



Anthony Uresti  
Assistant Director

# 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: 8-22-2023

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

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. FINAL APPROVAL DATE: 7-28-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A 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. FINAL APPROVAL DATE: 7-26-2023 : 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: APRIL 4, 2023

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

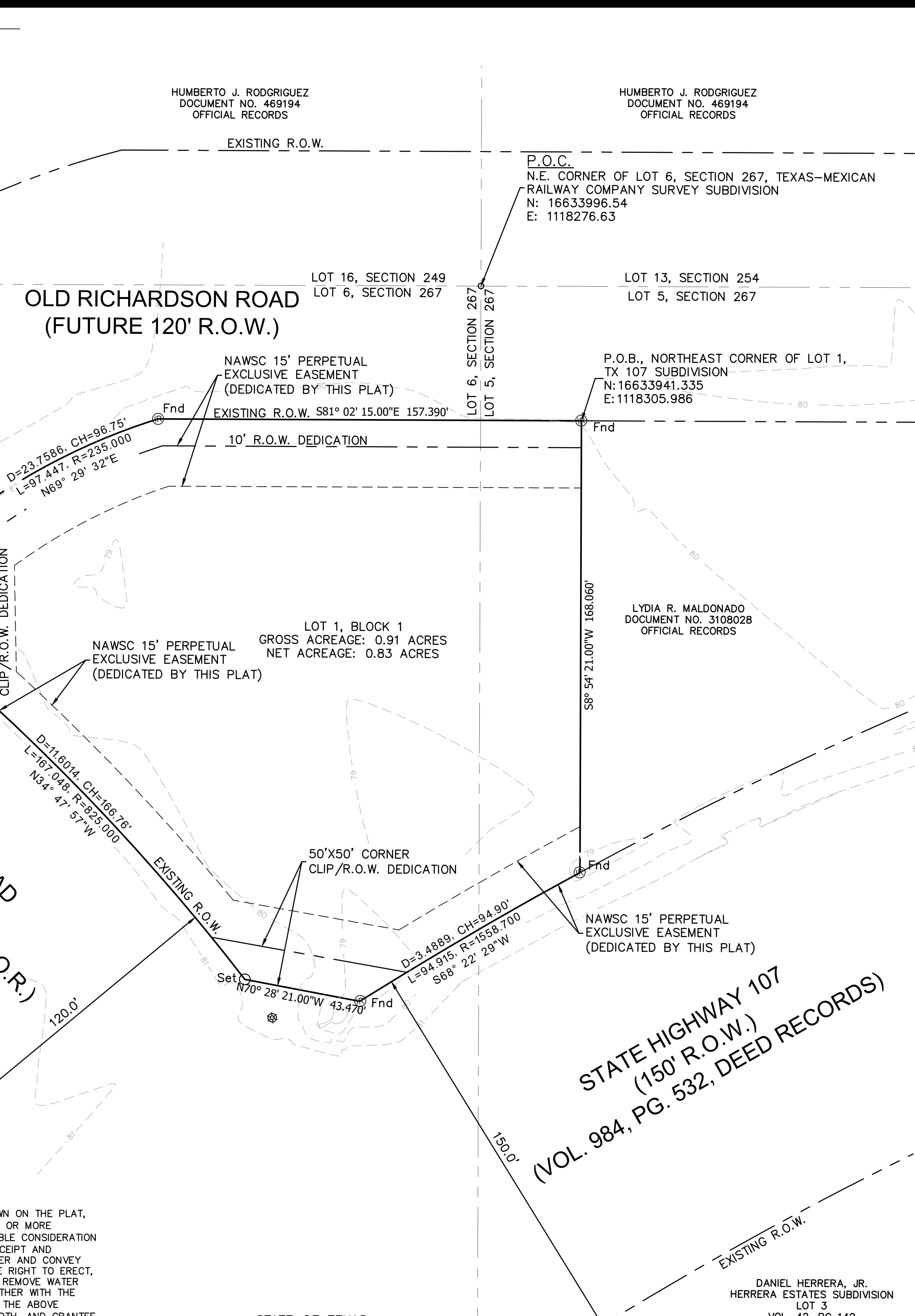
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

*\* 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

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 30 ft.



- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)  
ZONE "X" (SHADED) COMMUNITY-PANEL NUMBER: 480334 0325 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  
TBM #1 "X" IN CONCRETE ON THE CURB AT THE SOUTHWEST ENTRANCE  
N=1647269.31  
E=1101857.96  
ELEVATION=86.29  
TBM #2 "X" IN CONCRETE SET AT CURB INLET WEST OF PROPERTY.  
N=1647404.91  
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 ENTITY 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.

**METS 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:1663396.54, 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 68 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 SOUTHWESTMOST SOUTH 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 15 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 EAST, 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 FOR 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.

AMRIT S. SANDHU  
MANAGING PARTNER  
TX107, 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.

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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

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: AMRIT S. SANDHU, TX107, LLC.             | 11626 MEADOWCHASE DRIVE              | HOUSTON, TEXAS 77065   | (888) 489-3430 |
| 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  |                |

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

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

Texas Registered Engineering Firm F-21173

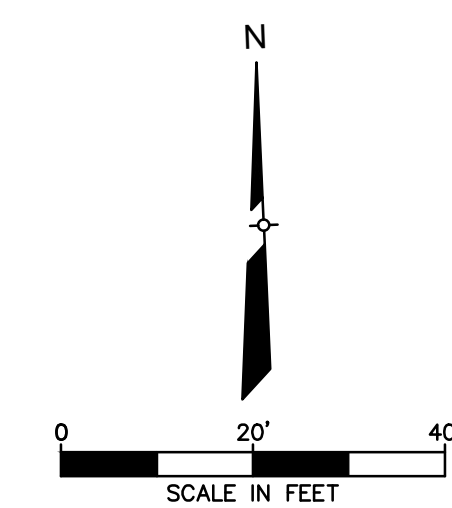
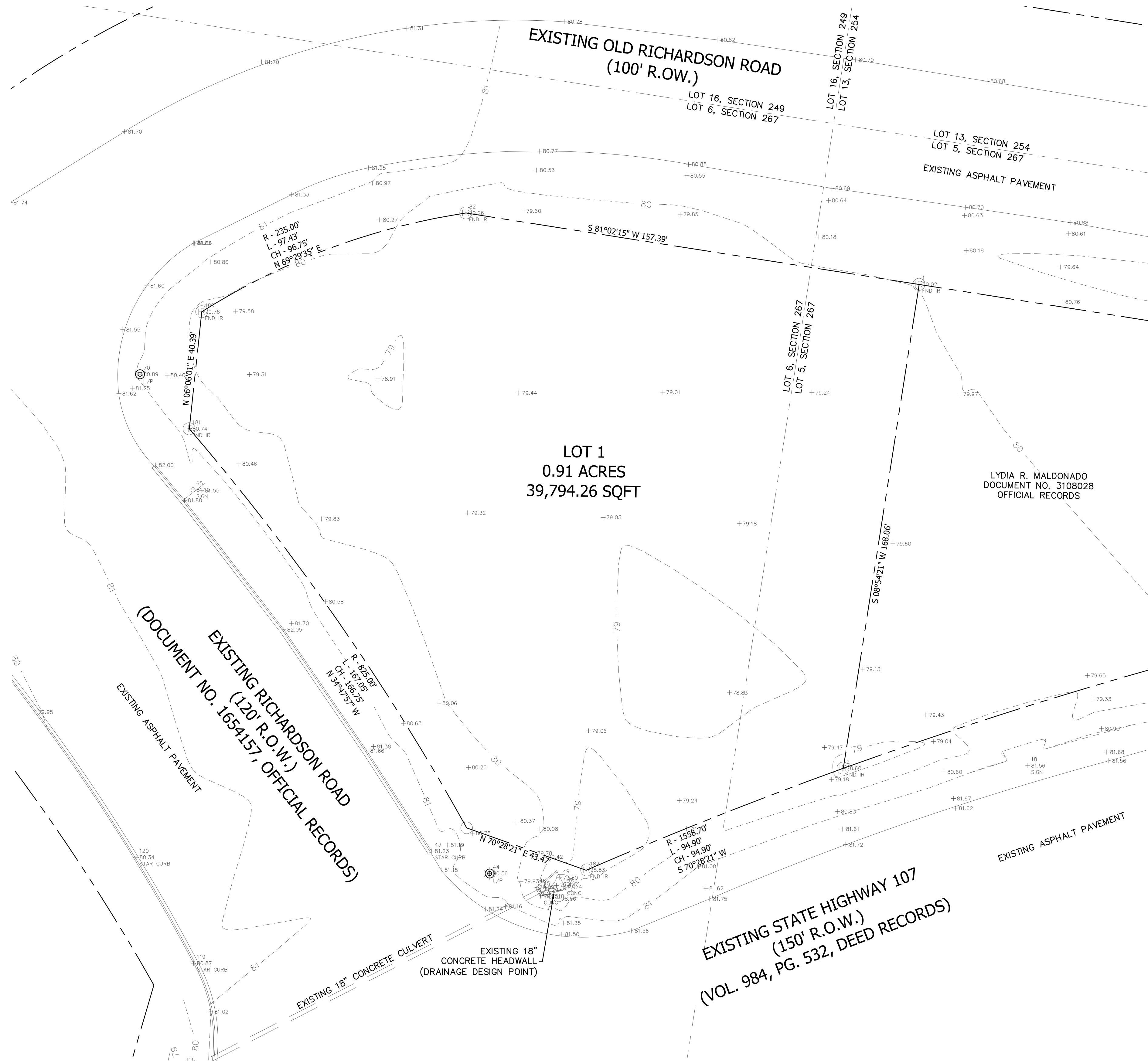
| SHEET NO. | DATE PREPARED: | PREPARED BY: | APPROVED BY:   |
|-----------|----------------|--------------|----------------|
| 1         | 04-06-2022     | HCE          |                |
|           | DATE REVISSED: | REVISED BY:  | APPROVED DATE: |
|           | 03-20-2023     | HCE          |                |

