



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: 11-14-2023

PROPOSED LA BARCA ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: NAIN ENGINEERING DEVELOPER: THE THREE GRANDES, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 57 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST OF BORDER ROAD APPROXIMATELY 600.00 FEET NORTH OF MOORE ROAD

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-15-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO BORDER ROAD AND 10.00 FEET ONTO WHALEN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-13-2023 BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 10-18-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: BORDER ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-13-2023 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 25, 2022

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of ALAMO.

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

THE THREE GRANDES LTD. AS OWNER OF THE 39.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA BARCA ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(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.

KYLE RUPPERT DATE
THE THREE GRANDES LTD
P.O. BOX 959
EDINBURG, TX 78540

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE RUPPERT KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___ 20__

LEONOR ARRATIA My Commission Expires 12/19/2026
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ___

CERTIFICATE OF APPROVAL DONNA IRRIGATION DISTRICT
THIS PLAT HAS BEEN APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE ___ DAY OF ___ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON THE DONNA IRRIGATION DISTRICT RIGHT-OF-WAY OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT ATTEST: SECRETARY

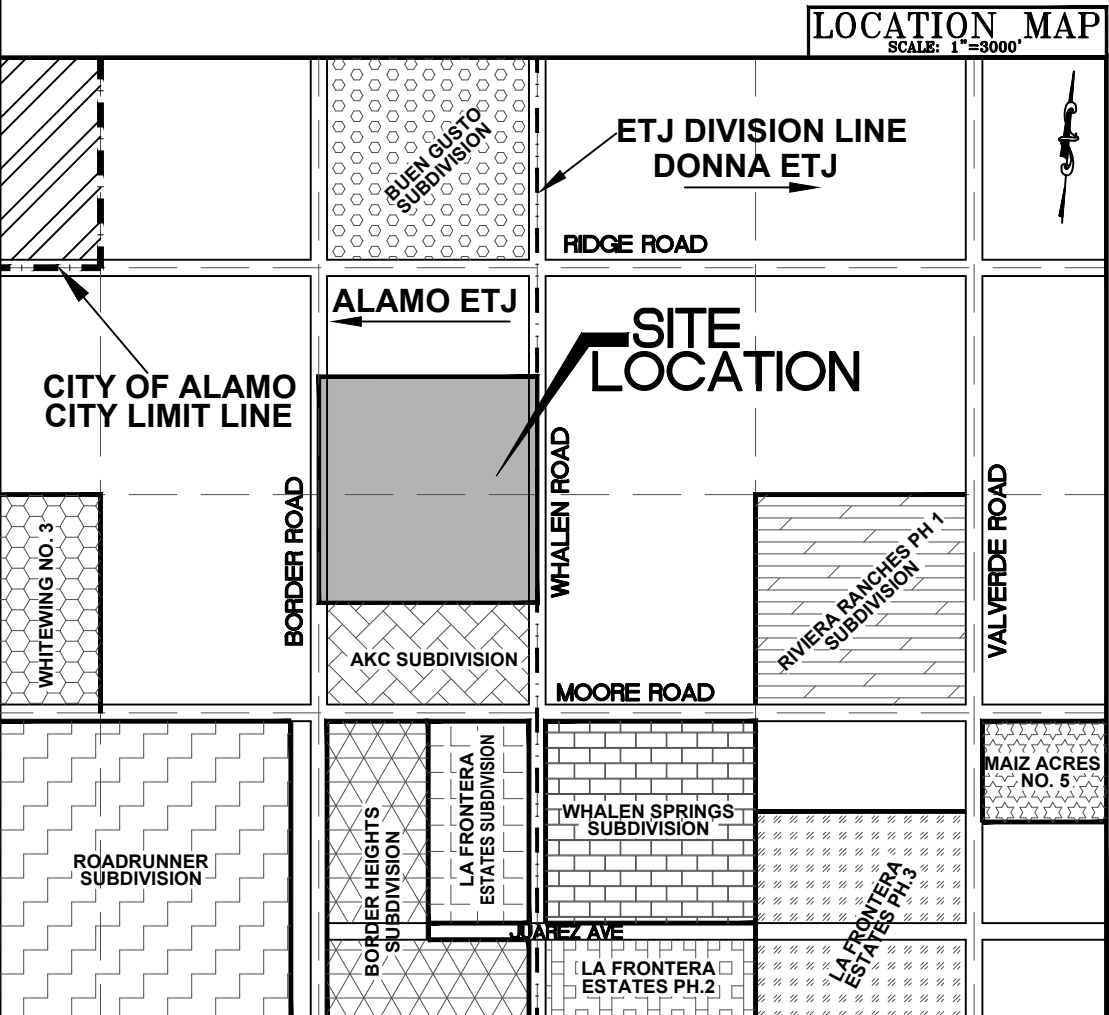
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA BARCA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ___

