



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: 5-02-2023

PROPOSED HANDY ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES. DEVELOPER: HECTOR LOPEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF MILE 17 NORTH ROAD APPROXIMATELY ¼ OF MILE WEST OF CESAR CHAVEZ RD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-10-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 17 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-10-2023 BY, JOE OCHOA, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-24-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: CITY OF EDINBURG LINE SIZE: 10" LOCATION: MILE 17 NORTH ROAD.

WATER SERVICE PROVIDER: CITY OF EDINBURG LINE SIZE: 4" LOCATION: MILE 17 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-10-2023 : 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.

VARIANCE REQUEST **TITLE B CHAPTER:2 SECTION: 2.8 ITEM: LOT WIDTH**

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.*

MINOR PLAT OF HANDY ESTATES SUBDIVISION

A 2.86 ACRE TRACT OF LAND BEING ALL OF LOT 1, LOPEZ ESTATES SUBDIVISION, AS RECORDED IN VOLUME 27, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2313, PAGE 610, DEED RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JANUARY 9, 2023 SCALE IN FEET
0 100' 200' 300' 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

R.E. Garcia
Associates

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

I, HECTOR LOPEZ AND MARIA LOPEZ, AS OWNERS OF THE 2.86 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **HANDY ESTATES 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.

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **HANDY ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

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ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR

I, **NAME ACEVEDO**, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS **HANDY ESTATES 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 _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR _____ DATE _____

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. 1:

THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, 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. 1 RIGHTS OF WAYS OR EASEMENTS.

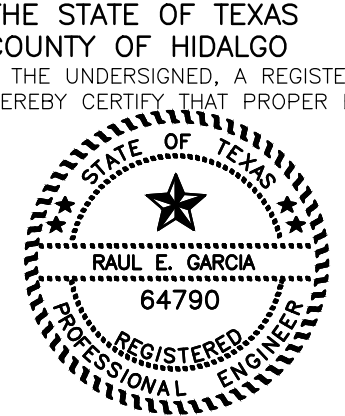
ATTEST: _____
PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
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.

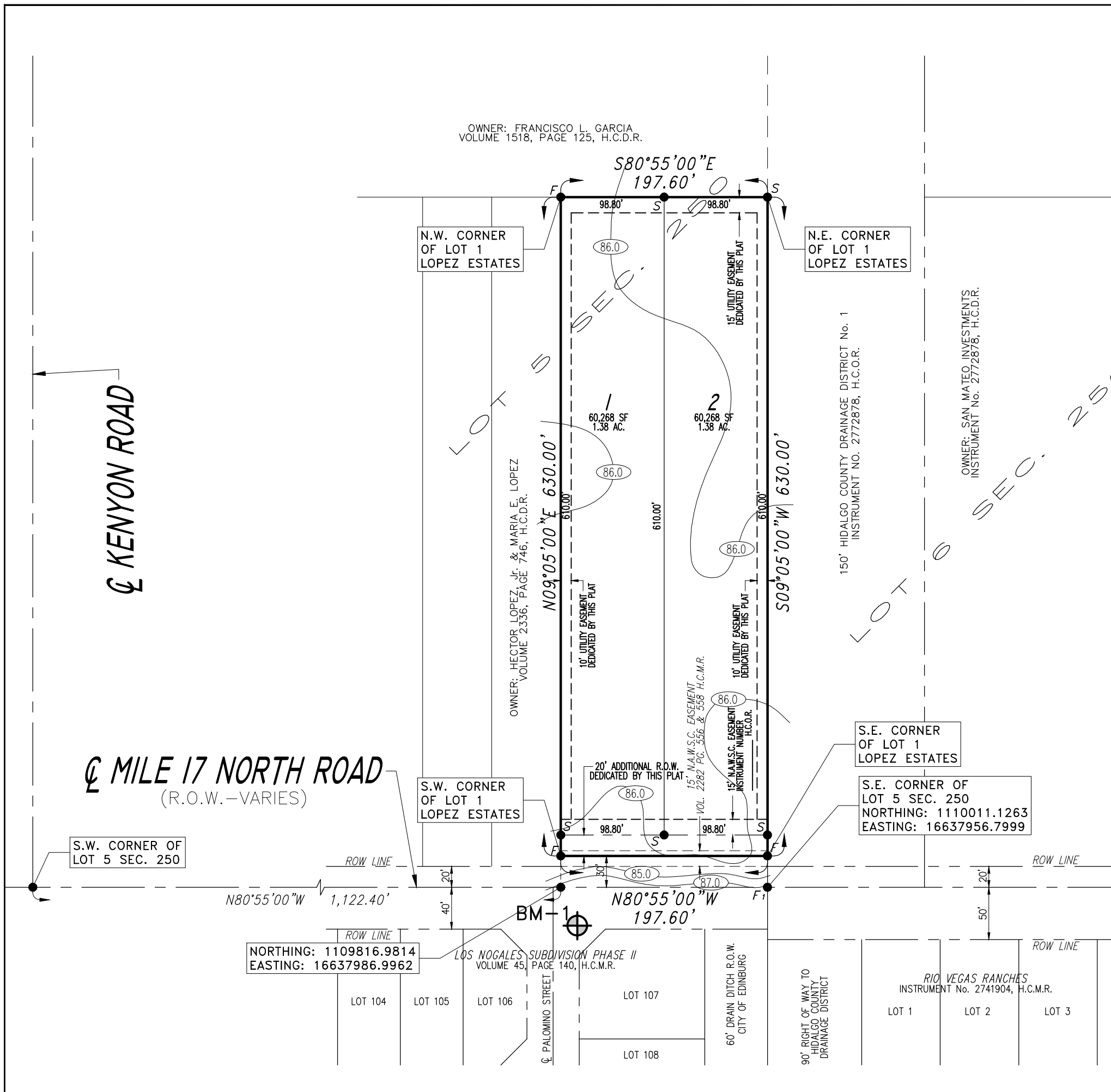
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS
COUNTY OF HIDALGO
REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER #64790



