



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2024

PROPOSED JOSE LUIS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: OZIEL ALANIS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF SEMINARY ROAD APPROXIMATELY 2 MILES NORTH FROM MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-31-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BARB MAR LANE & SEMINARY ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO SEMINARY ROAD AND 10.00 FEET ONTO BARB MAR LANE.

H.C.R.O.W. FINAL APPROVAL DATE: 11-07-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-04-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 2" & 8" LOCATION: BARB MAR LANE & SEMINARY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-07-2023 : 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 3.5, SECTION 13 ITEM BUILDING SETBACKS
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

Final Approval *with financial guarantee.*

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.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF JOSE LUIS SUBDIVISION

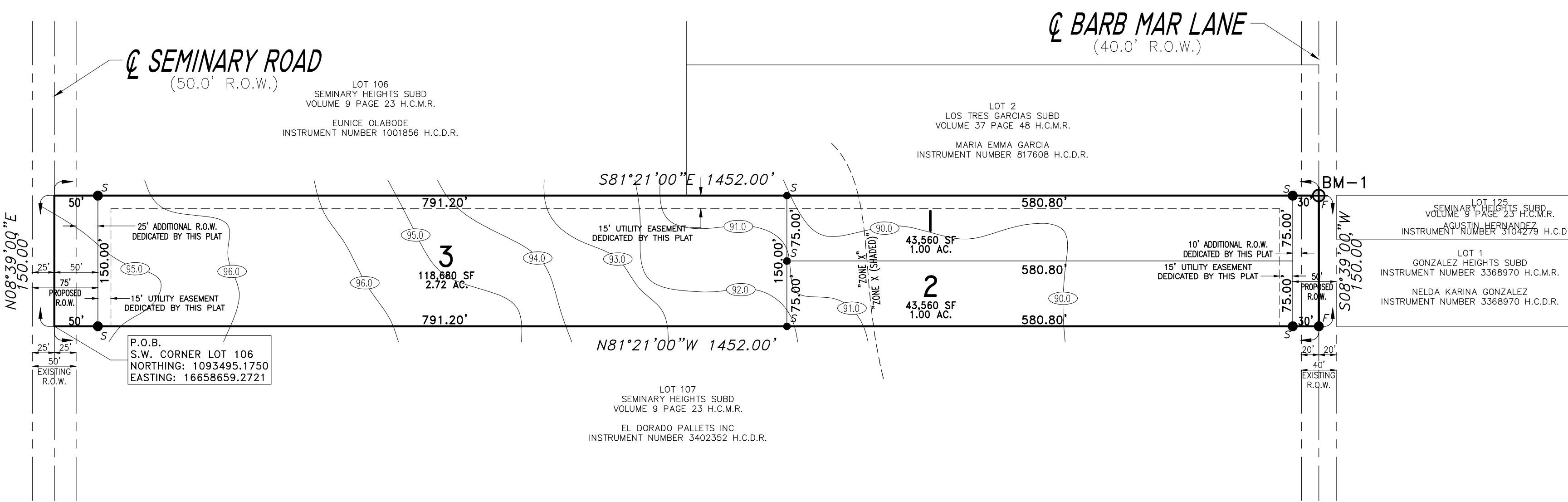
A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: MAY 26, 2023 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (7-5001) & SURVEYOR (10015300)
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

JOB NO.: 2022-198
DRAWN BY: D.E.S.



