



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: 5-27-2025

PROPOSED A SAENZ PLACE SUBDIVISION, PRECINCT No. 4

ENGINEER: MELDEN AND HUNT INC. DEVELOPER ABEL SAENZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHWEST CORNER OF CANTON ROAD AND TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-10-2025 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TOWER ROAD

SEWER SYSTEM:  OSSP'S

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

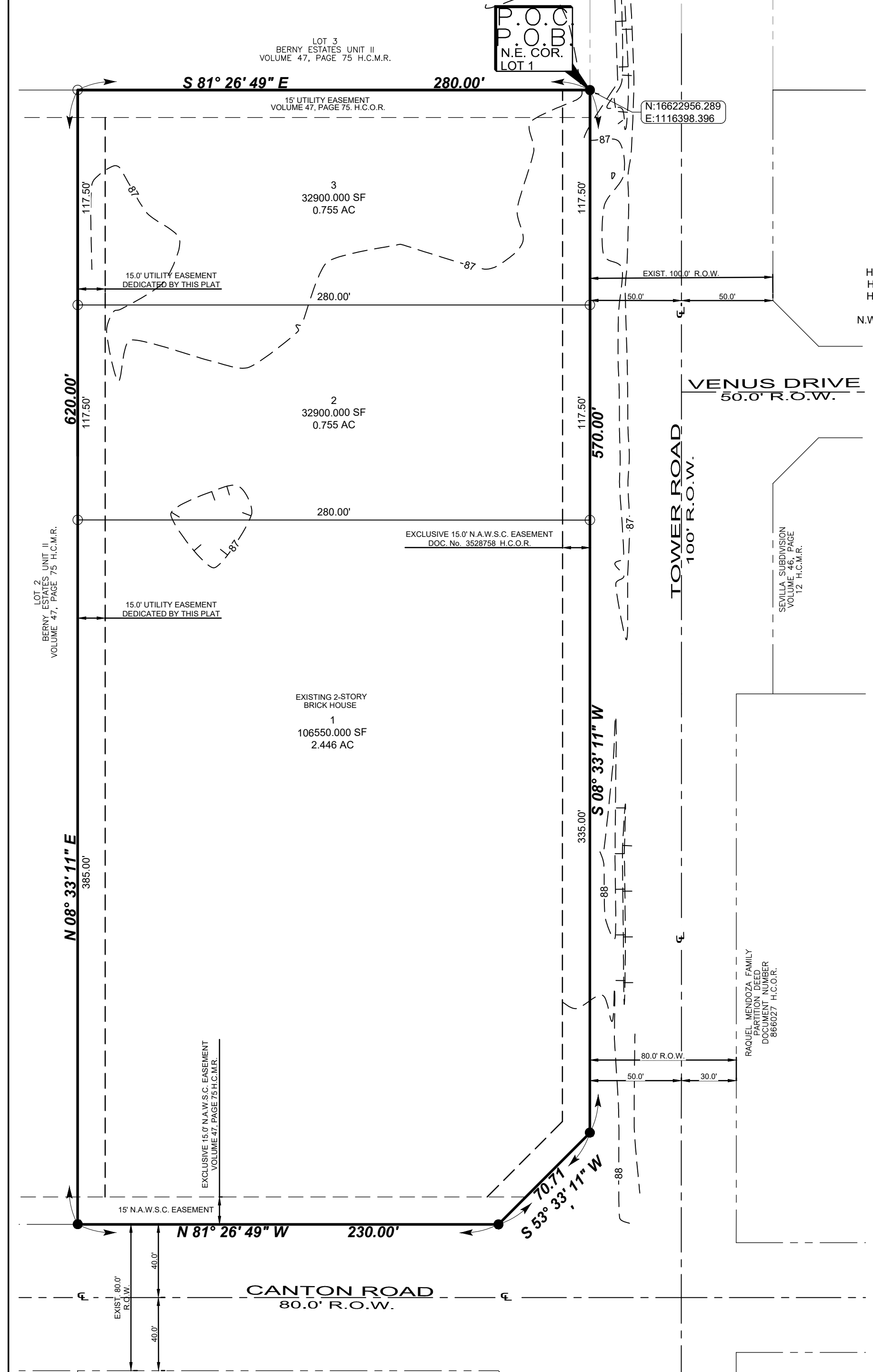
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments. and the approval of the City of EDINBURG

**Final Approval** subject to recommendations other departments

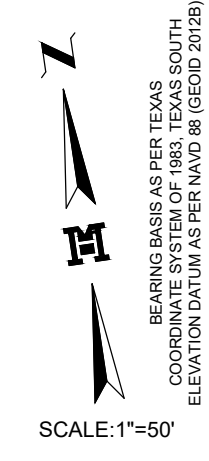
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

# MAP OF A SAENZ PLACE SUBDIVISION

A TRACT OF LAND CONTAINING 3.957 ACRES SITUATED IN THE CITY OF EDINBURG COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 1, BERNY ESTATES UNIT II VOLUME 47, PAGE 75, H.C.O.R.



- LEGEND**
- FOUND No. 4 REBAR
  - SET "X" MARK ON CONCRETE
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
  - B-B - BACK OF CURB TO BACK OF CURB
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - Sq. Ft. - SQUARE FEET
  - N.W. COR. - NORTHWEST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.T.S. - NOT TO SCALE
  - C - CENTER LINE



### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.957 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 1, BERNY ESTATES UNIT II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 75, HIDALGO COUNTY MAP RECORDS, SAID 3.957 ACRES OUT OF A CERTAIN TRACT CONVEYED TO ABEL SAENZ AND ANA ROCIO LOPEZ SOTELO BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3152976, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.957 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING, AT A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 AND THE EXISTING WEST RIGHT-OF-WAY LINE OF TOWER ROAD, A DISTANCE OF 570.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHERN CORNER OF A CUT BACK CORNER, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 33' 11" W ALONG THE EAST LINE OF SAID LOT 1 AND THE EXISTING WEST RIGHT-OF-WAY LINE OF TOWER ROAD, A DISTANCE OF 570.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHERN CORNER OF A CUT BACK CORNER, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
  - THENCE, S 53° 33' 11" W ALONG THE SAID CUT BACK CORNER, A DISTANCE OF 70.71 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHERN CORNER OF SAID CUT BACK CORNER, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
  - THENCE, N 81° 26' 49" W ALONG THE SOUTH LINE OF SAID LOT 1 AND EXISTING NORTH RIGHT-OF-WAY LINE OF CANTON ROAD, A DISTANCE OF 230.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;
  - THENCE, N 08° 33' 11" E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 620.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
  - THENCE, S 81° 26' 49" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.957 ACRES OF LAND, MORE OR LESS.

### GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B" ZONE "B" IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS 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 LEAVES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 90.00 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THIS SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, FRAME HOME, AND SLAB HOME. LOT 1 IS FOR RESIDENTIAL USE.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE AT 18.00' ABOVE CENTERLINE OF ROAD. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOT LOCATED OUTSIDE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BENCHMARK: TOP OF REBAR LOCATED 5.99 FEET NORTH OF ROGERS ROAD RIGHT-OF-WAY LINE AND APPROXIMATELY 5.53 FEET EAST OF THE WEST PROPERTY LINE OF THIS SUBDIVISION.  
NORTHING: 16639801.2960; EASTING: 1135166.5370; ELEVATION 71.36.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN LOT 1 5,757 CUBIC FEET (0.132 ACRE-FEET), LOT 2 1,150 CUBIC FEET (0.026 ACRE-FEET), AND LOT 3 1,150 CUBIC FEET (0.026 ACRE-FEET) A TOTAL OF 8,057 CUBIC FEET (0.185 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- THIS SUBDIVISION SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND FOR ROADWAY DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- 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" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE 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 OCCUPYING AN EASEMENT.
- 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.
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - 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 DRAIN FIELD SYSTEM.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- ABEL SAENZ & ANA ROCIO LOPEZ SOTELO, THE OWNER & SUBDIVIDER OF A SUBDIVISION, RETAIN 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR 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.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A SAENZ PLACE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ABEL SAENZ & ANA ROCIO LOPEZ SOTELO	6805 E. CANTON RD	EDINBURG, TX 78542	(956) 821-4064	
ENGINEER: RUBEN JAMES DE JESUS, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: RUBEN JAMES DE JESUS, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

### RIGHT OF WAY EASEMENT

KNOWN 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 PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REGRADE 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 GRANTEE 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 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 THE 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\_\_\_\_.

