



# 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: 9-03-2024

PROPOSED EBONY WINDS SUBDIVISION, PRECINCT No. 4.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: EBONY WINDS LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 103  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: 25

FILLING STATIONS: 16

LOCATION DESCRIPTION: NORTH OF MILE 22 ½ NORTH ROAD APPROXIMATELY ¼ OF A MILE EAST OF BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA OF THE COUNTY (AREA HAS BEEN RELEASED FROM CITY ETJ)

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-14-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 27.50 FEET ONTO MILE 22 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-29-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-15-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 22 ½ NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 7-26-2024: 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$55,895.00 For:** (Fire hydrants, street sign & regraded roadside ditch)

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 26, 2023

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

**Final Approval** *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.*

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# EBONY WIND SUBDIVISION

BEING A 67.46 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINAS HEIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

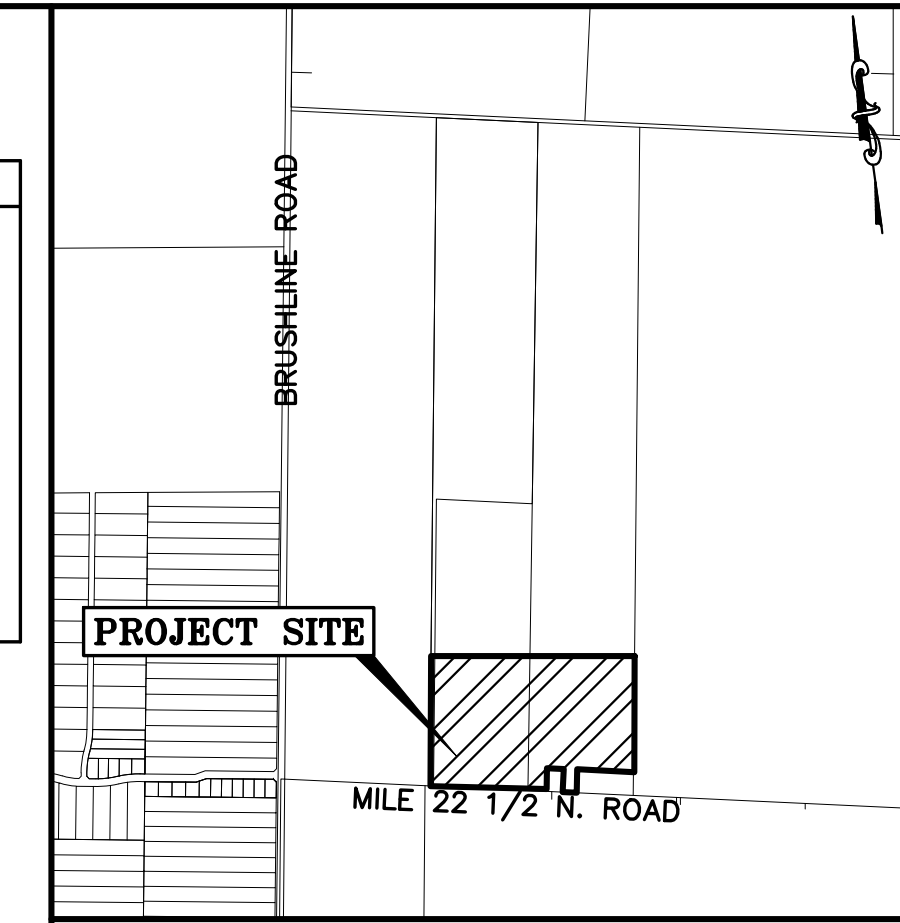
REMAINDER OF 343.7 ACRE TRACT  
KATHRYN I. EAST  
DOC# 1385383 O.R.H.C.

REMAINDER OF 175.0 ACRE TRACT  
KATHRYN IRENE EAST  
DOC# 1103264 O.R.H.C.

SCALE: 1" = 100'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE  
(4205)  
WESTERN DATA SYSTEMS  
NETWORK

LEGEND	
▲	SET C-P-S
△	FD, C-P-S
○	CALCULATED POINT
○	SET 1/2" IRON ROD
○	FD, 1/2" IRON ROD
○	FD, 5/8" IRON ROD
○	FD, 3/4" IRON ROD
○	FD, 50-D NAIL
○	SET PK NAIL
○	STORM INLET
○	POWER POLE
○	FIRE HYDRANT
○	IRR. STAND PIPE
○	CHAIN LINK FENCE

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.A.L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
D.E.	DRAINAGE EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
L.O.T.	LOT LINE
H.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1



LOCATION MAP SCALE: 1" = 2000'

LOCATION OF EBONY WIND SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:  
EBONY WINDS SUBDIVISION IS LOCATED ON THE APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION OF MILE 22 1/2 ROAD AND BRUSHLINE ROAD ON THE NORTH RIGHT OF WAY OF MILE 22 1/2 ROAD IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU. LOCAL GOVERNMENT CODE § 42.021.