METES AND BOUNDS DESCRIPTION

A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SEMINARY ROAD BEING SOUTHWEST CORNER OF SAID LOT 106, ALSO BEING THE NORTHWEST CORNER OF LOT 107 OF SAID SEMINARY HEIGHTS SUBDIVISION, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 730288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N08°39'00"E 150.00 FEET** ALONG SAID CENTERLINE OF SEMINARY ROAD ALSO BEING WEST LINE OF SAID LOT 106, TO A POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1001856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°21'00"E** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1001856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 106, PASS AT 50.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE EAST RIGHT-OF-WAY LINE OF SAID SEMINARY ROAD, PASS AT 725.00 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1001856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF LOS TRES GARCIAS SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS AND CONTINUING ALONG THE SOUTH LINE OF SAID LOS TRES GARCIAS SUBDIVISION, PASS AT 1,432.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE WEST RIGHT-OF-WAY LINE OF BARB-MAR ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,452.00 FEET** TO A FOUND MAG NAIL ON THE CENTERLINE OF SAID BARB-MAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 106, BEING THE SOUTHEAST CORNER OF SAID LOS TRES GARCIAS SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°39'00"W 150.00 FEET** ALONG SAID CENTERLINE OF BARB-MAR ROAD ALSO BEING THE EAST LINE OF SAID LOT 106, TO A FOUND MAG NAIL BEING SOUTHWEST CORNER OF SAID LOT 106, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 107, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 730288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N81°21'00"W** ALONG THE SOUTH LINE OF SAID LOT 106, ALSO BEING THE NORTH LINE OF SAID LOT 107, ALSO BEING THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 730288, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE WEST RIGHT-OF-WAY LINE OF SAID BARB-MAR ROAD, PASS AT 1,402.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE EAST RIGHT-OF-WAY LINE OF SAID SEMINARY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,452.00 FEET** TO THE POINT TO BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" AND ZONE "X" SHADED COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 06, 2000 REVISED BY LOMR: 5/17/2001
ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
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: 30.00 FEET ON BARB MAR LANE
FRONT: 50.00 FEET ON SEMINARY ROAD
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 OCCUPYING 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:
BENCHMARK: TOP OF FOUND MAG NAIL LOCATED AT NORTHEAST CORNER OF LOT 1.
B.M. NO. 1 - ELEV. **89.92** N.A.V.D. 1988
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF **11,885** OR **0.22** ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 1.71 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.
- A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG SEMINARY ROAD AND BARB MAR LANE DURING THE BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND CITY OF EDINBURG 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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

I, **OZIEL ALANIZ & ELIZABETH ALANIZ** AS OWNERS OF THE 3.69 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **JOSE LUIS 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.

OZIEL ALANIZ DATE _____ ELIZABETH ALANIZ DATE _____
 5902 N. SEMINARY ROAD 5902 N. SEMINARY ROAD
 EDINBURG, TEXAS 78541 EDINBURG, TEXAS 78541

THE STATE OF TEXAS COUNTY OF HIDALGO NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY

APPEARED **OZIEL ALANIZ & ELIZABETH ALANIZ** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **OZIEL ALANIZ & ELIZABETH ALANIZ** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

APPROVED AND ATTESTED:

 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

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. 13:

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 13, ON THIS ____ DAY OF ____ 2023.
 NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 13 RIGHTS OF WAY EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION.

CHAIRMAN 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.

HIDALGO COUNTY JUDGE DATE _____
 HIDALGO COUNTY CLERK DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

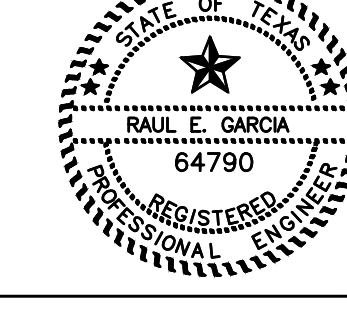


THE STATE OF TEXAS COUNTY OF HIDALGO REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO

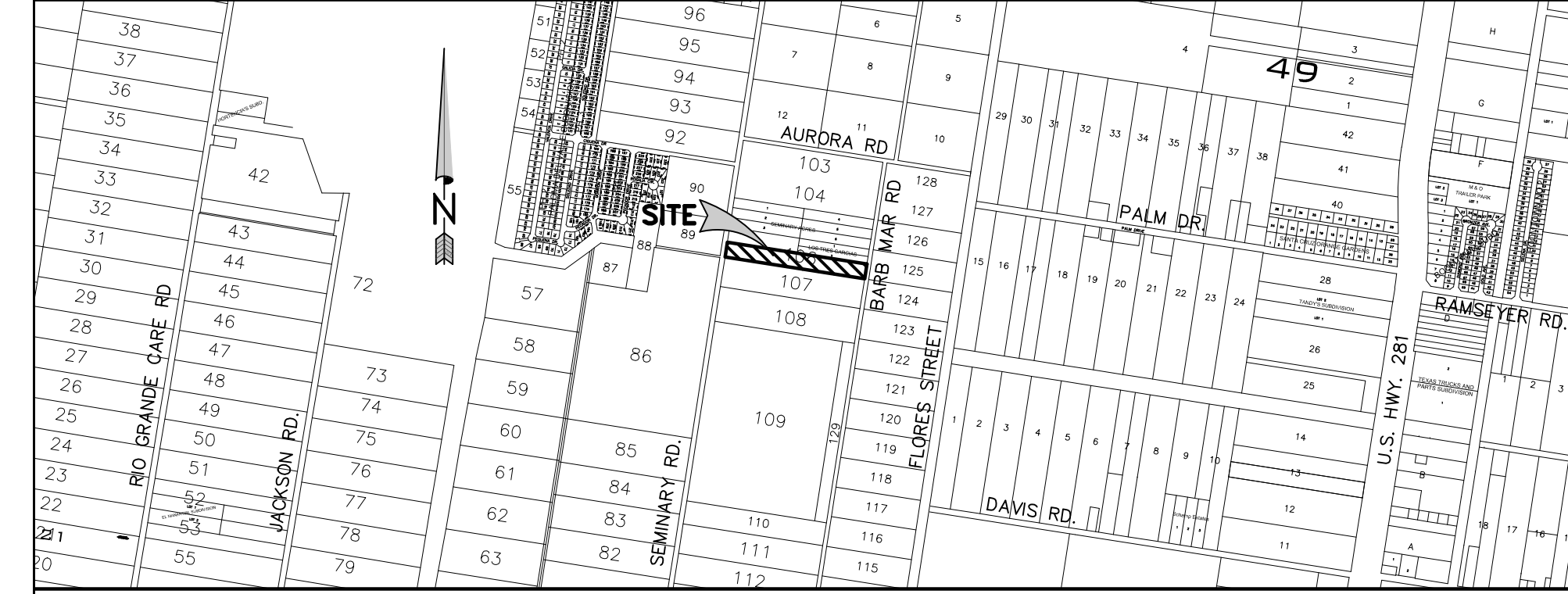
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HIDALGO COUNTY HEALTH DEPARTMENT MANAGER DATE _____

REGISTERED PROFESSIONAL ENGINEER #64790



LOCATION MAP SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNERS: OZIEL ALANIZ & ELIZABETH ALANIZ	5902 N. SEMINARY ROAD	EDINBURG, TX. 78541	(956) 207-7541
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 GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

JOSE LUIS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON THE EAST SIDE OF SEMINARY ROAD, 2 MILES NORTH OF MONTE CRISTO ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (102.483). JOSE LUIS SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

INDEX OF SHEETS

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. APPROVAL; REVISION NOTES; H.C.I.D. APPROVAL.
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; TYPICAL 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

THE STATE OF TEXAS COUNTY OF HIDALGO ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS

JOSE LUIS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR DATE _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **JOSE LUIS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2023.

HIDALGO COUNTY JUDGE DATE _____
 HIDALGO COUNTY CLERK DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF JOSE LUIS SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

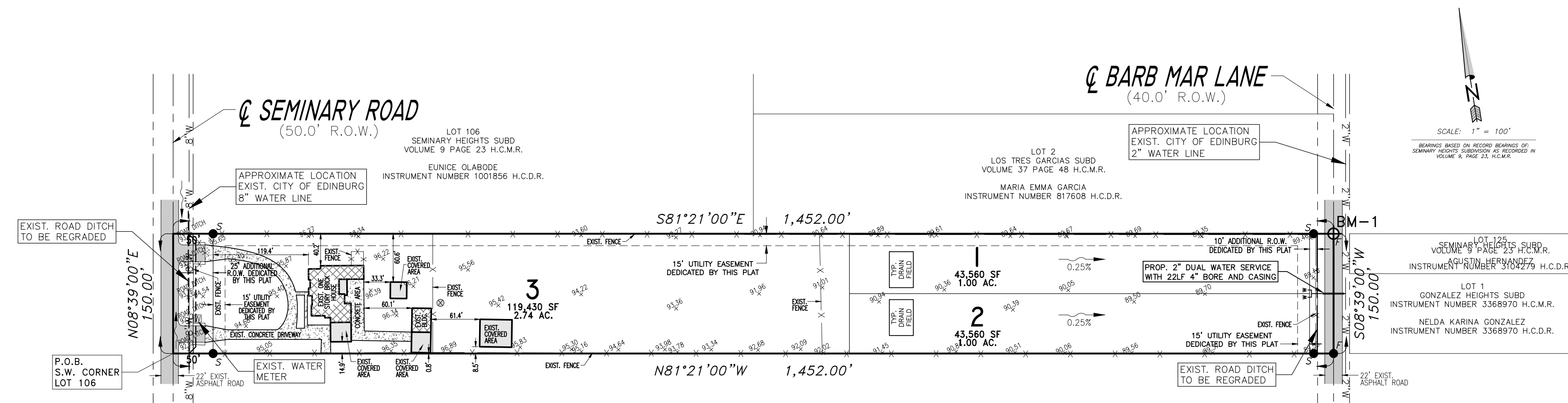
DATE: MAY 26, 2023 SCALE IN FEET
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PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 78841 (936) 381-1061
EMAIL: REGASSOC@AOL.COM

