



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: 9-26-2023

PROPOSED BT 2812 SUBDIVISION PRECINCT No. 4.

ENGINEER: AEC ENGINEERING LLC. DEVELOPER: GULF AMR LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF FM 2812 APROXIMATELY 1/2 OF MILE WEST OF CESAR CHAVEZ.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-25-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL BE DETAINED BY ONSITE DETENTION.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO FM 2812

H.C.R.O.W. FINAL APPROVAL DATE: 7-31-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-31-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 12" LOCATION: FM 2812.

H.C.E.O.C. FINAL APPROVAL DATE: 7-31-2023 : 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.

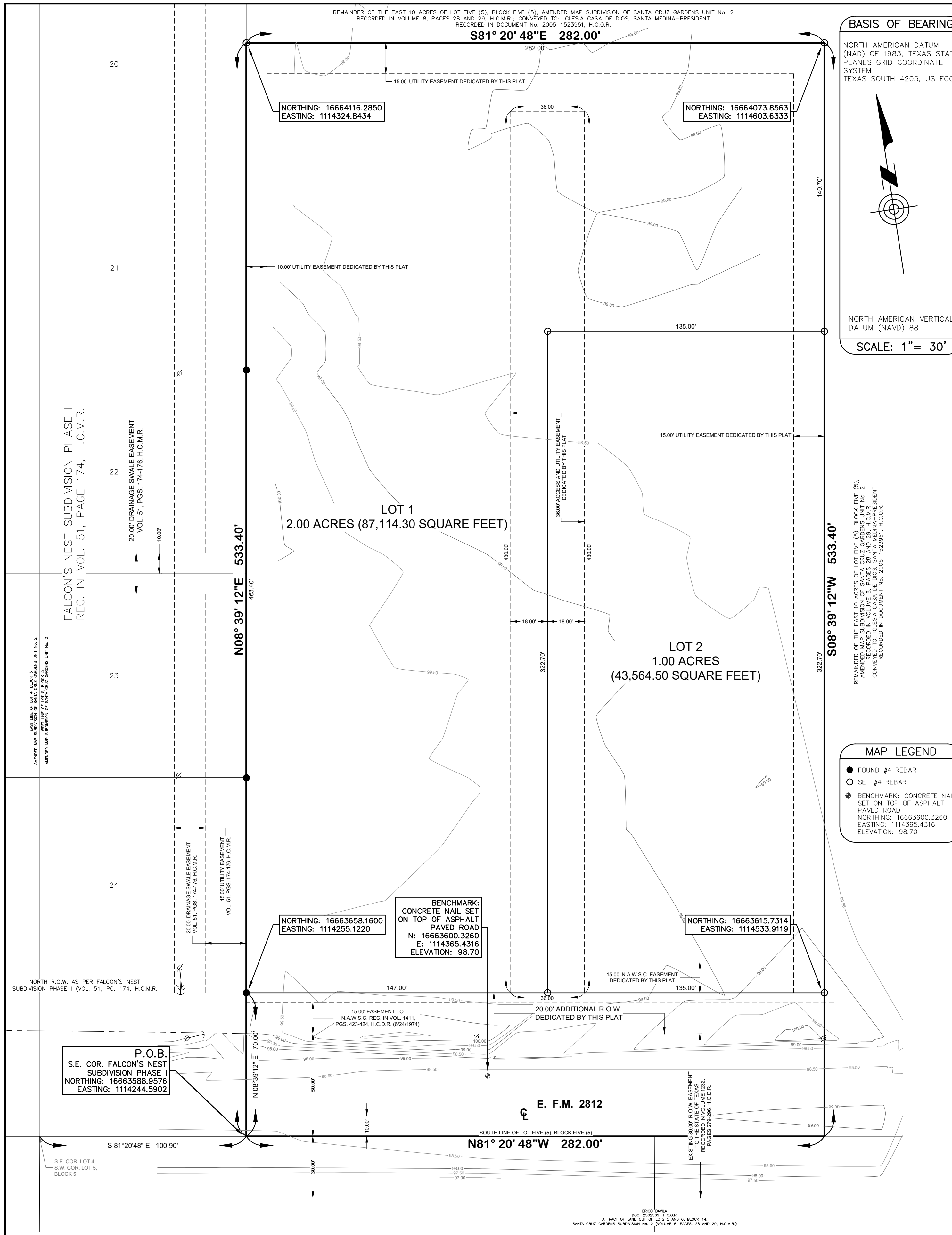
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.

\*



**BASIS OF BEARING**

NORTH AMERICAN DATUM (NAD) OF 1983, TEXAS STATE PLANES GRID COORDINATE SYSTEM, TEXAS SOUTH 4205, US FOOT.

NORTH AMERICAN VERTICAL DATUM (NAVD) 88

SCALE: 1" = 30'

STATE OF TEXAS  
COUNTY OF HIDALGO

GULF AMR, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER THE 3.45-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BT 2812 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 TANKS) 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.

