



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: **5-30-2023**

PROPOSED **DG CESAR CHAVEZ SUBDIVISION** PRECINCT No. **2.**

ENGINEER: **AEC ENGINEERING, LLC.** DEVELOPER: **JACOB STAFFER**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: **N/A**

FILLING STATIONS: **1**

LOCATION DESCRIPTION: **WEST OF CESAR CHAVEZ ROAD APPROXIMATE ¼ MILE NORTH OF SIOUX ROAD**

SUBDIVISION LIES WITHIN THE: **CITY OF SAN JUAN**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **3-27-2021** PROPERTY LIES WITHIN FLOOD ZONE: **"B" & "AH"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WITH AN OVERFLOW STRUCTURE DRAINING INTO CESAR CHAVEZ SIDE DITCH.**

ROAD R.O.W. DEDICATION: **20.0 FEET ONTO CESAR CHAVEZ ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **5-16-2023** BY, **PRECINCT 2** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **5-16-2023** BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF WILL BE INSTALLED AT BUIDLING PERMIT STAGE

WATER SERVICE PROVIDER: **NAWSC** EXISTING LINE SIZE: **8"** LOCATION: **JESUS FLORES ROAD.**

H.C.E.O.C. FINAL APPROVAL DATE: **05-16-2023** : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

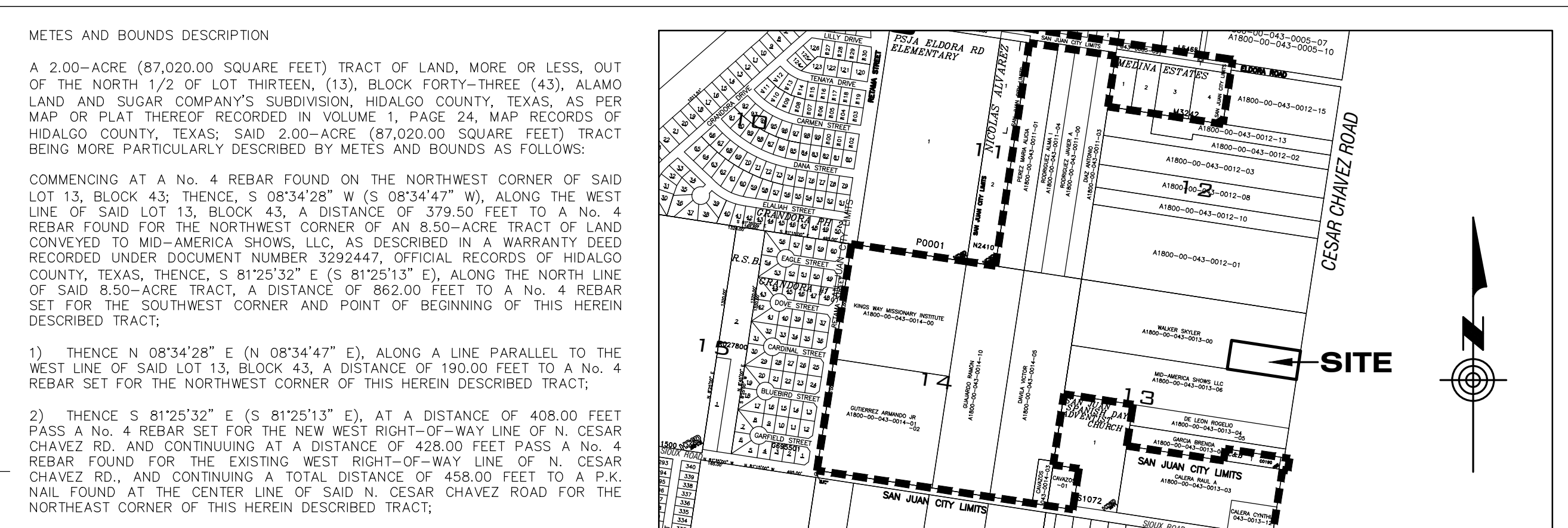
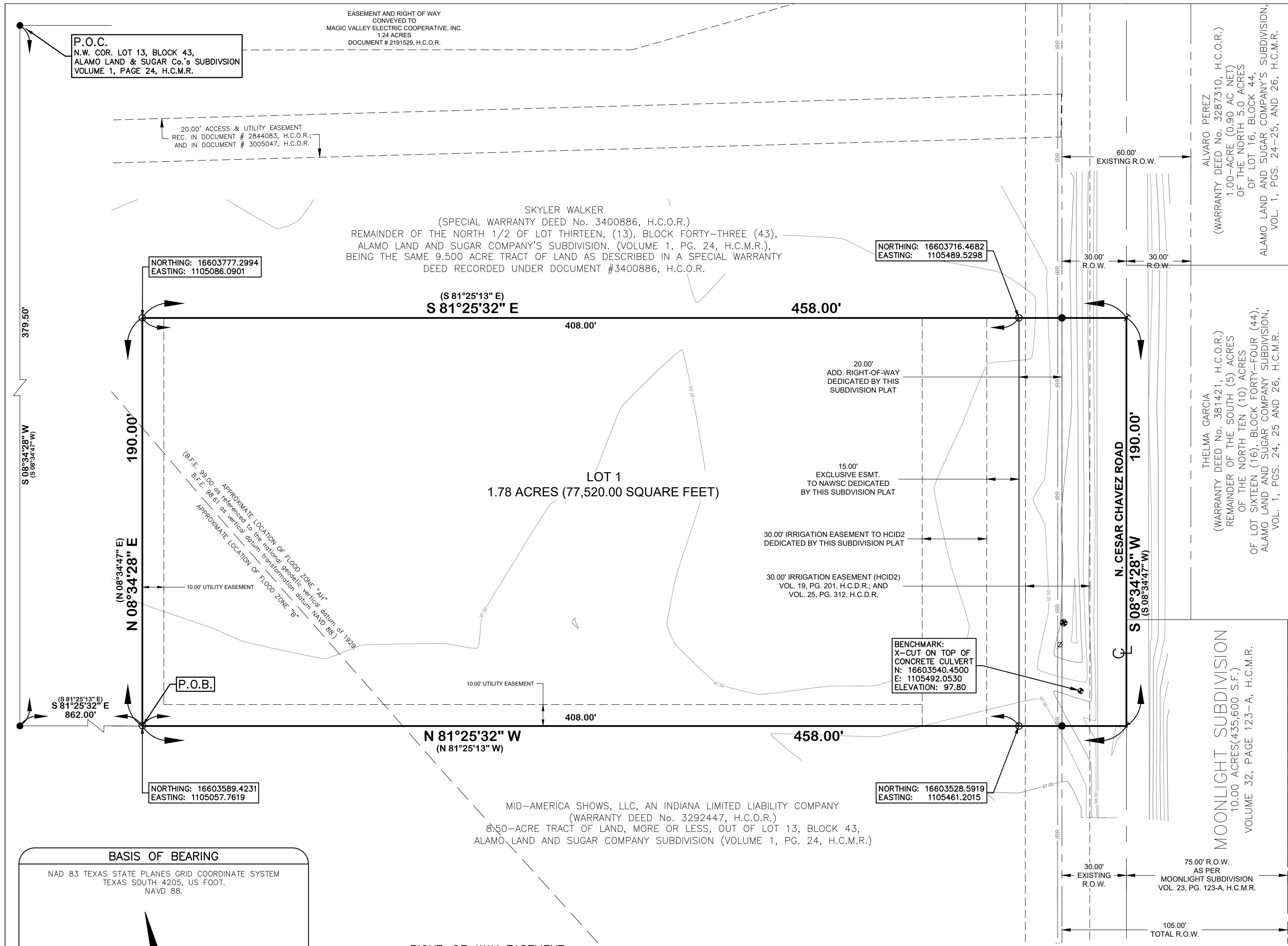
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