ABEL SAENZ  
6805 E. CANTON RD  
EDINBURG, TEXAS 78542

ANA ROCIO LOPEZ SOTELO  
6805 E. CANTON RD  
EDINBURG, TEXAS 78542

### ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ABEL SAENZ, ANA ROCIO LOPEZ SOTELO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

### HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOID#1.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A SAENZ PLACESUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

### 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.  
GENERAL MANAGER

DATE

STATE OF TEXAS §  
COUNTY OF HIDALGO §

### OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ABEL SAENZ & ANA ROCIO LOPEZ SOTELO, OWNER OF THE 3.957 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE A SAENZ PLACE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTION TO THE LOT OR SEPTIC TANK MEETS, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTION PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ABEL SAENZ \_\_\_\_\_ DATE \_\_\_\_\_  
6805 E. CANTON RD  
EDINBURG, TEXAS 78542

ANA ROCIO LOPEZ SOTELO \_\_\_\_\_ DATE \_\_\_\_\_  
6805 E. CANTON RD  
EDINBURG, TEXAS 78542

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ABEL SAENZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANA ROCIO LOPEZ SOTELO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

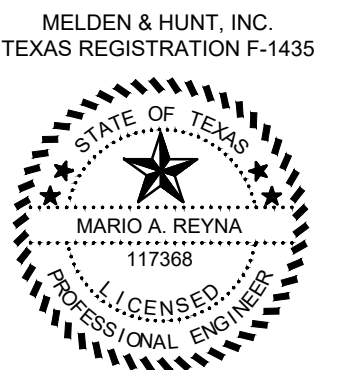
STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368

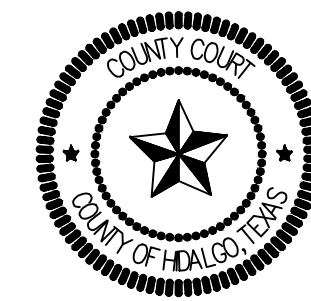
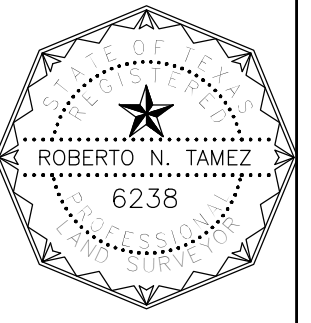
STATE OF TEXAS  
DATE PREPARED: 8/05/24  
ENGINEERING JOB # 24042.00



STATE OF TEXAS  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF A SAENZ PLACESUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/05/2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 10-05-2023  
T-1201, PAGE: 62  
SURVEYING JOB NO. 20071.08



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

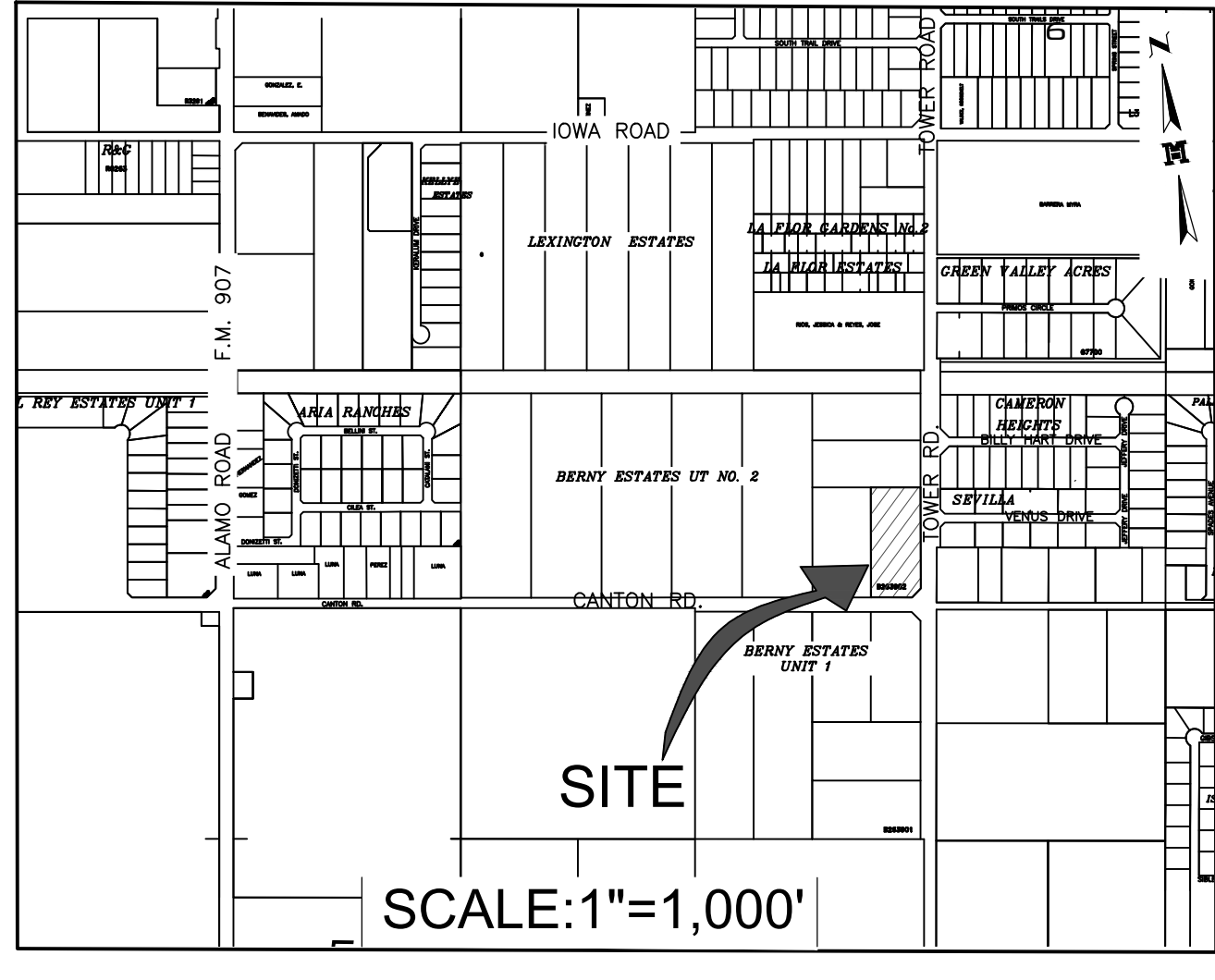
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



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

A SAENZ PLACE SUBDIVISION IS LOCATED IN THE SOUTH EAST PART OF HIDALGO COUNTY LOCATED AT THE INTERSECTION OF CANTON ROAD AND TOWER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), A SAENZ PLACE SUBDIVISION, LIES APPROXIMATELY 1.97 MILES SOUTHEAST OF THE CITY LIMITS (AND IS WITHIN THE 3.1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