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REYNALDO PEÑA, 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\_\_\_\_

DATE \_\_\_\_\_

ROEL HERNANDEZ  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: OCTOBER 27, 2025

ROEL HERNANDEZ  
Notary ID #13131343  
My Commission Expires  
October 27, 2025

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BT 2812 SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING DIRECTOR, CITY OF EDINBURG

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF BT 2812 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

SANTA CRUZ IRRIGATION DISTRICT NO. 15

THIS PLAT IS APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO THE FOLLOWING:

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- FIFTEEN FOOT (15.0') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHT-OF-WAY AND EASEMENTS OF DISTRICT;
- IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

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 AVAILABLE CONSIDERATION PAID BY THE GRANTEE, 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 COUNTY OF HIDALGO, AND THE CITY OF EDINBURG, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY  
CITY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BT 2812 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

LAND SURVEYOR'S CERTIFICATION

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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

INDEX TO SHEET OF BT 2812 SUBDIVISION:

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT DESIGNATION ACCORDING TO PROJECT'S LOCATION; H.C.D.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.

SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER COLLECTION (OSSP) MAP; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; ENGINEER'S ACKNOWLEDGEMENT.

STATE OF TEXAS  
COUNTY OF HIDALGO

LAND SURVEYOR'S CERTIFICATION

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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 AVAILABLE CONSIDERATION PAID BY THE GRANTEE, 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 COUNTY OF HIDALGO, AND THE CITY OF EDINBURG, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

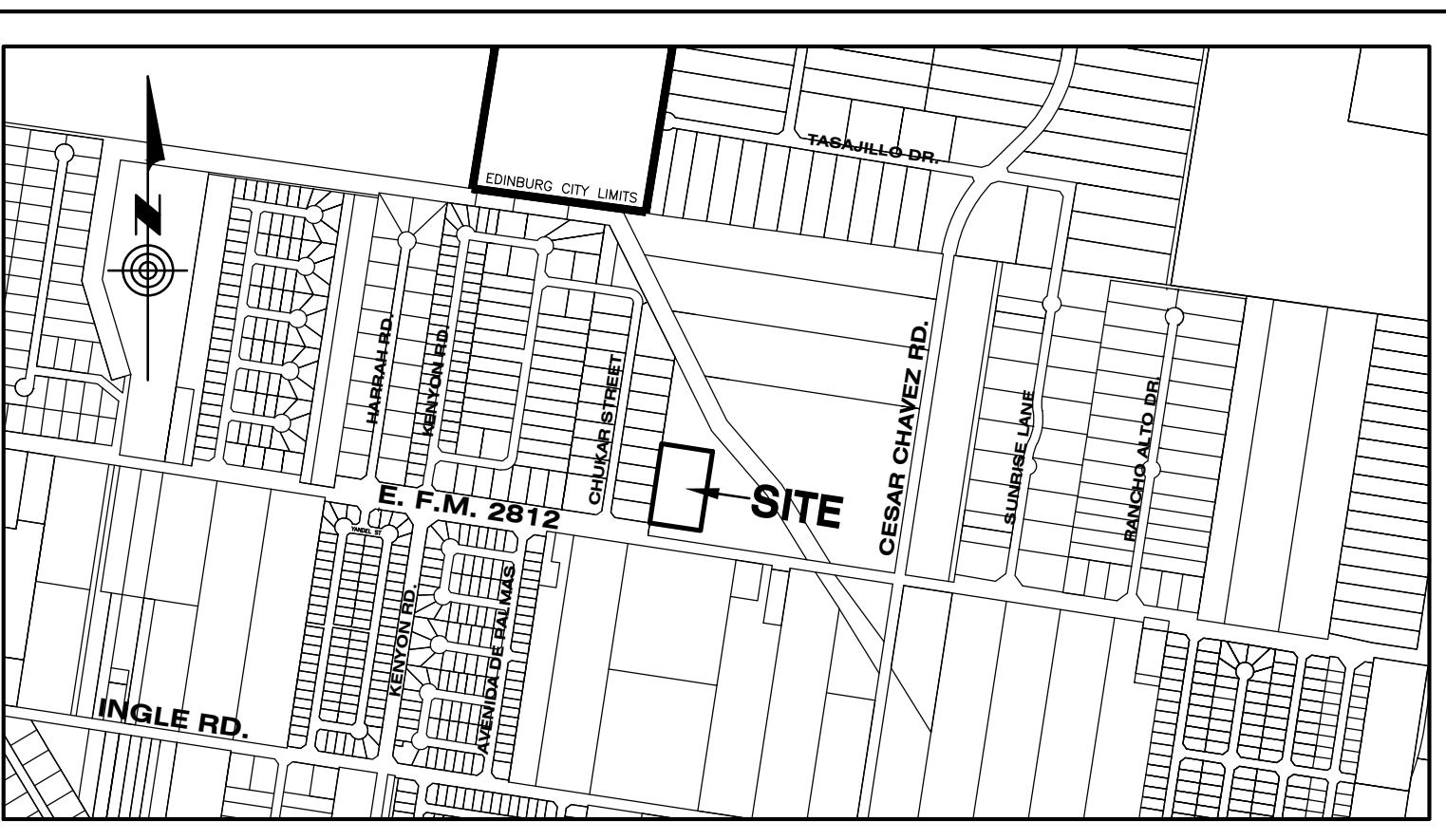
REGISTERED PROFESSIONAL SURVEYOR

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

JOB # 1591.006 Date: September 12, 2023  
Drawn by: J.D.Z.