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



LEGEND:
F - FOUND 1/2" IRON ROD
F1 - FOUND COTTON PICKER SPINDLE
S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
⊕ - BENCHMARK

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADED COMMUNITY-PANEL NO. 480334.0325 C EFFECTIVE DATE: JUNE 06, 2000 REVISED BY LOWER: 5/17/2001 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: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER 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 OCCUPANCY OF 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: EXISTING MANHOLE LOCATED AT THE SOUTHEAST CORNER OF THE MILE 17 NORTH ROAD & PALOMINO STREET INTERSECTION B.M. NO. 1 (EXISTING MANHOLE) - ELEV. 86.78 N.A.M.D. 1988 NORTHING: 1109826.3315 EASTING: 16637986.6772
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 7.895 OR 0.18 ACRE FEET OF STORM RUNOFF WILL BE OBTAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 1.54 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.
LOT 1 SHALL DETAIN 3,982.50 CF OR 0.09 ACRE-FEET WITH A TOTAL RELEASE RATE OF 0.77 CFS.
LOT 2 SHALL DETAIN 3,982.50 CF OR 0.09 ACRE-FEET WITH A TOTAL RELEASE RATE OF 0.77 CFS.
- A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG MILE 17 NORTH ROAD DURING THE BUILDING PERMIT STAGE.
- 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.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **HANDY ESTATES SUBDIVISION** WAS 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
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **HANDY ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR

I, **NAME ACEVEDO**, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS **HANDY ESTATES 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 _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR _____ DATE _____

METES AND BOUNDS DESCRIPTION

A 2.86 ACRE TRACT OF LAND BEING ALL OF LOT 1, LOPEZ ESTATES SUBDIVISION, AS RECORDED IN VOLUME 27, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2313, PAGE 610, DEED RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