### INDEX TO SHEET OF

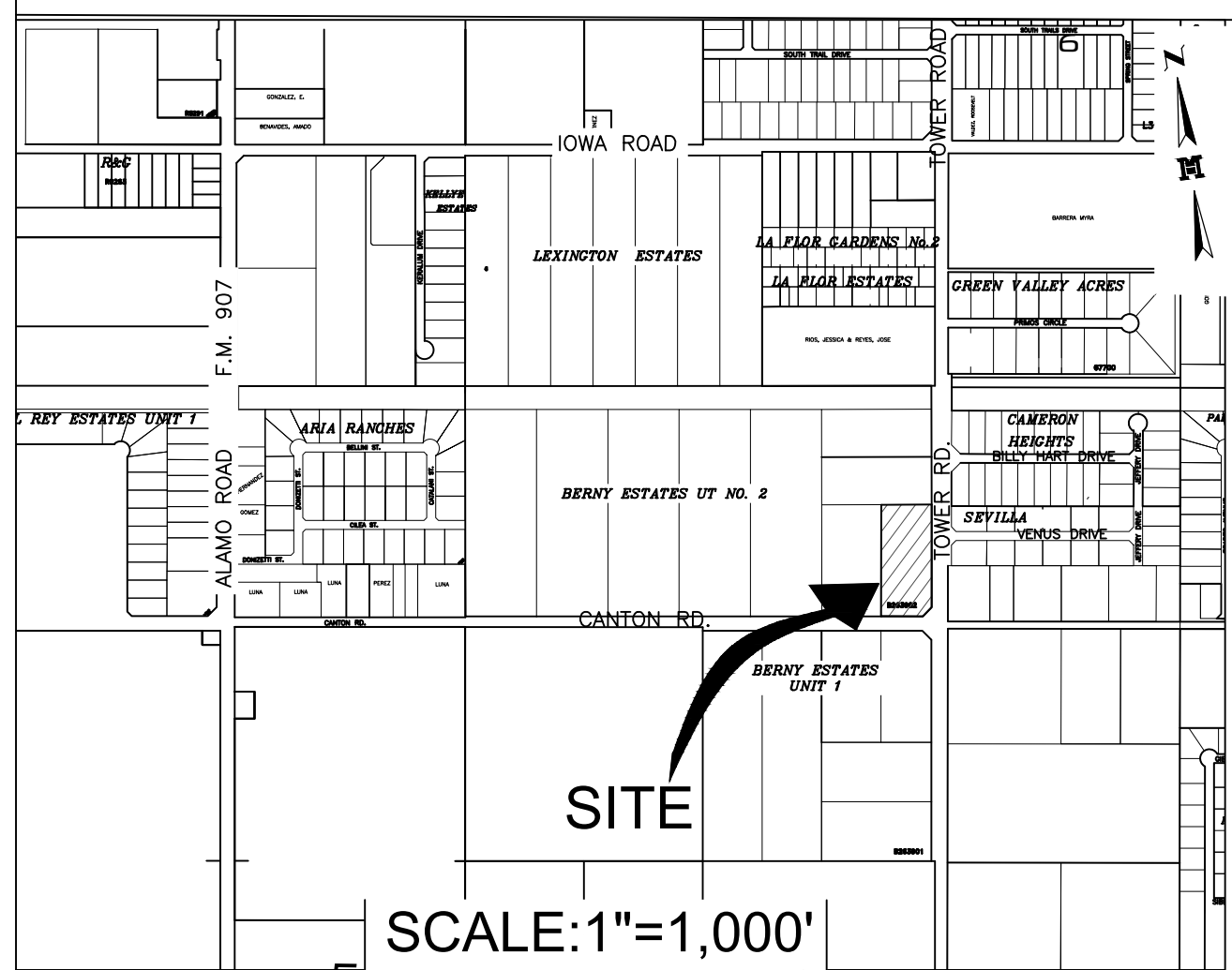
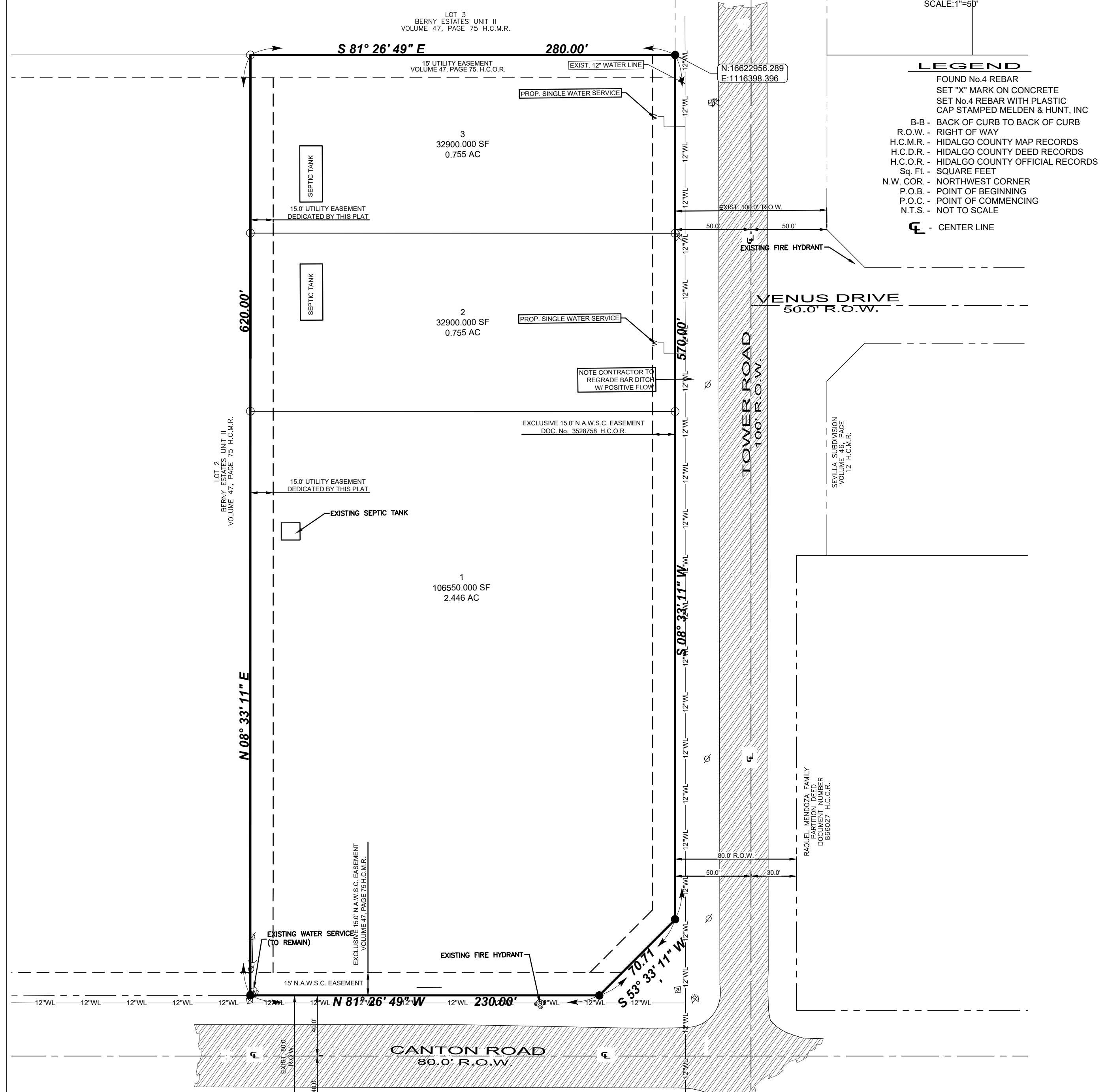
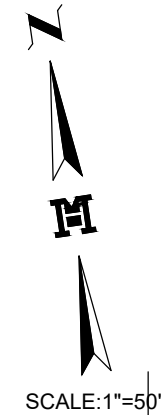
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; CERTIFICATION; DESCRIPTION (METES AND BOUNDS); OWNERS' DEDICATION; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D. NO. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; LOT TABLE, CURVE TABLE, LINE TABLE.
- SHEET 2: MAP OF WATER DISTRIBUTION SYSTEM; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS' CERTIFICATION & STATEMENT.
- SHEET 3: MAP OF TOPOGRAPHY & DRAINAGE; DRAINAGE REPORT; ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

SCALE: 1"=1,000'

MAP OF WATER DISTRIBUTION SYSTEM  
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

MAP OF  
A SAENZ PLACE SUBDIVISION

A TRACT OF LAND CONTAINING 3.957 ACRES SITUATED  
IN THE CITY OF EDINBURG  
COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 1, BERNY ESTATES UNIT II  
VOLUME 47, PAGE 75, H.C.M.R.



WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

A SAENZ PLACE WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY COMPANY. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY COMPANY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF 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.

NORTH ALAMO WATER SUPPLY COMPANY HAS AN EXISTING 12" WATER LINE RUNNING ALONG THE WEST SIDE RIGHT-OF-WAY OF TOWER ROAD. THE WATER SYSTEM FOR A SAENZ PLACE CONSISTS OF 2 WATER SERVICES THAT TAP INTO THE EXISTING 12" WATERLINE.

WATER DISTRIBUTION FOR THE A SAENZ PLACE CONSISTS OF TWO (2) 3/4" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID NORTH ALAMO WATER SUPPLY COMPANY THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ 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 NORTH ALAMO WATER SUPPLY COMPANY UPON REQUEST BY THE LOT OWNER, NORTH ALAMO WATER SUPPLY COMPANY WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE NORTH ALAMO WATER SUPPLY COMPANY 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 A SAENZ PLACE WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO SANDY CLAY 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 GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,700.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$5,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 11-05-2024.

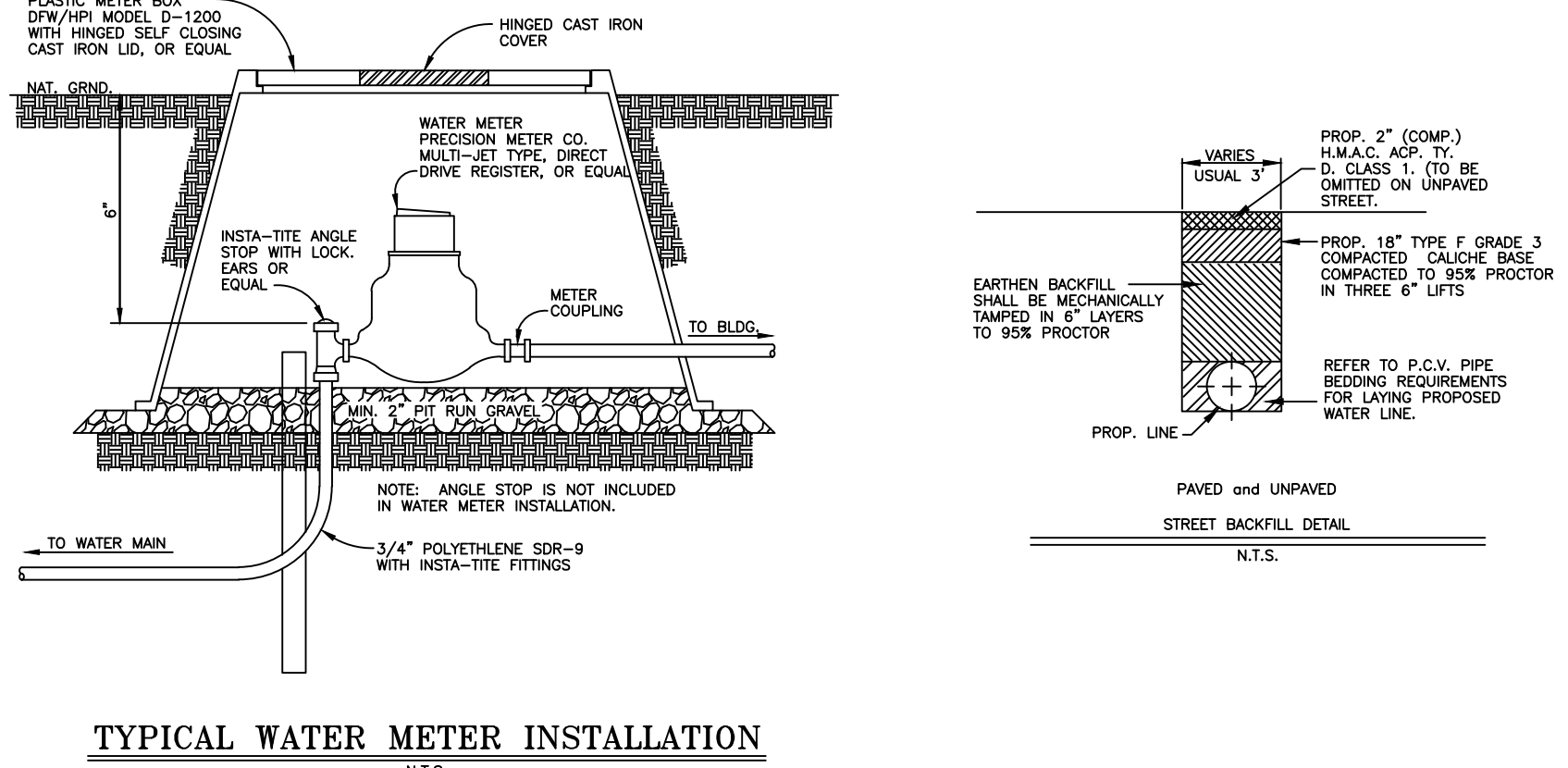
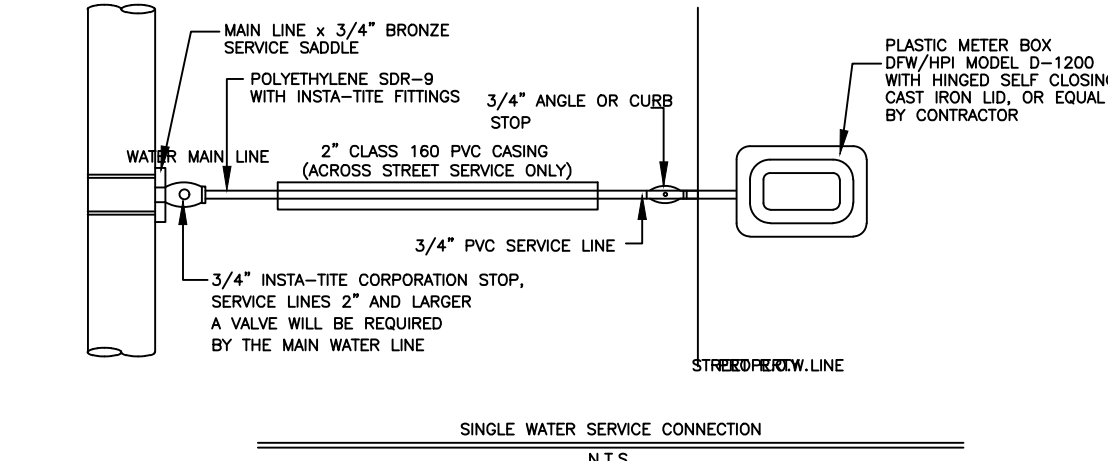
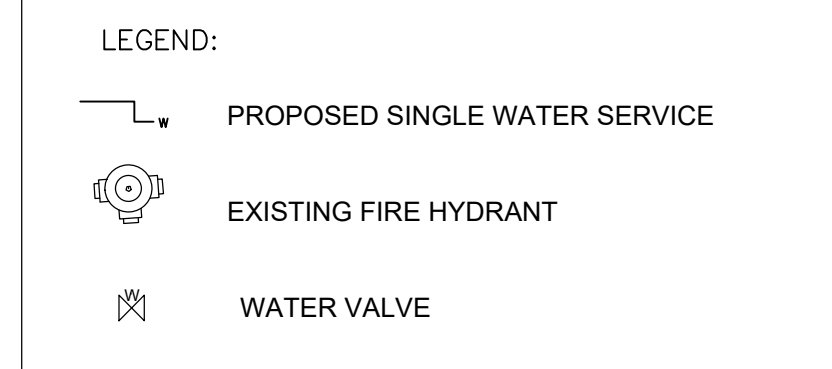
ENGINEER CERTIFICATION:

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 THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$5,200.00 WHICH EQUALS TO \$2,600.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,700.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$5,400.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN A SAENZ PLACERECIBIRÁ SU PROVISIÓN DE AGUA POTABLE DE NORTH ALAMO WATER SUPPLY COMPANY. EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. NORTH ALAMO WATER SUPPLY COMPANY HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

NORTH ALAMO WATER SUPPLY COMPANY TIENE UNA LÍNEA EXISTENTE DE 12" A LO LARGO DEL DERECHO DE PASO A LADO OESTE DE LA CALLE TOWER ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE ABEL ESTATES CONSISTE EN 2 LÍNEAS DE SERVICIO QUE SE CONECTARÁN A LA LÍNEA EXISTENTE DE 12".

