



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**THE STATE OF TEXAS**

**COUNTY OF HIDALGO**

**PRECINCT 4**

**APPLICATION AND AGREEMENT FOR PIPELINE OR  
UTILITY PERMIT**

Date: 9/29/22

The 5125 Company (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

**Information required:**

**1. Name, Address and Phone number of Applicant:**

The 5125 Company, 3914 Rio Grande Care Road,  
Edinburg, Texas, 78541 (956) 583-5125

**2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):**

The City of Edinburg, 415 W University Dr, Edinburg, TX 78539, (956)388-8965  
Santa Cruz Irrigation District No. 15, P. O. Box 599, Edinburg, Texas 78540  
(956) 383-3441

**3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):**

Same as Utility Company

**4. Name, Address and Phone number of contractor to install Pipeline or Utility:**

The 5125 Company, 3914 Rio Grande Care Road,  
Edinburg, Texas, 78541 (956) 583-5125



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

Public Utility

6. Does Applicant have the Power of Eminent Domain?

Yes

7. Will the product be carried for hire or by the owner of the goods?

N/A

8. Name and Legal description of property owner requesting utility services if applicable:

Graciela Estates, LLC

9. Type of utility work within county road right-of-way:

Bore Crossing     Line Extension Along R.O.W.     Other Open Cut Roadway

10. Where is the origin of the line?

Existing Irrigation Line and Existing Sanitary Sewer Line

11. Where is the destination of the line?

Connect to an Existing Irrigation line of south side of Benito Ramirez Road & existing sanitary sewer main on Bella Drive



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

12. Utility Crossing Coordinate X: 1117113.772 Y: 16659280.687  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
2 10" Sanitary Sewer Mains, One 12" storm sewer bleeder line  
and one 24" Irrigation Line
14. Pressure (each line):  
N/A
15. Content (each line):  
Irrigation water and domestic wastewater
16. Estimated date of installation of Pipeline or Utility:  
~~October 2022~~ AS SOON AS PERMIT GETS APPROVED BY CC.



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## **PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 29th day of September, 2022.

The 5125 Company

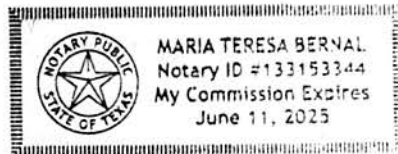
(Name of Applicant - Printed or Typed)

By: Pat Esperiqueta  
Signature Pat Esperiqueta,

Title: President, The 5125 Company

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Pat Esperiqueta, on this 29th day of September, 2022,  
to which witness my hand and seal of office.



Maria Teresa Bernal  
Notary Public for the State of Texas

My Commission Expires: June 11, 2025



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**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



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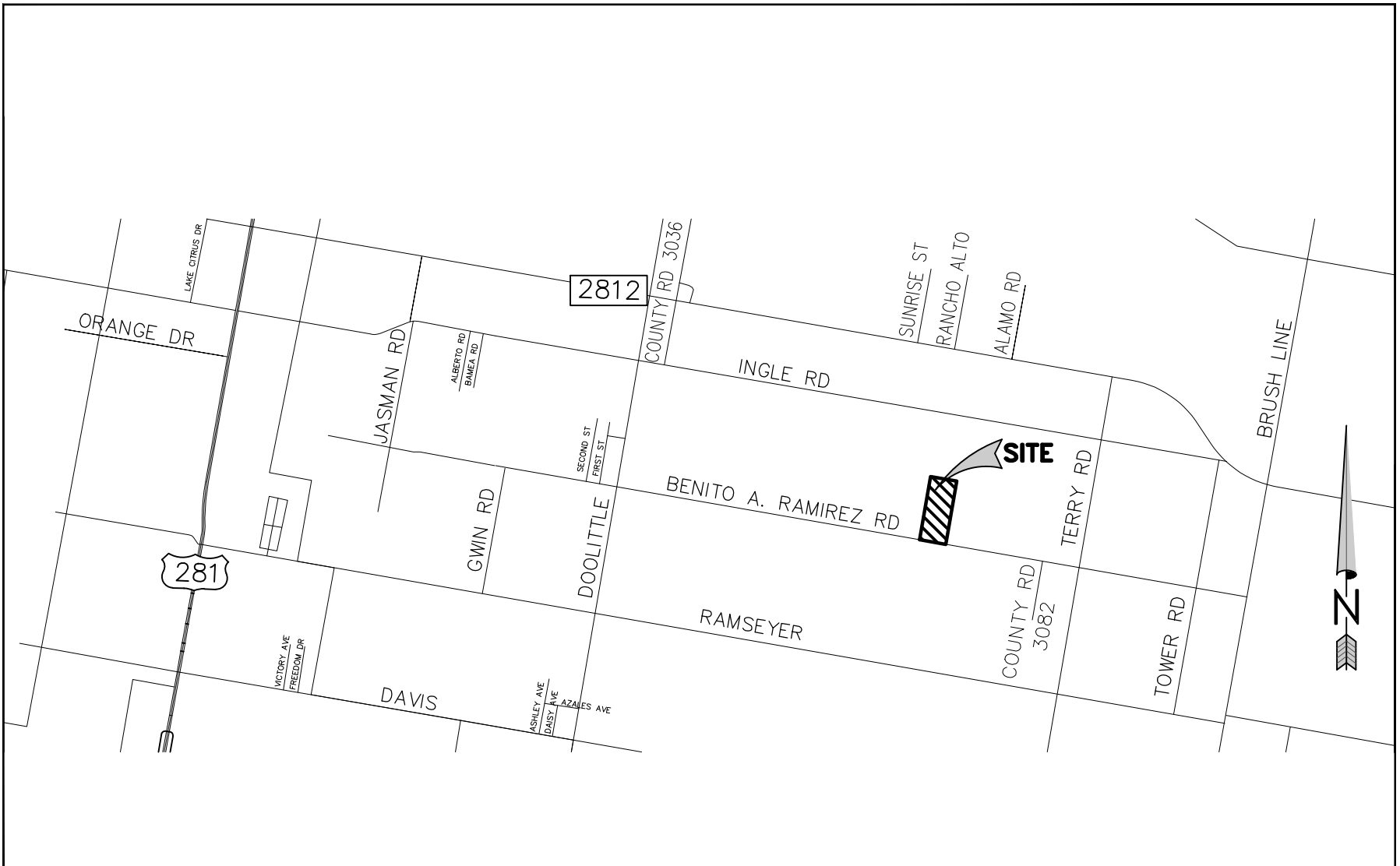
**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**EXHIBIT A**

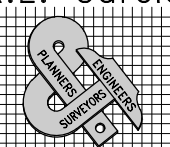
(Please insert description of project location and supporting documents for proposed utility work)

A 20.00 acre tract of land being all of Lots 11 and 12, Block 24, Amended Map of Santa Cruz Gardens Subdivision, Unit No. 2, as recorded in Volume 8, Page 28, Map Records, Hidalgo County, Texas, also being all of that certain tract described in Warranty Deeds recorded in Document # 2743509, Official Records, Hidalgo County, Texas,