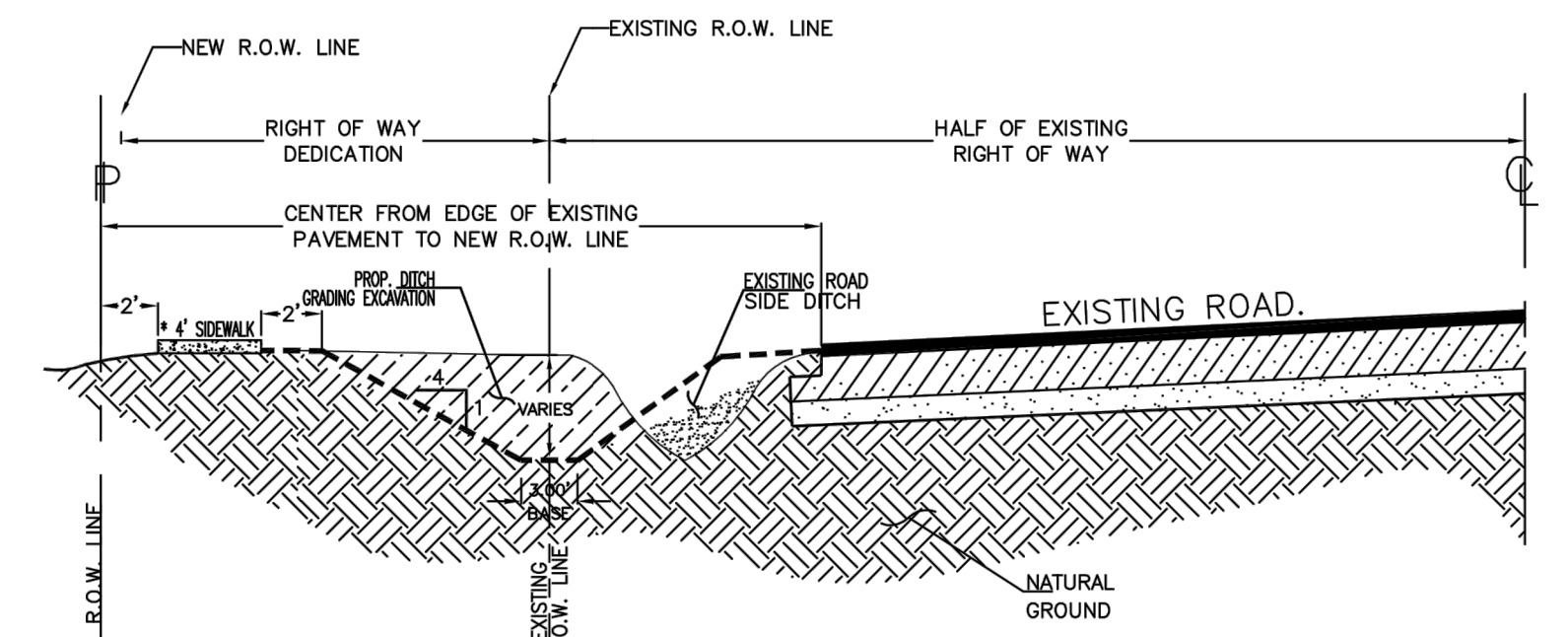
R.E. Garcia Associates

COST ESTIMATE

WATER	\$9,650.00
OSSF	\$3,300.00
PAVING	\$0,000.00
DRAINAGE	\$0,000.00
TOTAL	\$12,950.00



LEGEND:
F - FOUND MAG NAIL
S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
B - BENCHMARK (SEE PLAT NOTES)
W - WATER METER
@ - WATER WELL



