



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: 1-28-2025

PROPOSED GRAPEFRUIT ACRES PHASE 4 SUBDIVISION, PRECINCT No. 1.

ENGINEER NAIN ENGINEERING LLC, DEVELOPER: GARVIC PROPERTIES L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 2

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 5 ½ WEST ROAD AND GRAPEFRUIT DRIVE

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-13-24 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING THE COUNTIES ROAD SIDE DITCHES AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO GRAPEFRUIT DRIVE AND 10 FEET ONTO MILE 5 ½ WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-23-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-17-2025 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: GRAPEFRUIT DRIVE AND MILE 5 ½ WEST ROAD

H.C.E.O.C. FINAL APPROVAL DATE: 12-17-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL 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.

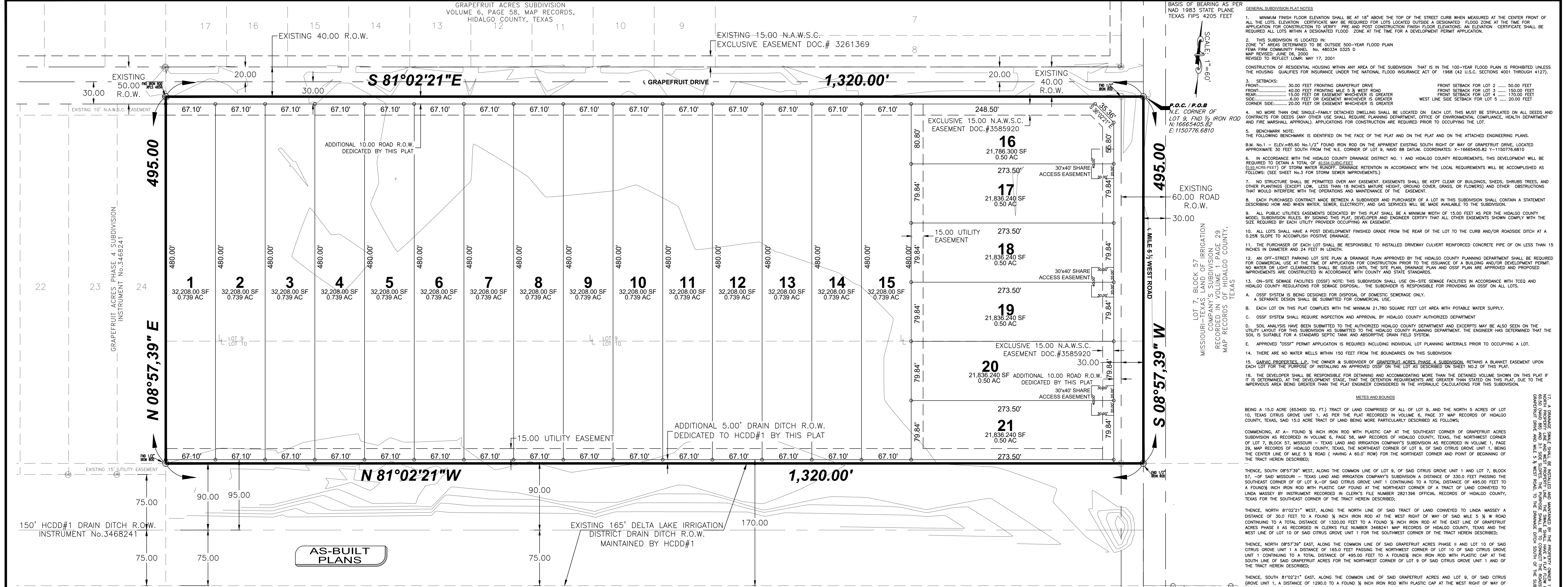
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$3,000.00** For: (1 FILLING STATION)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 10/01/2024

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments.

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.



LEGEND

- ⊙ - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
- ⊙ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X, Y - LATITUDE AND LONGITUDE COORDINATES

LOCATION MAP
SCALE: 1"=4000'

SITE LOCATION

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

GRAPEFRUIT ACRES PHASE 4 SUBDIVISION IS LOCATED ON THE SOUTH WEST CORNER OF GRAPEFRUIT DRIVE AND MILE 5 1/2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 101,170 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE RURAL AREA OF THE COUNTY, UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 1.

GRAPEFRUIT ACRES PHASE 4

BEING A 15.00 ACRE (14.67 NET AC) TRACT OF LAND COMPRISED OF ALL OF LOT 9, AND THE NORTH 5 ACRES OF LOT 10, TEXAS CITRUS GROVE UNIT 1, AS PER THE PLAT RECORDED IN VOLUME 6, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

GARVIC PROPERTIES, LP
AS OWNER OF THE 15.00 ACRES TRACT OF LAND COMPRISED WITHIN THE PROPOSED GRAPEFRUIT ACRES PHASE 4 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, 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.

J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC.
THE SOLE GENERAL PARTNER OF GARVIC PROPERTIES, LP
P.O. BOX 1000
MISSION, TEXAS 78573-1000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY 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 _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEONOR ARRATIA
My Commission Expires 12/19/2026
Notary ID #125946672

INDEX TO SHEETS OF GRAPEFRUIT ACRES PHASE 4 SUBDIVISION

SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE 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; AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

SHEET 3 ENGINEERING 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.

STATE OF TEXAS COUNTY OF HIDALGO

I, GUILLERMO A. ARRATIA A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 04 DAY OF OCTOBER, 2024.

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

STATE OF TEXAS COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 02/26/2023 UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____ 20____.

REGISTERED PROFESSIONAL SURVEYOR
No. 50555 STATE OF TEXAS

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

RADU SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC. THE SOLE GENERAL PARTNER OF GARVIC PROPERTIES, LP	P.O. BOX 1000	MISSION, TEXAS 78573	(956) 583-1114
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: OSCAR HERNANDEZ	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956) 357-2185

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, an exclusive perpetual easement with the right to erect, construct, install and lay thereupon 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 Grantor covenants that it is the owner of the above-described lands 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____.

J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC.
THE SOLE GENERAL PARTNER OF GARVIC PROPERTIES, LP

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE GRAPEFRUIT ACRES PHASE 4 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 _____

AS-BUILT PLANS

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRAPEFRUIT ACRES PHASE 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

DRAWING DATE: APRIL 04, 2024
REVISED DATE: NOVEMBER 04, 2024

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

SHEET 2 OF 4

