



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-22-2022

PROPOSED RICDEZ ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: SAM ENGINEERING & SURVEYING DEVELOPER: RICARDO RESENDEZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 5  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF ALAMO ROAD (FM907) AND CHAPIN STREET.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-03-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO CHAPIN STREET ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO ALAMO ROAD AND 30 FEET ONTO CHAPIN STREET.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-22-2022 BY, JOE OCHOA, PCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-28-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CHAPIN STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-10-2022 : 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.

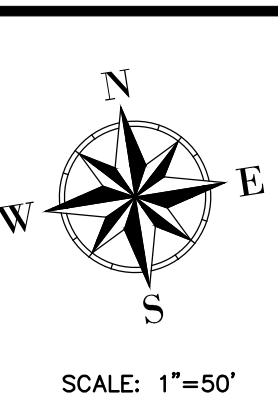
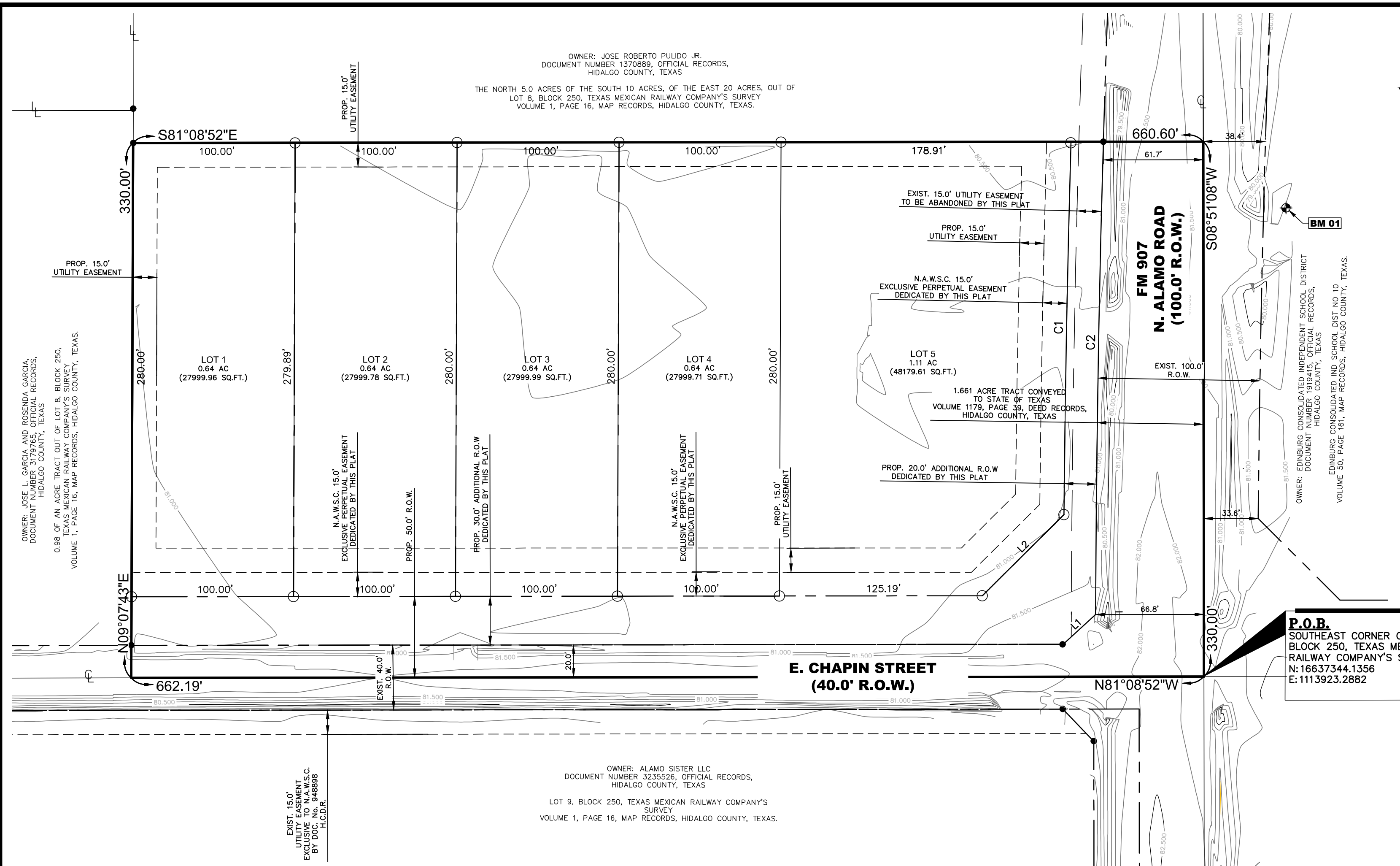
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

