



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539

Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

PROPOSED RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, PRECINCT No. 4.

ENGINEER: PEÑA ENGINEERING DEVELOPER: GOMER L. SANCHEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY 495 FEET EAST OF ALAMO ROAD (F.M. 907).

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-18-2017 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO TRENTON ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. REQUIRED FOR TRENTON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-20-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-14-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: TRENTON ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-14-2022 : 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.

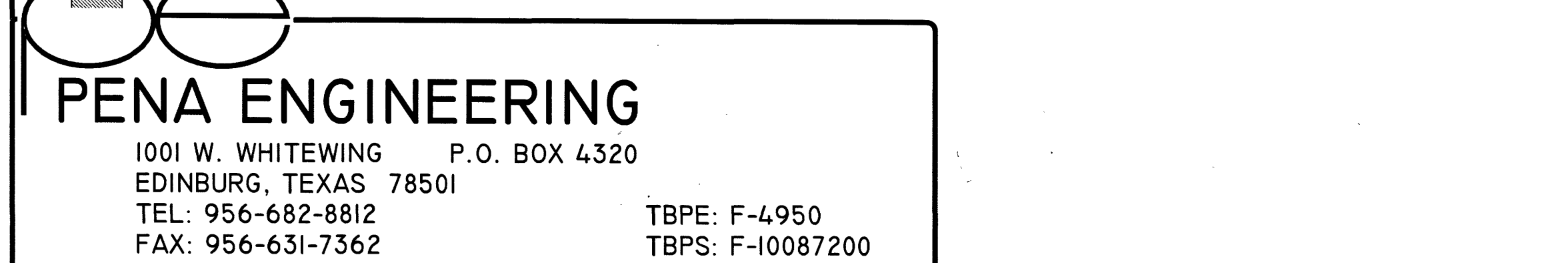
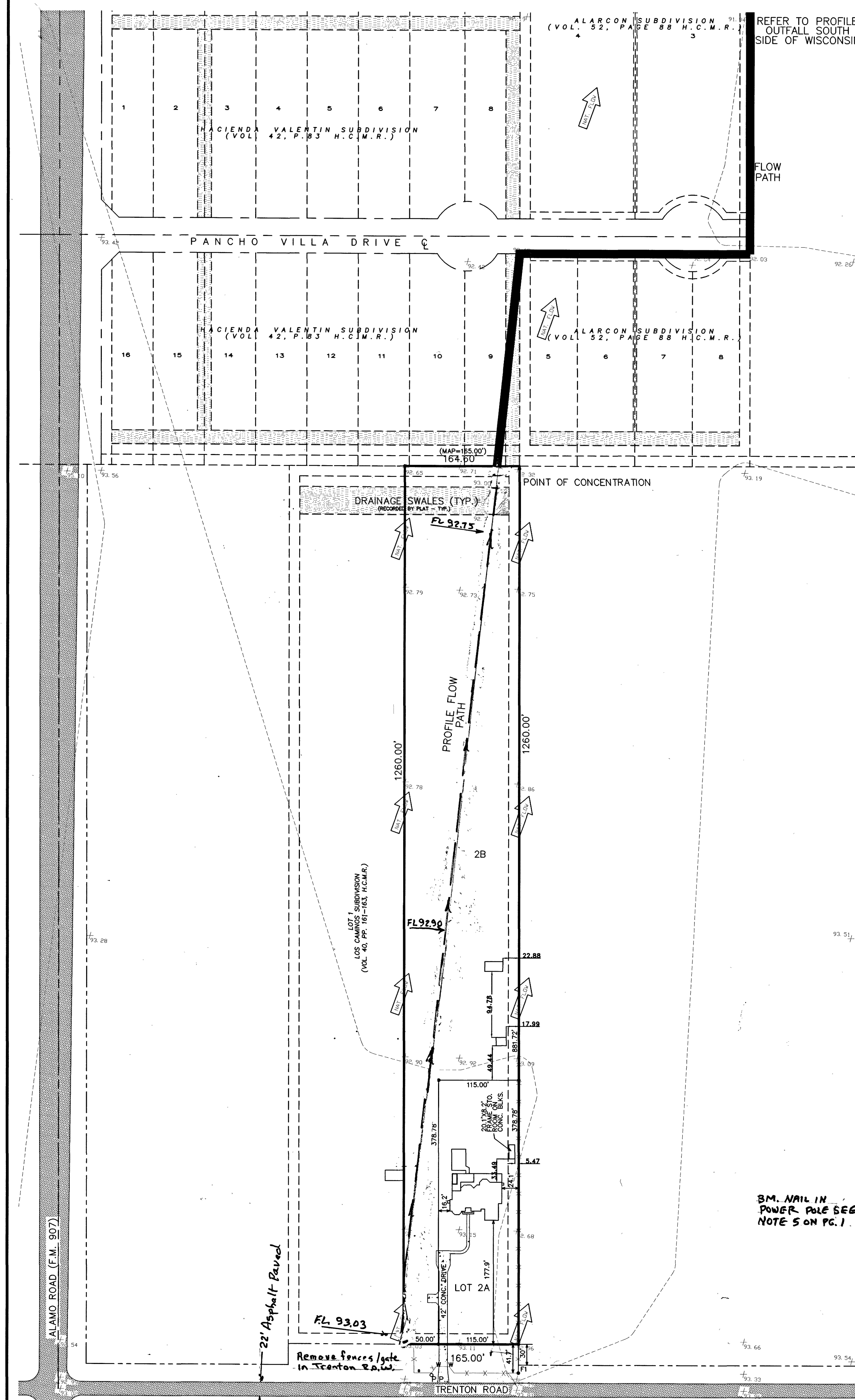
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 3, 2018

