



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 ENCHANTED ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: HOMER L. GUTIERREZ DEVELOPER: MANUEL A. MURILLO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 8 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHEAST CORNER OF ALAMO ROAD AND MILE 17 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

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

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 NORTH ROAD.

ROAD R.O.W. DEDICATION: 10.00 FT ONTO MILE 17 ½ NORTH ROAD AND 10.00 FEET ONTO ALAMO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-01-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-08-2021 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 4" LOCATION: MILE 17 ½ NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-19-2021 : 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.

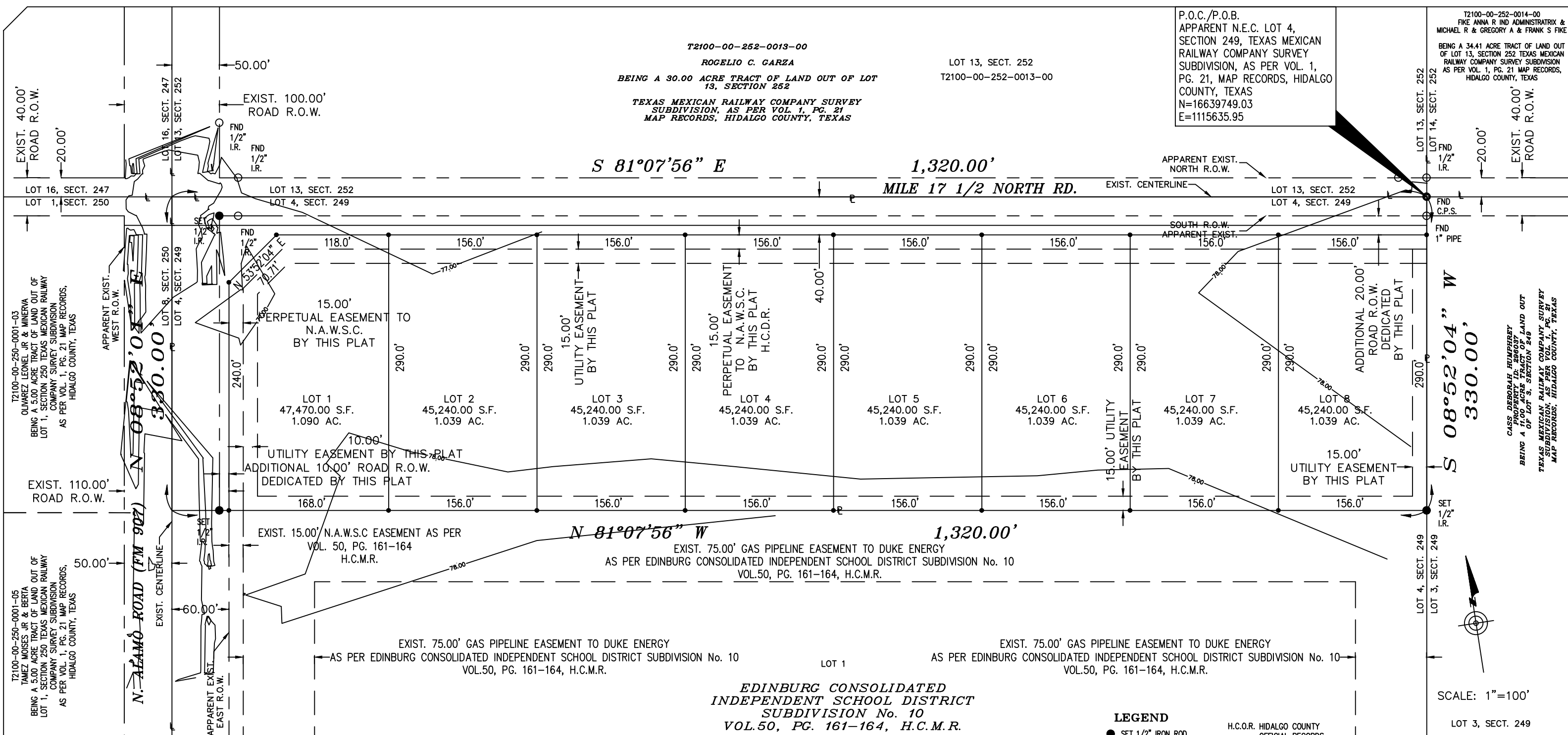
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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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STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, MANUEL ANGEL MURILLO, AS OWNER OF THE 10.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ENCHANTED 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:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MANUEL ANGEL MURILLO DATE
16500 N. EUBANKS RD.
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ENCHANTED ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____

HIDALGO COUNTY JUDGE DATE

ATTEST

HIDALGO COUNTY CLERK DATE

APPROVED BY DRAINAGE DISTRICT NO. 1

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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: MANUEL ANGEL MURILLO	16500 N. EUBANKS RD. EDINBURG, TEXAS 78541	(956) 212-8606	N/A
ENGINEER: HOMERO L. GUTIERREZ, P.E.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR 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 ON THE _____ DAY OF _____ 2022.

