



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: 11-15-2022

PROPOSED CAZA LANDING SUBDIVISION, PRECINCT No. 1.

ENGINEER BENAVIDES ENGINEERING DEVELOPER: RK DEVELOPMENT, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 61 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 15 NORTH ROAD AND FM 493.

SUBDIVISION LIES WITHIN THE: ETI OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-14-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "AE" (FEMA CLOMR) AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO FM 493 AND 30.0 FEET ONTO MILE 15 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-06-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-14-22 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: FM 493.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-14-22 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

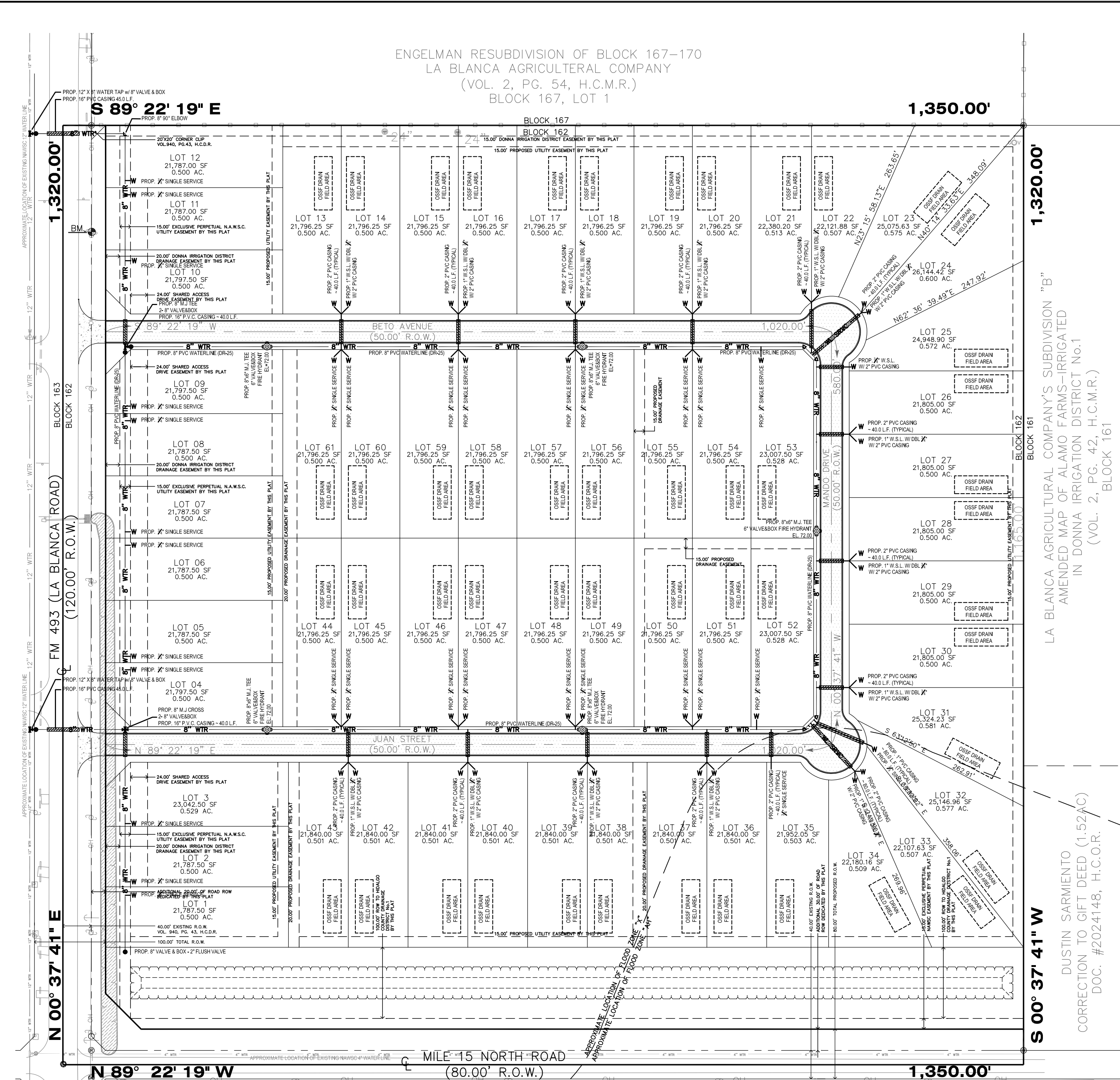
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

