Los Fresnos, TX 78566

#### Special Meeting

http://citylf.cloudaccess.net/en//

~ Agenda ~

Monday, December 22, 2014

5:30 PM

City Hall

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT, WILL MEET ON MONDAY, DECEMBER 22, 2014 AT 5:30 PM AT CITY HALL, 200 NORTH BRAZIL ST, LOS FRESNOS, TX 78566.

#### I. CALL TO ORDER

2. Invocation and Pledge of Allegiance

## II. VISITOR REMARKS - TO SPEAK YOU MUST SIGN IN PRIOR TO THE MEETING AND YOU HAVE A LIMIT OF 3 MINUTES TO SPEAK.

#### III. PUBLIC PORTION

- 1. Public hearing to review performance and obtain comments regarding the City's 2013 Texas CDBG Program Community Development Contract 713301.
- 2. Public Hearing regarding the Texas Department of Agriculture's CDBG Program. Citizens are encouraged to attend to discuss the citizen participation plan, local housing and community development needs, available funding, eligible activities, past use of funds, and development of CDBG applications.

#### IV. ACTION ITEM

1. Consideration and ACTION on the recommendation of Planning and Zoning Commission to approve the preliminary and final plats of Trevino Stagecoach Subdivision.

#### V. ADJOURNMENT

This is to certify that I, <u>Pam Denny</u>, posted this agenda on the front bulletin board of the City Hall on <u>December 18, 2014</u> on or before <u>5:30</u> p.m. and it shall remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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#### Monday, December 22, 2014

5:30 PM

Pam Denny, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

**City Council** 

200 North Brazil Los Fresnos, TX 78566

**SCHEDULED** 

ACTION ITEM (ID # 1235)

Meeting: 12/22/14 05:30 PM Department: City Secretary Category: Public Hearing Prepared By: Pam Denny

Initiator: Pam Denny Sponsors:

DOC ID: 1235 A

# Public hearing to review performance and obtain comments regarding the City's 2013 Texas CDBG Program Community Development Contract 713301.

There will not be a public hearing at this time. The project was scheduled to be completed but there are a few items to be resolved. When they are complete we will schedule another public hearing.

Updated: 12/18/2014 3:17 PM by Mark Milum A

**City Council** 

200 North Brazil Los Fresnos, TX 78566

**SCHEDULED** 

Meeting: 12/22/14 05:30 PM
Department: City Secretary
Category: Public Hearing
Prepared By: Pam Denny

Initiator: Pam Denny Sponsors:

DOC ID: 1233 A

#### ACTION ITEM (ID # 1233)

Public Hearing regarding the Texas Department of Agriculture's CDBG Program. Citizens are encouraged to attend to discuss the citizen participation plan, local housing and community development needs, available funding, eligible activities, past use of funds, and development of CDBG applications.

The public will be able to give their input on the different projects they would like to see done.

#### **City Council**

200 North Brazil Los Fresnos, TX 78566

#### SCHEDULED

ACTION ITEM (ID # 1234)

Meeting: 12/22/14 05:30 PM Department: City Secretary Category: Acknowledgments Prepared By: Pam Denny

Initiator: Pam Denny Sponsors:

DOC ID: 1234 A

## Consideration and ACTION on the recommendation of Planning and Zoning Commission to approve the preliminary and final plats of Trevino Stagecoach Subdivision.

City staff and City engineers have approved the plans as compliant with city ordinances. The Planning and Zoning Commission approve this on December 15 at their meeting. If you need a larger printed copy to review Pam has the large copy in her office.

I recommend approval.

Updated: 12/18/2014 3:23 PM by Mark Milum A



Hand Delivered

September 26, 2014

Pam Denny City of Los Fresnos 200 N. Brazil Street Lost Fresnos, Texas 78566

Re:

Subdivision Plat Application

I. Trevino Subdivision UIG Job No. 106800

Dear Pam,

Enclosed please find an application for a subdivision plat for the proposed I. Trevino Subdivision. The existing property is a 2.5 acre single family residence. The property is located just outside of the City of Los Fresnos city limits on the north side of Stagecoach Road approximately 150' east from the intersection of Cancun Drive. The owner proposes to subdivide the property such that he may have permission to build a single family residence on the property. Water is already provided by Olmito Water Supply Corp. with a 3/4" water mter, and wastewater will be provided by an OSSF.

This information is provided for your review. If you have any questions concerning this please call me at (956) 464-4710.

Sincerely,

Urban Infrastructure Group, Inc.

Craig A. Gonzalez, P.E.