**BT 2812 SUBDIVISION**

A 3.45-ACRE (150,418.80 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE EAST TEN (10) ACRES OF LOT FIVE (5), BLOCK FIVE (5), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



**VICINITY MAP**  
SCALE: 1"=1000'

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

SUBDIVISION LOCATION: SITUATED IN PRECINCT 4 OF HIDALGO COUNTY, TEXAS, BT 2812 SUBDIVISION CONSISTS OF TWO (2) COMMERCIAL LOTS, AND IS LOCATED ON THE NORTH SIDE OF E. F.M. 2812, APPROXIMATELY 400 FEET EAST OF CHUKAR STREET. THIS SUBDIVISION FALLS WITHIN EDINBURG'S 3 1/2 MILE E.T.J. AS PER THE 2020 CENSUS, THE POPULATION IN THE CITY OF EDINBURG IS: 100,243.

METES AND BOUNDS DESCRIPTION

A 3.45-ACRE (150,418.80 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE EAST TEN (10) ACRES OF LOT FIVE (5), BLOCK FIVE (5), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 3.45 ACRES (150,418.80 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A POINT LOCATED WITHIN THE RIGHT-OF-WAY OF E. F.M. 2812, BEING THE SOUTHWEST CORNER OF FALCON'S NEST SUBDIVISION PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 174, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 1) THENCE N 08°39'12" E, ALONG THE EAST LINE OF SAID FALCON'S NEST SUBDIVISION PHASE I, AT A DISTANCE OF 70.00 FEET PASS A #4 REBAR FOUND FOR THE NORTH RIGHT-OF-WAY LINE OF SAID E. F.M. 2812, AND CONTINUING A TOTAL DISTANCE OF 533.40 FEET TO A #4 REBAR SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
  - 2) THENCE S 81°20'48" E, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT FIVE (5), BLOCK FIVE (5), A DISTANCE OF 282.00 FEET TO A #4 REBAR SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
  - 3) THENCE S 08°39'12" W, AT A DISTANCE OF 463.40 FEET PASS A #4 REBAR SET ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SAID E. F.M. 2812, AT A DISTANCE OF 483.40 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID ROAD, AND CONTINUING A TOTAL DISTANCE OF 533.40 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
  - 4) THENCE N 81°20'48" W, ALONG THE SOUTH LINE OF SAID LOT FIVE (5), BLOCK FIVE (5), AND WITHIN THE RIGHT-OF-WAY OF SAID E. F.M. 2812, A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES (150,418.80 SQUARE FEET) OF LAND, MORE OR LESS, OF WHICH 0.45 OF ONE ACRE (19,740.00 SQUARE FEET) LIES WITHIN THE ROAD RIGHT-OF-WAY OF SAID E. F.M. 2812, LEAVING A NET OF 3.00 ACRES (130,678.80 SQUARE FEET) OF LAND, MORE OR LESS.

**GENERAL PLAT NOTES**

1. FLOOD ZONE DESIGNATION: THIS TRACT OF LAND LIES IN ZONE "X" (NO SHADING), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000, REVISED TO REFLECT L.O.M.R. DATED MAY 17, 2001.
2. SETBACK REQUIREMENTS (COMMERCIAL GENERAL DISTRICT):  
FRONT: 50.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
BACK: 15.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.  
SIDES: 15.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR SITE EASEMENTS.
3. LOTS 1 AND 2 OF THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE THAN COMMERCIAL, LOTS 1 AND 2 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE EASEMENT.
4. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF F.M. 2812, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD AREA 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 ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. BENCHMARK: CONCRETE NAIL SET ON TOP OF ASPHALT PAVED ROAD, NORTHING: 16663600.3260, EASTING: 1114365.4316, ELEVATION: 98.70
6. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, 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.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A 17,634 CUBIC FEET (0.405 ACRE-FEET) OF STORM WATER RUNOFF.  
LOT 1 IS REQUIRED TO DETAIN 11,756 CUBIC FEET (0.270 ACRE-FEET)  
LOT 2 IS REQUIRED TO DETAIN 5,878 CUBIC FEET (0.135 ACRE-FEET)  
DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON DRAINAGE REPORT APPROVED BY H.C.D.D. NO. 1 ON 1/29/23.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SANITARY SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET (OR AS INDICATED ON THIS SUBDIVISION PLAT, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNED THIS PLAT BY DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT).
10. 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 O.S.S.F. PLAN ARE APPROVED, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
11. REYNALDO PEÑA, PARTNER OF GULF AMR, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER AND SUBDIVIDER OF BT 2812 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED O.S.S.F. ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION. DETENTION AREA SHALL NOT BE PLACED WITHIN ANY EASEMENTS.
13. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
14. ALL WATER SERVICES AND SANITARY SEWER SERVICES SHALL BE PAID BY DEVELOPER.
15. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS(HER, THEIR) RESPECTIVE SECTION.
16. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER(S).
17. THE OWNER/DEVELOPER OF THIS SUBDIVISION IS RESPONSIBLE FOR THE INSTALLATION OF A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER, AND 24 FEET IN LENGTH AT THE POINT OF ACCESS WITH F.M. 2812 (SEE SHEET 2 OF THIS SUBDIVISION PLAT).
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT, IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION 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 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ENTER, CONSTRUCT, INSTALL, MAINTAIN, REPAIR, REPLACE, MAINTAIN, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS OVER OR UNDER ANY 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 HEREON BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER DENIES 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 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS TITLE 4 OF THE CIVIL PRACTICE AND RULES 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 HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GRANTOR'S SIGNATURE \_\_\_\_\_  
PRINT NAME: DEVELOPER/PRESIDENT/OWNER