C:\Users\Nikolai\OneDrive\Projects\Hidalgo\Edinburg\CAD Preliminary Plats\Final Plat.dwg Mar-23-2023 8:00AM nfor

c:\Users\ZZ40\OneDrive\Projects\HCE\Edinburg\Edinburg\318 Little Ceans - Edinburg\CAD\Sheet Set\C-2.0 Exst. Survey.dwg Feb 17, 2023 - 11:36AM ZZ40



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)



| No. | Date | Revision Description |
|-----|------|----------------------|
|     |      |                      |
|     |      |                      |
|     |      |                      |

EXISTING CONDITIONS MAP

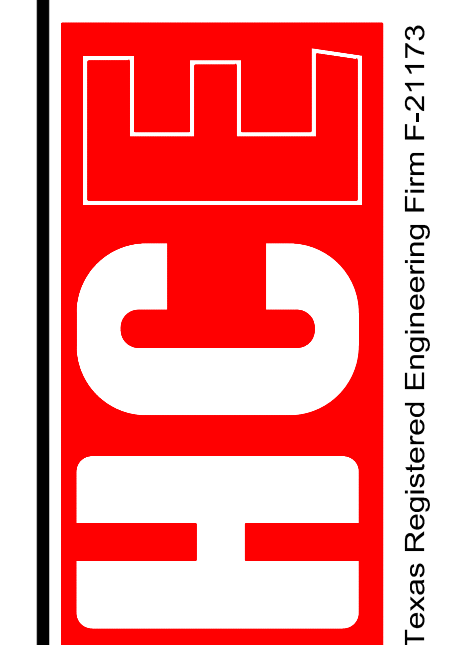
**TX 107 Development Subdivision**  
**RSA Food Services, LLC**  
 Edinburg, Texas