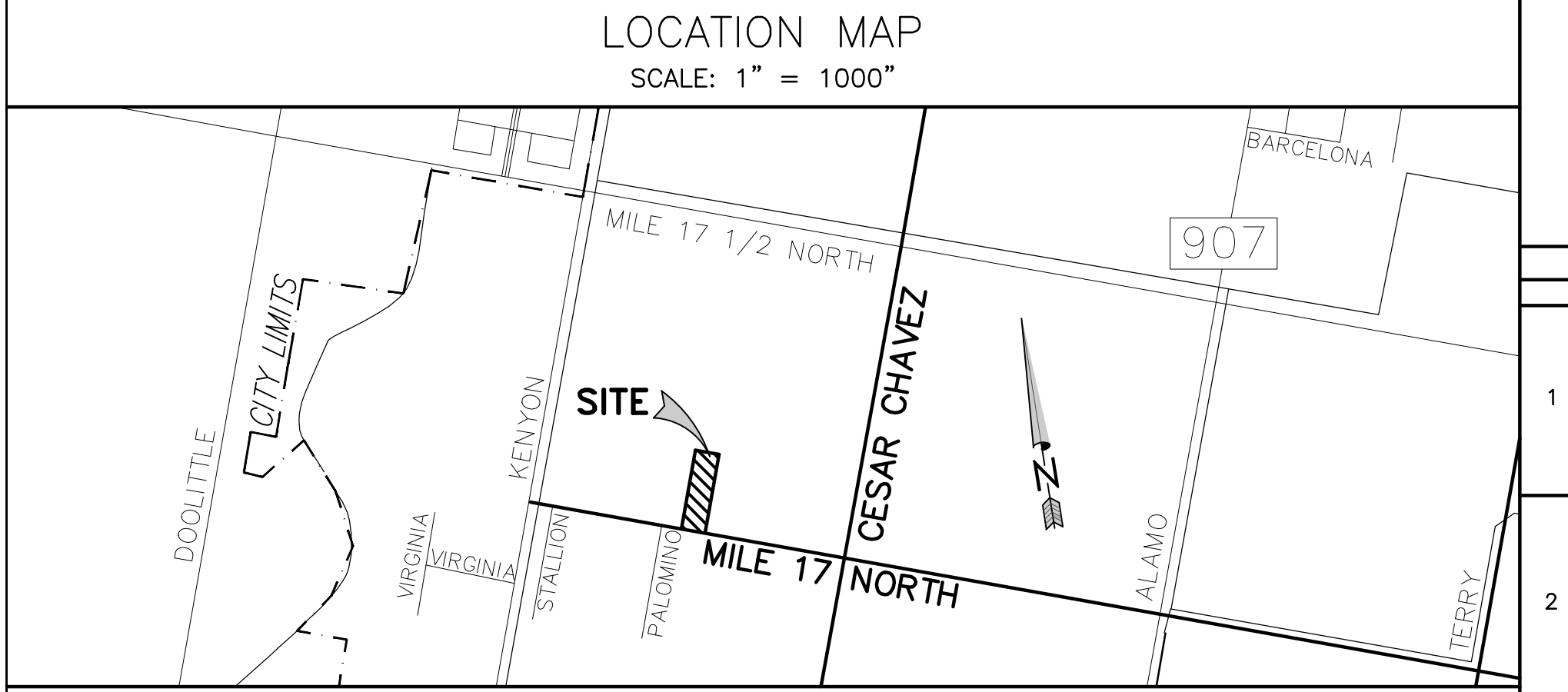
BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MILE 17 NORTH ROAD AND THE WEST LINE OF LOT 6, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, AS RECORDED IN VOLUME 1518, PAGE 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL DONATION DEED RECORDED IN DOCUMENT #2772878, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 55' 00" W 197.60 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF MILE 17 NORTH ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE EAST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2336, PAGE 746, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 05' 00" E 630.00 FEET ALONG SAID EAST LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2336, PAGE 746, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE WEST LINE OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1518, PAGE 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2336, PAGE 746, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