PRINCIPAL CONTACTS:

CITY:	EDINBURG	415 W. UNIVERSITY DR, EDINBURG, TX 78539	PHONE: (956) 388-8204
DEVELOPER:	GULF AMR, LLC	7251 E. HIGHWAY 83, RIO GRANDE CITY, TX 78582	PHONE: (956) 844-3101
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

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

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 BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT 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 \_\_\_\_\_

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

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 AVAILABLE CONSIDERATION PAID BY THE GRANTEE, 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 COUNTY OF HIDALGO, AND 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

# MAP OF TOPOGRAPHY AND STORM DRAINAGE MAPA DE TOPOGRAFÍA Y DRENAJE PLUVIAL

DRAINAGE REPORT FOR  
BT 2812 SUBDIVISION

**Project Location and Description**  
Proposed BT 2812 SUBDIVISION is a 3.45-acre (gross) tract of land (3.00-acre net), more or less, situated in the County of Hidalgo, Texas, out of the east ten (10) acres of Lot five (5), Amended Map Subdivision of Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 29, Map Records of Hidalgo County, Texas. This subdivision is located on the north side of F.M. 2812, approximately 400 feet east of Chukar Street.

**Floodplain (FEMA Information)**  
This tract of land is currently vacant, and its future use is commercial. This site is in Flood Zone X (no shading), as per FEMA FIRM Panel 480338 0325 D, map revised June 6, 2000. Zone X (no shading) is defined as areas determined to be outside 500-year flood plain.

**Soils Information**  
According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are labeled as 28, which are in Hydrologic Group B. Group B Soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Drainage Pattern Determination**  
The topography in this site indicates that runoff flows in a northerly direction. Within this site, storm runoff shall be conveyed into a series of proposed detention areas located at the south, north and west sides of this site (see "Paving and Grading Plan with Existing Contours" and "Proposed Contours" plans).

As per engineered calculations, this proposed 3.45-acre (3.00-acre net) development shall detain no less than 17,634 cubic feet (0.405 ac-ft) of storm water runoff cumulatively. Post construction runoff shall be discharged into the previously mentioned detention areas via five 48" (36" opening) chutes that will be located at the south, north and west sides; and from the building via four underground downspout 6" pipe collectors that will discharge into the west detention area. Detention areas will be excavated to have a combined runoff storage capacity of ±20,618 cubic feet. Runoff from the detention areas is discharged into the road ditch of FM 2812 via an 8" PVC "bleeder" line located in the east detention area on the south side of this site. Since the road ditch along FM 2812 is not well defined, it will be re-excavated and re-shaped (see "Paving and Grading Plan with Existing Contours" and "Proposed Contours" plans).

**Necessary Detention Quantification**  
As per County of Hidalgo's drainage policy, the site will contain the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per attached Engineered Calculations, this 2-lot commercial subdivision shall detain no less than 17,634 c.f. cumulatively for the 3.00-acre tract of land. Lot 1 is required to detain no less than 11,756 c.f., and provides 12,735 c.f. Lot 2 is required to detain 5,878 c.f., and provides 7,883 c.f. See quantifications below:

**Pre-Development Quantifications**  
Site is currently Nearly bare and untilled soils

Q = 4.45 cfs  
I = 7.42 in/hr  
Tc = 14.46 min

**Post Development Quantifications**  
Upon site development, it will be a 2-lot commercial subdivision

Q = 19.49 cfs  
I = 10.83 in/hr  
Tc = 9.94 min

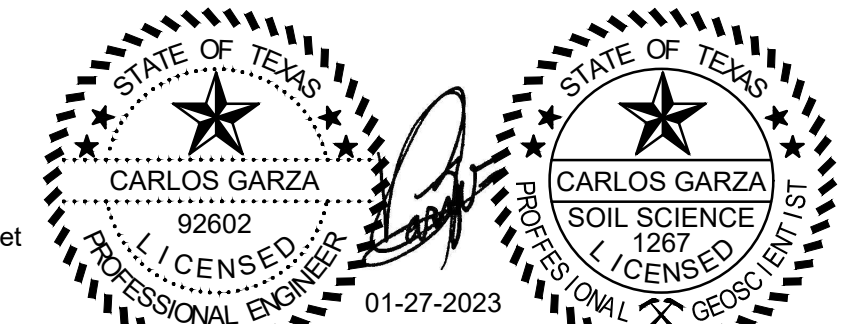
The pre-development flow rate averages 4.45 cfs while the post-development flow rate averages 19.49 cfs; creating an incremental average flow rate of 15.04 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current Hidalgo County Drainage District No. 1 ordinances and/or policies and approved by the County of Hidalgo, TX at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.

