



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED GONZALEZ HEIGHTS SUBDIVISION, PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOC. DEVELOPER: NELDA KARINA GONZALEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF BARB MAR LANE APROXIMATELY 600FT SOUTH OF AURORA DRIVE.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-24-22 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AND SURFACE RUNOFF WILL DRAIN INTO BARB MAR LANE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FT ONTO BARB MAR LANE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-25-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-17-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: CITY OF EDINBURG. LINE SIZE: 2" LOCATION: BARB MAR LANE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-20-2022 : 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.

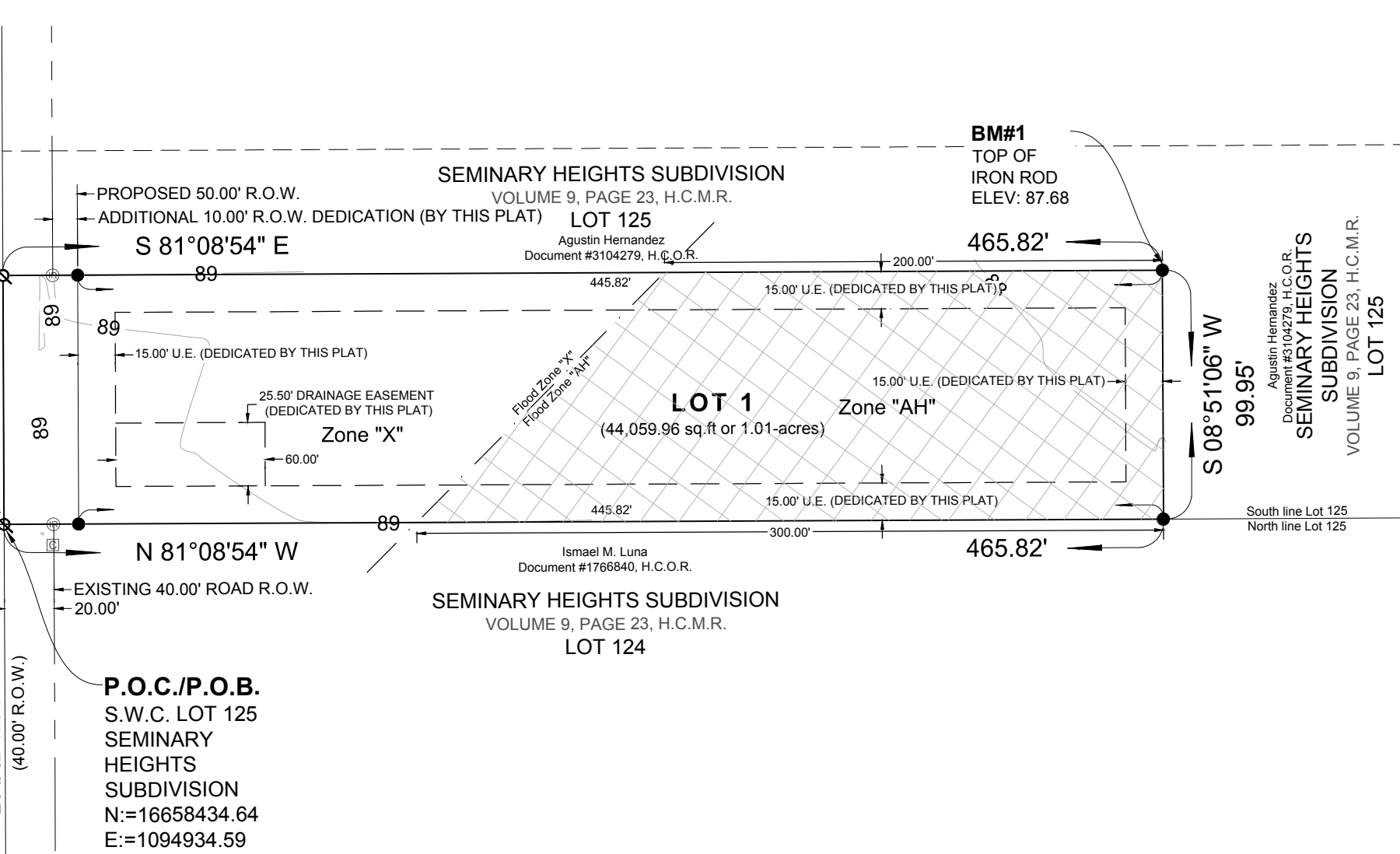
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- LEGEND**
- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - SET NAIL
  - R.O.W. RIGHT-OF-WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - N.E.C. NORTHEAST CORNER
  - S.W.C. SOUTHWEST CORNER
  - H.C.M.R. HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
  - U.E. UTILITY EASEMENT

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES:**  
FRONT ..... 30.00' OR GREATER FOR EASEMENTS  
REAR ..... 15.00' OR GREATER FOR EASEMENTS  
SIDE ..... 6.00' OR GREATER FOR EASEMENTS.
  - FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION:  
ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 OF 100-YEAR FLOOD SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD 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 THRU 4127).
  - MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
  - THE BFE FOR ZONE "AH" IS DETERMINED TO BE 88.00 PER LOMR. THERE SHALL BE NO RESIDENTIAL CONSTRUCTION PERMITTED INSIDE ZONE "AH". RESIDENTIAL CONSTRUCTION, HOWEVER IS PERMITTED IN ZONE "X" AREAS (SEE THIS PLAT). IT IS RECOMMENDED THAT A FLOOD ELEVATION CERTIFICATE BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR SURVEYOR TO LOCATE ACCEPTABLE AREAS OF BUILDING CONSTRUCTION PRIOR TO ANY CONSTRUCTION.**
  - DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A MINIMUM VOLUME FOR DETENTION USING A 50-YEAR STORM EVENT IS 3,486.39 CU.FT. OR, 0.08 ACRE-FT. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SECOND SHEET FOR DRAINAGE DETENTION.
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO COMMERCIAL USE.**
  - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS WITH YELLOW CAP STAMPED "SEA 5782".**
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS AND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
  - BENCHMARK NOTE: BM#1 - FOUND IRON ROD N.E.C. TOP OF ROD ELEVATION: 87.88**
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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.**
  - ALL CONSTRUCTION TO MEET CITY OF EDINBURG REQUIREMENTS AND STANDARDS.**
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. ANY DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE ON-SITE DRAINAGE FOR THIS SITE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ON-SITE DRAINAGE.**
  - 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.**
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.**  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPERATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET 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 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 DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - NELDA KARINA GONZALEZ, THE OWNER & SUBDIVIDER OF GONZALEZ HEIGHTS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.**
  - ANY DEPRESSED ON-SITE DRAINAGE AREAS SHALL 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 ALL ON-SITE DRAINAGE IMPROVEMENTS ARE CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.**
  - ALL LOTS IN GONZALEZ HEIGHTS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE EASEMENT" WITH RESPECT TO SURFACE WATER RUN OFF FROM ALL LOTS IN GONZALEZ HEIGHTS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE" AREAS. LOT OWNERS OF GONZALEZ HEIGHTS SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AREAS, THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE AREAS DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING GONZALEZ HEIGHTS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM IS CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN GONZALEZ HEIGHTS SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN GONZALEZ HEIGHTS SUBDIVISION) ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE AREAS PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.**

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NELDA KARINA GONZALEZ	2103 N. SNAPPER DR.	EDINBURG, TEXAS 78906	(956) 207-6367	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



## GONZALEZ HEIGHTS SUBDIVISION

**HIDALGO COUNTY, TEXAS**  
BEING A 1.07 (1.069 - DEED) GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 125, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



DAVID OMAR SALINAS, P.E.  
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID O. SALINAS, 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



DAVID OMAR SALINAS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY IRRIGATION DISTRICT NO. 13  
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 13 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 13 RIGHTS-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 13

CHAIRMAN

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS  
COUNTY OF HIDALGO

I, NELDA KARINA GONZALEZ, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS GONZALEZ HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: NELDA KARINA GONZALEZ  
2103 N. SNAPPER DR.  
EDINBURG, TEXAS 78541

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NELDA KARINA GONZALEZ, 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF GONZALEZ HEIGHTS SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 20\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
CITY OF EDINBURG

