



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-18-2023

PROPOSED JOSE LUIS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: OZIEL ALANIS

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF SEMINARY ROAD APPROXIMATELY 2 MILES NORTH FROM MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-31-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BARB MAR LANE & SEMINARY ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO SEMINARY ROAD AND 10.00 FEET ONTO BARB MAR LANE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3/31/2023 BY, JOE OCHOA, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-4-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 2" & 8" LOCATION: BARB MAR LANE & SEMINARY ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-31-2023 : 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.

\*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

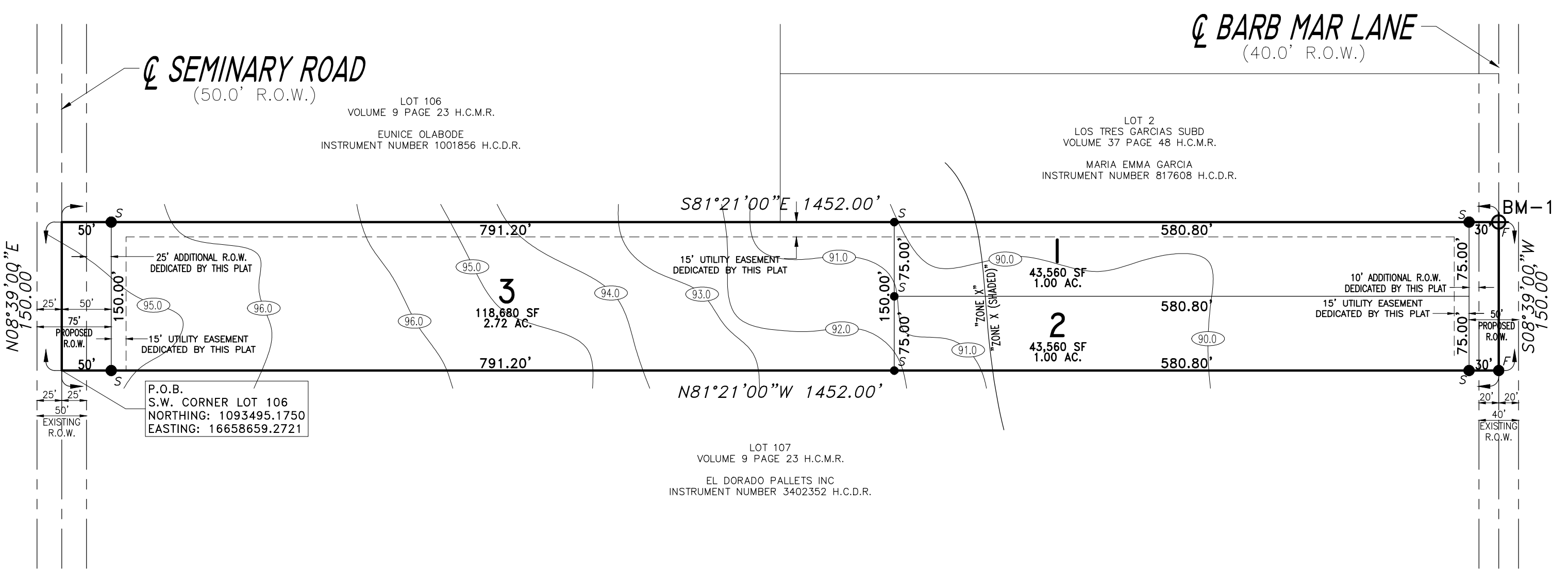
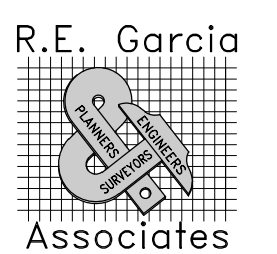
# MINOR PLAT OF JOSE LUIS SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: DECEMBER 21, 2022 SCALE IN FEET  
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 77541 (936) 381-1061  
EMAIL: REGASSOC@AOL.COM

JOB NO.: 2022-198  
DRAWN BY: D.E.S.



