



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: 7-22-2025

PROPOSED NOPALES ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: GERARDO ARRIAGA. DEVELOPER: JESUS CORDERO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHEAST CORNER OF BENITO A. RAMIREZ ROAD AND FM 2812.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-23-25 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO THE NATURAL LOW AREA OF THE PROPERTY.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: BENITO RAMIREZ.

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 NOPALES ESTATES SUBDIVISION

METES AND BOUNDS DESCRIPTION

BEING 23.00 GROSS ACRES OF LAND, MORE OR LESS, CONSISTING OF ALL LOTS 69 AND 71, DELTA ORCHARDS COMPANY, UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 23.00 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- THENCE, NORTH 54 DEGREES 20 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 69, A DISTANCE OF 472.40 FEET PASS A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 69 SAME BEING THE NORTHWEST CORNER OF SAID LOT 71, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 71, AT A DISTANCE OF 709.43 FEET I ALL TO A NAIL SET ON THE NORTH LINE OF SAID LOT 71 AND ON THE BEGINNING OF A CURVE (C1) TO THE LEFT WHOSE RADIUS IS 572.96 FEET FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, COINCIDENT WITH THE NORTH LINE OF SAID LOT 71 BEING WITH A SAID CURVE (C1) TO THE LEFT, AN ARC LENGTH DISTANCE OF 205.30 FEET (DELTA ANGLE: 20 DEGREES 31 MINUTES 49 SECONDS, CHORD BEARING: NORTH 44 DEGREES 04 MINUTES 06 SECONDS EAST, CHORD DISTANCE 204.21 FEET) TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 71 AT THE END OF SAID CURVE (C1) LOCATED IN THE INTERSECTION WITH SUNFLOWER ROAD AND F.M. 2812 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 80 DEGREES 40 MINUTES 00 SECONDS EAST, COINCIDENT WITH A NORTHERN LINE OF SAID LOT 71, A DISTANCE OF 51.46 FEET TO A NAIL SET ON AN OUTSIDE CORNER OF SAID LOT 71 WITHIN THE PAVED SECTION OF SAID F.M. 2812 FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 17 DEGREES 13 MINUTES 54 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 71, A DISTANCE OF 55.90 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2812, AT A DISTANCE OF 1,475.80 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF SAID LOT 71 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 54 DEGREES 20 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 71, A DISTANCE OF 240.27 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 71 AND THE SOUTHEAST CORNER OF SAID LOT 69, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 69, AT A DISTANCE OF 480.07 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 69 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 35 DEGREES 40 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 69, A DISTANCE OF 1,395.07 FEET PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BENITO A. RAMIREZ ROAD, AT A DISTANCE OF 1,400.07 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 23.00 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE 1.40 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE ROAD RIGHT-OF-WAYS OF SAID BENITO A. RAMIREZ ROAD AND F.M. 2812, LEAVING 21.60 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID DELTA ORCHARDS COMPANY, UNIT NO. 1, H.C.T. N1/M88.2024(11.56.05)1624

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD, IN ACCORDANCE WITH F.E.M.A. FIRM MAP NO. 490334 0350 C, MAP REVISED JUNE 6, 2000.
- SETBACKS: PROPOSED SETBACKS FOR AUTO-URBAN RESIDENTIAL ZONED AREAS AS PER THE FOLLOWING:
FRONT 25' OR GREATER FOR EASEMENTS
REAR 15' OR GREATER FOR EASEMENTS
SIDE 05' OR GREATER FOR EASEMENTS
FRONT CUL-DE-SAC 15' OR GREATER FOR EASEMENTS
REAR CUL-DE-SAC 15' OR GREATER FOR EASEMENTS
SIDE CORNER 10' OR GREATER FOR EASEMENTS
- NO MORE THAN TWO BUILDINGS IN EACH LOT, NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 4. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 65.50 FT NAVD 1988. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCH MARK No. 1-XXXX PROPOSED SUBDIVISION, NAVD 88 DATUM.
BENCH MARK No. 2-XXXX OF THIS SUBDIVISION (NAVD 1988).
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1.11 AC-FT OR 38,220 C.F. OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM IMPROVEMENTS.)
LOT 1 (SINGLE FAMILY LOT) WILL DETAIN A TOTAL OF 2,929 CUBIC FEET OR 0.0675 AC-FT.
LOT 2 (SINGLE FAMILY LOT) WILL DETAIN A TOTAL OF 2,929 CUBIC FEET OR 0.0675 AC-FT.
LOT 3 (SINGLE FAMILY LOT) WILL DETAIN A TOTAL OF 2,929 CUBIC FEET OR 0.0675 AC-FT.
LOT 4 (SINGLE FAMILY LOT) WILL DETAIN A TOTAL OF 2,929 CUBIC FEET OR 0.0675 AC-FT.
LOT 5 (COMMERCIAL LOT) WILL NEED TO DETAIN TOTAL OF 36,502 CUBIC FEET OR 0.84 AC-FT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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, IF ANY.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPLICABLE 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP REQUIREMENTS).
- SET NO 4 IRON REBAR ON ALL PROPOSED LOT CORNERS
- PROPERTY ZONING USE SHALL BE FOUR RESIDENTIAL (LOT 1,2,3,4) ONE LOT COMMERCIAL (LOT 5).
- NO CEDAR FENCE OR BLOCK SHALL BE ALLOWED ON FRONT OF LOTS (OPAQUE)
- THIS TRACT OF LAND LIES WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF CITY OF EDINBURG, TEXAS.

17. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
18. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS DESIGNATED LOWLINE AREA NO BUILD BY THIS PLAT. THESE AREAS SHALL BE KEPT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL FLOODING OF THE LOWLINE AREA. NO BUILD, IF FILL OR STRUCTURES ARE PROPOSED, THEY MUST BE IN COMPLIANCE WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS.

DRAINAGE STATEMENT
We, the undersigned owner(s) of land shown on this plat, for the consideration of Delta Lake Irrigation District (Wilacy and Hidalgo County) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any costs in connection with any drainage needed now or at any time in the future.

Owner: _____ Date: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILACY

This plat, NOPALES ESTATES SUBDIVISION, has been submitted to and considered by the Delta Lake Irrigation District of Wilacy and Hidalgo County, Texas and is hereby approved by such district. "All rights, rules and regulations of the Delta Lake Irrigation District existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat." (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abridged). Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing be will installed or remain on any Districts easement or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Plat will be excluded from district boundaries and lots will no longer have access to irrigation. Any failure to record this plat in the office of the County Clerks Office of Wilacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

APPROVED BY: _____
PRESIDENT: David Esau
ATTEST BY: _____
SECRETARY: Joe Pennington

RIGHT OF WAY EASEMENT
I, AND 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 THE DOLLAR (\$100) 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 THE 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 FEET 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 FEET 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 FEET 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 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, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF _____, 20____.

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1	LOCATION MAP AND ET; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; HIDALGO COUNTY JUDGE, HIDALGO COUNTY CLERK, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION AND APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (O.S.S.F.) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (O.S.S.F.) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR O.S.S.F. SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATION AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

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

I, JESUS CORDERO SUBDIVIDER, AS OWNER OF THE 23.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NOPALES ESTATES HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- 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.

JESUS CORDERO
2501 SOUTH HIBISCUS STREET
PHARR, TX 78577-5089

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JESUS CORDERO PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS NOPALES ESTATES SUBDIVISION, CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

CHAIRPERSON, PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS

MAYOR, CITY OF EDINBURG

STATE OF TEXAS
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES
DAVID O. SALINAS RLPS # 5782
2221 DAFFODIL AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