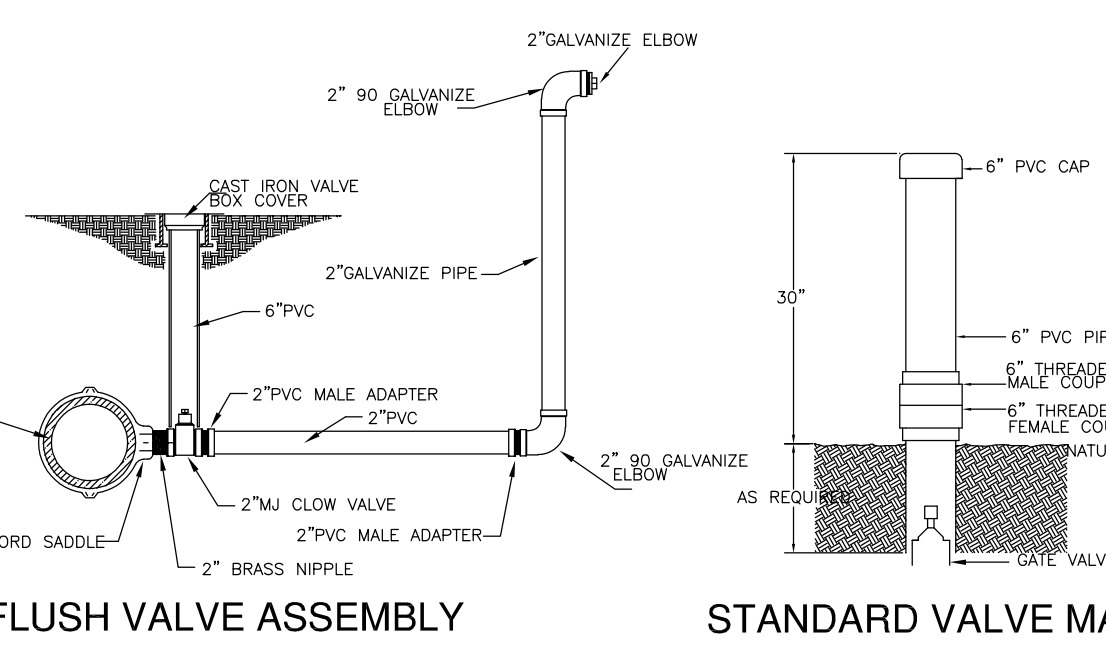
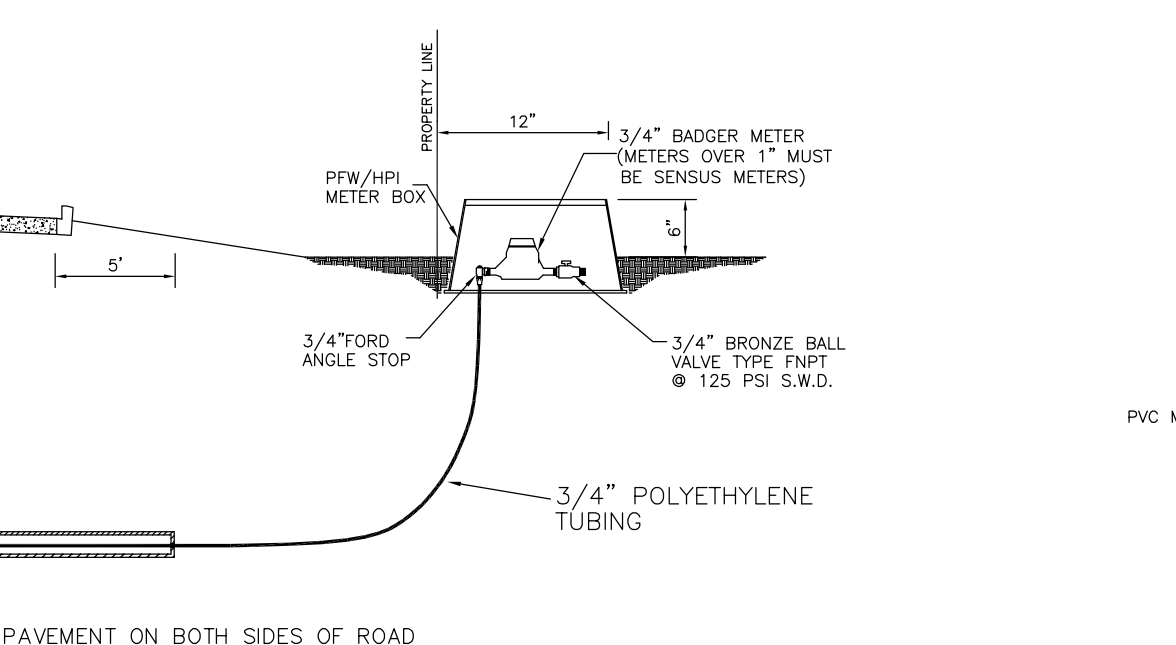
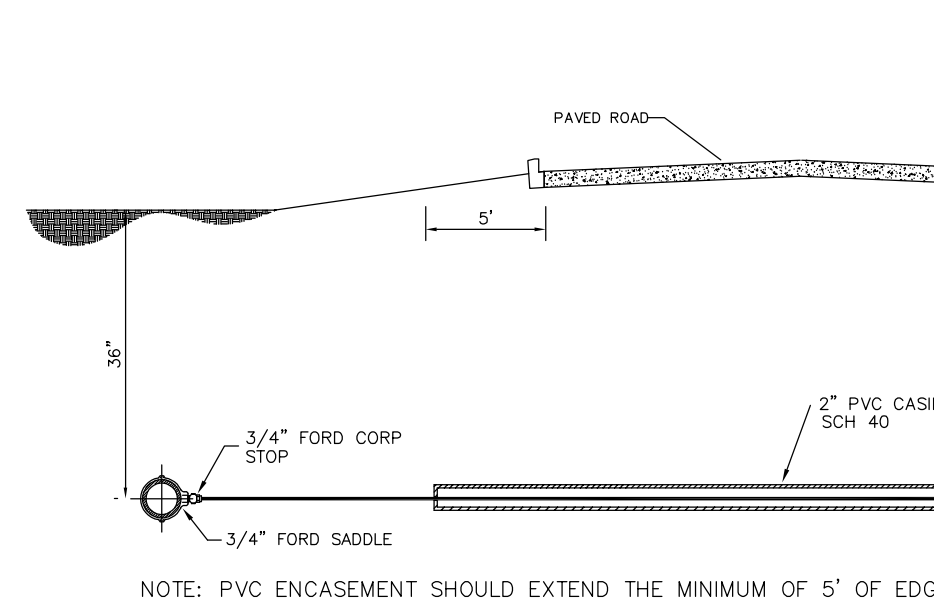
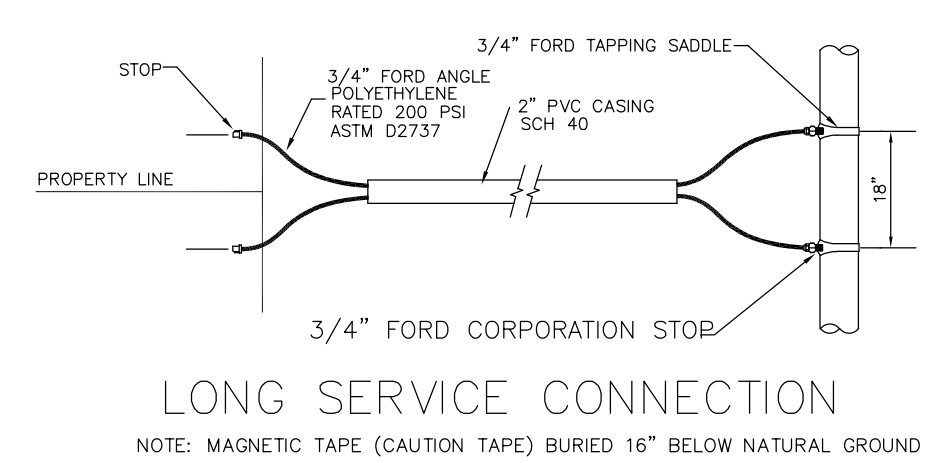
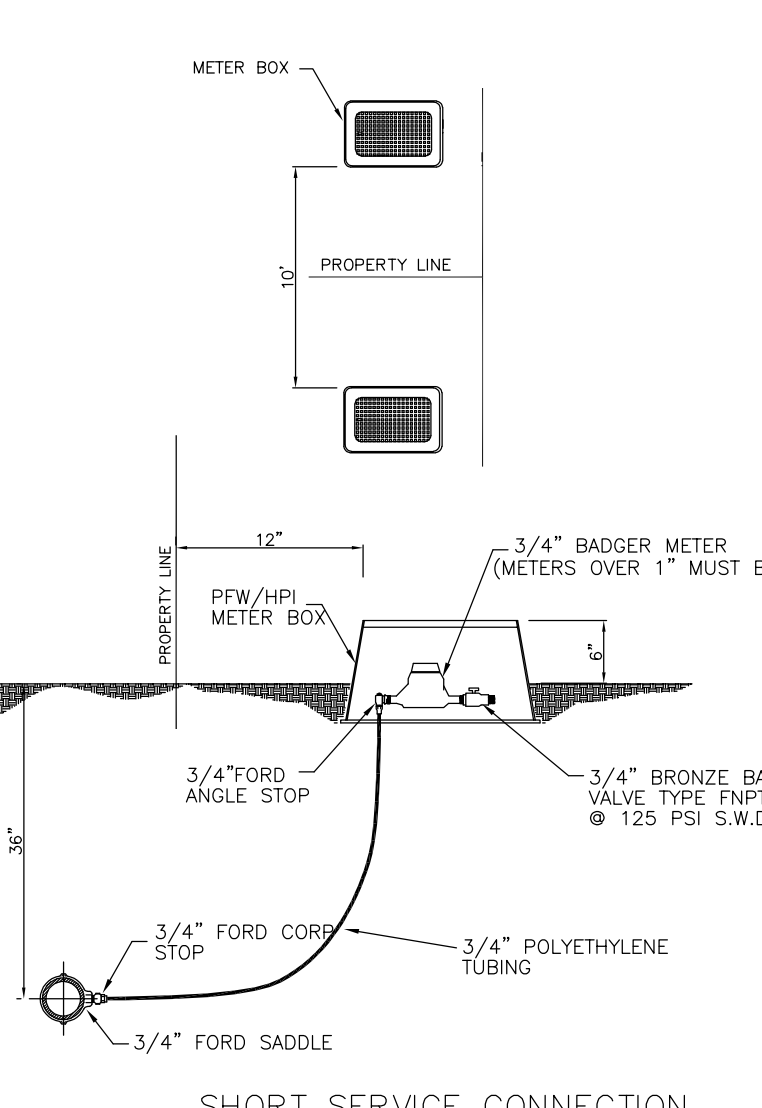