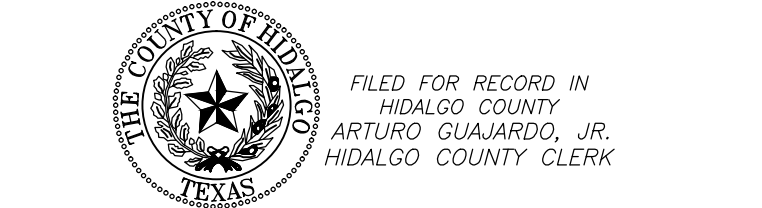
THENCE S 80° 55' 00" E 197.60 FEET ALONG SAID SOUTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1518, PAGE 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH LINE OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD ON SAID WEST LINE OF LOT 6, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN SPECIAL DONATION DEED RECORDED IN DOCUMENT #2772878, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 05' 00" W 630.00 FEET ALONG SAID WEST LINE OF LOT 6, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN SPECIAL DONATION DEED RECORDED IN DOCUMENT #2772878, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 1, LOPEZ ESTATES SUBDIVISION, TO THE POINT TO BEGINNING AND CONTAINING 2.86 ACRES OF LAND, MORE OR LESS.



PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNER: HECTOR & MARIA LOPEZ	4021 E. MILE 17 NORTH ROAD	EDINBURG, TX. 78542	(956) 239-1196 / (956) 457-7694
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061



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

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
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; ORIGINAL 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
LOCATION MAP	
NO.	DESCRIPTION
1	HANDY ESTATES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF MILE 17 NORTH ROAD, APPROX. 0.25 MILES WEST OF N. CESAR CHAVEZ ROAD IN EDINBURG, TEXAS.

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 TRANSFERREES (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 LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS 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, GRANTEE 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN AND OBTAINED 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 THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____.

HECTOR LOPEZ _____ DATE _____
4021 E. MILE 17 NORTH ROAD
EDINBURG, TEXAS 78542

MARIA LOPEZ _____ DATE _____
4021 E. MILE 17 NORTH ROAD
EDINBURG, TEXAS 78542

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF HANDY ESTATES SUBDIVISION

A 2.86 ACRE TRACT OF LAND BEING ALL OF LOT 1, LOPEZ ESTATES SUBDIVISION, AS RECORDED IN VOLUME 27, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2313, PAGE 610, DEED RECORDS, HIDALGO COUNTY, TEXAS.

