



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
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: **4-04-2023**

PROPOSED **TX 107 DEVELOPMENT SUBDIVISION**, PRECINCT No. **4**.

ENGINEER: **HC ENGINEERING**, DEVELOPER: **TX 107, LLC**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: **N/A**

FILLING STATIONS: **1**

LOCATION DESCRIPTION: **NORTHEAST CORNER OF STATE HWY 107 AND RICHARDSON ROAD.**

SUBDIVISION LIES WITHIN THE: ETJ OF **EDINBURG**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **2-18-2022** PROPERTY LIES WITHIN FLOOD ZONE: **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.**

ROAD R.O.W. DEDICATION: **10.00 FEET ONTO OLD RICHARDSON ROAD & 50X50 CORNER CLIP ONTO RICHARDSON ROAD AND STATE HWY 107**

H.C.R.O.W. PRELIMINARY APPROVAL DATE: **3-21-2023** BY, **JOE OCHOA, PCT. 4** R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: **3-23-2023** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S WILL BE INSTALLED AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: **NAWSC** LINE SIZE: **8"** LOCATION: **RICHARDSON ROAD**

H.C.E.O.C. PRELIMINARY APPROVAL DATE: **3-23-2023** : BY **MARTIN RAMIREZ** ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

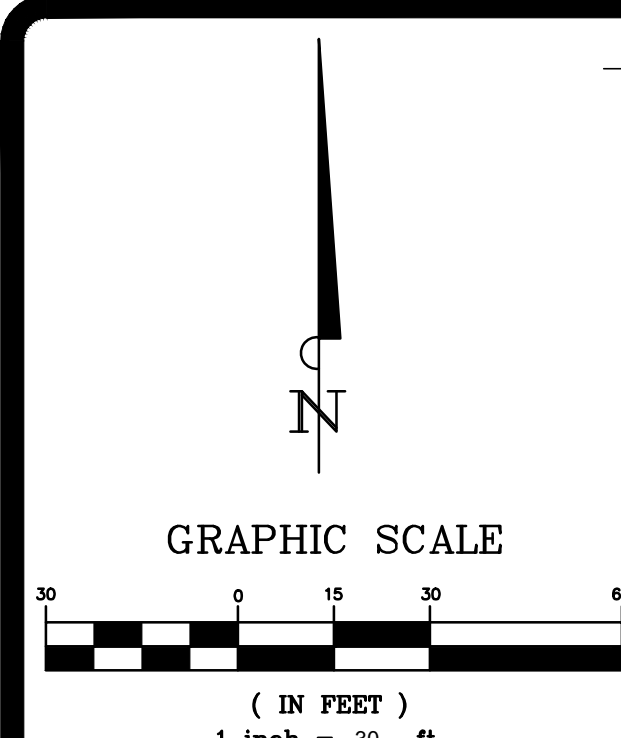
The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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



LEGEND

- (R) — FOUND NO. 4 REBAR
- STAMPED "C.L.S. RPLS 6388" "IRS"
- R.O.W. — RIGHT-OF-WAY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.O.R. — HIDALGO COUNTY OFFICIAL RECORDS
- M.R.H.C. — MAP RECORDS HIDALGO COUNTY
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCING
- Fnd — FOUND NO. 4 REBAR
- SET — SET NO. 4 REBAR W/ PLASTIC CAP STAMPED 2791
- EXISTING LIGHT POLE

HUMBERTO J. RODRIGUEZ
DOCUMENT NO. 469194
OFFICIAL RECORDS

HUMBERTO J. RODRIGUEZ
DOCUMENT NO. 469194
OFFICIAL RECORDS

EXISTING R.O.W.

P.O.C.
N.E. CORNER OF LOT 6, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION
N: 16633996.54
E: 1118276.63