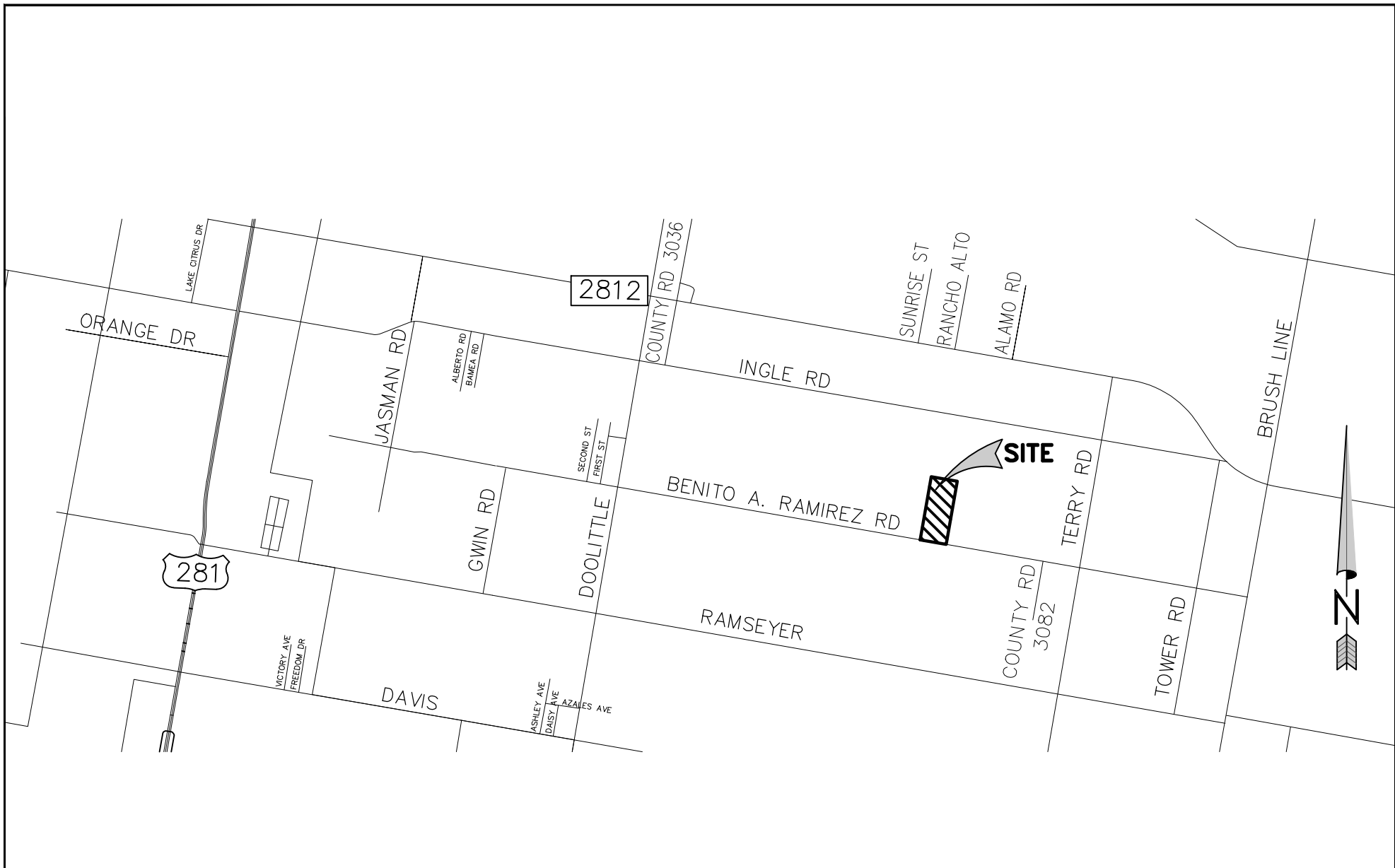




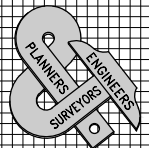
BELLAWOODS SUBDIVISION  
PHASE 2

R.E. Garcia  
  
 Associates

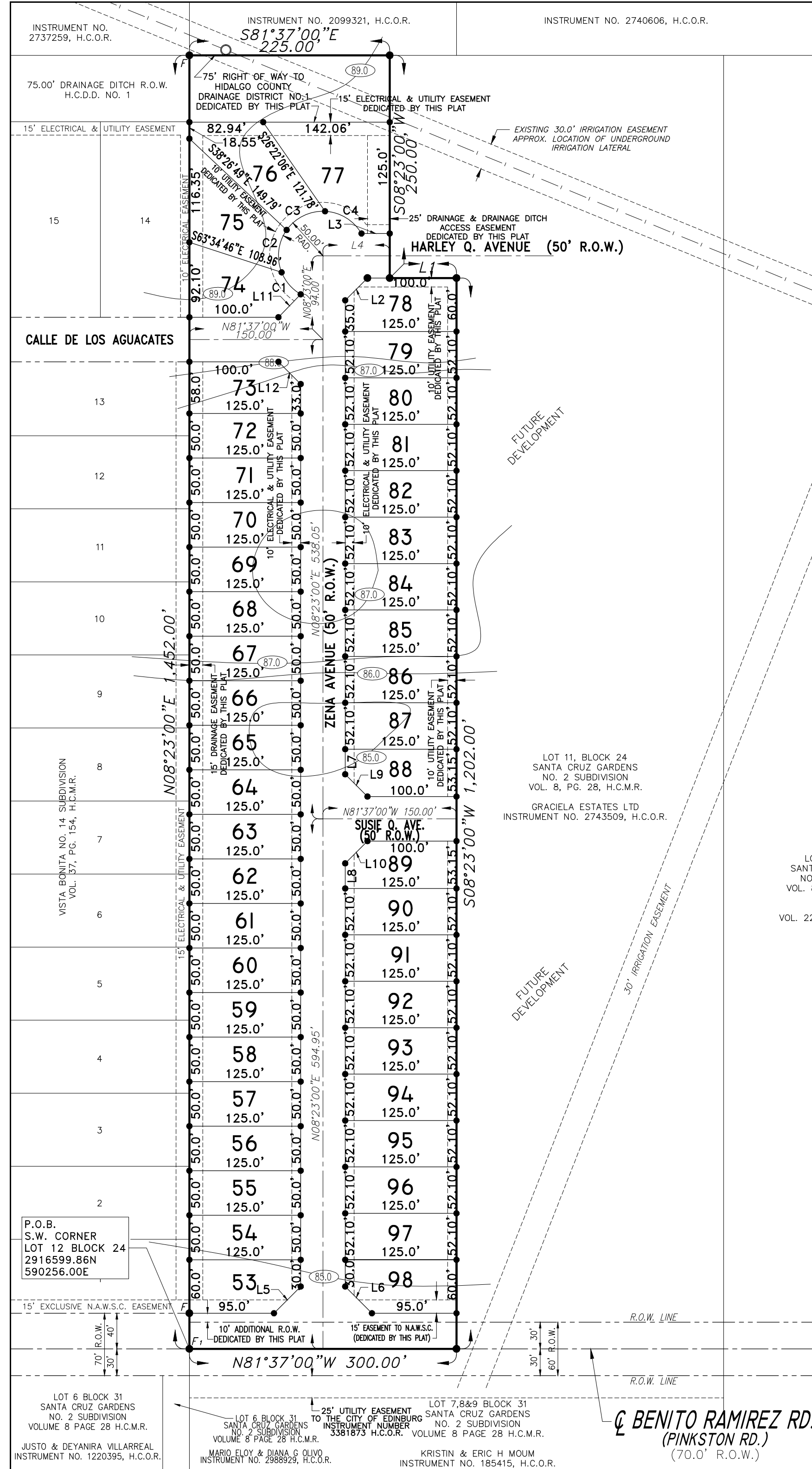
**R. E. GARCIA & ASSOCIATES**  
 ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (F-5001) & SURVEYOR (10015300)  
 116 NORTH 12th AVE.  
 EDINBURG, TEXAS 78541 (956) 381-1061  
 EMAIL: REGAASSOC@AOL.COM



BELLAWOODS SUBDIVISION  
PHASE 3

R.E. Garcia  
  
 Associates

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CURVE DATA				
LOT	CURVE	RADIUS	LENGTH	CHORD BEARING
75	C1	50.00'	33.26'	32.65' S32°33'36"E
76	C2	50.00'	50.00'	47.94' S15°08'40"W
77	C3	50.00'	50.00'	47.94' S72°26'24"W
78	C4	50.00'	50.00'	47.94' N50°15'52"W

LINE DATA	
BEARING	LENGTH
L1 S81°37'00"E	75.00'
L2 S23°23'00"W	35.36'
L3 N81°37'00"W	31.70'
L4 S81°37'00"E	75.00'
L5 S23°23'00"W	42.43'
L6 N36°37'06"W	42.43'
L7 N08°23'00"E	28.15'
L8 N08°23'00"E	28.15'
L9 N36°37'06"W	35.36'
L10 S23°23'00"W	35.36'
L11 S23°23'00"W	35.85'
L12 S36°37'06"W	35.36'

LOT DATA		
LOT NO.	AREA (S.F.)	AREA (AC.)
53-89	7,050.00	0.16
90	6,250.00	0.14
91	6,937.00	0.16
92	7,397.00	0.17
93	8,719.00	0.20
94	11,844.00	0.27
95	7,187.00	0.16
96	6,512.50	0.15
97	6,331.25	0.14
98	6,512.50	0.15

**METES AND BOUNDS DESCRIPTION**

A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING THE SOUTHEAST CORNER OF VISTA BONITA SUBDIVISION, UNIT 14, AS RECORDED IN VOLUME 37, PAGE 154, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING SOUTHWEST CORNER OF SAID LOT 12, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N08°23'00"E** ALONG THE WEST LINE OF SAID LOT 12, BLOCK 24, ALSO BEING THE EAST LINE OF SAID VISTA BONITA SUBDIVISION, UNIT 14, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,452.00 FEET** TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 24, ALSO BEING THE NORTHEAST CORNER OF SAID VISTA BONITA SUBDIVISION, UNIT 14, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°37'00"W 225.00 FEET** ALONG THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°23'00"E 250.00 FEET** PARALLEL TO THE WEST LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°37'00"E 75.00 FEET** PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE EAST LINE OF SAID LOT 12 FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°23'00"W** ALONG SAID EAST LINE OF SAID LOT 12, BLOCK 24, PASS AT 1,172.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,202.00 FEET** TO A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF SAID BENITO RAMIREZ ROAD BEING THE SOUTH LINE OF SAID LOT 12, BLOCK 24, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°37'00"W 300.00 FEET** ALONG SAID CENTERLINE OF BENITO RAMIREZ ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 12, BLOCK 24, TO THE POINT OF BEGINNING AND CONTAINING 9.57 ACRES OF LAND, MORE OR LESS.

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (UNSHADED)" ZONE "X (UNSHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 8, 2000 LOMAR: MAY 17, 2001
- SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 08.00 FEET OR EASEMENT WHICHEVER IS GREATER GARAGE: 18.00 FEET CORNER SIDE: 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB AT THE CENTER OF THE LOT OR 24" 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M.-1 ELEVATION 82.80 N.G.V.D. 83 DESCRIPTION: TOP OF NORTHWEST CURB INLET OF BELLWOODS SUBDIVISION APPROXIMATELY 1203 FEET SOUTH OF BENITO RAMIREZ STREET. **16657685.302N 1115889.42E**  
 B.M.-2 ELEVATION 80.81 N.G.V.D. 83 DESCRIPTION: TOP OF SOUTHEAST CURB INLET OF CITRUS VILLAGE SUBDIVISION APPROXIMATELY 1283 FEET SOUTH OF BENITO RAMIREZ STREET. **16658515.013N 1116271.178E**
- LOTS 53 AND 98 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENITO RAMIREZ STREET.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 11 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF **66,158 CUBIC FEET (1.52 ACRE-FEET)** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON 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, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE 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.
- 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.
- DRAINAGE & ACCESS EASEMENT ON LOT 78 CANNOT BE FENCED. DRAINAGE ACCESS EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE ACCESS EASEMENT. HDDOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE ACCESS EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 31.1.4.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER SHALL BE CONNECTED TO A RESPECTED TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER PIPING INSPECTION SHALL BE PROVIDED FROM THE ENTITY SEWER PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG BENITO RAMIREZ ROAD DURING CONSTRUCTION STAGE. ALSO A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED FOR ALL LOTS OWNER AT BUILDING PERMIT STAGE.

**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 LAND SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 DISCONTINUE THE COURSE OF THE EASEMENT HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY 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 RELOCATING 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 HERE IN, 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 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 OF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

DANIEL MOFFATT, MANAGER DATE H. HOLLIS RANKIN III, MANAGER DATE  
916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED

**LEGEND:**

- F - FOUND 1/2" IRON ROD
- F<sub>1</sub> - FOUND COTTON PICKER SPINDLE
- S - SET 1/2" IRON ROD
- S<sub>1</sub> - SET COTTON PICKER SPINDLE
- S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
- - SET 1/2" IRON ROD

**PLAT OF BELLWOODS PHASE II SUBDIVISION**

A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

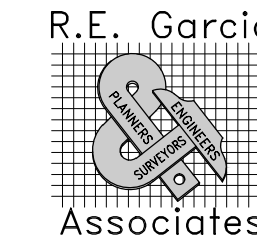
DATE: AUGUST 10, 2022



SCALE: 1" = 100'

PREPARED BY:

**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5001) & SURVEYOR (10015300)  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGASSOC@AOL.COM



JOB NO.: 2019-177  
DRAWN BY: D.E.S.