### METES AND BOUNDS DESCRIPTION

A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SEMINARY ROAD BEING SOUTHWEST CORNER OF SAID LOT 106, ALSO BEING THE NORTHWEST CORNER OF LOT 107 OF SAID SEMINARY HEIGHTS SUBDIVISION, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 730288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N08°39'00"E 150.00 FEET** ALONG SAID CENTERLINE OF SEMINARY ROAD ALSO BEING WEST LINE OF SAID LOT 106, TO A POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1001856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°21'00"E** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1001856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 106, PASS AT 50.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE EAST RIGHT-OF-WAY LINE OF SAID SEMINARY ROAD, PASS AT 725.00 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1001856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF LOS TRES GARCIAS SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS AND CONTINUING ALONG THE SOUTH LINE OF SAID LOS TRES GARCIAS SUBDIVISION, PASS AT 1,432.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE WEST RIGHT-OF-WAY LINE OF BARB-MAR ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,452.00 FEET** TO A FOUND MAG NAIL ON THE CENTERLINE OF SAID BARB-MAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 109, BEING THE SOUTHEAST CORNER OF SAID LOS TRES GARCIAS SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°39'00"W 150.00 FEET** ALONG SAID CENTERLINE OF BARB-MAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 106, TO A FOUND MAG NAIL BEING SOUTHEAST CORNER OF SAID LOT 106, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 107, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 730288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°21'00"W** ALONG THE SOUTH LINE OF SAID LOT 106, ALSO BEING THE NORTH LINE OF SAID LOT 107, ALSO BEING THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 730288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE WEST RIGHT-OF-WAY LINE OF SAID BARB-MAR ROAD, PASS AT 1,402.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE EAST RIGHT-OF-WAY LINE OF SAID SEMINARY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,452.00 FEET** TO THE POINT TO BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

### PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" AND ZONE "X" SHADED COMMUNITY-PANEL NO. 480334 0325 D  
EFFECTIVE DATE: JUNE 06, 2000  
REVISED BY LOMR: 5/17/2001  
**ZONE "X"** IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
**ZONE "X" SHADED** IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"
- SETBACKS:  
FRONT: 30.00 FEET ON BARB MAR LANE  
FRONT: 50.00 FEET ON SEMINARY ROAD  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 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 OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET 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:  
BENCHMARK: TOP OF FOUND MAG NAIL LOCATED AT NORTHEAST CORNER OF LOT 1.  
B.M. NO. 1 - ELEV. **89.92** N.A.V.D. 1988
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF **11,885** OR **0.22** ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 1.71 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.
- A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG SEMINARY ROAD AND BARB MAR LANE DURING THE BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND CITY OF EDINBURG REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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 OCCUPYING A LOT.

OZIEL ALANIZ DATE \_\_\_\_\_ ELIZABETH ALANIZ DATE \_\_\_\_\_  
5902 N. SEMINARY ROAD 5902 N. SEMINARY ROAD  
EDINBURG, TEXAS 77541 EDINBURG, TEXAS 77541

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION  
I, **OZIEL ALANIZ & ELIZABETH ALANIZ** AS OWNERS OF THE 3.69 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **JOSE LUIS 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.

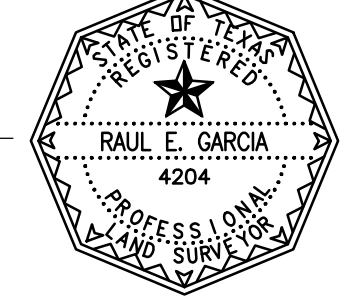
APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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

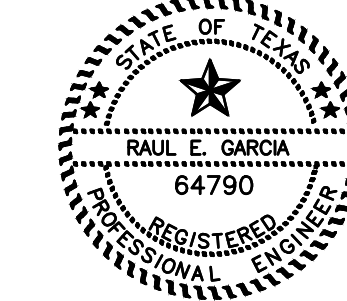
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 13:  
THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 13, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 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.  
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 13 RIGHTS OF WAYS OR EASEMENTS.  
ATTEST:  
PRESIDENT DATE \_\_\_\_\_ SECRETARY DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, RAUL GARCIA, 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 PHARR, TEXAS.



THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
REGISTERED PROFESSIONAL LAND SURVEYOR #4204  
REGISTERED PROFESSIONAL ENGINEER #64790



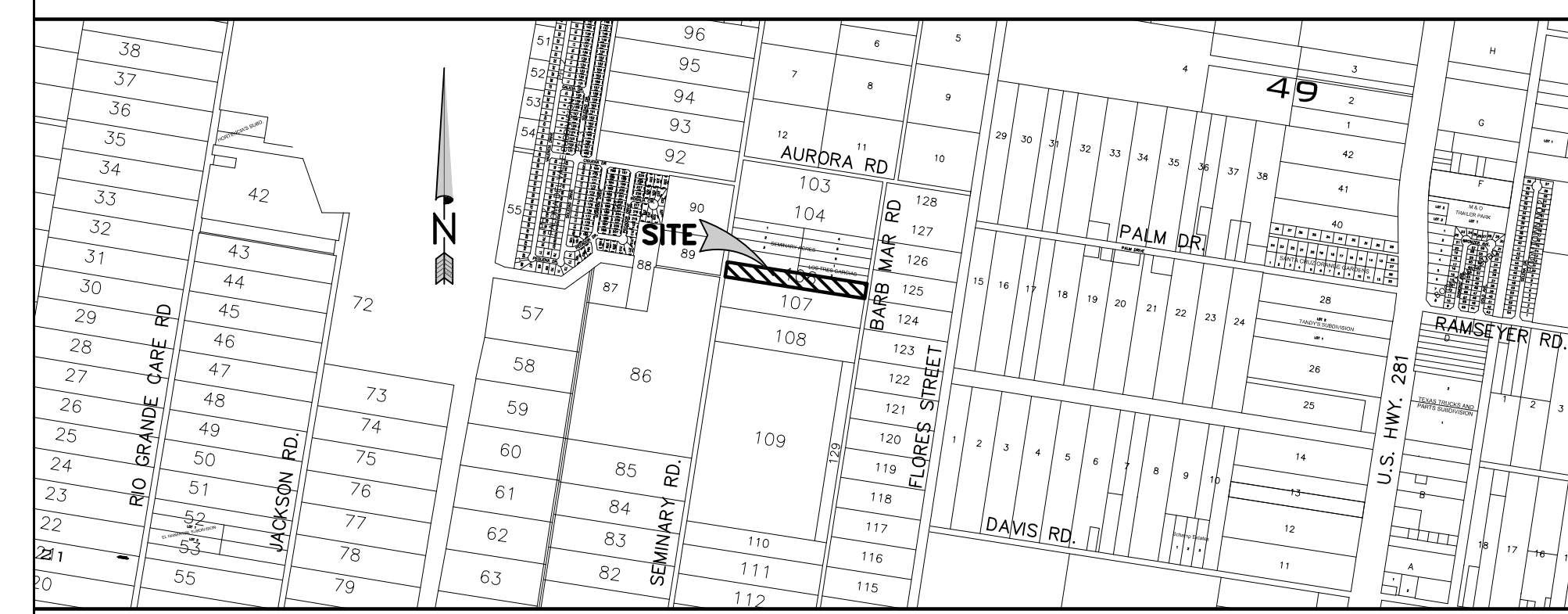
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §232.028(o)  
WE, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYORS, HAVE REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2023.

