



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: 3-04-2025

PROPOSED CESAR VILLAGE SUBDIVISION, PRECINCT No. 4.

ENGINEER TREVIÑO ENGINEERING DEVELOPER: LG HOMELAND DEVELOPMENT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 73  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 7

LOCATION DESCRIPTION: WEST SIDE OF CESAR CHAVEZ ROAD, APPROXIMATELY ¼ OF A MILE NORTH OF WISCONSIN ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-3-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

SEWER SYSTEM:  SEWER CITY OF EDINBURG.

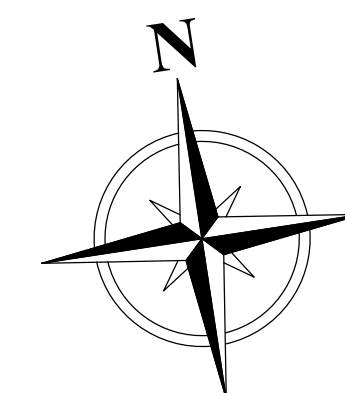
WATER SERVICE PROVIDER: N.A.W.S.C.

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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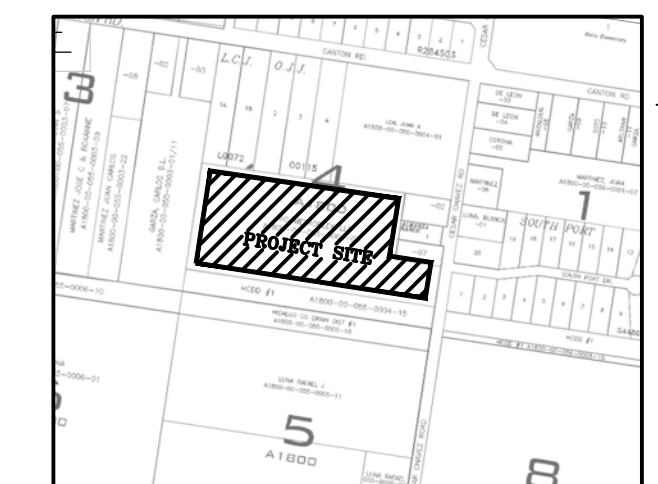


SCALE: 1"=100'  
BEARING AS PER NAD 1983  
STATE PLANE TEXAS SOUTH  
FIPS 4205 FEET

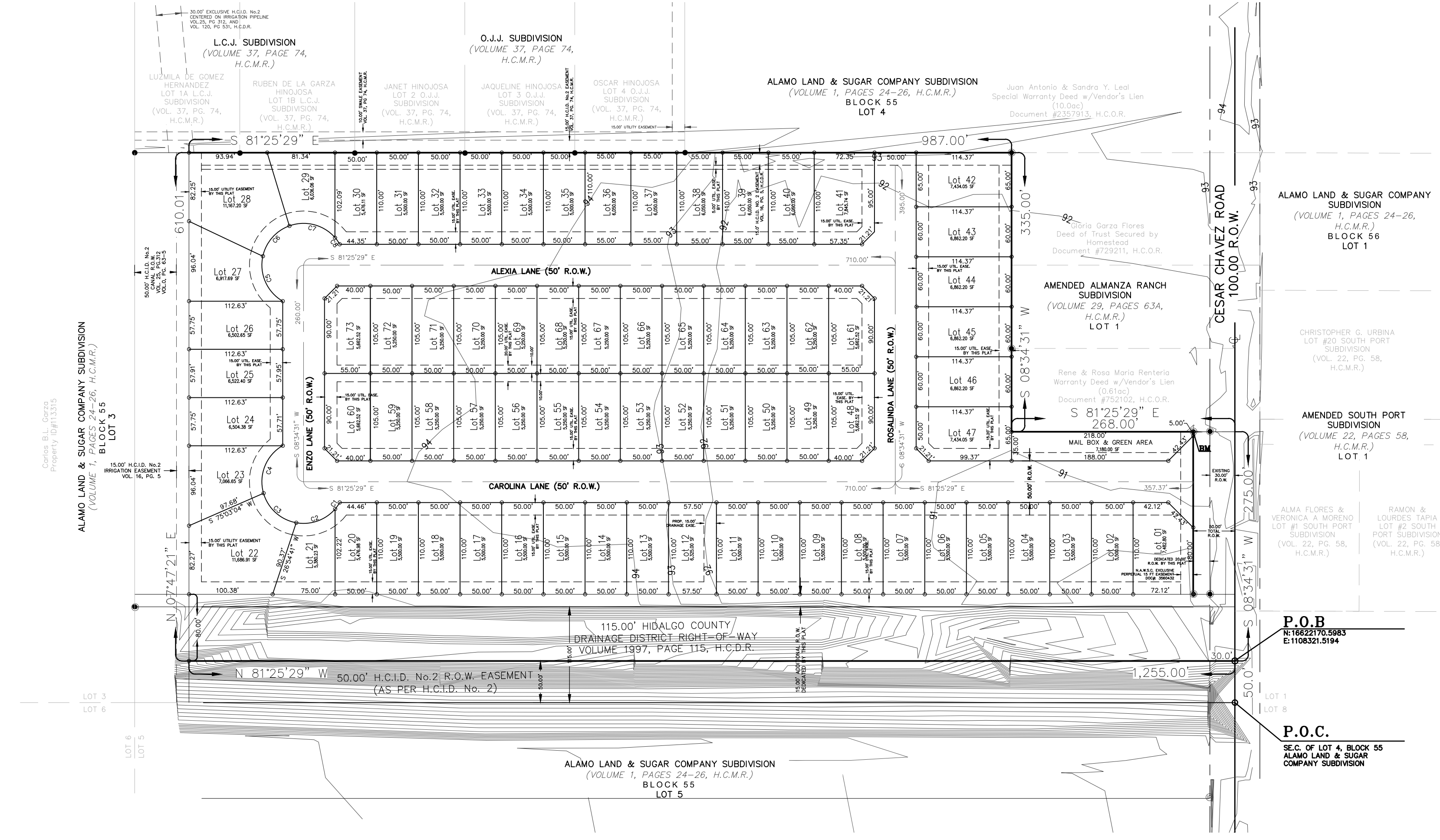
LEGEND

- SET IRON ROD
- FD. IRON ROD

CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.00'	9.57'	S 51°24'16" E	9.55'
C2	50.00'	51.67'	S 40°26'33" E	49.40'
C3	50.00'	55.77'	S 18°46'10" W	52.92'
C4	50.00'	66.28'	S 82°38'58" W	61.70'
C5	50.00'	63.16'	S 38°35'44" W	63.16'
C6	50.00'	50.32'	N 65°28'58" W	50.32'
C7	50.00'	60.06'	N 11°21'57" E	56.51'
C8	50.00'	9.74'	N 57°27'21" E	9.72'



VICINITY MAP  
SCALE 1" = 1000'



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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 THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCES, 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 GRANTEE 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 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 HAS EXECUTED THIS INSTRUMENT THE DAY OF \_\_\_\_\_, 20\_\_.