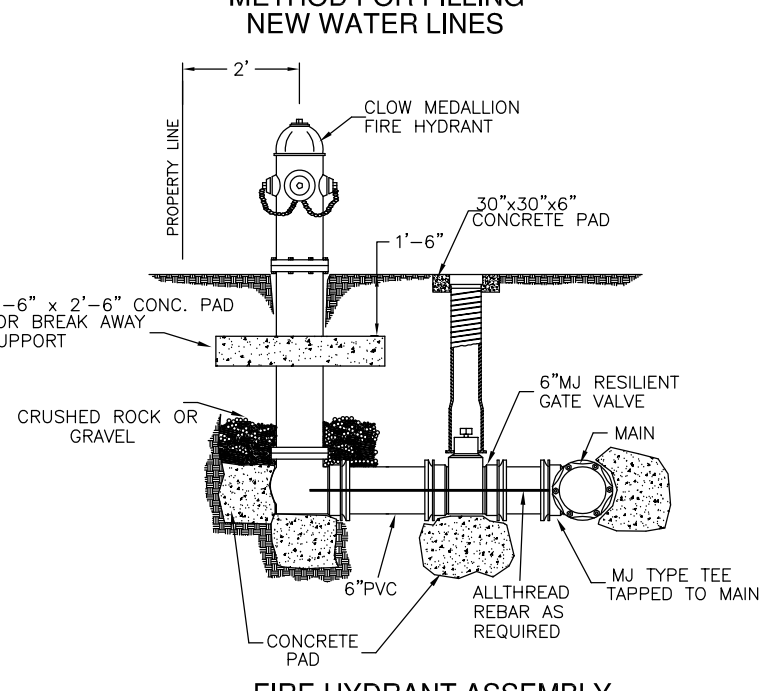
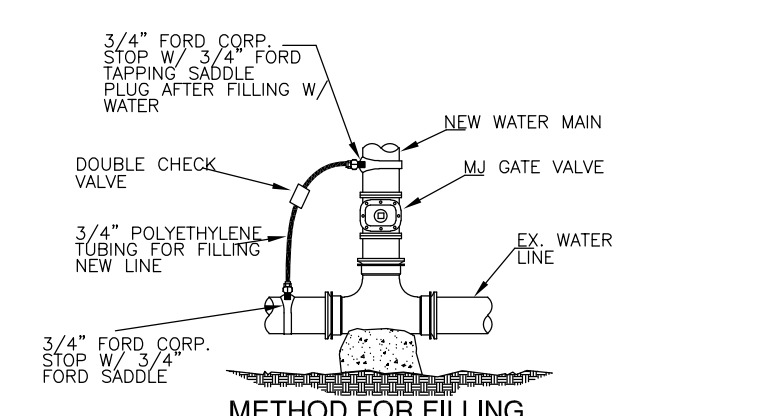
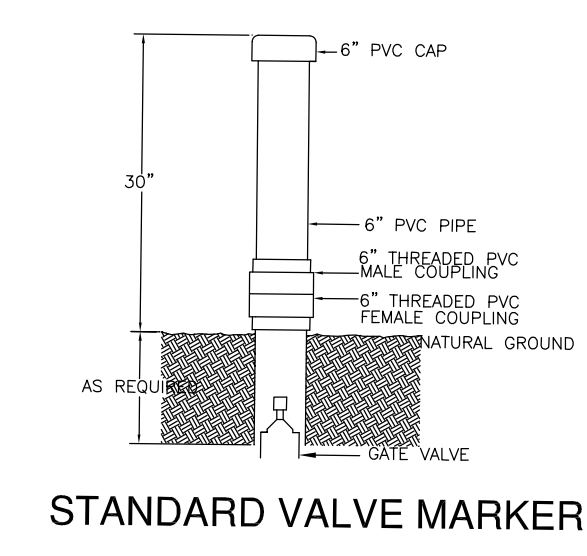
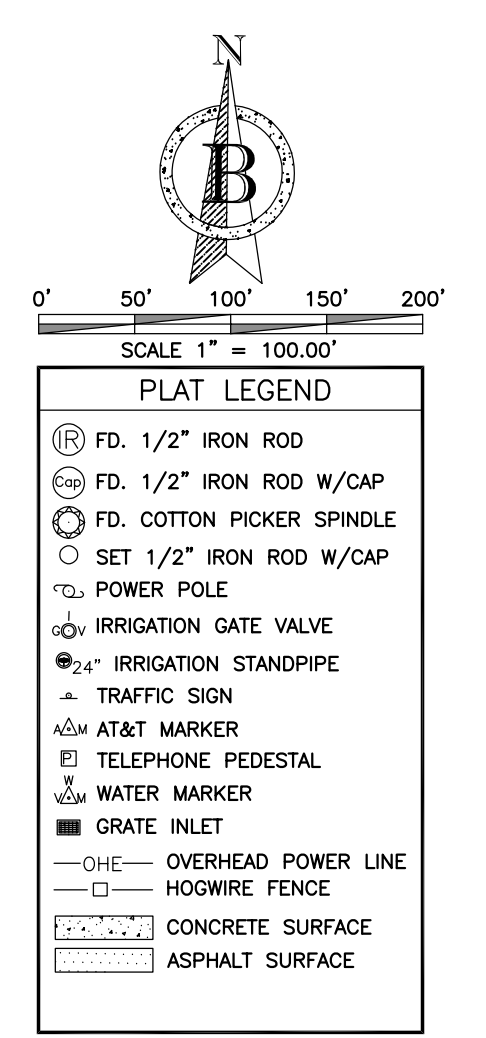