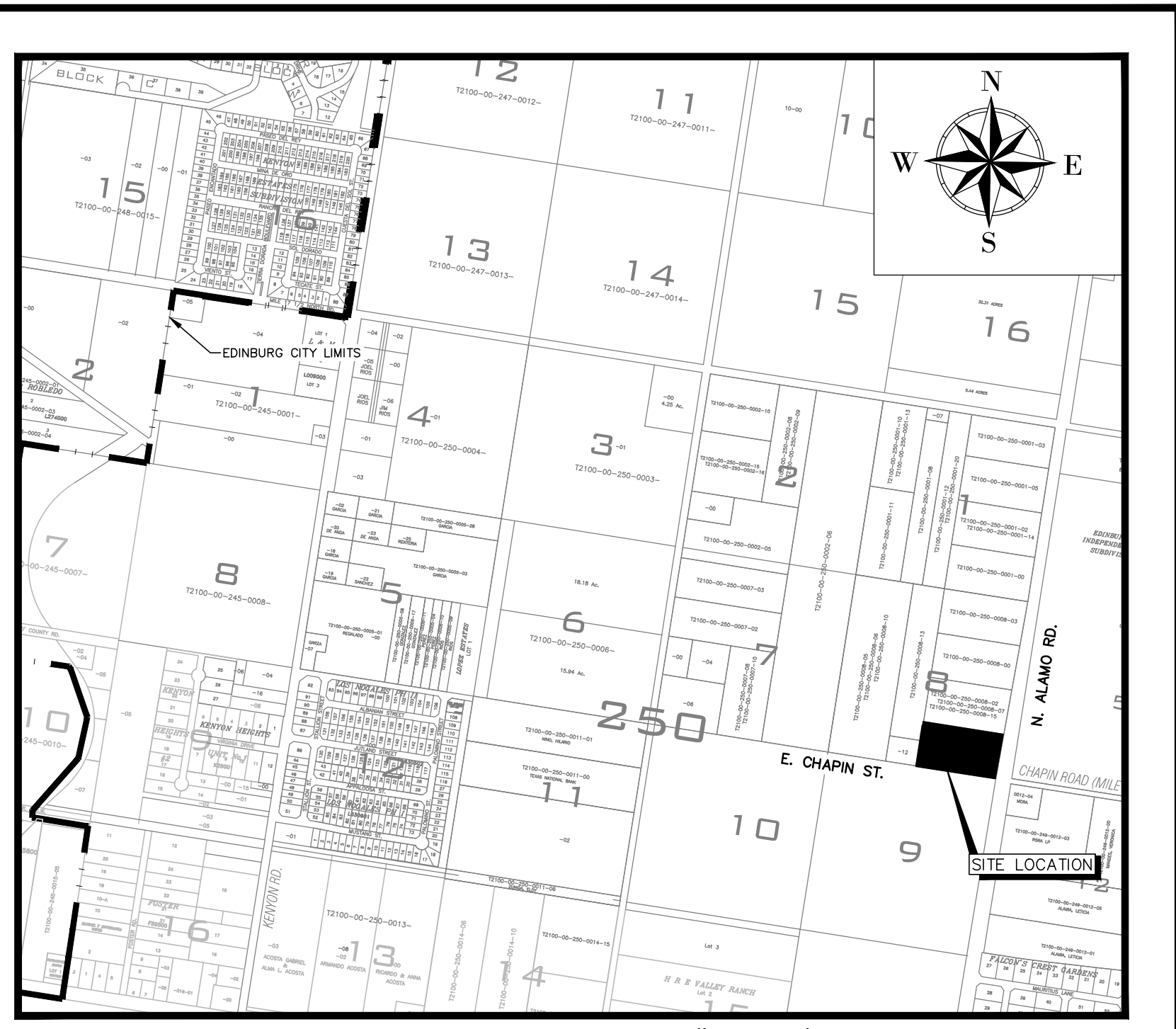
**Final Approval** subject to recommendations other departments

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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- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" & "X"(SHADED)  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 48033 0325 D EFFECTIVE DATE: MAY 17, 2001.  
ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001.  
FLOOD ZONE "AH" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER 08-07-3402A AUGUST 8, 2007.  
THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - SETBACKS:  
FRONT: 50.00 FEET.  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 5. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT 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.  
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BM NO. 1-ELEV. 81.955 N.G.V.D., 29 DESCRIPTION: TOP OF STORM SEWER MANHOLE LOCATED ON THE EAST RIGHT OF WAY LINE OF N. ALAMO ROAD (FM. 907), APPROXIMATELY 193.0 FEET NORTH FROM THE NORTH CORNER CLIP CORNER OF CHAPIN STREET, HAVING A GRID COORDINATE OF N:16637621.9900, E:1114018.9610 AND ELEV. OF 81.955.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 6,242 CUBIC-FeET 0.143 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, 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 UTILITY 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.
  - 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.
  - OSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
  - 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
  - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
  - RICARDO RESENDEZ, THE OWNER & SUBDIVIDER OF RICDEZ ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THIS LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
  - TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) 5, PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 907 (N. ALAMO ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
  - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 26 FEET IN LENGTH.
  - ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 5 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
  - DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR DRIVEWAY AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.



# LOCATION MAP SCALE: 1"=1000'

## LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL RICDEZ ESTATES SUBDIVISION IS LOCATED APPROXIMATELY 260 FEET WEST OF N. ALAMO ROAD ON THE NORTH SIDE OF E. CHAPIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF EDINBURG AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRAJURISDICTION (E.T.) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 4.

# RICDEZ ESTATES SUBDIVISION

BEING 5.0 ACRES (217,800 SQUARE FEET) OF LAND COMPRISED OF THE FOLLOWING:  
TRACT 1: 0.98 AN ACRE (42,800 SQUARE FEET) OF LAND DESCRIBED AS THE WEST 130 FEET OF THE EAST 427 FEET OF THE SOUTH FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICDEZ PROPERTIES, LLC, RECORDED IN DOCUMENT NUMBER 3190792, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.  
TRACT 2: 4.02 ACRES (175,111.20 SQUARE FEET) OF LAND OUT OF THE SOUTH FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, RECORDED IN DOCUMENT NUMBER 3133445, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
ALL BEING OUT OF LOT 8, SECTION TWO HUNDRED FIFTY (250), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5.0 ACRES (217,800 SQUARE FEET) OF LAND BEING MORE OR LESS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE COMMON CORNER FOR LOTS 8, AND 9, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NUMBER 1919415, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING AT THE CENTERLINE OF CHAPIN ROAD (HAVING A 40.0 FT. RIGHT OF WAY) FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X=1113924.0772 Y=16637344.3195)