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

ADMINISTRATOR PLANNING AND ZONING

DATE \_\_\_\_\_

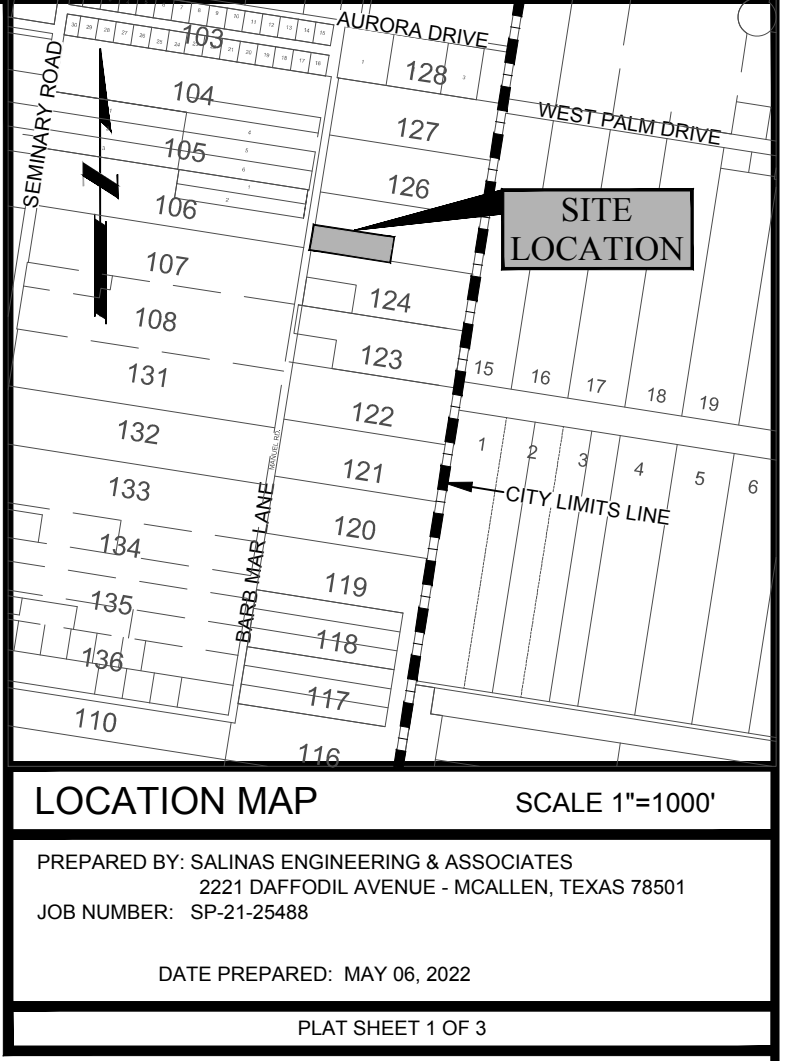
HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY 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 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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_ DATE \_\_\_\_\_  
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDINBURG ETJ.

GONZALEZ HEIGHTS SUBDIVISION, IS LOCATED ON BARB MAR LANE, 0.20 MILES SOUTH OF AURORA DRIVE. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 101,170 AS PER THE 2019 CENSUS). GONZALEZ HEIGHTS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT NO. 4.

**METES AND BOUNDS DESCRIPTION**

BEING A 1.07 (1.069 - DEED) ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH ½ OF LOT 125, SEMINARY HEIGHTS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.07 (1.069 - DEED) ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 125 LOCATED IN THE CENTER OF BARB MAR LANE ROAD (40.0 FOOT ROW) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, NORTH 08 DEGREES 51 MINUTES 06 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 125, A DISTANCE OF 99.95 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 08 MINUTES 54 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 125, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BARB MAR LANE, AT A DISTANCE OF 465.82 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 51 MINUTES 06 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 125, A DISTANCE OF 99.95 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 125 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 08 MINUTES 54 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 125, A DISTANCE OF 445.82 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BARB MAR LANE, AT A DISTANCE OF 465.82 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.07 (1.069 - DEED) GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET (OR 0.05 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BARB MAR LANE, LEAVING 1.02 NET ACRES OF LAND, MORE OR LESS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 06, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

# SHEET 1

INDEX SHEET OF GONZALEZ HEIGHTS SUBDIVISION	
<b>SHEET 1</b>	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPT. CERTIFICATE OF APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.I.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
<b>SHEET 2</b>	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDERS CERTIFICATE AND STATEMENT.
<b>SHEET 3</b>	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERS CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION.

**SALINAS ENGINEERING & ASSOC.**  
(F-6675) - ENGINEER  
(10065700) - SURVEY

CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)

# GONZALEZ HEIGHTS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 1.069 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 125, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUMÉ 9, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS

## FINAL ENGINEERING REPORT FOR GONZALEZ HEIGHTS SUBDIVISION:

BY DAVID O. SALINAS, P.E.

PROPOSED LOT 1, GONZALEZ HEIGHTS SUBDIVISION IS A ONE LOT 1.07 AC. RESIDENTIAL PLAT LOCATED IN THE URBAN ETJ OF THE CITY OF EDINBURG. THE SITE IS LOCATED ALONG THE EAST SIDE OF BARB MAR LANE ROAD APPROXIMATELY 0.2 MILES SOUTH OF AURORA DRIVE.

THE SITE HAS 99.95 FEET OF FRONTAGE AND A DEPTH OF 465.82 FEET (FROM THE CENTER OF BARB MAR LANE ROAD. BARB MAR LANE CURRENTLY HAS A TOTAL OF 40.0 FEET OF ROAD RIGHT-OF-WAY - THE PLAT WILL REQUIRE AN ADDITIONAL ROAD RIGHT-OF-WAY DEDICATION OF 5.0 FEET FOR A TOTAL OF 45.0 FEET OF ROAD RIGHT-OF-WAY.

### WATER SUPPLY: DESCRIPTION & COST

CURRENTLY THE CITY OF EDINBURG IS THE WATER PROVIDER AND HAS AN EXISTING 2" WATER LINE ALONG THE WEST SIDE OF BARB MAR LANE. THE SUBDIVIDER IS PROPOSING TO INSTALL A 1" SERVICE CONNECTION EAST AND UNDER BARB MAR LANE AND PROVIDE FOR A 5/8" WATER METER. THE 1" LINE SHALL HAVE A 2" PVC SCHEDULE 40 CASING. THE LOCATION OF THE WATER METER SHALL BE AT OR NEAR THE NWC OF THE LOT. THE ANTICIPATED COST TO BORE OR CUT BARB MAR LANE IS \$1,500.00. THERE ARE NO FIRE HYDRANTS ALONG BARB MAR LANE IN THIS RURAL AREA AND AT THIS TIME NO FIRE HYDRANTS ARE BEING PROPOSED.

### SEWAGE FACILITIES: DESCRIPTION & COST

CURRENTLY THE CITY OF EDINBURG DOES NOT HAVE A CONVENTIONAL SEWER LINE THAT CAN PROVIDE SEWER SERVICE TO THIS LOT. HENCE, LIKE ALL OF THE SURROUNDING PROPERTIES/HOME IMPROVED AREAS 2-500 GALLON SEPTIC TANKS WITH DRAIN FIELD SHALL BE PROVIDED. THE SEPTIC TANKS AND DRAINAGE FIELDS SHALL BE LOCATED AT THE REAR (EAST SIDE) OF THIS LOT. ALL SEPTIC TANK INSTALLATIONS REQUIRE A PERCOLATION TEST AND THIS WILL COST \$500.00 - THE SEPTIC TANK INSTALLATION SHALL COST \$ 1,500.00.

### DRAINAGE/STREETS:

CURRENTLY THE CITY OF EDINBURG NOR THE COUNTY OF HIDALGO HAVE A DEVELOPED STORM SEWER SYSTEM THAT SERVICES THIS ONE LOT PLAT. THERE IS NOT DISCERNABLE BAR DITCH ALONG THE EAST SIDE OF BARB MAR LANE. ESSENTIALLY THE GREEN AREAS BETWEEN THE PAVEMENT SECTION OF BARB MAR LANE AND THE NATURAL GROUND OF THIS LOT ARE THE SAME. THIS SUBDIVIDER SHALL PROVIDE FOR THE IMPROVEMENT OF A BAR DITCH BETWEEN THE EAST PAVEMENT AND NEW DEDICATED RIGHT-OF-WAY LINE, AND, SHALL PROVIDE FOR A DEPRESSED AREA PARALLEL TO THE SOUTH PROPERTY LINE SUCH THAT A VOLUME OF NOT LESS THAN 3,486.39 CU. FT. ARE PROVIDED. THE BAR DITCH IMPROVEMENTS SHALL EXTEND ALONG THE FRONTAGE OF THIS LOT. ADDITIONALLY, A DEPRESSED AREA SHALL BE CONSTRUCTED WITHIN PRIVATE LANDS PARALLEL THE SOUTH LINE OF THIS PLAT TO HELP WITH DRAINAGE. THE DEPRESSED AREA SHALL BE 25.5 FEET WIDE AND 60.0 FEET LONG AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

BARB MAR LANE IS AN EXISTING 40.0 FOOT STREET RIGHT-OF-WAY WITH A PAVEMENT SECTION (NO CURB & GUTTER). THIS PLAT WILL DEDICATE AN ADDITIONAL 5.0 FEET FOR A TOTAL OF 45.0 FEET OF RIGHT-OF-WAY. NO ADDITIONAL PAVEMENT IMPROVEMENTS SHALL BE PROVIDED BY THIS PLAT. THE ONLY IMPROVEMENTS TO THE RIGHT-OF-WAY ALONG THIS ROADWAY SHALL BE A NEWLY CREATED BAR DITCH.