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
I, **JANE ACEDERO**, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS **JOSE LUIS SUBDIVISION** CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS DAY OF \_\_\_\_\_, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

### LOCATION MAP SCALE: 1" = 1000"



PRINCIPAL CONTACTS:  
NAME: ADDRESS: CITY, STATE & ZIP: PHONE #  
OWNERS: OZIEL ALANIZ & ELIZABETH ALANIZ 5902 N. SEMINARY ROAD EDINBURG, TX. 77541 (936) 207-7541  
ENGINEER: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX. 77539 (936) 381-1061  
SURVEYOR: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX. 77539 (936) 381-1061

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

JOSE LUIS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON THE EAST SIDE OF SEMINARY ROAD, 2 MILES NORTH OF MONTE CRISTO ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (102.483). JOSE LUIS SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

### INDEX OF SHEETS

NO.	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; H.C.D.D. APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT



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

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

# MINOR PLAT OF JOSE LUIS SUBDIVISION

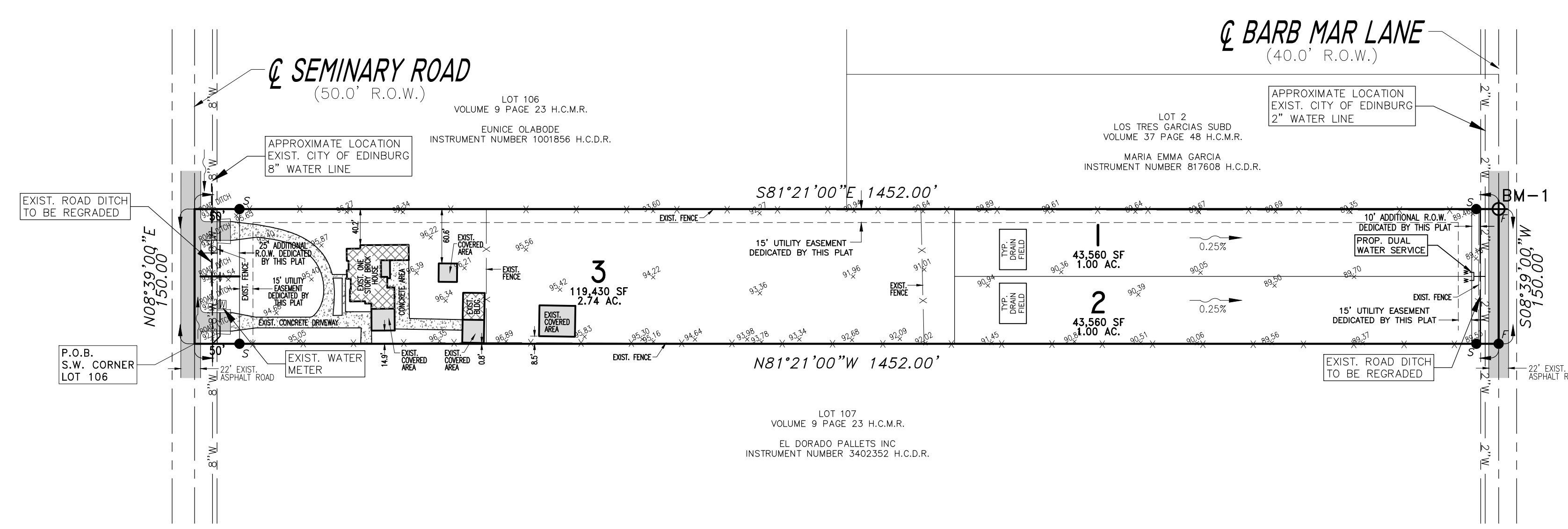
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DATE: DECEMBER 21, 2022 SCALE IN FEET  
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PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
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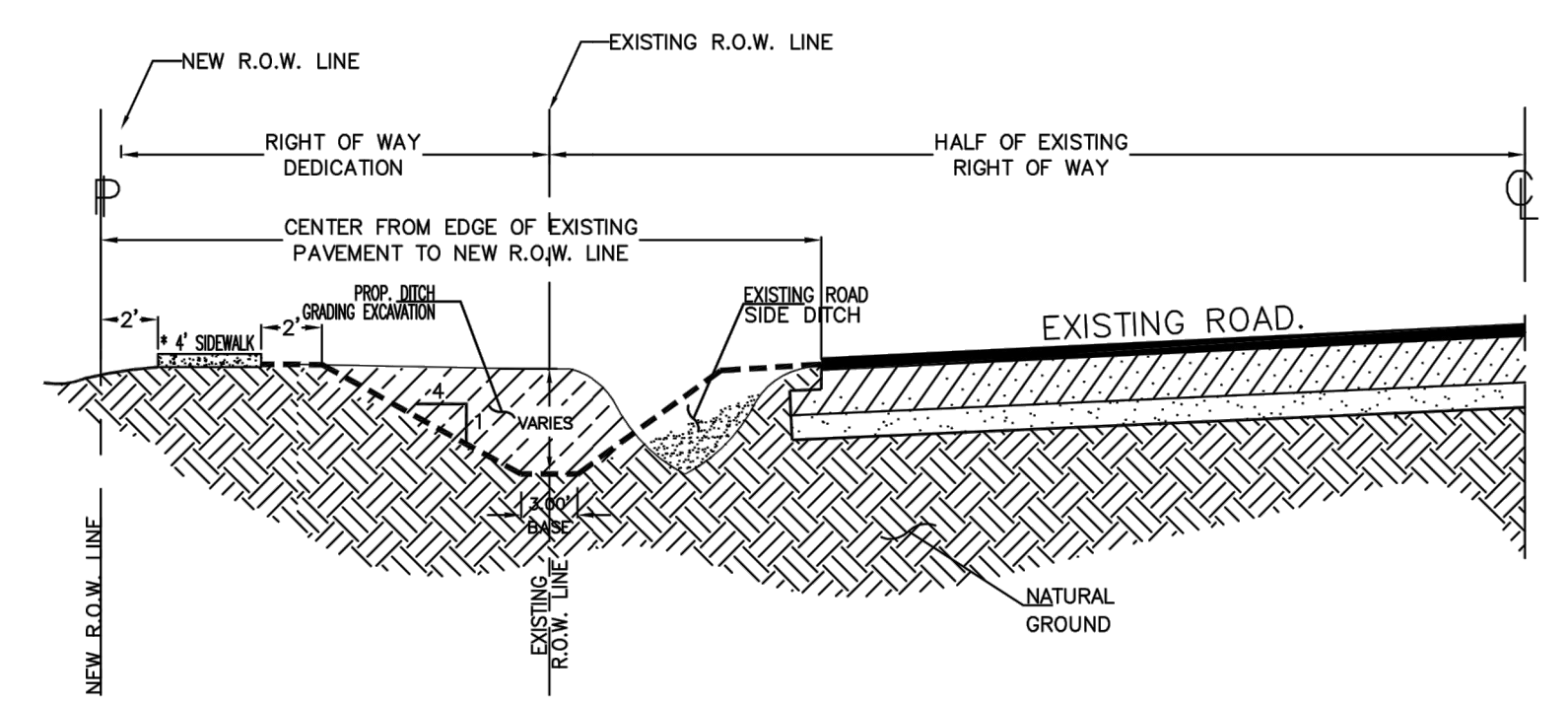
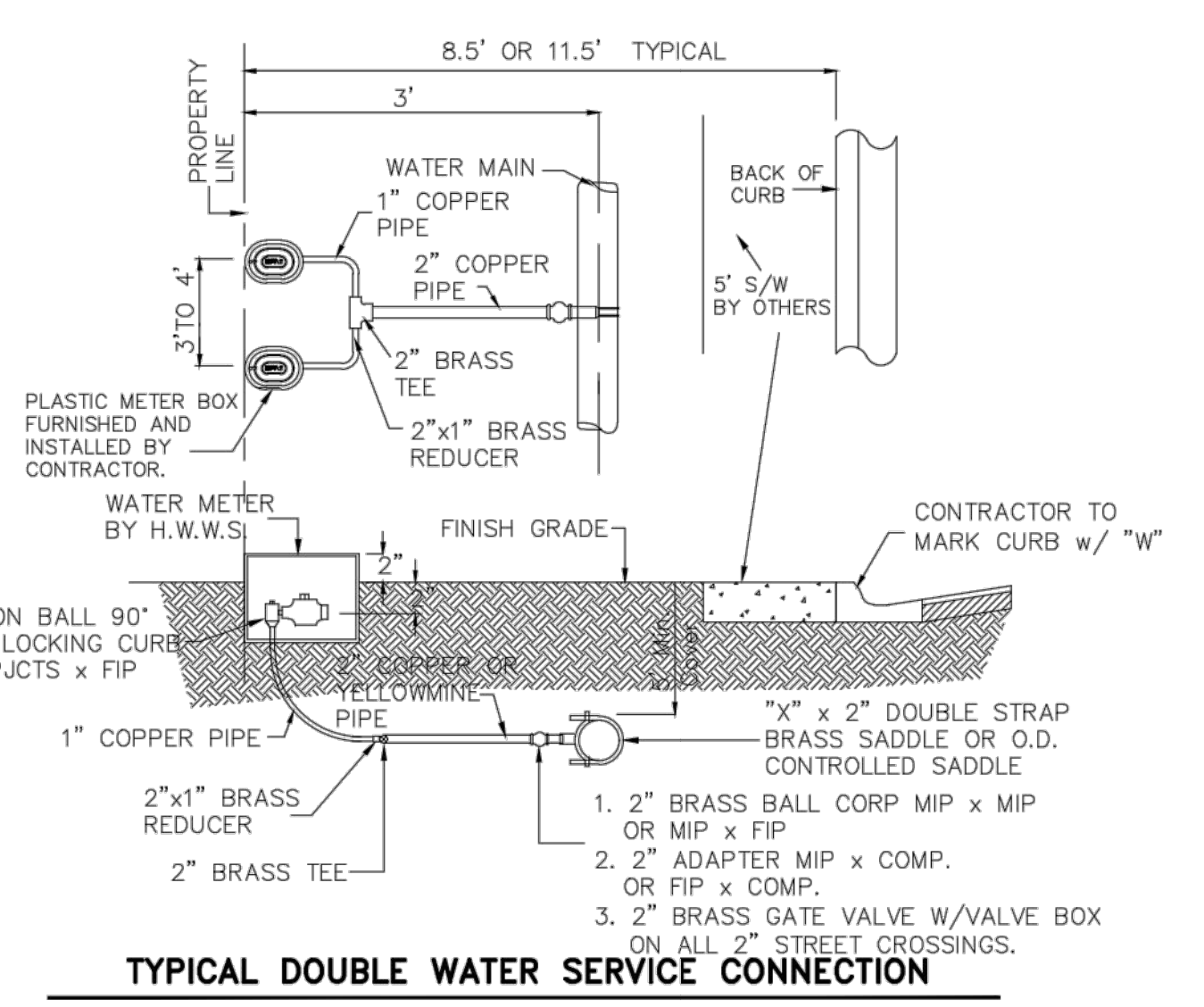
R.E. Garcia  
Associates