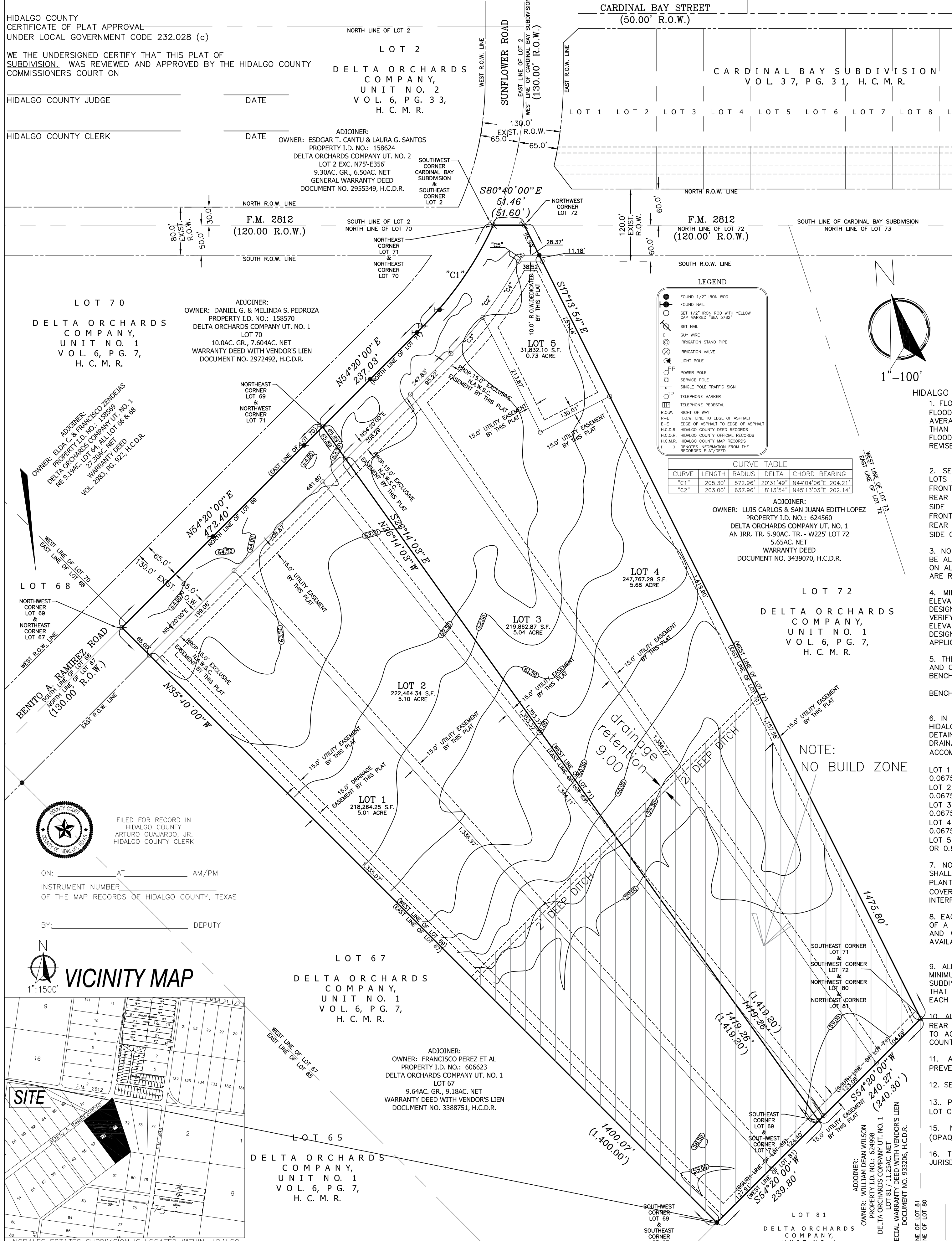
I, THE UNDERSIGNED, GERARDO ARRIAGA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

GERARDO ARRIAGA
LICENSED PROFESSIONAL ENGINEER # 95387
117 W. HAWK AVE.
MCALLEN, TEXAS 78504

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

BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JESUS CORDERO	2501 S. HIBISCUS ST.	Pharr, Tx. 78577	(956) 637-1298
ENGINEER: GERARDO ARRIAGA	117 W HAWK AVE.	McAllen, Tx. 78504	(956) 681-6228
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVENUE	McAllen, Tx. 78501	(956) 682-9081