THE ANTICIPATED COSTS OF THE BAR DITCH IS \$ 1,200.00 WHILE ONE CULVERT CROSSING FROM THE PAVED SECTION OF BARB MAR LANE TO THE PROPERTY LINE IS \$ 1,500.00 FOR A TOTAL OF \$ 2,700.00.

### ENGINEER CERTIFICATION:

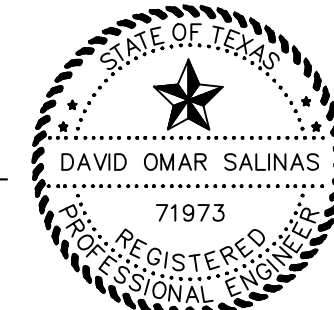
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,500.00.

SANITARY SEWER FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$2,000.00 FOR THE ENTIRE SUBDIVISION.

STORM SEWER FACILITIES - STORM SEWER SYSTEM IS ESTIMATED TO COST \$2,700.00 FOR THE ENTIRE SUBDIVISION

DAVID O. SALINAS, P.E. #71973 \_\_\_\_\_ DATE \_\_\_\_\_



SOIL EVALUATION REPORT INFORMATION						
SOIL BORING NUMBER 1						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLES/WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1						
2						
3						
4			N/A	NONE	NONE	NONE
5						
6						
CLASS III SANDY CLAY LOAM						

SOIL EVALUATION REPORT INFORMATION						
SOIL BORING NUMBER 2						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLES/WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1						
2						
3						
4			N/A	NONE	NONE	NONE
5						
6						
CLASS III SANDY CLAY LOAM						

## REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION GONZALEZ HEIGHTS SUBDIVISION:

BY DAVID O. SALINAS, P.E.

EL LOTE PROPUESTO 1, SUBDIVISION DE GONZALEZ HEIGHTS ES UN LOTE DE 1.07 AC. RESIDENCIAL SITUADO EN EL ETJ URBANO DE LA CIUDAD DE EDINBURG EL SITIO SE ENCUENTRA A LO LARGO DEL LADO ESTE DE BARB MAR LANE ROAD APROXIMADAMENTE 0.2 MILLAS AL SUR DE AURORA DRIVE. EL SITIO TIENE 99.95 PIES DE FACHADA Y UNA PROFUNDIDAD DE 465.82 PIES (DESDE EL CENTRO DE BARB MAR LANE ROAD. BARB MAR LANE ACTUALMENTE TIENE UN TOTAL DE 40.0 PIES DE DERECHO DE VÍA DE LA CARRETERA - LA PLATAFORMA REQUERIRÁ UNA DEDICACION ADICIONAL DE LA CARRETERA DERECHO DE VÍA DE 5.0 PIES PARA UN TOTAL DE 45.0 PIES DE DERECHO DE VÍA DE LA CARRETERA.

### PROVISIÓN DE AGUA: DESCRIPCIÓN Y GASTOS

ACTUALMENTE, LA CIUDAD DE EDINBURG ES EL PROVEEDOR DE AGUA Y TIENE UNA LÍNEA DE AGUA DE 2" EXISTENTE A LO LARGO DEL LADO OESTE DE BARB MAR LANE. EL DUEÑO PROPONE INSTALAR UNA CONEXIÓN DE SERVICIO DE 1" AL ESTE Y DEBAJO DE BARB MAR LANE Y PROPORCIONAR UN MEDIDOR DE AGUA DE 5/8". LA LÍNEA DE 1" TENDRÁ UNA CARCASA DE PVC SCHEDULE 40 DE 2". LA UBICACIÓN DEL MEDIDOR DE AGUA DEBE ESTAR EN O CERCA DE LA ESQUINA NORTE OESTE DEL LOTE. EL COSTO ANTICIPADO PARA PERFORAR O CORTAR BARB MAR LANE ES DE \$ 1,500.00. NO HAY BOCAS DE INCENDIO A LO LARGO DE BARB MAR LANE EN ESTA ÁREA RURAL Y EN ESTE MOMENTO NO SE PROPONEN BOCAS DE INCENDIO.

### ALCANTARILLADO SANITARIO: DESCRIPCIÓN Y GASTOS

ACTUALMENTE, LA CIUDAD DE EDINBURG NO TIENE UNA LÍNEA DE ALCANTARILLADO SANITARIO CONVENCIONAL QUE PUEDA BRINDAR SERVICIO DE ALCANTARILLADO SANITARIO A ESTE LOTE. POR LO TANTO, AL IGUAL QUE TODAS LAS PROPIEDADES CIRCUNDANTES / ÁREAS MEJORADAS PARA EL HOGAR, SE DEBEN PROPORCIONAR TANQUES SÉPTICOS DE 2 A 500 GALONES CON CAMPO DE DRENAJE. LOS TANQUES SÉPTICOS Y LOS CAMPOS DE DRENAJE SE UBICARÁN EN LA PARTE TRASERA (LADO ESTE) DE ESTE LOTE. TODAS LAS INSTALACIONES DE TANQUES SÉPTICOS REQUIEREN UNA PRUEBA DE PERCOLACIÓN Y ESTO COSTARÁ \$500.00; LA INSTALACIÓN DEL TANQUE SÉPTICO COSTARÁ \$ 1,500.00.

### DRENAJE PLUVIAL/CALLES:

ACTUALMENTE LA CIUDAD DE EDINBURG NI EL CONDADO DE HIDALGO TIENEN UN SISTEMA DE ALCANTARILLADO PLUVIAL DESARROLLADO QUE DA SERVICIO A ESTE LOTE. NO HAY UNA ZANJA DE BAR DISCERNIBLE A LO LARGO DEL LADO ESTE DE BARB MAR LANE. ESENCIALMENTE LAS ÁREAS VERDES ENTRE LA SECCIÓN DE PAVIMENTO DE BARB MAR LANE Y EL TERRENO NATURAL DE ESTE LOTE SON LAS MISMAS. ESTE SUBDIVIDOR PROPORCIONARÁ LA MEJORA DE UNA ZANJA DE BAR ENTRE EL PAVIMENTO ESTE Y LA NUEVA LÍNEA DEDICADA AL DERECHO DE VÍA, Y PROPORCIONARÁ UN ÁREA DEPRIMIDA PARALELA A LA LÍNEA DE PROPIEDAD SUR DE TAL MANERA QUE SE PROPORCIONE UN VOLUMEN DE NO MENOS DE 3,486.39 PIES CÚBICOS. LAS MEJORAS DE LA ZANJA DE LA BARRA SE EXTENDERÁN A LO LARGO DE LA FACHADA DE ESTE LOTE. ADEMÁS, SE CONSTRUIRÁ UN ÁREA DEPRIMIDA DENTRO DE TIERRAS PRIVADAS PARALELAS A LA LÍNEA SUR DE ESTA PROPIEDAD PARA AYUDAR CON EL DRENAJE. EL ÁREA DEPRIMIDA DEBE SER DE 25.5 PIES DE ANCHO Y 60.0 PIES DE LARGO Y SERÁ MANTENIDA POR EL PROPIETARIO DE LA PROPIEDAD.

BARB MAR LANE ES UN DERECHO DE VÍA DE CALLE EXISTENTE DE 40.0 PIES CON UNA SECCIÓN DE PAVIMENTO (SIN BORDILLO Y CAÑALETA). ESTE PLANO DEDICARÁ 5.0 PIES ADICIONALES PARA UN TOTAL DE 45.0 PIES DE DERECHO DE PASO. ESTE PLANO NO PROPORCIONARÁ MEJORAS ADICIONALES EN EL PAVIMENTO. LAS ÚNICAS MEJORAS EN EL DERECHO DE VÍA A LO LARGO DE ESTA CALLE SERÁ UNA NUEVA CREADA ZANJA DE BAR.

LOS COSTOS ANTICIPADOS DE LA ZANJA DEL BAR ES DE \$ 1,200.00, MIENTRAS QUE UN CRUCE DE ALCANTARILLA DESDE LA SECCIÓN PAVIMENTADA DE BARB MAR LANE HASTA LA LÍNEA DE PROPIEDAD ES DE \$ 1,500.00 PARA UN TOTAL DE \$ 2,700.00.

