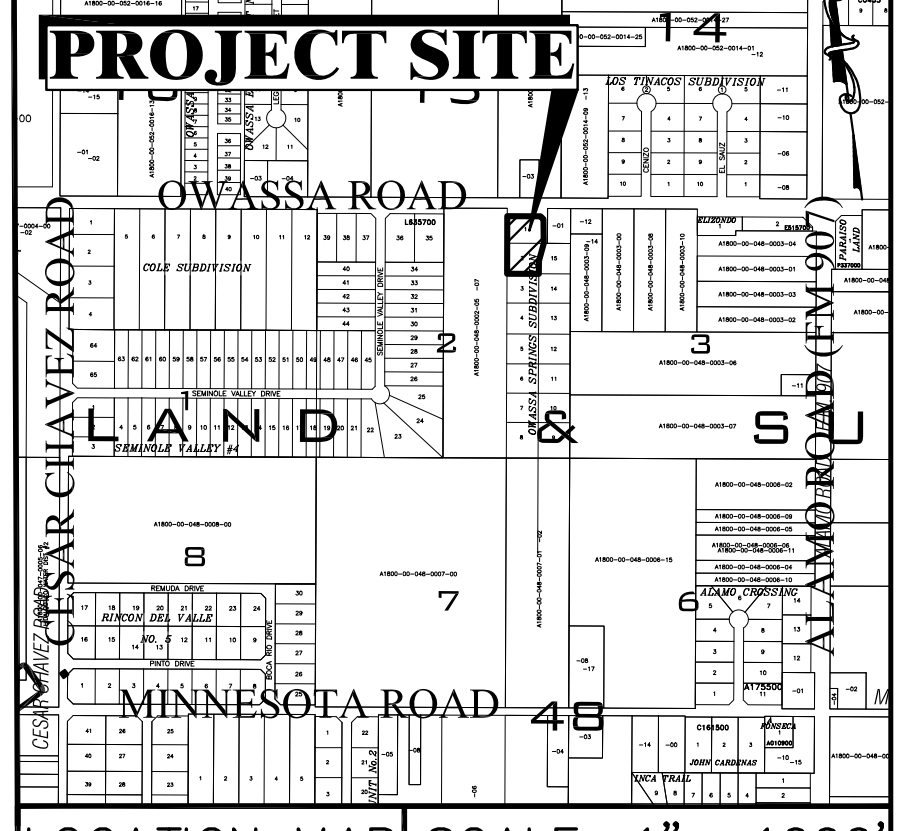
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION

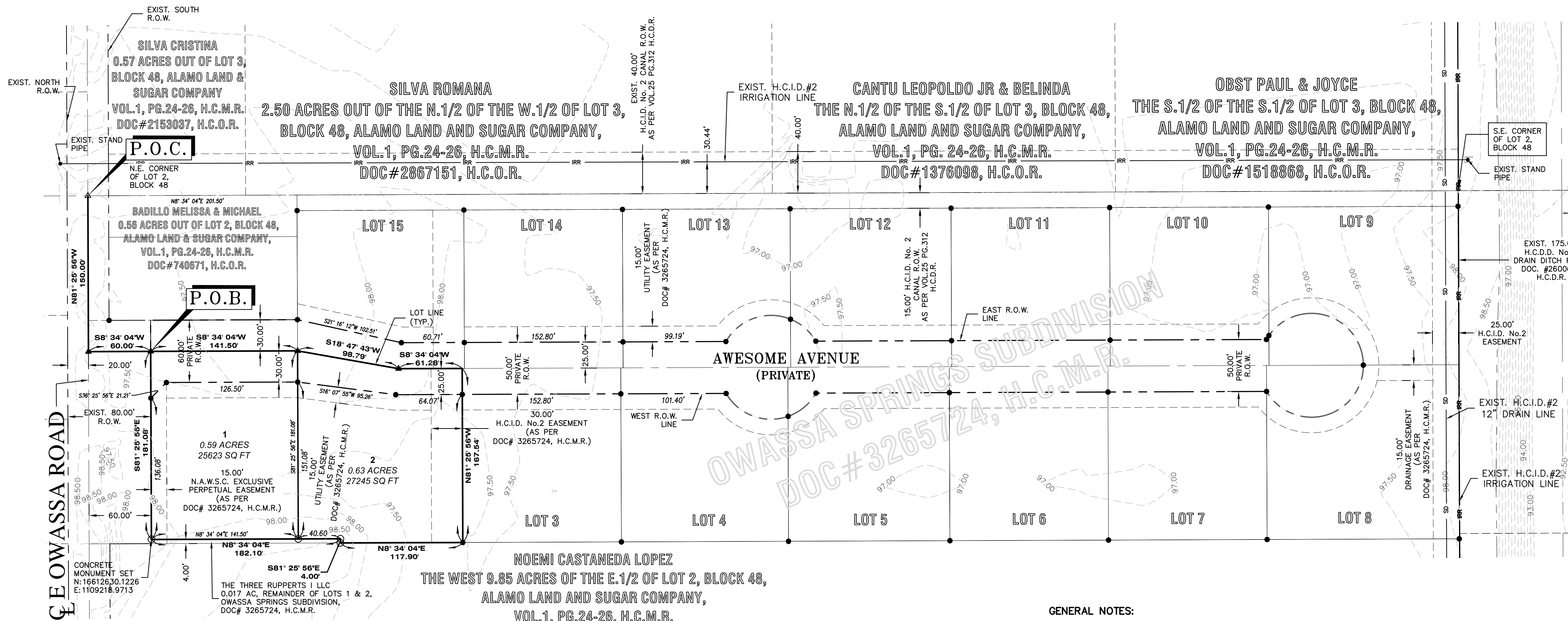
BEING A 1.22 ACRES TRACT OF LAND, SAME BEING A REPLAT OF A PART OR PORTION OF LOTS 1 & 2, OWASSA SPRINGS SUBDIVISION, RECORDED IN DOCUMENT # 3265724, MAP RECORDS OF HIDALGO COUNTY, TEXAS, (PRIVATE SUBDIVISION)

