



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-03-2026

PROPOSED SALAZAR SEMINARY SUBDIVISION PRECINCT No. 4.

ENGINEER: S2 ENGINEERING DEVELOPER: REYNALDO SALAZAR JR

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF SEMINARY ROAD APPROXIMATELY 3 MILES NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-01-25 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SEMINARY ROADSIDE DITCH.

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: CITY OF EDINBURG LINE SIZE: 6" LOCATION: SEMINARY RD.

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.

SALAZAR SEMINARY SUBDIVISION

A 1.18 ACRE (51,251.525 SQ. FT.) TRACT OF LAND OUT OF THE SOUTH 1/2 OF LOT 1, WHITTENBURG & LOONEY SUBDIVISION, AS PER PLAT/MAP RECORDED IN VOLUME 8, PAGE 42 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO REYNALDO SALAZAR JR. RECORDED IN VOLUME 3204, PAGE 412, DEED RECORDS OF CAMERON COUNTY,

METES AND BOUNDS

A 1.18 ACRE (GROSS) TRACT OF LAND OUT OF THE SOUTH 1/2 OF LOT 1, WHITTENBURG & LOONEY SUBDIVISION, AS PER PLAT/MAP RECORDED IN VOLUME 8, PAGE 42 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING OUT OF A TRACT OF LAND CONVEYED TO REYNALDO SALAZAR JR AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED FEBRUARY 6TH, 1992 IN VOLUME 3204, PAGE 412, DEED RECORDS OF CAMERON COUNTY, CAMERON COUNTY, TEXAS, SAID 1.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT NORTHWEST CORNER OF SAID LOT 1 AND ON THE CENTER LINE OF SEMINARY ROAD; THENCE, SOUTH 08° 50' 01" WEST, A DISTANCE OF 407.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 07' 01" EAST, A DISTANCE OF 20.00 FEET PASSING THE EAST RIGHT-OF-WAY LINE OF SAID SEMINARY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 333.17 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08° 56' 01" WEST, A DISTANCE OF 153.83 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81° 07' 01" WEST, ALONG THE SOUTH LINE OF LOT 1 OF SAID WHITTENBURG & LOONEY SUBDIVISION AND THE NORTH LINE OF TRACT A OF SAID WHITTENBURG & LOONEY SUBDIVISION, A DISTANCE OF 313.17 FEET PASSING A 1/2-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY OF SAID SEMINARY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 333.17 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 50' 01" EAST, ALONG THE WEST LINE LOT 1 OF SAID WHITTENBURG & LOONEY SUBDIVISION AND THE CENTER LINE OF SAID SEMINARY ROAD, A DISTANCE OF 153.83 FEET TO THE POINT OF BEGINNING; CONTAINING 1.18 ACRES (GROSS) OF LAND MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "AE" BASE FLOOD DETERMINED BASE FLOOD ELEVATION 85.80 FEMA CASE NO. 25-06-2481A. COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: JUNE 6, 2000.

HOMESITE AREA HAS BEEN REMOVED FROM FLOOD ZONE "AE" TO FLOOD ZONE "X" VIA FEMA CASE NO. 26-06-0468A.

2. SETBACKS:

FRONT: 30.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
INTERIOR SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET
CORNER GARAGE SIDE: 18.00 FEET

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

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR ELEVATION 85.00, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,626 CUBIC-Feet OR 0.06 ACRE-Feet OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED AT THE DETENTION POND LOCATED AT THE NORTH SIDE OF THE SUBDIVISION. (SEE SHEET No.2 FOR DRAINAGE IMPROVEMENTS.)

6. 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.

7. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

8. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

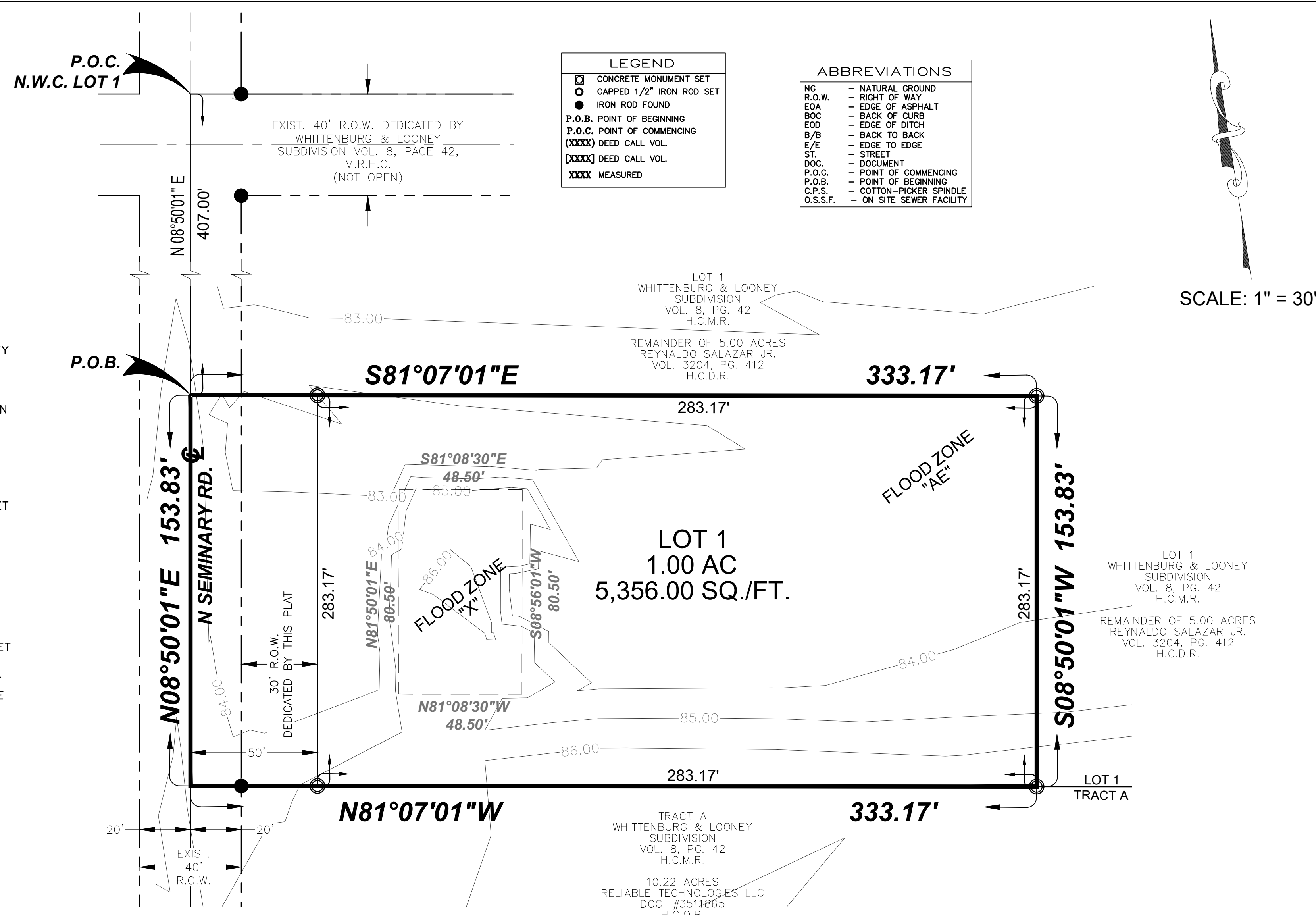
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 314.