### CERTIFICACIÓN:

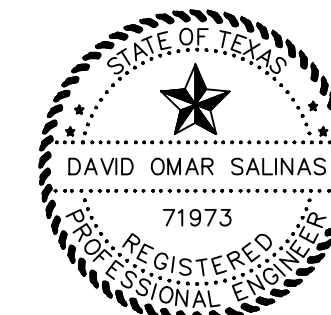
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENTRAS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$1,500.00.

ALCANTARILLADO SANITARIO: EL SISTEMA DE ALCANTARILLADO SANITARIO TENDRÁ UN COSTO ESTIMADO TOTAL DE \$2,000.00.

ALCANTARILLADO PLUVIAL: EL SISTEMA DE ALCANTARILLADO PLUVIAL TENDRÁ UN COSTO ESTIMADO TOTAL DE \$2,700.00

DAVID O. SALINAS \_\_\_\_\_ DATE \_\_\_\_\_  
P.E. #71973



### SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

1.- I, NELDA KARINA GONZALEZ, SUBDIVIDER OF GONZALEZ HEIGHTS SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

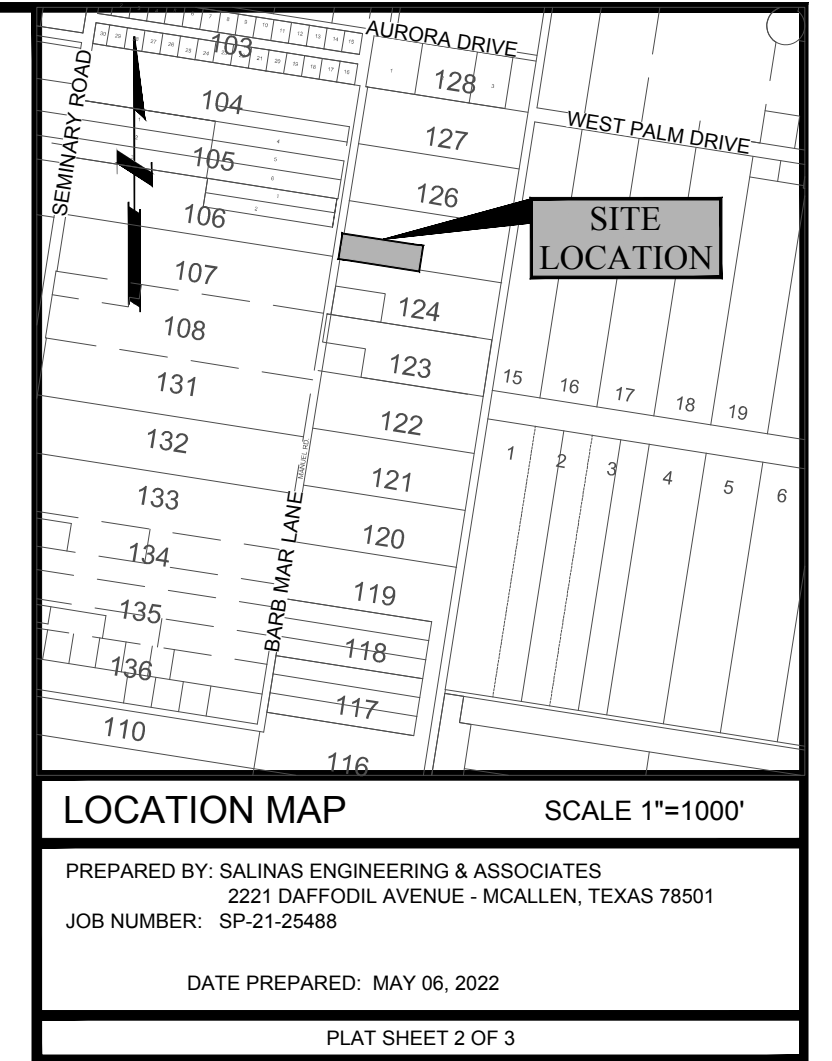
NELDA KARINA GONZALEZ \_\_\_\_\_

### COUNTY OF HIDALGO

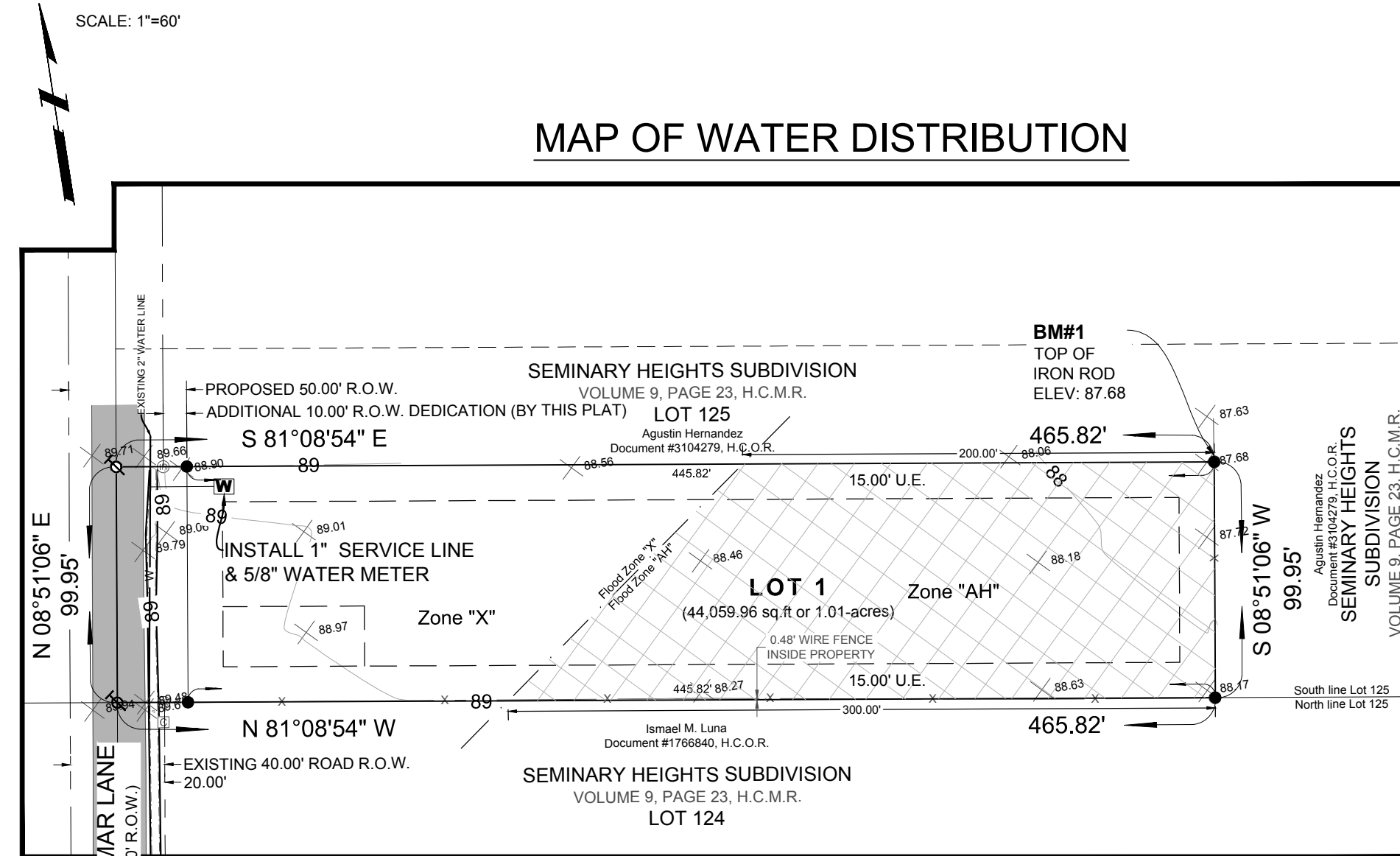
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NELDA KARINA GONZALEZ, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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



