



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 6-20-2024

PROPOSED LEMON BLOSSOM ESTATES, PRECINCT No. 1.

ENGINEER: CRUZ-HOGAN CONSULTANTS, INC. DEVELOPER: RENATO HERNANDEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF MILE 4 1/2 WEST ROAD APPROXIMATELY 1/2 OF MILE SOUTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-6-2023 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 4 1/2 WEST ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 4 1/2 WEST ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 10-06-2023 BY PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-11-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: CITY OF WESLACO. LINE SIZE: 3" LOCATION MILE 4 1/2 WEST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 6-18-2024: 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$3,000.00 For: (2 OSSF'S)**
 CASH DEPOSIT: Amount: \$3,000.00 For: (DRAINAGE IMPROVEMENTS)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 9/26/2023

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

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.

*

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LEMON BLOSSOM ESTATES", OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

RENATO D. HERNANDEZ, DATE NOELIA B. HERNANDEZ, DATE
1606 SOUTHLAND ST. 1606 SOUTHLAND ST.
WESLACO, TEXAS 78596 WESLACO, TEXAS 78596
HIDALGO COUNTY HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RENATO D. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NOELIA B. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO
CERTIFICATION APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DAVID SUAREZ, DATE
MAYOR, CITY OF WESLACO

CITY SECRETARY, DATE

PLANNING AND ZONING:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION, DATE

APPROVED BY DRAINAGE DISTRICT:

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., DATE
GENERAL MANAGER

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATE THIS _____ DAY OF _____, 2023

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT No. 9

HIDALGO COUNTY

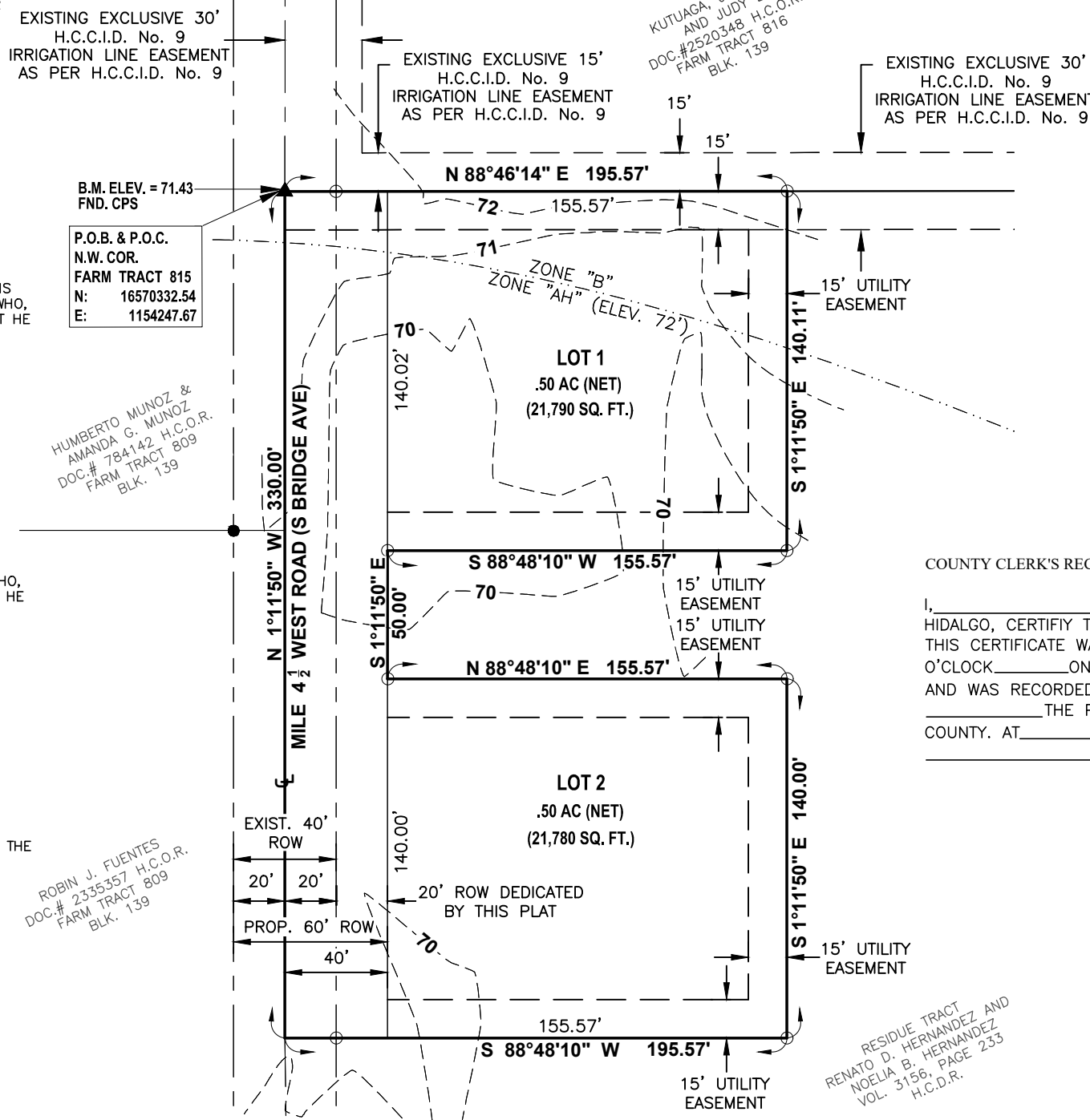
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LEMON BLOSSOM ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER, DATE