LOT 16, SECTION 249
LOT 6, SECTION 267

LOT 13, SECTION 254
LOT 5, SECTION 267

LOT 6, SECTION 267
LOT 5, SECTION 267

P.O.B., NORTHEAST CORNER OF LOT 1, TX 107 SUBDIVISION
N: 16633941.335
E: 1118305.986

LOT 1, BLOCK 1
GROSS ACREAGE: 0.91 ACRES
NET ACREAGE: 0.83 ACRES

LYDIA R. MALDONADO
DOCUMENT NO. 3108028
OFFICIAL RECORDS

50'x50' CORNER CLIP/R.O.W. DEDICATION

50'x50' CORNER CLIP/R.O.W. DEDICATION

50'x50' CORNER CLIP/R.O.W. DEDICATION

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
ZONE "X" (SHADED) COMMUNITY-PANEL NUMBER: 480334 0326 D
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LORR DATED: MAY 17, 2001
- BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 30 FEET;
SIDE: 20 FEET;
REAR: 10 FEET;
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
BM #1 "X" IN CONCRETE ON THE CURB AT THE SOUTHWEST ENTRANCE
N=16647269.31
E=1101857.96
ELEVATION=86.29
BM #2 "X" IN CONCRETE SET AT CURB INLET WEST OF PROPERTY.
N=16647404.91
E=1101862.77
ELEVATION=86.64
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 6,390 C.F. 0.15 AC.-FT.) OF STORM WATER RUNOFF; RUNOFF WILL BE DETAINED IN A PROPOSED ON-SITE DETENTION POND, IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND WILL BE ACCOMPLISHED AS STATED IN THE DRAINAGE REPORT.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- LANDSCAPING AS PER CITY OF EDINBURG UNIFIED DEVELOPMENT CODE.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
- SITE PLAN MUST BE REVIEWED/APPROVED BY THE COUNTY OF HIDALGO PLANNING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOT 1, BLOCK 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- TxDOT REQUIRES AN ENTRANCE PERMIT(S) FOR THE INSTALLATION OF ANY DRIVEWAYS ALONG STATE HIGHWAY 107 AND RICHARDSON ROAD.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- MINIMUM FINISHED FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST 24" ABOVE THE TOP OF PAVEMENT ELEVATION MEASURED AT PROPOSED DRIVEWAY LOCATION ALONG STATE HIGHWAY 107 AND 36" ABOVE THE TOP OF PAVEMENT ELEVATION MEASURED AT PROPOSED DRIVEWAY ELEVATION ALONG OLD RICHARDSON ROAD.
- DEVELOPER SHALL PROVIDE 6" SIDEWALK WITH ADA RAMPS ALONG STATE HIGHWAY 107, RICHARDSON ROAD AND OLD RICHARDSON ROAD.
- DRAINAGE NOTE:
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND 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 OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).



TX 107 DEVELOPMENT SUBDIVISION

A 0.91 ACRE TRACT, BEING A PORTION OUT OF LOT FIVE (5) AND LOT SIX (6), SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 0.91-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 5 AND 6, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 20, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE NORTH SIDE OF THE INTERSECTION OF RICHARDSON ROAD AND SH 107, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT (N:16633996.54, E: 1118276.63) ON THE EXISTING PAVEMENT AND THE APPARENT EXISTING CENTERLINE OF OLD RICHARDSON ROAD 100.00-FOOT RIGHT-OF-WAY FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 6, AND THE NORTHEAST CORNER OF SAID LOT 5, SECTION 267, THENCE, 91 DEGREES 05 MINUTES 39 SECONDS EAST, WITH THE SAID OLD RICHARDSON ROAD EXISTING RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LINE OF SAID LOT 5, SECTION 267, A DISTANCE OF 37.54 FEET TO A POINT, THENCE, SOUTH 08 DEGREES 54 MINUTES 21 SECONDS WEST, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 6, AND WEST LOT LINE OF SAID LOT 5, SECTION 267, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR FOUND IN THE APPARENT SAID OLD RICHARDSON ROAD 100.00-FOOT SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF SAID LOT 5 FOR THE APPARENT NORTHEAST CORNER OF SAID 0.91-OF AN ACRE TRACT, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.91-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 08 DEGREES 54 MINUTES 21 SECONDS WEST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 5, SECTION 267, AND WITH THE APPARENT EAST LOT LINE OF SAID 0.91-OF AN ACRE TRACT, A DISTANCE OF 188.06 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT SAID SH 107 150.00-FOOT NORTH RIGHT-OF-WAY, AND THE SOUTHEAST CORNER OF SAID 0.91-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, IN A SOUTHWESTERLY DIRECTION WITH THE SAID SH 107 150.00-FOOT NORTH RIGHT-OF-WAY, WITH AN APPARENT SOUTHEASTERN LOT LINE OF SAID 0.91-OF AN ACRE TRACT AND A CURVE TO THE LEFT, HAVING A RADIUS OF 1,558.70 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 20 SECONDS, A TANGENT OF 47.47 FEET, AND A CHORD THAT BEARS SOUTH 88 DEGREES 22 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 94.90 FEET, AND AN ARC LENGTH OF 94.90 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID 0.91-OF AN ACRE TRACT HEREIN DESCRIBED:

THENCE, NORTH 70 DEGREES 27 MINUTES 21 SECONDS WEST, WITH AN APPARENT SOUTHERLY LOT LINE OF SAID 0.91-OF AN ACRE TRACT, A DISTANCE OF 43.47 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING 120.00-FOOT EAST RIGHT-OF-WAY LINE OF SAID RICHARDSON ROAD FOR AN EXTERNAL CORNER OF SAID 0.91-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, IN A NORTHWESTERLY DIRECTION WITH THE APPARENT SAID RICHARDSON ROAD 120.00-FOOT EXISTING EAST RIGHT-OF-WAY, WITH AN APPARENT WESTERN LOT LINE OF SAID 0.91-OF AN ACRE TRACT, AND A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 11 DEGREES 36 MINUTES 05 SECONDS, A TANGENT OF 63.81 FEET, AND A CHORD THAT BEARS NORTH 34 DEGREES 47 MINUTE 57 SECONDS WEST, FOR A DISTANCE OF 168.75 FEET, AND AN ARC LENGTH OF 167.05 FEET TO A NO. 4 REBAR FOUND FOR AN EXTERNAL CORNER OF SAID 0.91-OF AN ACRE TRACT HEREIN DESCRIBED:

THENCE, NORTH 06 DEGREES 06 MINUTES 01 SECONDS WEST, WITH AN APPARENT WESTERN LOT LINE OF SAID 0.91-OF AN ACRE TRACT, A DISTANCE OF 40.39 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT SAID OLD RICHARDSON ROAD 100.00-FOOT EXISTING SOUTH RIGHT-OF-WAY FOR AN EXTERNAL CORNER OF SAID 0.91-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, IN A NORTHEASTERLY DIRECTION WITH THE SAID OLD RICHARDSON ROAD 120.00-FOOT EXISTING SOUTH RIGHT-OF-WAY LINE, AN APPARENT NORTHWESTERN LOT LINE OF SAID 0.91-OF AN ACRE TRACT, AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, WITH A CENTRAL ANGLE OF 23 DEGREES 45 MINUTES 31 SECONDS, A TANGENT OF 49.43 FEET, AND A CHORD THAT BEARS NORTH 69 DEGREES 29 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 96.75 FEET, AND AN ARC LENGTH OF 97.43 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHERMOST NORTH CORNER OF SAID 0.91-OF AN ACRE TRACT HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 02 MINUTES 15 SECONDS EAST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 6, SECTION 267, WITH THE SAID OLD RICHARDSON ROAD 120.00-FOOT EXISTING SOUTH RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID 0.91-OF AN ACRE TRACT, A DISTANCE OF 89.85 FEET PAST THE COMMON LOT LINE OF SAID LOTS 5 AND 6, SECTION 267, CONTINUING FOR A TOTAL DISTANCE OF 157.39 FEET TO A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID 0.91-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A NET OF 0.91-OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAIME ACEVEDO, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT AS TX 107 DEVELOPMENT SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

JAMIE ACEVEDO — DIRECTOR OF PLANNING AND ZONING

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TX 107 DEVELOPMENT SUBDIVISION AN ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

AKASH SANDHU _____ DATE _____
GENERAL PARTNER
RSA FOOD SERVICE, LLC
11626 MEADOWCHASE DRIVE,
HOUSTON, TEXAS 77065

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2023.

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

PRESIDENT _____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, HOMERO LUIS GUTIERREZ, 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, 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.

DATED THIS THE _____ DAY OF _____, 2023.

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE _____ DAY OF _____, 2023.