SCALE: 1"=60'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION IS LOCATED APPROXIMATELY 1600 FEET WEST FROM THE INTERSECTION OF EAST OWASSA ROAD AND NORTH ALAMO ROAD ON THE SOUTH RIGHT OF WAY OF EAST OWASSA ROAD IN HIDALGO COUNTY PRECINCT 2. THE ESTIMATED POPULATION OF THE CITY OF ALAMO IS 19,591 (2018 CENSUS) AS PER THE 2018 UNITED STATES CENSUS BUREAU. OWASSA SPRINGS IS LOCATED OUTSIDE THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 2.



ABBREVIATION LEGEND table listing symbols for building setback lines, iron rods, points of beginning, easements, and other survey features.

LEGEND table listing symbols for survey points, corners, and utility lines.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, THE THREE RUPPERTS I, L.L.C., OF THE 1.22 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION GRANTS AND EASEMENTS TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS OR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES, THE USE OF THE STREETS AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 232.032 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 THE STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS 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.

THE THREE RUPPERTS I, L.L.C. DATE
CRISTEN WEYAND, MANAGER
P.O. BOX 959
EDINBURG, TX. 78540

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTEN WEYAND, 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 ____ DAY OF ____ 2022.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF ____ 20__

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE-SUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF ____ 20__

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

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

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. DATE
REG. PROFESSIONAL ENGINEER NO. 115662



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 DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF 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 HIDALGO COUNTY, TEXAS.

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



GENERAL NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADE) ZONE "B" AREAS (MEDIUM SHADED), AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 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; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ACCORDING TO COMMUNITY-PANEL NO. 480334 Q425C, REVISED NOVEMBER 16, 1982.
- 2. SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE 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.
- 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --38+M. NO. 1-- ELEV. 57.15 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF OWASSA SPRINGS SUBDIVISION. GPS POINT, GRID COORDINATES N 16613207.99, E 1177156.08 --38+M. NO. 2-- ELEV. 57.86 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF OWASSA SPRINGS SUBDIVISION. GPS POINT, GRID COORDINATES N 16613752.96, E 1178325.15
- 6. ALL RUNOFF AND DETENTION FOR THE ORIGINAL OWASSA SPRINGS SUBDIVISION, INCLUDING FOR THESE 2 LOTS, WERE ALREADY ACCOUNTED FOR IN THE ORIGINAL DRAINAGE REPORT FOR OWASSA SPRINGS SUBDIVISION (15 LOTS) PREVIOUSLY APPROVED BACK IN DECEMBER 10TH, 2020. NO ADDITIONAL DETENTION REQUIRED FOR THIS SUBDIVISION.
- 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- 12. A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- 13. 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.
- 14. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 16. THE THREE RUPPERTS I, L.L.C., THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 17. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 18. 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 3.14.1.
- 19. NO ACCESS TO LOT 1 FROM E OWASSA ROAD.
- 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
- 21. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS, ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

METES AND BOUNDS:

BEING A 1.22 ACRES TRACT OF LAND, SAME BEING A REPLAT OF A PART OR PORTION OF LOTS 1 & 2, OWASSA SPRINGS SUBDIVISION, RECORDED IN DOCUMENT # 3265724, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.22 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 60D NAIL FOUND AT THE NORTHEAST CORNER OF LOT 2 OF BLOCK 48, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, SAME BEING A POINT ON THE CENTERLINE OF OWASSA ROAD, AND SAID 60D NAIL FOUND BEING DISTANT S 8°34'04" W 1320.00 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15 OF BLOCK 52 OF THE SAID ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION.