JOB NO.: 2022-198  
DRAWN BY: D.E.S.



SCALE: 1" = 100'

- LEGEND:**
- F - FOUND MAG NAIL
  - S - SET 1/2" IRON ROD W/ A CAP LABELED "RPLS 4204"
  - ⊕ - BENCHMARK (SEE PLAT NOTES)
  - ⊕ - WATER METER



RECONSTRUCTION OF ROAD SIDE DITCH  
WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.

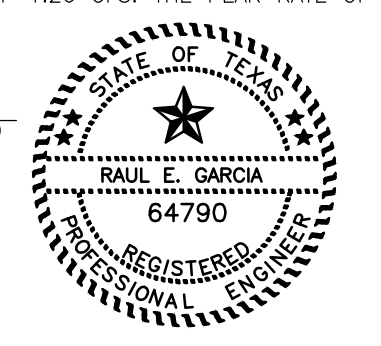
**DRAINAGE STATEMENT FOR JOSE LUIS SUBDIVISION**

JOSE LUIS SUBDIVISION CONSISTS OF A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON BETWEEN SEMINARY ROAD AND BARB MAR LANE IMMEDIATELY EAST OF SOUTH VILLAGE DRIVE WITHIN THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL SITE WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 3 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE EAST TOWARDS THE ROAD DITCHES ON BARB MAR LANE. BARB MAR LANE FLOWS NORTH AND EVENTUALLY DISCHARGES INTO THE HCDD #1 LULL DRAINAGE DITCH. THE HCDD #1 LULL DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X" AND ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED BY LOMR DATED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN", ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE PREDOMINANT SOILS ON THIS PROPERTY ARE (3 & 4) - BRENNAN-HIDALGO FINE SANDY LOAM BEING A DARK GRAYISH BROWN FINE SANDY LOAM. THIS SOILS ARE FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED AS A LARGE RURAL RESIDENTIAL SITE.

THE PROPOSED SUBDIVISION WILL UTILIZE EXISTING ROAD SIDE DITCHES ON THE WEST SIDE OF BARB MAR LANE TO DETAIN STORM RUNOFF. THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AND RELOCATED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON EACH OF THE NEW DRIVEWAYS AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL DETAIN THE REQUIRED DETENTION VOLUME AND DISCHARGE TO THE NORTH TOWARD THE HCDD#1 LULL DRAINAGE DITCH. THE ADDITION OF TWO LARGE SINGLE FAMILY LOTS WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 11,985 CF OR 0.27 ACRE-FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (4.36 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.26 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

REGISTERED PROFESSIONAL ENGINEER #64790



**SUBDIVIDER CERTIFICATION:**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I, WE, **OZIEL ALANIZ & ELIZABETH ALANIZ** SUBDIVIDERS OF JOSE LUIS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.D.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OZIEL ALANIZ DATE \_\_\_\_\_ ELIZABETH ALANIZ DATE \_\_\_\_\_  
5902 N. SEMINARY ROAD 5902 N. SEMINARY ROAD  
EDINBURG, TEXAS 78541 EDINBURG, TEXAS 78541

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 **OZIEL ALANIZ & ELIZABETH ALANIZ** KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**FINAL ENGINEERING REPORT FOR JOSE LUIS SUBDIVISION**  
by Raul E. Garcia, P.E.  
**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF BENITO RAMIREZ STREET. THE SUBDIVIDER EXTENDED AN 8" WATER LINE ALONG BELLA DRIVE FROM THE LINE ALONG BENITO RAMIREZ STREET WITH 3 FIRE HYDRANTS EVERY 500 FEET TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR JOSE LUIS SUBDIVISION CONSISTS OF 26 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOT. ALL SERVICES AND METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF ~~\$20,000.00~~ OR ~~\$0,000.00~~ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF ~~\$20,000.00~~ WHICH COVERS THE ~~\$2,000.00~~ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FOR **JOSE LUIS SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A DARK GRAYISH BROWN FINE SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST 10 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THE SOIL IS A UNIFORM DARK GRAYISH BROWN FINE SANDY CLAY LOAM SOIL EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