ENGELMAN RESUBDIVISION OF BLOCK 167-170
LA BLANCA AGRICULTURAL COMPANY
(VOL. 2, PG. 54, H.C.M.R.)
BLOCK 167, LOT 1

LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B"
AMENDED MAP OF ALAMO FARMS-IRRIGATED
IN DONNA IRRIGATION DISTRICT No. 1
(VOL. 2, PG. 42, H.C.M.R.)
BLOCK 161

DUSTIN SARMIENTO
CORRECTION TO GIFT DEED (1.52 AC)
DOC. #2024148, H.C.O.R.

WILLIAM STEVEN REVELLE JR & ELOY GALVAN
GIFT DEED
LOT 155
LA BLANCA AGRICULTURAL COMPANY "B" SUBDIVISION
(VOL. 2, PG. 42, H.C.M.R.)



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
CAZA LANDING SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 12" WATER LINE ALONG THE WEST SIDE OF FM 493 (LA BLANCA ROAD) WITHIN AN EXISTING 15 FOOT N.A.W.S.C. EASEMENT. FROM THIS PREVIOUSLY MENTIONED 12" WATERLINE, TWO (2) PROPOSED 6" WATER LINES WILL BE INSTALLED THROUGH BORING PROCESS, AND EXTENDED THROUGH OUT THE PROPOSED ROW OF PROPOSED STREET 1, PROPOSED STREET 2, AND PROPOSED STREET 3.

WATER DISTRIBUTION FOR THE CAZA LANDING SUBDIVISION CONSISTS OF FIFTEEN (15) 1" DIAMETER DUAL SERVICE LINES, THIRTY-ONE (31) 3/4" SINGLE SERVICE LINES, THE 6" WATERLINES, THE DUAL SERVICE LINES, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$XXX,XXX.00 OR \$XXX,XXX.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$XX,XXX.00 WHICH COVERS THE \$XXX,XXX 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$X,XXX.00 FOR A TOTAL COST OF \$XX,XXX.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:

SEWAGE FROM CAZA LANDING SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. NAME OF EVALUATOR SITE EVALUATOR REG.# XXXXXX, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. THE SOIL IS A UNIFORM (2B) SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$X,XXX.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$XXX,XXX.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF'S.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE 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 \$XXX,XXX.00 WHICH EQUALS TO \$X,XXX.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$X,XXX.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$XX,XXX.00 FOR THE ENTIRE SUBDIVISION.

GERARDO BENAVIDES, P.E.
LICENSED PROFESSIONAL ENGINEER
No.140950 STATE OF TEXAS

DATE

SUBDIVIDER CERTIFICATION:

1.-BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH 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, RICARDO CAZARES SUBDIVIDER OF RK DEVELOPMENT SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PURCHASER A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

RICARDO CAZARES, OWNER
ARTURO GUJARDO, JR, HIDALGO COUNTY CLERK

DATE



FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR, HIDALGO COUNTY CLERK
ON: _____ AT _____ AM / PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS
BY: _____ DEPUTY _____ DATE _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CAZA LANDING SUBDIVISION LOCATED NORTHEAST HARD CORNER OF FM 493 (LA BLANCA RD) AND MILE 15 N. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 35,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DONNA LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 1.

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.316.8373

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

CAZA LANDING SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 12 PULGADAS DE DIAMETRO A LO OESTE DE LA CALLE FM 493 (LA BLANCA ROAD) AL LARGO DE UN DERECHO DE PASO DE 15 PIES DE NAWSC. DOS (2) LINEAS DE 6 PULGADAS SERAN INSTALADAS POR LAS CALLES PROPUESTAS DE: NOMBRE DE CALLE 1, NOMBRE DE CALLE 2, NOMBRE DE CALLE 3, CONECTANDOSE A LA LINEA EXISTENTE DE 6 PULGADAS DE DIAMETRO EN LA CALLE FM 493 (LA BLANCA ROAD).

DISTRIBUCION DE AGUA PARA CAZA LANDING SUBDIVISION CONSISTE EN QUINCE (15) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL, Y TREINTA Y UNO (31) LINEAS DE 3/4" DIAMETRO DE SERVICIO SENCILLO CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA AÑO. LAS LINEAS DE SERVICIO DUALES Y SENCILLOS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$XX,XXX.00 O \$X,XXX.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. \$XX,XXX.00 DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$X,XXX.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXIONES DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADOS A UN COSTO TOTAL DE \$XX,XXX.00 O \$X,XXX.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. \$XX,XXX.00 DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$X,XXX.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXIONES DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADOS A UN COSTO TOTAL DE \$XX,XXX.00 O \$X,XXX.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO INDIVIDUAL DE \$X,XXX.00 A UN COSTO TOTAL DE \$XX,XXX.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. NOMBRE DE EVALUADOR, EVALUADOR DE SUELOS REG.# XXXXX EN AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON XX EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS DEJAO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$X,XXX.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$XX,XXX.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

CERTIFICACION:

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 SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$X,XXX.00 O \$X,XXX.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$X,XXX.00 POR SISTEMA A UN COSTO TOTAL DE \$XX,XXX.00 TODA LA SUBDIVISION.

GERARDO BENAVIDES, P.E.
LICENSED PROFESSIONAL ENGINEER
No.140950 STATE OF TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