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.

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VICINITY MAP SCALE: 1"= 650'

SUBDIVISION LOCATION: DG CESAR CHAVEZ SUBDIVISION CONSISTS OF 1 COMMERCIAL LOT, SITUATED IN PRECINCT 2 OF THE COUNTY OF HIDALGO, TEXAS, WITHIN THE 2 MILE ETU OF THE CITY OF SAN JUAN (LOC 42,021), ON THE WEST SIDE OF CESAR CHAVEZ ROAD, APPROXIMATELY 965 FEET NORTH OF SIOUX ROAD. THE CITY OF SAN JUAN HAS A POPULATION OF 35,577 ACCORDING TO UNITED STATES CENSUS.

STATE OF MISSOURI
 COUNTY OF GREENE
 OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

I JACOB STAUFFER, MANAGER, DGOGSANJUANTX07272022 LLC, A MISSOURI LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1, THE 2.00-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DG CESAR CHAVEZ SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT, AND DEDICATE TO PUBLIC USE THE STREET, PARK, 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 MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
 (B) SANITARY SEWER CONNECTIONS TO THE LOTS, OR SEPTIC TANK(S) MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JACOB STAUFFER,
 MANAGER
 DGOGSANJUANTX07272022 LLC
 1596 IMPERIAL CENTER, SUITE 2001
 WEST PLAINS, MISSOURI 65775

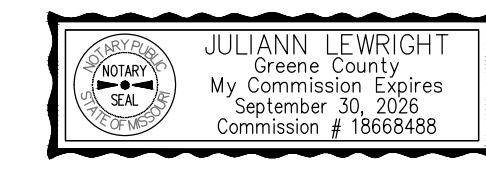
STATE OF MISSOURI
 COUNTY OF GREENE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACOB STAUFFER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____