Prepared by: AEC Engineering, LLC

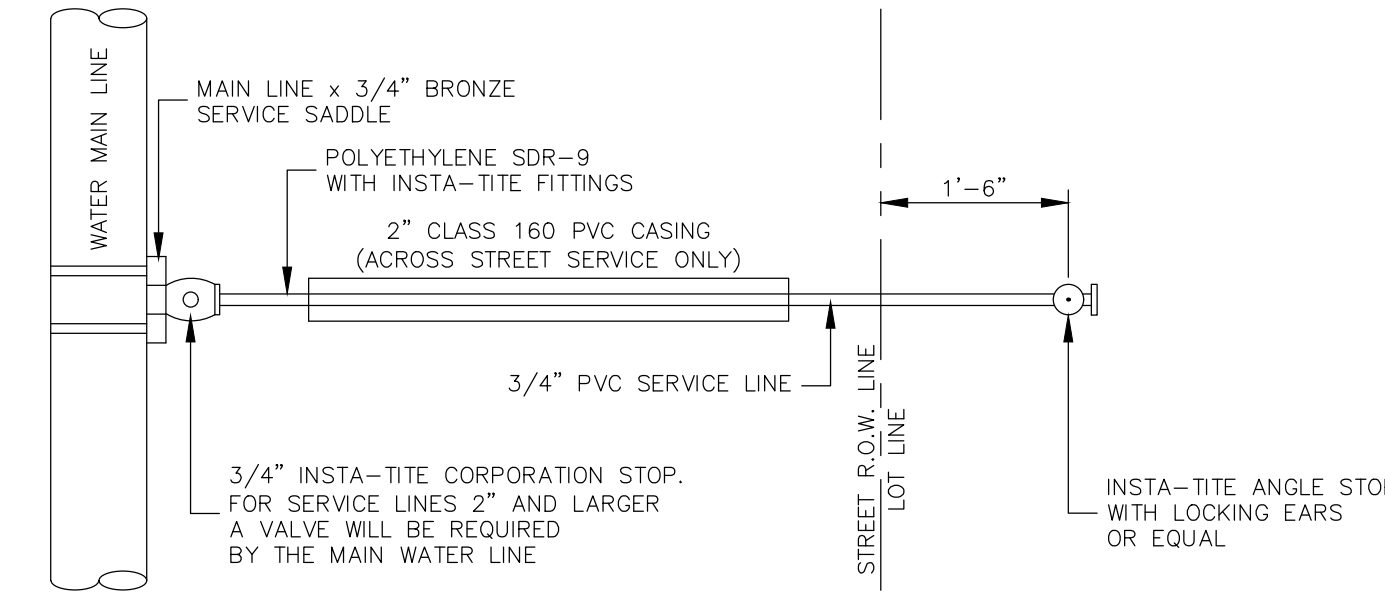
Authorized by: Carlos Garza, P.E., P.G.

Contact: 956-380-6558 carlos@aecengineering.net



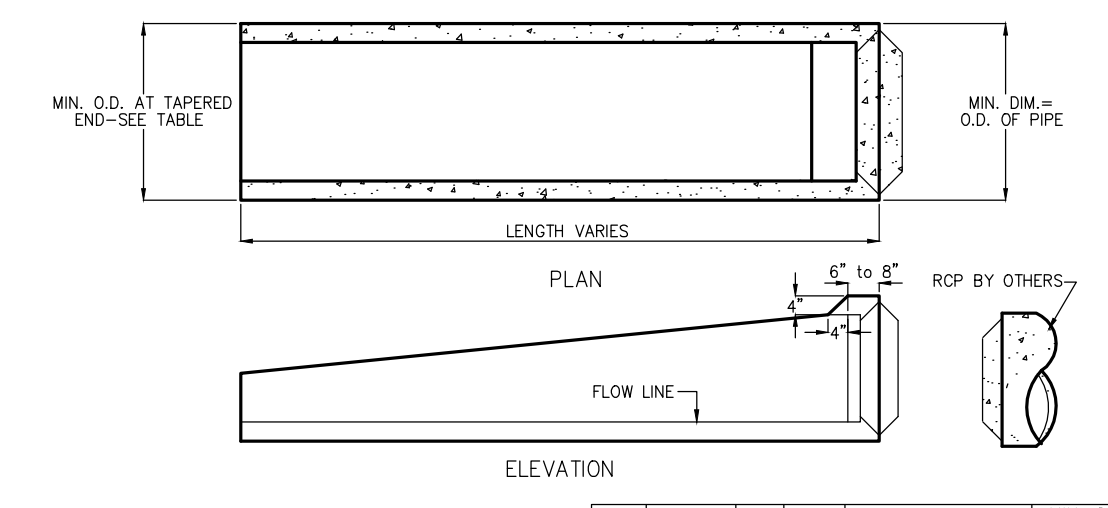
BY MY SIGNATURE ABOVE, I CERTIFY THAT THE 100-YEAR FLOOD PLAIN FOR ZONE "X" (NO SHADING), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED JUNE 6, 2000; REVISED TO REFLECT L.O.M.R. DATED MAY 17, 2001.

DRAINAGE REPORT WAS APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, ON JANUARY 25TH, 2023.