THENCE N 81°25'56" W ALONG THE NORTH LINE OF THE SAID LOT 2 OF BLOCK 48, SAME BEING ALONG THE CENTERLINE OF OWASSA ROAD, TO THE NORTHWEST CORNER OF A CALLED 0.56 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM CIRIACANO CASTANEDA AND ESTHER P. CASTANEDA TO MELISSA BADILLO AND MICHAEL BADILLO, DATED DECEMBER 1, 1998, RECORDED IN DOCUMENT # 740671, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 150.00 FEET TO A COTTON-PICKER-SPINDLE FOUND, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF OWASSA ROAD AND AWESOME AVENUE (AS PER THE SAID OWASSA SPRINGS SUBDIVISION);

THENCE S 8°34'04" W ACROSS THE SAID LOT 2 OF BLOCK 48, SAME BEING ALONG THE CENTERLINE OF AWESOME AVENUE, FOR A DISTANCE OF 141.50 FEET TO A COTTON-PICKER-SPINDLE FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°34'04" W CONTINUING ACROSS THE SAID LOT 2 OF BLOCK 48, SAME BEING ALONG THE CENTERLINE OF AWESOME AVENUE, FOR A DISTANCE OF 141.50 FEET TO A COTTON-PICKER-SPINDLE FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 18°47'43" W ACROSS THE SAID LOT 2 OF BLOCK 48, SAME BEING ALONG THE CENTERLINE OF AWESOME AVENUE, FOR A DISTANCE OF 98.79 FEET TO A COTTON-PICKER-SPINDLE FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'56" W ALONG THE DIVIDING LINE BETWEEN LOTS 2 & 3 OF THE SAID OWASSA SPRINGS SUBDIVISION, TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED 9.85 ACRES LOPEZ TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO NOEMI CASTANEDA LOPEZ AND RICHARD C. LOPEZ, DATED FEBRUARY 16, 2017, RECORDED IN DOCUMENT 2788755, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE WEST LINE OF THE SAID OWASSA SPRINGS SUBDIVISION, PASSING AT 25.00 FEET A 1/2-INCH IRON ROD FOUND MARKING THE SOUTH RIGHT-OF-WAY LINE OF AWESOME AVENUE, AND CONTINUING FOR A TOTAL DISTANCE OF 167.54 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'56" W ALONG THE DIVIDING LINE BETWEEN LOTS 2 & 3 OF THE SAID OWASSA SPRINGS SUBDIVISION, TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED 9.85 ACRES LOPEZ TRACT, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OWASSA ROAD, A DISTANCE OF 162.10 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'56" E ACROSS THE SAID LOT 2 OF BLOCK 48, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OWASSA ROAD, PASSING AT 136.82 FEET A 1/2-INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 181.08 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.22 ACRES OF LAND, MORE OR LESS.

THENCE N 81°25'56" E ACROSS THE SAID LOT 2 OF BLOCK 48, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OWASSA ROAD, PASSING AT 136.82 FEET A 1/2-INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 181.08 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.22 ACRES OF LAND, MORE OR LESS.

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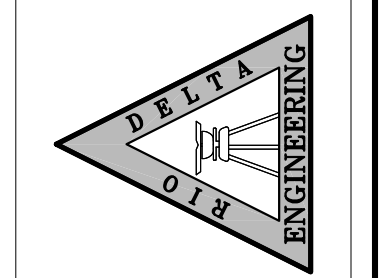
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PRINCIPAL CONTACTS table with columns for NAME, ADDRESS, PHONE & FAX. Includes contact info for The Three Rupperts I, L.L.C., Surveyor Ivan Garcia, and Engineer Ivan Garcia.

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: DANIEL RODRIGUEZ, E.I.T.
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" = 60'
DATE: FEBRUARY 4, 2022

ISSUED FOR: FINAL

PLAT SHEET
RESUBDIVISION OF LOTS 1 & 2 OWASSA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

PAGE NO. SUB 20 053

1-OF-1