MAYOR, CITY OF EDINBURG DATE CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THE SUBDIVISION ENCHANTED ESTATES SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 2022. A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 14, 2021 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____ 2022.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 2022.

HOMERO LUIS GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 36639

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH ACERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS PER COMMUNITY FLOOD PLAN NO. 480334 0325 D. MAP REVISED 17, 2001 (L0MR).
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
- SETBACKS:
FRONT: 45.00 FEET FRONTING MILE 17 1/2 NORTH ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- MINIMUM FINISH 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> PRIMARY B.M. (No. 1) - 81.78 ELEV. No. 4 VALUE WITH 1" BASS CAP LOCATED 58.00 FEET AND 28.50 FEET NORTH OF INTERSECTION OF MILE 17 NORTH ROAD AND ALAMO ROAD (FM 907) N.A.V.D. 88 DATUM.
--> SECONDARY B.M. (No. 2) - ELEV. 78.50, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 8, ENCHANTED ESTATES SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 21,475.40 CUBIC- FEET (0.493 ACRE- FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. 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 ABSORBENT DRAIN FIELD SYSTEM.
E. 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 OF THIS SUBDIVISION.
- MANUEL ANGEL MURILLO, THE OWNER & SUBDIVIDER OF ENCHANTED ESTATES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.50% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF LOTS 1 THROUGH 8 SHALL BE RESPONSIBLE TO INSTALL AN ASPHALT OR CONCRETE DRIVEWAY WITH A CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24" FEET IN LENGTH AT BUILDING PERMIT STAGE.
- A FIVE (5.0) FOOT WIDE CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MILE 17 1/2 NORTH ROAD AND ALAMO ROAD (FM 907) AT THE BUILDING PERMIT STATE AS REQUIRED BY THE CITY OF EDINBURG.
- ACCESS FROM ALAMO ROAD ONTO LOT 1 SHALL BE APPROVED BY TxDOT AND DRIVEWAY SHALL BE CONSTRUCTED TO TxDOT SPECIFICATION.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT # 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS _____ DAY OF _____ 20____

HIDALGO COUNTY IRRIGATION DISTRICT No. 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 H.C.I.D. NO. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. No. 1.

PRESIDENT DATE

SECRETARY DATE

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether 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, inspect, repair, 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' in 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 herein 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 relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate 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 Grantor 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 Grantor covenants that it 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 thereto for so long as the easement continues 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 Grantor executed this instrument this _____ day of _____ 2021.