PRINCIPAL CONTACTS:

Table with 5 columns: OWNER, NAME, ADDRESS, CITY & ZIP, PHONE. Includes contact info for Renato D. Hernandez & Noelia B. Hernandez, Rolando Cruz, PE, and Reynaldo Robles.



LEMON BLOSSOM ESTATES

1.303 ACRES OF LAND OUT OF FARM TRACT 815, BLOCK 139, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

GENERAL NOTES:

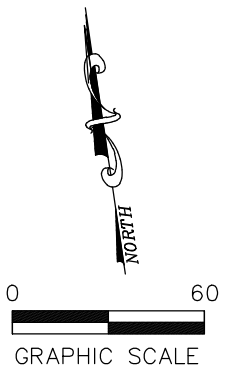
- 1. THIS SUBDIVISION IS IN FLOOD ZONE "B" & ZONE "AH".
ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEARS FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE FLOOD. (MEDIUM SHADING)
ZONE "AH" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
COMMUNITY-PANEL NUMBER: 480334 0525 B EFFECTIVE DATE: JANUARY 2, 1981
A PORTION OF THIS PROPERTY HAS BEEN REMOVED FROM THE SFHA. PLEASE REFER TO FEMA CASE NO.: 24-06-1597A FOR THE EXACT METES AND BOUNDS OF THE REMOVAL.
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).