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

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 TEX. 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 SESIN, P.E., C.F.M. GENERAL MANAGER DATE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: LA BARCA ESTATES SUBDIVISION IS LOCATED EAST OF BORDER ROAD APPROXIMATE 660 FEET NORTH OF MOORE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 20,346 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

NAIN ENGINEERING, L.L.C. CONSULTING ENGINEER
526 N. STREET DONNA, TEXAS 78537
FIRM No. F- 9050 PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

METES AND BOUNDS

A 39.00 ACRE TRACT OF LAND, BEING THE NORTH 660.00 FEET OF LOT 230 AND THE SOUTH 627.00 FEET OF LOT 227, HALL AND FIFIELD TRACT, HIDALGO COUNTY, TEXAS, AS PER MAP VOLUME 1, PAGE 53 MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 39.00 ACRE TRACT OF LAND BEING ALL OF THE LAND DESCRIBED IN DOCUMENT NO. 3175459 IN THE OFFICIAL RECORDS AND ALSO IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" AT THE APPARENT SOUTHWEST CORNER OF SAID LOT 230 ALSO KNOWN AS THE SOUTHWEST CORNER OF AKC SUBDIVISION WITHIN THE APPARENT SOUTH RIGHT OF WAY MOORE ROAD, THENCE N 0°07'00" E ALONG THE CENTER LINE OF BORDER ROAD, BEING THE WEST APPARENT LOT LINE OF LOT 230 AT A DISTANCE OF 660.00' FEET TO A FOUND C.P.S. FOR THE APPARENT SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 0°07'00" E, ALONG THE CENTER LINE OF BORDER ROAD, BEING THE WEST APPARENT LOT LINE OF LOT 230 AT A DISTANCE OF 660.00' TO A POINT FOR THE APPARENT NORTHWEST CORNER OF LOT 230 AND THE SOUTHWEST CORNER OF LOT 227, CONTINUING NORTH FOR A TOTAL DISTANCE OF 1,287.00 FEET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE S 89°53'00" E, PARALLEL TO THE APPARENT SOUTH LOT LINE OF LOT 230 AT A DISTANCE OF 1,278.00 FEET TO FOUND 1/2" IRON ROD FOR THE APPARENT WEST R.O.W. OF WHALEN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO THE APPARENT NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 0°07'00" W, PARALLEL TO THE APPARENT WEST LOT LINE OF LOT 227, ALONG THE CENTER LINE OF WHALEN ROAD FOR THE APPARENT WEST RIGHT OF WAY OF SAID WHALEN ROAD CONTINUING A TOTAL DISTANCE OF 1,287.00 FEET FOR THE APPARENT SOUTHWEST CORNER OF THIS TRACT OF LAND.

THENCE N 89°53'00" W, BEING THE APPARENT NORTH LOT LINE OF AKC SUBDIVISION, AT A DISTANCE OF 30.00 FEET TO A FOUND 1/2" IRON ROD FOUND FOR THE APPARENT WEST R.O.W. OF WHALEN ROAD, CONTINUING FOR A DISTANCE OF 1,250.00 FEET FOR THE APPARENT NORTHWEST CORNER OF AKC SUBDIVISION, CONTINUING FOR TOTAL DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING, CONTAINING 39.00 ACRE TRACT OF LAND MORE OR LESS.