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.*



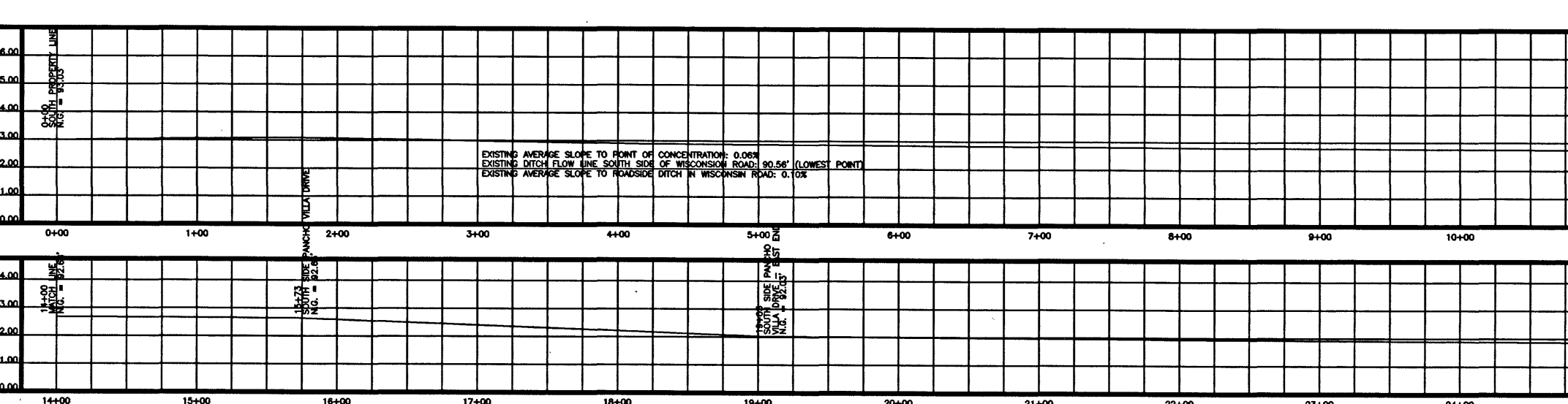
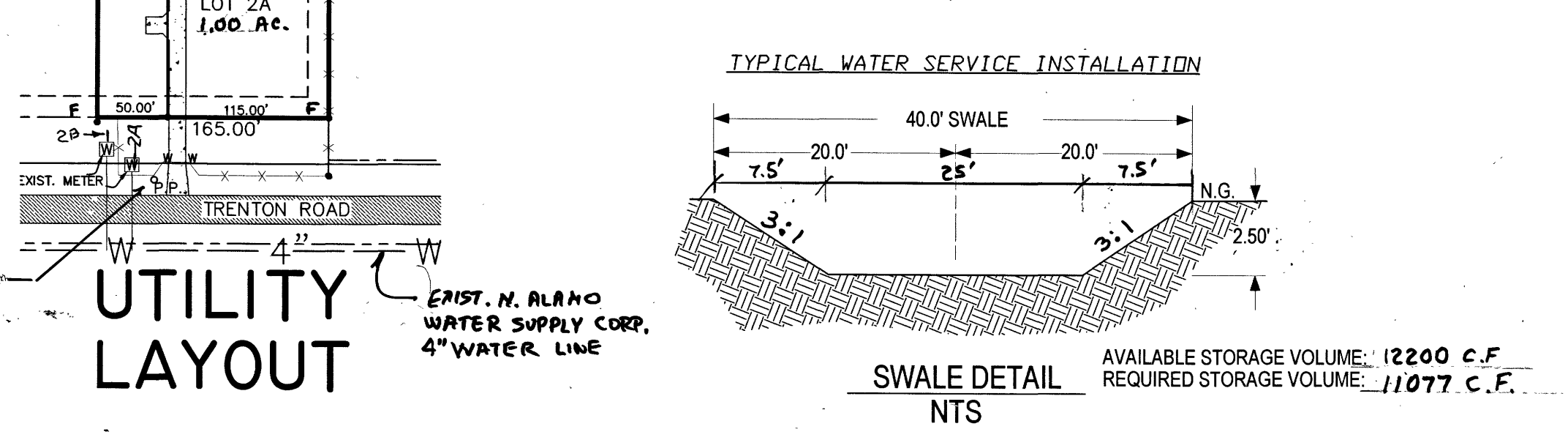
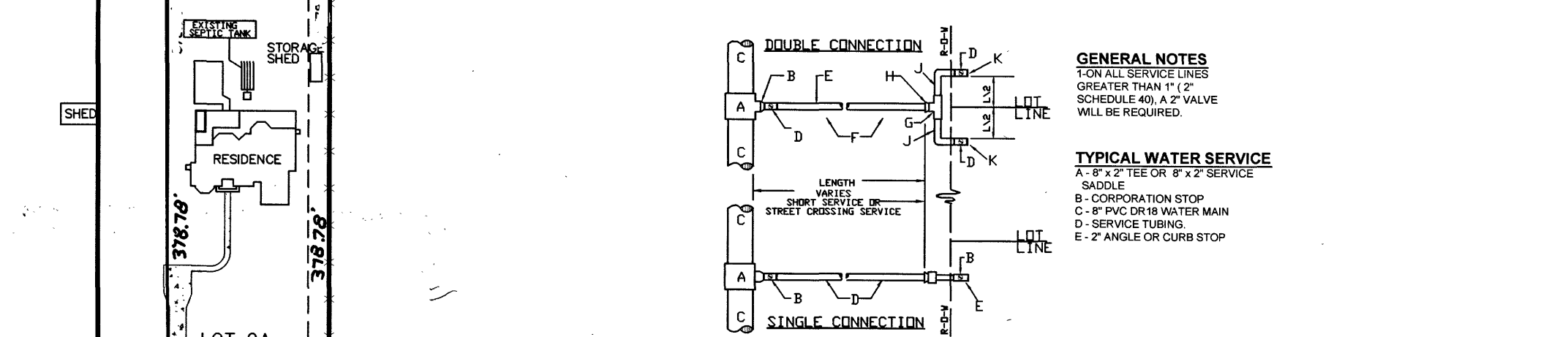
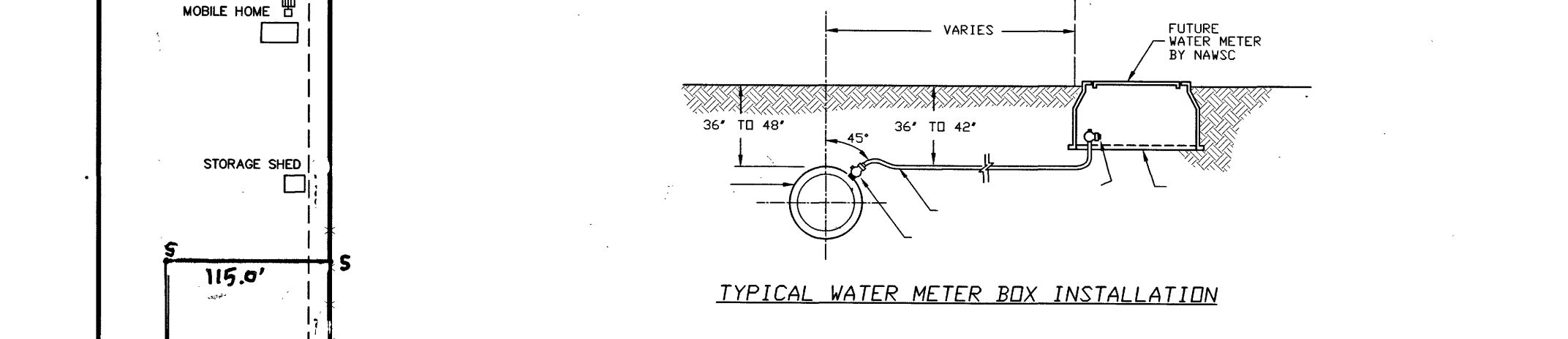
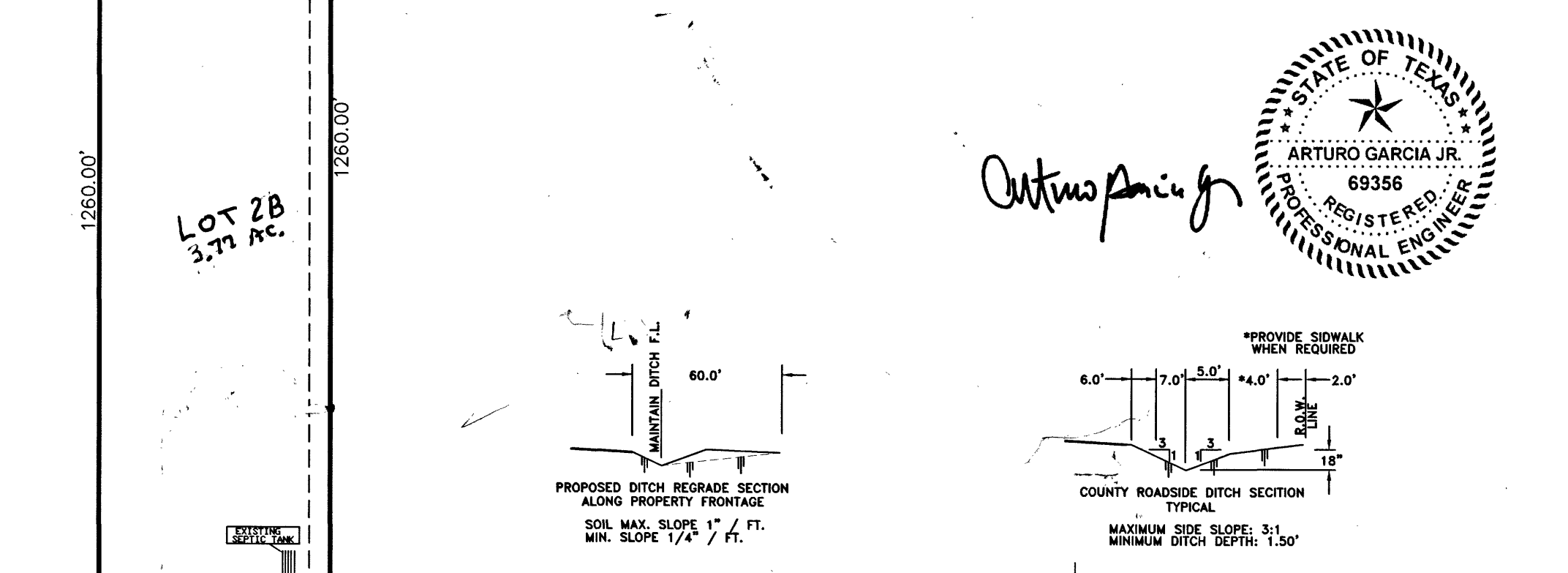
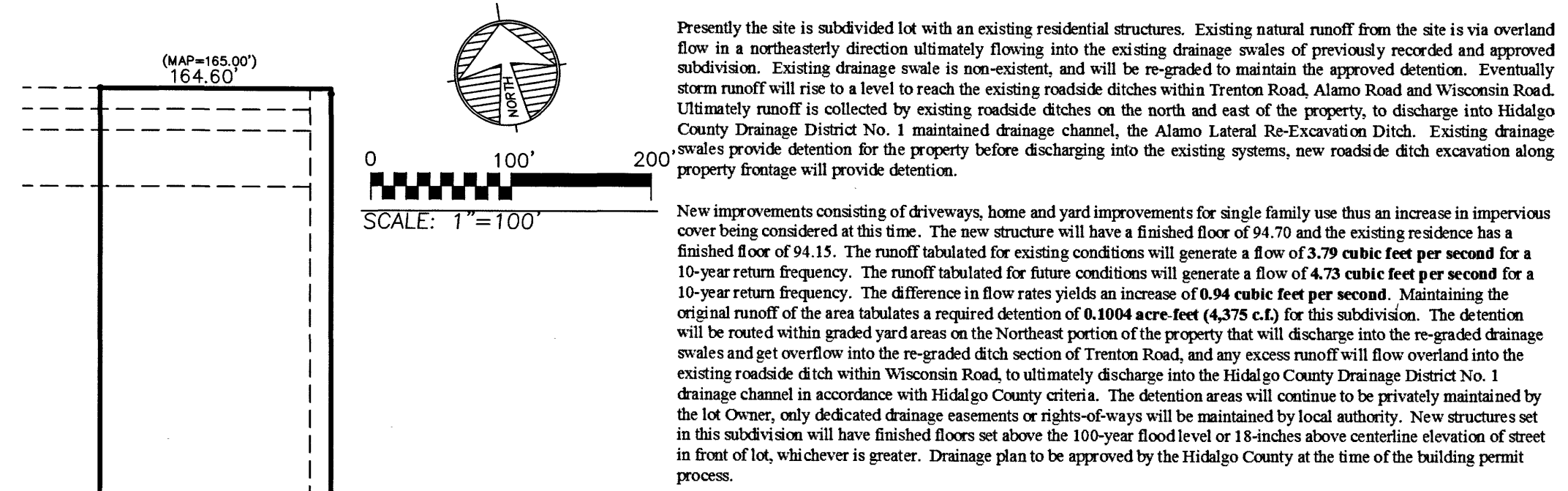
Drainage Statement
 For
Re-Plat of Lot 2, Los Caminos Subdivision - Hidalgo County, Texas
 Being a tract of land containing 4.72 acres of land, situated eastern side of City of Edinburg City Limits, in Hidalgo County, Texas and also being all of Lot 2, LOS CAMINOS SUBDIVISION, Hidalgo County, Texas.