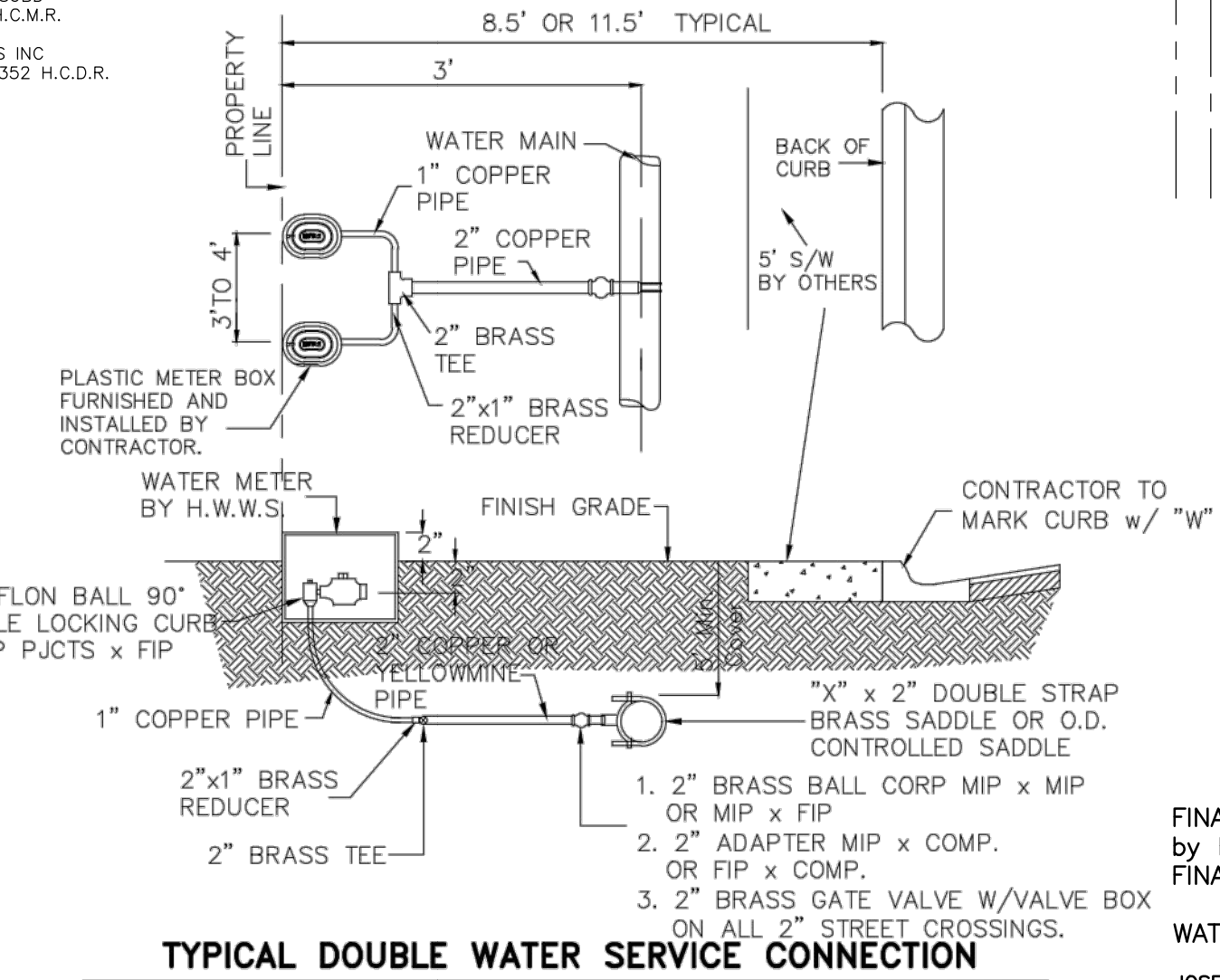
RECONSTRUCTION OF ROAD SIDE DITCH WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.