LG HOMELAND DEVELOPMENT LLC

STATE OF TEXAS  
COUNTY OF HIDALGO

I, **ALEJANDRO LARA**, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **CESAR VILLAGE SUBDIVISION**, IN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, **HOMERO LUIS GUTIERREZ**, REGISTER 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 THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

HOMERO LUIS GUTIERREZ, RPLS No. 2791

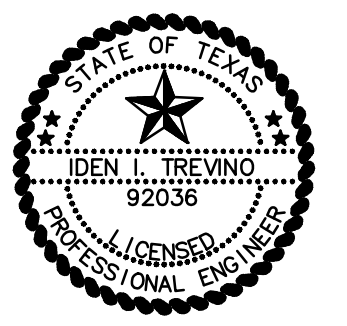


STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

IDEN I. TREVINO, PE No. 92036



HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: \_\_\_\_\_ SECRETARY

MAYOR'S CERTIFICATION.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORM TO ALL REQUIREMENTS FOR THE SUBDIVISION REGULATIONS (TITLE 11 OF MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG DATE CITY SECRETARY DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **CESAR VILLAGE SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON \_\_\_\_\_.

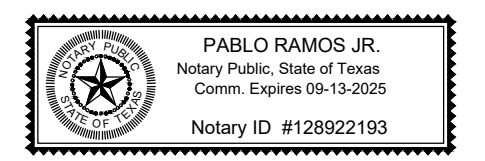
LG HOMELAND DEVELOPMENT, LLC DATE  
ALEJANDRO LARA  
601 PECAN BLVD. SUITE 210  
MCALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **ALEJANDRO LARA**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES ON : \_\_\_\_\_



HIDALGO COUNTY  
DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE 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.



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR  
HIDALGO COUNTY CLERK

RAUL SESIN, P.E., CFM  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT No.1

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LG HOMELAND DEVELOPMENT	601 PECAN BLVD. SUITE 210	MCALLEN, TEXAS 78501	(956) 739-4401
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	MCALLEN, TEXAS 78505	(956) 369-0988

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

LG HOMELAND DEVELOPMENT, OWNER DATE  
601 PECAN BLVD, SUITE 210  
MCALLEN, TEXAS 78501

INDEX TO SHEET OF CESAR VILLAGE SUBDIVISION

1	LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATION, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, H.C.H.D. CERTIFICATION, REVISION NOTES, RIGHT F WAY CERTIFICATION OF NORTH ALAMO WATER SUPPLY CORPORATION.
2	GENERAL NOTES & RESTRICTIONS, 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 VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT.

CESAR VILLAGE  
SUBDIVISION

73 RESIDENTIAL LOTS  
A 15.37-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS.

DATE REVISED: FEBRUARY 14, 2025  
DATE OF PREPARATION: JULY 27, 2023

**TREVINO ENGINEERING**  
FIRM No. F-7906  
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160  
Mission, Texas 78572  
ident@trevenoengineering.com

## HCDD #1 APPROVED DRAINAGE REPORT STATEMENT

### INTRODUCTION:

THE PROPOSED CESAR VILLAGE SUBDIVISION (INTENDED FOR RESIDENTIAL), A 16.46-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF CESAR CHAVEZ ROAD, APPROXIMATELY 995.00 FEET SOUTH OF CANTON ROAD.

THIS PROPERTY IS LOCATED ON THE WEST SIDE OF S. CESAR CHAVEZ RD. APPROXIMATELY (0.19 MILES) SOUTH FROM CANTON RD. IN EDINBURG, HIDALGO COUNTY, TEXAS. DURING THE PROPERTY HAS BEEN BEING USED FOR AGRICULTURE FARMLAND, THE SUBDIVISION IS FLANKED BY RESIDENTIAL PROPERTY ON THE EAST SIDE, THE PROPERTIES TO THE NORTH, SOUTH AND WEST ARE AGRICULTURE FARMLAND. PLEASE SEE THE ATTACHED LOCATION MAP AND PLAT FOR REFERENCE.

### FEMA:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, THE PARTIAL OF THE SUBDIVISION IS IN TWO ZONES, ZONE "B" (UNSHADED) AND "ZONE AH" (SHADED) COMMUNITY PANEL NUMBER 480334 0425C MAP EFFECTIVE DATE NOVEMBER 16, 1982. "ZONE B" AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN 1' SQUARE MILE. "ZONE A" AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE AT 93.00. A VOLUME OF IMPORTED SOILS IN THE AMOUNT OF 206,808 C.F. WILL BE REQUIRED TO FILL THE LOT AREAS AT ZONE "AH" TO OBTAIN THE BASE FLOOD ELEVATION OF 93.00. FEMA CASE NUMBER: 23-06-1419 A.

### SOIL:

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF ONE SOIL TYPE: (28)-HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES AND (52) RAYMONVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES. GROUP B SOILS HAVE A MODERATE INFILTRATION RATE. THIS GROUP CONSISTS CHIEFLY OF DEEP WELL DRAINED SOILS WITH A MODERATELY FINE TO MODERATELY COARSE TEXTURE AND A MODERATE RATE OF WATER TRANSMISSION, AND GROUP C SOILS HAVE A SLOW INFILTRATION RATE. THIS GROUP CONSISTS OF SOILS WITH A LAYER THAT IMPEDES THE DOWNWARD MOVEMENT OF WATER OR FINE TEXTURED SOILS AND A SLOW RATE OF WATER TRANSMISSION. MORE DETILS MAY BE FOUND IN THE SOIL PROPERTIES PORTION OF THIS DOCUMENT.

### EXISTING DRAINAGE CONDITIONS:

THE PROPERTY TOPOGRAPHY NATURALLY SLOPES TO THE WEST OF THE PROPERTY TO S. CESAR CHAVEZ RD. AND DRAIN INTO DITCH LOCATED ON THE SOUTH SIDE OF THE PROPERTY.

### DRAINAGE REQUIREMENTS:

THE POST-DEVELOPED STORM RUNOFF IN THE AMOUNT OF 108,178 CUBIC FEET (2.483 ACRE-FT) WILL BE REQUIRED PER THE DRAINAGE CALCULATIONS. AN ADDITION VOLUME OF 206,808 CUBIC FEET (4.747 ACRE-FT) WHICH IS THE AMOUNT OF FILL TO ACCOMMODATE THE BASE FLOOD ELEVATIONS OF 93.00 AT ZONE "AH". THE TOTAL VOLUME REQUIRED IS 314,986 CUBIC FEET (7.231 ACRE-FT). THE TOTAL VOLUME WILL BE OBTAINED ON THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN LOCATED ON THE SOUTH SIDE OF THE PROPERTY. THE DRAIN DITCH WILL BE EXCAVATED TO ACCOMMODATE FOR THE POST-DEVELOPED STORM RUNOFF AND FILL REQUIREMENT VOLUME IN THE AMOUNT OF 314,986 CUBIC FEET (7.231 ACRE-FT). THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM DETERMINED USING THE RATIONAL METHOD IS 9.33 CFS FOR A 10-YEAR RETURN FREQUENCY AND THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 51.29 CFS FOR A 50-YEAR RETURN FREQUENCY.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS OF NOT INCREASING THE AMOUNT OF EXISTING RUNOFF, WE HAVE CALCULATED THOSE 314,986 CUBIC FEET OF STORM RUNOFF AND FILL REQUIREMENT TO BE OBTAINED ON THE HIDALGO COUNTY DRAINAGE DISTRICT DITCH LOCATED ON THE SOUTH SIDE OF THE PROPERTY WITH OUTFALL.