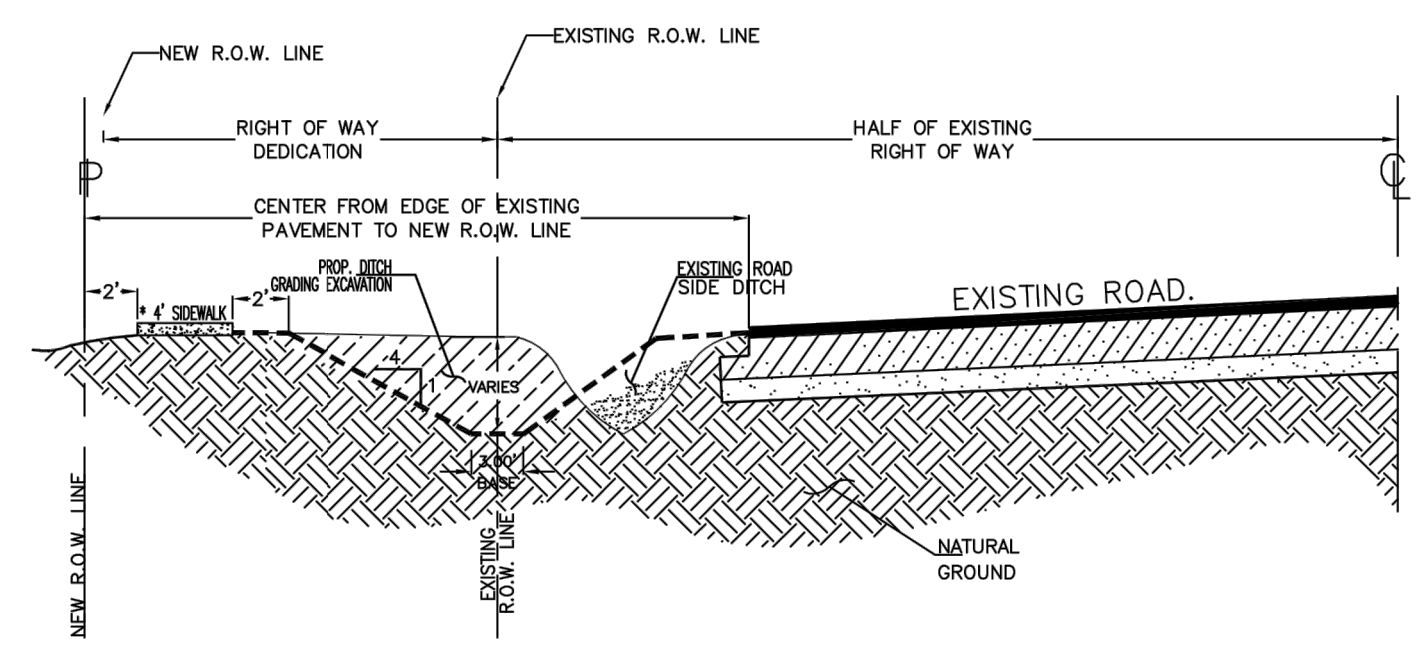
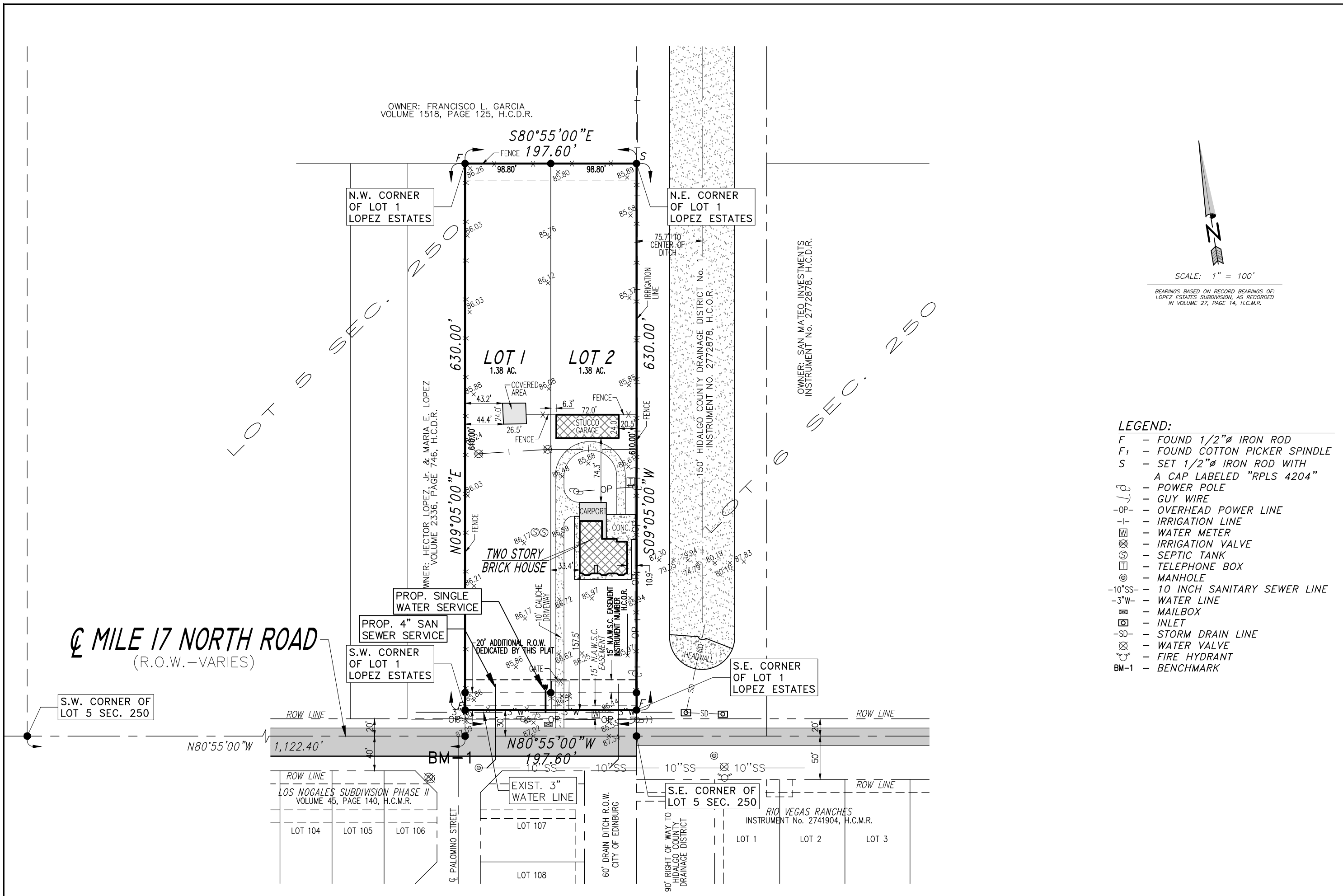
DATE: JANUARY 9, 2023 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