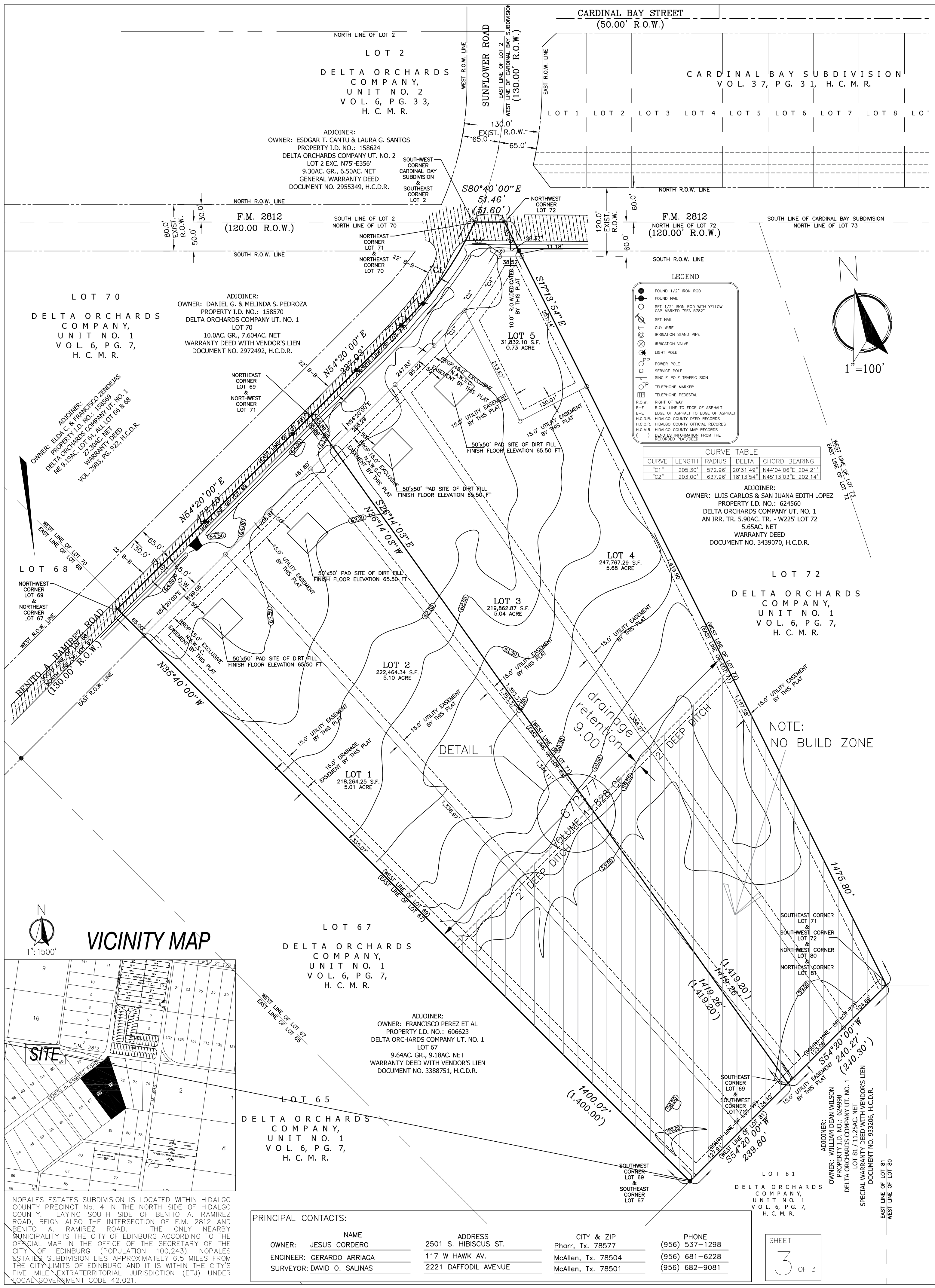
SHEET 1 OF 3

DEVELOPER _____ DATE OF PREPARATION: NOVEMBER 26, 2024

GERARDO ARRIAGA P.E.
consulting engineering
firm no. f-24873

MAP OF NOPALES ESTATES SUBDIVISION

DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT



WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

DRAINAGE STATEMENT

BEING 23.00 GROSS ACRE OF LAND, MORE OR LESS, CONSISTING OF ALL LOTS 69 AND 71, DELTA ORCHARDS COMPANY, UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THIS IS A 5-LOT SUBDIVISION WHICH 4 LOTS WILL CONSIST OF RESIDENTIAL AND 1 LOT COMMERCIAL. THE PROPERTY IS LOCATED SOUTH OF THE INTERSECTION OF FM 2812 AND SUNFLOWER LANE WITHIN THE CITY OF EDINBURG, ETJIN HIDALGO COUNTY, TEXAS.

THE TRACT LIES IN "ZONE X" IS DEFINED AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEARFLOOD. IN ACCORDANCE WITH F.E.M.A. - F.I.R.M. MAP NO. 480334 0350 C, MAP REVISED JUNE 6, 2000.

THE SOIL ACCORDING TO THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THAT THIS PROPERTY LIES IN "AREA 1" (ARENTS, LOAMY, HYDROLOGIC GROUP "B"), "AREAS 25" (HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, HYDROLOGIC GROUP "B") AND "AREAS 28" HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, HYDROLOGIC GROUP "B") OF THE SOIL SURVEY OF HIDALGO COUNTY.