MANUEL ANGEL MURILLO DATE
16500 N. EUBANKS RD.
EDINBURG, TEXAS 78541

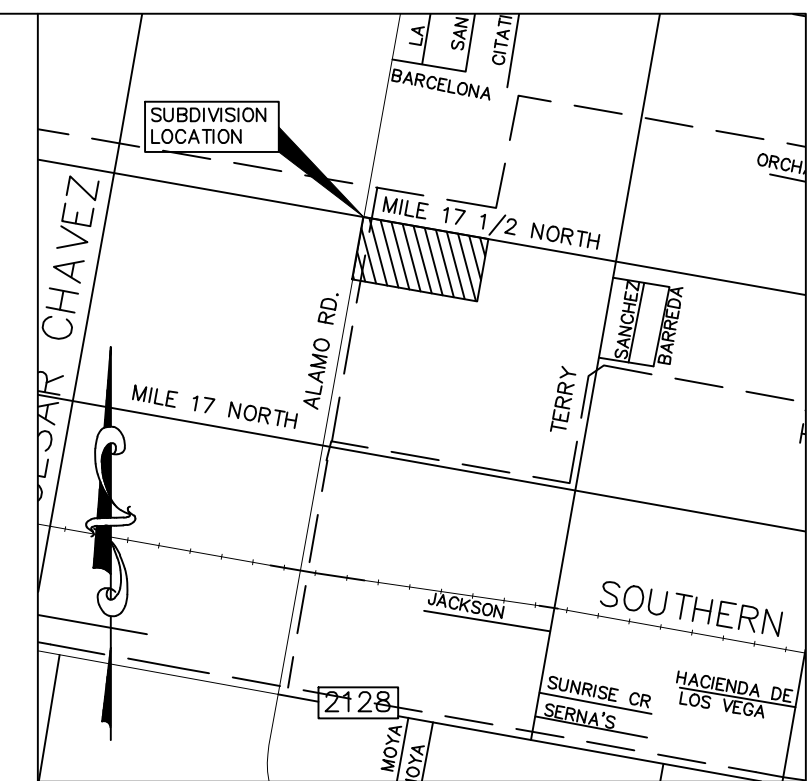


ON: _____ AM/PM
INSTRUMENT NUMBER _____ PAGE _____
RECORDED IN VOL. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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

LOT AREAS		
LOT	SQ. FT.	AC.
1	45,790.00	1.051
2	43,680.00	1.003
3	43,680.00	1.003
4	43,680.00	1.003
5	43,680.00	1.003
6	43,680.00	1.003
7	43,680.00	1.003
8	43,680.00	1.003

NO.	SHEET	REVISION	DATE	APPROVED
1		LOCATION MAP AND ETJ-PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.		
2		WATER DISTRIBUTION AND SANITARY SEWER IMPROVEMENTS, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; DRAINAGE REPORT; SUB-DIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.		



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. BOX 548
McALLEN, TEXAS 78505

DATE PREPARED: JANUARY 8, 2021
DATE SURVEYED: JANUARY 14, 2021

ENCHANTED ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE GENERAL AREA OF HIDALGO COUNTY, ON THE SOUTHEAST INTERSECTION OF ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, THE POPULATION IS 95,847. ENCHANTED ESTATES SUBDIVISION LIES APPROXIMATELY 3.0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.01.

SUBDIVISION PLAT
OF
ENCHANTED ESTATES
SUBDIVISION
A 10.000 ACRE TRACT OF LAND
OUT OF LOT 4, SECTION 249,
TEXAS MEXICAN RAILWAY
COMPANY SURVEY SUBDIVISION,
AS PER VOL. 1, PG. 21, MAP
RECORDS, HIDALGO COUNTY,
TEXAS

METES AND BOUNDS DESCRIPTION
(10.000-ACRE TRACT)

A 10.000 ACRE (CALCULATED) TRACT OF LAND, OUT OF LOT 4, SECTION 249, TEXAS MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), BEING ON THE SOUTHWEST INTERSECTION OF N. ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT C.P.C. (COTTON PCKER SPINDLE) FOUND WITHIN THE EXISTING MILE 17 1/2 NORTH ROAD RIGHT-OF-WAY FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 4, SECTION 249; AND FOR THE APPARENT NORTHEAST CORNER OF SAID 10.000 ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: S 0852'04" W, WITH THE APPARENT EAST LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND 1" INCH PIPE ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 17 1/2 NORTH ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT UNABLE TO SET, FALLS IN HEAVY BRUSH/TREE AREA FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: N 0852'04" E, WITH THE APPARENT EAST LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT ON THE APPARENT INTERSECTION OF NORTH ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD RIGHT-OF-WAYS TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 4, SECTION 249 AND ALSO BEING THE APPARENT NORTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: S 81°07'56" E, WITH THE APPARENT SOUTH LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 1,270.00 FEET TO A No. 4 REBAR SET ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF NORTH ALAMO ROAD (FM 907), CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT WITHIN THE EXISTING NORTH ALAMO ROAD (FM 907) ROAD RIGHT-OF-WAY FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: N 0852'04" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT EAST LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT ON THE APPARENT INTERSECTION OF NORTH ALAMO ROAD (FM 907) AND MILE 17 1/2 NORTH ROAD RIGHT-OF-WAYS TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 4, SECTION 249 AND ALSO BEING THE APPARENT NORTHWEST CORNER OF SAID 10.000 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE: S 81°07'56" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 4, SECTION 249, AND WITH THE APPARENT NORTH LOT LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO A C.P.C. (COTTON PCKER SPINDLE) FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 4, SECTION 249 AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 10.000 ACRES OF LAND, OF WHICH 0.962 ACRE FALLS INSIDE ROAD RIGHT-OF-WAYS LEAVING A NET OF 9.038 ACRE OF LAND MORE OR LESS.