### METS AND BOUNDS

BEING 67.46 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS SAID 67.46 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINAS HEIRS, RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS,

AND SAID 67.46 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID SHARE "C", SAME BEING A POINT WITHIN MILE 22 1/2 ROAD RIGHT-OF-WAY;

THENCE, N 09° 09' 43" E ALONG THE EAST LINE OF THE SAID SHARE "C", SAME BEING THE EAST BOUNDARY LINE OF LOS VIENTOS SUBDIVISION NO. 3, RECORDED IN DOC. #2772779, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO THE NORTHEAST CORNER OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, A DISTANCE OF 243.64 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 78° 53' 47" W ACROSS THE SAID SHARE "C", SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, TO A CORNER POINT OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, A DISTANCE OF 405.16 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 59' 29" W ACROSS THE SAID SHARE "C", SAME BEING ALONG THE BOUNDARY LINE OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, TO A CORNER POINT OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, A DISTANCE OF 217.33 FEET TO A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 78° 43' 54" W ACROSS THE SAID SHARE "C", SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 ROAD, A DISTANCE OF 101.10 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 09° 11' 14" E ACROSS THE SAID SHARE "C", SAME BEING ALONG THE BOUNDARY LINE OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, TO A CORNER POINT OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, A DISTANCE OF 217.31 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 78° 53' 47" W ACROSS THE SAID SHARE "C", SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, TO THE NORTHWEST CORNER OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, A DISTANCE OF 406.06 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 59' 49" W ACROSS THE SAID SHARE "C", SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, TO THE SOUTHWEST CORNER OF THE SAID LOS VIENTOS SUBDIVISION NO. 3, SAME BEING A POINT WITHIN MILE 22 1/2 ROAD, A DISTANCE OF 256.31 FEET TO A COTTON PICKER SPINDLE SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 78° 53' 21" W ACROSS MILE 22 1/2 ROAD, A DISTANCE OF 1210.93 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 59' 49" E ALONG THE WEST LINE OF THE SAID SHARE "C", A DISTANCE OF 1495.98 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THE FOLLOWING COURSES ACROSS THE SAID SHARE "C":

S 81° 00' 11" E, 218.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 34° 20' 05" E, 72.86 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 81° 00' 11" E, 420.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 82° 08' 56" E, 50.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 81° 00' 11" E, 422.10 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 69° 41' 35" E, 50.99 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 81° 00' 11" E, 456.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET

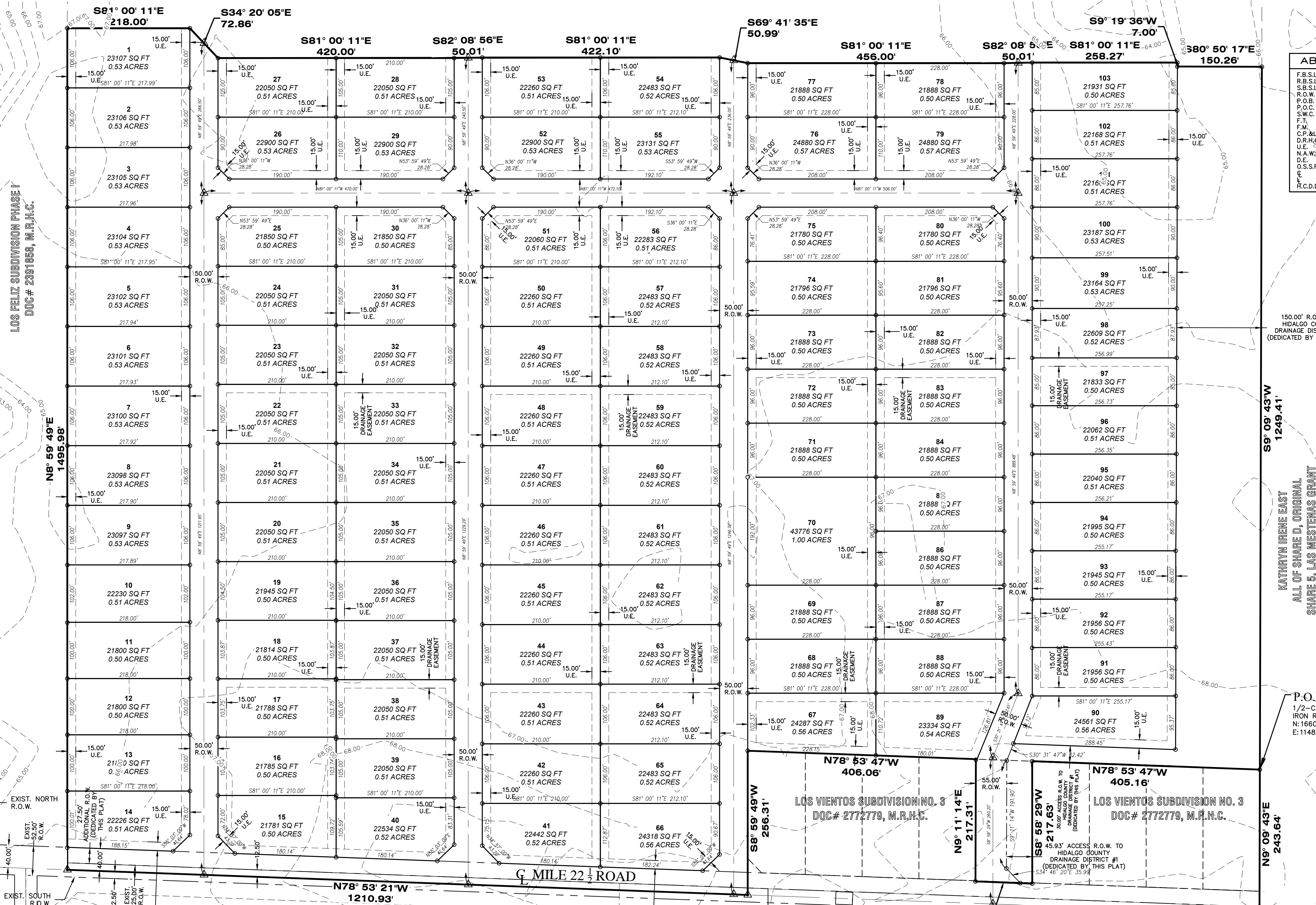
S 82° 08' 56" E, 50.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 81° 00' 11" E, 258.27 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 09° 19' 36" W, 7.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET

S 80° 50' 17" E, 150.26 FEET TO A 1/2-INCH CAPPED IRON ROD SET

THENCE, S 09° 09' 43" W ALONG THE EAST LINE OF THE SAID SHARE "C", A DISTANCE OF 1249.41 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 67.46 ACRES OF LAND, MORE OR LESS.



LOS FELTZ SUBDIVISION PHASE I  
DOC# 281866, M.R.H.C.

LOS FELTZ SUBDIVISION PHASE II  
DOC# 281866, M.R.H.C.

LOS FELTZ SUBDIVISION PHASE III  
DOC# 281866, M.R.H.C.

LOS FELTZ SUBDIVISION PHASE IV  
DOC# 281866, M.R.H.C.

LOS FELTZ SUBDIVISION PHASE V  
DOC# 281866, M.R.H.C.

**BORDERTOWN DEVELOPMENT LLC**  
131.84 AC OUT OF LOTS 1 & 8, BLOCK 71,  
AND LOTS 4 & 5, BLOCK 70,  
ENGLEMAN RESUB.,  
PROP ID: 1464058, M.R.H.C.

N.A.W.S.C. 15.00' EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

N.A.W.S.C. 15.00' EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



IVAN GARCIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
SURVEY FIRM # 10194207

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER(S): EBONY WIND, LLC	4725 MILE 6 ROAD McALLEN, TX. 78504	(956) 373-0850	
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	

INDEX TO SHEETS OF EBONY WIND SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS)	DRAWN: G.F./H.G./O.A./Y.V.
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	SCALE: 1"=100'
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	DATE: AUGUST 6, 2024
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	PROJECT: SUB 22 058
SHEET 5: TYPICAL DETAILS	REVISIONS:
SHEET 6: TYPICAL DETAILS	PAGE NO. 1-OF-6

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION NO. F-7628  
SURVEY FIRM NO. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:  
**FINAL**

**PLAT SHEET**  
EBONY WIND SUBDIVISION  
HIDALGO COUNTY, TEXAS

Y: RDR SUBDIVISIONS 2022.SUB 22\_058 - EBONY WINDS - NEHAUS DMC/ASBUILTS/SUB 22\_058\_RDR\_SHT 2\_PLAT\_SHEET-dwg RODRIGUEZ 8/9/2024 12:52 PM

# EBONY WIND SUBDIVISION

BEING A 66.95 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINAS HEIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

### OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE) KEVIN NEUHAUS & SOMER NEUHAUS, AS THE OWNER (S) OF THE 66.95 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EBONY WIND SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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.