Principal





#### **MEMORANDUM**

TO:

Mr. Mark Milum

mmilum@citylf.us

City Manager

FROM:

Paolina Vega, P.E.

pvega@naismith-engineering.com

DATE:

December 10, 2014

**SUBJECT:** Preliminary and Final Plat Review for Trevino Stagecoach Acres Subdivision

Mr. Milum,

After reviewing the Preliminary and Final Plat of *Trevino Stagecoach Acres Subdivision*, we recommend that the Preliminary and Final Plat be approved.

Please call if me at (956) 541-1155 if you have any questions

### LOS FRESNOS PLANNING AND ZONING COMMISSION MEETING MONDAY, DECEMBER 15, 2014

The Los Fresnos Planning and Zoning Commission convened in a Regular Meeting on Monday, December 15, 2014 at 7:00 p.m. in City Hall. Present were Abran Ortega, Merced Burnias, Sr., Larry Stambaugh and new member Gil Gomez. Also present were Public Works Director Carlos Salazar and City Secretary Pam Denny. Absent were Larry Meade, Ray Ortiz and new member Javier Rodriguez.

Mr. Ortega called the meeting to order at 7:07 p.m.

#### Approval of Minutes from November 17, 2014 meeting.

Mr. Burnias made a motion to approve the Minutes of November 17, 2014 meeting, seconded by Mr. Ortega and the vote for approval was 4-0.

#### Visitor remarks

There were no comments.

## Consideration and ACTION on approval or rejection of preliminary and final plats for Trevino Stagecoach Subdivision.

Ms. Denny stated that the property is located outside of the city limits but within the City's Extraterritorial Jurisdiction. The City must approve before Cameron County will approve the plats.

Mr. Ortega stated that Mr. Trevino the owner was present and if anyone had questions about the subdivision he would answer them.

Mr. Stambaugh stated he might have to move the septic lines due to being too close to the other lot. Mr. Trevino stated he would check with Cameron County that will approve the septic system.

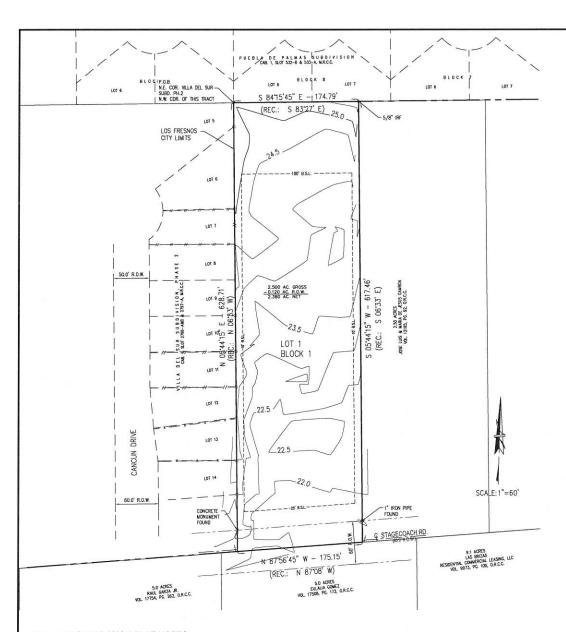
There were no other questions.

Mr. Stambaugh made a motion to approve the preliminary and final plat for Trevino Stagecoach Subdivision, seconded by Mr. Burnias and the vote for approval was 4-0.

#### Adjournment

Mr. Ortega adjourned the meeting at 7:15 p.m.