PLAT OF
CAZA LANDING
SUBDIVISION

ALL OF BLOCK 162, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS

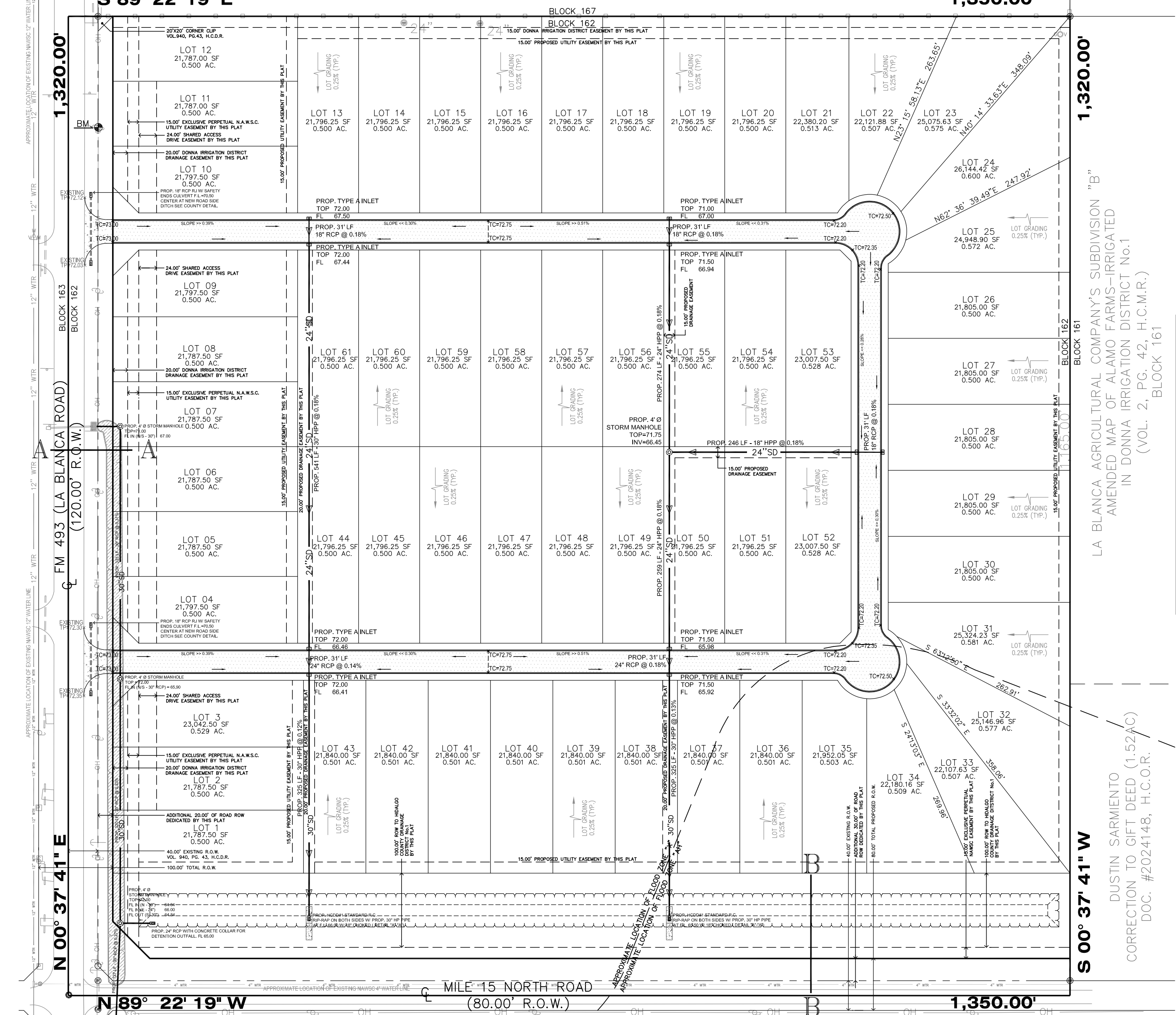
PREPARATION DATE: NOVEMBER 1, 2022

INDEX TO SHEETS OF CAZA LANDING SUBDIVISION
HEADING, INDEX, LOCATION MAP, AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, 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; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PRECINCT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; DONNA IRRIGATION No.1 AND H.C.D. REVISION NOTES.

WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION

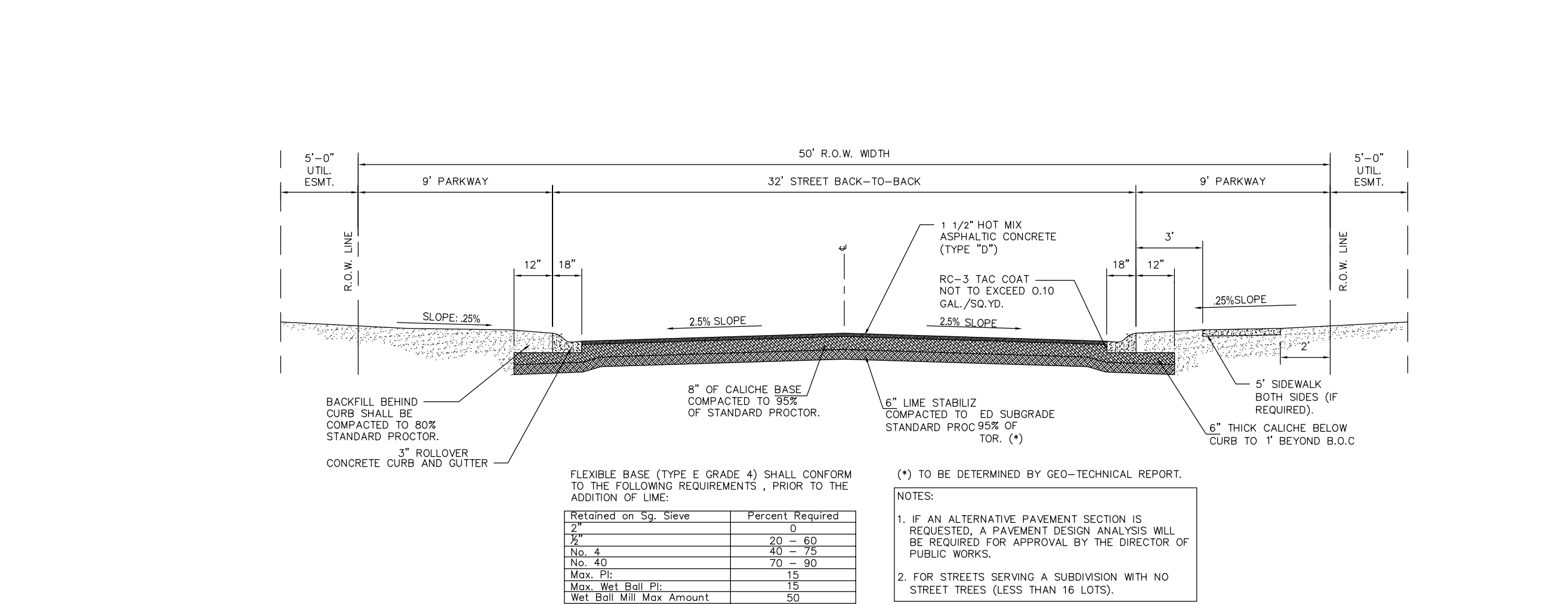
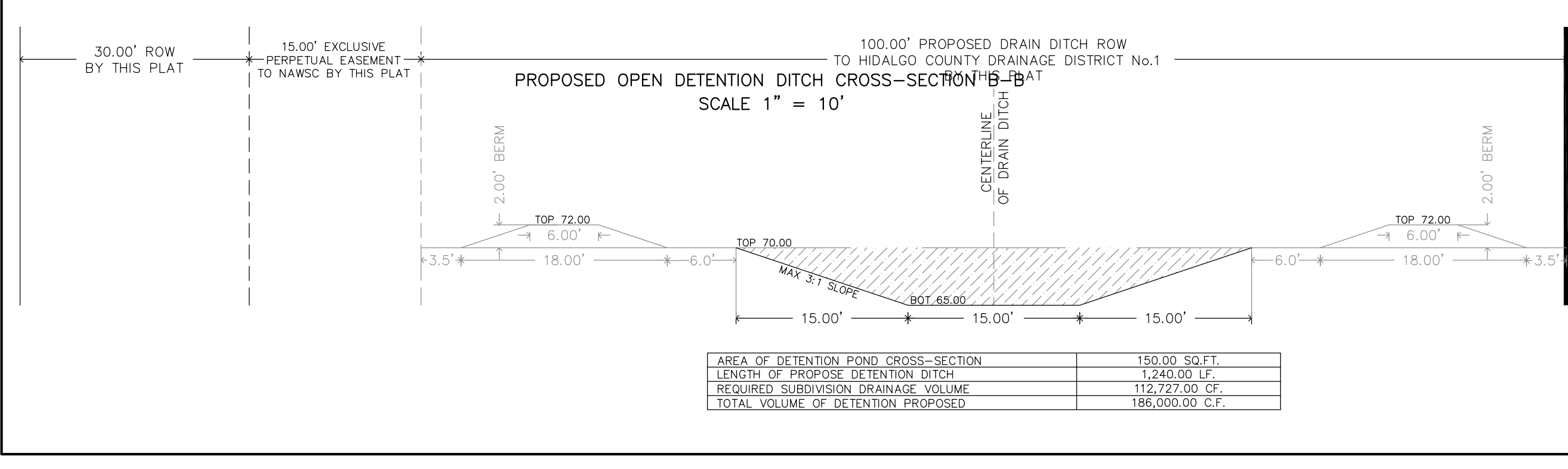
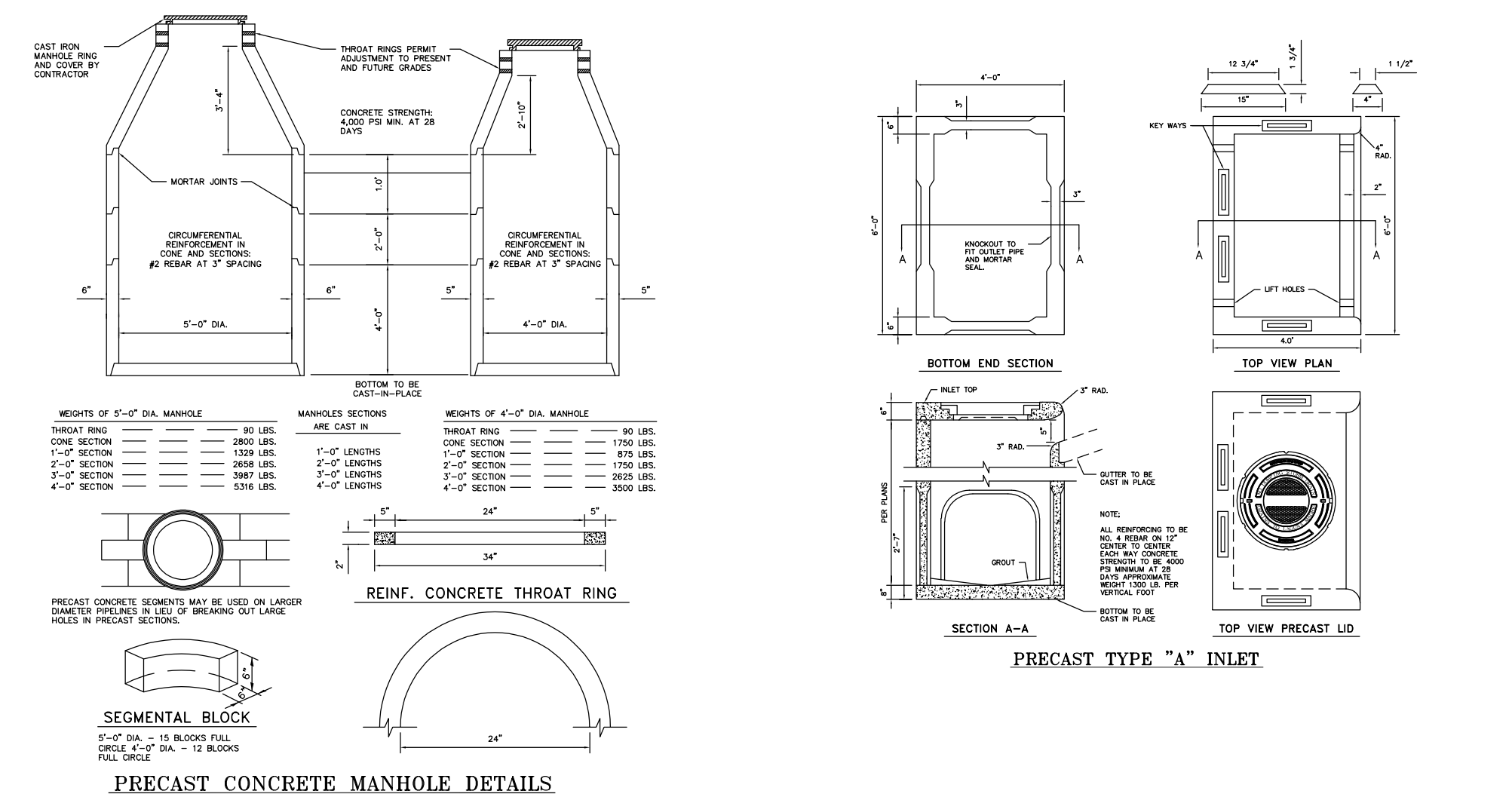
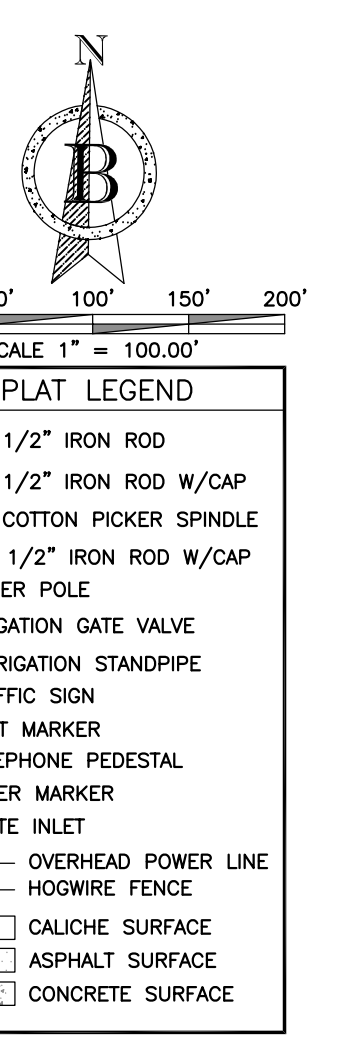
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