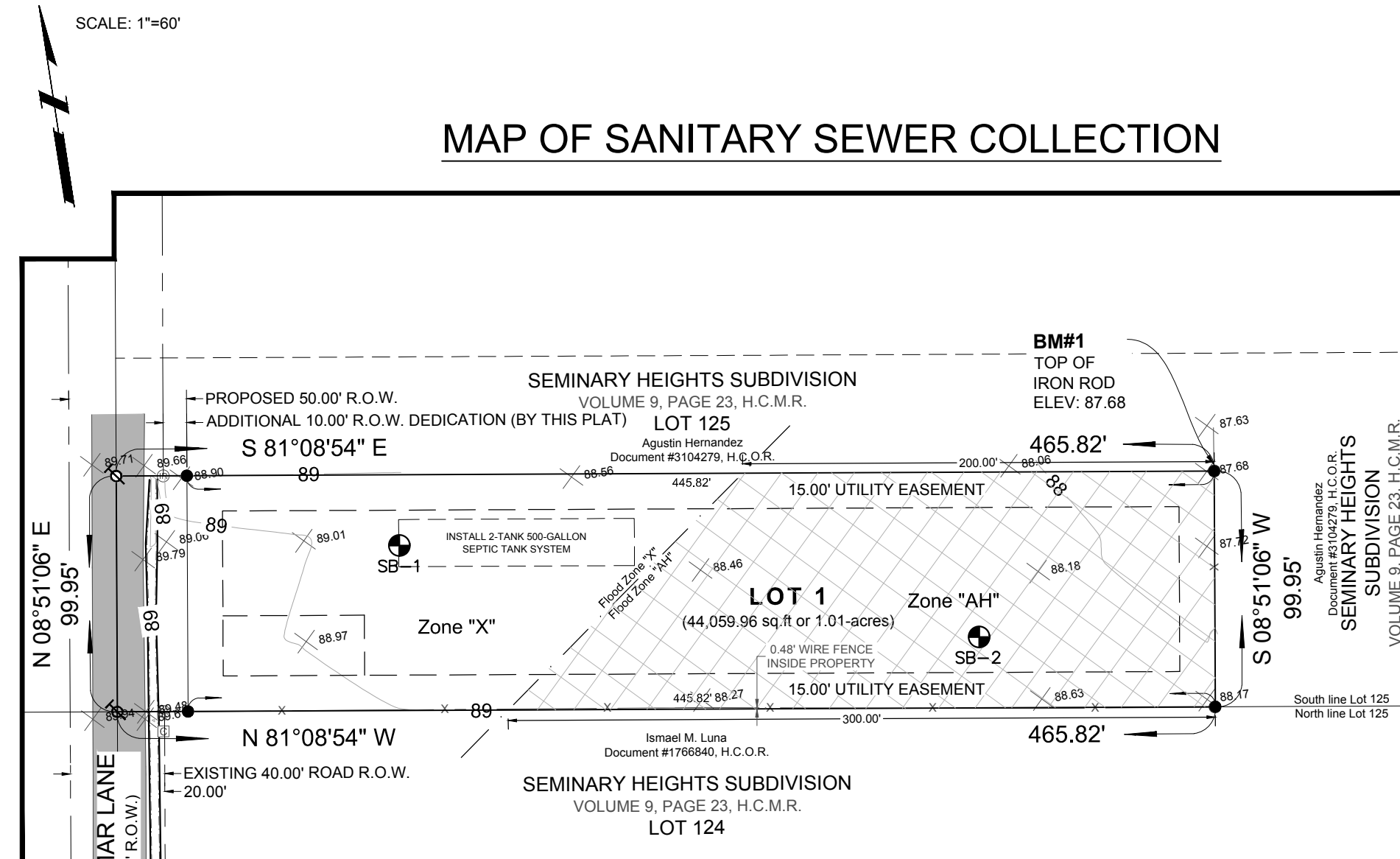
## MAP OF WATER DISTRIBUTION



### LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
○	SET NAIL
—	R.O.W. RIGHT-OF-WAY
○	P.O.C. POINT OF COMMENCEMENT
○	P.O.B. POINT OF BEGINNING
○	S.W.C. SOUTHWEST CORNER
○	H.C.M.R. HIDALGO COUNTY MAP RECORDS
○	H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
—	U.E. UTILITY EASEMENT
○	FOUND IRON ROD
○	CABLE PEDESTAL
-X-	WIRE FENCE
○	INDICATES SOIL BORING LOCATION
SB-X	

## MAP OF SANITARY SEWER COLLECTION



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE CHART	
COST ESTIMATE	
PAVING IMPROVEMENTS:	\$0.00
DRAINAGE IMPROVEMENTS:	\$2,700.00
WATER DISTRIBUTION:	\$1,500.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$2,000.00
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	\$0.00
DRENAJE PLUVIAL:	\$2,700.00
SERVICIO DE AGUA POTABLE:	\$1,500.00
SERVICIO DE DRENAJE SANITARIO:	\$2,000.00

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 06, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

# SHEET 2

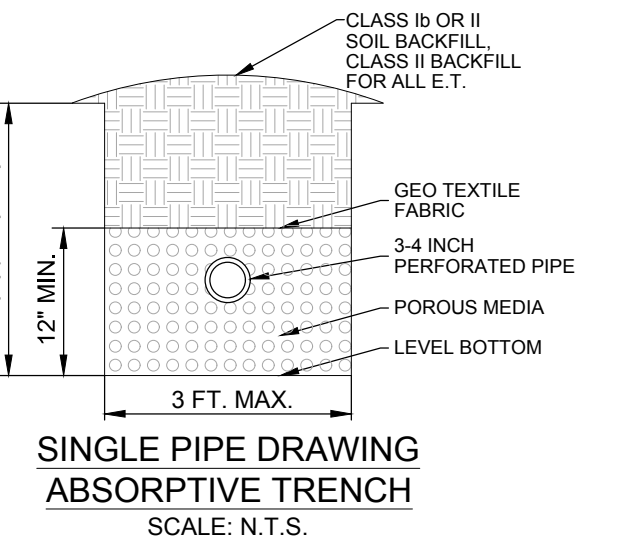
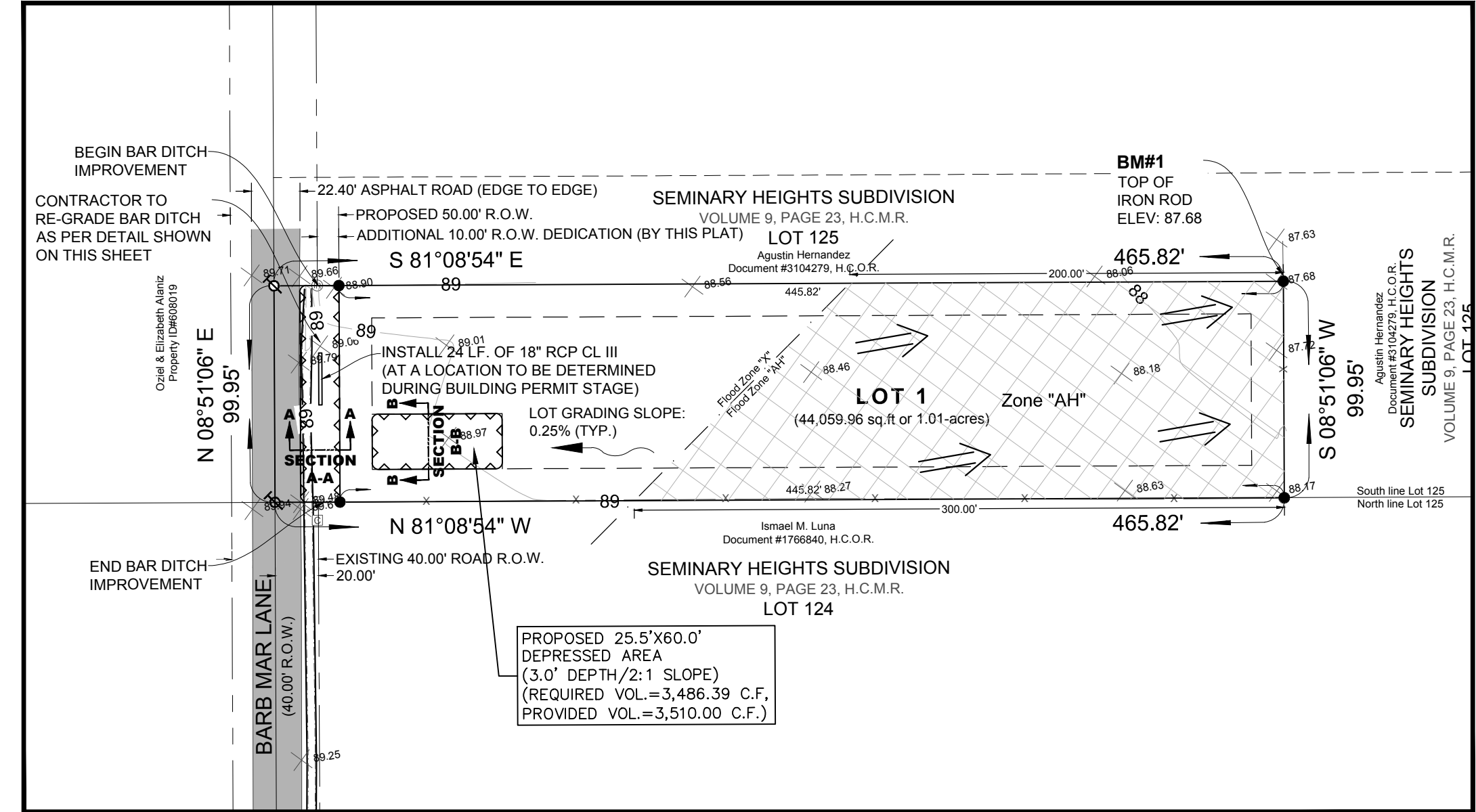
INDEX SHEET OF GONZALEZ HEIGHTS SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPT. CERTIFICATE OF APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PROJECT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES, TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION.