**THE STATE OF TEXAS**

**COUNTY OF HIDALGO**

**OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION**  
WE, **GRACIELA ESTATES, LTD.** AS OWNER OF THE 9.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **BELLWOODS PHASE II SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

DANIEL MOFFATT, MANAGER DATE H. HOLLIS RANKIN III, MANAGER DATE  
916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

**THE STATE OF TEXAS**

**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **DANIEL MOFFATT AND H. HOLLIS RANKIN III**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

**APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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.

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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

**APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:**

THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY OF HIDALGO**

**CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE §232.028(a)  
WE, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

ATTEST: HIDALGO COUNTY CLERK DATE \_\_\_\_\_



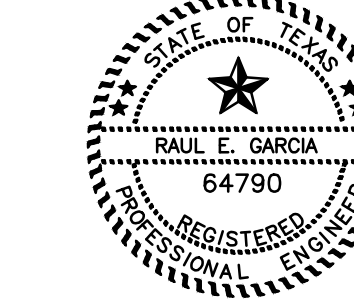
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

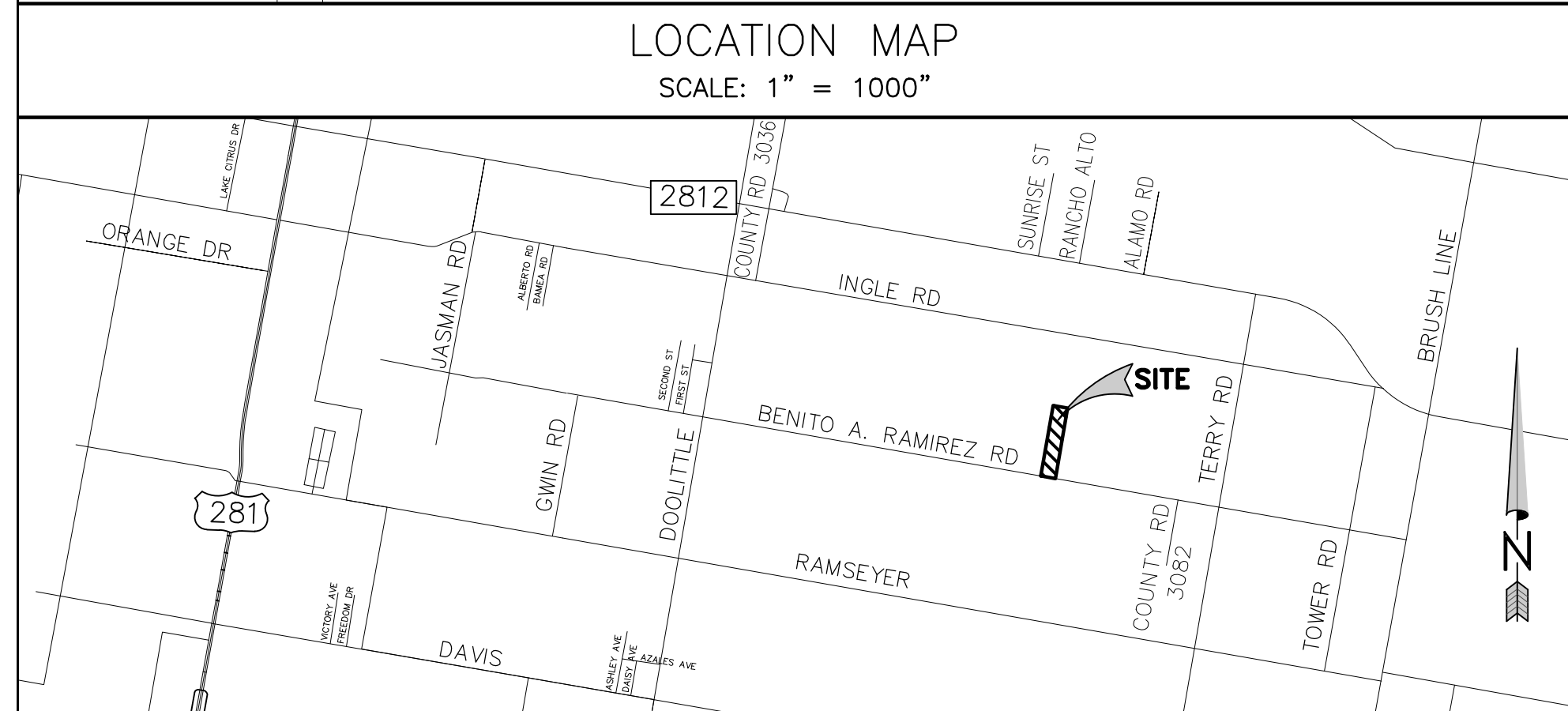
**THE STATE OF TEXAS**

**COUNTY OF HIDALGO**

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



REGISTERED PROFESSIONAL ENGINEER #64790



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

BELLWOODS PHASE II SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON BENITO RAMIREZ STREET, APPROX. 0.55 MILES WEST OF TERRY ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). BELLWOODS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

**INDEX OF SHEETS**

DESCRIPTION
1 PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES; CITY OF EDINBURG CERTIFICATION
2 WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS FOR WATER
2 TOPOGRAPHY & DRAINAGE LAYOUT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS FOR SEWER

PRINCIPAL CONTACTS:			
NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE # / FAX #:
OWNER: DANIEL MOFFATT, MANAGER	916 S. MCCOLL	EDINBURG, TX 78539	(936) 239-1888 / (936) 287-8403
OWNER: H. HOLLIS RANKIN III, MANAGER	916 S. MCCOLL	EDINBURG, TX 78539	(936) 287-8400 / (936) 287-8403
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78541	(936) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78541	(936) 381-1061

INSTRUMENT NO. 2099321, H.C.O.R. INSTRUMENT NO. 2740606, H.C.O.R.

S81°37'00"E 375.00'

N.E. CORNER LOT 11 BLOCK 24

Table with 3 columns: LOT NO., AREA (S.F.), AREA (AC.). Lists lots 99-118 and their respective areas.

Table with 3 columns: LINE DATA, BEARING, LENGTH. Lists lines L1 through L9 with their bearings and lengths.

METES AND BOUNDS DESCRIPTION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING SOUTHEAST CORNER OF SAID LOT 11, BLOCK 24, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N81°37'00"W 300.00 FEET ALONG SAID CENTERLINE OF BENITO RAMIREZ ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, BLOCK 24, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 24, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N08°23'00"E ALONG THE WEST LINE OF SAID LOT 11, BLOCK 24, ALSO BEING THE EAST LINE OF SAID LOT 12, BLOCK 24, PASS AT 30.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,202.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N81°37'00"W 75.00 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N08°23'00"E 250.00 FEET PARALLEL TO THE EAST LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 12, BLOCK 24, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S81°37'00"E ALONG THE SAID NORTH LINE OF LOT 12, BLOCK 24, PASS AT 75.00 FEET A POINT BEING THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 24, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 24, AND CONTINUING FOR A TOTAL DISTANCE OF 375.00 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 24, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S08°23'00"W ALONG THE EAST LINE OF SAID LOT 11, BLOCK 24, PASS AT 1,422.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.43 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (UNSHADED)" ZONE "X (UNSHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 LOMAR: MAY 17, 2001
2. SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 06.00 FEET OR EASEMENT, WHICHEVER IS GREATER GARAGE: 18.00 FEET CORNER SIDE: 15.00 FEET
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB AT THE CENTER OF THE LOT OR 24" 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. 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.
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM-1 ELEVATION 82.90 N.G.V.D. 83 DESCRIPTION: TOP OF NORTHWEST CURB INLET OF BELLWOODS SUBDIVISION APPROXIMATELY 355 FEET SOUTH OF BENITO RAMIREZ STREET. 16657885.302N 1115689.429E
BM-2 ELEVATION 80.81 N.G.V.D. 83 DESCRIPTION: TOP OF SOUTHWEST CURB INLET OF CITRUS VILLAGE SUBDIVISION APPROXIMATELY 1283 FEET SOUTH OF BENITO RAMIREZ STREET. 16658515.013N 1116271.178E
6. LOTS 99 AND 147 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENITO RAMIREZ STREET.
7. 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 51,509 CUBIC FEET (1.18 ACRES) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
8. ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. 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.
11. 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.
12. 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.
13. DRAINAGE & ACCESS EASEMENT ON LOT 78 CANNOT BE FENCED. DRAINAGE ACCESS EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE ACCESS EASEMENT. HCD01 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE ACCESS EASEMENT.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
15. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY ENGINEER AUTHORIZING TO DESIGNATE 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.
16. A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG BENITO RAMIREZ ROAD DURING SUBDIVISION CONSTRUCTION STAGE. ALSO A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED FOR ALL LOTS OWNER AT BUILDING PERMIT STAGE.

REVISION NOTES

Table with 5 columns: NO., SHEET, REVISION, DATE, APPROVED.

LEGEND:

- F - FOUND 1/2" IRON ROD
F1 - FOUND COTTON PICKER SPINDLE
S - SET 1/2" IRON ROD
S1 - SET COTTON PICKER SPINDLE
S2 - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
S3 - SET 1/2" IRON ROD

PLAT OF BELLWOODS PHASE III SUBDIVISION

A 10.43 ACRE TRACT OF LAND BEING A PORTION OF LOTS 11 AND 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

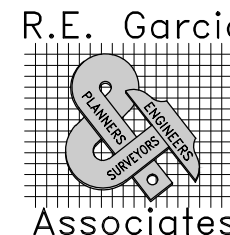
DATE: AUGUST 10, 2022



SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES



JOB NO.: 2019-177 DRAWN BY: D.E.S.