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

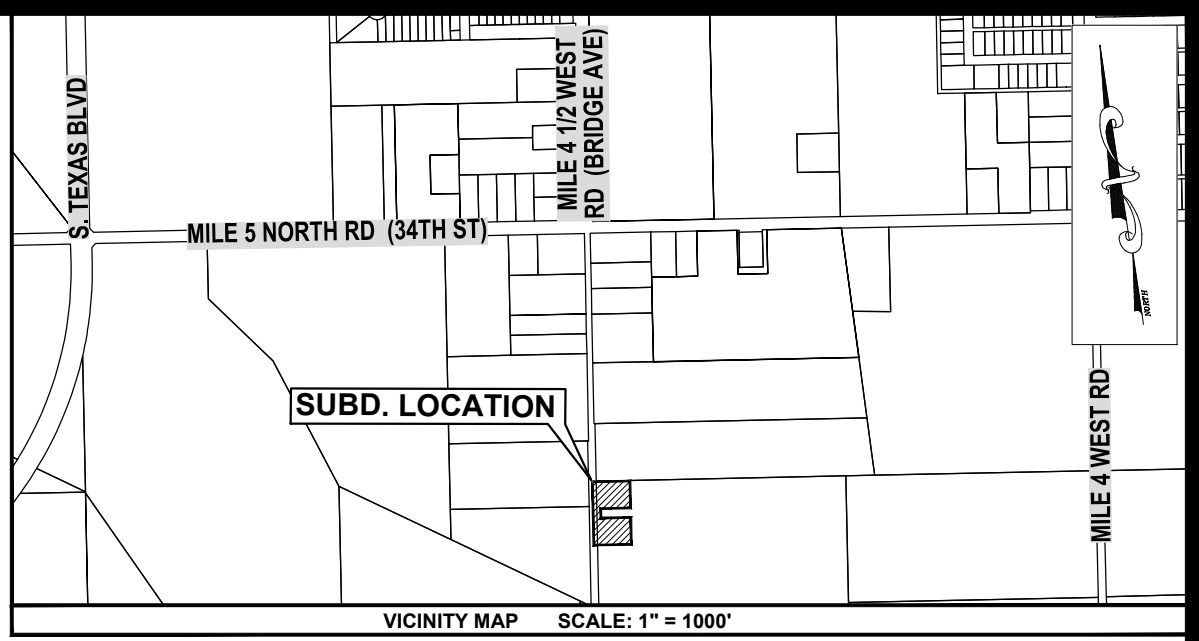
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "LEMON BLOSSOM ESTATES" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR, DATE

- PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.
8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
9. 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 15" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. EACH PURCHASE 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.
11. STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
12. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT BY THE OWNER OF EACH LOT.
13. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
14. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
15. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL FOR DOMESTIC SEWERAGE 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 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.
16. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
17. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
18. RENATO DAVID HERNANDEZ SUBDIVIDER OF LEMON BLOSSOM ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBE ON SHEET NO. 2 OF THIS PLAT.
19. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROAD SIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
20. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS DESIGNATED AS FLOOD ZONE "A" BY THIS PLAT. THESE AREAS SHALL BE KEPT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL PONDING THAT OCCURS WITHIN THE ZONE "A". IF FILL OR STRUCTURES ARE PROPOSED, THEY MUST BE IN COMPLIANCE WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.



- LEGEND
● FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "R&A"
▲ FOUND COTTON PICKER SPINDLE



LEMON BLOSSOM ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE NORTHEAST SIDE OF HIDALGO COUNTY. THE SUBDIVISION IS LOCATED ON MILE 4 1/2 WEST ROAD (BRIDGE AVENUE) APPROXIMATELY 800 FEET SOUTH OF MILE 5 ROAD (34TH STREET). THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION: 42,231), LEMON BLOSSOM ESTATES SUBDIVISION LIES APPROXIMATELY THREE THOUSAND, THREE HUNDRED FEET FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.0010.

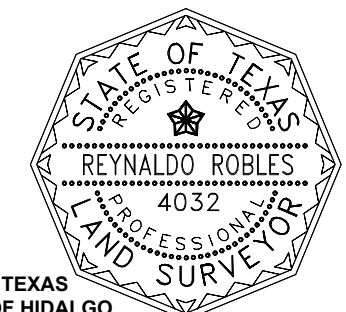
METES & BOUNDS

BEING 1.303 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 815, BLOCK 139 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 1.303 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 815 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, NORTH 88°46'14" EAST, WITH THE NORTH LINE OF SAID FARM TRACT 815 AND THE SOUTH LINE OF FARM TRACT 816, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE EAST LINE OF SAID MILE 4 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, SOUTH 11°11'50" EAST, 140.11 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, SOUTH 88°48'10" WEST, 155.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, SOUTH 11°11'50" EAST, 50.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, NORTH 88°48'10" EAST, 155.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, SOUTH 11°11'50" EAST, 140.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, SOUTH 88°48'10" WEST, PASSING AT A DISTANCE OF 175.57 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 4 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A POINT ON THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD AND THE WEST LINE OF SAID FARM TRACT 815 FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, NORTH 11°11'50" WEST, 330.00 FEET WITH THE EAST LINE OF FARM TRACT 809, THE WEST LINE OF SAID FARM TRACT 815, AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND MORE OR LESS;