- THENCE, NORTH 81 DEG. 08 MIN. 52 SEC. WEST, (WEST-PLAT) ALONG THE COMMON LINE FOR LOTS 8, AND 9, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND THE CENTERLINE OF SAID CHAPIN ROAD, AT A DISTANCE OF 87.00 FEET PASS THE WEST LINE OF A RIGHT OF WAY EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN VOLUME 1179, PAGE 39, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 297.00 FEET PASS THE EAST LINE OF SAID 0.98 ACRE TRACT CONVEYED TO RICDEZ PROPERTIES, LLC, CONTINUING AT A TOTAL DISTANCE OF 662.19 FEET TO A POINT FOR THE COMMON CORNER OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 0.98 ACRE TRACT CONVEYED TO JOSE L. GARCIA AND ROSENDA GARCIA RECORDED IN DOCUMENT NUMBER 3179765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREBY DESCRIBED;
- THENCE, NORTH 09 DEG. 07 MIN. 43 SEC. EAST, (NORTH-PLAT) ALONG THE COMMON LINE OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 0.98 ACRE TRACT CONVEYED TO JOSE L. GARCIA AND ROSENDA GARCIA, AT A DISTANCE OF 20.0 FEET PASS A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" FOR THE NORTH RIGHT OF WAY LINE SAID CHAPIN ROAD, CONTINUING AT A TOTAL DISTANCE OF 330.00 FEET TO A FOUND 1/2 INCH IRON ROD ON THE COMMON CORNER OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 0.98 ACRE TRACT CONVEYED TO JOSE L. GARCIA AND ROSENDA GARCIA, RECORDED IN DOCUMENT NUMBER 1370889, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREBY DESCRIBED;
- THENCE, NORTH 81 DEG. 08 MIN. 52 SEC. WEST, (EAST-PLAT) ALONG THE COMMON LINE OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 0.98 ACRE TRACT CONVEYED TO JOSE ROBERTO PULIDO JR. AT A DISTANCE OF 233.50 FEET PASS THE WEST LINE OF SAID 0.98 ACRE TRACT CONVEYED TO RICDEZ PROPERTIES, LLC, CONTINUING AT A DISTANCE OF 364.80 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID RIGHT OF WAY EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING AT A TOTAL DISTANCE OF 660.59 FEET TO A POINT FOR THE WEST LINE OF SAID EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION AND THE EAST LINE OF LOT 8, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, FOR THE NORTHEAST CORNER OF THE TRACT HEREBY DESCRIBED;
- THENCE, SOUTH 08 DEG. 51 MIN. 04 SEC. WEST, (SOUTH-PLAT) ALONG THE COMMON LINE OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND OF SAID EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION AND THE EAST LINE OF LOT 8, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.0 ACRES (217,800 SQUARE FEET) OF LAND WITHIN THIS METES AND BOUNDS DESCRIPTION.

**RIGHT OF WAY EASEMENT**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (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 SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT INSTALL AND THEREAFTER USE, OPERATE, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS 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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS 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 LATERALLY 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 RECITED 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 IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO 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 EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

RICARDO RESENDEZ  
204 E. CANO STREET  
EDINBURG, TX 78539  
HIDALGO COUNTY, TEXAS

**ACKNOWLEDGMENT**  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS

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

**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 E. SESIN, P.E.  
GENERAL MANAGER

**PLANNING & ZONING COMMISSION CERTIFICATION**  
THIS PLAT OF RICDEZ ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.  
DATE THIS \_\_\_\_ DAY OF \_\_\_\_\_

CHAIRPERSON-PLANNING AND ZONING COMMISSION

**MAYOR'S CERTIFICATION**  
I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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.  
ATTEST:  
MAYOR, CITY OF CITY NAME DATE CITY SECRETARY DATE

**HIDALGO COUNTY IRRIGATION DISTRICT No. 1**  
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.  
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE WRITTEN PERMISSION OF HDI#1.

PRESIDENT SECRETARY

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, RICARDO RESENDEZ, PROVED 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 HEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

**Parcel Line Table**

Line #	Length	Direction
L1	271.9'	N65°28'39"E
L2	71.06'	N64°08'35"E

**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	130.00'	11,873.02'	158°20'	S69°51'8"W	230.00'
C2	291.73'	11,499.20'	127°01'	N69°51'40"E	291.73'

**LEGEND**

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- - FND. 5/8" IRON ROD
- - FND. 1" IRON PIPE
- - FND. PK. NAIL
- ⬇ - ON-SITE BENCHMARK
- - R.O.W. - RIGHT OF WAY
- - FOUND
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.B. - POINT OF BEGINNING
- V.N.A.E. - VEHICULAR NON-ACCESS EASEMENT

- SURVEY NOTES:**
- BEARINGS SHOWN BASED ON TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.
  - ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83) 2011 ADJUSTMENT, TEXAS STATE PLANES, SOUTH ZONE (4205). 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 (NAVD88)

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM.  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: \_\_\_\_\_ DEPUTY.

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RICDEZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

RICARDO RESENDEZ  
204 E. CANO STREET  
EDINBURG, TX, 78539

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO RESENDEZ	204 E CANO ST	EDINBURG, TX 78539	NONE	NONE
ENGINEER: JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RICARDO RESENDEZ, AS OWNER (S) OF THE 5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RICDEZ ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

DATE OF PREPARATION: March 2022

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.