### GENERAL NOTES

- FLOOD INSURANCE RATING ZONE: "AH" AND "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0425C, DATED 11/16/1982.

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. ELEVATION IN THIS ZONE AS PER FEMA FIRM IS 93.00  
ZONE "AH" HAS BEEN REMOVED VIA LOMR-F TO ZONE "B"  
LOMR CASE NO. 25-06-0592A

ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING)

- BENCHMARK MARKED ON EXISTING POWER POLE ELEVATION = 93.74  
POWER POLE LOCATED ON THE NORTHERN EASTERMOST CORNER OF THIS PROPERTY LINE ALONG CESAR CHAVEZ ROAD. BENCHMARK IS LABELED AS "BM" ON THE PLAT.  
N: 16622499.450  
E: 1108322.457

- MINIMUM BUILDING SETBACKS: (WITH 2-FT. ABOVE BASE FLOOD ELEVATION (BFE)).

FOR SINGLE FAMILY RESIDENTIAL

FRONT SETBACK: 25 FEET OR 1/4 OF THE ROW NOT TO EXCEED 50 FEET  
SIDE SETBACK: 15 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE SETBACK: 6 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20 FEET

- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL OR INDUSTRIAL USES ALLOWED ON ALL INTERNAL LOTS THROUGH 73.  
THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. 9 ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF THE STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOR 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 FLOOR ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS: THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 314,986 CUBIC FEET (7.231 ACRE-FT) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. C4 FOR STORM SEWER IMPROVEMENTS.)

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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.

- 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.

- 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 AND EASEMENT.

- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH EAST ) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE NORTH EAST.

- 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 CLEARANCE 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.

- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 73. A 25 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 73 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 73 FROM CESAR VILLAGE ROAD.

- CLEARANCES FOR WATER METERS:  
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTIONS SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITIONS OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

- THE DEVELOPERS SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF 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.

- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC WILL TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET LENGTH.

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

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO A ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

- SANITARY SEWER SERVICE WILL BE INSTALLED AT THE BUILDING PERMIT STAGE. SEWER PERMIT APPLICATION REQUIRED BY THE CITY OF EDINBURG.

- ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD WITH A PLASTIC CAP.

- LOT 1, SHALL NOT HAVE DIRECT ACCESS TO CESAR CHAVEZ ROAD. LOTS 41, 48, 49, 61, 62 AND 73 ARE ALLOWED TO HAVE DRIVEWAY ACCESS TO THE FRONT AND SIDE OF THE PROPERTY.

- A 5.0' SIDEWALK IS REQUIRED BY CITY OF EDINBURG ALONG ALL INTERIOR STREETS ON BOTH SIDES AT THE TIME OF SUBDIVISION CONSTRUCTION. SIDEWALKS MUST COMPLY WITH T.A.S AND A.D.A. REQUIREMENTS

- A 5.0' SIDEWALK IS REQUIRED ALONG CESAR CHAVEZ ROAD AT THE TIME OF SUBDIVISION CONSTRUCTION. SIDEWALK MUST COMPLY WITH T.A.S. AND A.D.A. REQUIREMENTS

- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNERS OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.

- ALL IRRIGATION DISTRICT EASEMENTS AND RIGHT OF WAY, IF SHOWN, ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.

- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY HIDALGO COUNTY IRRIGATION DISTRICT No.2 EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT No.2.

- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY HIDALGO COUNTY IRRIGATION DISTRICT No.2 EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT No.2. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.

- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENTS.

- A 8 FOOT BUFFER REQUIRED ALONG ANY OPEN CANAL AND/OR OPEN DITCH.

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

### FINAL WATER AND SEWER ENGINEERING REPORT FORMAT:

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CESAR VILLAGE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE RIGHT-OF-WAY OF S. CESAR CHAVEZ ROAD AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF S. CESAR CHAVEZ ROAD. THE WATER SYSTEM FOR CESAR VILLAGE SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS EAST ALONG TO THE WEST SIDE OF THE PROPERTY ON CAROLINA LANE. THEN 8" WATER LINE CONTINUE ON ENZO LANE TO THE SOUTH TO NORTH, THEN THE 8" LANE TURNING AROUND TO THE EAST ON ALEXIA LANE. CONTINUE TURNING AROUND ON ROSALINDA LANE FROM NORTH TO SOUTH AND CONNECTING TO 8" LINE TO THE EAST SIDE OF THE PROPERTY.

WATER DISTRIBUTION FOR CESAR VILLAGE SUBDIVISION CONSISTS OF ELEVEN 3/4" SINGLE SERVICE AND THIRTY-ONE 3/4" DUAL SERVICE, SERVICE LINE SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE WILL BE INSTALLED, AT A TOTAL COST OF \$ 62,600.00 OR \$ 857.53 PER LOT. IN ADDITION, THE SUBVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 62,050.00, WHICH COVERS THE \$ 850.00 COST PER LOT 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVISION HAS INSTALLED 8 FIRE HYDRANTS AT A UNIT COST OF \$ 500.00 FOR A TOTAL COST OF \$ 4,000.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CESAR VILLAGE SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE OWNER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF S. CESAR CHAVEZ RD. THE WASTEWATER SYSTEM FOR CESAR VILLAGE SUBDIVISION CONSISTS OF A 4" DIAMETER SEWER SERVICE LINE THAT TAPS INTO THE EXISTING 8" LINE. FROM THE 8" LINE, ONE (1) 4" DIAMETER SEWER SERVICE LINES RUN FOR THIS LOT. THE 4" SERVICE LINE WILL BE INSTALLED, AT A TOTAL COST OF \$1,571.00 PER LOT. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

### 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 \$62,600.00 WHICH EQUALS TO \$857.53 PER LOT.  
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$114,700 WHICH EQUALS TO \$1,571.23 PER LOT.

### FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

(WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO  
FORMATO DE INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO.

SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE FUNCIONAMIENTO:  
LA SUBDIVISION DE CESAR VILLAGE RECIBIRA AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO ESTE DEL TERRENO DE VIA DE S. CESAR CHAVEZ ROAD Y UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE S. CESAR CHAVEZ ROAD . EL SISTEMA DE AGUA PARA LA SUBDIVISION CESAR VILLAGE CONSTA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTA LA LINEA EXISTENTE DE 8" QUE APPROVECHA LA LINEA EXISTENTE DE 8" ESTA LINEA DE 8" LUEGO CORRE DEL ESTE A LO LARGO DEL LADO OESTE DE LA PROPIEDAD EN CAROLINA LANE. LUEGO LA LINEA DE AGUA DE 8" CONTINUA EN EL CARRIL ENZO DE SUR A NORTE, LUEGO LA CARRIL DE 8" DANDO LA VUELTA AL ESTE EN EL CARRIL ALEXIA, CONTINGE DANDO LA VUELTA EN EL CARRIL ROSALINDA DE NORTE A SUR Y CONECTANDOSE A LA LINEA DE 8" AL LADO ESTE DE LA PROPIEDAD.  
LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CESAR VILLAGE CONSTA DE CUATRO SERVICIOS SIMPLES DE 3/4" Y TREINTA Y CINCO SERVICIOS DOBLES DE 3/4". LA LINEA DE SERVICIO DICHO SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. SE INSTALARA LA LINEA DE 8" LOS SERVICIOS DOBLES Y SENCILLOS DE 3/4" Y LAS CAJAS DE MEDIDORES CON UN COSTO TOTAL DE \$ 62,600.00 O \$ 857.53 POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE \$ 62,050.00 , QUE CUBRE EL COSTO DE \$ 850.00 POR LOTE SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA. LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBERSIA U OTRAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION DE N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA PRONTO SIN COSTO EL MEDIDOR DE AGUA PARA ESE LOTE. LA SUBDIVISION HA INSTALADO 8 HIDRANTES A UN COSTO UNITARIO DE \$ 500.00 POR UN COSTO TOTAL DE \$ 4,000.00. TODAS LAS INSTALACIONES DE AGUA SERAN APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA INSCRIPCION DEL PLAT.

### DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA SUBDIVISION

CESAR VILLAGE SERA TRATADA POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURG. EL PROPIETARIO Y LA CIUDAD DE EDINBURG HAN CELEBRADO UN CONTRATO EN EL CUAL LA CIUDAD DE EDINBURG SE HA PROMETIDO TRATAR LAS AGUAS RESIDUALES SUFFICIENTE DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURG HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LAS AGUAS RESIDUALES DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA LOCALIZACION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE ALCANTARILLADO EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO ESTE DEL DERECHO DE VIA DE S. CESAR CHAVEZ RD. EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION CESAR VILLAGE CONSTA DE UNA LINEA DE SERVICIO DE ALCANTARILLADO DE 4" DE DIAMETRO QUE CONECTA A LA LINEA EXISTENTE DE 8". DESDE LA LINEA DE 8", UNA (1) LINEA DE SERVICIO DE ALCANTARILLADO DE 4" DE DIAMETRO CORRE PARA ESTE LOTE. LA LINEA DE SERVICIO DE 4" SERA INSTALADA A UN COSTO TOTAL DE \$ 1,571.00 POR LOTE. TODAS LAS INSTALACIONES DE AGUAS RESIDUALES TIENEN HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE EDINBURG Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DEL REGISTRO DEL PLAT.

CERTIFICACION DE INGENIERO:

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA LA INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO MENCIONADOS ANTERIORMENTE SON LOS SIGUIENTES:  
INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRAN UN COSTO GRANDE DE \$ 62,600.00 QUE EQUIVALE A \$ 857.53 POR LOTE.  
INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS COSTARAN UN GRAN TOTAL DE \$114,700.00 QUE EQUIVALE A \$1,571.23 POR LOTE.

### STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

**ALEJANDRO LARA**, AS OWNER OF THE 15.37 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **CESAR VILLAGE SUBDIVISION**, HEREBY TENDS AND AS SERVED 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, OR WILL 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.

LG HOMELAND DEVELOPMENT LLC,  
OWNER  
601 PECAN BLVD, SUITE 210  
MCALLEN, TEXAS 78501

DATE

## CESAR VILLAGE SUBDIVISION

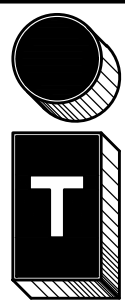
73 RESIDENTIAL LOTS

A 15.37-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS.

DATE REVISED: FEBRUARY 14, 2025  
DATE OF PREPARATION: JULY 27, 2023

### PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	<u>LG HOMELAND DEVELOPMENT</u>	<u>601 PECAN BLVD, SUITE 210</u>	<u>MCALLEN, TEXAS 78501</u>	<u>(956) 739-4401</u>
ENGINEER:	<u>IDEN I. TREVINO, P.E.</u>	<u>2211 E. GRIFFIN PKWY STE 160</u>	<u>MISSION, TEXAS 78572</u>	<u>(956) 283-8847</u>
SURVEYOR:	<u>HOMERO LUIS GUTIERREZ, RPLS</u>	<u>P.O. BOX 548</u>	<u>MCALLEN, TEXAS 78505</u>	<u>(956) 369-0988</u>

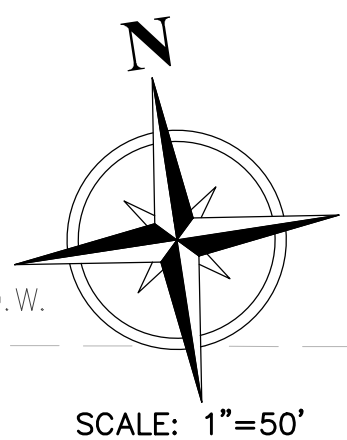
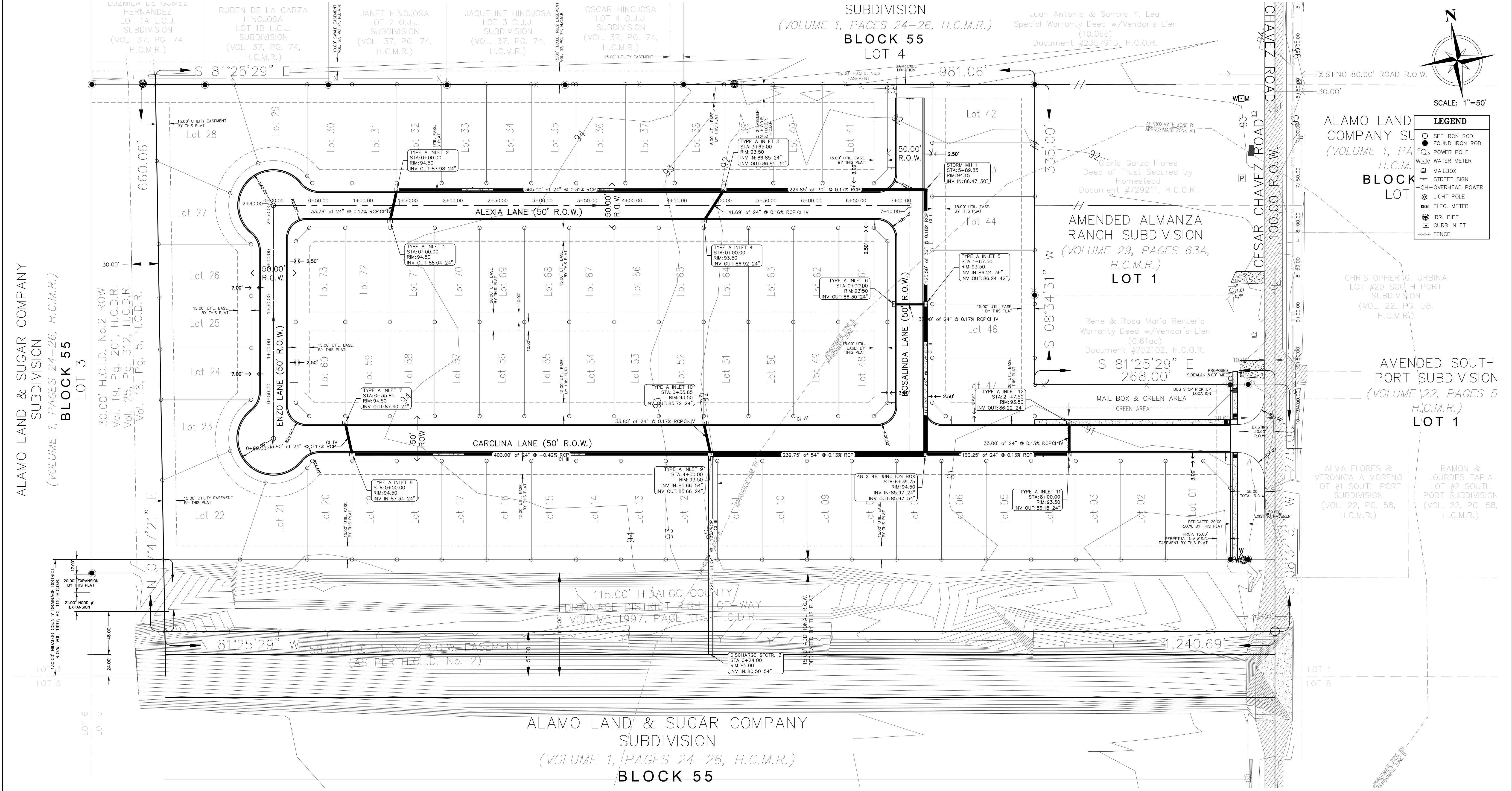


## TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160  
Mission, Texas 78572

ident@trevinoengineering.com



**LEGEND**

- SET IRON ROD
- FOUND IRON ROD
- ⊕ POWER POLE
- ⊕ W/M WATER METER
- ⊕ MAILBOX
- ⊕ STREET SIGN
- ⊕ OH-OVERHEAD POWER
- ⊕ LIGHT POLE
- ⊕ ELEC. METER
- ⊕ IRR. PIPE
- ⊕ CURB INLET
- FENCE

ALAMO LAND & SUGAR COMPANY  
SUBDIVISION  
(VOLUME 1, PAGES 24-26, H.C.M.R.)  
**BLOCK 55**  
LOT 3

SUBDIVISION  
(VOLUME 1, PAGES 24-26, H.C.M.R.)  
**BLOCK 55**  
LOT 4

Juan Antonio & Sandra Y. Leal  
Special Warranty Deed w/Vendor's Lien  
(10.0ac)  
Document #2357913, H.C.O.R.

ALAMO LAND  
COMPANY SU  
(VOLUME 1, PA  
H.C.M.  
**BLOCK**  
LOT

AMENDED ALMANZA  
RANCH SUBDIVISION  
(VOLUME 29, PAGES 63A,  
H.C.M.R.)  
**LOT 1**

CHRISTOPHER G. URBINA  
LOT #20 SOUTH PORT  
SUBDIVISION  
(VOL. 22, PG. 58,  
H.C.M.R.)

AMENDED SOUTH  
PORT SUBDIVISION  
(VOLUME 22, PAGES 5  
H.C.M.R.)  
**LOT 1**

ALMA FLORES &  
VERONICA A MORENO  
LOT #1 SOUTH PORT  
SUBDIVISION  
(VOL. 22, PG. 58,  
H.C.M.R.)

RAMON &  
LOURDES TAPIA  
LOT #2 SOUTH  
PORT SUBDIVISION  
(VOL. 22, PG. 58,  
H.C.M.R.)

ALAMO LAND & SUGAR COMPANY  
SUBDIVISION  
(VOLUME 1, PAGES 24-26, H.C.M.R.)  
**BLOCK 55**

# CESAR VILLAGE SUBDIVISION

73 RESIDENTIAL LOTS

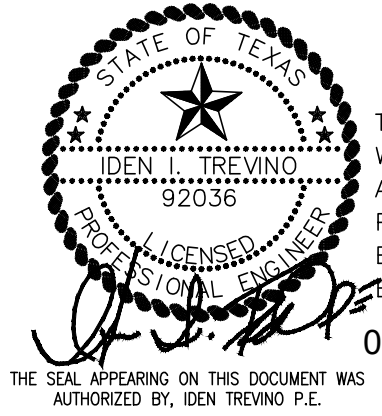
A 15.37-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS.

DATE OF PREPARATION: OCTOBER 10, 2022

**CONTRACTOR NOTE:**  
ANY/ALL CONSTRUCTION DEEPER THAN 5.0 FEET, AN OSHA APPROVED TRENCH, WITH APPROPRIATE SHIELDING, SHORING AND BENCHING PROTECTION WILL BE REQUIRED.

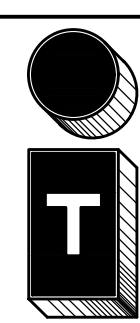
**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
	LG HOMELAND DEVELOPMENT	601 PECAN BLVD, SUITE 210	McALLEN, TEXAS 78501	(956) 739-4401
ENGINEER:	IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