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

R.E. Garcia
Associates

COST ESTIMATE

WATER	\$0,000.00
OSSF	\$0,000.00
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0,000.00



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

- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F₁ - FOUND COTTON PICKER SPINDLE
 - S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
 - POWER POLE
 - GUY WIRE
 - OVERHEAD POWER LINE
 - IRRIGATION LINE
 - WATER METER
 - IRRIGATION VALVE
 - SEPTIC TANK
 - TELEPHONE BOX
 - MANHOLE
 - 10 INCH SANITARY SEWER LINE
 - WATER LINE
 - MAILBOX
 - INLET
 - STORM DRAIN LINE
 - WATER VALVE
 - FIRE HYDRANT
 - BM-1 - BENCHMARK

**INFORME FINAL DE INGENIERÍA PARA LA SUBDIVISIÓN HANDY ESTATES
POR RAÚL E. GARCÍA, P.E.**

INFORME FINAL DE INGENIERÍA DE AGUA Y ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE FUNCIONAMIENTO:

LA SUBDIVISIÓN HANDY ESTATES RECIBIRÁ AGUA POTABLE POR LA CORPORACIÓN DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBDIVISOR Y LA CORPORACIÓN DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.) HAN CELEBRADO UN CONTRATO EN EL CUAL LA CORPORACIÓN DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y LA CORPORACIÓN DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.) TIENE DOCUMENTACIÓN PROPORCIONADA PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

LA CORPORACIÓN DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.) TIENE UNA LÍNEA DE AGUA EXISTENTE DE 3" DE DIÁMETRO QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VÍA DE LA MILLA 17 NORTE ROAD. EL SUBDIVISOR EXTENDERÁ LA LÍNEA DE SERVICIO DE AGUA DE 1" DESDE LA LÍNEA A LO LARGO DE LA MILLA 17 NORTE CAMINO AL SERVICIO DE LA SUBDIVISIÓN.

LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN HANDY ESTATES CONSTA DE UNA LÍNEA DE SERVICIO DOBLE DE 1-1/2" DE DIÁMETRO A UN PAR DE LOTES ANTES DE DIVIDIRSE EN LÍNEAS DE SERVICIO SIMPLE DE 2-3/4" DE DIÁMETRO. DICHS SERVICIOS TERMINAN EN LA CAJA DEL CONTADOR DE AGUA DE CADA LOTE. EL SERVICIO DOBLE Y LOS SERVICIOS SENCILLOS DE 2-3/4", Y LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE \$0,000.00. ADICIONALMENTE, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$0,000.00, QUE CUBRE EL COSTO SEGÚN SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFFAS DE ADQUISICIÓN DE DERECHOS Y TODAS LAS MEMBRÉSAS U OTRAS TARIFFAS ASOCIADAS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NAWSC Y DICHO SISTEMA DE DISTRIBUCIÓN ESTÁ OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLAT.

DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERACIÓN

LAS AGUAS RESIDUALES DE LA SUBDIVISIÓN HANDY ESTATES SERÁN TRATADAS MEDIANTE INSTALACIONES INDIVIDUALES DE AGUAS RESIDUALES ("OSSF") QUE CONSISTEN EN UN TANQUE SÉPTICO DE COMPARTIMENTOS DOBLES DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE ABAJO FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISIÓN 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 ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA TIENE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES INDICABA UN SUELO FRANGO ARCILLOSO ARENOSO PARA EL ÁREA, SE REALIZARON AL MENOS DOS EXCAVACIONES DE SUELO EN EL SITIO, EN EXTREMOS OPUESTOS DEL ÁREA DE ELIMINACIÓN PROPUESTA. (PERFORACIONES ADICIONALES FUERON INECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE ÁREA LÍMITE). EL SUELO ES MARGO ARCILLOSO DE MARRÓN GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACIÓN PROPUESTA. NO HAY INDICACIÓN DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISIÓN DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE \$0,000.00, INCLUYENDO LOS COSTOS DEL PERMISO Y LICENCIA REQUERIDOS. NINGÚN OSSF HA SIDO INSTALADO AL MOMENTO DE LA SOLICITUD PARA LA APROBACIÓN FINAL DEL PLATO. CON LA PRESENTACIÓN DE ESTA PLANTA FINAL, EL SUBDIVISOR ESTÁ PROPORCIONANDO GARANTÍAS FINANCIERAS ADECUADAS DE CUMPLIMIENTO EN LA FORMA DE UN (CHEQUE DE CAJERO O CHEQUE PERSONAL) QUE REPRESENTA UN "DEPÓSITO EN EFECTIVO" A SER MANTENIDO POR EL CONDADO DE HIDALGO EN FIDUCIARISMO POR LA CANTIDAD DE \$0,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SÉPTICO EN CADA LOTE. EL LOTEADOR INCLUYE EN EL PRECIO DE VENTA DEL LOTE EL COSTO DE UN SISTEMA DE FOSA SÉPTICA.

EN CUALQUIER MOMENTO DESPUÉS DE LA VENTA DEL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERÁ RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBERÁ SER INSTALADO EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACIÓN FINAL DE LUZ Y AGUA.

CERTIFICACIÓN DE INGENIERO:

CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUA, CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO NO CONSTRUIDAS EN EL SITIO, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, TENDRÁN UN COSTO GRANDE DE \$0,000.00.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SÉPTICO SE ESTIMÓ UN TOTAL DE \$0,000.00 PARA TODA LA SUBDIVISIÓN.

FIRMA DEL INGENIERO _____ FECHA _____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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:

1. - I, **HECTOR LOPEZ AND MARIA LOPEZ**, SUBDIVIDERS OF **HANDY ESTATES SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.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.

HECTOR LOPEZ	DATE _____	MARIA LOPEZ	DATE _____
4021 E. MILE 17 NORTH ROAD		4021 E. MILE 17 NORTH ROAD	
EDINBURG, TEXAS 78542		EDINBURG, TEXAS 78542	