PROJECT NO.: P318

02/17/2023

CIVIL & ENVIRONMENTAL  
 RGV I DRW

1618 E. GRIFFIN PARKWAY  
 SUITE 7  
 MISSION, TEXAS 78572  
 956.270.8030



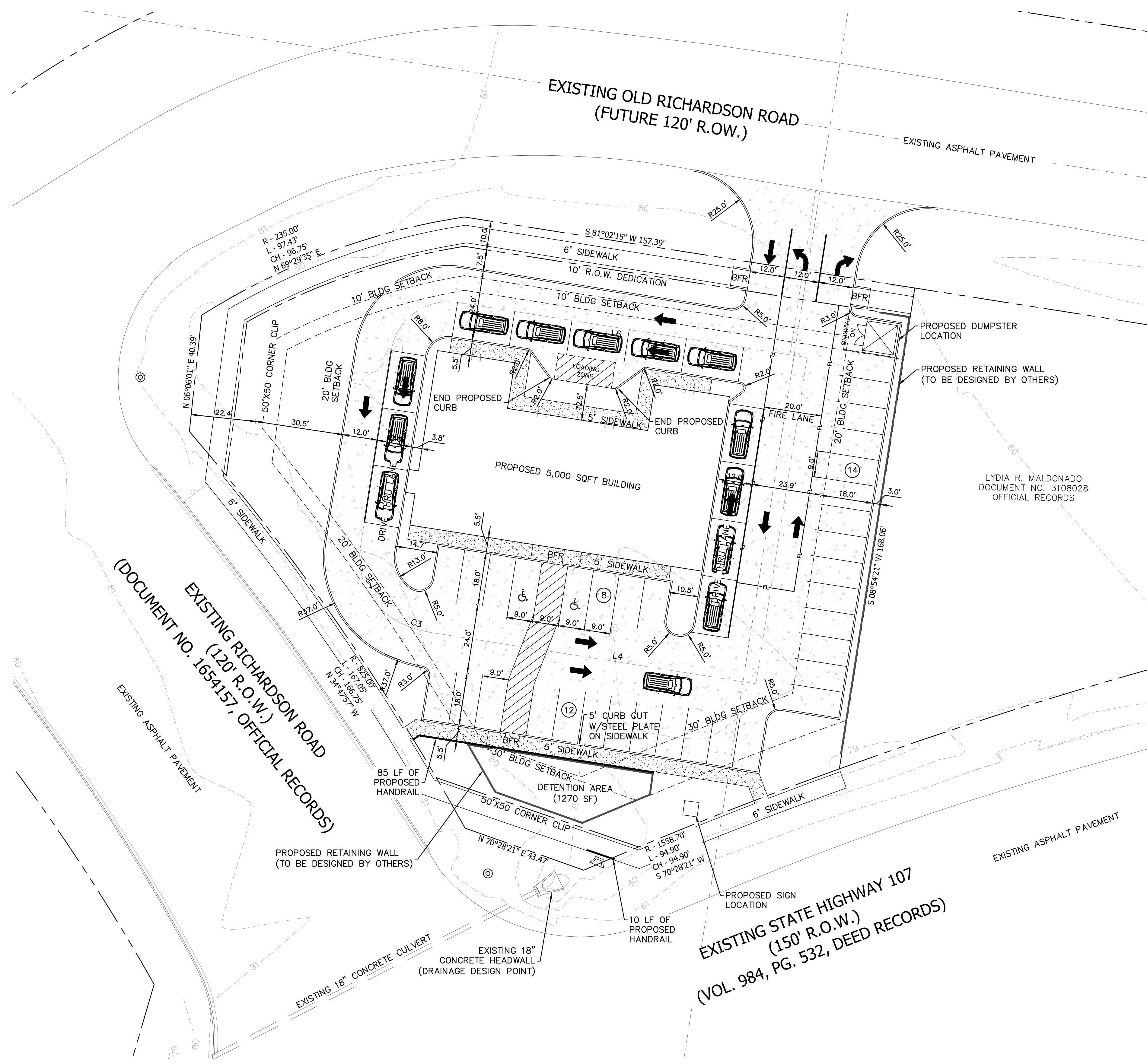
Texas Registered Engineering Firm F-21173

SHEET NO.  
**C-2.0**

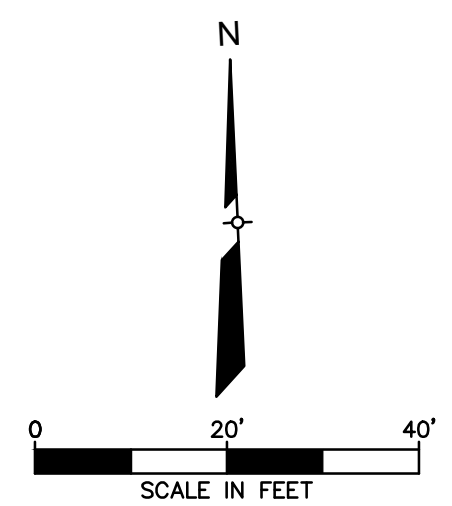
c:\Users\ZZ40\OneDrive\Projects\HCE\Edinburg\Edinburg\318 Little Ceans - Edinburg\CAD\Sheet Set\C-2.1 Site Plan.dwg, Feb 17, 2023, 11:37AM, 2240