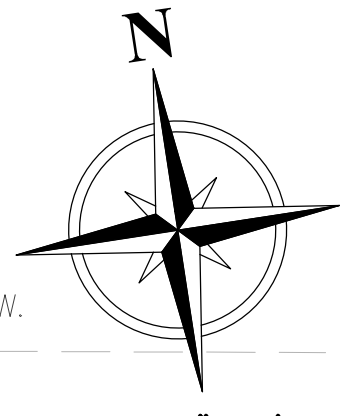
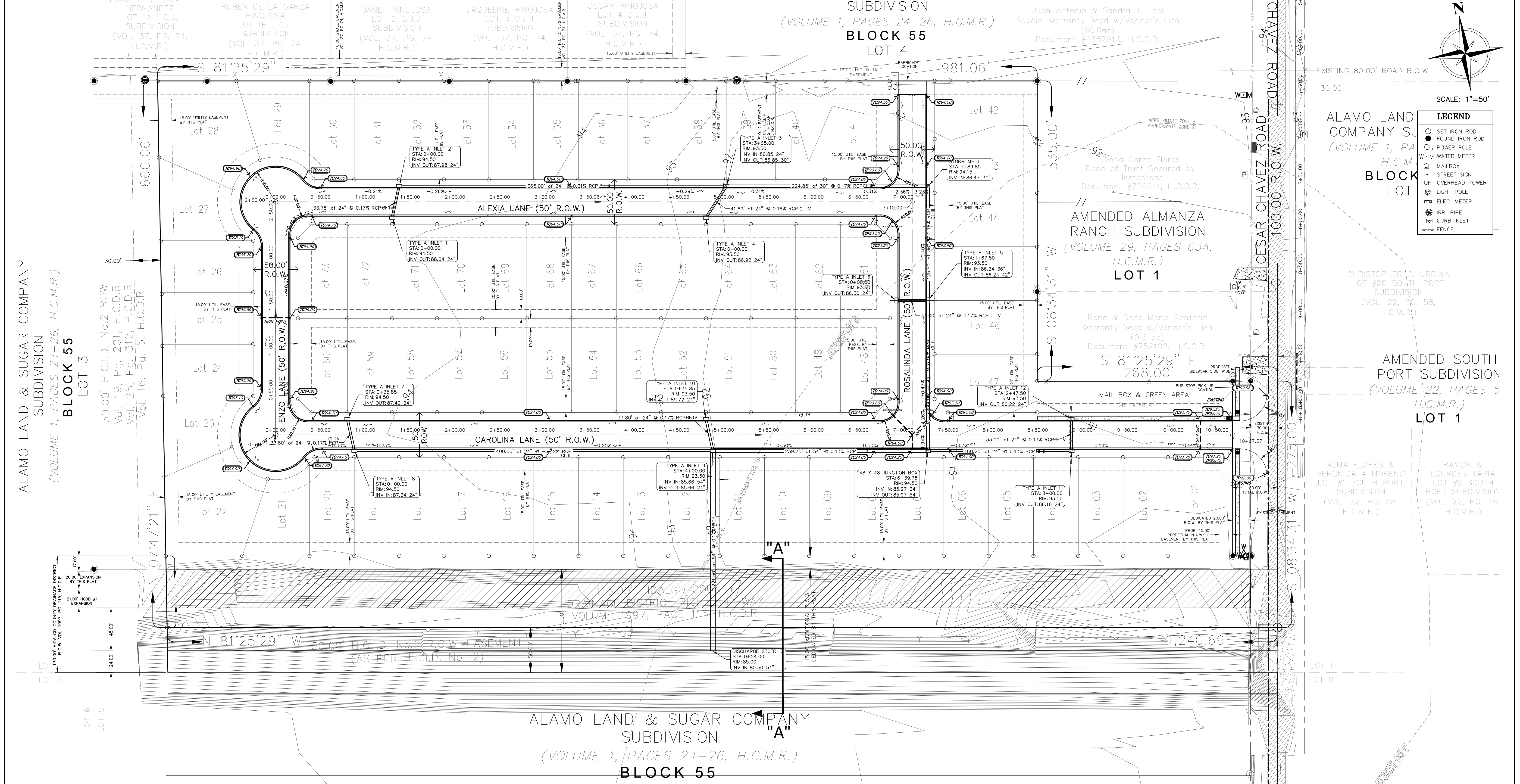


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY IDEN TREVINO PE 92036. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

## C4.0 STORM SEWER - OVERALL PLAN



**TREVINO ENGINEERING**  
FIRM No. F-7906  
TEL No. (956) 283-8847  
200 S. 10th St. Ste. 1303  
McAllen, Texas 78501  
ident@trevinoengineering.com



SCALE: 1"=50'

**LEGEND**

- SET IRON ROD
- FOUND IRON ROD
- ⊙ POWER POLE
- ⊕ WATER METER
- ⊕ MAILBOX
- ⊕ STREET SIGN
- ⊕ OVERHEAD POWER
- ⊕ LIGHT POLE
- ⊕ ELEC. METER
- ⊕ IRR. PIPE
- ⊕ CURB INLET
- FENCE

ALAMO LAND & SUGAR COMPANY SUBDIVISION (VOLUME 1, PAGES 24-26, H.C.M.R.) BLOCK 55 LOT 3

ALAMO LAND COMPANY SUBDIVISION (VOLUME 1, PAGES 24-26, H.C.M.R.) BLOCK 55 LOT 1

CHRISTOPHER G. URBINA LOT #20 SOUTH PORT SUBDIVISION (VOL. 22, PG. 58, H.C.M.R.)

AMENDED SOUTH PORT SUBDIVISION (VOLUME 22, PAGES 5 H.C.M.R.) LOT 1

ALMA FLORES & VERONICA A MORENO LOT #1 SOUTH PORT SUBDIVISION (VOL. 22, PG. 58, H.C.M.R.)

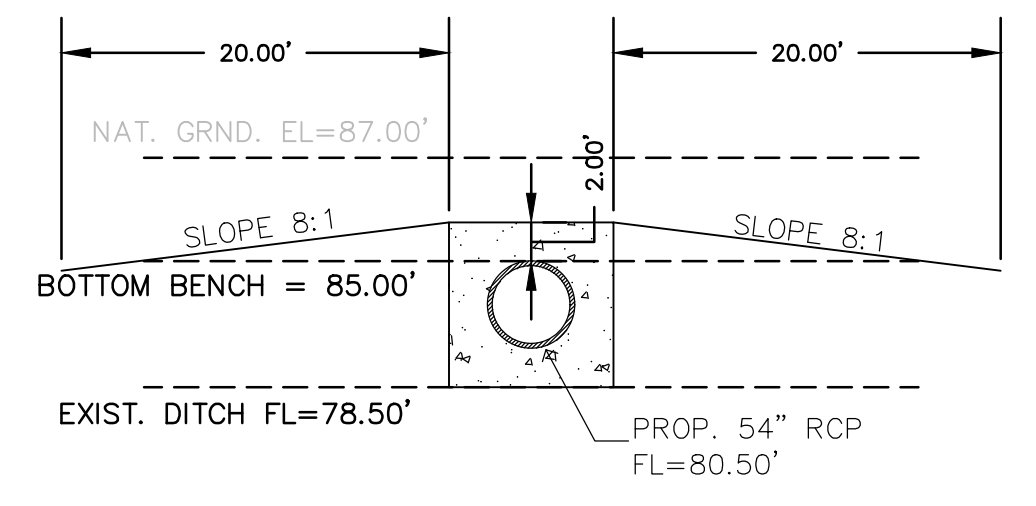
RAMON & LOURDES TAPIA LOT #2 SOUTH PORT SUBDIVISION (VOL. 22, PG. 58, H.C.M.R.)