116 NORTH 12th AVE EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGAASO@AOL.COM

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

WE, GRACIELA ESTATES, LTD. AS OWNER OF THE 10.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS PHASE III SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

DANIEL MOFFATT, MANAGER DATE 9/16 S. MCCOLL EDINBURG, TEXAS 78539

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED DANIEL MOFFATT AND H. HOLLIS RANKIN III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.T.M. DATE

APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:

THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

ATTEST: PRESIDENT DATE SECRETARY DATE

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

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

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE



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

ON: \_\_\_ AT \_\_\_ AM/PM INSTRUMENT NUMBER \_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_ DEPUTY

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG 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 EDINBURG DATE

CITY SECRETARY DATE

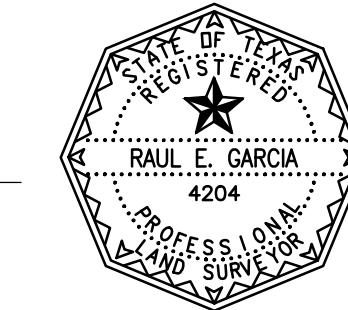
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BELLWOODS PHASE III SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_ DAY OF \_\_\_, 2021.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

THE STATE OF TEXAS COUNTY OF HIDALGO

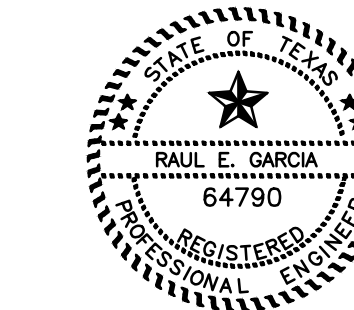
I, RAUL E. GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204



THE STATE OF TEXAS COUNTY OF HIDALGO

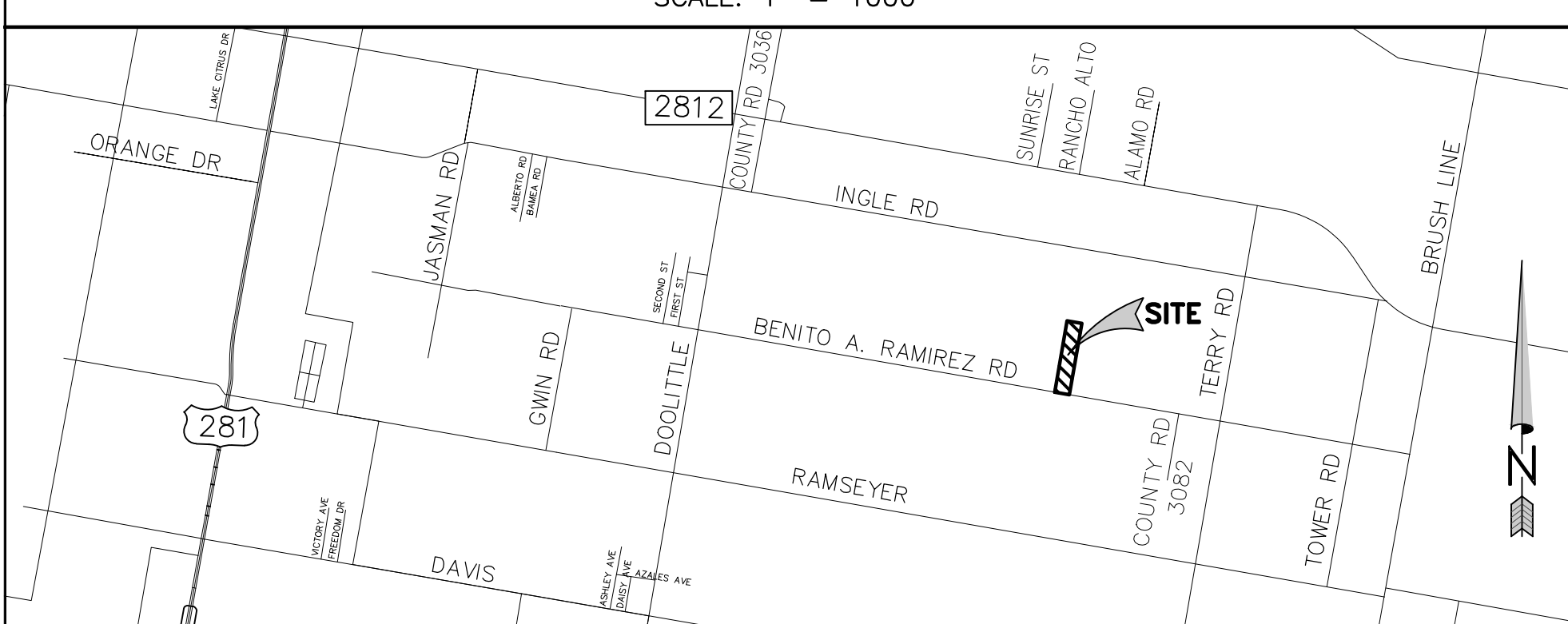
I, RAUL E. GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



REGISTERED PROFESSIONAL ENGINEER #64790

LOCATION MAP

SCALE: 1" = 1000"



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

BELLWOODS PHASE III SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4, ON BENITO RAMIREZ STREET, APPROX. 0.55 MILES WEST OF TERRY ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS, ACCORDING TO THE MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). BELLWOODS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

Table with 2 columns: SHEET NO., DESCRIPTION. Lists sheets 1 and 2 with their respective descriptions.

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 LAND SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 RELOCATING 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 HERE IN, 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:

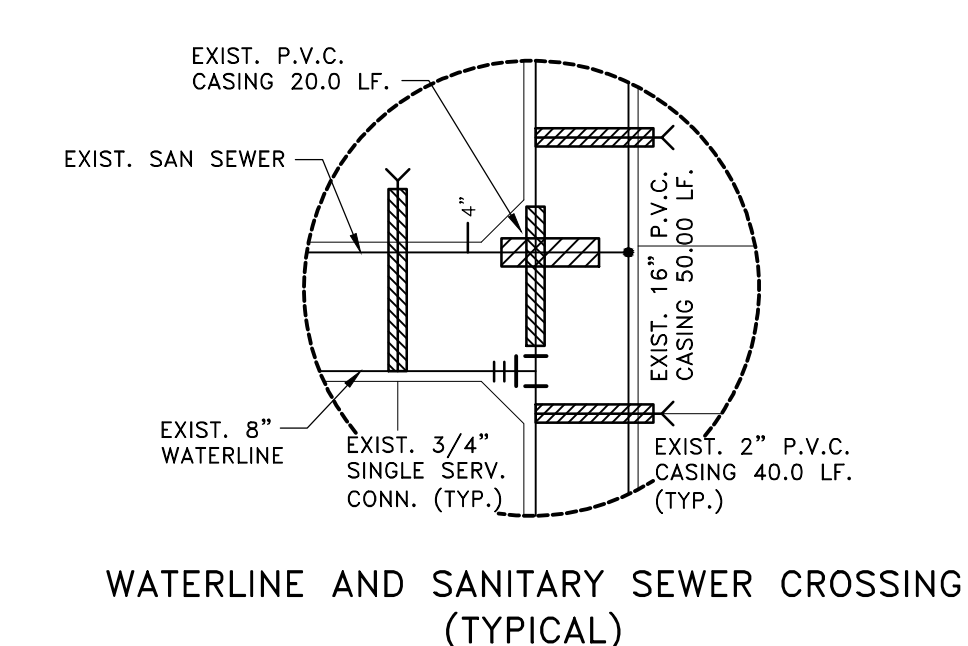
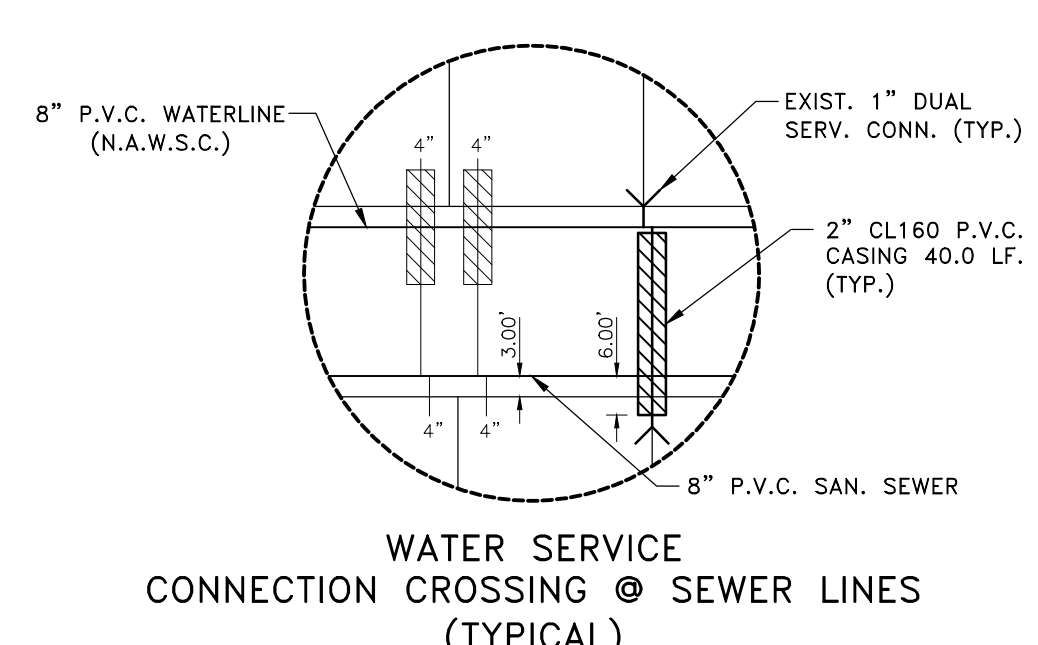
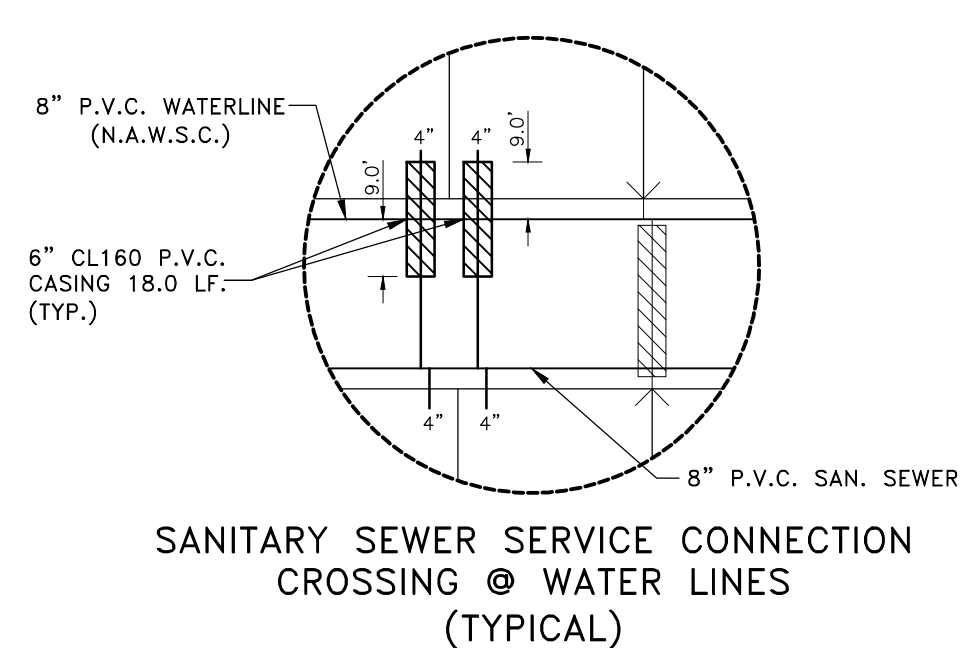
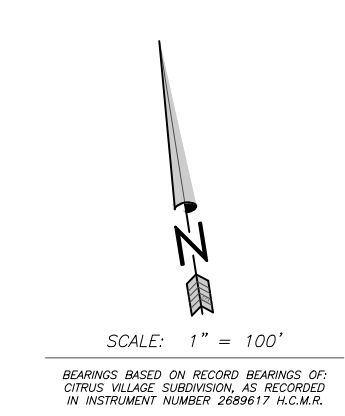
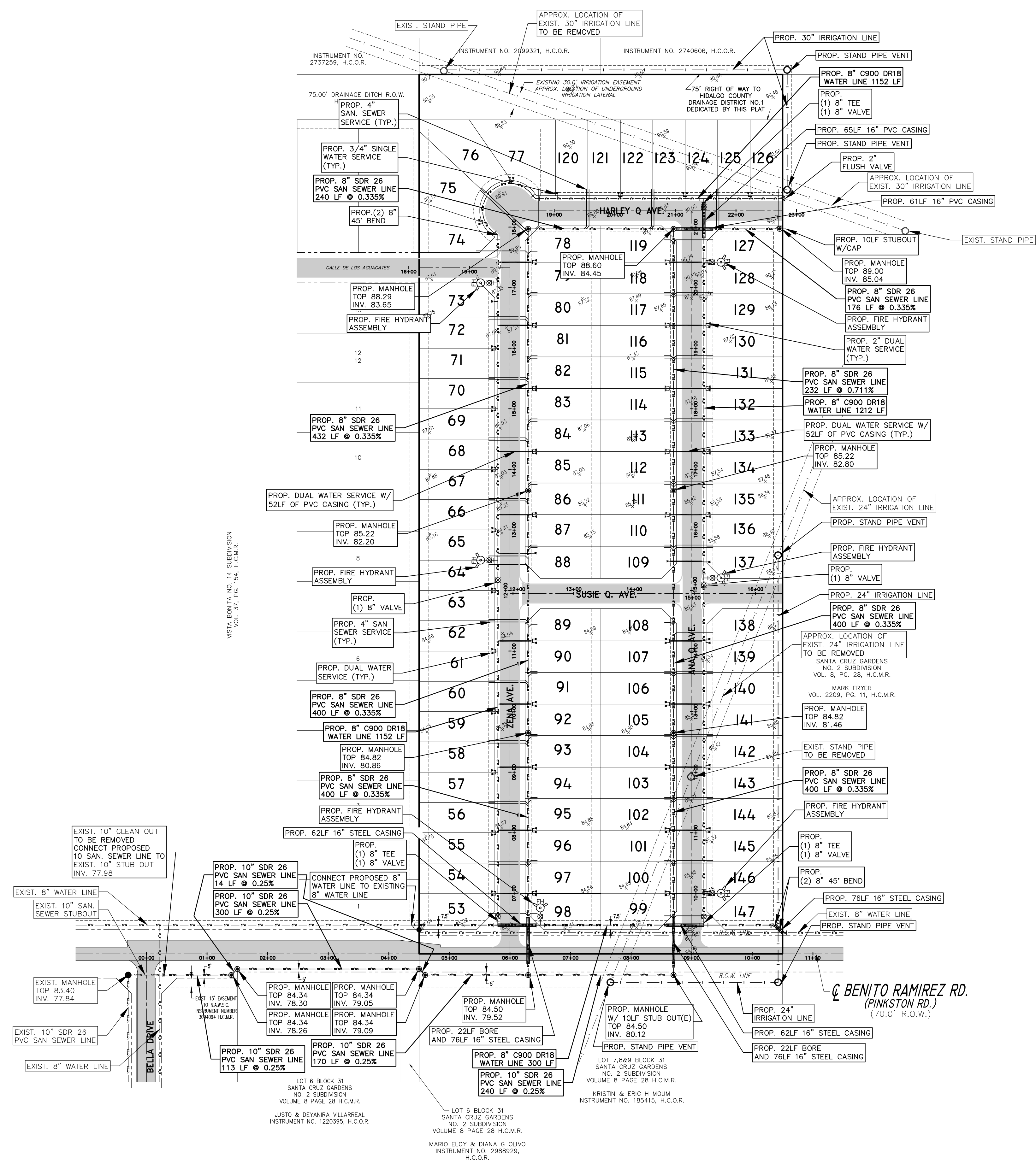
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR 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 \_\_\_ 2022.

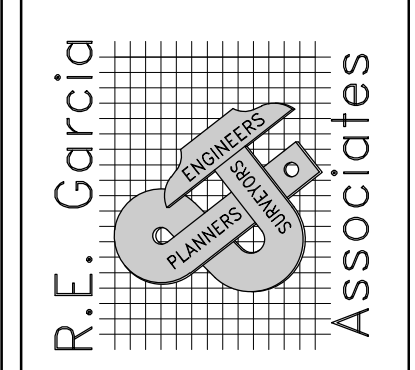
DANIEL MOFFATT, MANAGER DATE 9/16 S. MCCOLL EDINBURG, TEXAS 78539

H. HOLLIS RANKIN III, MANAGER DATE 9/16 S. MCCOLL EDINBURG, TEXAS 78539

Table with 4 columns: NAME, ADDRESS, CITY, STATE & ZIP, PHONE # / FAX #. Lists principal contacts: Daniel Moffatt, H. Hollis Rankin III, Raul E. Garcia, and Raul E. Garcia.



**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5007) & SURVEYOR (10015300)  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM

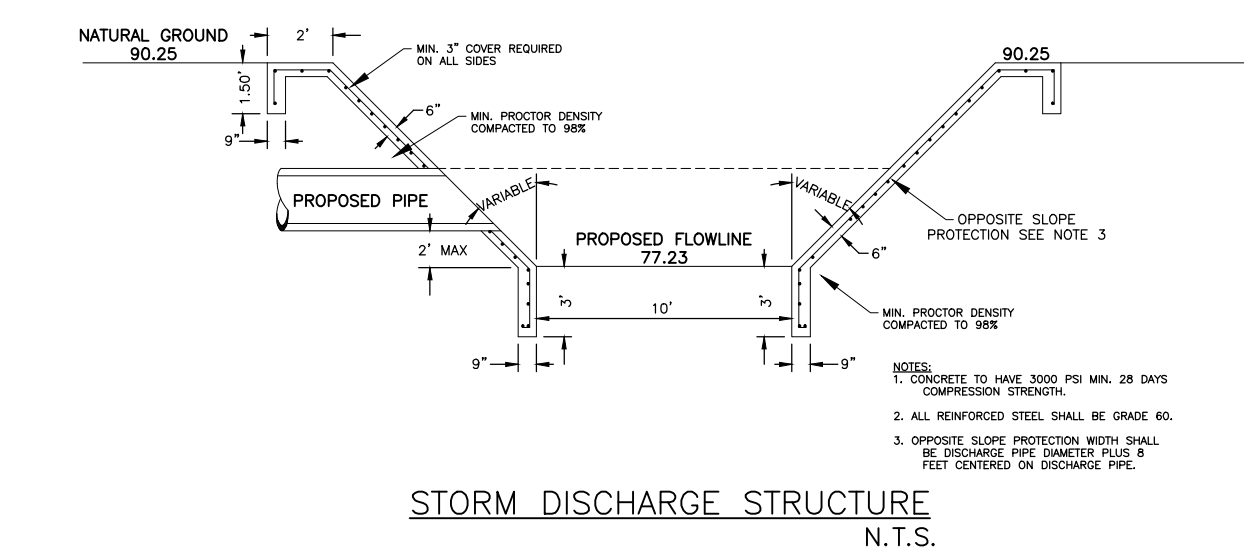
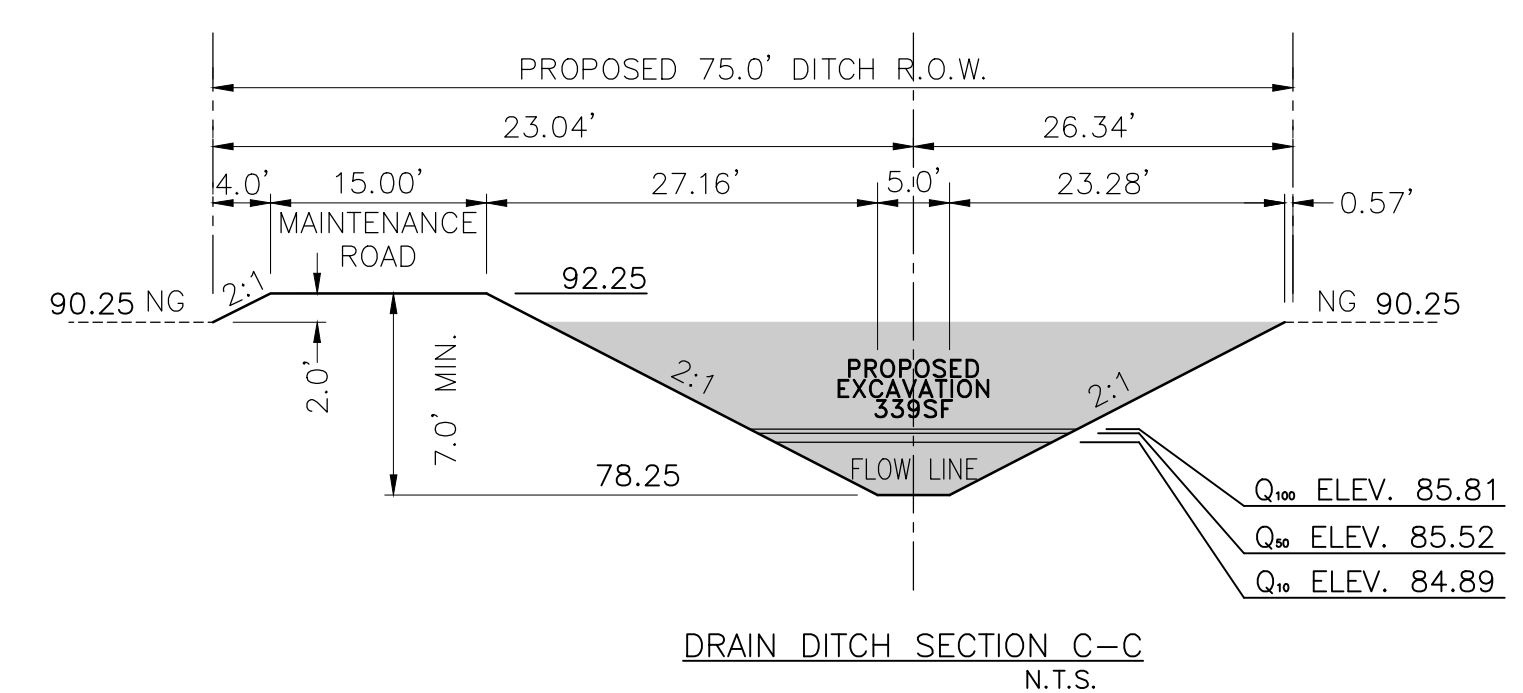
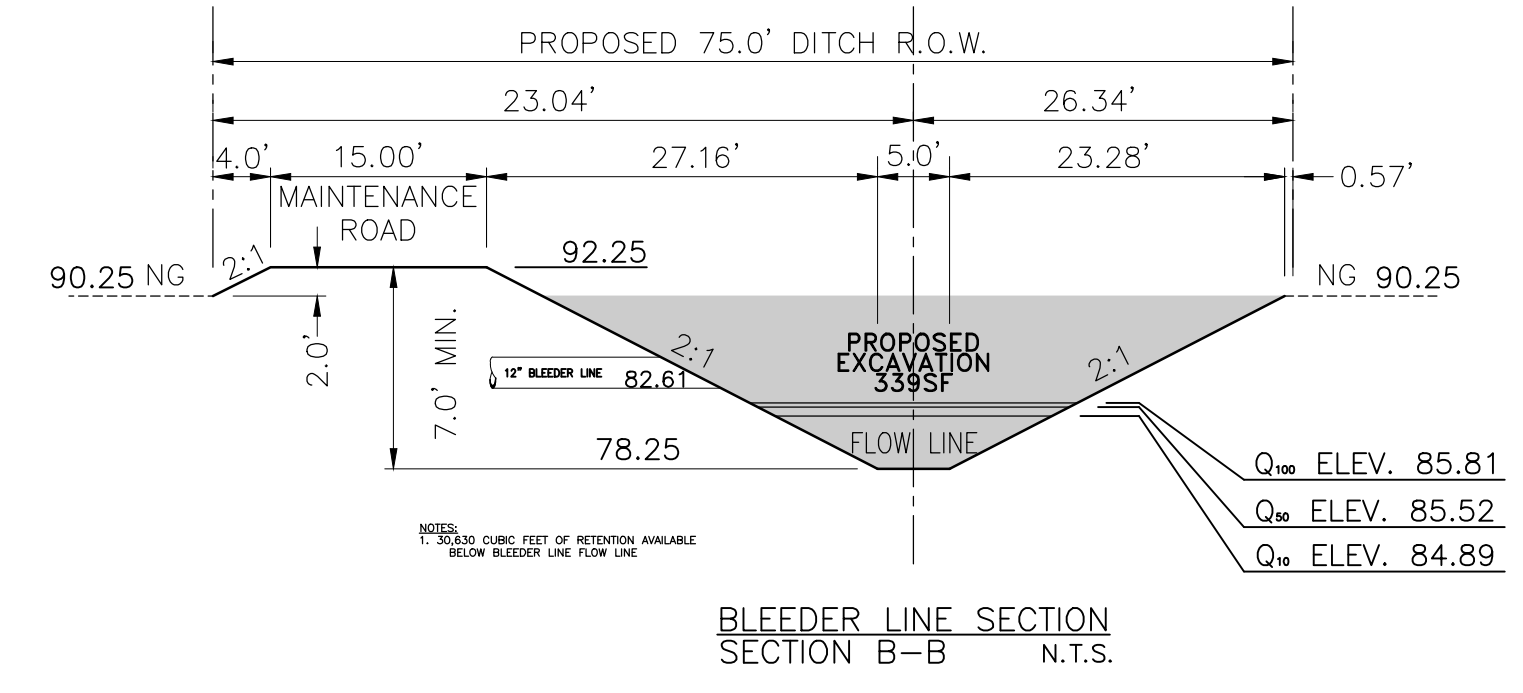
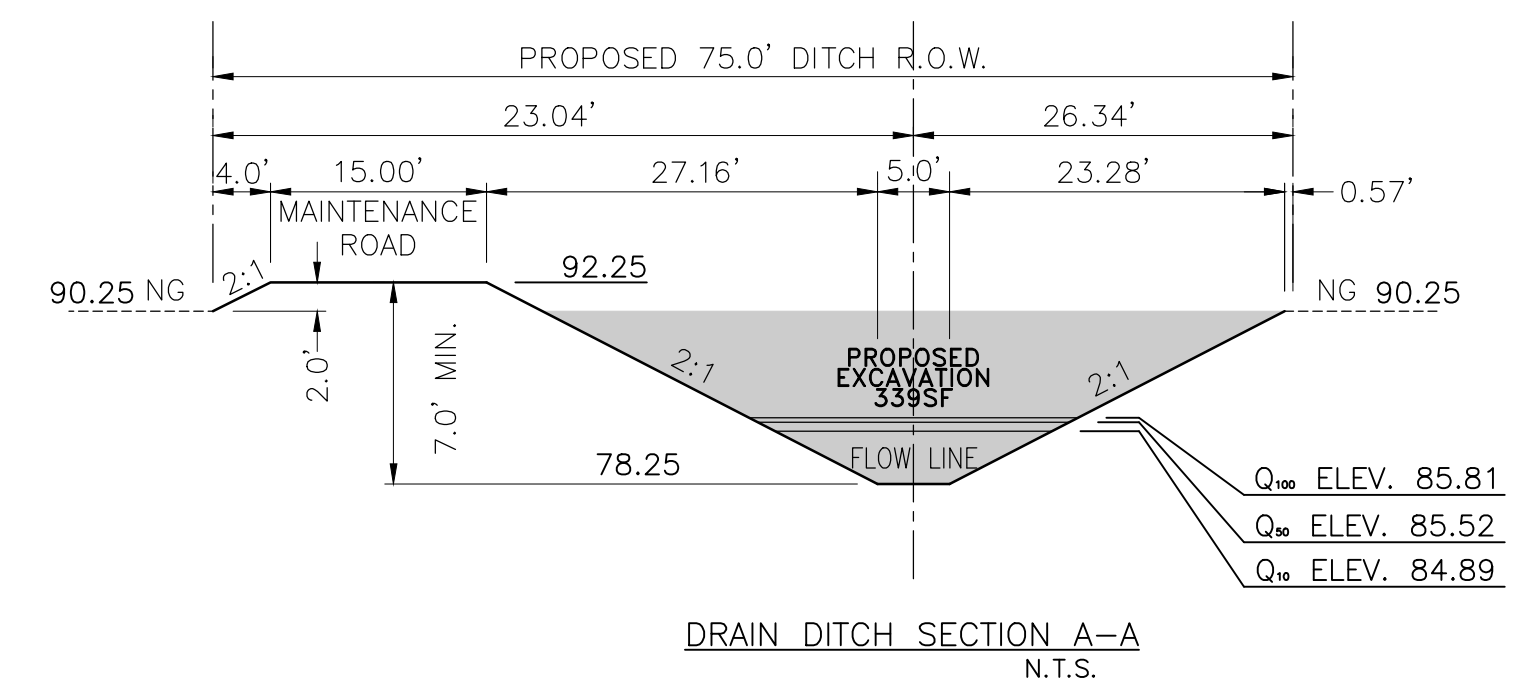
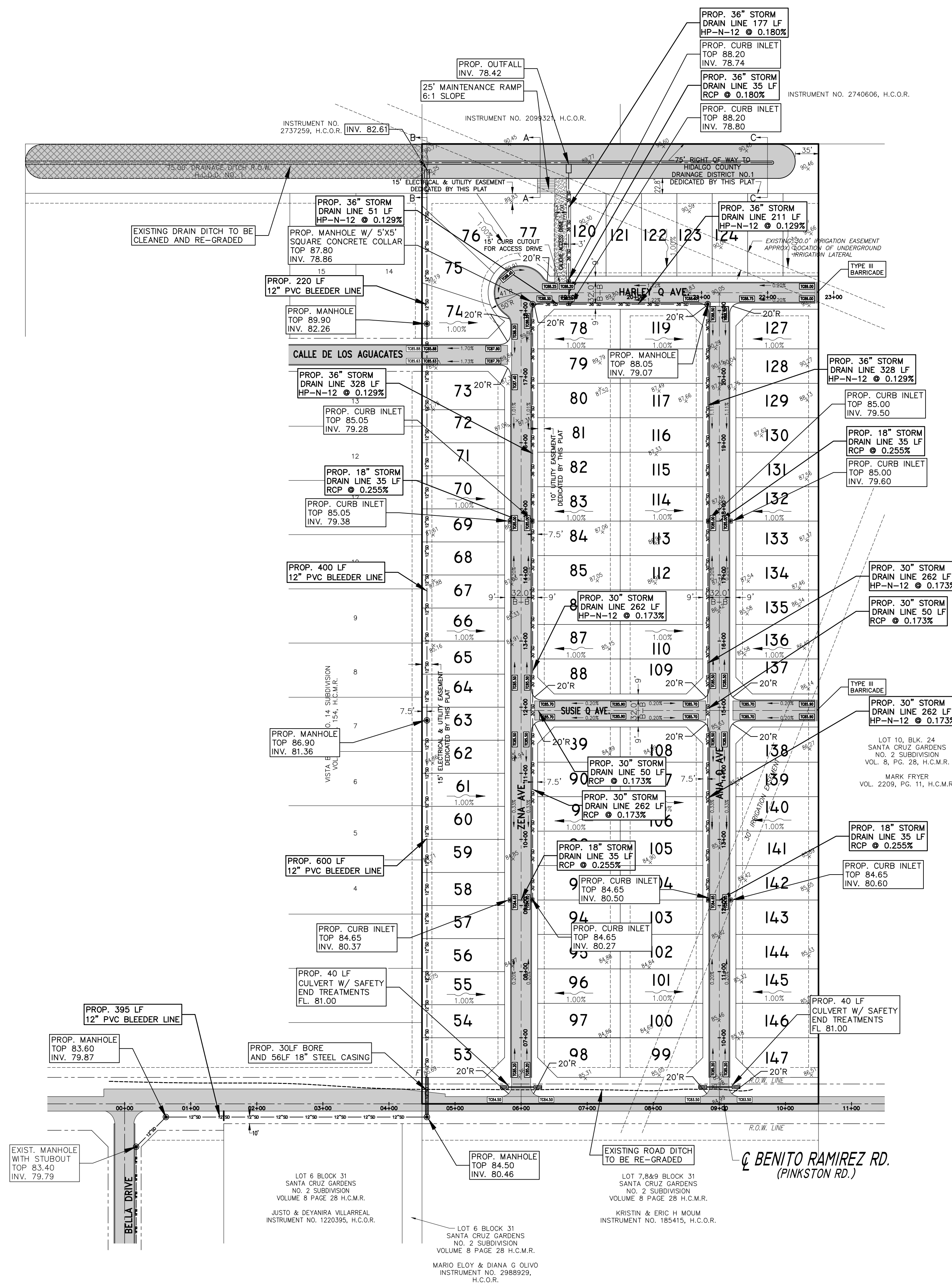
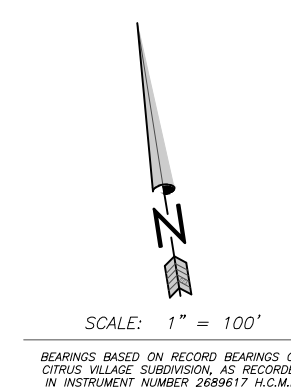