**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)



| SITE SUMMARY TABLE                                      |  |
|---|--|
| SITE ADDRESS  | EAST OF THE INTERSECTION OF RICHARDSON ROAD AND SH 107 EDINBURG, TEXAS 78542   |
| EXISTING ZONING   | NONE - LOCATED IN ETJ  |
| PROPOSED USE  | COMMERCIAL - GENERAL   |
| LOT AREA  | 39,794.26 S.F. / 0.91 ACRES  |
| BUILDING FOOT PRINT AREA (SQUARE FEET)                  | TOTAL 5,000 S.F.<br>1 LITTLE CAESARS - 1450 S.F.<br>2 RETAIL SPACES - 2100 S.F.<br>1 END CAP SHELL SPACE - 1450 S.F. |
| PROPOSED TOTAL IMPERVIOUS COVER                         | 27,750 S.F. (69%)  |
| SITE PARKING:   |  |
| RESTAURANT-1 SPACE / 200 FT <sup>2</sup> BLDG FOOTPRINT | 23 TOTAL SPACES REQUIRED   |
| RETAIL- 1 SPACE / 250 FT <sup>2</sup> BLDG FOOTPRINT    | 1450 S.F. / 200 = 8 SPACES   |
|   | 3550 S.F. / 250 = 15 SPACES  |
| PROVIDED PARKING  | 34   |
| REQUIRED HANDICAP PARKING                               | 2  |
| PROPOSED HANDICAP PARKING                               | 2  |



**LEGEND**

|  |   |
|--|---|
|  | XX" MEDIUM DUTY CONCRETE PER CITY STANDARDS |
|  | SIDEWALK/FLATWORK 4" THICK OTHERWISE        |
|  | DEMOTES BLUE PLACED ADA STALLS              |
|  | BFR BARRIER FREE RAMP                       |
|  | LBJ LONGITUDINAL BUTT JOINT                 |

- NOTES**
- SEE SHEET C-1.1 GENERAL NOTES FOR ADDITIONAL NOTES.
  - ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
  - SEE ARCHITECTURAL PLANS FOR ALL SIDEWALKS AND FLATWORK ADJACENT TO BUILDING.
  - FOR PARALLEL CURB RAMP, RAMP SURFACE SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE WHICH SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
  - CONTRACTOR SHALL INCLUDE A LINE ITEM IN THE BASE BID FOR PVC SLEEVING FOR ANTICIPATED IRRIGATION SYSTEM CONNECTIONS.

**Line Table**

| Line # | Length | Direction        | Start Point                | End Point                |
|--------|--------|------------------|----------------------------|--------------------------|
| L4     | 113.49 | S81° 02' 15.00"E | (16633822.39, 16633804.71) | (1118139.07, 1118251.17) |
| L6     | 122.14 | N81° 02' 15.00"W | (16633917.33, 16633936.36) | (1118268.82, 1118148.17) |

**Curve Table**

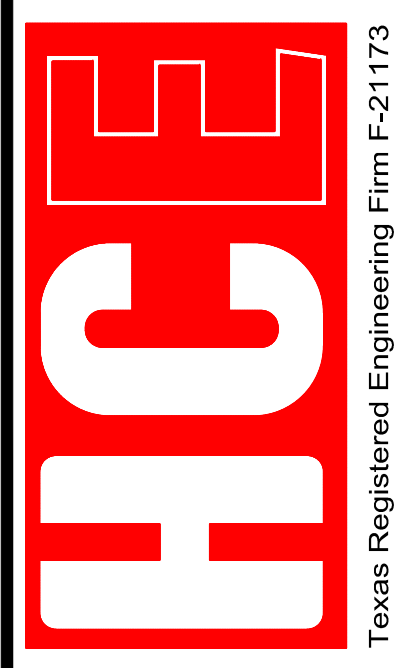
| Curve # | Length | Radius | Chord Direction | Start Point                | End Point                |
|---------|--------|--------|-----------------|----------------------------|--------------------------|
| C3      | 11.70  | 37.00  | S71° 58' 46"E   | (16633825.99, 16633822.39) | (1118127.99, 1118139.07) |
| C4      | 31.35  | 25.00  | S26° 59' 40"E   | (16633852.13, 16633825.99) | (1118114.68, 1118127.99) |

| No. | Date | Revision Description |
|-----|------|----------------------|
|     |      |                      |
|     |      |                      |