AMENDED ALMANZA RANCH SUBDIVISION (VOLUME 29, PAGES 63A, H.C.M.R.) LOT 1

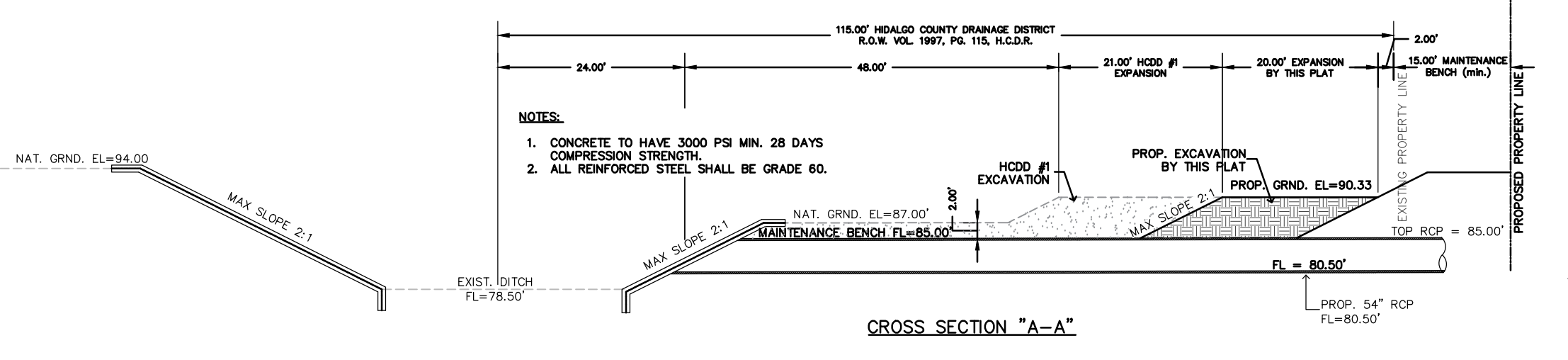
Rene & Rosa Maria Renteria Warranty Deed w/Vendor's Lien (0.61ac) Document #752102, H.C.O.R.

MAIL BOX & GREEN AREA

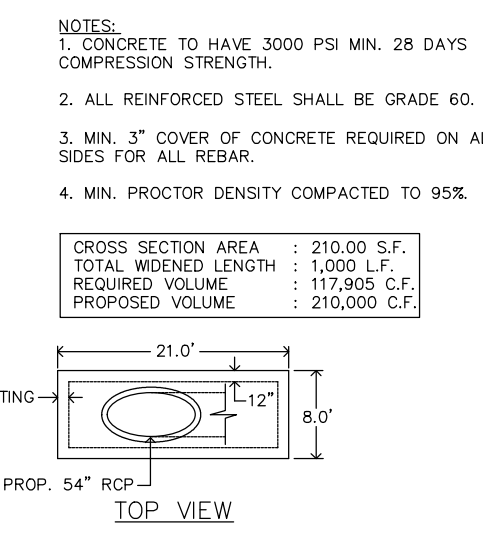
ALAMO LAND & SUGAR COMPANY SUBDIVISION (VOLUME 1, PAGES 24-26, H.C.M.R.) BLOCK 55



PROFILE NTS



CROSS SECTION "A-A"



TOP VIEW

- NOTES:
1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
  2. ALL REINFORCED STEEL SHALL BE GRADE 60.
  3. MIN. 3" COVER OF CONCRETE REQUIRED ON ALL SIDES FOR ALL REBAR.
  4. MIN. PROCTOR DENSITY COMPACTED TO 95%.

# CESAR VILLAGE SUBDIVISION

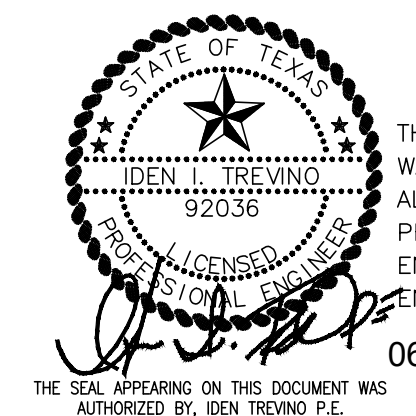
73 RESIDENTIAL LOTS  
A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS  
DATE OF PREPARATION: OCTOBER 10, 2022

## C4.7 PAVING & GRADING - OVERALL PLAN

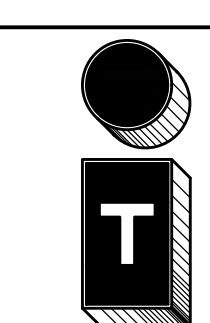
**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LG HOMELAND DEVELOPMENT	601 PECAN BLVD., SUITE 210	McALLEN, TEXAS 78501	(956) 739-4401
ENGINEER: IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

**CONTRACTOR NOTE:**  
ANY/ALL CONSTRUCTION DEEPER THAN 5.0 FEET, AN OSHA APPROVED TRENCH, WITH APPROPRIATE SHIELDING, SHORING AND BENCHING PROTECTION WILL BE REQUIRED.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY IDEN TREVIÑO PE 92036. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

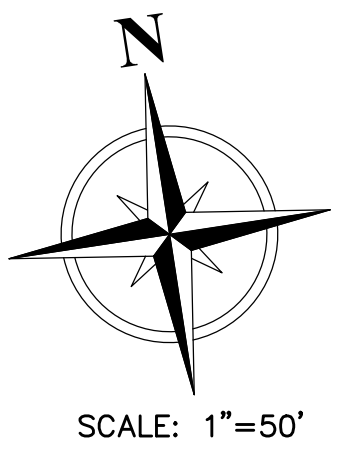


**TREVIÑO ENGINEERING**  
FIRM No. F-7906  
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303  
McAllen, Texas 78501  
id@trevinoengineering.com