Pam Denny City Secretary

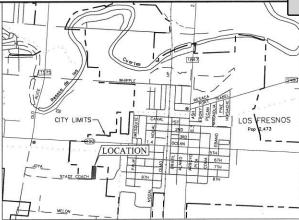


#### GENERAL SUBDIVISION PLAT NOTES

- NOTES:
  1. THIS TRACT LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS PER THE FEMA FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NO. 4801010275 C, EFFECTIVE MARCH 18, 1991
- 2. BEARINGS ARE BASED ON MONUMENTATION ESTABLISHED ALONG THE R.O.W. OF STAGECOACH ROAD
- 3. PROPOSED LAND USE: RESIDENTIAL WATER BY: OLMITO WATER SUPPLY CORP. SEWER BY: SEPTIC TANK
- 4. SETBACKS: FRONT 25', REAR 100', SIDES 10'
- 5. OWNER/DEVELOPER: ISMAEL TREVINO 20550 ALTA VISTA CT. APT. C, HARLINGEN, TEXAS 78550
- 6. AUTHORIZED AGENT: URBAN INFRASTRUCTURE GROUP, INC. 407 N. SALINAS BLVD. DONNA, TEXAS 78537 (956) 464-4710
- MINIMUM FLOOR ELEVATION IN FLOOD ZONE "C" SHALL BE 18" ABOVE TOP OF NATURAL GRADE OR HIGHEST POINT ON STREET, WHICHEVER IS GREATER 24.0".
- BENCH MARK: BENCHMARK AE0432, AN NGS BRASS DISK STAMPED D 657 1942, ELEV. 79.10'. "ALL BEARING AND DISTANCE ARE BASED ON TEXAS STATE PLANE, SOUTH ZONE (4205) NAD 83."
- 9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- 10. THIS SUBDIVISION IS WITHIN THE LOS FRESNOS ETJ.
- 11. THE IMPROVEMENTS NOTED HEREON AND IN THE ACCOMPANYING ENGINEER'S REPORT WILL COMPLY WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 322.032 AND WATER, SEWER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
- 12. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
- 13. BUILDING AND SEPTIC TANK OR SEWER TAP PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT, AND AN ADEQUATE DRINKING WATER SOURCE, MUST BE IMMEDIATELY AVAILABLE TO EACH LOT IN THE SUBDIVISION OF THE TYPE, QUALITY, AND QUARTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE AGROUATE WATER TO COMPLY WITH THE PROVISIONS OF THE COUNTY SUBDIVISION REGULATIONS, THE COUNTY WASTE WATER SURVEILLANCE ORDER, AND THE LAWS OF THE STATE OF TEXAS.
- 14. CAMERON COUNTY WILL NOT BE RESPONSIBLE IN MAINTAINING THE DRAINAGE IMPROVEMENTS WITHIN THE EASEMENTS.
- 15. ALL LOTS MUST CONNECT TO PUBLIC SANITARY SEWER FACILITIES WHEN AVAILABLE, AND LOT OWNERS SHALL PAY ANY REQUIRED FEES.
- 16. THE O.S.C. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF ALL FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATION AND MAINTENANCE OF O.S.C. UTILITIES.

#### PRELIMINARY PLAT OF TREVINO STAGECOACH ACRES SUBDIVISION

BEING A 2.500 ACRE TRACT OF LAND (VOL. BEING A 2.300 ACRE IRACT OF LAND (VCL. 18274, PG. 306, C.C.O.R.) OUT OF A 129.74 ACRE TRACT OF LAND OUT OF A 1008.10 ACRE TRACT (VOL. "Z", PG. 312, C.C.D.R.) OUT OF SHARE 22, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS



#### METES & BOUNDS DESCRIPTION

BEING A 2.500 ACRE TRACT OF LAND (VOL. 18274, PG. 306, C.C.O.R.) OUT OF A 129.74 ACRE TRACT OF LAND OUT OF A 1008.10 ACRE TRACT (VOL. "Z", PG. 312, C.C.D.R.) OUT OF SHARE 22, ESPRITU SANTO GRANT, CAMERON COUNTY, TEXAS AS DESCRIBED IN VOLUME. SAID 2.500 TRACT OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

THENCE SOUTH 84 DEG. 15' 45" EAST (RECORD: S 83'27' E), A DISTANCE OF 174.79' TO A 5/8' IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING THE NORTHWEST CORNER OF A 2.50 ACRE TRACT OF LAND DESCRIBED IN VOL. 1915, P.G. 92, C.C.O.R.;
THENCE SOUTH 05 DEG. 44' 15' WEST (RECORD: S 6'33' W), ALONG THE WEST LINE OF SAID 2.50 ACRE TRACT, AT A DISTANCE OF SP7.40' FASS A 1' IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF STAGECOACH RID. (60' R.O.W.), A TOTAL DISTANCE OF 617.46' TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME POINT BEING ON THE CENTERLINE OF SAID STAGECOACH RD. (610' R-WAY, SAME POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 2.50 ACRE TRACT;
THENCE NORTH 87 DEG. 56' 45' WEST (RECORD: N 870'86' W), ALONG THE CENTERLINE OF SAID STAGECOACH RD. RIGHT-OF-WAY SAME POINT AS TRACTS.

THENCE NORTH 05 DEG. 44' 15' EAST (RECORD: N 6'33' E), DEPARTING THE CENTERLINE OF STAGECOACH RD, RIGHT-OF-WAY, AT A DISTANCE OF 30.06' PASS A CONCRETE MONUMENT FOUND FOR ON THE NORTH RIGHT-OF-WAY LINE OF STAGECOACH RD, SAID POINT BEING THE SOUTHEAST CORNER OF SAID VILLA DEL SUR SUBDIVISION, PHASE 2, A TOTAL DISTANCE OF 628.71' TO A 1/2' IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING, CONTAINING 2.500 ACRES OF LAND MORE OR LESS.

BEARINGS FOR THIS METES AND BOUNDS LEGAL DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83.