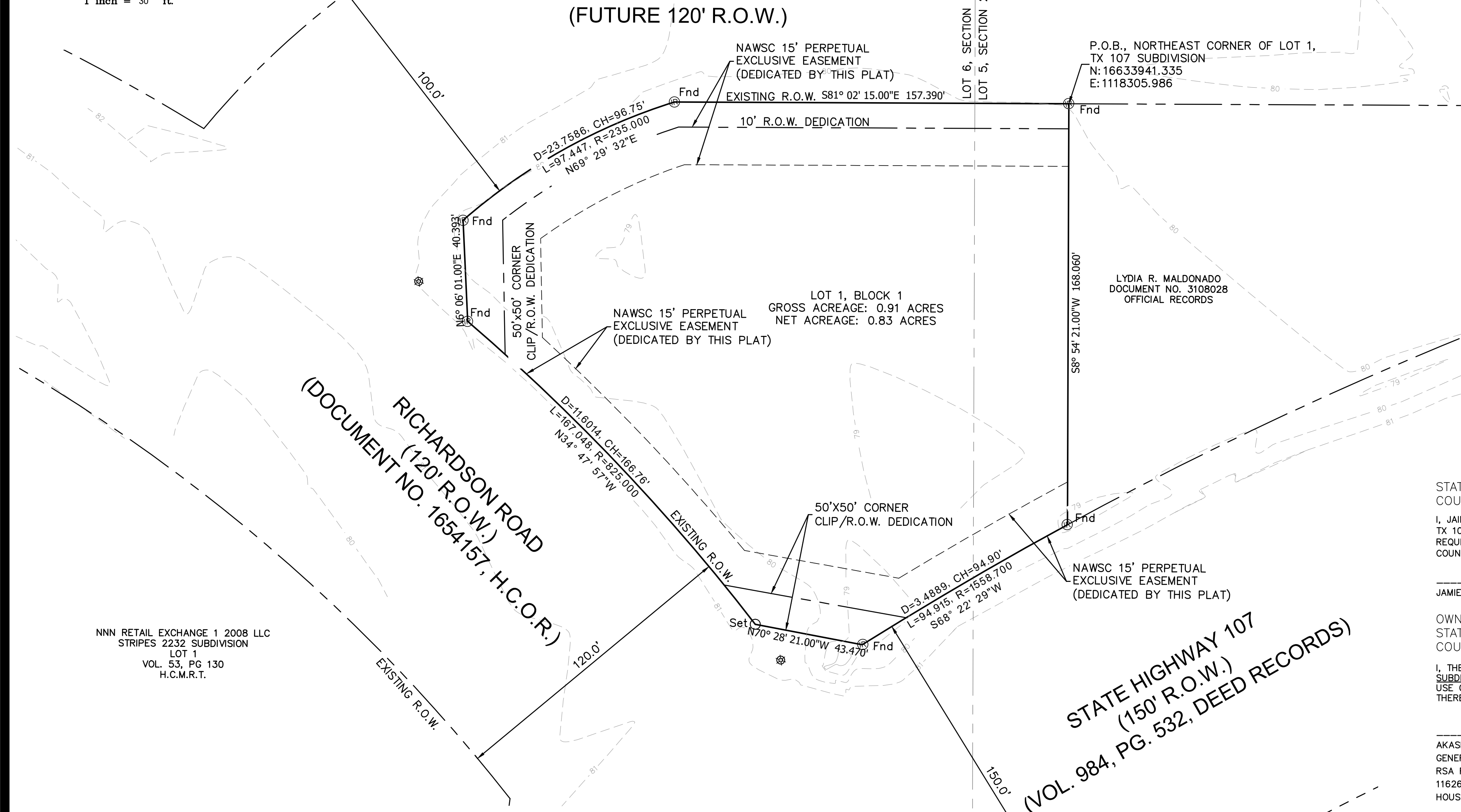
CHRISTOPHER FRANK, PROFESSIONAL ENGINEER No. 114273
STATE OF TEXAS

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RSA FOOD SERVICES, LLC	11626 MEADOWCHASE DRIVE	HOUSTON, TEXAS 77065	(713) 626-7945
ENGINEER: CHRISTOPHER FRANK, P.E.	3540 EAST BROAD ST., SUITE 120, #251	MANSFIELD, TEXAS 76063	(469) 323-9389
SURVEYOR: HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.	PO BOX 548	MCCALLEN, TEXAS 78505	

TEXAS REGISTERED ENGINEERING FIRM F-21173

DATE PREPARED:	PREPARED BY:	APPROVED BY:
04-06-2022	HCE	
DATE REVISED:	REVISED BY:	APPROVED DATE:
03-20-2023	HCE	



RIGHT OF WAY EASMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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 LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSED FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 2023.

PRINT NAME: _____
DEVELOPER/PRESIDENT/OWNER

COUNTY OF HIDALGO
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AKASH SANDHU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

MAYOR, CITY OF EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

STATE OF TEXAS
CITY OF EDINBURG
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS TX 107 DEVELOPMENT SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION DEVELOPMENT 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 COMMERCIAL DEVELOPMENT BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

HCE CIVIL & ENVIRONMENTAL
RGVI DFW

3540 EAST BROAD STREET
SUITE 120, #251
MANSFIELD, TEXAS 76063
469.323.9389

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

C:\Users\Z240\OneDrive\Desktop\Projects\Hidalgo\Edinburg\318 Little Ceasars - Edinburg\CAD\Preliminary Plat\Final Plat.dwg Mar 20 2023 11:46PM Z240