DRAINAGE STATEMENT FOR JOSE LUIS SUBDIVISION

JOSE LUIS SUBDIVISION CONSISTS OF A 5.00 ACRE TRACT OF LAND BEING THE SOUTH ONE-HALF OF LOT 106, SEMINARY HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1763197, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON BETWEEN SEMINARY ROAD AND BARB MAR LANE IMMEDIATELY EAST OF SOUTH VILLAGE DRIVE 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 3 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE EAST TOWARDS THE ROAD DITCHES ON BARB MAR LANE. BARB MAR LANE FLOWS NORTH AND EVENTUALLY DISCHARGES INTO THE HCCD #1 LULL DRAINAGE DITCH. THE HCCD #1 LULL DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X" AND ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 8, 2000 AND REVISED BY LOMR DATED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN". 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 ARE (3 & 4) - BRENNAN-HIDALGO FINE SANDY LOAM BEING A DARK GRAYISH BROWN FINE SANDY LOAM. THIS SOILS ARE 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 WEST SIDE OF BARB MAR LANE TO DETAIN STORM RUNOFF. THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AND RELOCATED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON EACH OF THE NEW DRIVEWAYS AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL DETAIN THE REQUIRED DETENTION VOLUME AND DISCHARGE TO THE NORTH TOWARD THE HCCD#1 LULL DRAINAGE DITCH. THE ADDITION OF TWO LARGE SINGLE FAMILY LOTS WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 11,985 CF OR 0.27 ACRE-FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (4.36 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.26 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.



TYPICAL DOUBLE WATER SERVICE CONNECTION

FINAL ENGINEERING REPORT FOR JOSE LUIS SUBDIVISION BY Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

JOSE LUIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF EDINBURG (CITY). THE SUBDIVIDER AND THE CITY OF EDINBURG (CITY) HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG (CITY) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG (CITY) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG (CITY) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF SEMINARY ROAD. THE CITY OF EDINBURG ALSO HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF BARB MAR LANE.

WATER DISTRIBUTION FOR **JOSE LUIS SUBDIVISION** CONSISTS OF ONE EXISTING 1" DIAMETER SINGLE WATER SERVICE FOR LOT 3 AND ONE 1" DIAMETER DUAL WATER SERVICE INSTALLED FOR LOTS 1&2. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1" SINGLE SERVICE AND THE METER BOXES FOR LOTS 1&2 HAS ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$1,000.00**. IN ADDITION, THE SUBDIVIDER HAS PAID CITY THE SUM OF **\$6,650.00**, WHICH COVERS THE SUBDIVISION AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY UPON REQUEST BY THE LOT OWNER. CITY WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM **JOSE LUIS SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$1,500.00**, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED ON LOTS 1&2 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF **\$3,000.00**, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOTS 1&2. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOTS.

AT ANY TIME AFTER THE LOT 1&2 IS SOLD OR GIFTED, THE OWNER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

THE COST TO INSPECT THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$300.00**, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSPECTED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF **\$300.00**. THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 3 WAS UNCOVERED, INSPECTED REPAIRED AND PLACE IN PROPER WORKING ORDER BY JOSE ANGEL GONZALEZ, OSSF LICENSE #0512258 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

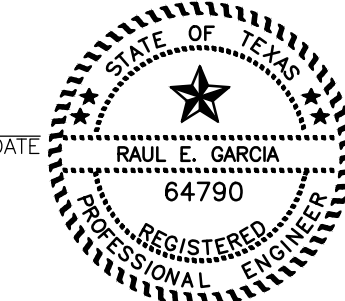
ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF **\$9,650.00** WHICH EQUALS TO **\$4,825.00** PER LOT.

SANITARY SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST **\$1,500.00** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$3,300.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



"REGISTERED PROFESSIONAL ENGINEER #64790"



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.- WE, **OZIEL ALANIZ & ELIZABETH ALANIZ** SUBDIVIDERS OF JOSE LUIS 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, AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OZIEL ALANIZ DATE _____ ELIZABETH ALANIZ DATE _____
5902 N. SEMINARY ROAD 5902 N. SEMINARY ROAD
EDINBURG, TEXAS 78841 EDINBURG, TEXAS 78841

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 **OZIEL ALANIZ & ELIZABETH ALANIZ** 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 _____ DAY OF _____, 20____.

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

ENGINEER'S SIGNATURE _____ DATE _____