#### STATE OF TEXAS HIDALGO COUNTY

I, THE UNDERSONED DAMD WOLF, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TRIE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERMISON ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN ONEN TO THIS PLAT

DAMD WOLF, RPLS No. 6100

IGNEER No. 99268



12/04/14

#### INDEX TO SHEET OF TREVINO STAGECOACH SUBDIVISION

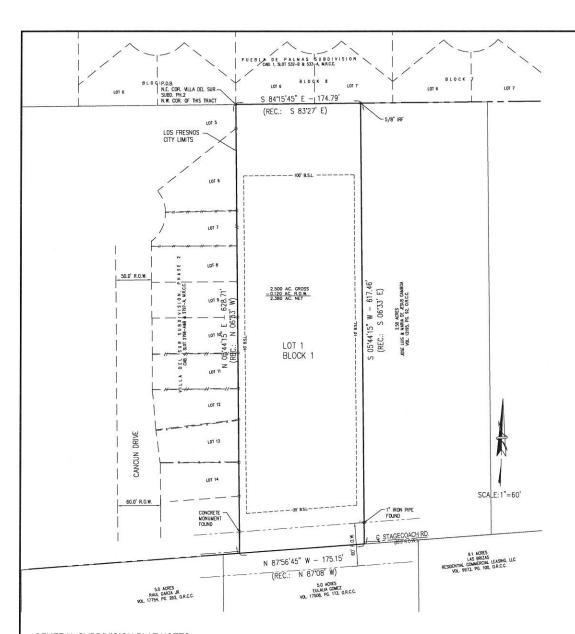
1	HEADING; NIDEX; LOCATION MAP AND ETJ. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND CASSEINET DESONATIONS; LEGAL DESCRIPTION (WETES AND BOOKOS); OWNERS DEDICATIO CERTIFICATION, ATTESTATION; DISMEETS & SURVEYOR'S CERTIFICATION; DIT OF LOS FRESNOS MAYOR'S CERTIFICATION; DIT OF LOS FRESNOS FRESNOS MAYOR'S CERTIFICATION OF PLAT APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATION; C.C.D.D. NO.1 APPROVAL.
2	WATER DISTRIBUTION AND SANTARY SENER (OSSF) MAP, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES.

No.	REVISION	DATE	APPROVED
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			1

URBAN **INFRASTRUCTURE** GROUP, INC.

> 407 N. SALINAS BLVD. PO BOX 729 DONNA, TEXAS 78537 (956) 464-4710

TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM



#### GENERAL SUBDIVISION PLAT NOTES

NOTES:

1. THIS TRACT LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS PER THE FEMA FLOOD INSURANCE RATE MAP
OF COMMUNITY PANEL No. 4801010275 C, EFFECTIVE MARCH 18, 1991

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3. PROPOSED LAND USE: RESIDENTIAL WATER BY: OLMITO WATER SUPPLY CORP. SEWER BY: SEPTIC TANK

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BENCH MARK: BENCHMARK AE0432, AN NGS BRASS DISK STAMPED D 657 1942, ELEV. 79.10'. "ALL BEARING AND DISTANCE ARE BASED ON TEXAS STATE PLANE, SOUTH ZONE (4205) NAD 83."

9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

10. THIS SUBDIVISION IS WITHIN THE LOS FRESNOS ETJ.

THE IMPROVEMENTS NOTED HEREON AND IN THE ACCOMPANYING ENGINEER'S REPORT WILL COMPLY WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, SEWER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

12. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY, EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

1.3. BUILDING AND SEPTIC TANK OR SEWER TAP PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT, AND AN ADEQUATE DRINKING WATER SOURCE MUSTS BE IMMEDIATELY AVAILABLE TO SEACH LOT IN THE SUBDIVISION OF THE TYPE, QUALITY, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADDRESS WATER TO COMPLY WITH THE PROVISIONS OF THE COUNTY SUBDIVISION REGULATIONS, THE COUNTY WASTE WATER SURVEILLANCE ORDER, AND THE LAWS OF THE STATE OF TEXAS.

14. CAMERON COUNTY WILL NOT BE RESPONSIBLE IN MAINTAINING THE DRAINAGE IMPROVEMENTS WITHIN THE EASEMENTS.

15. ALL LOTS MUST CONNECT TO PUBLIC SANITARY SEWER FACILITIES WHEN AVAILABLE, AND LOT OWNERS SHALL PAY ANY REQUIRED FEES.

16. THE O.S.C. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF ALL FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATION AND MAINTENANCE OF O.S.C. UTILITIES.