This subdivision, a two (2) lot residential subdivision, comprised of 4.72 acres is located on the north side of Trenton Road, and 495 feet east of the intersection between Alamo Road (FM 907) and Trenton Road within the City of Edinburg ETJ within Precinct 4.

The property falls within Zone "B", by graphical representation of the Flood Insurance Rate Map, Community Panel No. 48034 0425 C Map effective date of November 16, 1982. Nearby is an existing Base Flood Elevation of 92.00 which is East of this proposed subdivision. Observed flooding has occurred on the west side of Alamo Road. Topographic maps of the general area indicate the natural ground slope to the northeast. This site falls within areas of soils designated as Hidalgo Sandy Clay Loam, sandy clay loam soils, (Map Symbol 28) and is within Hydrologic Group B, and is well drained and has slow runoff with moderate permeability, and ground slopes between 0 to 1 percent, in accordance with the Soil Survey of Hidalgo County, Texas as published by the United States Department of Agriculture, Soil Conservation Service in cooperation with the Texas Agricultural Experiment Station.

Presently the site is subdivided lot with an existing residential structure. Existing natural runoff from the site is via overland flow in a northeasterly direction ultimately flowing into the existing drainage swales of previously recorded and approved subdivision. Existing drainage swale is non-existent, and will be regraded to maintain the approved detention. Eventually storm runoff will rise to a level to reach the existing roadside ditches within Trenton Road, Alamo Road and Wisconsin Road. Ultimately runoff is collected by existing roadside ditches on the north and east of the property, to discharge into Hidalgo County Drainage District No. 1 maintained drainage channel, the Alamo Lateral Re-Excavation Ditch. Existing drainage swales provide detention for the property before discharging into the existing system, new roadside ditch excavation along property frontage will provide detention.

New improvements consisting of driveways, home and yard improvements for single family use thus an increase in impervious cover being considered at this time. The new structure will have a finished floor of 94.70 and the existing residence has a finished floor of 94.15. The runoff tabulated for existing conditions will generate a flow of 3.79 cubic feet per second for a 10-year return frequency. The runoff tabulated for future conditions will generate a flow of 4.73 cubic feet per second for a 10-year return frequency. The difference in flow rates yields an increase of 0.94 cubic feet per second. Maintaining the original runoff of the area tabulates a required detention of 0.1004 acre-feet (4,378 c.f.) for this subdivision. The detention will be routed within graded yard areas on the Northeast portion of the property that will discharge into the re-graded drainage swales and get overflow into the re-graded ditch section of Trenton Road, and any excess runoff will flow overland into the existing roadside ditch within Wisconsin Road, to ultimately discharge into the Hidalgo County Drainage District No. 1 drainage channel in accordance with Hidalgo County criteria. The detention areas will continue to be privately maintained by the lot Owner, only dedicated drainage easements or rights-of-ways will be maintained by local authority. New structures set in this subdivision will have finished floors set above the 100-year flood level or 18-inches above centerline elevation of street in front of lot, whichever is greater. Drainage plan to be approved by the Hidalgo County at the time of the building permit process.