**SITE PLAN**  
TX 107 Development Subdivision  
RSA Food Services, LLC  
Edinburg, Texas



CIVIL & ENVIRONMENTAL  
REG. I. DRW  
1618 E. GRIFFIN PARKWAY  
SUITE 7  
MISSION, TEXAS 78572  
956.270.8030

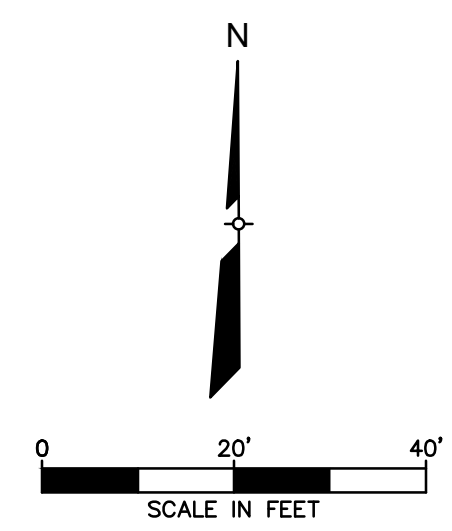
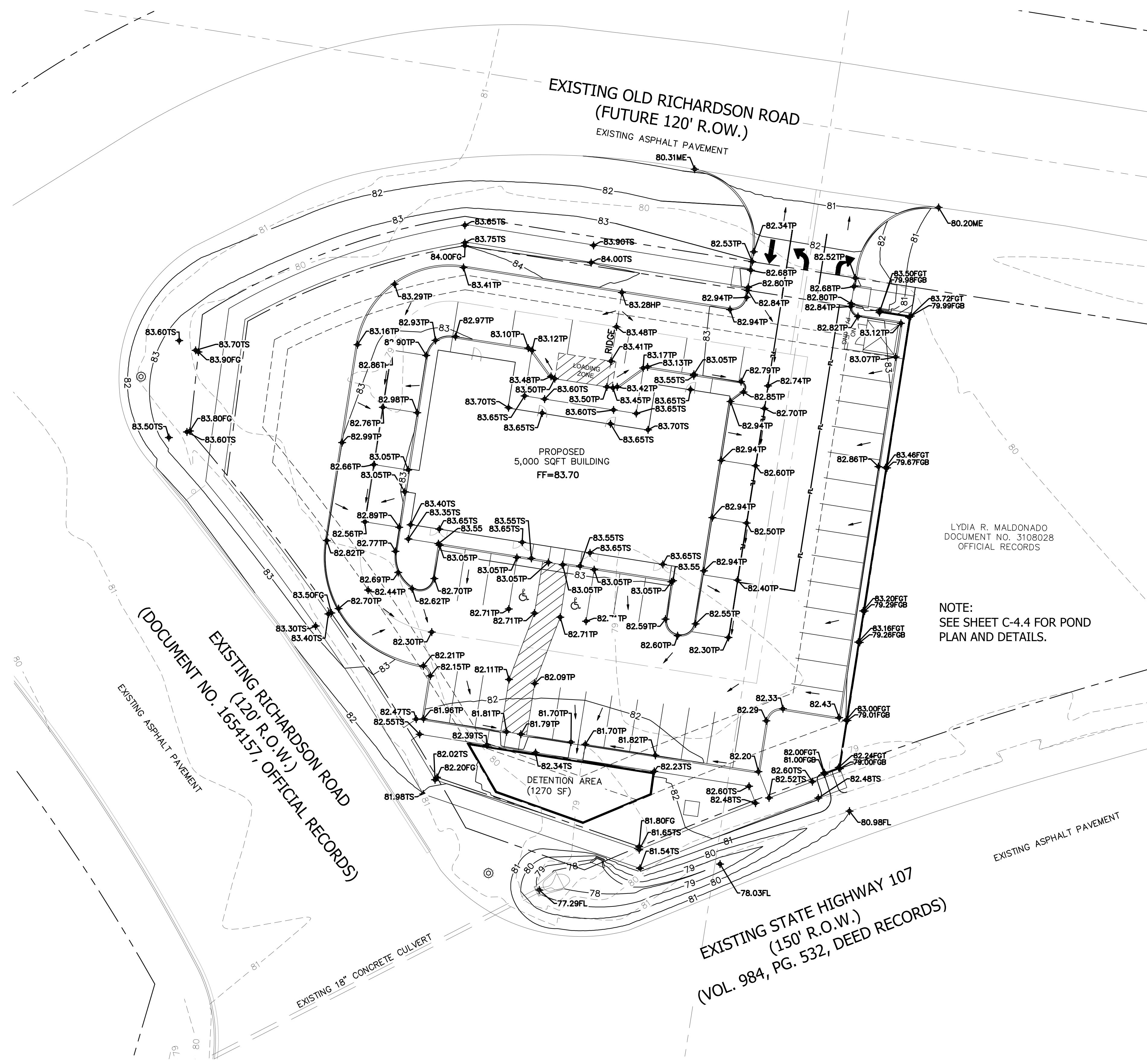