#### FINAL PLAT OF TREVINO STAGECOACH ACRES SUBDIVISION

BEING A 2.500 ACRE TRACT OF LAND (VOL 18274, PG. 306, C.C.O.R.) OUT OF A 129.74
ACRE TRACT OF LAND OUT OF A 1008.10 ACRE
TRACT (VOL. "Z", PG. 312, C.C.D.R.) OUT OF
SHARE 22, ESPIRITU SANTO GRANT, CAMERON COUNTY TEXAS

### OWNERS ACKNOWLEDGEMENT STATE OF TEXAS CAMERON COUNTY

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, I<u>SMAEL TREVINO</u> AS OWNER OF THE 2.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED <u>TREVINO STACECOACH ACRES SUBDIVISION</u>, HEREBY SUBDIVIOE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE is 232.032 AN THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATIC STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLATARE TRUE AND COMPLETE.

STATE OF TEXAS COUNTY OF CAMERON:

BY: ISMAFL TREVINO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ISMAEL TREVING, PROVED TO ME INFOUCH HIS TEXAS DEPARTMENT of PUBLIC SAFETY DRIVER LICKNE. TO BE THE PERSON WHOSE NAME IS SUSPONED TO THE FORECOME INSTRUMENT, MO, BELON BY THE PRIST DULY SWORK, DECLARED THAT THE STATEMENTS HEREIN ARE TRUE AND CONRECT AND ANONOMEDIZED THAT HE EXECUTED THE SAME FOR THE PUBLIC SAFE AND ANO SEAL OF OFFICE THE PUBLIC PRISTS AND CONCERNED AND SEAL OF OFFICE THE

NOTARY PUBLIC

PURCHASE CONTRACT CERTIFICATE

I, ISMAEL TREVINO AS THE OWNER OF THE 2.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TEXTING STAGECOACH ACRES SUBDIVISION, HEREBY BIND WYSELF TO NOTIFY ALL PRESPECTURE BUYES OF LOTS IN SAIO SUBDIVISION OF THAT I WILL PROVOE ALL WATER AND SEMEN SERVICES IN WHICH I HAVE ALREADY INSTALLED OR HAVE, PROVIDED A PRINANCIA, CLARAMITE TO COVER THE INSTALLATION OF THESE SERVICE AND HAVE INCLUDED THE COST OF THESE SERVICE IN THE TOTAL COST OF THE LOT AND,

GAS SERVICE IS PROVIDED BY\_\_\_\_\_AND WILL BE MADE AVAILABLE WHEN\_\_\_

TAX ASSESSOR & COLLECTOR STATE OF TEXAS COUNTY OF CAMERON:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING ONITS REPRESENTED BY THE UNDERSION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE IN THE BOUNDAMES OF TREVING STACECOACH ACRES SUBDIVISION WINESS BY MY HAND ON THE BOUNDAMES OF TREVING STACECOACH ACRES SUBDIVISION WINESS BY MY HAND ON THE BOARD OF THE BOARD

ASSESSOR AND COLLECTOR OF TAXES

I, UNDERSIGNED CITY REPRESENTATIVE HERBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY OF LOS FRESNOS REPRESENTATIVE

#### HEALTH DEPARTMENT APPROVAL

THE PLAT OF TREVINO STAGECOACH ACRES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERE BY THE HEALTH DEPARTMENT OF CAMERON COUNTY, TEXAS, WHICH HEREBY CORTRIES THAT THIS SUBDIVISION PLAT CONFIGNING TO ALL THE REQUESTED OF THE COUNTY HEALTH DEPARTMENT REQULATIONS UNDER THE HEALTH AND SWETY CODE, CHAPTER JOB, CHAPTES JOBG, CHIES SWEEK, DESPOSAL SYSTEMS DATED THE COUNTY OF THE PLAT OF THE SWEEK OF

CAMERON COUNTY, TEXAS

CAMERON COUNTY COMMISSIONERS COURT APPROVAL

WE, THE UNDERSIGN CERTIFY THAT THIS PLAT OF THE TREVING STAGECOACH ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CAMERON COUNTY COMMISSIONERS

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

RECORDING INFORMATION STATE OF TEXAS

BUILDING OFFICIAL STATE OF TEXAS COUNTY OF CAMERO

I, THE UNDERSIGNED BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERT THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED. DATED THE DAY OF

CAMERON COUNTY ENGINEER STATE OF TEXAS COUNTY OF CAMERON:

MAYOR'S SIGNATURE

I, UNDERSIGNED MAYOR OF THE CITY OF LOS FRESNOS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY SECRETARY

PLANNING & ZONING STATE OF TEXAS COUNTY OF CAMERON

I, UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOS FRESNOS, TEXAS HEREBY CERTIFY THAT THIS SUBDIMISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIMISION REQUILITIONS OF THIS CITY WHEREIN MY APPROVAL IS