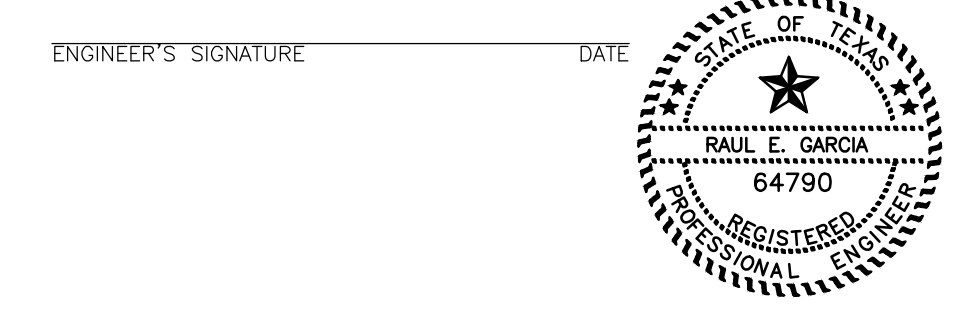
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS ~~\$2,000.00~~ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF ~~\$200,000.00~~ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON ~~MONTH 00, 2023~~ BY THE HEALTH DEPARTMENT.

**ENGINEER 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 COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF ~~\$200,000.00~~ WHICH EQUALS TO ~~\$2,000.00~~ PER LOT.

SANITARY SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST ~~\$2,000.00~~ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF ~~\$200,000.00~~ FOR THE ENTIRE SUBDIVISION.



**INFORME FINAL DE INGENIERIA JOSE LUIS SUBDIVISION**  
by Raul E. Garcia, P.E.  
**AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO**  
**SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:**

LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.) TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO NORTE DE LA CALLE BENITO RAMIREZ, CALLE CON 3 HIDRANTES DE FUEGO CADA 500 PIES PARA SERVIR A LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE JOSE LUIS CONSTA DE LINEAS DE SERVICIO DUAL DE 26 - 1" DE DIAMETRO, DICHO SERVICIO TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA PARA EL LOTE. TODOS LOS SERVICIOS Y CAJAS DE MEDIDOR YA SE HAN INSTALADO, A UN COSTO TOTAL DE ~~\$20,000.00~~ O ~~\$0,000.00~~ POR LOTE. ADEMAS, EL SUBDIVIDER HA PAGADO A NAWSC LA SUMA DE ~~\$20,000.00~~ QUE CUBRE EL COSTO DE ~~\$2,000.00~~ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODA LA ASOCIACION U OTRAS CUOTAS DE ASOCIACION CONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO, NAWSC INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESTE LOTE. TODAS LAS INSTALACIONES DE AGUA SE HAN APROBADO Y ACEPTADO POR NAWSC Y ESTE SISTEMA DISTRIBUTIVO FECHA DE LA GRABACION DE LA PLATAFORMA.

**DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERABILIDAD**

LAS AGUAS RESIDUALES PARA LA SUBDIVISION JOSE LUIS SERAN TRATADAS MEDIANTE INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE COMPARTIMIENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE ABAJO FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UN SUELO FINO ARCILLOSO ARENOSO MARRON GRIS OSCURO PARA EL AREA. SE REALIZARON AL MENOS 10 EXCAVACIONES DE SUELO EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. EL SUELO ES UN SUELO FINO ARCILLOSO ARENOSO MARRON GRIS OSCURO UNIFORME QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA, NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE ~~\$2,000.00~~ INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS; TODOS LOS OSSF HAN SIDO INSTALADOS AL MOMENTO DE SOLICITAR LA APROBACION FINAL DEL PLATO A UN COSTO TOTAL DE ~~\$200,000.00~~ EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN ~~MESES 00, 2023~~ POR EL DEPARTAMENTO DE SALUD.

**INGENIERO CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE ~~\$200,000.00~~ QUE ES IGUAL A ~~\$2,000.00~~ POR LOTE.

INSTALACIONES SANITARIAS DE ALCANTARILLADO - EL SISTEMA DE ALCANTARILLADO SANITARIO SE ESTIMARA CON UN COSTO DE ~~\$2,000.00~~ POR LOTE (TODO INCLUIDO), POR UN TOTAL DE ~~\$200,000.00~~ PARA LA SUBDIVISION COMPLETA.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