DEL CONDUCTO DE AGUA DOS (2) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE. YA SE HAN INSTALADO LOS DOS CONDUCTOS DE 3/4" Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$ \_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. \$ \_\_\_\_\_ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, N.A.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR DE EL MAPACHE ESTATES. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

REPORTE DE EVALUACIÓN DE TIERRA

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. EL LIBRO DE RECURSOS DE CONSERVACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE 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 ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$2,700.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE \$5,400.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE (10-02-2024).

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE 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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 5,200.00 O \$ 2,600.00 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$2,700.00 A UN COSTO TOTAL DE \$5,400.00 TODA LA SUBDIVISIÓN.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. WE, ABEL SAENZ & ANA ROCIO LOPEZ SOTELO, SUBDIVIDERS OF A SAENZ PLACE SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ABEL SAENZ  
6805 E. CANTON ROAD  
EDINBURG, TEXAS 78542

ANA ROCIO LOPEZ SOTELO  
6805 E. CANTON ROAD  
EDINBURG, TEXAS 78542

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABEL SAENZ & ANA ROCIO LOPEZ SOTELO KNOWN TO ME THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

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TEXAS REGIST. F-1435

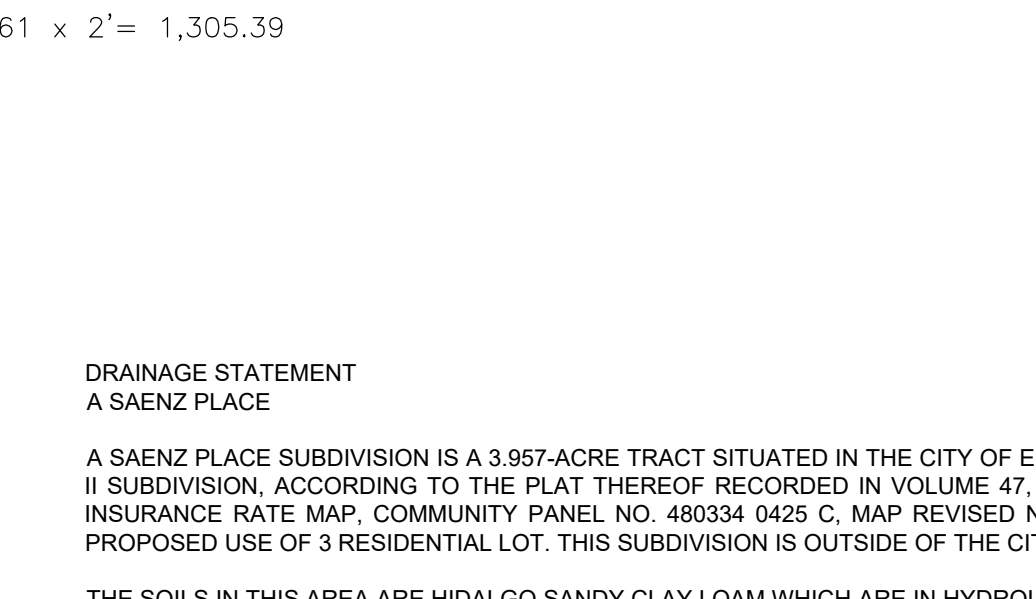
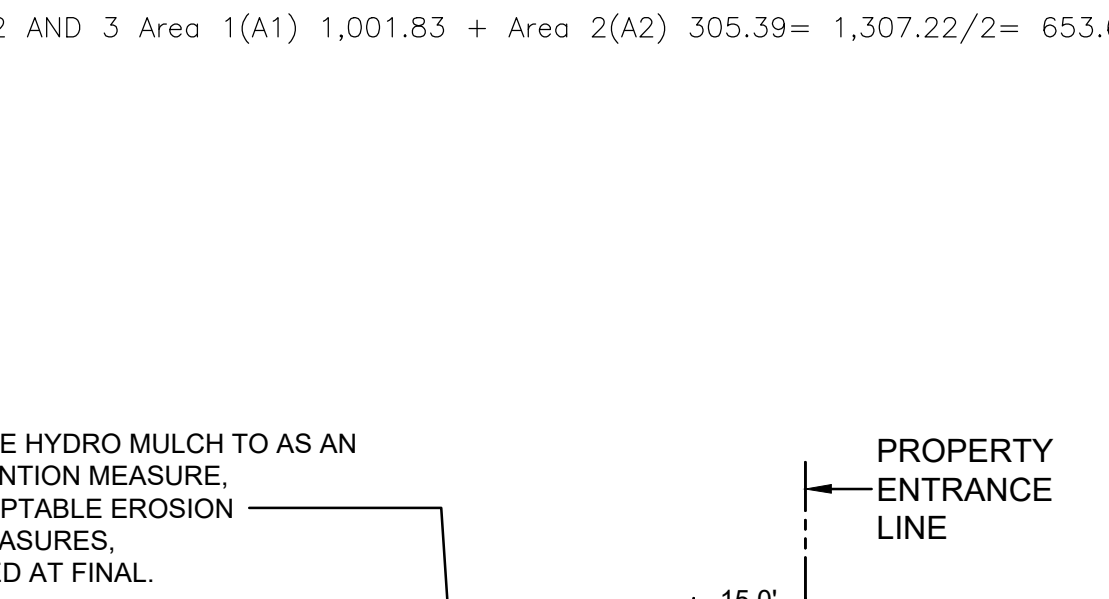
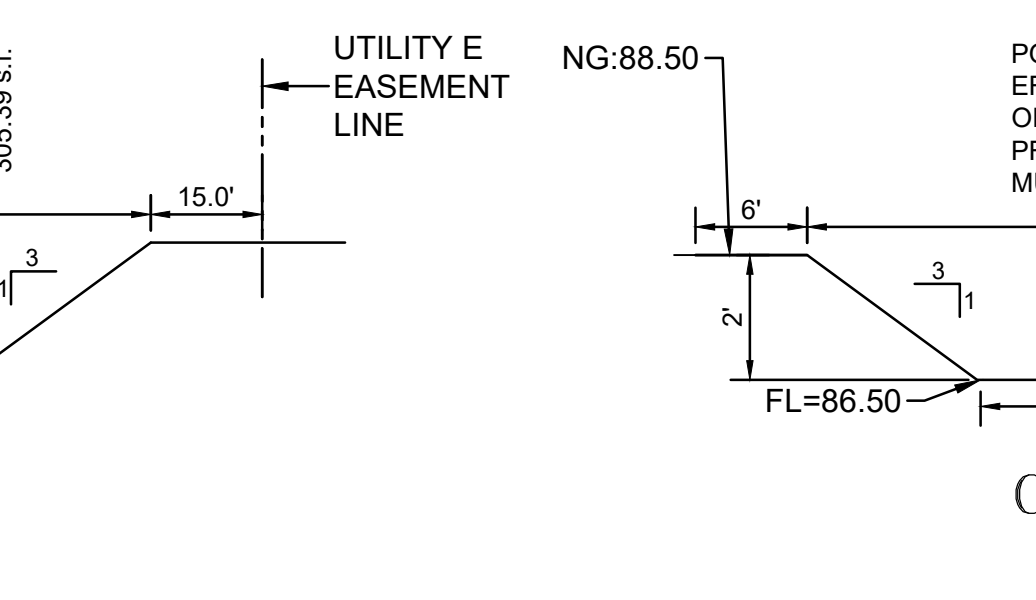
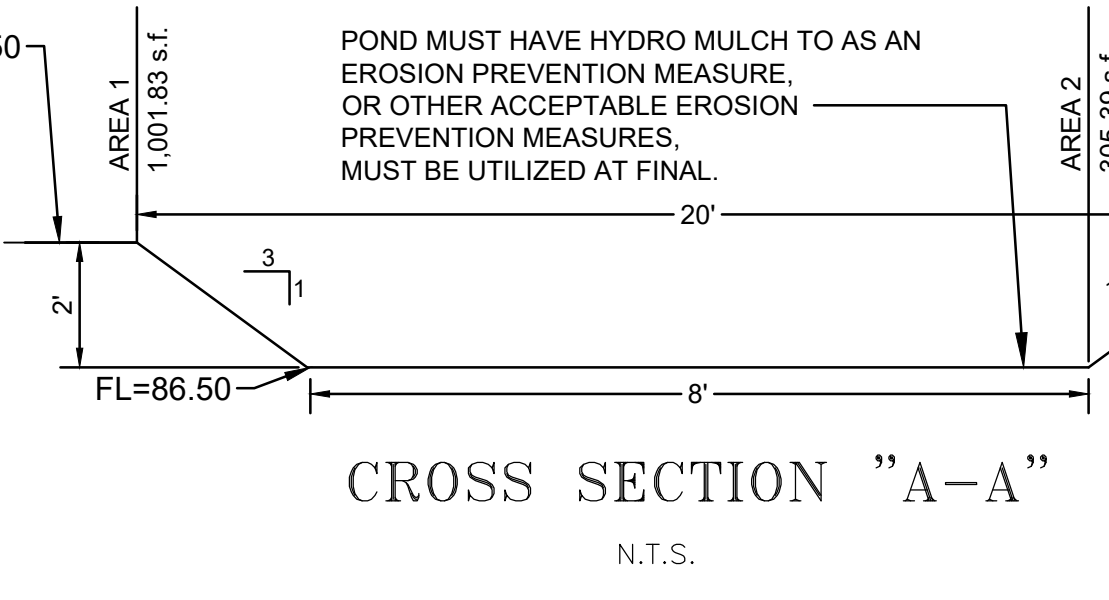
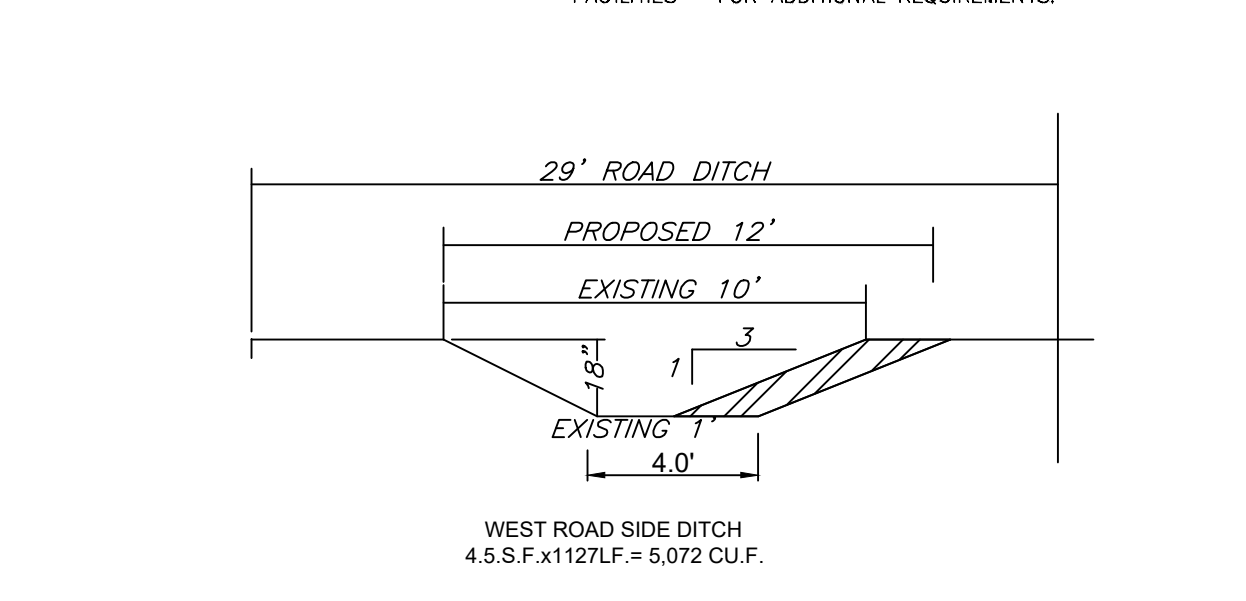
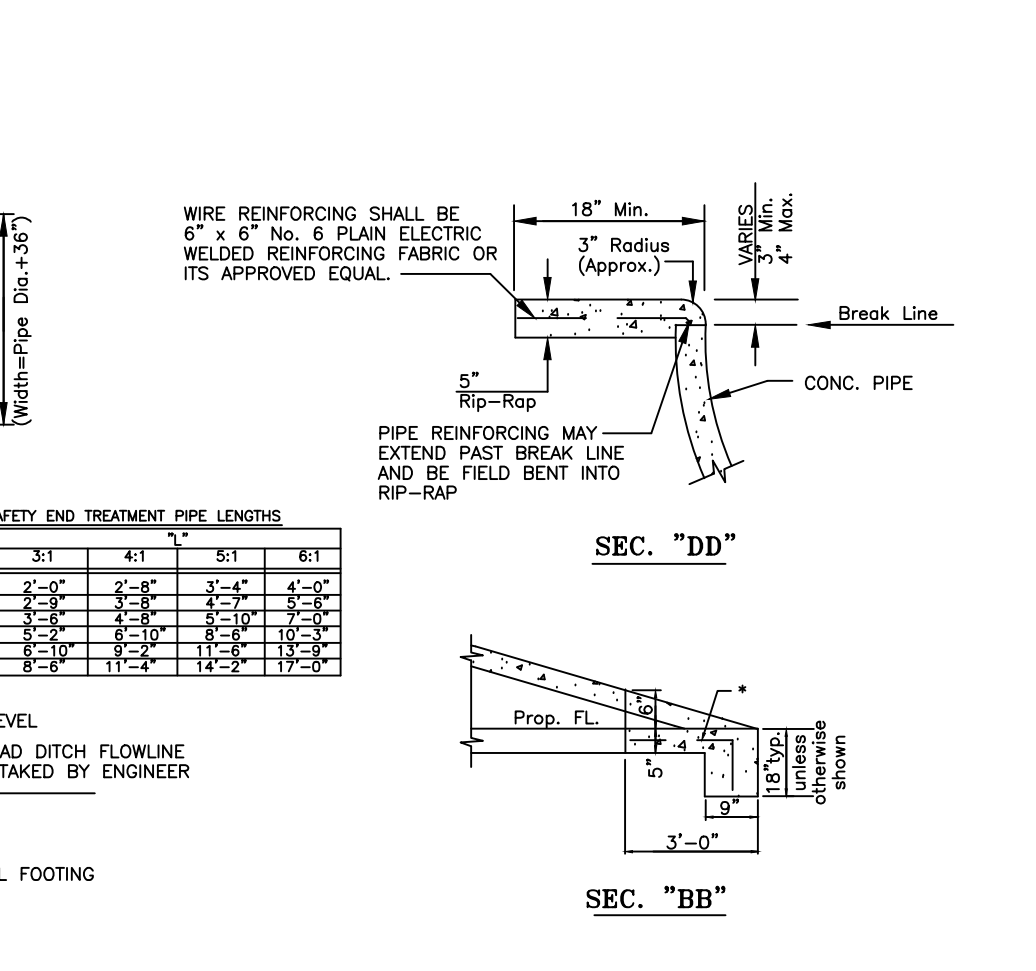
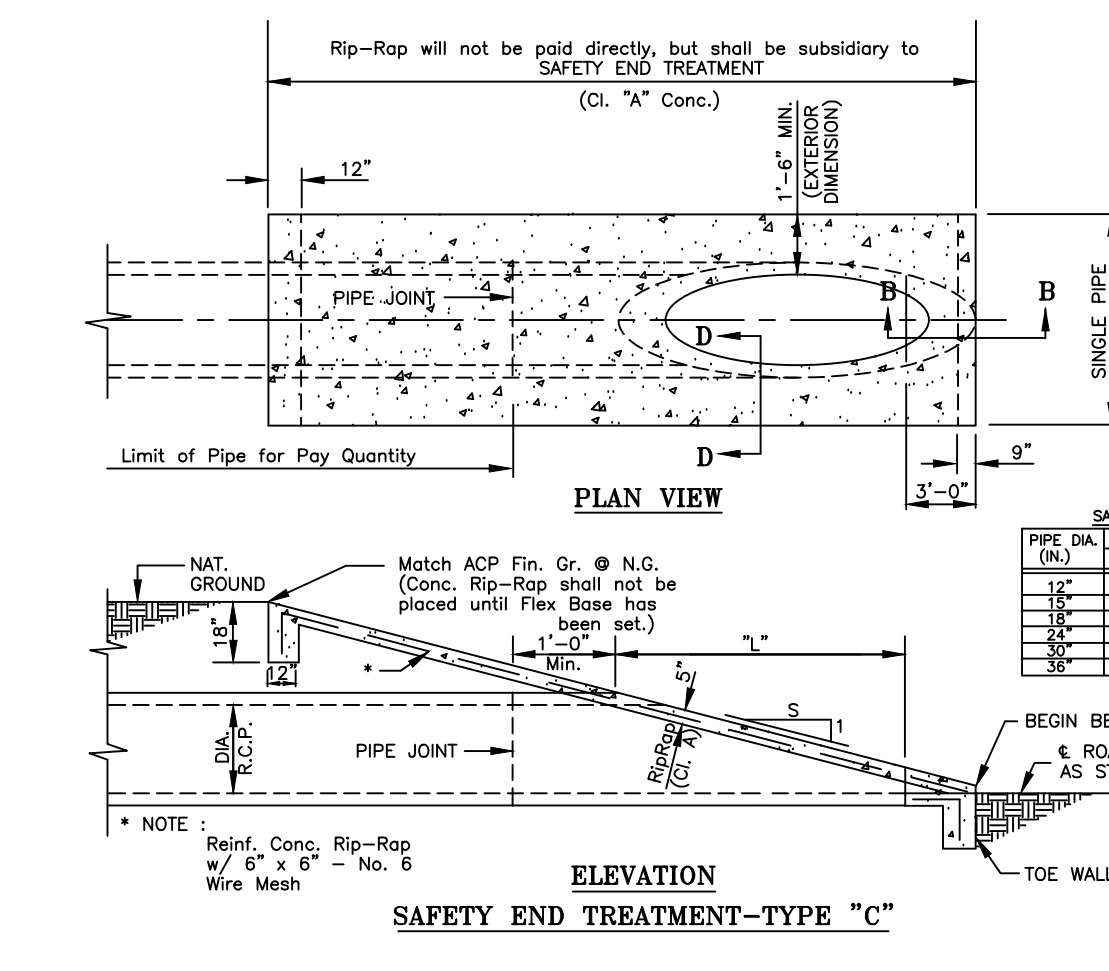
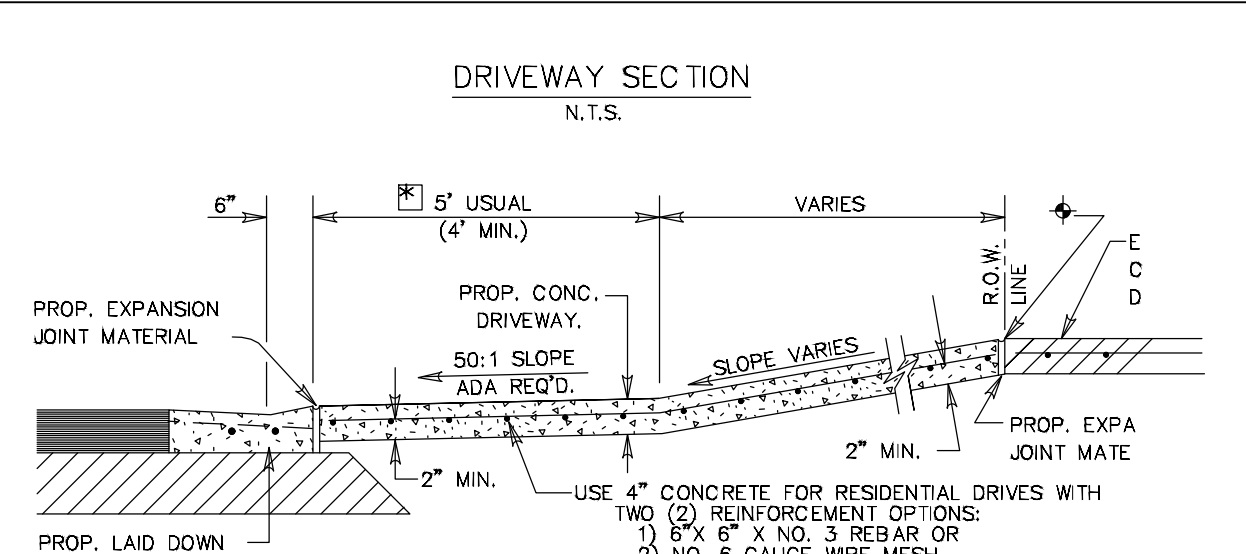
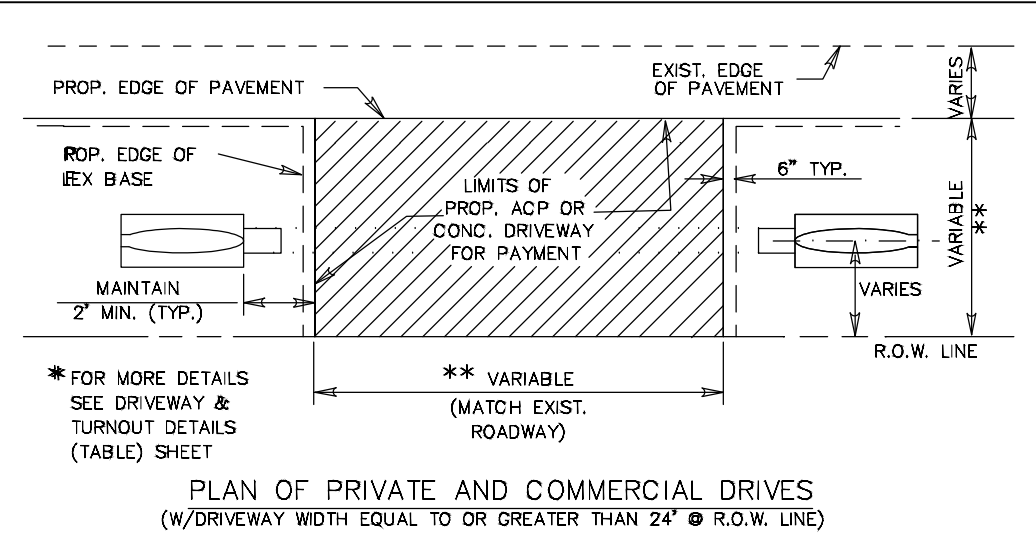
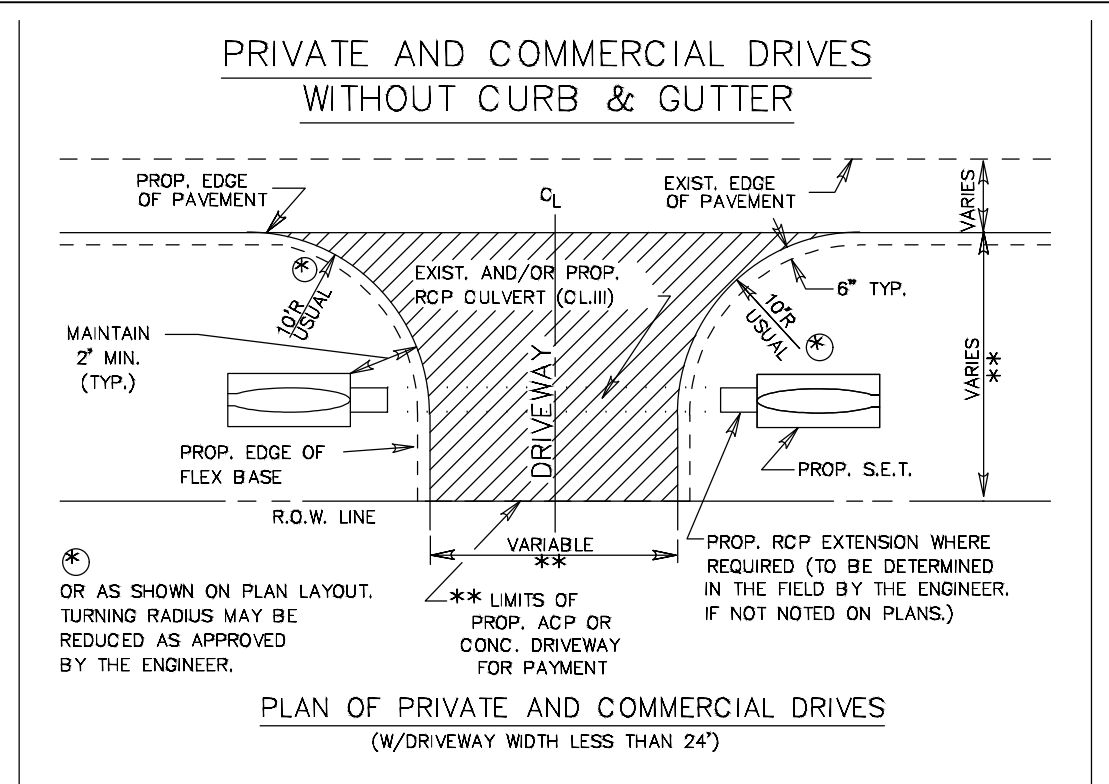
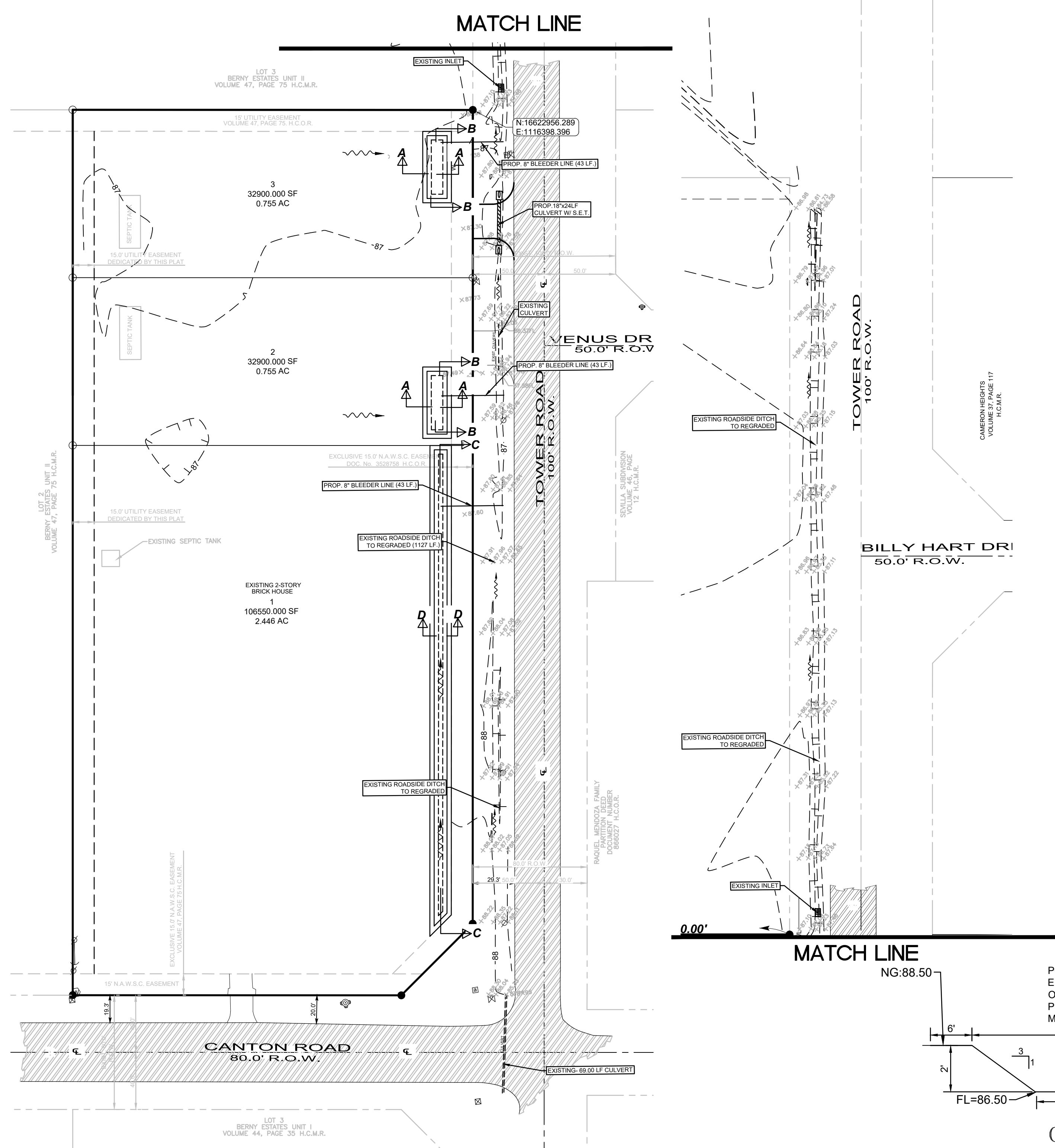
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ESTABLISHED 1947 - www.meldenandhunt.com

MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:

MAP OF  
**A SAENZ PLACE SUBDIVISION**

A TRACT OF LAND CONTAINING 3.957 ACRES SITUATED  
IN THE CITY OF EDINBURG  
COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 1, BERNY ESTATES UNIT II  
VOLUME 47, PAGE 75. H.C.M.R.



**DRAINAGE STATEMENT**  
A SAENZ PLACE

A SAENZ PLACE SUBDIVISION IS A 3.957-ACRE TRACT SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING 3.957 ACRES BEING ALL OF LOT 1, BERNY ESTATES UNIT II SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 75, HIDALGO COUNTY DEED RECORDS. THIS SUBDIVISION FALLS IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. THE PROPERTY IS IN THE INTERSECTION OF E. CANTON RD. AND S. TOWER RD. PROPOSED USE OF 3 RESIDENTIAL LOT. THIS SUBDIVISION IS OUTSIDE OF THE CITY LIMITS OF THE CITY OF EDINBURG AND WITHIN THE 3.5-MILE ETJ.

THE SOILS IN THIS AREA ARE HIDALGO SANDY CLAY LOAM WHICH ARE IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EAST DIRECTION AND HAS A RUNOFF OF 4.66 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 13.75 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 9.09 C.F.S.

THE PROPOSED DRAINAGE FOR A SAENZ PLACE SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED SWALES ON EACH LOT WHICH WILL DRAIN INTO EXISTING ROADSIDE DITCH LOCATED ON THE WEST SIDE OF TOWER RD. R.O.W. THEN FLOWING NORTH ALONG TOWER RD. AND WILL ULTIMATELY DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN. (SOUTH MAIN DRAIN I), LOCATED APPROXIMATELY 1,127 FEET NORTH OF THE PROPERTY.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, LOT 1 5,757 CUBIC FEET, LOT 2 1,150 CUBIC FEET AND LOT 3 1,150, A TOTAL OF 8,057 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED SWALES.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

DETENTION REQUIRED: 8,057 CF.  
DETENTION PROVIDED: 8,620 CF.

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MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368  
DATE: \_\_\_\_\_

LOT 1 Area 1(A1) 5,044.3 + Area 2(A2) 965.4 = 6,009.7/2 = 3,004.85 x 2' = 6,009.7