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4032, WESLACO, TEXAS 78599, DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



ROLANDO CRUZ, P.E. CFM, REGISTERED PROFESSIONAL ENGINEER NO. 55459, McALLEN, TEXAS 78504, DATE

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

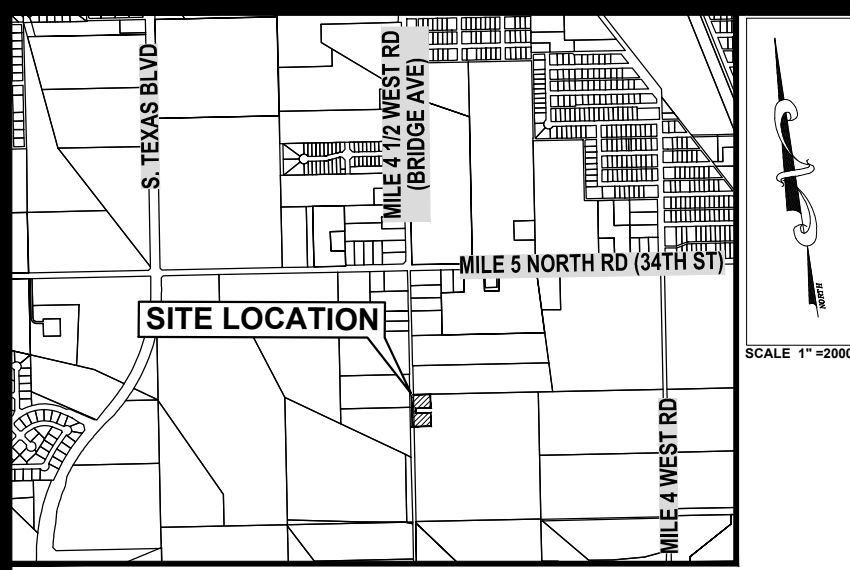
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LEMON BLOSSOM ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE, DATE
HIDALGO COUNTY CLERK, DATE

- INDEX TO SHEET OF LEMON BLOSSOM ESTATES
SHEET 1: HEADING, LOCATION MAP AND ETJ; PRINCIPLES CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; CITY OF WESLACO CERTIFICATE; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT No.1, H.C.D.B. No.1; INDEX.
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER SYSTEM, ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); INDEX.
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; RIGHT-OF-WAY EASEMENT.



LEMON BLOSSOM ESTATES
DATE OF PREPARATION: MARCH 15, 2023



LEMON BLOSSOM ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY, PRECINCT No. 1 IN THE NORTHEAST SIDE OF HIDALGO COUNTY. THE SUBDIVISION IS LOCATED ON MILE 4 1/2 WEST ROAD (BRIDGE AVENUE) APPROXIMATELY 800 FEET SOUTH OF MILE 5 ROAD (34TH STREET). THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION: 42,231). LEMON BLOSSOM ESTATES SUBDIVISION LIES APPROXIMATELY THREE THOUSAND, THREE HUNDRED FEET FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.0010.

**FINAL WATER AND SEWER ENGINEERING REPORT
WATER DISTRIBUTION SYSTEM BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)**

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE:
CITY OF WESLACO HAS AN EXISTING 3" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF BRIDGE AVE (MILE 4 1/2 ROAD). THE WATER SYSTEM FOR LEMON BLOSSOM ESTATES CONSISTS OF 1" DIAMETER SERVICE WATER LINES THAT TIE INTO THE EXISTING 3" LINE.