SEPTEMBER 22, 2022

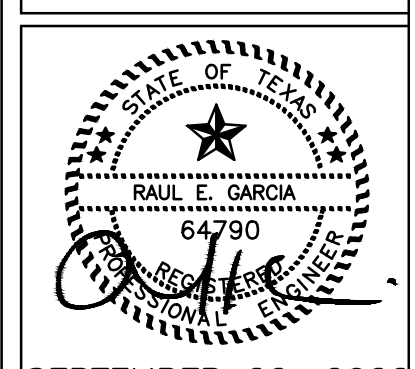
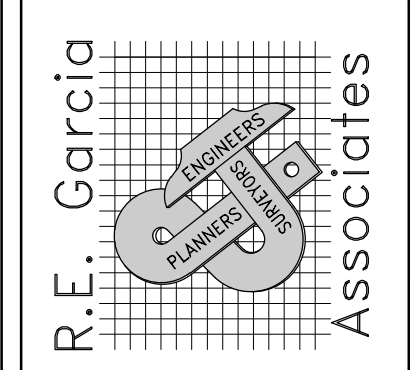
PROJECT :  
**WATER & SAN SEWER LAYOUT  
BELLWOODS PHASE II & III SUBD.**  
EDINBURG, TEXAS

JOB # 2019-177  
DATE: AUGUST 10, 2022  
REVISIONS:  
AUGUST 20, 2022  
DRAWN BY: D.E.S.

SHEET NO.  
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**R. E. GARCIA & ASSOCIATES**  
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 116 NORTH 12th AVE.  
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 EMAIL: REGAASSOC@AOL.COM

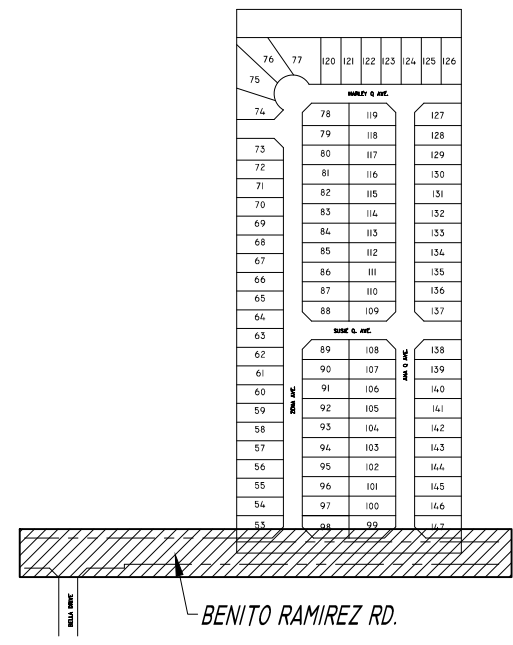


SEPTEMBER 22, 2022

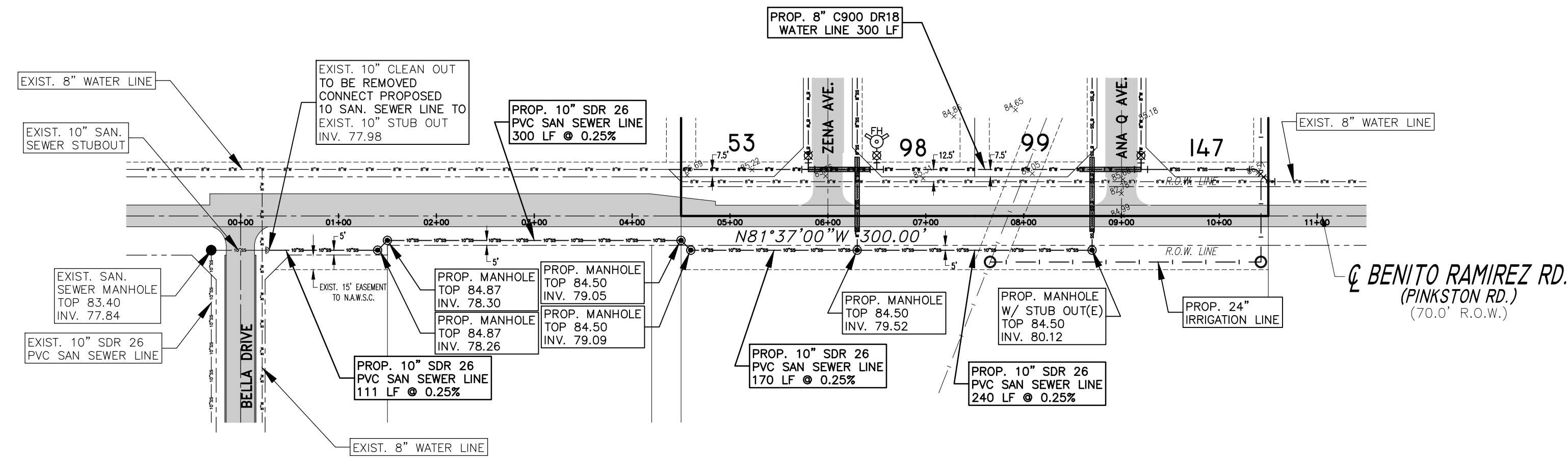
PROJECT :  
**PAVING & DRAINAGE LAYOUT**  
**BELLWOODS PHASE II & III SUBD.**  
 EDINBURG, TEXAS

JOB # 2019-177  
 DATE: AUGUST 10, 2022  
 REVISIONS:  
 AUGUST 20, 2022  
 DRAWN BY: D.E.S.

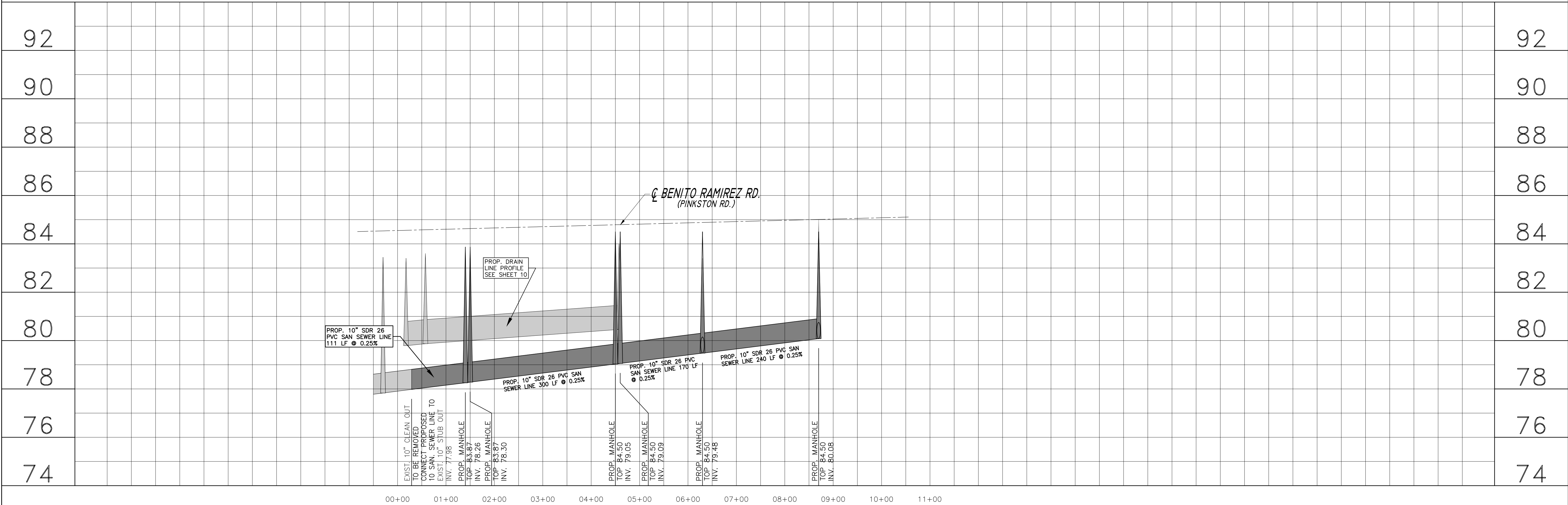
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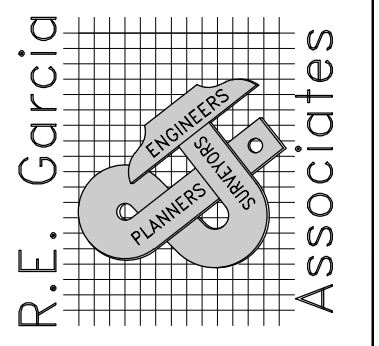
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 HORIZONTAL SC: 1" = 100'  
 VERTICAL SC: 1" = 2'