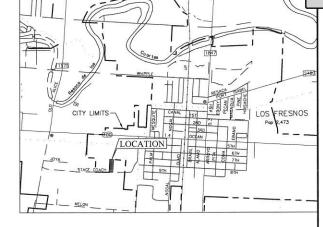
\_ DAY OF\_\_\_\_\_\_\_ 20\_\_\_

CHAIRMAN PLANNING AND ZONING

STATE OF TEXAS CAMERON, COUNTY CERTIFICATION FOR CAMERON COUNTY DRAINAGE DISTRICT #1

THIS PLAT OF TREWNO STAGEGOACH AGRES SUBDIVISION HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTIRCT NO.1 OF CAMERON COUNTY, TEXAS, APPROVAL IS HEREBY GYEN TO THE SUBDIVISION AS IS RELATES TO AND MAY PAFFOY FAULTIES OF THIS DISTIRCT. NO CONSIDERATION HAS BEEN GYEN TO ANY OTHER MATTER CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE APPROVAL TO BECOME VOID. FAULURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

FRNESTO GAMEZ JE PRESIDENT



#### METES & BOUNDS DESCRIPTION

BEING A 2.500 ACRE TRACT OF LAND (VOL. 18274, PG. 306, C.C.O.R.) OUT OF A 129.74 ACRE TRACT OF LAND OUT OF A 1008.10 ACRE TRACT (VOL. "Z", PG. 312, C.C.D.R.) OUT OF SHARE 22, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AS DESCRIBED IN VOLUME. SAID 2.500 TRACT OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

NENDES DOUTH 84 DEG. 15' 45' EAST (RECORD: S. 83'27' E), A DISTANCE OF 174.79' TO A 5/8' IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING THE NORTHWEST CORNER OF A 2.50 ACRE TRACT OF LAND DESCRIBED IN VOL. 12195, PG. 92, C.C.O.R.;
THENCE SOUTH 05 DEG. 44' 15' WEST (RECORD: S. 6'33' W), ALONG THE WEST LINE OF SAID 2.50 ACRE TRACT, AT A DISTANCE OF SAIP 40' PASS A 1' IRON PIEC FOUND ON THE NORTH RIGHT-OF-WAY LINE OF STAGECOACH RD. (60' R.O.W.), A TOTAL DISTANCE OF 617-86' TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME POINT BEING ON THE CENTERLINE OF SAID STAGECOACH RD. RIGHT-OF-WAY, SAWE POINT BEING ONLY THE SOUTHWEST CORNER OF THENCE NORTH BY DEG. 36' 45' MEST (RECORD. IN 8708' W), ALONG THE CENTERLINE OF SAID STAGECOACH RD. RIGHT-OF-WAY LINE, A DISTANCE OF 175.15' TO A POINT FOR THE SOUTHWEST CORNER OF MISS TRACE;

THENCE NORTH USE. AND THE SETS (RECORD IN 6.35 E.), DEPARTMENT HE CHERCHE OF THE SETS (RECORD IN 18.5 NORTH EIGHT-OF-WAY LINE OF STAGECOACH RO., SAID POINT BEING THE SOUTHEAST CORNER OF SAID VILLA DEL SUR SUBDIVISION, PHASE 2. A TOTAL DISTANCE OF 528.7 TO A 1.72 THON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING, CONTAINING 2.500 AGRES OF LAND MORE ON LESS.

BEARINGS FOR THIS METES AND BOUNDS LEGAL DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) NAD 83.

I, THE UNDERSONED DAND WOLF, A REOSTERED PROFESSIONAL PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TILE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERNISON ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DAVID WOLF, RPLS	DATE:
No. 6100	

STATE OF TEXAS HIDALGO COUNTY

I, THE UNDERSONED CRAIG A. CONZALEZ, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TRUE AND CORRECTLY MADE AND IS PREPARED RION AN ACTUAL SINTRY ON THE PROPERTY MADE UNCEN MY SUPPRISON ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONNECTIONS AND FURTHER CERTIFY THAT PROPERTY AND FURTHER CERTIFY THAT PROPERTY





12/04/14

DATE APPROVED

#### INDEX TO SHEET OF TREVINO STAGECOACH SUBDIVISION

IEADING; INDEX; LOCATION MAP AND ETJ; PRINOPAL CONTACTS; PLAT WITH LOTS, STREETS, ND EASWENT DESCONATIONS:LEGAL DESCRIPTION (METES AND BOUNDS); OWNERS DEDICATION EMPIRICATION, PRINCESTATION; ENORISERS & SURVEYORS CERTIFICATION OF OLDS FRESCHOORS ANOTORS CERTIFICATION OF PLAT APPROVAL; CITY OF LOS FRESCHOS PLANNING AND ZOWNER CERTIFICATION OF PLAT APPROVAL; COLVITY OLDS FRESCHOS PLANNING AND ZOWNER CERTIFICATION OF PLAT APPROVAL. COLVITY OLDSTROS RECORDING CERTIFICATION, CLOUD. NO. WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN. TOPOGRAPHY AND DRAINAGE: REFUSION NOTES.