EXISTING DRAINAGE FOR THE AREA CONSISTS OF THE FOLLOWING SYSTEM: PRESENTLY, THE SITE RUNOFF FLOWS OVERLAND TO THE SOUTHEAST DIRECTION INTO THE ADJACENT PROPERTIES AND STAYS AT THE BACK OF THE PROPERTY. THERE IS A SMALL SWALE IN FRONT OF THE PROPERTY ALONG THE ROAD THAT TRAVELS NORTH TO THE FM ROAD, WHICH THEN OUTFALLS INTO J-01-00 (DA-1) OWNED BY HCCD1. THE PROPERTY AS IS SHOWN NEEDS TO BE FILLED. THE PROPOSED SUBDIVISION WILL HAVE 4 RESIDENTIAL HOMES, AND THOSE HOMES WILL NEED TO HAVE A BFE OF 65.50 FEET NAVO 1988. BASED ON THE BFE DETERMINATION SOURCE PROVIDED BY FEMA. EXISTING RUNOFF IS Q10 = 9.13 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM. THE RESIDENTIAL LOTS WILL HAVE SEVERAL RESTRICTIONS (LOTS 1-4). THE PROPERTIES WILL HAVE A NON-BUILDING ZONE AFFECTING THE RESIDENTIAL PORTION, THE NO BUILD ZONE WILL NEED TO GO TO THE DRAINAGE DISTRICT AND GET APPROVAL FROM THEM AND HAVE A FEMA CERTIFICATE OF ELEVATION BEFORE MOVING ON WITH BUILDINGS INSIDE OF THE NO BUILDING ZONE. AS WELL AS THESE RESIDENTIAL LOTS THEY WILL HAVE A SWELL/DITCH WITH A BERM NEXT TO THE PROPOSED BOUNDARY OF THE NO BUILD ZONE. AFTER DEVELOPMENT THE QDIFF = 2.68 CUBIC FEET PER SECOND OR THE Q50 = 11.80 CUBIC FEET PER SECOND. EACH RESIDENTIAL LOT WILL REQUIRE DETAINING 2929 CUBIC FEET OR 0.0675-ACRE FOOT PER LOT (LOTS 1-4). THE TOTAL VOLUME REQUIRED FOR THE RESIDENTIAL IS 11718 CUBIC FEET OR 0.27-ACRE FOOT.

JESUS CORDERO

OWNER

THE STATE OF TEXAS

COUNTY OF HIDALGO

COUNTY OF WILLACY

THIS PLAT, NOPALES ESTATES, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED). DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. PLAT WILL BE EXCLUDED FROM DISTRICT BOUNDARIES AND LOTS WILL NO LONGER HAVE ACCESS TO IRRIGATION.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

APPROVED BY: _____
PRESIDENT: DAVID ESAU

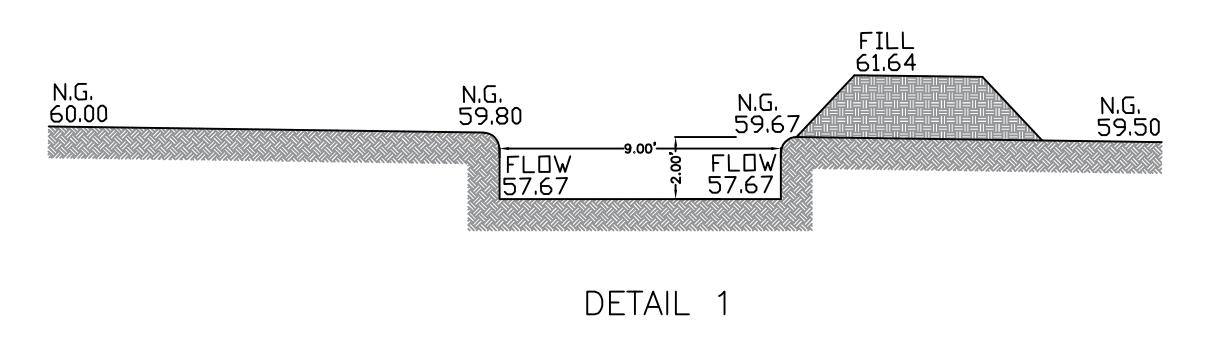
ATTEST BY: _____
SECRETARY: JOE PENNINGTON

ENGINEERING FLOOD CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" AS SHOWN IN F.E.M.A. COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

GERARDO ARRIAGA
LICENSED PROFESSIONAL ENGINEER # 95387
117 W. HAWK AVE.
MCALLEN, TEXAS 78504

DATE



REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

DATE OF PREPARATION: SEPTEMBER 24, 2024

GERARDO ARRIAGA P.E.
consulting engineering
firm no. f-24873

SHEET
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