\_\_\_\_\_  
EBONY WIND, LLC DATE  
KEVIN NEUHAUS  
4725 MILE 6 ROAD  
McALLEN, TX. 78504

\_\_\_\_\_  
EBONY WIND, LLC DATE  
SOMER NEUHAUS  
4725 MILE 6 ROAD  
McALLEN, TX. 78504

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN NEUHAUS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOMER NEUHAUS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EBONY WIND SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

### 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 EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND 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 10' 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 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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
KEVIN NEUHAUS DATE  
4725 MILE 6 ROAD  
McALLEN, TX. 78504

\_\_\_\_\_  
SOMER NEUHAUS DATE  
4725 MILE 6 ROAD  
McALLEN, TX. 78504

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

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

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

ATTEST: \_\_\_\_\_  
HIDALGO COUNTY CLERK DATE

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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.

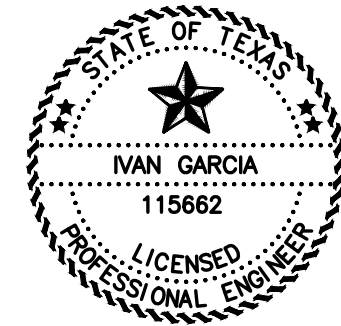
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

\_\_\_\_\_  
RAUL E. SESIN, P.E., C.F.M. DATE  
GENERAL MANAGER

### STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

\_\_\_\_\_  
IVAN GARCIA P.E. R.P.L.S. DATE  
REG. PROFESSIONAL ENGINEER NO. 115662



### GENERAL NOTES:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 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 LEEVES FROM 100-YEAR FLOOD, AND A PORTION IS IN ZONE "A" WITH BASE FLOOD ELEVATION 66.00, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D DATED: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED MAY 14, 2001. 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).

2. SETBACKS:  
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER  
GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF CURVE OR 16" 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.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--->B.M. NO. 1--, ELEV. 72.54 N.G.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE SOUTHWEST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, GRID COORDINATES  
N 16665812.0600, E 1125221.2770.  
--->B.M. NO. 2--, ELEV. 69.45 N.G.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE NORTHEAST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, GRID COORDINATES  
N 16665795.0700, E 1125375.9270.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 220,687 CUBIC-FEET OR 0.068 ACRE-FEET OF STORM WATER RUNOFF.

7. 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS 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.

10. 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 SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF 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 SYSTEMS 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.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12. EBONY WIND LLC, THE OWNER & SUBDIVIDER OF EBONY WIND SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 1 OF THIS PLAT.

13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.

15. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE 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.

17. EBONY WIND LLC, THE OWNER & SUBDIVIDER OF EBONY WIND 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.

18. 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.



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

INDEX TO SHEETS OF EBONY WIND SUBDIVISION	
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)	DRAWN: G.F./ H.G./O.A./Y.V
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE	SCALE: NTS
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	DATE: AUGUST 6, 2024
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	PROJECT: SUB 22 058
SHEET 5: TYPICAL DETAILS	REVISIONS:
SHEET 6: TYPICAL DETAILS	PAGE NO. 2-OF-6

A:\DE SUBDIVISIONS 2022\SUB 22 058 - EBONY WINDS - NEUHAUS\DWG\ASBUILTS\SUB 22 058\_SDE\_SHT\_2A\_PLAT\_NOTES.dwg RUIDELTA 8/9/2024 12:54 PM

PRINCIPAL CONTACTS:		NAME	ADDRESS	PHONE & FAX
OWNER(S):	EBONY WIND, LLC		4725 MILE 6 ROAD McALLEN, TX. 78504	(956) 373-0650
SURVEYOR:	IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER:	IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:  
**FINAL**

**PLAT NOTES**  
**EBONY WIND SUBDIVISION**  
**HIDALGO COUNTY, TEXAS**

ENGINEER:  
IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR:  
IVAN GARCIA P.E. R.P.L.S.  
CHECKED:  
IVAN GARCIA P.E. R.P.L.S.  
PROJECT:  
SUB 22 058  
PAGE NO.  
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