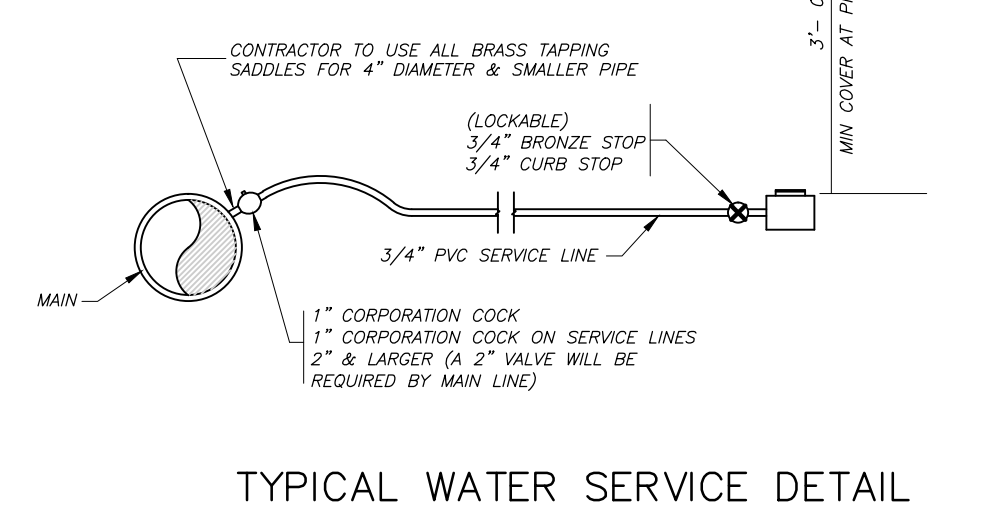
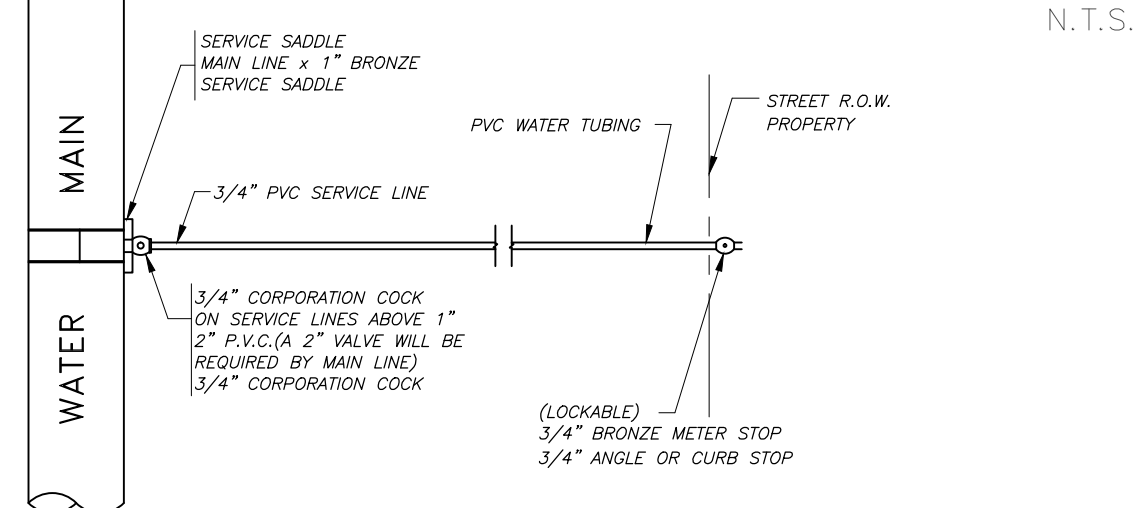
**THE STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **HECTOR LOPEZ AND MARIA LOPEZ**, 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 THE _____ DAY OF _____, 20____.

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

TYPICAL SINGLE WATER SERVICE DETAIL
N.T.S.



DRAINAGE STATEMENT FOR HANDY ESTATES SUBDIVISION

HANDY ESTATES SUBDIVISION CONSISTS OF A 2.86 ACRE TRACT OF LAND BEING ALL OF LOT 1, LOPEZ ESTATES SUBDIVISION, AS RECORDED IN VOLUME 27, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2313, PAGE 610, DEED RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE NORTH SIDE OF MILE 17 NORTH ROAD APPROXIMATELY 1,100 FEET EAST OF KENYON ROAD 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 2 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TOWARDS THE ROAD DITCHES ON THE SOUTH TOWARDS THE ROAD DITCHES ON THE NORTH SIDE OF MILE 17 NORTH ROAD. ROGERS ROAD FLOWS EAST AND DISCHARGES INTO HCCD #1 KENYON DRAINAGE DITCH WHICH IMMEDIATELY EAST OF THE SITE. THE HCCD #1 KENYON DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A "ZONE X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 C, DATED JUNE 6, 2000 AND REVISED BY LOAR DATED MAY 17, 2001. 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 IS (28) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM. THIS SOIL IS 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 NORTH SIDE OF INSPIRATION ROAD TO DETAIN STORM RUNOFF. THESE DITCHES WILL DETAIN THE REQUIRED DETENTION VOLUME AND DISCHARGE TO THE EAST TOWARD THE HCCD#1 KENYON DRAINAGE DITCH. THE ADDITION OF ONE LARGE SINGLE FAMILY LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY NUMBER **7.005 OF OR 0.18 ACRES- FEET** OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE 50 YEAR DEVELOPMENT 50 YEAR EVENT (4.36 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.54 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