FINAL ENGINEERING REPORT FOR LOT 2A & 2B, LOS CAMINOS SUBDIVISION
WATER SUPPLY:
 RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 4-INCH DIAMETER WATER LINE RUNNING ALONG ON THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD THAT CAN SERVE THE TWO LOTS. LOT 2A & 2B, LOS CAMINOS SUBDIVISION WILL CONSIST OF ONE 1-INCH DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX AND AN EXISTING 1-INCH WATER MAIN ALONG THE NORTH SIDE OF TRENTON ROAD A 3-INCH WATER MAIN THAT IS ALSO AVAILABLE TO SERVE THE PROPERTY. THE ESTIMATED TOTAL COST OF WATER IMPROVEMENTS IS \$1,800.00. UPON REQUEST BY THE OWNER OF A LOT THAT HAS NOT REQUESTED INSTALLATION OF A METER BY RECORDS OF PLAT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROCEED TO INSTALL THE WATER METER ON THE LOT. THUS, IN ANY EVENT, ALL THE WATER METERS WILL BE INSTALLED AND THE ENTIRE WATER FACILITIES WILL BE OPERABLE ON OR BEFORE AUGUST 2019.

SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:
 SEWAGE FROM RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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.

HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.36 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A HIDALGO SANDY CLAY LOAM AND TWO (2) TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA. THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,100.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. IF NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

THE SUBDIVIDER HAS SEPTIC TANKS AND DRAINFIELDS INSTALLED IN EACH LOT IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE TO SALE PRICE OF THE LOT.

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 ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES: THESE FACILITIES COST A TOTAL OF \$1,800.00.
 SEWAGE FACILITIES: THESE FACILITIES COST A TOTAL OF \$1,100.00.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LOT 2A & 2B, LOS CAMINOS
PROVISION DE AGUA:
 LA SUBDIVISION RE-PLAT DE LOT 2, LOS CAMINOS SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR NORTH ALAMO WATER SUPPLY CORPORATION. NORTH ALAMO WATER SUPPLY CORPORATION QUE PRESENTARA LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO. NORTH ALAMO WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA EXISTENTE DE 4-PULGADAS DE DIAMETRO QUE CORRE EN EL LADO SUR DEL "DERECHO-DE-VIA" DEL CAMINO TRENTON ROAD. EL SERVICIO DE AGUA PARA LA SUBDIVISION RE-PLAT DE LOT 2, LOS CAMINOS SUBDIVISION CONSISTE EN UN SERVICIO DE AGUA SENCILLO DE 1-PULGADA DE DIAMETRO QUE CORRE AL SOLAR TERMINANDO EN LA CAJA DE MEDIDOR OTRO SERVICIO QUE EXISTE ES DE 1-PULGADAS QUE LE DA SERVICIO DE AGUA A EL LOTE. EN EL "DERECHO-DE-VIA" DEL CAMINO EN EL SUR EXISTE UNA LINEA DE AGUA DE 3-PULGADAS QUE PUEDE DAR SERVICIO A LOS LOTES. EL COSTO ESTIMADO TOTAL DEL SISTEMA DE DISTRIBUCION DE AGUA ES DE \$1,800.00. SI PARA EL 2017, EL DUEÑO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA, LA PRECEDERA LA INSTALACION DEL MEDIDOR EN EL SOLAR. EN CUALQUIER CASO, TODOS LOS MEDIDORES DE AGUA SE INSTALARAN Y TODAS LAS FACILIDADES DE LA CIUDAD DE EDINBURG DE AGUA SERAN INSTALADAS Y OPERABLES EN O ANTES DEL AGOSTO 2019.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE
 EL DRENAJE PARA DESARROLLO RE-PLAT DE LOT 2, LOS CAMINOS SUBDIVISION, SERA TRATADO COMO UN INDIVIDUAL "ON-SITE SEWAGE FACILITY"(OSSF) CONSISTIENDO DE UN DISEÑO STANDARD. SE INSTALADO UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO 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 INSTALAR FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

PUNTOS PRINCIPALES DEL REPORTE:
 CADA SOLAR EN LA SUBDIVISION PROPUUESTA DEBE SER, AL MENOS DE 0.36 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZADOR DOS (2) PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN LOS LOTES (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EN EL AREA DELIMITADA EL SUELO ES UNIFORME. DE MARGA ARENA FINA DE HIDALGO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.
 EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$1,100.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA APLICACION FINAL DEL PLAT EL DUEÑO DEL SOLAR DEBE REGISTRAR UN CARTA DE CREDITO CUANDO SE REGISTRE EL DOCUMENTO FINAL DEL DESARROLLO AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL PARA EL SISTEMA SEPTICO DE \$1,100.00. EL DUEÑO DE LA SUBDIVISION INCLUIRA LA FOSA COSTO DEL SISTEMA SEPTICO EN PRECIO DE VENTA DEL SOLAR. EL DUEÑO CON EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO PARA OBTENER EL PERMISO DE CONSTRUIR LA FOSA SEPTICA.