**SALINAS ENGINEERING & ASSOC.**  
 (F-6675)-ENGINEER  
 (10065700)-SURVEY  
 CONSULTING ENGINEERS & SURVEYORS  
 2221 DAFFODIL - McALLEN, TEXAS 78501  
 (956) 682-9081 (956) 686-1489 (FAX)

- LEGEND**
- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - SET NAIL
  - R.O.W. RIGHT-OF-WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - S.W.C. SOUTHWEST CORNER
  - H.C.M.R. HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
  - U.E. UTILITY EASEMENT
  - FOUND IRON ROD
  - CABLE PEDESTAL
  - WIRE FENCE

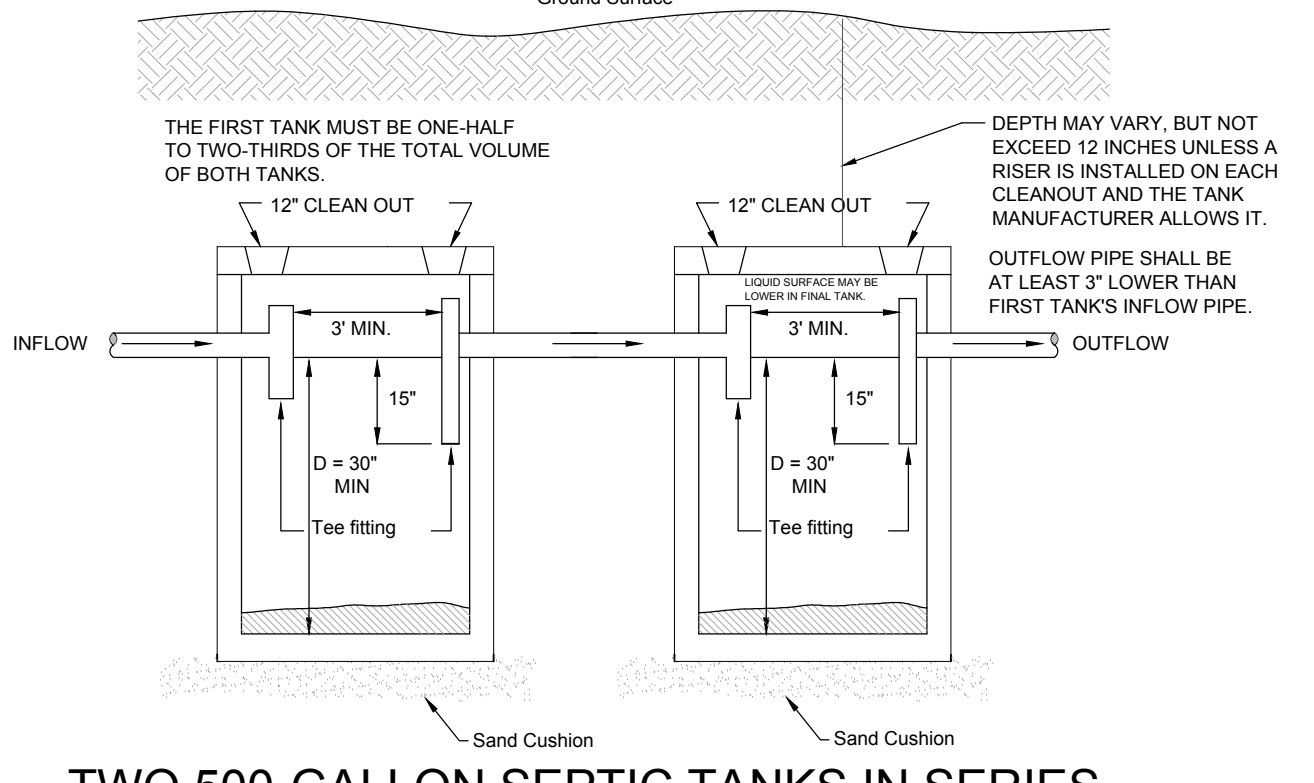
SCALE: 1"=60'

**MAP OF DRAINAGE SYSTEM**

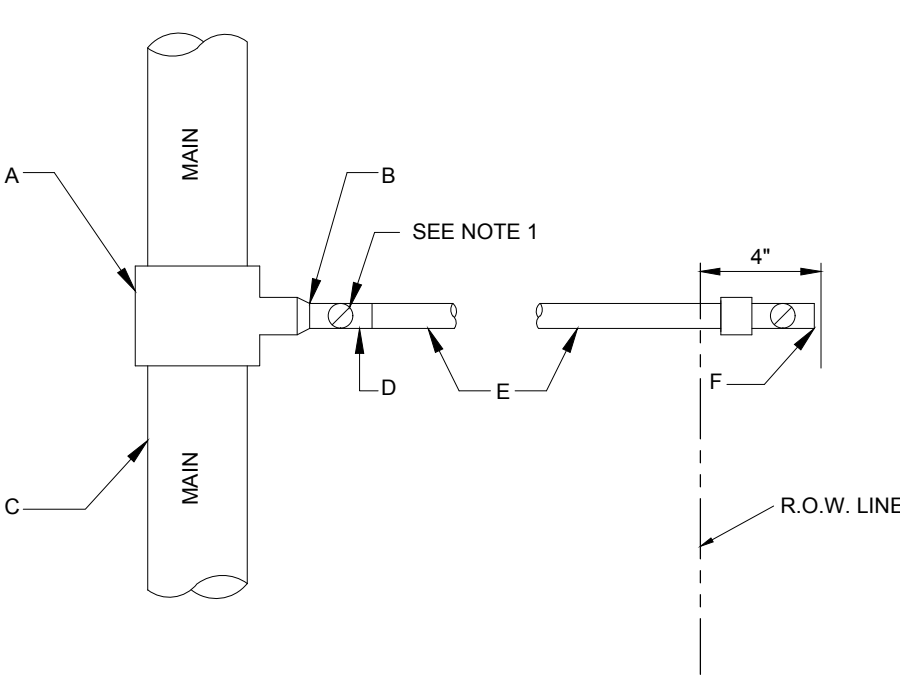
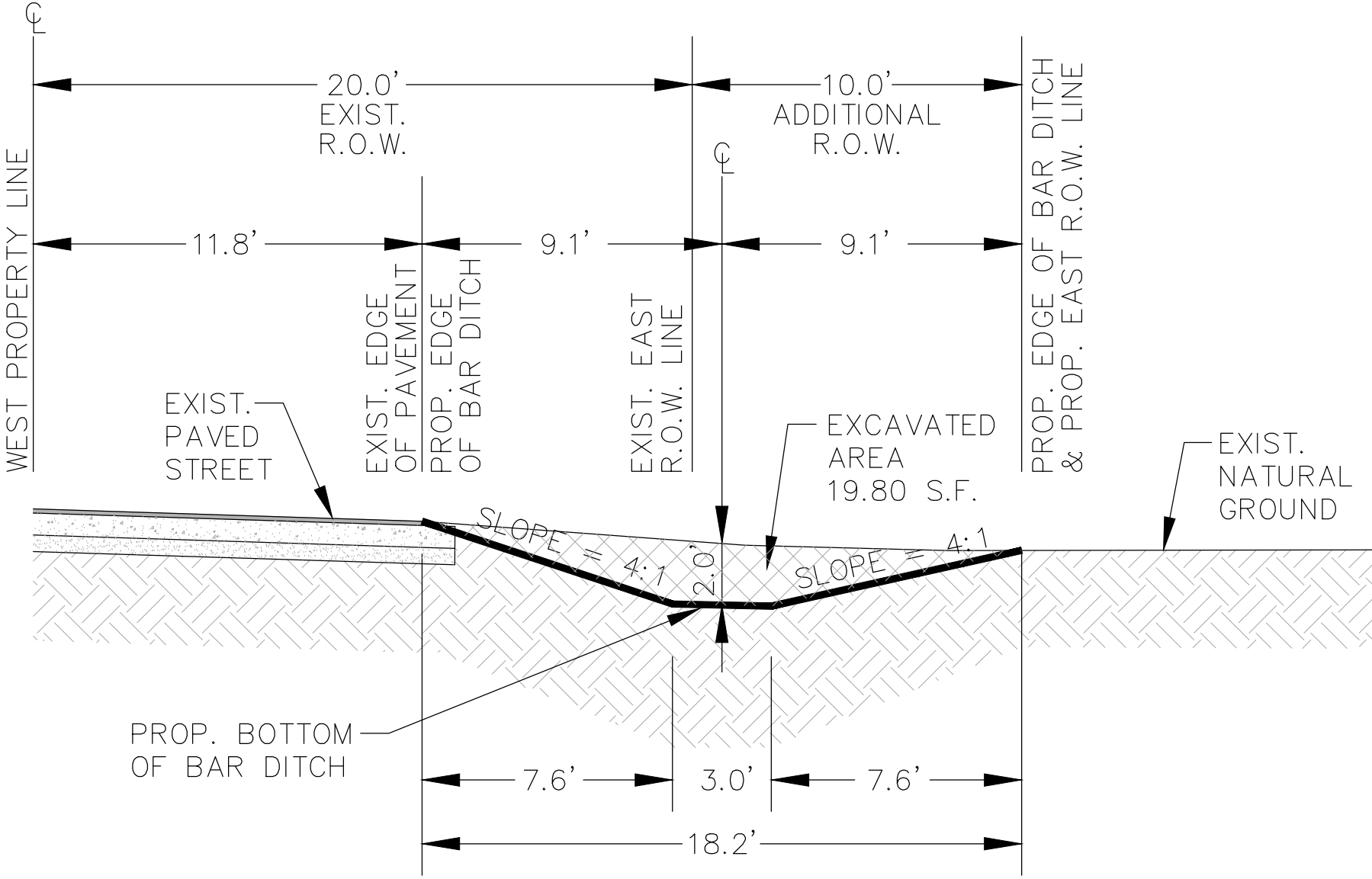