- NOTES:**
- CONTRACTOR SHALL REPAIR ALL FENCES, PAVEMENT, DRIVEWAYS AND SIDEWALKS DAMAGED DURING CONSTRUCTION.
  - ALL CULVERT PIPES SHALL BE PLACED TO MATCH PROPOSED ROAD DITCH ELEVATIONS.
  - ANY TRENCH EXCAVATION DEEPER THAN 5LF SHALL REQUIRE SUPPORT, SHORING OR SHIELDING SYSTEM APPROVED BY OSHA



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SEPTEMBER 22, 2022

PROJECT :  
**BENITO RAMIREZ SAN SEWER LINE**  
**PROFILE SHEET**  
**BELLAWOODS PHASE II & III SUBD.**  
 EDINBURG, TEXAS

JOB # 2019-177

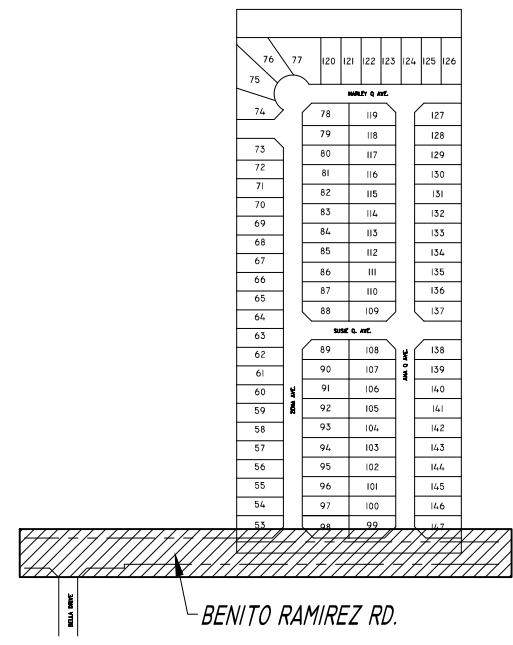
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REVISIONS:  
AUGUST 20, 2022

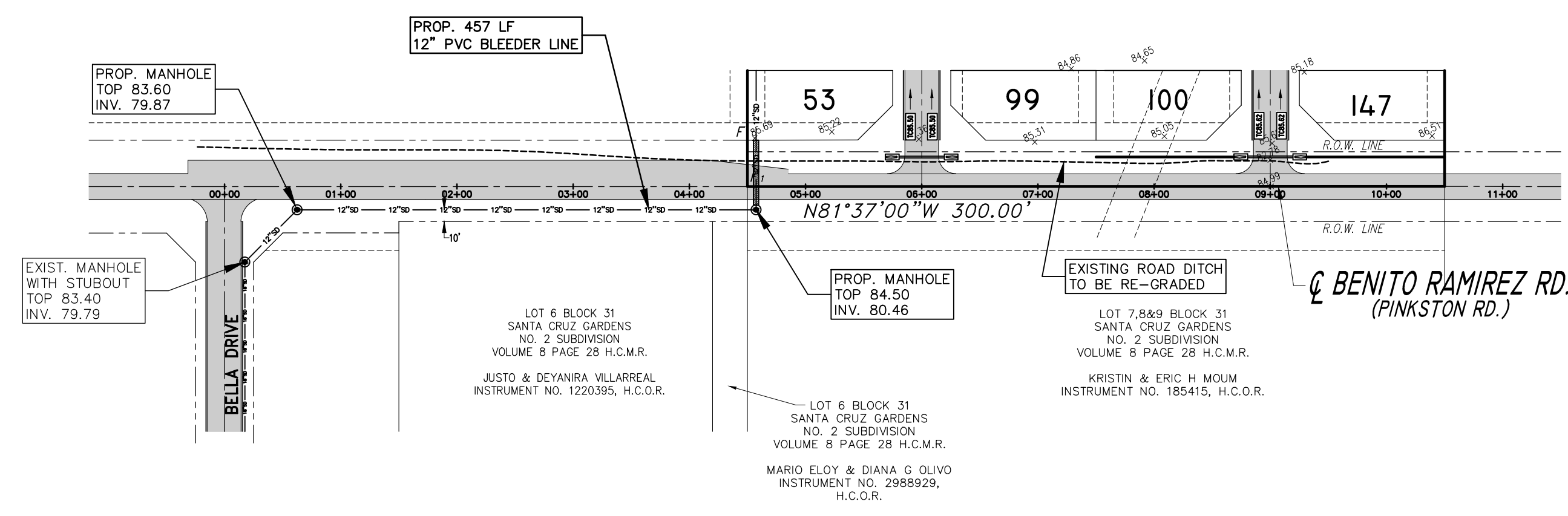
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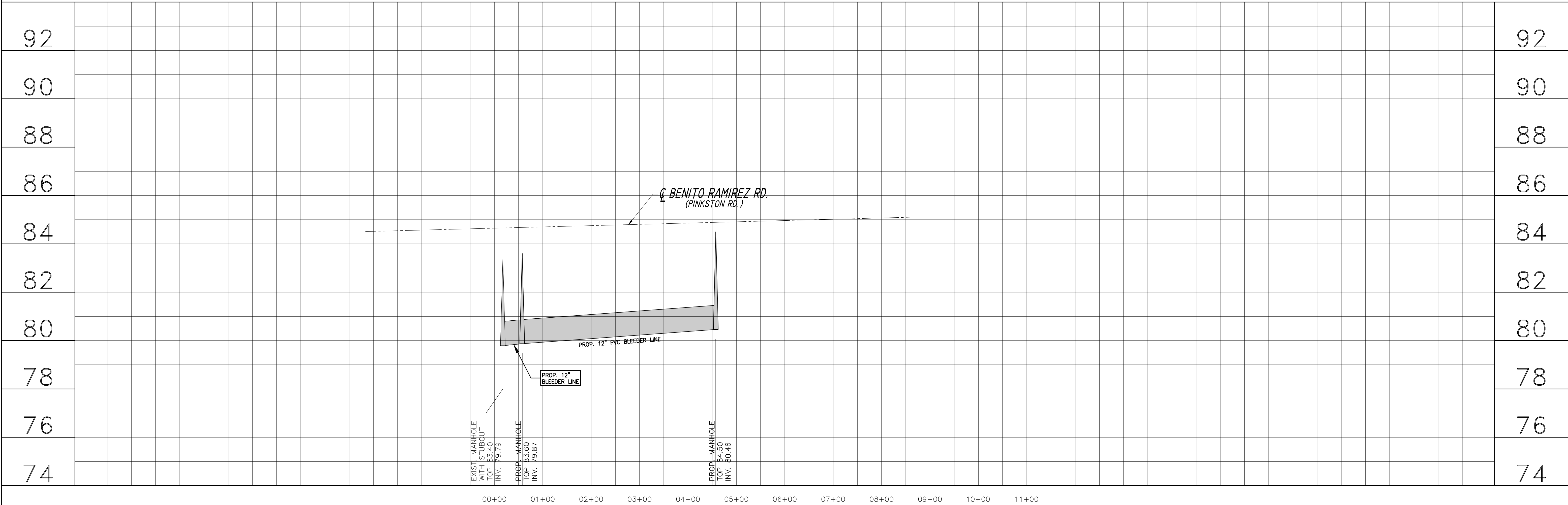
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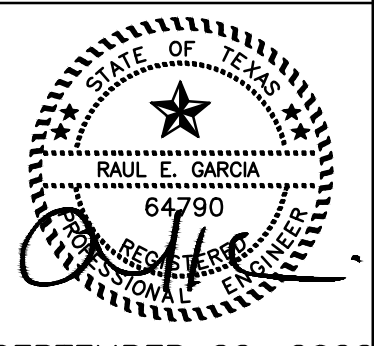
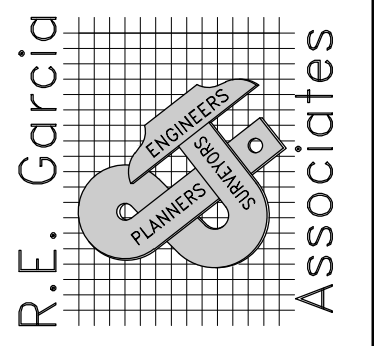
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  - ANY TRENCH EXCAVATION DEEPER THAN 5LF SHALL REQUIRE SUPPORT, SHORING OR SHIELDING SYSTEM APPROVED BY OSHA



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 EMAIL: REGASSOC@AOL.COM



SEPTEMBER 22, 2022

PROJECT :  
**BENITO RAMIREZ 12" BLEEDER LINE**  
**PROFILE SHEET**  
**BELLAWOODS PHASE II & III SUBD.**  
 EDINBURG, TEXAS

JOB # 2019-177

DATE: AUGUST 10, 2022

REVISIONS:  
AUGUST 20, 2022

DRAWN BY: D.E.S.

SHEET NO.

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