PHONE FAX	<u> </u>		
226-1053 464-4710 (956) 464-4717 793-5909		1	
793-5909			

REVISION



407 N. SALINAS BLVD. PO BOX 729 DONNA, TEXAS 78537

PRINCIPAL CONTACTS 20550 ALTA MSTA CT. APT. C, HARLINGEN TX 78550 (956) 2 407 N. SALINAS BLVD., DONNA, TX 78537 (956) 4 2713 PINEHURST DR. HARLINGEN, TX 78550 (956) 7 (956) 464-4710

OWNER/DEVILOPER
ENRORME URBAN MERASTRUCTURE GROUP INC.

ORAIG CONZALEZ
DAVID WOLF

TBPE FIRM NO. F-13094

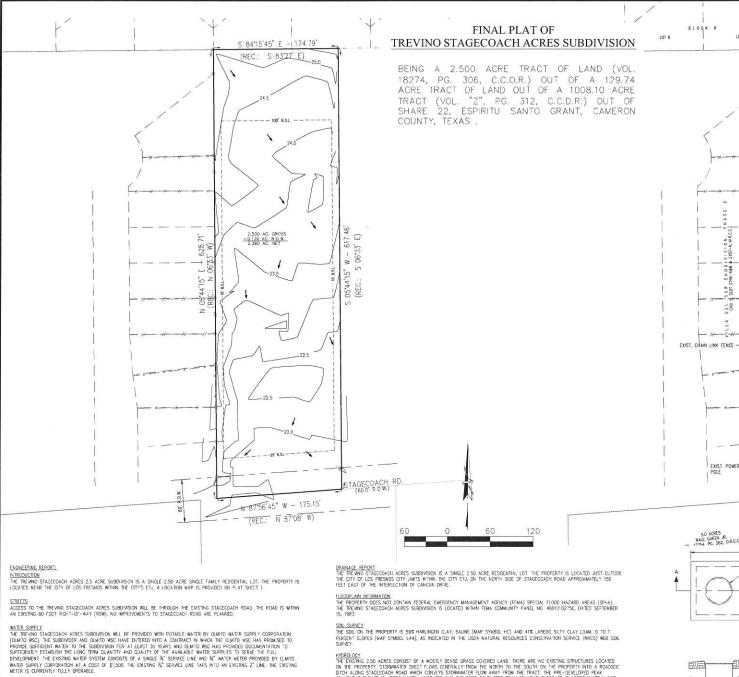
WWW.UIGTEXAS.COM

SURVEYOR: DAVID WOLF

OWNER/DEVILOPER
ENRORME URBAN MERASTRUCTURE GROUP INC.
CRAIG CONZALEZ
DAVID WOLF

20550 ALTA WSTA CT. PF. C, HARLINGEN
67 IN. SALINAS BLVD., DONNA, TX 78537
DAVID WOLF

2713 PREHURST OR. HARLINGEN, TX 78550



SOL SLEVEY
THE SOL ON THE PROPERTY IS 59% HARLINGEN CLAY, SALINE (MAP SYMBOL HC) AND 41% LAREDO SLITY CLAY LOAM, O TO 1
PERCENT SLOPES (MAP SYMBOL LAA), AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOLL
SURFEY.

HOROLOGY
THE ENSING 2.50 ACRES CONSIST OF A MOSTLY DENSE GRASS COVERED LAND. THERE ARE NO ENSING SIPUCTURES LOCATED
ON HIT PROPERTY STONMARTER SHEET FLOWS CONTRALLY FROM THE MORTH TO THE SOUTH ON THE PROPERTY INTO A ROMOSODE
DITCH A LONG STACCOLOGY ROUM MICH. CONVEYS STONMAR FOR A MORTH THE THE THE THE PROPERTY INTO A ROMOSODE
OF THE PROPERTY OF TH

REPORTE DEL DESAGUE.