WATER DISTRIBUTION SYSTEM FOR LEMON BLOSSOM ESTATES CONSISTS OF TWO - 1" DIAMETER SINGLE SERVICE LINES RUN TO EACH LOT BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 3" LINE, 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$800.00 OR \$400.00 PER LOT. THE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF WESLACO 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 LEMON BLOSSOM ESTATES WILL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND 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 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 LOAM SOIL FOR THE AREA. AT LEAST TWO 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 THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY 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 BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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 HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$3,000.00 THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE NSTALLATION 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.

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 COSTS TO INSTALL WATER AND 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 \$800.00 WHICH EQUALS TO \$400.00 PER LOT.

SEWAGE FACILITIES: THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$3,000.00 WHICH EQUALS TO \$1,500.00 PER LOT.

RONNIE CRUZ P.E., CFM DATE

INDEX TO SHEET OF LEMON BLOSSOM ESTATES

SHEET 1: HEADING; LOCATION MAP AND ETJ; PRINCIPLES CONTACTS; MAP: LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; CITY OF WESLACO CERTIFICATE; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT No.1, H.C.D.D. No.1.; INDEX.
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER SYSTEM, ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); INDEX.
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; RIGHT-OF-WAY EASEMENT.

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 City of Weslaco, (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 about 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 waterline 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 waterline 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 centerline 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 Grantor covenants that it 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 provision 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 _____, 2023.

DEVELOPER

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
WATER DISTRIBUTION SYSTEM BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)**

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:
LA CIUDAD DE WESLACO TIENE UN DUCTO DE AGUA EXISTENTE DE 3" PULGADAS DE DIAMETRO QUE CORRE DE LADO OESTE DEL DERECHO DE VIA DE LA AVENIDA BRIDGE (MILLA 4 1/2). EL SISTEMA DE AGUA PARA LA SUBDIVISION LEMON BLOSSOM ESTATES CONSISTE DE LINEAS DE SERVICIO DE AGUA DE 1" UNA PULGADA DIAMETRO QUE CONECTA CON LA LINEA EXISTENTE DE 3" PULGADAS DE DIAMETRO.

EL SISTEMA DE DISTRIBUCION DE AGUA PARA LEMON BLOSSOM ESTATES CONSISTE DE DOS DUCTOS DE AGUA DE 1" PULGADA DE DIAMETRO DE SERVICIO SENCILLO QUE CORREN HACIA CADA SOLAR ANTES DE SEPARARSE EN 3/4" DE PULGADA DE DIAMETRO DE SERVICIO SENCILLO. DICHO DUCTOS TERMINAN EN LA CAJA DE LOS MEDIDORES DE AGUA DE CADA SOLAR. EL DUCTO DE 3" PULGADAS, SERVICIOS SENCILLOS DE 1" PULGADA DE DIAMETRO, Y LOS MEDIDORES DE AGUA YA SERAN INSTALADOS A UN COSTO TOTAL DE US \$800.00 O \$400.00 POR SOLAR. LOS SERVICIOS DE AGUA HAN SIDO APROVADOS Y ACEPTADOS POR LA CIUDAD DE WESLACO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

INSTALACIONES DE DRENAJE SANITARIO; COSTO Y FECHAS DE OPERACION

EL DRENAJE SANITARIO DE LEMON BLOSSOM ESTATES SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS ES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US \$1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUENO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIENDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US \$3,000.00 QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICA EN CADA TERRENO. EL DUENO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE US \$800.00 O \$400.00 POR LOTE.