SHEET NO.  
**C-2.1**

c:\Users\ZZ40\OneDrive\Projects\HCE\Edinburg\Edinburg\3.1 Grading Plan.dwg Feb. 17, 2023 11:37AM ZZ40



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)



### LEGEND

|           |  |
|-----------|--|
| 100.00    | TOP OF CURB OR FINISHED PROPOSED GRADE     |
| 100.00 ME | MATCH EXISTING                             |
| FL100.00  | FLOWLINE                                   |
| 100.00FGT | FINISHED GROUND GRADE AT HIGH SIDE OF WALL |
| 100.00FGB | FINISHED GROUND GRADE AT LOW SIDE OF WALL  |
| 100       | PROPOSED CONTOURS                          |
| 100       | EXISTING CONTOURS                          |

### NOTES

- ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
- FOR WALLS THAT ARE PART OF THE PROPOSED SITE DESIGN, FINISHED GROUND GRADES AT HIGH AND LOW SIDES OF WALL DO NOT NECESSARILY INDICATE WALL STRUCTURE ELEVATIONS AND ARE NOT INTENDED TO REPRESENT FOOTING DEPTHS OR STRUCTURAL WALL HEIGHTS. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS FOR FOOTING DEPTHS AND FOR ACTUAL WALL HEIGHTS.

NOTE:  
SEE SHEET C-4.4 FOR POND PLAN AND DETAILS.

| No. | Date | Revision Description |
|-----|------|----------------------|
|     |      |                      |
|     |      |                      |
|     |      |                      |

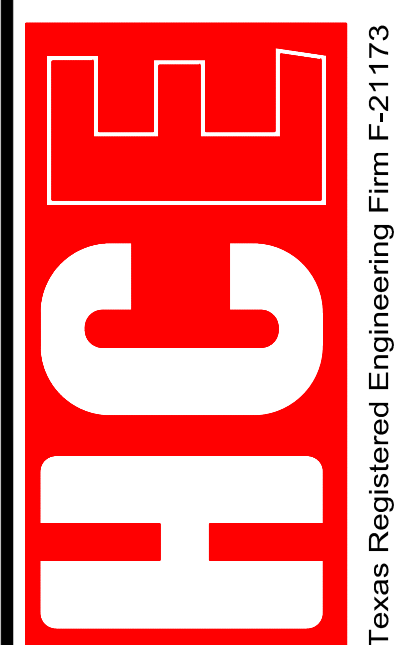
GRADING PLAN

**TX 107 Development Subdivision**  
**RSA Food Services, LLC**  
 Edinburg, Texas

02/17/2023

CIVIL & ENVIRONMENTAL  
 RGV 1 DWG

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 MISSION, TEXAS 78572  
 956.270.8030



SHEET NO.  
**C-3.1**

Texas Registered Engineering Firm F-21173