CERTIFICACION:
 CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.
 CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 FACILIDADES DE AGUA: ESTE SERVICIO A UN COSTO ESTIMADO TOTAL DE \$1,800.00.
 FACILIDADES DE DRENAJE SEPTICO: EL SISTEMA SEPTICO A UN COSTO ESTIMADO TOTAL DE \$1,100.00.

SUBDIVIDER CERTIFICATION:
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER(S) 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 BY STATE, COUNTY, AND CITY REGULATIONS.

SUBDIVIDER STATEMENT:
 1. WE, GOMER L. SANCHEZ, SR. AND CORAL SANCHEZ SUBDIVIDER OF RE-PLAT OF LOT 2, LOS CAMINOS 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 & QUANTITY TO ENABLE EACH PERSON TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

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 THE 29th DAY OF September, 2019.

Gomer L. Sanchez
 GOMER L. SANCHEZ, SR.

Coral Sanchez
 CORAL SANCHEZ

Nora Pena
 NOTARY PUBLIC
 04 12095172
 State of Texas
 Comm. Exp. 11/29/2020

MY COMMISSION EXPIRES 11/29/2020

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 THE 29th DAY OF September, 2019.

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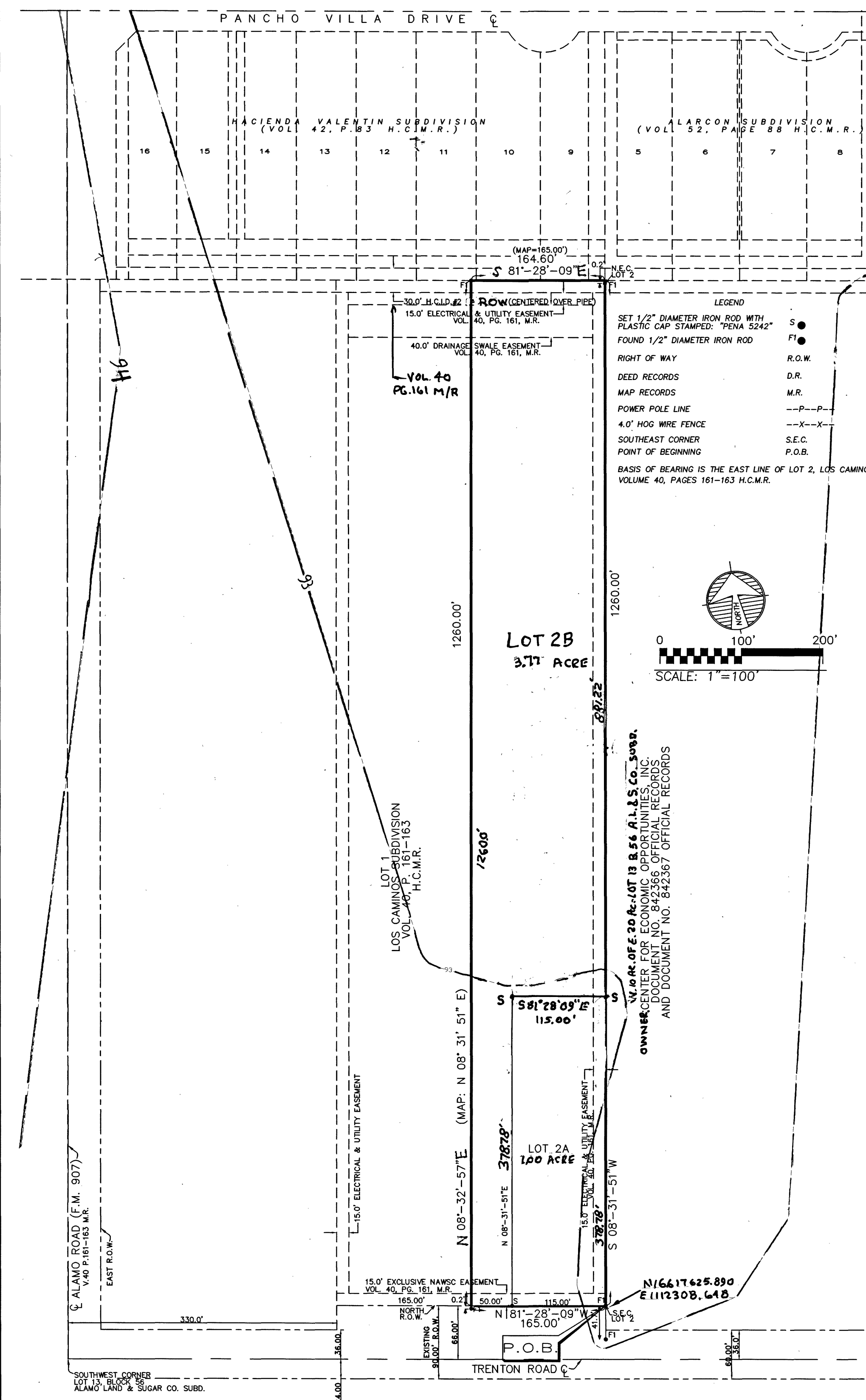
WATER/SEWER DESIGN, TOPOGRAPHY & DRAINAGE LAYOUT
MAPA DE DISEÑO DE AGUA/OSSF, TOPOGRAFIA Y DRENAJE
 OF
RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION,
HIDALGO COUNTY, TEXAS
 ALL OF LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 40, PAGES 161-163, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.
SHEET 2 OF 2