10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

11. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

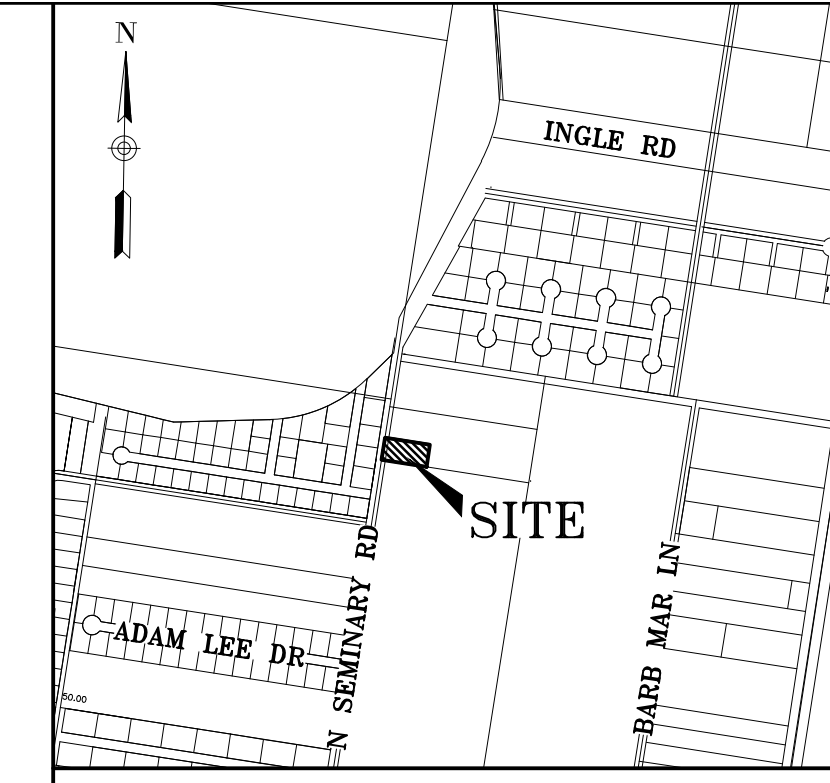
B.M. 1 ELEV. 84.616' AT AN IRON ROD No. 4 LOCATED AT THE SOUTH EAST CORNER OF THE PROPERTY 88 DATUM. BENCHMARK COORDINATES
X = 1094188.5930 Y = 16662945.0800

12. 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 THIS SUBDIVISION.



**AS-BUILT
1-8-25**

SCALE: 1" = 30'



LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
SALAZAR SEMINARY SUBDIVISION IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE EAST SIDE OF N SEMINARY RD AND APPROXIMATELY 14,327 FT NORTH OF MONTE CRISTO RD, PRECINCT NO. 4. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 102,483 - 2021 CENSUS) AND HIDALGO COUNTY. THIS SUBDIVISION OPTED OUT OF THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ), THEREFORE, JURISDICTION SHOULD BE HIDALGO COUNTY, TEXAS ONLY UNDER LOCAL GOVERNMENT CODE 42.02.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(a) §
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SALAZAR SEMINARY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2026.

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALAZAR SEMINARY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2026.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2026.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO.1 RIGHTS OF WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

BY: _____
CHAIRMAN

INDEX TO SHEETS OF SALAZAR SEMINARY SUBDIVISION	
1 OF 2	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; COUNTY CONSTRUCTION SPECIFICATIONS 314; RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND HCHO, REVISION NOTES.
2 OF 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION, MAP OF TOPOGRAPHY AND DRAINAGE REPORT

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

JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE SALAZAR SEMINARY SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____, 2025.

RESTITUTO A. ASCANO III, R.P.L.S.
R.P.L.S. No. 8225
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I RAY SALAZAR, JR. AS OWNER(S) OF THE 1.18 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALAZAR SEMINARY SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RAY SALAZAR, JR. OWNER _____ DATE: _____
7112 N. SEMINARY ROAD,
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RAY SALAZAR, JR., PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC- STATE OF TEXAS

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RAY SALAZAR JR.	7112 N. SEMINARY RD.	EDINBURG, TEXAS 78541	(956)330-0334
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185

SHEET NO. 1
OF 2 SHEETS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