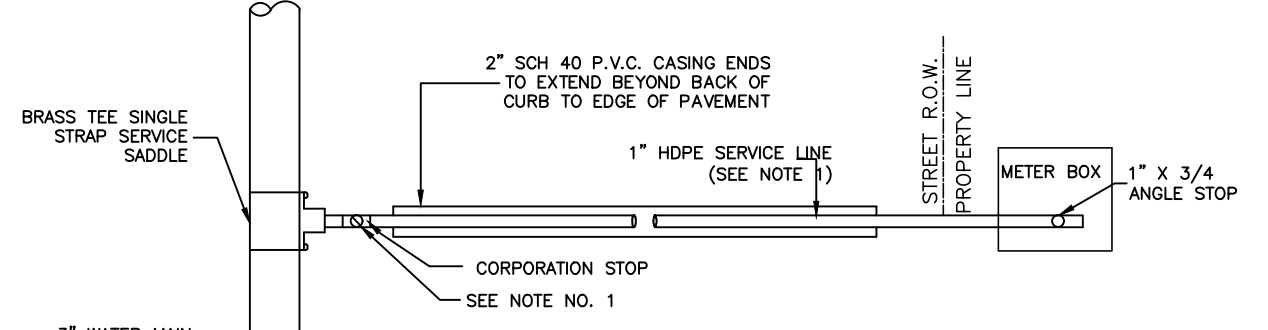
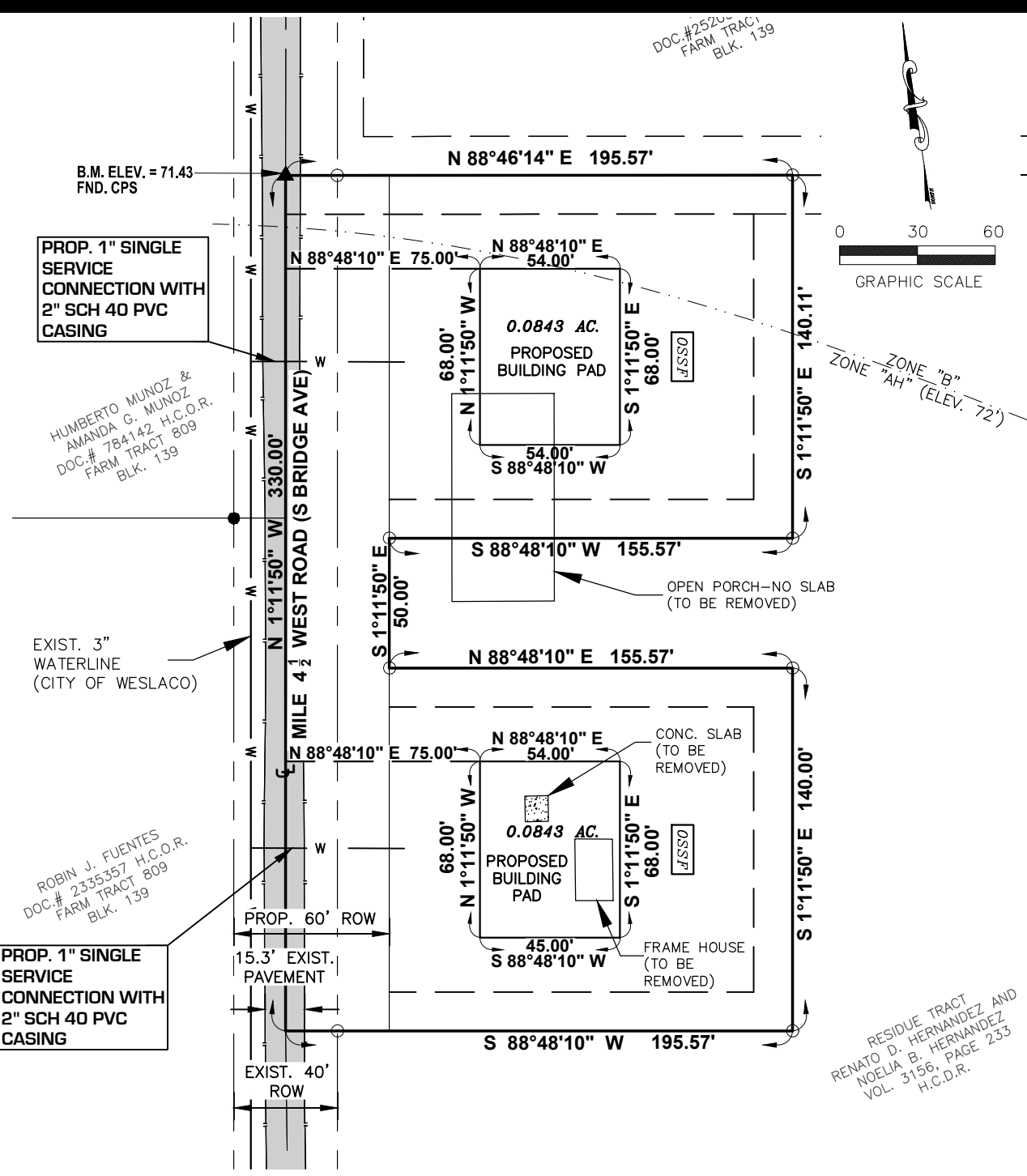
DRENAJE: SE ESTIMA QUE LA FOSE SEPTICA COSTARA US \$1,500.00 A UN COSTO TOTAL DE US \$3,000 TODA LA SUBDIVISION.