**GONZALEZ HEIGHTS SUBDIVISION**

HIDALGO COUNTY, TEXAS  
BEING A 1.069 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 125, SEMINARY HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS

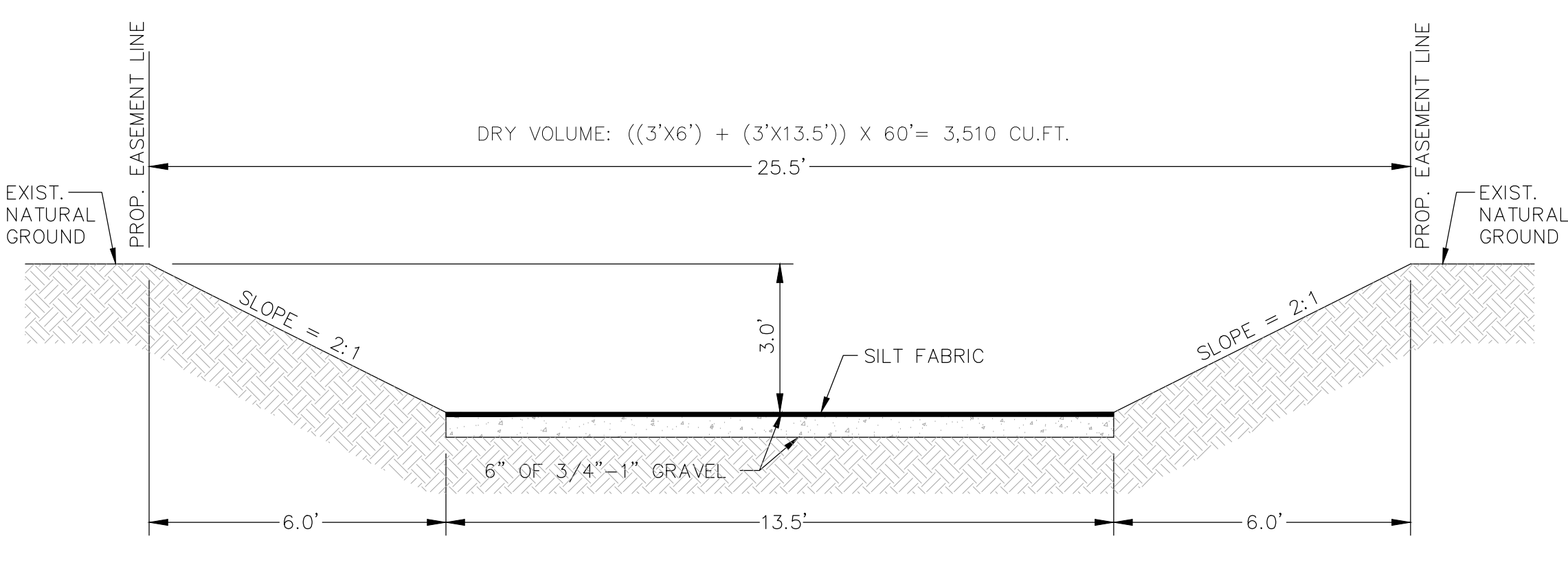


19.80 S.F. (EXCAVATED AREA) X 75.95 FT. (99.95'-24.00') = 1,503.81 C.F. (VOLUME)  
1,503.81 C.F. (PROVIDED) < 3,486.39 C.F. (REQUIRED)



- CONSTRUCTION NOTES**
- A. MAIN LINE SIZE X 2" TEE OR MAIN LINE SIZE X 3/4" SERVICE SADDLE.
  - B. 2" X 3/4" REDUCER (IF NEEDED)
  - C. WATER MAIN (C900, C905 18 CLASS 150)
  - D. 3/4" CORPORATION AND ANGLE STOP.
  - E. 3/4" SERVICE LINE, POLYETHYLENE WATER TUBING, "COPPER TUBING", REFER BACK TO CITY OF EDINBURG DETAILS.
  - F. 3/4" CORPORATION AND ANGLE STOP.
- GENERAL NOTES**
1. ON ALL SERVICE LINES GREATER THAN 1" (2" PVC SCHEDULE 40), A 2" VALVE WILL BE REQUIRED
  2. ALL SERVICE CONNECTION SHALL BE DONE PRIOR TO STREET CONSTRUCTION.
  3. SERVICE CONNECTION LOCATION TO BE SHOWN ON PLANS.

**\* SINGLE SERVICE CONNECTIONS**  
SCALE: N.T.S.



**DRAINAGE REPORT NARRATIVE**

Proposed Gonzalez Heights Subdivision is a one - lot residential plat containing 0.97 Net Acres (1.07 Gross [1.069- DEED]) of land out of Lot 125, Seminary Heights Subdivision, Hidalgo County, Texas, and located along the east side of Barb Mar Lane south of Aurora Drive in the ETJ of the City of Edinburg. The proposed single - family plat is located in part Zone "AH" and in part Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0325 D, dated June 06, 2000, and, revised to reflect LOMR dated 5/17/01. Zone "AH" areas are defined as "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined." Zone "X" areas are defined as "areas of the 500-year flood; areas with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 100-year flood." The subdivider shall be prohibited from constructing any home improvements on the Zone "AH" - BFE 88.0.

The site is vacant and Barb Mar Lane is improved with a county type section of pavement with bar ditches and culverts but void of any curb & gutter or conventional storm sewer improvements.

Soils of this proposed plat consist of a Brennan fine sandy loam complex (slopes 1 to 2%) (Class B) - these soils are well drained with medium surface runoff and moderate permeabilities. This soil is in capability subclass IIIe, non-irrigated and subclass IIe irrigated in the Sandy Loam range site. This soil can be seen in Sheet 64 and Map Unit No. 4 of the Soil Survey of Hidalgo County, Texas.

Waters within this property essentially flow via sheet flow in an easterly direction over un-developed lands perpendicular to Barb Mar Lane. The average slope from west to east is 0.22% over an average drainage run of 445.82 feet. Barb Mar Lane is a county paved section type of roadway with bar ditches and culverts on both sides. This is a residential area and lands located all around are for residential use or current vacant. Runoff along the bar ditch is southerly and way from this site - attached and made a part of this report is a plan and profile sheet for a distance of 2,500.0 feet from this site illustrating elevations along the center of the existing bar ditch. There are no anticipated additional roadway improvements but it is anticipated that an additional 5.0 feet of right-of-way dedication will be required to the existing 40.0 foot roadway for a total of 45.0 feet.