ENGELMAN RESUBDIVISION OF BLOCK 167-170
LA BLANCA AGRICULTURAL COMPANY
(VOL. 2, PG. 54, H.C.M.R.)
BLOCK 167, LOT 1



LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B"
AMENDED MAP OF ALAMO FARMS-IRRIGATED
IN DONNA IRRIGATION DISTRICT No.1
(VOL. 2, PG. 42, H.C.M.R.)
BLOCK 167

DUSTIN SARMIENTO
CORRECTION TO GIFT DEED (1.52AC)
DOC. #2024148, H.C.O.R.



DRAINAGE REPORT
CAZA LANDING SUBDIVISION

I. PROJECT LOCATION
A 40.91 ACRE TRACT OF LAND MORE OR LESS OUT OF BLOCK 162, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS, TEXAS, AND IS LOCATED ON THE ON THE NORTHEAST CORNER OF FM 439 (LA BLANCA ROAD) AND MILE 15 NORTH ROAD. PROJECT SITE IS LOCATED IN THE COUNTY OF HIDALGO AND LIES WITHIN THE 2 MILE ETJ OF THE CITY OF DONNA.

II. FLOOD PLAN
THE SUBJECT TRACT LIES IN ZONE "X", AND ZONE "AE" AS PER F.E.M.A.-F.I.R.M. MAP NO. 480334 0450 C, MAP REVISED JUNE 6, 2000.