PENA ENGINEERING
 1001 W. WHITEWING P.O. BOX 4320
 EDINBURG, TEXAS 78501
 TEL: 956-682-8812
 FAX: 956-631-7362

TPBE: F-4950
 TPBS: F-10087200

SHEET	INDEX	ARROW	SCALE	HEADING	LEGAL	DESCRIPTION	LOCATION	MAP	AND	ET	NOTICE	MAIN	CONTACTS
1						SUBDIVISION LAYOUT-LEGAL-NOTES-OWNER DEDICATION, CERTIFICATION, AND ATTESTATION-HEALTH DEPT. CERTIFICATION-NOTARY PUBLIC-ENGINEER & SURVEYOR CERTIFICATE-CITY CERTIFICATION-DRAINAGE & IRRIGATION DISTRICT DEDICATION-COUNTY CLERK CERTIFICATE-CITY CERTIFICATION-NOTE							
2						FINAL ENGINEERING REPORT FOR WATER & SANITARY SEWER (ENGLISH-SPANISH)-LEGEND-DRAINAGE REPORT TOPOGRAPHY & DRAINAGE LAYOUT-UTILITY LAYOUT-SUBDIVIDER CERTIFICATE & STATEMENT-ESTIMATE-ROAD SECTION-DETAILS-REVISION NOTE-SHEET NUMBER							

MAIN CONTACT INFORMATION					
NAME	ADDRESS	CITY, STATE, & ZIP	PHONE	FAX	
OWNER(S)	GOMER L. SANCHEZ	2720 GRAMMING AVE. EDINBURG, TEXAS 78504	(956) 291-5158		
ENGINEER	ARTURO GARCIA, JR.	1001 WEST WHITEWING EDINBURG, TEXAS 78501	(956) 682-8812	(956) 631-7362	
SURVEYOR	PABLO PENA II	1001 WEST WHITEWING EDINBURG, TEXAS 78501	(956) 682-8812	(956) 631-7362	



1. FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "B", SHADED - AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
 FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
 FRONT (LOT 2A): 50.00 FEET, OR IN LINE WITH THE AVERAGE SETBACKS EXISTING STRUCTURES; WHICHEVER IS GREATER.
 REAR (LOT 2B): 403.78 FEET, OR GREATER FOR EASEMENTS.
 SIDES: 15.00 FEET, OR GREATER FOR EASEMENTS.
 ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL 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.

4. MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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 OF DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: 60D NAIL SET IN POWER POLE LOCATED AT DRIVEWAY ENTRANCE OF LOT 2A OF THIS SUBDIVISION. ELEVATION 94.76 (N.G.V.D. 1929)

6. DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4375 CUBIC FEET, 1.004 ACRE-FEET (LOT 2A: 2947 C.F. AND LOT 2B: 2028 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.

7. 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL 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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

8. LOT GRADING:
 ALL LOTS SHALL HAVE POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AND / OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

9. PURCHASE CONTRACT:
 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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. NO PERMANENT 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 NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATION AND MAINTENANCE OF THE EASEMENT.

11. PUBLIC EASEMENTS:
 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. DRIVEWAY ACCESS: ONE INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM TRENTON ROAD ONTO EACH LOT. INSTALLATION OF CULVERT FOR TRENTON ROAD DITCH IS REQUIRED PRIOR TO CONSTRUCTION OF NEW DRIVEWAY.

13. SIDEWALK: A 5.0 FOOT SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF TRENTON ROAD.

14. GOMER SANCHEZ & CORAL SANCHEZ, THE OWNERS AND SUBDIVIDERS OF LOTS 2A AND 2B, RETAIN A BLANKET EASEMENT ON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON LOTS 2A AND 2B.

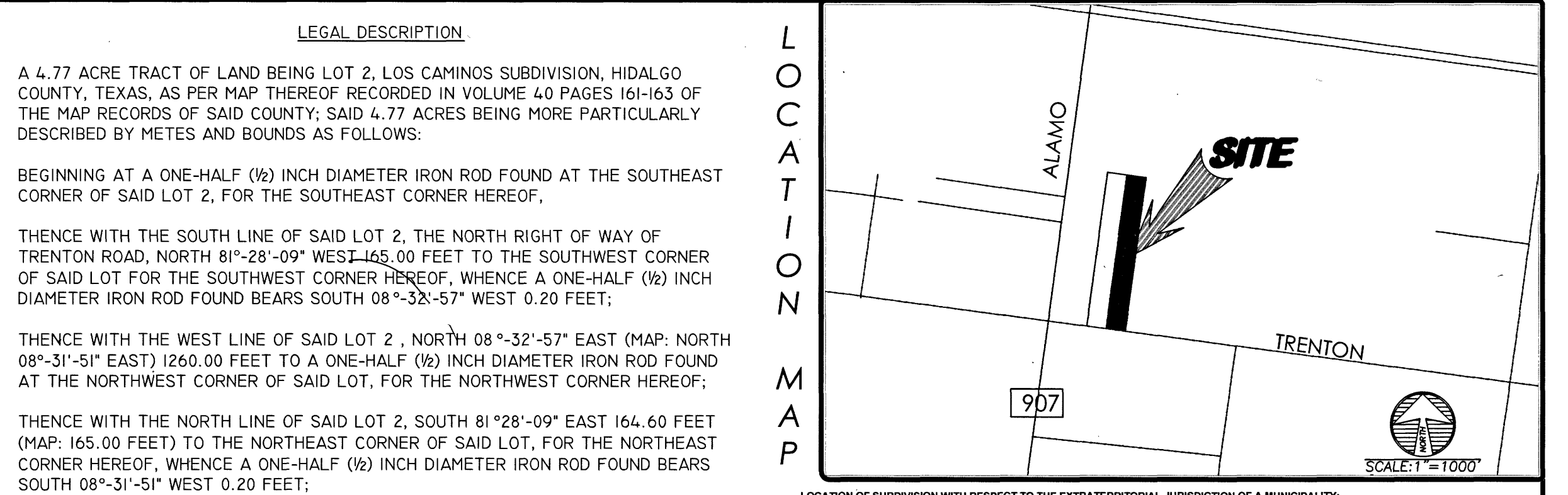
15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPT. SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