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, an exclusive perpetual easement with the right to erect, construct, install and lay 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, Grantor 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 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 an easement for the benefit of the Grantee, its successors, and assigns. The undersigned hereby certifies 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: The easement conveyed herein was obtained or improved 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 Grantor executed this instrument this ___ day of ___ 20__

KYLE RUPPERT THE THREE GRANDES LTD P.O. BOX 959 EDINBURG, TX 78540

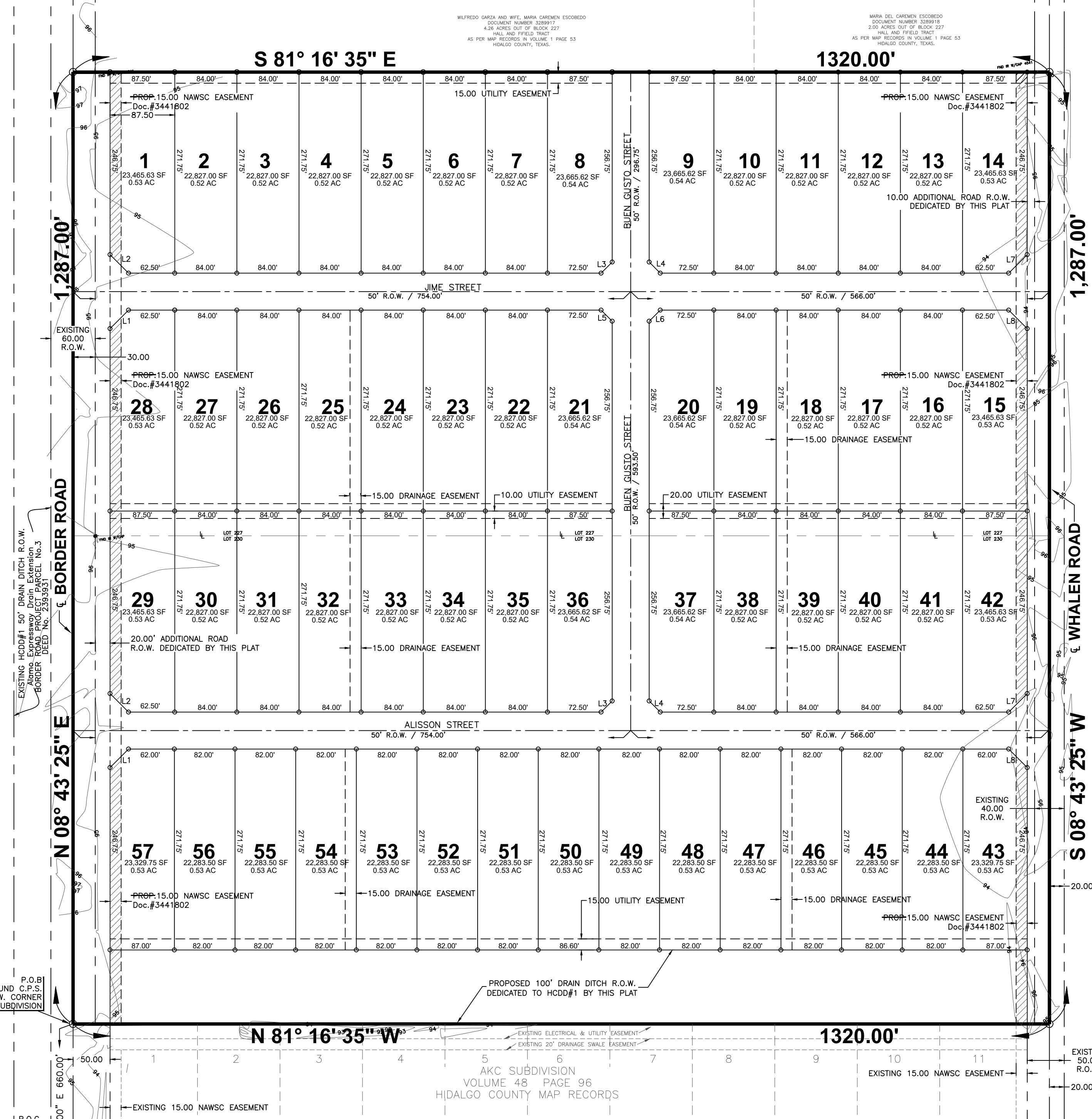
STATE OF TEXAS COUNTY OF HIDALGO UNDER LOCAL GOVERNMENT CODE § 232.028(b) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA BARCA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE ___ DAY OF ___ 20__