ALAMO LAND & SUGAR COMPANY  
SUBDIVISION  
BLOCK 55  
LOT 1

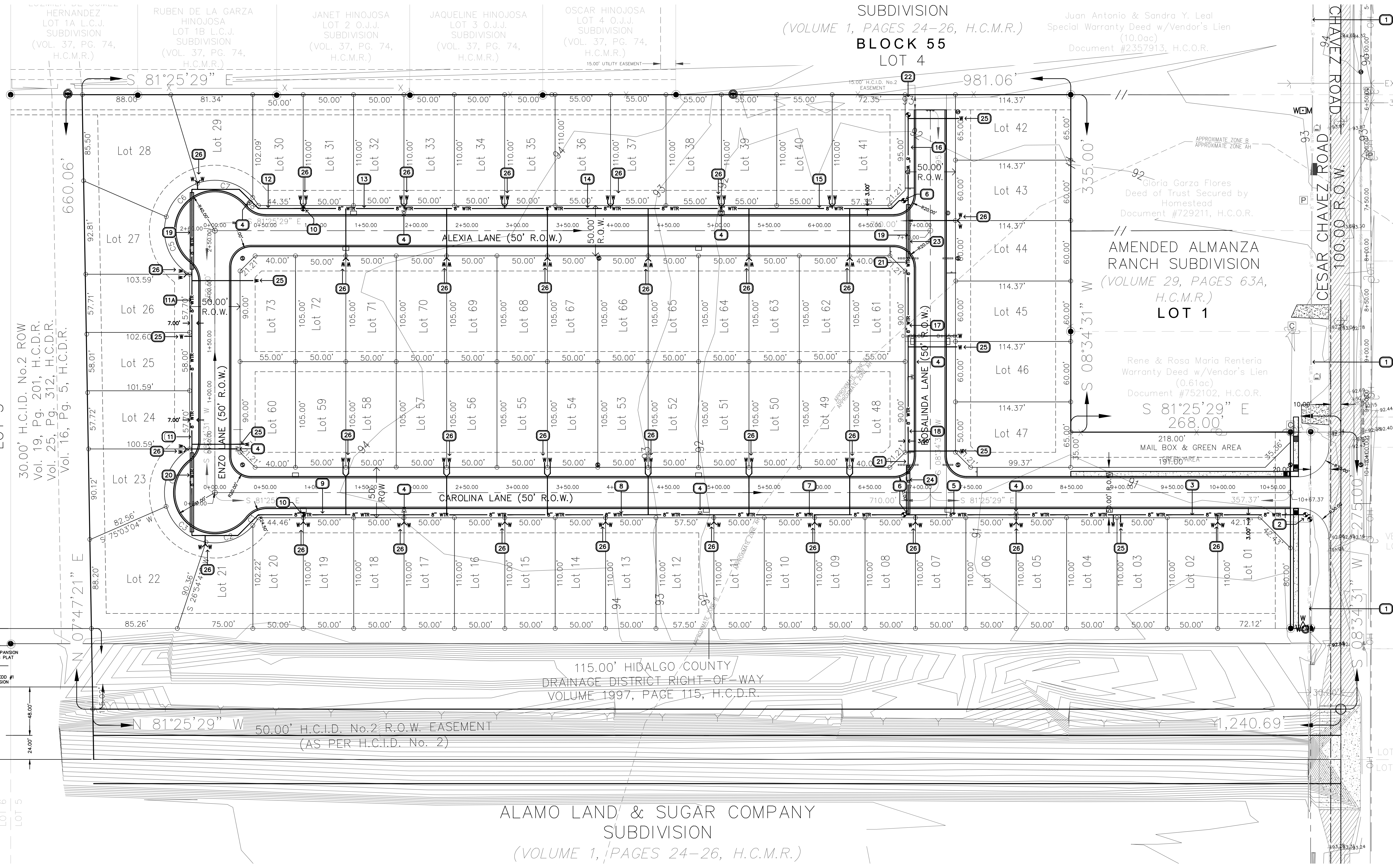
SUBDIVISION  
(VOLUME 1, PAGES 24-26, H.C.M.R.)  
BLOCK 55  
LOT 4

Juan Antonio & Sandra Y. Leal  
Special Warranty Deed w/Vendor's Lien  
(10.0ac)  
Document #2357913, H.C.O.R.



**LEGEND**

- SET IRON ROD
- FOUND IRON ROD
- POWER POLE
- WM WATER METER
- MB MAILBOX
- ST STREET SIGN
- OH-OH OVERHEAD POWER
- LIGHT POLE
- ELEC. METER
- IRR. PIPE
- CURB INLET
- FENCE



**UTILITY PLAN  
WATER DISTRIBUTION KEYNOTES**

- |   |  |   |
|---|--|---|
| 1 EXISTING 8" PVC WATER DISTRIBUTION LINE (NORTH ALAMO WATER SUPPLY CORPORATION)  | 7 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 200.00 LF   | 13 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 853.00 LF   |
| 2 PROPOSED 8" x 8" WET TAP WITH 2 (TWO) 8" GATE VALVE AND BOX TO EXISTING 8" WATER LINE.  | 8 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 300.00 LF   | 14 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 315.00 LF   |
| 3 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 300.00 LF  | 9 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 206.00 LF   | 15 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 186.00 LF   |
| 4 PROPOSED COMPLETE FIRE HYDRANT ASSEMBLY WITH 8" x 6" TAP AND 6" VALVE. BOTTOM OF FLANGE ELEVATION SHALL NOT BE GREATER THAN 6" ABOVE THE TOP OF CURB ELEVATION. | 10 PROPOSED 1 (ONE) 8" 90° TEE AND 8" GATE VALVE (REFER TO UTILITY DETAILS SHEET OF NORTH ALAMO WATER SUPPLY CORPORATION FOR DETAILS AND SPECIFICATIONS) | 16 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 108.00 LF   |
| 5 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 100.00 LF  | 11 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 197.87 LF  | 17 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 152.00 LF   |
| 6 PROPOSED 8" TEE AND 8" GATE VALVE (PLEASE REFER TO UTILITY DETAILS SHEET OF NORTH ALAMO WATER SUPPLY CORPORATION FOR DETAILS AND SPECIFICATIONS)                | 11A PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 145.80 LF   | 18 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 152.00 LF   |
|   | 12 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 120.00 LF  | 19 PROPOSED 16" PVC ENCASING FOR UNDER STREET CROSSING ENCASING SHALL EXTEND FIVE (5) FEET AFTER THE BACK OF CURB. ~ 76.50 LF |
|   |  | 20 PROPOSED 16" PVC ENCASING FOR UNDER STREET CROSSING ENCASING SHALL EXTEND FIVE (5) FEET AFTER THE BACK OF CURB. ~ 79.00 LF |
|   |  | 21 PROPOSED 16", 150 PSI RATED CASING, FOR PROPOSED 8" WATERLINE, AT 9LF O.C. OF SANITARY SEWER LINE CROSSING.                |
|   |  | 22 PROPOSED 2" FLUSH VALVE AT END OF WATER LINE.  |
|   |  | 23 PROPOSED 16" PVC ENCASING FOR UNDER STREET CROSSING ENCASING SHALL EXTEND FIVE (5) FEET AFTER THE BACK OF CURB. ~ 53.00 LF |
|   |  | 24 PROPOSED 16" PVC ENCASING FOR UNDER STREET CROSSING ENCASING SHALL EXTEND FIVE (5) FEET AFTER THE BACK OF CURB. ~ 48.00 LF |
|   |  | 25 PROPOSED WATER SINGLE SERVICE  |
|   |  | 26 PROPOSED WATER DUAL SERVICE  |

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**CONTRACTOR NOTE:**

PLEASE REFER TO THE NORTH ALAMO WATER SUPPLY CORPORATION FOR ALL UTILITY DETAILS AND SPECIFICATIONS.

WATER METERS SHALL BE PLACED OUTSIDE OF PAVED AREAS.

CONTRACTOR SHALL VERIFY AND COMPLY WITH ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SEPARATION DISTANCES OF UTILITIES.

ALL WATER IMPROVEMENTS MUST BE INSTALLED WITHIN 1 YEAR OF NORTH ALAMO WATER SUPPLY CORPORATION APPROVALS. SUBDIVISION APPLICATION, PLAN REVIEWS AND FEES ARE SUBJECT TO RE-SUBMITTAL/RE-ASSESSMENT AFTER THIS TIME PERIOD.

ALL WATER VALVES SHALL BE INSTALLED 2" ABOVE TOP OF CURB.

**CESAR VILLAGE  
SUBDIVISION**

73 RESIDENTIAL LOTS  
A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS  
DATE OF PREPARATION: OCTOBER 10, 2022

**C5.0 WATER DISTRIBUTION PLAN**

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