In accordance with the drainage policies of the City of Edinburg and County of Hidalgo, this subdivision shall be required to retain on-site the total volume of water CREATED by the post-development of this 0.97 net acre property. Using the Rational Method (For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)) over a 10-year storm event, and existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.30 (assuming 6,000 Sq. Ft. of impervious lot improvements) - For Reference: FHWA, Urban Drainage Design Manual HEC-22 (2001), an average drainage run of 445.82 feet and an average slope of 0.22%, it was computed that the improved condition would produce an additional total volume of 3,486.39 Cubic Feet, or 0.08 Acre-Feet. This volume of water is equivalent to a layer of water 0.99 inches deep if spread out evenly over the entire 0.97 Net Acre tract.

The existing bar ditch is 1.0 feet deep and 2.5 feet wide from the center of the bar ditch each way. The existing bar ditch has a cross sectional area of 2.5 feet. The developer shall provide for a re-construction of a bar ditch along the frontage of this plat in accordance with the County of Hidalgo bar ditch reconstruction standard. In addition, the subdivider shall provide for a depressed area parallel to the south property line near the southeast corner of the subject property whereby this depressed area shall have a dry volume of not less than 3,486.39 Cu. Ft. and, shall include a 6" of gravel in the bed. Waters entering the depressed gravelled area will flow through the gravel bottom. "Bar ditch" profiles have been provided south of and along the east side of the paved roadway for a distance of 2,500 feet - there is no outfall for roadway waters flowing south. The Barb Mar bar ditch varies in depth over the 2,500 feet and flows between 1 and 2 plus feet as your travel south away from this site.

**DEPRESSED AREA CALCULATION:**

Area = (3' x 13.5') + (6' x 3') = 58.50'  
L (length of depressed area at 2:1): 3,486.39 Cu. Ft. / 58.50 Ft. = 59.59 Ft. Say 60.0 Ft.  
Dry volume provided: 58.50' x 60' = 3,510.0 Cu. Ft. > 3,486.39 Cu. Ft. Req.  
Therefore, the depressed area shall be 25.5' wide and 60' in length.

One concrete culvert shall be provided and centered on the new bar ditch for on driveway entrance. The bar ditch widening will not affect the pre-construction flow condition along Barb Mar Lane. There are no anticipated widening improvements to the existing paved roadway section of Barb Mar Lane.

It is expressly noted that the subdivider and/or owner of this proposed Lot 1 shall be permitted to construct any structures within the areas delineated on the plat. The subdivider can, at a future date, apply with FEMA for permission to build in that area.

The area prohibited at this time build due to being located in a flood zone is generally described as an area enclosed by the following: a point being located 200 feet west from the northeast corner along the north property line and then a second point being located 300 feet west from the southeast corner at which time both ending points are connected by a straight line forming a "knife shaped" line along the west side of the flood zone area. This area is also shown on the plat for recording.

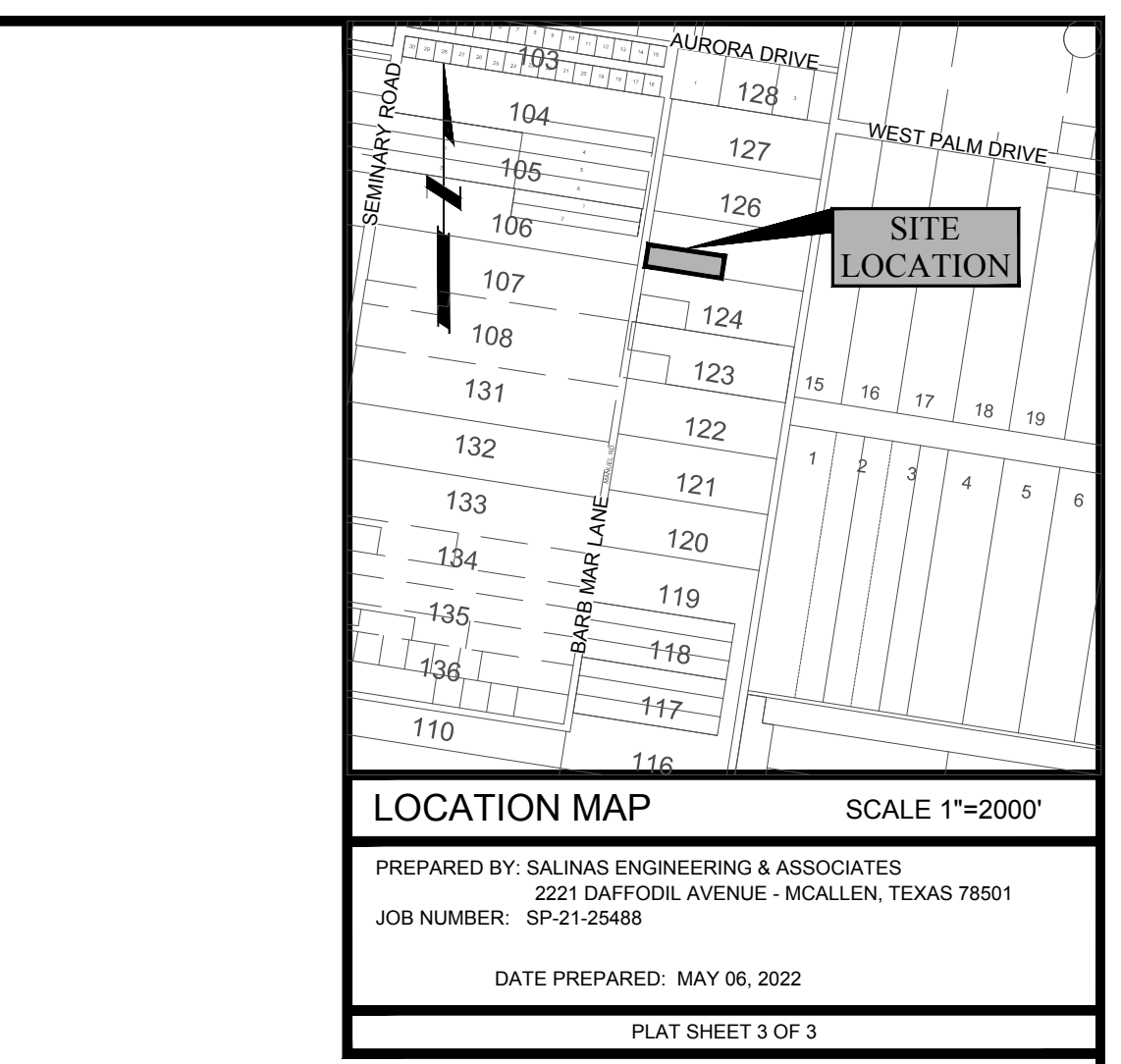
The finished floor elevation is determined to be not less than 18 inches above the top of the paved road at the center of this lot, or 18 inches above natural ground at the center of this lot, whichever is greater. A note on the proposed plat prohibits any construction in the eastern areas Zoned "AH" (See General Plat Note No. 4).

Date: February 22, 2022  
CERTIFICATION

By my signature below, I certify that this subdivision lies in part Zone "AH" and in part Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0325 D, dated June 06, 2000, and, revised to reflect LOMR dated 5/17/01. Zone "AH" areas are defined as "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined." Base flood elevations determined." Zone "X" areas are defined as "areas of the 500-year flood; areas with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 100-year flood"

David Omar Salinas,  
Registered Professional Engineer #71973  
Registered Professional Land Surveyor #5782

DATE



**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED

**GONZALEZ HEIGHTS SUBDIVISION**

County	HIDALGO COUNTY, TEXAS	Proposed		Existing	
		Length of Run (ft)	Area (sq ft)	Length of Run (ft)	Area (sq ft)
		445.82	198,000	445.82	198,000
		2.22%	0.20	2.22%	0.20
		58.50'	3,510.00	58.50'	3,510.00
		58.50'	3,510.00	58.50'	3,510.00

**Underdeveloped Calculations**

Year	Intensity (in/hr)	Peak Disch. (cfs)	Acc. Stor. (cu ft)	Runoff (cfs)	Runoff (cu ft)	Acc. Stor. (cu ft)	Net Storage (cu ft)
10-year	4.37	0.000	0.000	0.000	0.000	0.000	0.000
25-year	5.37	0.000	0.000	0.000	0.000	0.000	0.000
50-year	6.37	0.000	0.000	0.000	0.000	0.000	0.000
100-year	7.37	0.000	0.000	0.000	0.000	0.000	0.000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 06, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**SHEET 3**

**INDEX SHEET OF GONZALEZ HEIGHTS SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPT. CERTIFICATE OF APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PROJECT THE PROJECT IS SITUATED: H.C.D. CERTIFICATION, IRREGULAR DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERS CERTIFICATION; REVISION NOTES, TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION.

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