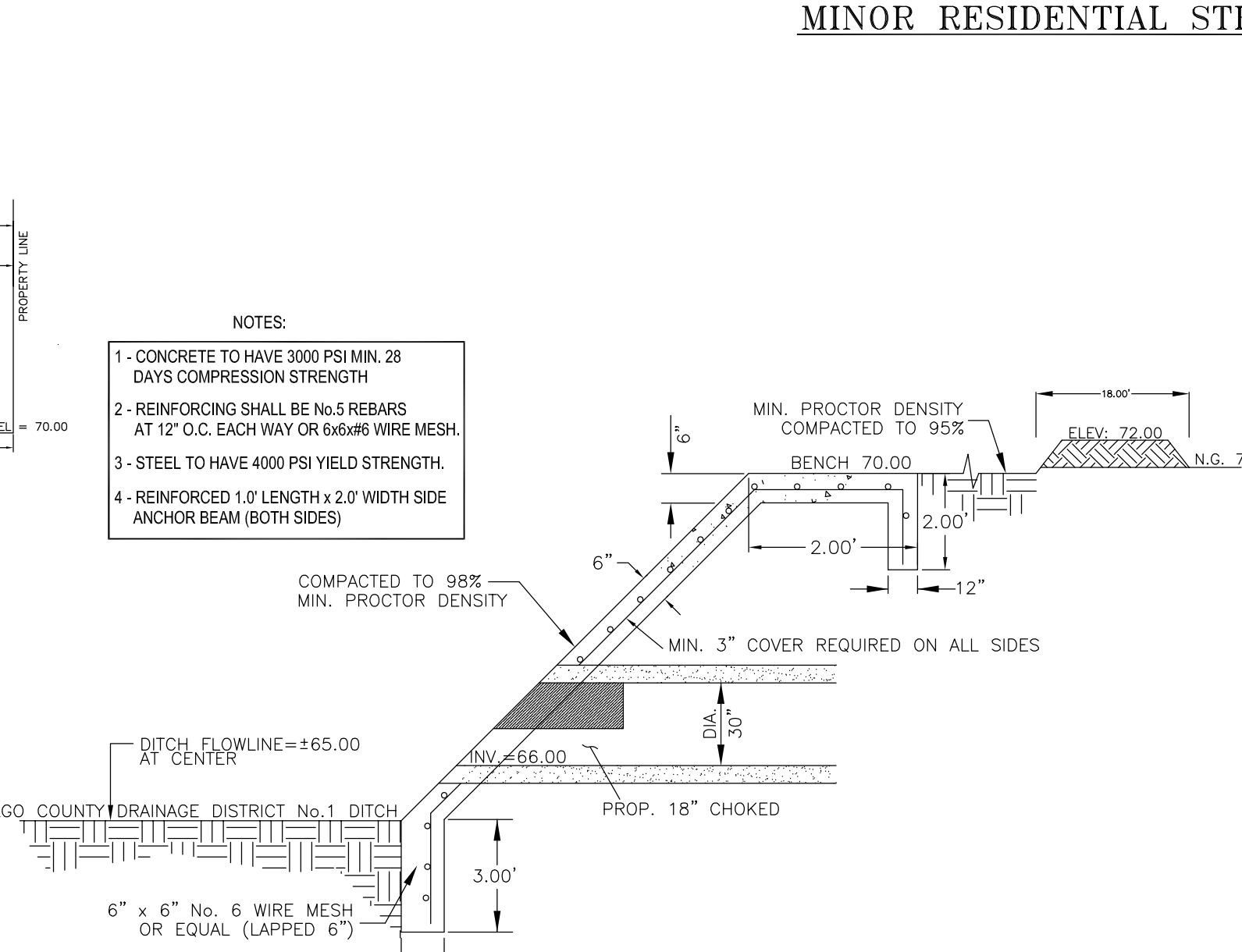
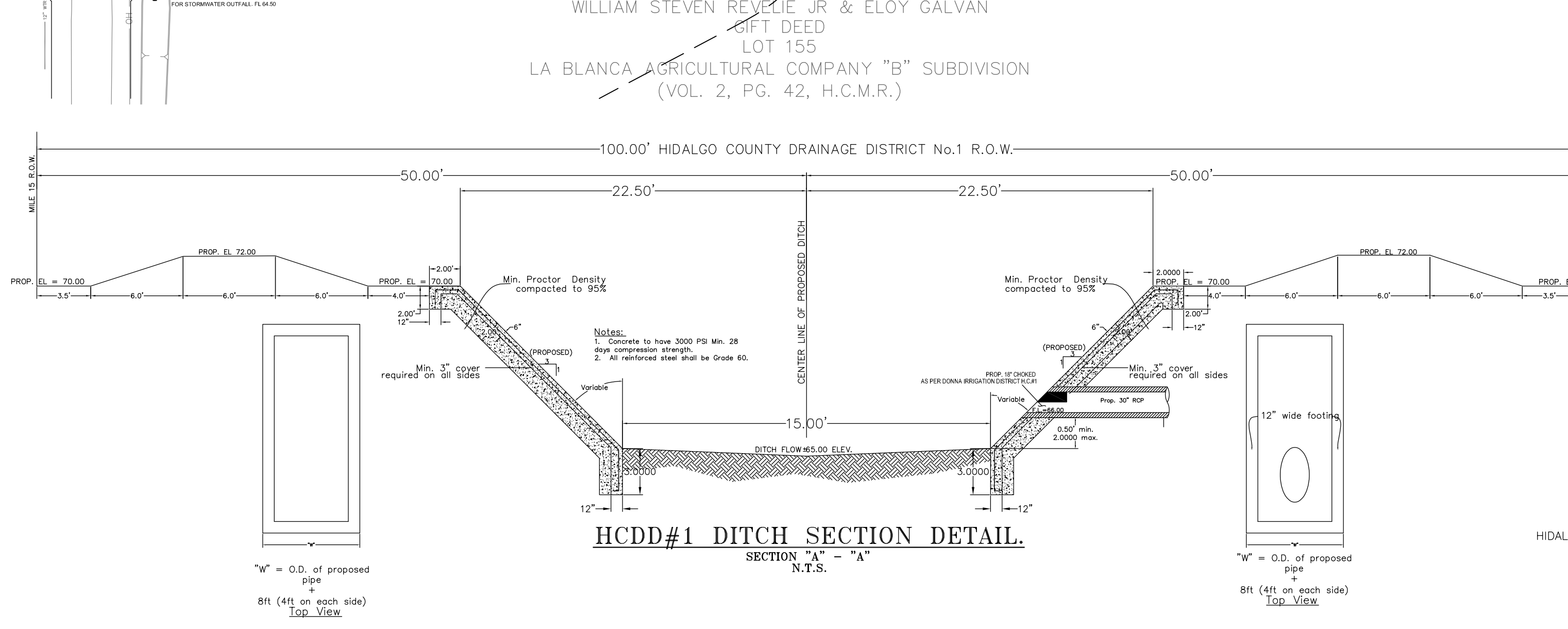
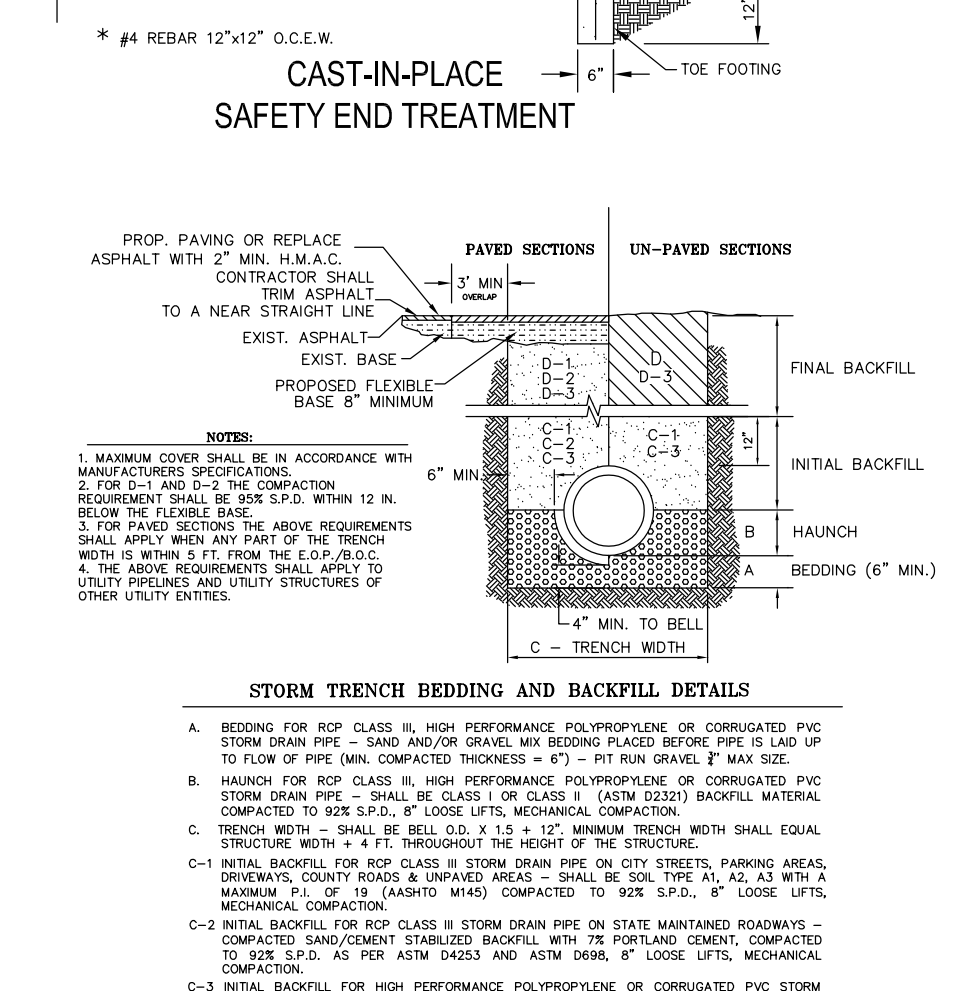
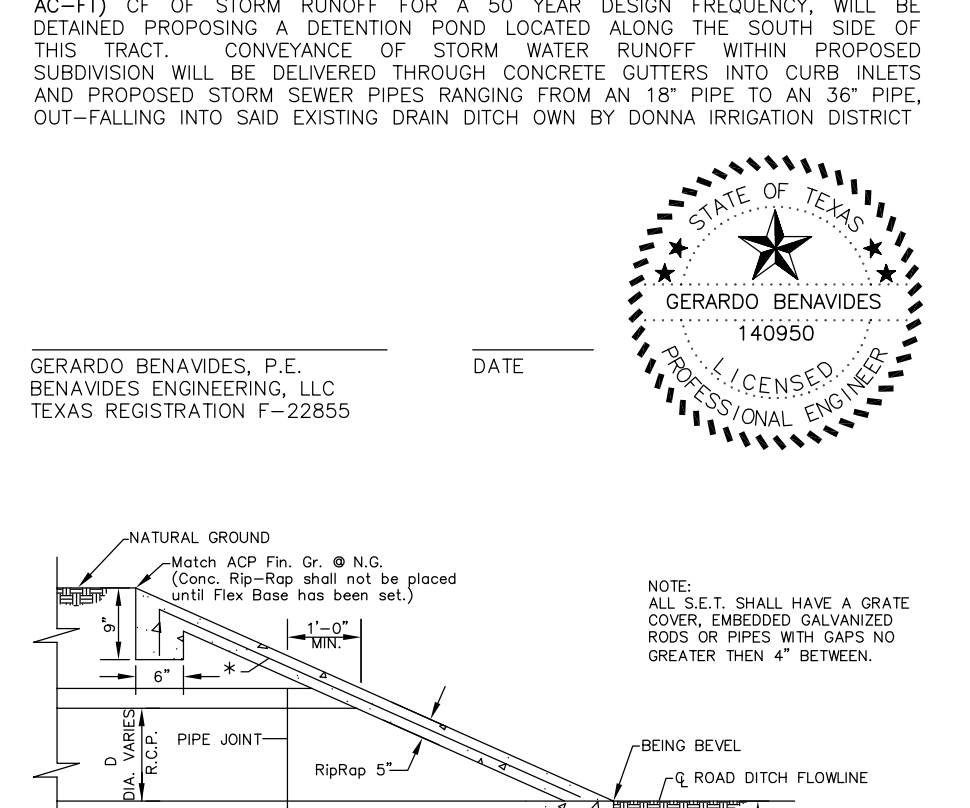
ZONE "X" ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ZONE "AE" ARE DEFINED AS AREAS WHERE BASE FLOOD ELEVATIONS ARE DETERMINED. BASE FLOOD ELEVATION AS PER FEMA FIRM MAP NO. 480334 0450 C, MAP REVISED JUNE 6, 2000, IS 73.00.