OSCAR HERNANDEZ, R.P.L.S. NO. 5005 DATE

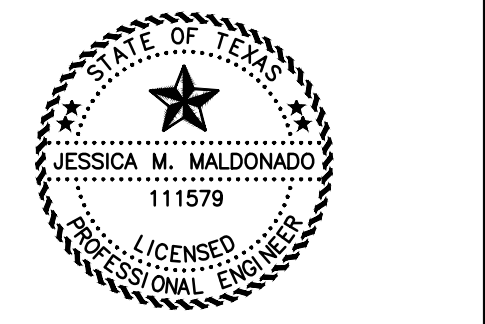
STATE OF TEXAS  
COUNTY OF HIDALGO

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

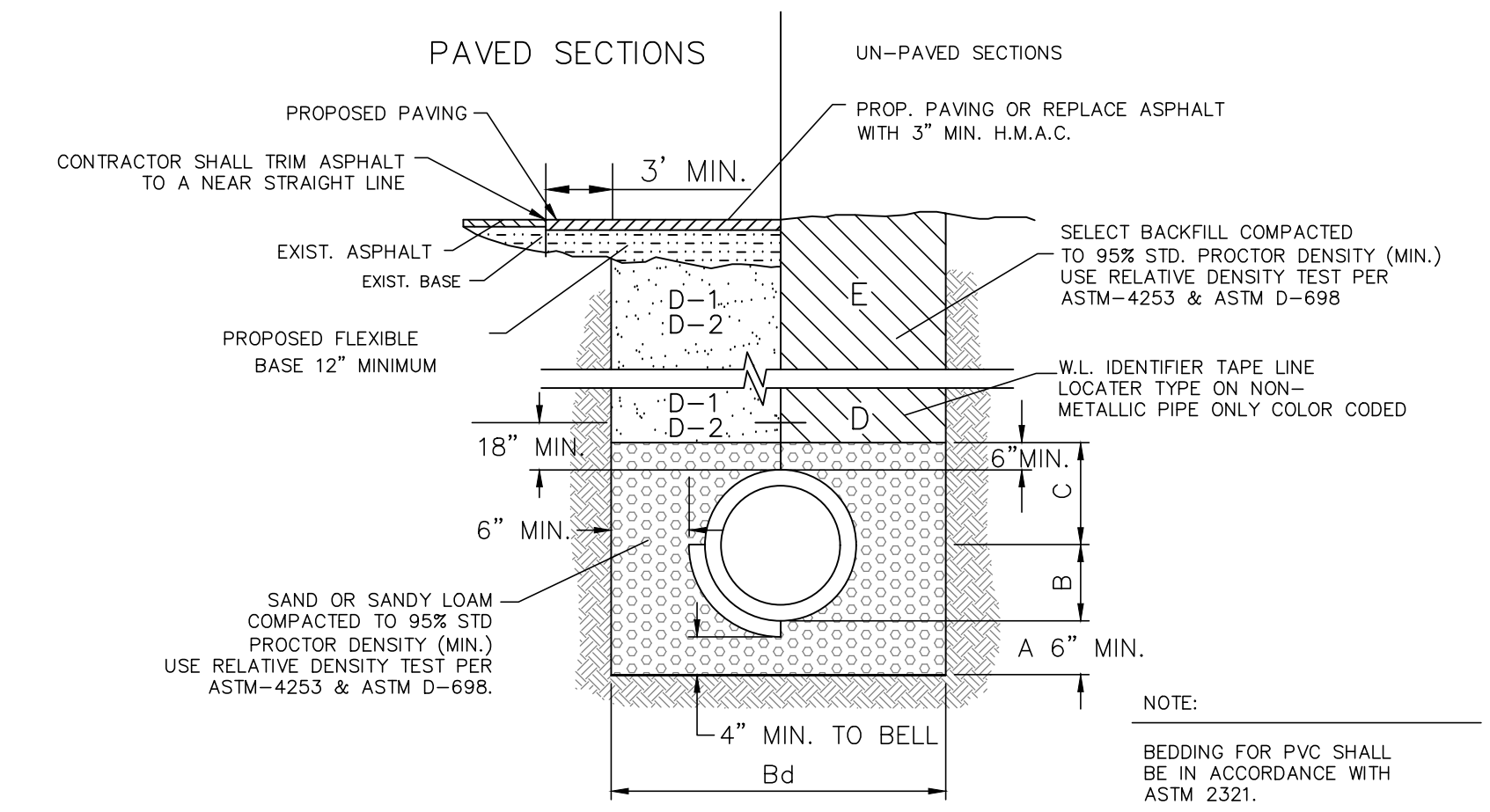
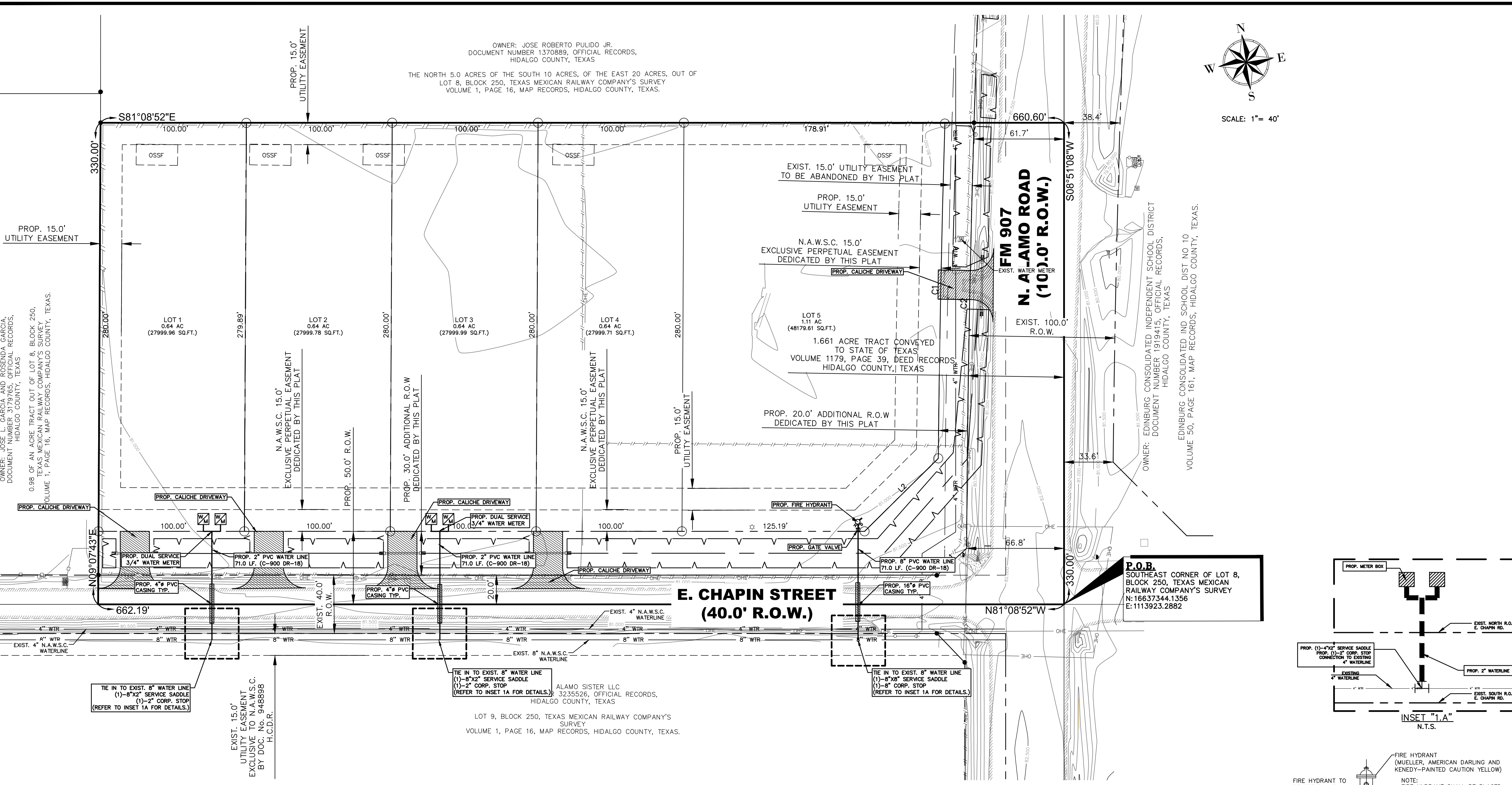
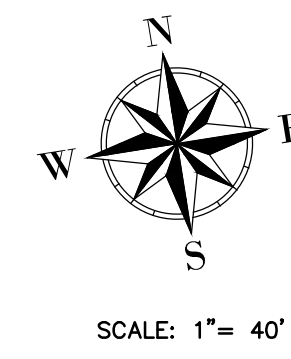
JESSICA M. MALDONADO, PE NO. 111579 DATE