HIDALGO COUNTY JUDGE DATE
ATTEST: HIDALGO COUNTY CLERK DATE

INDEX TO SHEETS OF LA BARCA ESTATES SUBDIVISION
SHEET 1: HEADING; INDEX; LOCATION MAP; AND ETJ PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS AND EASEMENT DESCRIPTIONS (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; 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 DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; DONNA IRRIGATION DISTRICT #1 AND HCHD; REVISION NOTES.
SHEET 2: WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

LA BARCA ESTATES SUBDIVISION

A 39.00 ACRE TRACT OF LAND, BEING THE NORTH 660.00 FEET OF LOT 230 AND THE SOUTH 627.00 FEET OF LOT 227, HALL AND FIFIELD TRACT, HIDALGO COUNTY, TEXAS, AS PER MAP VOLUME 1, PAGE 53 MAP RECORDS, HIDALGO COUNTY, TEXAS



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

PLANNING & ZONING COMMISSION CERTIFICATION
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LA BARCA ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR CERTIFICATION
I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LA BARCA ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY SECRETARY MAYOR
THE ___ DAY OF ___ 20__

STATE OF TEXAS COUNTY OF HIDALGO
I, OSCAR HERNANDEZ, R.P.L.S., REG. PROFESSIONAL SURVEYOR No. 5005 UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL ENGINEER No. 94001 STATE OF TEXAS
GUILLERMO A. ARRATIA 94001

BASIS OF BEARING AS PER THE HALL AND FIFIELD SUBD. VOL. 1, PG. 53 H.C.M.R.

SCALE: 1"=100'

GENERAL SUBDIVISION PLAT NOTES

- 1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
2. THIS SUBDIVISION IS LOCATED IN: ZONE "B" AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
FEMA FIRM COMMUNITY PANEL No. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
3. SETBACKS:
FRONT SIDE: 25.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET ALONG BORDER ROAD AND WHALEN ROAD
GARAGE FRONT: 20.00 FEET
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.
5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1--ELEV. 96.00 TOP OF A NAIL AT THE S.E. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF MILE WHALEN ROAD (NAVD 1988) COORDINATE: X=1117671.54 Y=16585839.27
-->B.M. NO. 2--ELEV. 94.60 ON TOP OF A STORM DRAINAGE TYPE "A" INLET NORTH EAST CORNER OF LOT 57 (NAVD 1988) COORDINATE: X=1116909.72 Y=16585040.17
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 120,058 CUBIC-FEET (2.76 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEMS, CULVERTS AND UNDERGROUND STORM LINES. DETENTION WILL BE ACCOMPLISHED BY CONSTRUCTING A NEW DRAIN DITCH DEDICATED TO THE HCHD#1. (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS AND DETAIL DRAINAGE REPORT APPROVED BY HCHD#1.)
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, MATURE TREES, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET PER THE HIDALGO COUNTY 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.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCOG AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
13. LOS THREE GRANDES LTD THE SUBDIVIDER OF LA BARCA ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX B: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
16. A 5.00 FOOT SIDEWALKS REQUIRED ALONG BORDER ROAD AND WHALEN ROAD DURING PERMIT PROCESS AND A 4.00 FOOT SIDEWALKS REQUIRED ALONG ALL OTHER MINOR STREETS DURING BUILDING PERMIT PROCESS.
17. NO DRIVEWAY ACCESS TO OR FROM BORDER ROAD NOR WHALEN ROAD SHALL BE PERMITTED TO ANY RESIDENTIAL PROPERTY.
18. A 6' FENCE BUFFER FENCE SHALL BE INSTALLED ALL ALONG THE SOUTHERN PERIMETER LOTS' SOUTH SIDE TO IMPEDE DIRECT ACCESS TO THE OPEN DRAINAGE DITCH; SAID FENCE TO BE INITIALLY INSTALLED BY THE DEVELOPER AND SHALL THEREAFTER BE PERPETUALLY MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
19. DONNA IRRIGATION DISTRICT REQUIRED LANGUAGE FOR "NOTES": SECTION TO INCLUDE THE FOLLOWING:
• ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
• NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

