



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-06-2022

PROPOSED KYRIOS LOT 1 REPLAT SUBDIVISION, PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP INC. DEVELOPER: EVA RODRIGUEZ & LETSIE CABRERA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHEAST CORNER OF WALKER ROAD AND S. RIVER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-21-2022 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-2-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-16-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER, CITY OF DONNA LINE SIZE: 24" LOCATION: WALKER ROAD

WATER SERVICE PROVIDER: CITY OF DONNA LINE SIZE: 6" LOCATION: WALKER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-17-2022 : 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.

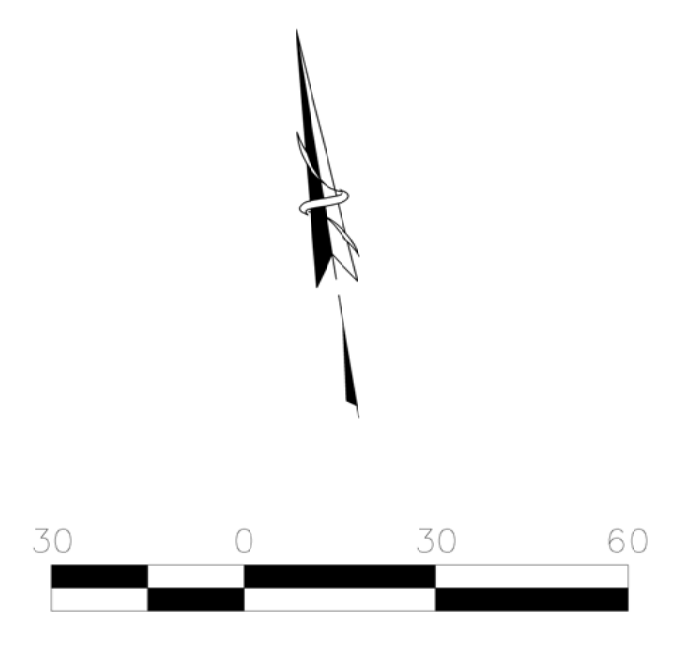
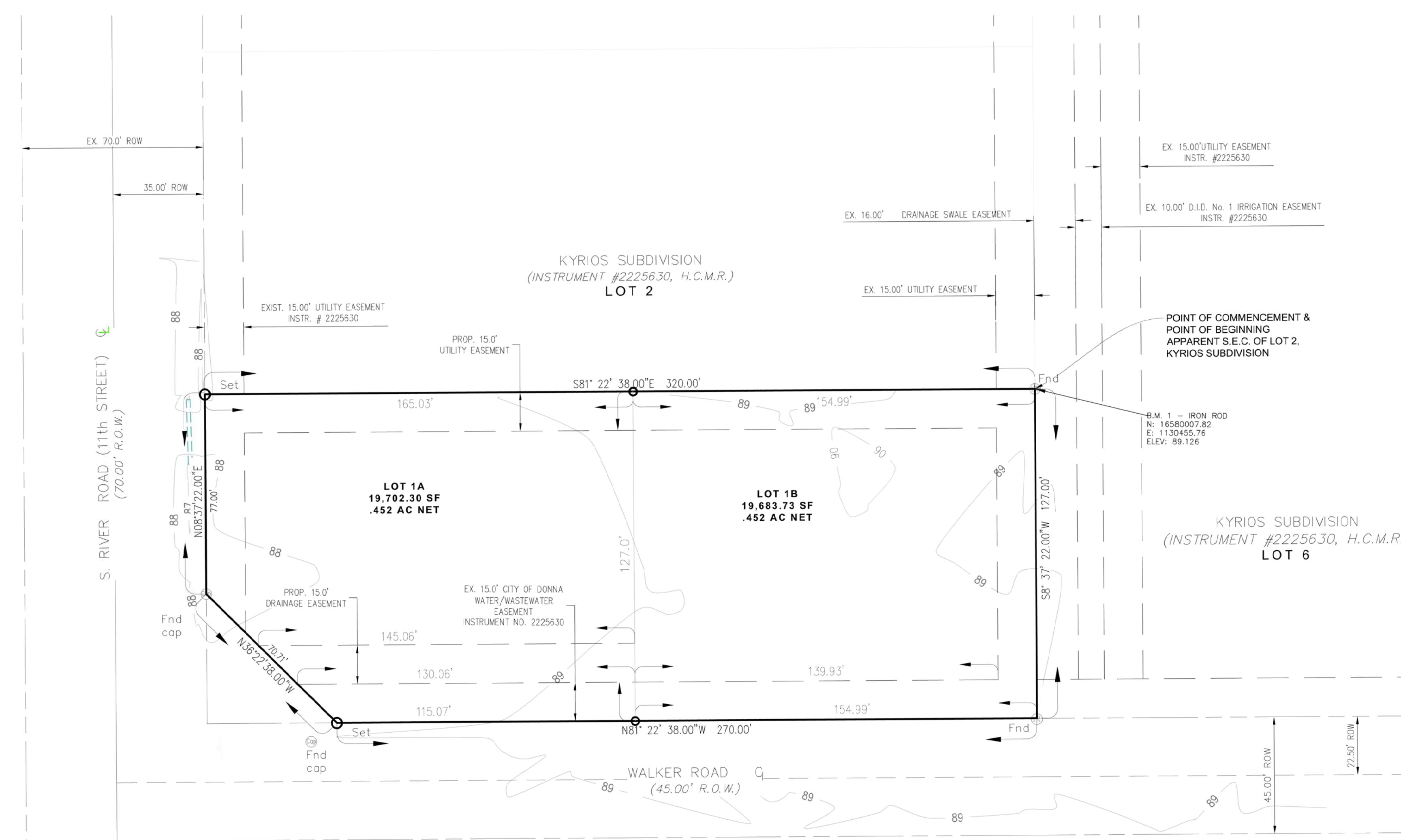
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