DATE OF PREPARATION: March 2022

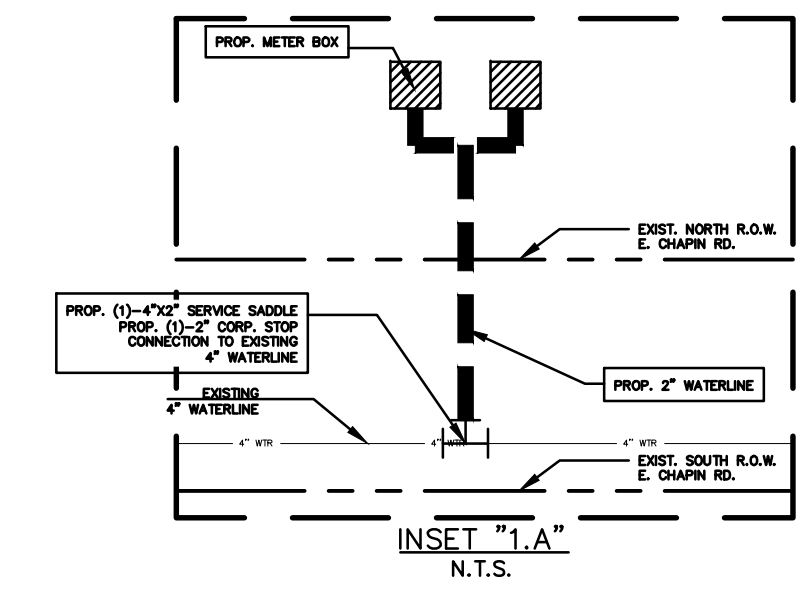
**SAMES SAM Engineering & Surveying**  
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883



# RICDEZ ESTATES SUBDIVISION UTILITY LAYOUT

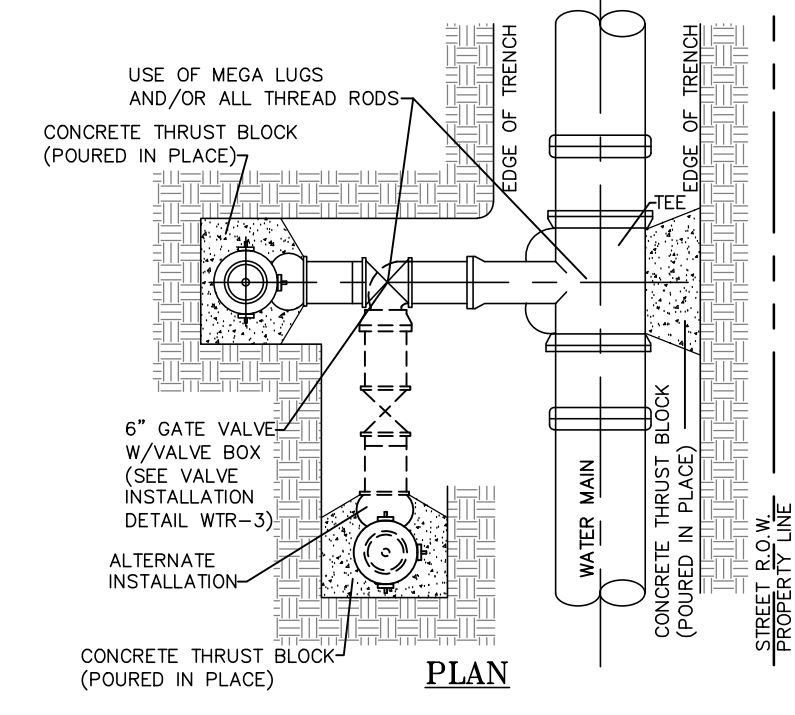
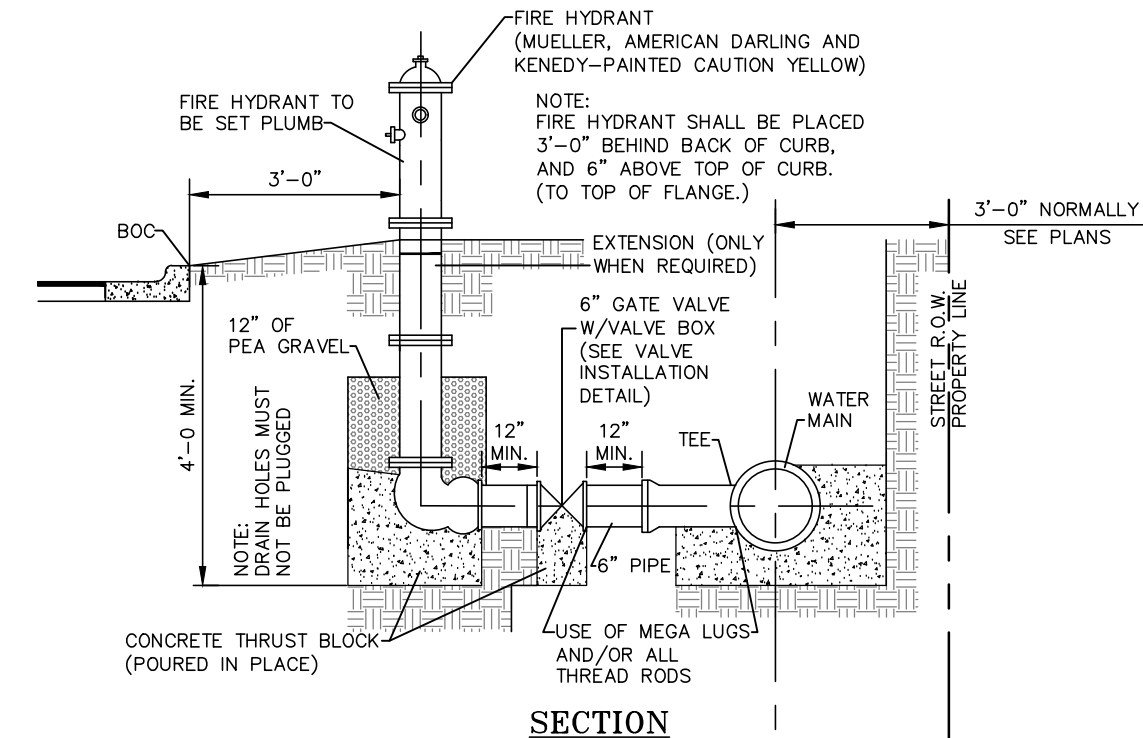


- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
  - SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B<sub>d</sub> TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
  - SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (8" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

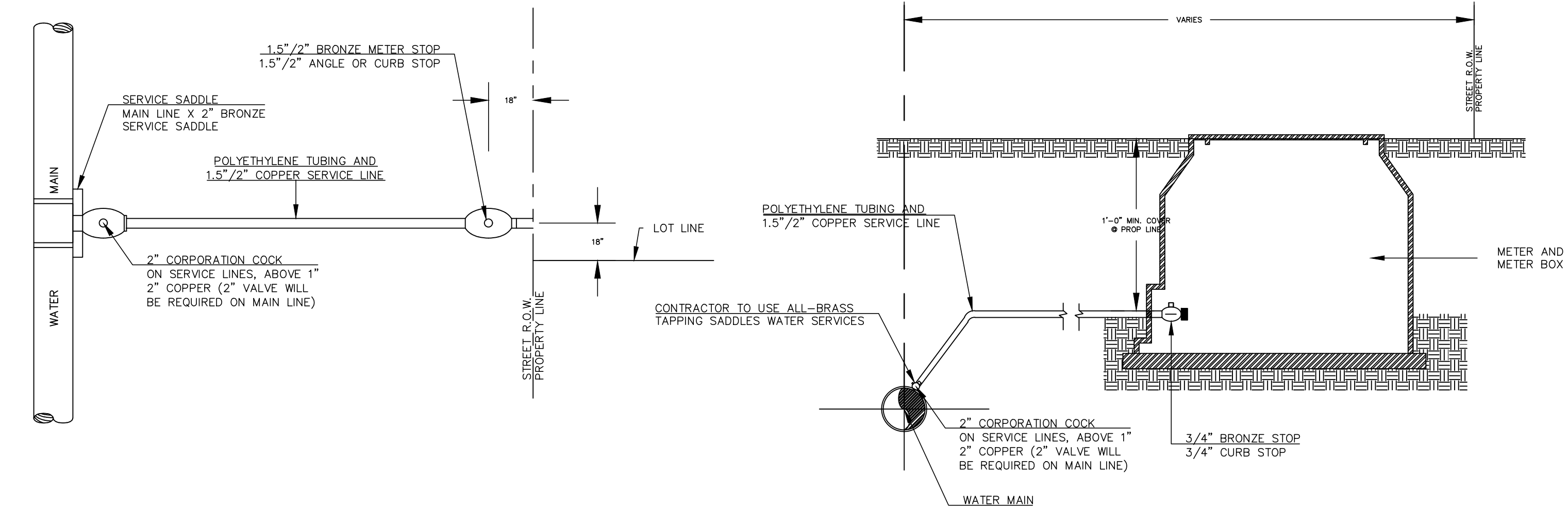


### TRENCH BEDDING (WATER) DETAIL

- NOTES:**
- EXISTING STRUCTURE TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND EASEMENT.
  - CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS ROADWAY.
  - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
  - WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
  - N.A.W.S.C. WILL DETERMINE THE SIZE OF WATER METER.
  - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.



### FIRE HYDRANT INSTALLATION DETAIL



### SINGLE WATER SERVICE CONNECTION

NO.	SHEET	REVISION	DATE	APPROVED

### PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO RESENDEZ	204 E. CANO STREET	EDINBURG, TX, 78539	(956) XXX-XXXX	(000) 000-0000
ENGINEER: JESSICA M. MALDONADO	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