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (28) SANDY CLAY LOAM SOIL THAT HAS A FOUR LOU SHRINK-SWELL POTENTIAL AND IS LOCATED IN HYDROLOGICAL GROUP B.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 1.5% EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTHWEST SIDE OF THIS TRACT INTO AN EXISTING DONNA IRRIGATION/DRAINAGE DITCH ALONG THE EAST RIGHT OF WAY OF FM 493 (LA BLANCA RD).

V. PROPOSED CONDITIONS
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 61 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL INCREASE BY 50.69 CFS FOR A TOTAL 62.72 CFS. I HAVE CALCULATED THAT 178,879 (4.11 AC-FT) OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY, WILL BE DETAINED PROPOSED A DETENTION POND LOCATED ALONG THE SOUTH SIDE OF THIS TRACT. CONVEYANCE OF STORM WATER RUNOFF WITHIN PROPOSED SUBDIVISION WILL BE DELIVERED THROUGH CONCRETE GUTTERS INTO CURB INLETS AND PROPOSED STORM SEWER PIPES RANGING FROM AN 18" PIPE TO AN 36" PIPE, OUT-FALLING INTO SAID EXISTING DRAIN DITCH OWN BY DONNA IRRIGATION DISTRICT



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

ON: _____ AT _____ AM / PM
INSTRUMENT NUMBER
OF MAP RECORDS OF HIDALGO COUNTY TEXAS
BY: _____ DEPUTY
DATE _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CAZA LANDING SUBDIVISION LOCATED NORTHEAST HARD CORNER OF FM 493 (LA BLANCA RD) AND MILE 15 N. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 35,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DONNA LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 1.

PLAT OF CAZA LANDING SUBDIVISION

ALL OF BLOCK 162, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS

PREPARATION DATE: NOVEMBER 1, 2022

INDEX TO SHEETS OF CAZA LANDING SUBDIVISION

HEADING, INDEX, LOCATION MAP; AND ETJ, PRINCIPAL CONTACTS; PLAT WITH LOT, 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; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE 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.O.D. NO. 1 CERTIFICATION; DONNA IRRIGATION No.1 AND H.C.D. REVISION NOTES.

WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

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