Final Approval subject to recommendations other departments

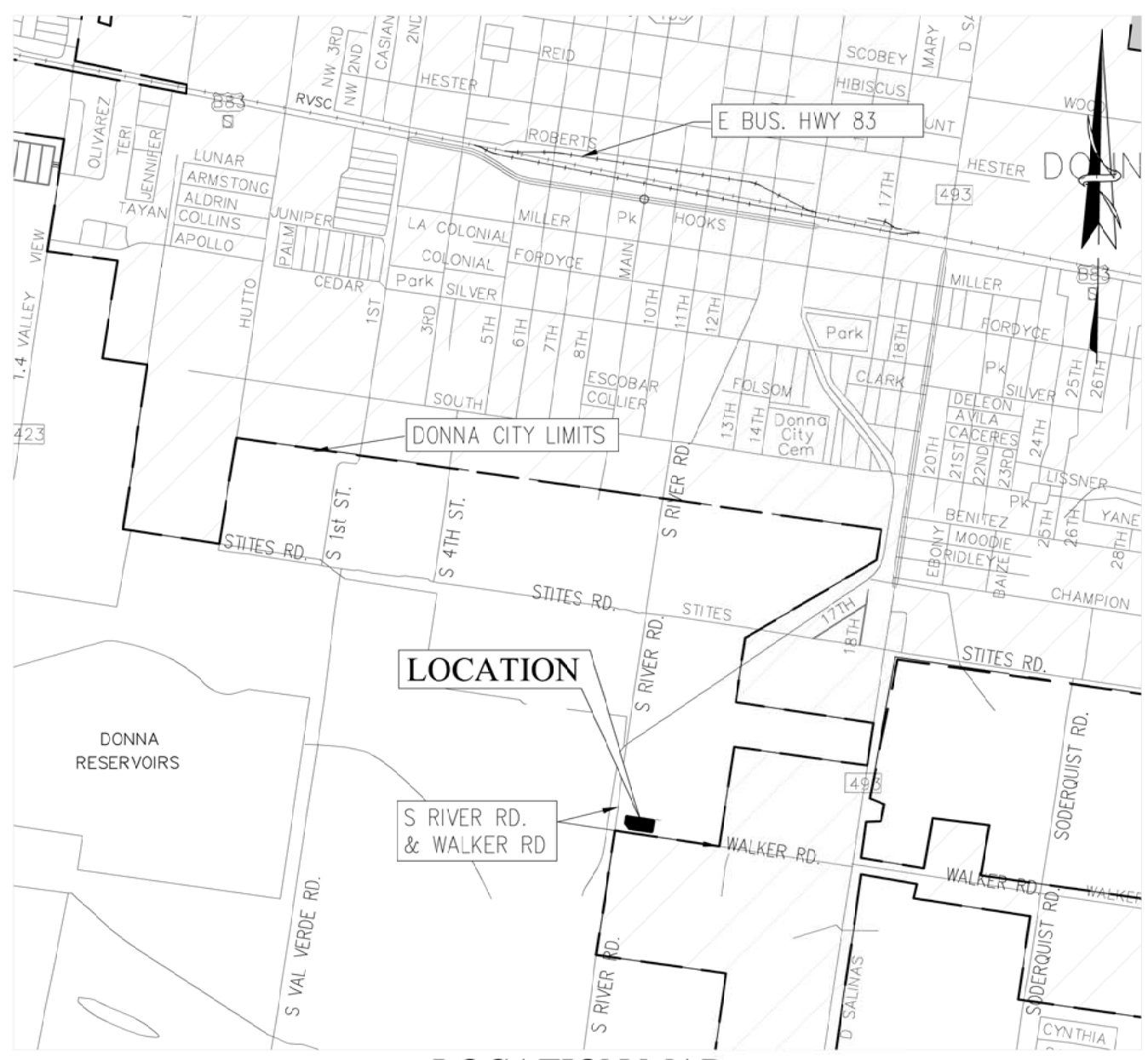
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*