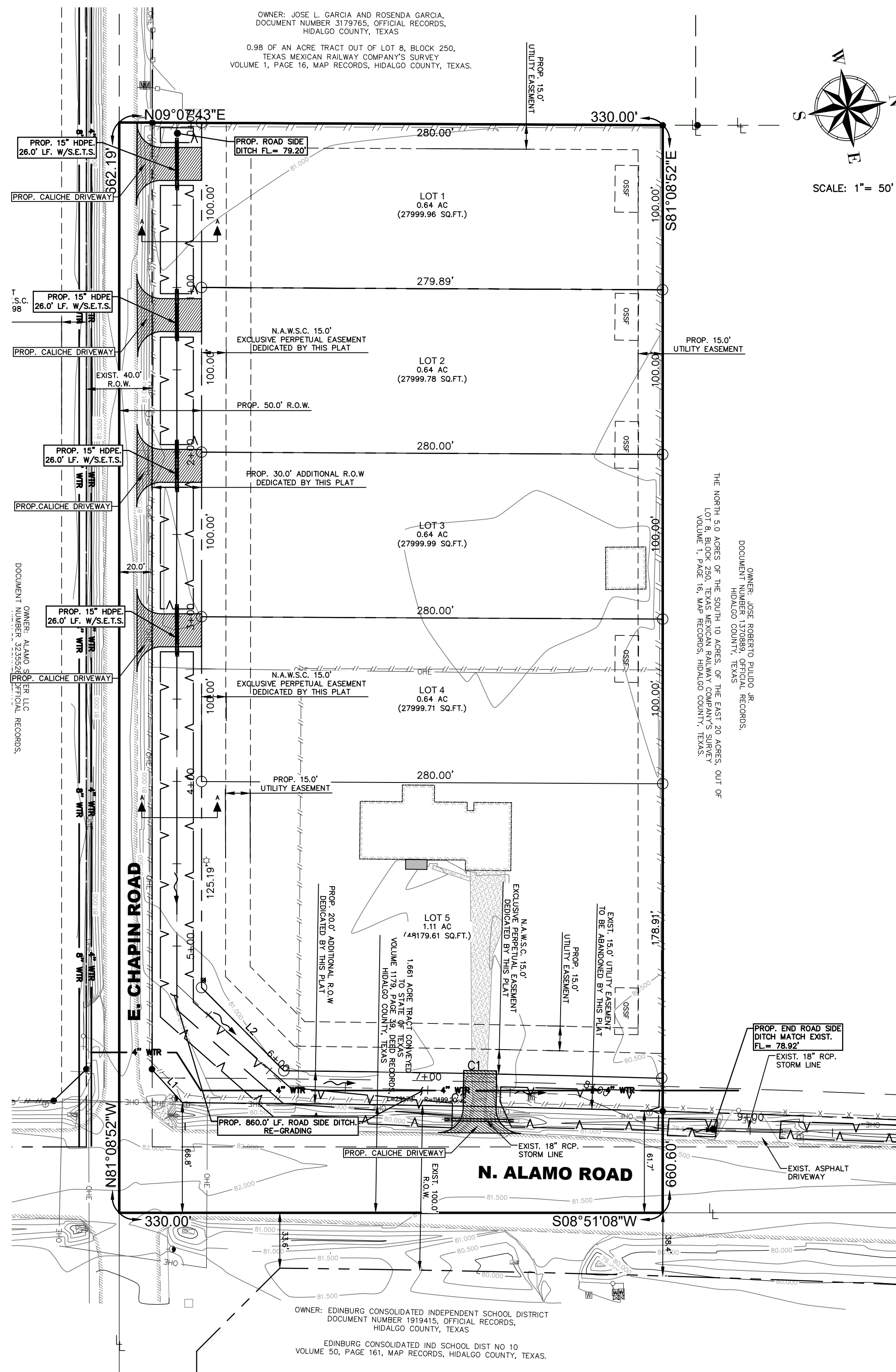
DATE OF PREPARATION: MARCH 2022

SHEET 2 OF 3  
REGISTRATION # F-10602

**SAMES** SAM Engineering & Surveying

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

# RICDEZ ESTATES SUBDIVISION DRAINAGE LAYOUT



**NOTE:**  
 1. EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.  
 2. NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 1.0% SLOPE.  
 ~~~~~ = ROAD SIDE DITCH FLOW

REVISED 12-06-2021  
 DRAINAGE REPORT FOR:  
 RICDEZ ESTATES SUBDIVISION  
**UNDEVELOPED DRAINAGE PATTERN:**

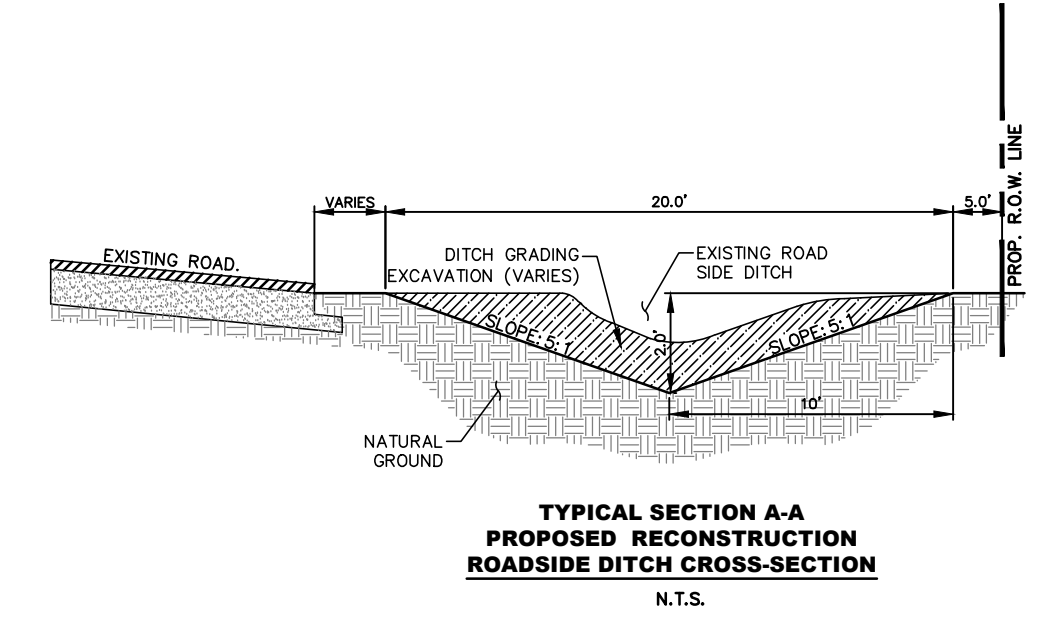
WITH REFERENCE TO USGS TOPOGRAPHIC MAP AND FIELD OBTAINED TOPOGRAPHIC SURVEY, THE SITE EXISTING WATERSHED RUNOFF TRAVELS FROM THE NORTHWEST OF THE PROPERTY OVERLAND APPROXIMATELY 100 FEET, CONTINUING AS CONCENTRATED FLOW FOR APPROXIMATELY 523 FEET EAST UNTIL REACHING AN ELEVATION OF 78.50 FEET. ACCORDING TO THE CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM EVENT IS APPROXIMATELY 3.49 CFS FOR THIS PROPERTY AS UNDEVELOPED. THERE IS AN EXISTING RESIDENTIAL HOME OF APPROXIMATELY 3,800 SQ.FT. AND DRIVEWAY HOWEVER WAS NOT CONSIDERED FOR THE PRE-DEVELOPMENT DRAINAGE CALCULATIONS.

**PROPOSED USE AND DRAINAGE IMPROVEMENTS:**  
 THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY WILL CONSIST OF TOTAL OF 5 SINGLE-FAMILY RESIDENTIAL HOMES WITH ASSOCIATED ENTRANCE DRIVES FROM E. CHAPIN RD AND ALAMO ROAD. THE REQUIRED BUILDINGS FINISH FLOOR ELEVATION IS 18 INCHES ABOVE ADJACENT ROADWAY HIGHEST CROWN ELEVATION OF APPROXIMATELY 82.50 FEET. POST DEVELOPMENT RUNOFF EVALUATION ANTICIPATES OVERLAND FLOW FROM ROOFS AND SHALLOW CONCENTRATED FROM GRASS AREAS AND PAVEMENT GRADED TO ROADWAY RIGHT-OF-WAY WHICH ULTIMATELY OUTFALLS TO A PROPOSED ROADSIDE DITCH REGRADED ALONG THE NORTH RIGHT OF WAY LINE OF E. CHAPIN RD. AND CONTINUING TO FLOW ALONG THE WEST RIGHT OF WAY LINE OF N. ALAMO RD. (FM 907). THE ANTICIPATED INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 5.13 CFS, WITH THE PEAK RUNOFF CALCULATED TO BE 8.62 CFS FOR A 50-YEAR STORM EVENT.

**CALCULATIONS:**  
 THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR A 50-YEAR STORM EVENT IS 8.33 CFS. AN INCREASE OF 5.13 CFS. FROM THE EXISTING 10-YR STORM RUNOFF CONDITIONS.

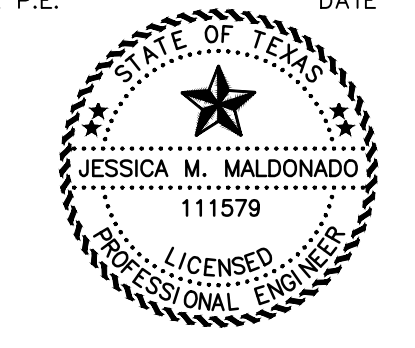