RONNIE CRUZ P.E., CFM DATE

CONSTRUCTION COST ESTIMATE

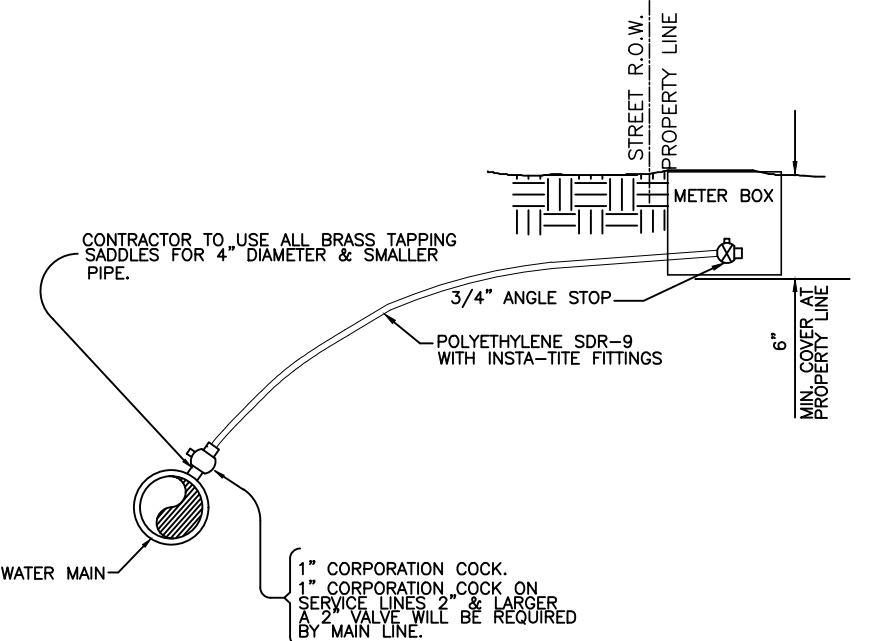
DRAINAGE =	\$3,000.00
WATER =	\$800.00
OSSF =	\$3,000.00
TOTAL =	\$6,800.00

**MAP OF WATER DISTRIBUTION AND SANITARY SEWER SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA Y DRENAJE SANITARIO
SUBDIVISION MAP OF
LEMON BLOSSOM ESTATES**



- NOTES:**
- SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE. 1" SERVICE LINES SHALL BE SDR-9, HDPE, ASTM D-2737
 - ONE SERVICE REQUIRED FOR EACH LOT.
 - A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.

**1" SERVICE LINE
(STREET CROSSING)**
NOT TO SCALE



TYP. WATER SERVICE CONNECTION
NOT TO SCALE

1.303 ACRES OF LAND OUT OF FARM TRACT 815, BLOCK 139, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

CRUZ - HOGAN
ENGINEERS | PLANNERS
McAllen | Harlingen | Weslaco
TBPE FIRM REGISTRATION No: F-4860