JULIANN LEWRIGHT
 NOTARY PUBLIC STATE OF MISSOURI

MY COMMISSION EXPIRES: SEPTEMBER 30, 2026



STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS DG CESAR CHAVEZ SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, AND HAS BEEN APPROVED ON THIS DAY OF _____, 20____

CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ON THIS DAY OF _____, 20____

MAYOR _____ CITY SECRETARY _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE ____ DAY OF _____, 20____

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

PRESIDENT _____ ATTEST: SECRETARY _____

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

DG CESAR CHAVEZ SUBDIVISION
 A 2.00-ACRE (87,020.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE NORTH 1/2 OF LOT THIRTEEN, (13), BLOCK FORTY-THREE (43), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:			
CITY:	SAN JUAN	709 S. NEBRASKA AVE, SAN JUAN, TX 78589	PHONE: (956) 223-2200
DEVELOPER:	DGOGSANJUANTX07272022 LLC	1598 IMPERIAL CENTER, SUITE 2001, WEST PLAINS, MO 65775	PHONE: (417) 293-3332
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558, FAX: (956) 380-6110
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154, FAX: (956) 380-5156

BASIS OF BEARING
 NAD 83 TEXAS STATE PLANES GRID COORDINATE SYSTEM
 TEXAS SOUTH 4205, US FOOT, NAVD 88.

CALLS IN PARENTHESES DENOTE BEARINGS AS PER WARRANTY DEED RECORDED IN DOCUMENT No. 3292447, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1"= 30'

MAP LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR
- ✚ FOUND P.K. NAIL
- ✚ SET P.K. NAIL
- ◆ BENCHMARK: X-CUT ON TOP OF CONCRETE CULVERT, ELEVATION 97.80
- ⊗ EXISTING POWER POLE
- ⊗ EXISTING 2" PVC
- x — x — x — x — EXISTING CHAIN LINK FENCE
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- ATT — ATT — EXISTING UNDERGROUND AT&T LINE
- IRR — IRR — EXISTING IRRIGATION LINE (HCID2)
- 6" W — 6" W — EXISTING 6" WATER LINE (NAWSC)
- ▨ EXISTING ASPHALT PAVED SURFACES
- ▨ EXISTING DIRT PAVED DRIVEWAY

RIGHT-OF-WAY EASEMENT

KNOWN 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 LAY 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 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 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 DESCRIBED ABOVE 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 HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTOR COVENANTS THAT HE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 20____

(GRANTOR'S SIGNATURE) _____
 PRINT NAME: DEVELOPER/PRESIDENT/OWNER _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. THE BASIS OF ENGINEERING CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

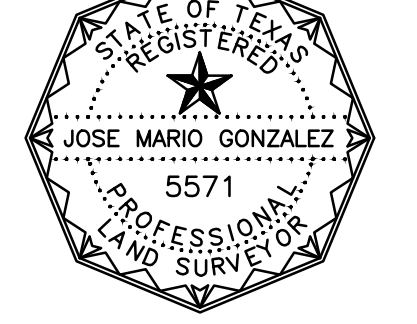
HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
 COUNTY OF HIDALGO
 LAND SURVEYOR'S CERTIFICATION

I, JOSE MARIO GONZALEZ, 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 HEREIN, 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 ____ DAY OF _____, 20____



REGISTERED PROFESSIONAL SURVEYOR

JOSE MARIO GONZALEZ, RPLS
 RIO DELTA SURVEYING
 8207 MATEO ESCOBAR
 MONTE ALTO, TEXAS 78538
 TEL: 956-380-5154 FAX: 956-380-5156
 NO. 5571 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 ENGINEER'S CERTIFICATION

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

LICENSED PROFESSIONAL ENGINEER

CARLOS GARZA, PE
 P.O. BOX 480
 EDINBURG, TEXAS 78540
 TEL: 956-380-6558
 FAX: 956-380-6110



STATE OF TEXAS
 COUNTY OF HIDALGO

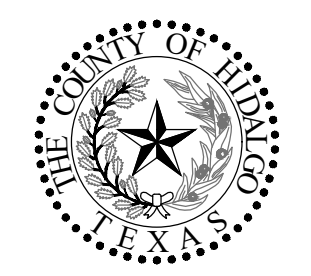
UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DG CESAR CHAVEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE DAY OF _____, 20____

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

FILE 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



AEC ENGINEERING, LLC.
 A TEXAS REGISTERED ENGINEERING FIRM F-9688
 1116 S. 10TH AVENUE, EDINBURG, TX 78539
 PHONE: (956) 380-6558 www.aecengineering.net

JOB # 1456.026
 Date: MAY 09, 2023
 Drawn by: J.d.Z. SHEET 1 OF 2