THE REQUIRED DETENTION WILL BE ACCOMPLISHED BY DETAINING RUNOFF WITHIN A PROPOSED ROADSIDE DITCH LOCATED WITHIN THE ADDITIONAL 20.0 FT OF RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS SUBDIVISION. THE PROPOSED ROADSIDE DITCH REGRADING THAT WILL BE CONSISTING OF (APPROXIMATELY 860 LINEAR FEET) AROUNDING THE SOUTH AND THE EAST SIDES OF THE PROPOSED DEVELOPMENT. THAT WILL ULTIMATELY HAVE A CAPACITY OF 7,420.0 CF. (SEE ATTACHED DRAINAGE LAYOUT AND TYPICAL CROSS-SECTION FOR DETAILS). STORM RUNOFF WILL CONTINUE NORTH WITHIN THE EXISTING ALAMO ROAD WEST RIGHT-OF-WAY DITCH FOR APPROXIMATELY 2,460 LINEAR FEET UNTIL ULTIMATELY REACHING AN 18" RCP. SAFETY END TREATMENT WHICH OUTFALLS IN NORTH BRANCH DRAIN NORTH OF MILE 17 1/2 N. THE DITCH HAS A FLOW LINE ELEVATION OF APPROXIMATELY 67.77 FT.

| DETENTION TABLE                    |                 |
|------------------------------------|-----------------|
| TOTAL DETENTION REQ'D CALCULATIONS | 7,323.00 CU.FT. |
| TOTAL DETENTION PROVIDED           | 7,420.00 CU.FT. |



**DRAINAGE REQUIREMENTS LOT 1:**  
 PROPOSED USE: 5.00-AC (GROSS), 3.67-AC (NET), SINGLE FAMILY.  
 CALCULATION METHOD: RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD  
 DESIGN STORM: 10-YR PRE / 50-YR POST  
 PRE-DEVELOPMENT PEAK RUNOFF: 3.49 CFS  
 POST-DEVELOPMENT PEAK RUNOFF: 5.13 CFS  
 DETENTION REQUIREMENT: 0.168 AC-FT (7,323.00 CF.)  
 OUTFALL LOCATION: 18" RCP. STORM LINE

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" AREAS BETWEEN LIMITS OF 100-YEAR AND 500 YEAR FLOOD; OR AREAS OF 100-YEARS FLOOD WITH AVERAGE DEPTHS FF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.  
 COMMUNITY PANEL NUMBER 480334 0325 D,  
 MAP REVISED JUNE 6, 2000.



PREPARED BY: JESSICA M. MALDONADO, P.E. DATE

OWNER: EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
 DOCUMENT NUMBER 1918415, OFFICIAL RECORDS,  
 HIDALGO COUNTY, TEXAS  
 EDINBURG CONSOLIDATED IND SCHOOL DIST NO 10  
 VOLUME 50, PAGE 161, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MATCH LINE: STA. 21+00

MATCH LINE: STA. 21+00

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |

**PRINCIPAL CONTACTS:**

| NAME                                | ADDRESS                     | CITY & ZIP          |
|-------------------------------------|-----------------------------|---------------------|
| OWNER: RICARDO RESENDEZ             | 204 E. CANO ST.             | EDINBURG, TX, 78539 |
| ENGINEER: JESSICA M. MALDONADO P.E. | 200 S. 10TH ST., SUITE 1500 | McALLEN, TX 78501   |
| SURVEYOR: OSCAR HERNANDEZ, R.P.L.S. | 200 S. 10TH ST., SUITE 1500 | McALLEN, TX 78501   |

DATE OF PREPARATION: MARCH 2022

SHEET 3 OF 3  
 REGISTRATION # F-10602

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