16. NO FILL OR PERMANENT STRUCTURE SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 2022.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____



LEGAL DESCRIPTION

A 4.77 ACRE TRACT OF LAND BEING LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 40 PAGES 161-163 OF THE MAP RECORDS OF SAID COUNTY; SAID 4.77 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT 2, THE NORTH RIGHT OF WAY OF TRENTON ROAD, NORTH 81°-28'-09" WEST 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT FOR THE SOUTHWEST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND BEARS SOUTH 08°-32'-57" WEST 0.20 FEET;

THENCE WITH THE WEST LINE OF SAID LOT 2, NORTH 08°-32'-57" EAST (MAP: NORTH 08°-31'-51" EAST) 1260.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT 2, SOUTH 81°-28'-09" EAST 164.60 FEET (MAP: 165.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT, FOR THE NORTHEAST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND BEARS SOUTH 08°-31'-51" WEST 0.20 FEET;

THENCE WITH THE EAST LINE OF SAID LOT 2, SOUTH 08°-31'-51" WEST 1260.00 FEET TO THE PLACE OF BEGINNING, CONTAINING FOUR AND SEVENTY-SEVEN HUNDREDTHS (4.77) ACRES, MORE OR LESS;

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, GOMER L. SANCHEZ AND CORAL SANCHEZ, AS OWNERS OF THE LOT 2, LOS CAMINOS SUBDIVISION OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-PLAT OF LOT 2, LOS CAMINOS 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 AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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.

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

Gomer L. Sanchez DATE _____
 GOMER L. SANCHEZ, SR. 5503 E. TRENTON EDINBURG, TEXAS 78504

Coral Sanchez DATE _____
 CORAL SANCHEZ 5503 E. TRENTON EDINBURG, TEXAS 78504

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GOMER L. SANCHEZ AND CORAL SANCHEZ, PERSONALLY APPEARED AND PROVED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED, THIS 19th DAY OF September, 2019.

Notary Public for the State of Texas
 MY COMMISSION EXPIRES ON: 11/29/2020

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ARTURO GARCIA, JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Arturo Garcia Jr.
 ARTURO GARCIA, JR., P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. 69356
 TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM F-4950
 DATE: 9-9-19
 PENA ENGINEERING, LLC
 1001 W. WHITEWING AVENUE
 MCALLEN, TEXAS 78501
 PHONE (956) 682-8812

STATE OF TEXAS
 COUNTY OF HIDALGO

I, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Pablo Pena III
 PABLO PENA, III, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2942
 DATE: 8-9-16
 PENA ENGINEERING, LLC
 1001 W. WHITEWING AVENUE
 MCALLEN, TEXAS 78501
 PHONE (956) 682-8812

CITY OF EDINBURG
 CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG.

Mayor: _____ DATE: 7/18/2022
 City Secretary: _____ DATE: 7/18/2022

THIS PLAT OF RE-PLAT OF LOT 2, LOS CAMINOS 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 19th DAY OF July, 2019.

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2, ON THIS 19th DAY OF September, 2019.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS-OF-WAY OR EASEMENTS.

President H.C.I.D. #2: _____ Secretary: _____

PENA ENGINEERING
 1001 W. WHITEWING P.O. BOX 4320
 MCALLEN, TEXAS 78501
 TEL: 956-682-8812
 FAX: 956-631-7362

TBPE: F-4950
 TBPS: F-10087200

STATE OF TEXAS
 HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY, 2022.

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

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

ON: _____ AT _____ AM / PM
 DOCUMENT NUMBER: _____
 OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

Raul E. Heslin, C.E.M.
 HIDALGO COUNTY DRAINAGE DISTRICT No.1
 General Manager

DATE: 07.14.2022

INDEX		NORTH ARROW		SCALE		HEADING		LEGAL DESCRIPTION		LOCATION MAP		AND ETU NOTICE		MAIN CONTACT INFORMATION																									
1	CERTIFICATION-NOTARY PUBLIC-ENGINEER & SURVEYOR CERTIFICATE-CITY CERTIFICATION-DRAINAGE & IRRIGATION DISTRICT DEDICATION-COUNTY CERTIFICATE-COUNTY CLERK'S CERTIFICATE-REVISION NOTE	2	FULL ENGINEERING REPORT FOR WATER & SANITARY SEWER ENGINEERING-LEGEND-DRAINAGE REPORT	3	TOPOGRAPHY & DRAINAGE LAYOUT-UTILITY LAYOUT-SUBDIVIDER CERTIFICATE & STATEMENT-ESTIMATE-ROAD SECTION-DETAILS-REVISION NOTE-SHEET NUMBER	4	INDEX	5	INDEX	6	INDEX	7	INDEX	8	INDEX	9	INDEX	10	INDEX	11	INDEX	12	INDEX	13	INDEX	14	INDEX	15	INDEX	16	INDEX	17	INDEX	18	INDEX	19	INDEX	20	INDEX

**RE-PLAT OF LOT 2,
 LOS CAMINOS SUBDIVISION**
 HIDALGO COUNTY, TEXAS

ALL OF LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 40, PAGES 161 - 163, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

SHEET 1 OF 2