LEGEND

○	- SET 1/2 INCH IRON ROD	⊙	- TEL. PEDESTAL
●	- FD. 1/2 INCH IRON ROD	+	- SIGN
—	- FENCE	⊞	- WATER METER
—	- POWER LINE	□	- INLET
⊞	- SEPTIC TANK	Ⓜ	- MAIL BOX
⊞	- CLEAN OUT	⊞	- WATER CISTERN
⊞	- BENCH MARK	⊞	- A.C. UNIT
⊞	- LIGHT POLE	⊞	- BOC - BACK OF CURB
⊞	- POWER POLE	⊞	- B-B - BACK OF CURB TO BACK OF CURB DISTANCE
⊞	- GUY WIRE	⊞	- R.O.W. - RIGHT OF WAY
		⊞	- B.S.L. - BUILDING SET BACK LINE



LOCATION MAP
SCALE: 1"=2000'

PLAT NOTES

- FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" (MEDIUM SHADING) PANEL NO. 480334 0425 C. AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD (MEDIUM SHADING), MAP REVISED NOVEMBER 16, 1992.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25.00 FEET
SIDE: 6.00 FEET
REAR: 15.00 FEET
SIDE CORNER: 10.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1A THROUGH 1B. 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.
- FOUND ON THE N.E. CORNER OF KYRIOS LOT 1B SUBDIVISION.
B.M. 1 - IRON ROD N: 16580007.82, E: 1130455.76, ELEV: 89.126
- 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF DONNA REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,009 CUBIC FEET OF STORM WATER RUNOFF. METHOD OF DETENTION WILL BE DETERMINED AT TIME OF CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- THE PROPOSED DETENTION POND SHALL BE LOCATED WITHIN THE 15' DRAINAGE EASEMENT DEDICATED PER THIS PLAT. THE OWNER OF EACH RESIDENTIAL LOT CONTAINING THE DETENTION POND SHALL OWN AND MAINTAIN THE PORTION OF THE DETENTION POND IN THEIR LOT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCY PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF OR LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOTS 1A & 1B MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, EVA RODRIGUEZ AND LETSIE CABRERA AS OWNERS OF THE 1.05 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED KYRIOS LOT 1 REPLAT SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

B.M. 1 - IRON ROD N: 16580007.82, E: 1130455.76, ELEV: 89.126

BY: EVA RODRIGUEZ _____ DATE _____
1145 WALKER RD, DONNA, TX 78537
(956) 578-1839

BY: LETSIE CABRERA _____ DATE _____
1145 WALKER RD, DONNA, TX 78537
(956) 578-1839

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVA RODRIGUEZ & LETSIE CABRERA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____.

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF KYRIOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF DONNA MAYORS CERTIFICATION

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

MAYOR, CITY OF DONNA _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

DONNA IRRIGATION DISTRICT CERTIFICATE

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE ON THIS _____ DAY OF _____, 2022.

BY: _____ DATE _____
SECRETARY

BY: _____ DATE _____
PRESIDENT

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

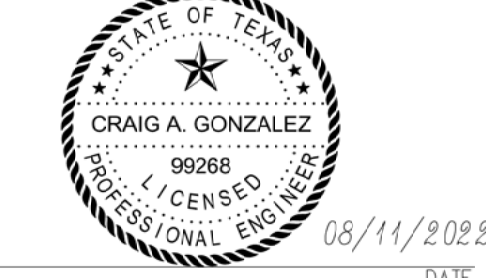
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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


STATE OF TEXAS
COUNTY OF HIDALGO

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


CRAIG A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER No. 99268
FIRM NO. F-13054



DATE _____



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

ON _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____, DEPUTY CLERK

INDEX TO SHEET OF KYRIOS SUBDIVISION

1	HEADING; INDEX; LOCATION MAP AND ETI; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETI OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT NO.1 APPROVAL LOT 1-RESIDENTIAL
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: KYRIOS LOT 1 REPLAT SUBDIVISION ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR:	EVA RODRIGUEZ & LETSIE CABRERA CRAIG A. GONZALEZ HOMERO L. GUTIERREZ	1145 WALKER RD, DONNA, TX 78537 260 S TEXAS BLVD., STE. 403, WESLACO TX 78596 P.O. BOX 548, MCALLEN, TX 78505
		(817) 228-7351 (956) 405-3337 (956) 369-0988

LOCATION DESCRIPTION:

KYRIOS LOT 1 REPLAT SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 IN THE SOUTHEASTERN PART OF HIDALGO COUNTY LOCATED APPROXIMATELY ON THE NORTH EAST CORNER LOT OF INTERSECTION S. RIVER RD AND WALKER ROAD. THE CITY OF DONNA HAS A POPULATION OF 17,429 ACCORDING TO THE 2021 U.S. CENSUS. KYRIOS SUBDIVISION LIES JUST OUTSIDE OF THE CITY OF DONNA CITY LIMITS AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

METES AND BOUNDS DESCRIPTION:

A 1.050 ACRE (45,740 SQUARE FEET) TRACT OF LAND, BEING ALL OF LOT 1, KYRIOS SUBDIVISION, AS PER MAP OR PLAT RECORDED IN DOCUMENT NO. 2225630, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES), LOCATED IN THE CITY OF DONNA AT THE NORTHEAST CORNER OF THE SOUTH RIVER ROAD (11TH STREET) AND WALKER ROAD INTERSECTION, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO. 4 REBAR FOR THE APPARENT SOUTHEAST CORNER OF LOT 2, OUT OF SAID KYRIOS SUBDIVISION AND NORTHEAST CORNER OF SAID LOT 1, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°37'22" WEST, WITH THE APPARENT ADJOINING WEST EXISTING 15'-FOOT DRAINAGE SWALE EASEMENT LINE AND THE EAST LOT LINE OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT, A DISTANCE OF 127.00 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID WALKER ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°22'38" WEST, WITH SAID EXISTING NORTH RIGHT-OF-WAY LINE OF WALKER ROAD AND SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT, A DISTANCE OF 270.00 FEET TO A NO. 4 IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°22'38" WEST, WITH SAID EXISTING NORTH RIGHT-OF-WAY LINE OF WALKER ROAD AND SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT, A DISTANCE OF 77.00 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 36°22'38" WEST, WITH THE APPARENT EXISTING NORTHEAST CORNER CLIP RIGHT-OF-WAY LINE OF THE SAID SOUTH RIVER ROAD AND WALKER ROAD INTERSECTION BEING A SOUTHWESTERN BOUNDARY LINE OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A FOUND NO. 4 REBAR FOR THE SAID SOUTHWEST CORNER OF LOT 2, AND NORTHEAST CORNER OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°37'22" EAST, WITH THE SAID EXISTING EAST RIGHT-OF-WAY LINE OF SAID SOUTH RIVER ROAD AND APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT, A DISTANCE OF 77.00 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°22'38" EAST, WITH THE APPARENT ADJOINING SOUTH LOT LINE OF SAID LOT 2, AND THE NORTH LOT LINE OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT, A DISTANCE OF 300.00 FEET TO A FOUND NO. 4 REBAR FOR THE SAID SOUTHWEST CORNER OF LOT 2, AND NORTHEAST CORNER OF SAID LOT 1 AND OF SAID 1.050 ACRE TRACT OF LAND HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 1.050 ACRES (45,740 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

HOMERO LUIS GUTIERREZ _____ DATE _____
R.P.L.S. No. 2791

**KYRIOS LOT 1 REPLAT SUBDIVISION
PRELIMINARY PLAT**

SURVEY PLAT OF 1.05 TRACT OF LAND, BEING ALL OF LOT 1, KYRIOS SUBDIVISION, AS PER MAP OR PLAT RECORDED IN DOCUMENT NO. 2225630, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE PREPARED: 08-11-2022



**URBAN
INFRASTRUCTURE
GROUP, INC.**

260 S TEXAS BLVD
STE. 403
WESLACO, TEXAS 78596

(956) 405-3337
TBE FIRM NO. F-13094
WWW.UIGTEXAS.COM

DISTRIBUCIÓN DE AGUA Y ALCANTARILLADO SANITARIO

INFORME FINAL DE INGENIERÍA DE AGUA Y ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE OPERATIVIDAD:

SUBDIVISION KYRIOS, ES UNA SUBDIVISION DE 2 LOTES, LOTE 1A Y 1B SON LOTES UNFAMILIARES PROPUESTOS. LA SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR EL DEPARTAMENTO DE AGUA DE LA CIUDAD DE DONNA. LA SUBDIVISION Y LA COMPAÑIA DE SERVICIOS DE AGUA HAN CELEBRADO UN CONTRATO EN EL QUE LA COMPAÑIA DE SERVICIOS DE AGUA HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA EMPRESA DE SERVICIOS DE AGUA HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA DAR SERVICIO AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

EL DEPARTAMENTO DE AGUA DE LA CIUDAD DE DONNA TIENE UNA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO UBICADA A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE WALKER RD.

EL LOTE 1A TIENE UNA SOLA LINEA DE SERVICIO DE AGUA EXISTENTE DE 5/8". LA DISTRIBUCION DE AGUA PARA EL LOTE 1B CONSISTIRA EN UNA LINEA DE SERVICIO UNICA PROPUESTA DE 5/8". TODAS LAS NUEVAS LINEAS DE SERVICIO SE EXTENDERAN A LA LINEA R.O.W Y SE INSTALARAN JUNTO CON LA CAJA DEL MEDIDOR EN EL MOMENTO DEL PERMISO. DICHO SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA PARA CADA LOTE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION KYRIOS CONSISTE EN UNA TUBERIA DE AGUA EXISTENTE DE 16" DE DIAMETRO A LO LARGO DEL S.RIVER RD. LA LINEA DE SERVICIO UNICA EXISTENTE DE 5/8" DE DIAMETRO SE CONECTA A LA LINEA DE AGUA EX. 16". LA LINEA DE SERVICIO UNICA PROPUESTA DE 5/8" DE DIAMETRO PARA EL LOTE 1B SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO A LO LARGO DE WALKER RD. DICHO SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA PARA CADA LOTE. EL SERVICIO RESIDENCIAL UNICO A LA CAJA DEL MEDIDOR YA SE HAN INSTALADO. A UN COSTO TOTAL DE \$ 0.000,00, O \$ 0.000,00 POR LOTE. ADEMAS, EL SUBDIVIDOR HA PAGADO AL DEPARTAMENTO DE AGUA DE DONNA LA SUMA DE \$ 0.000,00, QUE CUBRE EL COSTO DE \$ 0.000,00 POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION AL DEPARTAMENTO DE AGUA DE DONNA. A SOLICITUD DEL PROPIETARIO DEL LOTE, EL DEPARTAMENTO DE AGUA DE DONNA INSTALARA DE INMEDIATO SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR EL DEPARTAMENTO DE AGUA DE DONNA Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DE LA PLACA.