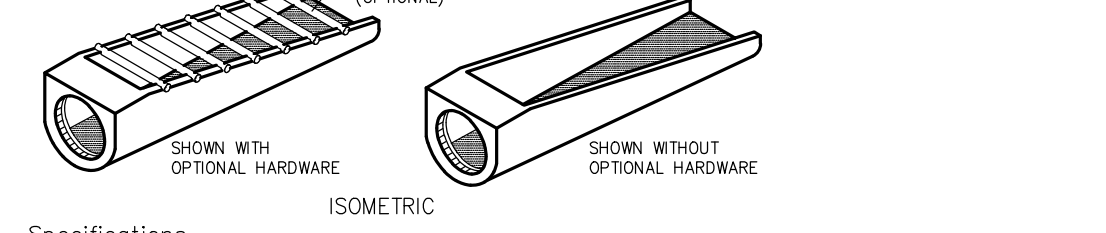


## SINGLE WATER SERVICE CONNECTION

Not to Scale

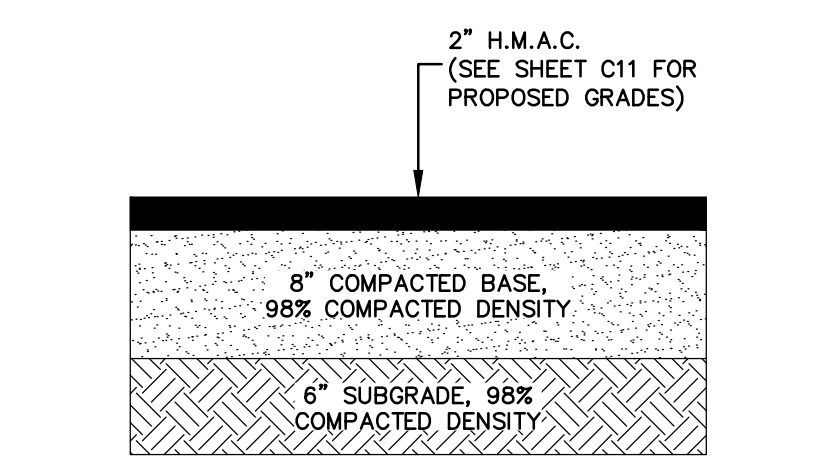
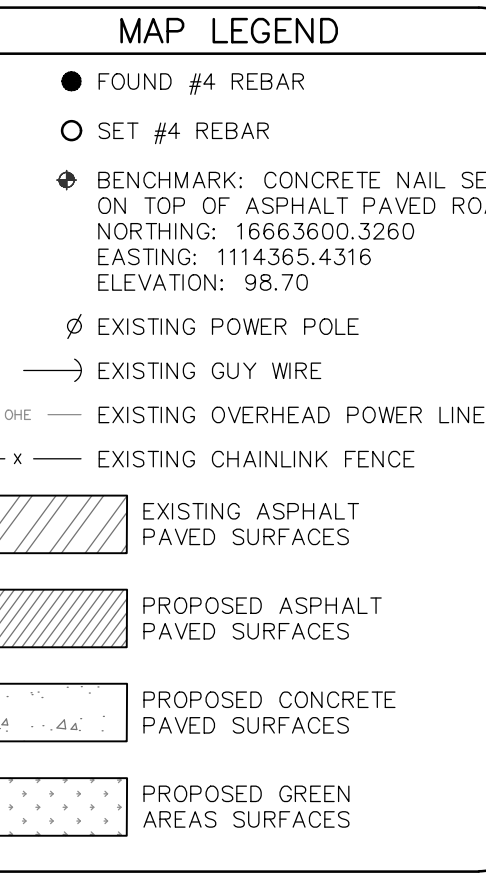
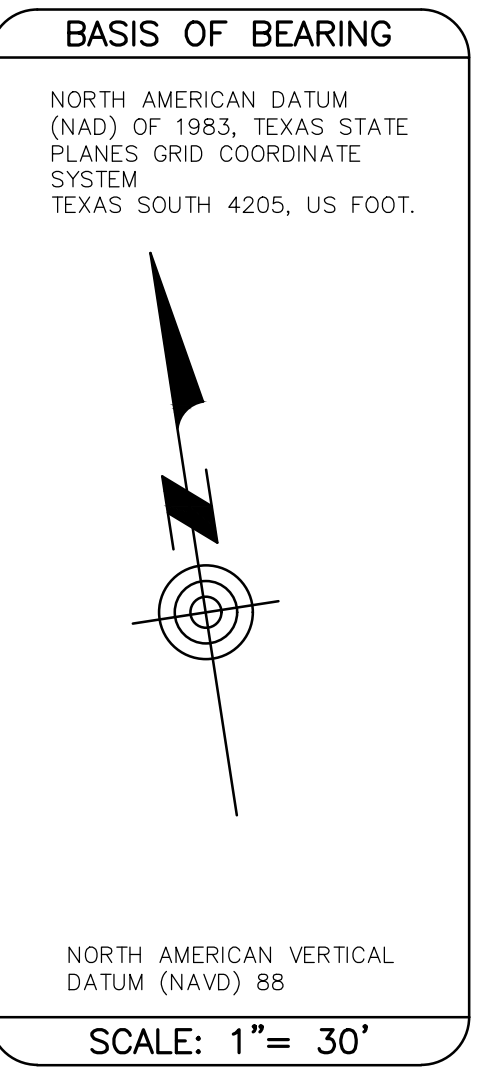


PIPE I.D.	MIN. THICK.	MIN. SLOPE	MINIMUM LENGTH	MIN. O.D. TAPERED END
12"	3/16"	1/8"	5'-0"	15"
15"	3/16"	1/8"	5'-0"	15"
18"	3/16"	1/8"	5'-0"	15"
24"	3/16"	1/8"	5'-0"	15"
30"	3/16"	1/8"	5'-0"	15"
36"	3/16"	1/8"	5'-0"	15"
42"	3/16"	1/8"	5'-0"	15"