SUMINISTRO DE AGUAS RESIDUALES: DESCRIPCIÓN, COSTO Y FECHA DE OPERATIVIDAD:

LAS AGUAS RESIDUALES DE LA SUBDIVISION DE KYRIOS SERAN TRATADAS POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE DONNA. LA SUBDIVISION Y LA CIUDAD DE DONNA HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE DONNA HA PROMETIDO TRATAR LAS AGUAS RESIDUALES SUFICIENTEMENTE DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE DONNA HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUAS RESIDUALES DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

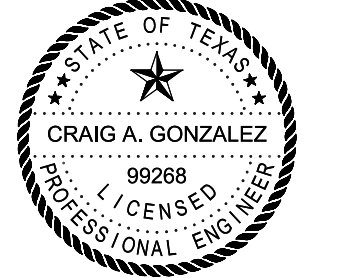
EL SISTEMA DE ALCANTARILLADO SANITARIO PROPUESTO CONSISTE EN UNA LINEA DE SERVICIO UNICA EXISTENTE DE 4" CONECTADA A LA TUBERIA PRINCIPAL DE ALCANTARILLADO DE 24" DE DIAMETRO A LO LARGO DE WALKER RD., Y UNA LINEA DE SERVICIO UNICA PROPUESTA DE 4" DE DIAMETRO CONECTADA A LA LINEA PRINCIPAL EXISTENTE DE 24" DE DIAMETRO A LO LARGO DE WALKER RD.

SE HA INSTALADO LA LINEA DE SERVICIO DE 4". UN COSTO TOTAL DE \$ 0.000,00, O \$ 0.000,00 POR LOTE. ADEMAS, EL SUBDIVIDOR HA PAGADO A LA CIUDAD DE DONNA LA SUMA DE \$ 0.000,00, QUE CUBRE EL \$ 0.000,00 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y LAS TARIFAS DE ADQUISICION, Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE DONNA. TODAS LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE DONNA Y DICHA DISTRIBUCION, EL SISTEMA ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DE LA PLACA.

CERTIFICACION DE INGENIERO:

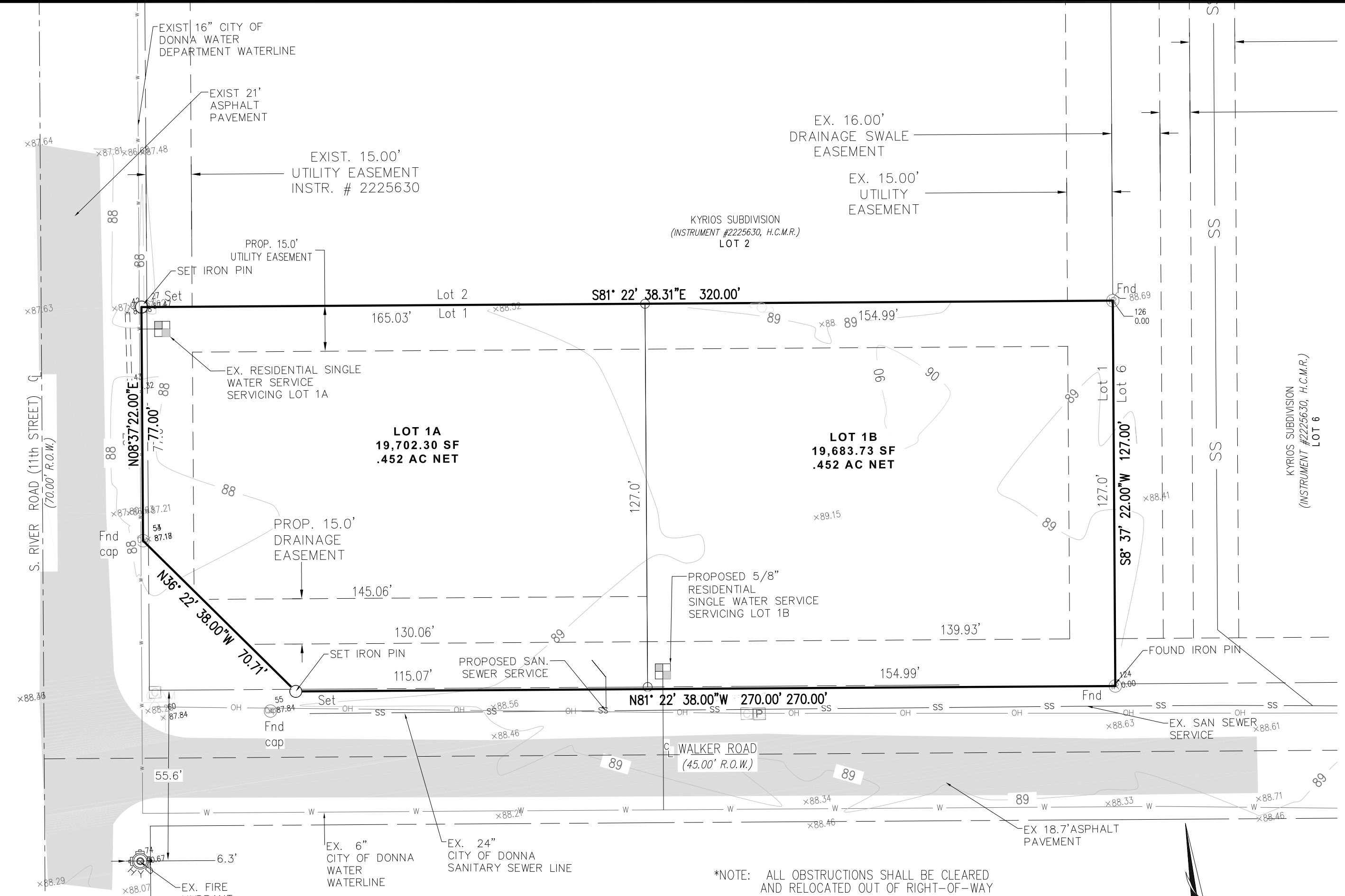
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LOS SERVICIOS DE AGUA Y ALCANTARILLADO SANITARIO DESCRITOS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS COSTOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO, DISCUTIDOS ANTERIORMENTE, SON LOS SIGUIENTES:

[Signature]



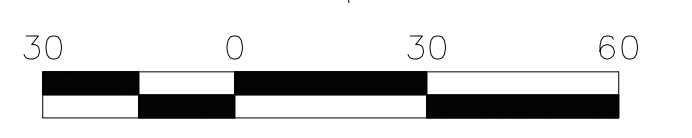
CRAIG A. GONZALEZ, P.E.
INGENIERO PROFESIONAL LICENCIADO No. 99268
FECHA 08-15-2022

DETAIL FOR SEWER SERVICES



LEGEND

○ - SET 1/2 INCH IRON ROD	⊙ - TEL. PEDESTAL
● - FD. 1/2 INCH IRON ROD	▽ - SIGN
— - FENCE	⊠ - WATER METER
— - POWER LINE	⊠ - INLET
⊠ - SEPTIC TANK	⊠ - MAIL BOX
⊠ - CLEAN OUT	⊠ - WATER CISTERN
⊠ - BENCH MARK	⊠ - A.C. UNIT
⊠ - LIGHT POLE	⊠ - BOC - BACK OF CURB
⊠ - POWER POLE	⊠ - B-B - BACK OF CURB TO
⊠ - GUY WIRE	⊠ - B.C.D. - BACK OF CURB DISTANCE
	R.O.W. - RIGHT OF WAY
	B.S.L. - BUILDING SET BACK LINE



DETAIL FOR WATER SERVICES

WATER DISTRIBUTION AND SANITARY SEWER

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPCIÓN, COST, AND OPERABILITY DATE:

KYRIOS SUBDIVISION, IS A 2 LOT SUBDIVISION, LOT 1A AND 1B ARE PROPOSED SINGLE FAMILY LOTS. THE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF DONNA WATER DEPARTMENT. THE SUBDIVIDER AND THE WATER UTILITY COMPANY HAVE ENTERED INTO A CONTRACT IN WHICH THE WATER UTILITY COMPANY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE WATER UTILITY HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF AVAILABLE WATER SUPPLIES TO SERVICE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF DONNA WATER DEPARTMENT HAS AN EXISTING 6" DIAMETER WATER LINE LOCATED ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF WALKER RD.

LOT 1A HAS AN EXISTING SINGLE 3/4" WATER SERVICE LINE. WATER DISTRIBUTION FOR LOT 1B WILL CONSIST OF ONE PROPOSED 3/4" SINGLE SERVICE LINE. ALL NEW SERVICE LINES WILL EXTEND TO THE R.O.W LINE AND WILL BE INSTALLED TOGETHER WITH THE METER BOX AT THE TIME OF PERMIT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

WATER DISTRIBUTION FOR THE KYRIOS SUBDIVISION CONSISTS OF AN EXISTING 16" DIAMETER WATER MAIN ALONG RIVER RD. THE EXISTING 5/8" DIAMETER SINGLE SERVICE LINE CONNECTS TO THE EX. 16" WATER LINE. THE PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE FOR LOT 1B WILL CONNECT TO THE EXISTING 6" DIAMETER WATER LINE ALONG WALKER RD. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE SINGLE RESIDENTIAL SERVICE, AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 0.000,00, OR \$ 0.000,00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE DONNA WATER DEPARTMENT THE SUM OF \$ 0.000,00, WHICH COVERS THE \$ 0.000,00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE DONNA WATER DEPARTMENT. UPON REQUEST BY THE LOT OWNER, THE DONNA WATER DEPARTMENT WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE DONNA WATER DEPARTMENT AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY: DESCRIPCIÓN, COST, AND OPERABILITY DATE:

SEWAGE FROM KYRIOS SUBDIVISION WILL BE TREATED BY WASTE-WATER SERVICE FROM THE CITY OF DONNA. THE SUBDIVIDER AND CITY OF DONNA HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF DONNA HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF DONNA HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SERVICES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

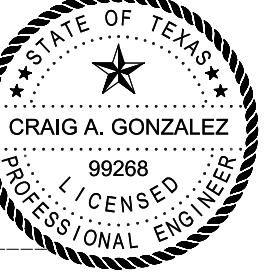
THE PROPOSED SANITARY SEWER SYSTEM CONSISTS OF ONE EXISTING 4" SINGLE SERVICE LINE CONNECTED TO THE 24" DIAMETER SEWER MAIN ALONG WALKER RD., AND ONE PROPOSED 4" DIAMETER SINGLE SERVICE LINE CONNECTED TO EXISTING 24" DIAMETER MAIN LINE ALONG WALKER RD.

THE 4" SERVICE LINE HAVE BEEN INSTALLED. A TOTAL COST OF \$ 0.000,00, OR \$ 0.000,00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF DONNA THE SUM OF \$ 0.000,00, WHICH COVERS THE \$ 0.000,00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF DONNA. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF DONNA AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

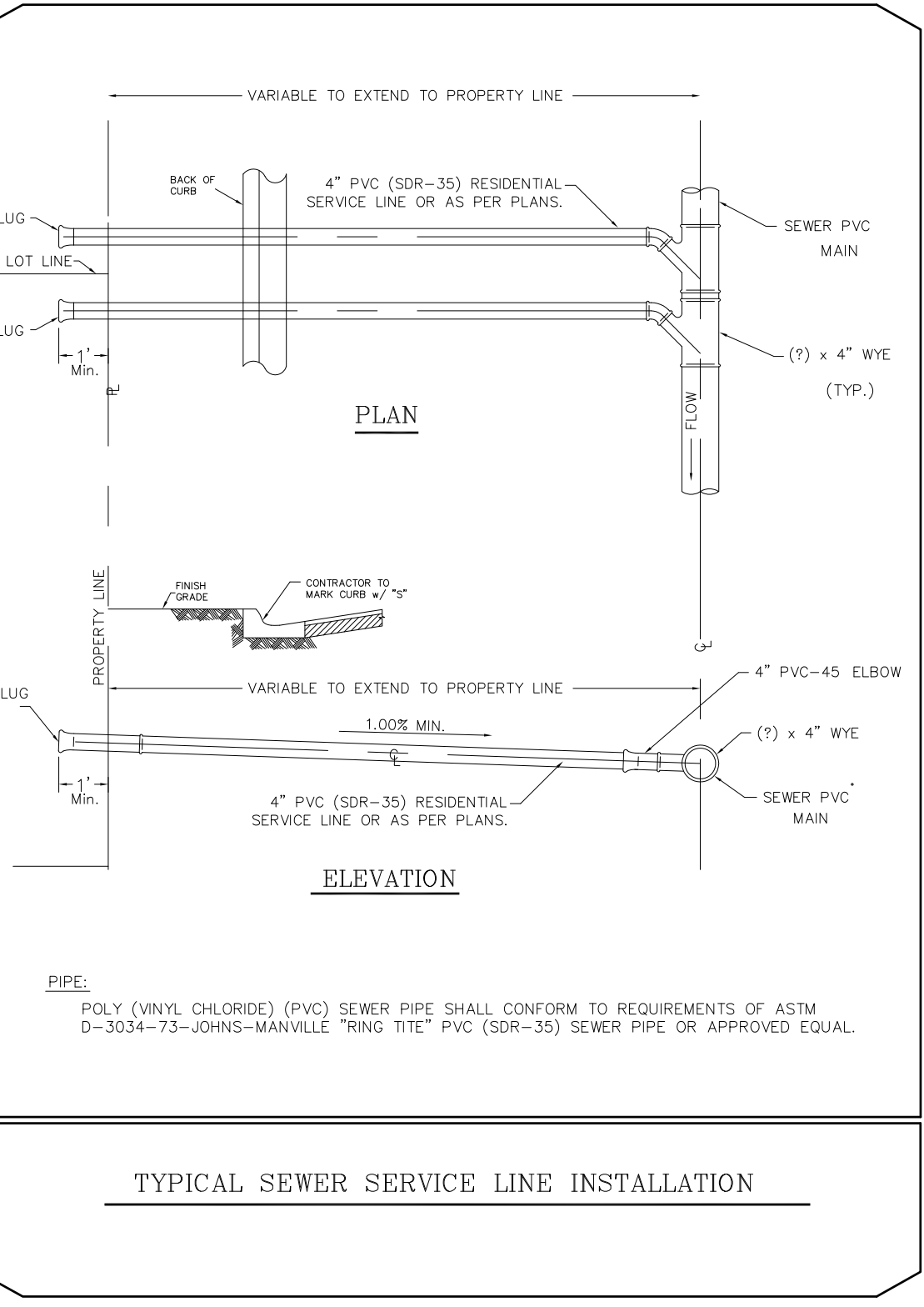
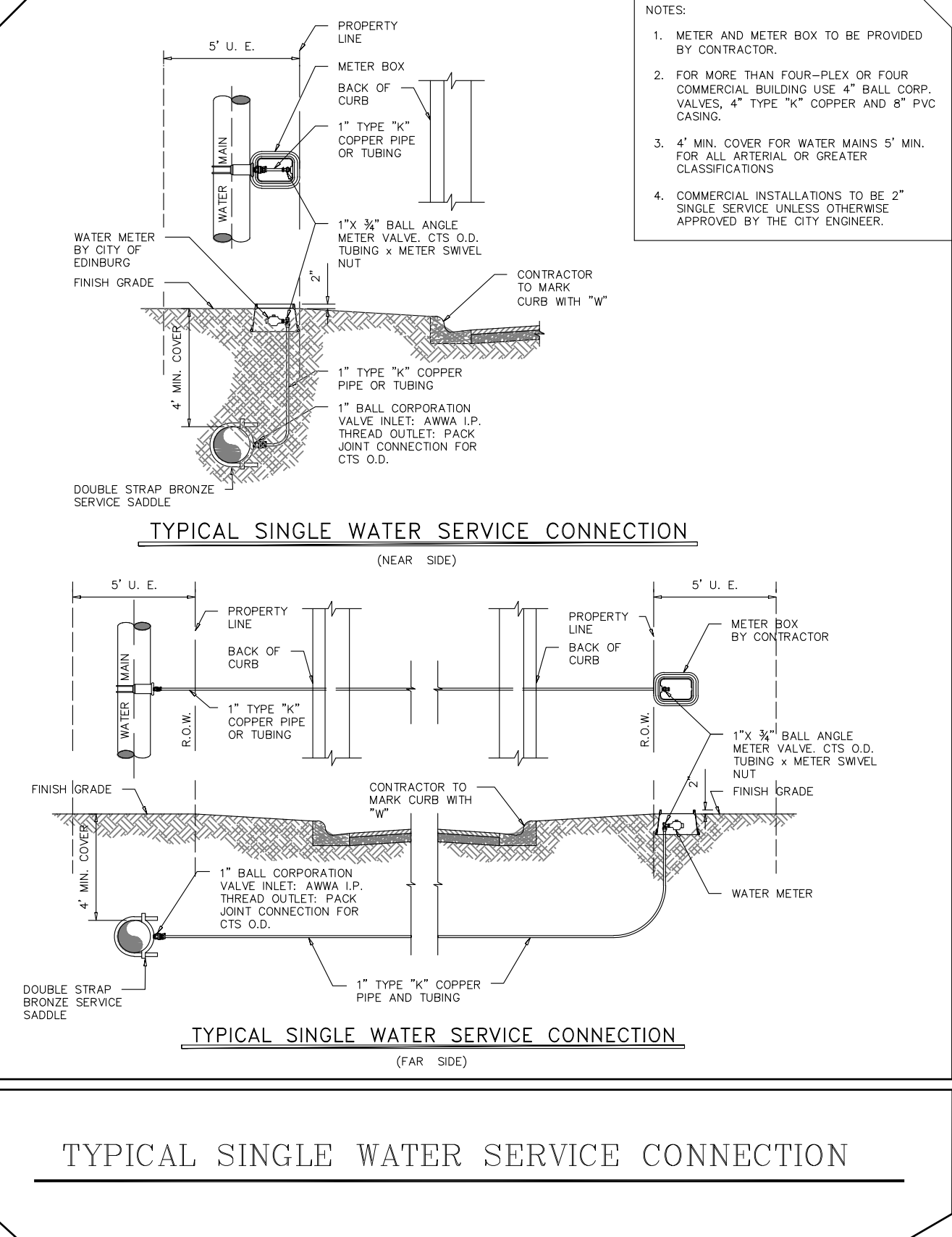
ENGINEER CERTIFICATION:

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

[Signature]



CRAIG A. GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 99268
DATE: 08/15/22



INDEX TO SHEET OF KYRIOS SUBDIVISION

1	HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT. THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL. LOT 1 RESIDENTIAL
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

DATE PREPARED: 08-15-2022

KYRIOS LOT 1 REPLAT SUBDIVISION UTILITY SHEET

SURVEY PLAT OF 1.05 TRACT OF LAND, BEING ALL OF LOT 1, KYRIOS SUBDIVISION, AS PER MAP OR PLAT RECORDED IN DOCUMENT NO. 2225630, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED IN THE CITY OF DONNA AT THE NORTHEAST CORNER OF THE SOUTH RIVER ROAD AND WALKER ROAD INTERSECTION.



260 S TEXAS BLVD
STE. 403
WESLACO, TEXAS 78596
(956) 405-3337
WWW.UIGTexas.COM

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: KYRIOS LOT 1 REPLAT SUBDIVISION ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR:	EVA RODRIGUEZ & LETSIE CABRERA CRAIG A. GONZALEZ HOMERO L. GUTIERREZ	1145 WALKER RD, DONNA, TX 78537 260 S TEXAS BLVD., STE. 403, WESLACO TX 78596 P.O. BOX 548, MCOLLEN, TX 78050
		(817) 228-7351 (956) 405-3337 (956) 369-0988