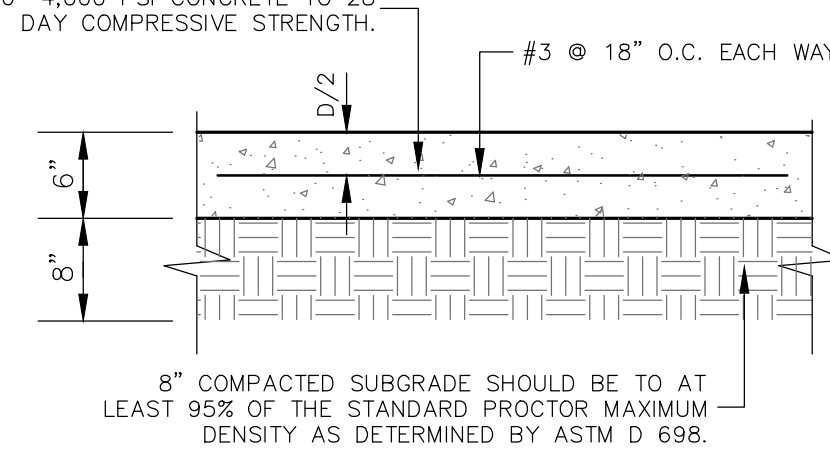
**Specifications**  
CONCRETE: Class 1 concrete with design strength of 4500 PSI or 28 days unit is of monolithic construction.  
REINFORCEMENT: Grade 60 reinforced steel rebar conforming to ASTM A615 on required centers or equal.

**Installation Data**  
Stabilized sand shall be used for bedding and backfill of all safety end treatment sections. The bedding shall surround the section for a minimum thickness of inches or to the limits of excavation and shall taper to a minimum of 12 inches at the top of the section for a depth of 12 inches.



## ASPHALT PAVEMENT DETAIL MANEUVERING AREA/LANE

Not to Scale



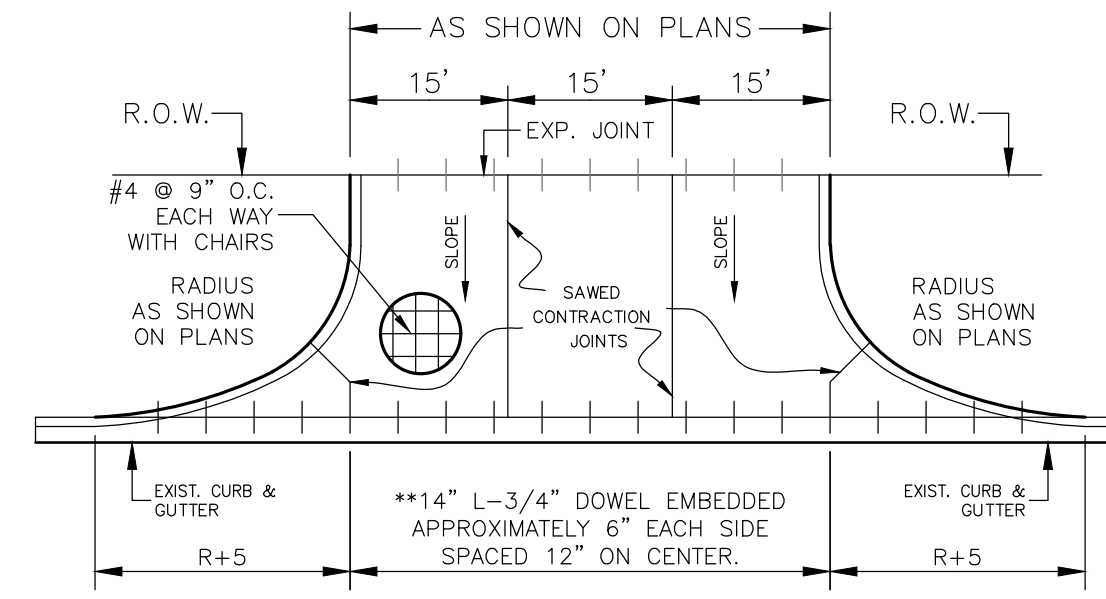
## TYPICAL CONCRETE PAVING SECTION

Not to Scale

\*\* 8" CONCRETE SHALL BE USED WITHIN PROPOSED DUMPSTER AREAS.

## PRECAST CONCRETE SAFETY END TREATMENT

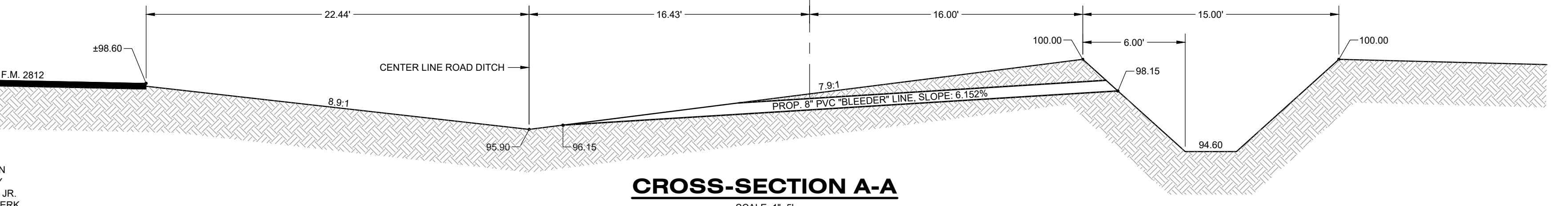
Not to Scale



## TYPICAL CONCRETE DRIVE APPROACH DETAIL (TxDot)

Not to Scale

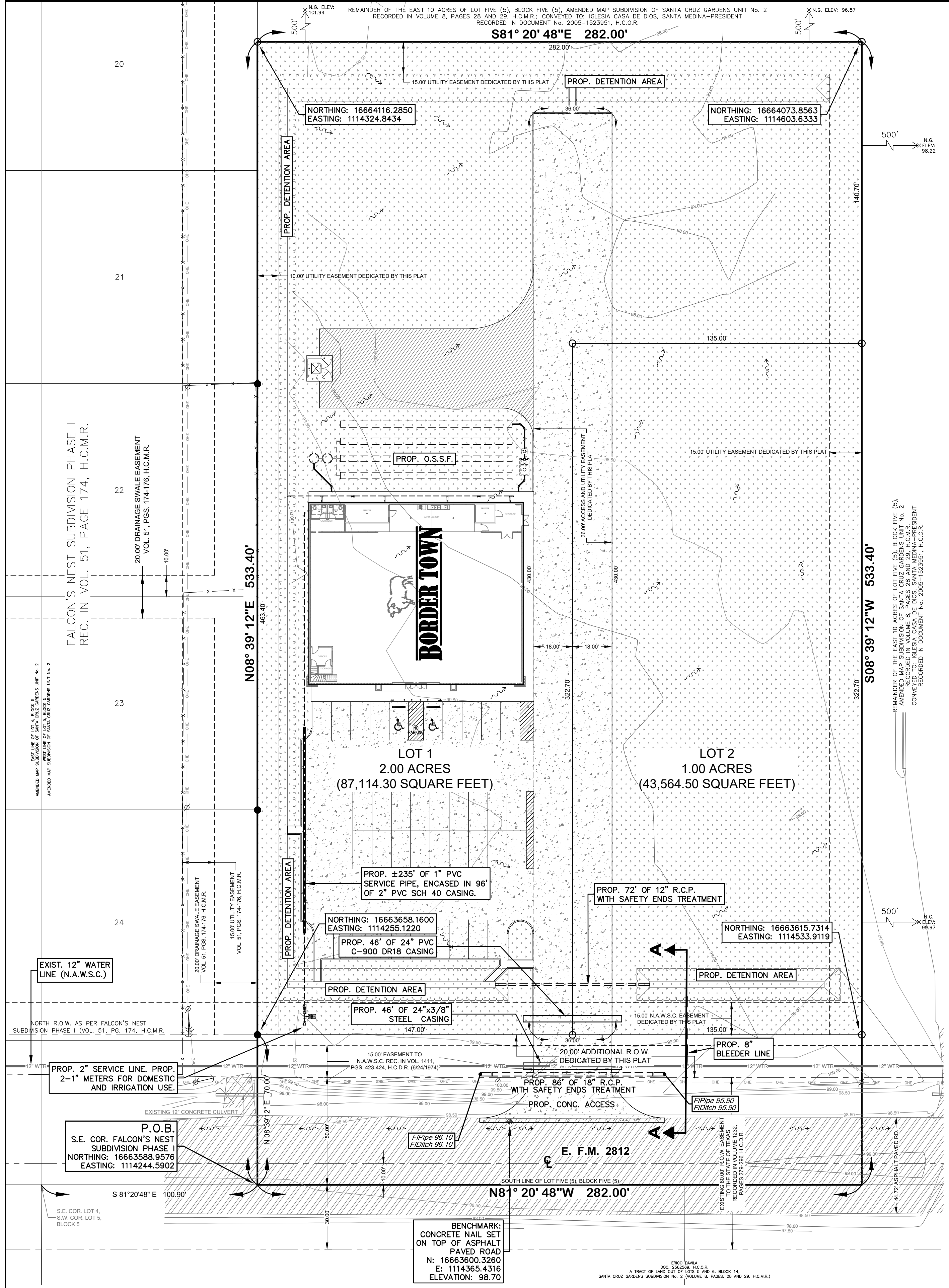
\*\* OMIT DOWELS WHEN CONCRETE DRIVE APPROACH CONNECTS/MEETS EXISTING ASPHALT (NO CONCRETE CURB AND GUTTER).



## CROSS-SECTION A-A

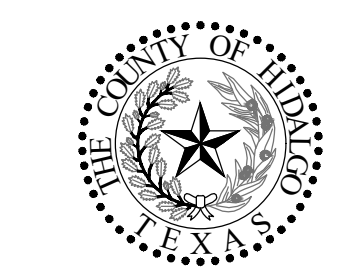
SCALE: 1"=5'

PRINCIPAL CONTACTS:			
CITY:	EDINBURG	415 W. UNIVERSITY DR, EDINBURG, TX 78539	PHONE: (956) 388-8204
DEVELOPER:	GULF AMR, LLC	7251 E. HIGHWAY 83, RIO GRANDE CITY, TX 78582	PHONE: (956) 844-3101
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



**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 # 1591.006 Date: September 12, 2023  
Drawn by: J.D.Z.  
**BT 2812 SUBDIVISION**  
A 3.45-ACRE (150,418.80 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE EAST TEN (10) ACRES OF LOT FIVE (5), BLOCK FIVE (5), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AMPM  
INSTRUMENT NUMBER \_\_\_\_\_  
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