LA SUBDIVISIÓN TREVINCI STAGECCACH ACRES ES UN LOTE RESIDENCIAL SINGULAR DE 2.50 ACRES. LA PROPIEDA SE ENCUENTRA

UNICACIA JUSTO NUTRA DEL PERMIETRO URBANO DE LA CIUDAD DE LOS FRESNOS DENTRO DE LA JURISDICICIÓN EXTRATERISTICINAL

DE LA CIUDAD, AL LADO NORTE DE STAGECOACH ROAD APROXIMADAMENTE A 150 PIES AL ESTE DE LA INTERSECCIÓN DE CANCUN

DIME.

NECHTAZON SCHEELA LANGRA DE NANDACIÓN.
LA PROPEDIDA NO NOLUYE ÁREAS ESPECIALES DE PELIORO DE NUNDACIÓN (SFHA) DE ACUERDO A LA AGENCIA FEDERAL PARA EL MAREJO DE LEMERDONAS (FENA). LA SUBENVISIÓN TREVINO S'NGCCOACH ACMES SE ENCUENTRA UBICADA DENTRO DEL PARIEL. COMANTARO DE TEMA NO. 4801010275C. CON TECHA DEL 15 DE SEPTIMBRE DE 1983. LA PROPIEDAD SE ENCUENTRA UBICADA DENTRO DE UNA ZONA CO E TEMA AREAS DE NUNDACIÓN MINIONA.

ESTUDIO DEL SUELO.
EL SUELO DE LA PROPEDAD ES 59% AROLLA HARINGEN SAUNA (SMBOLO HC EN EL MAPA). Y 41% LOAM DE AROLLA LINDSA LABEDO, PRODENTES DE O A 1 PORDENTO (SMBOLO LAA EN EL MAPA), COMO SE INDICA EN EL ESTUDIO DE SUELO EN LINEA DEL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES (NRCS) DEL USDA.

HIBROCOLA
LOS 230 ACRES EXISTENTES CONSISTEN PRINCIPALMENTE DE TIEPRA CUBERTA DE HEPRA DENSA. NO HAY ESTRUCTUPAS
ESISTENTES USCADAS DI LA PROPIEDAD. LA CAPA DE ACIA PLUMA ELUY CONFRAMINITE DEL NOBRE AL SUR ON LA PROPIEDAD
HACIA UNA ZANJA DE DESAGRE AL BORRIO EL CAMBO QUE DESPUEZA EL FULIO DE AGUA PULVIAL DEL TERRENO. EL CAUDA
HACIA UNA ZANJA DE DESAGRE AL BORRIO EL CAMBO QUE DESPUEZA EL FULIO DE AGUA PULVIAL DE L'ERRENO. EL CAUDA
HACIA UNA ZANJA DE DESAGRE AL BORRIO ACONOMISTO ES PRES COLECTOS POR SECUNDO. DE L'AUDA
MAGNO DE 25 ANDS DESTRUCTS DE LA UBBANIZACIÓN ES DE APROXIMADAMENTE 27 PRES COLECTOS POR SECUNDO, O UN AUMENTO
MAGNO DE 25 ANDS DESTRUCTS DE LA UBBANIZACIÓN ES DE APROXIMADAMENTE 27 PRES COLECTOS POR SECUNDO, O UN AUMENTO
ENTRE DESTRUCTURADO DE CENTRADO EL VIDIA DE CAPACIO DE DETROCON DECENDA PARA ALMACENA UN EXENTO PULVAL DE CADA 25 DE 0.21 PIES CÓBICOS POR SEGUNDO. EL VOLUMEN DE DETENCIÓN NECESARIO PARA ALMACENAR UN EVENTO PLUVIAL DE CADA 25 AÑOS ES APROXIMADAMENTE 2,553 PIES CÓBICOS O 0.059 ACRE-PIES.

3 ft/ft 3 ft Ton Width 21 ft Length 71 ft

URBAN **INFRASTRUCTURE** GROUP, INC. 407 N. SALINAS BIVD. PO BOX 729

DONNA, TEXAS 78537 (956) 464-4710 TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM



URBAN INFRASTRUCTURE GROUP, INC. FIRM NO. F-13094



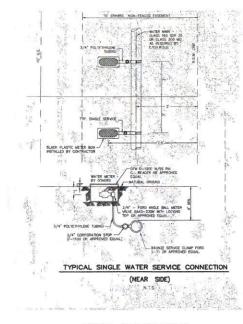
OSSE NOTES:

OSSF DESIGN:

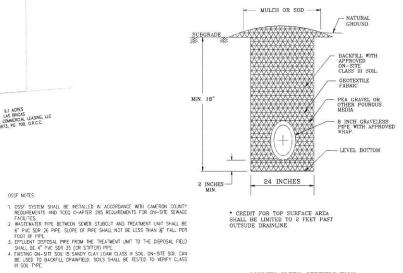
FACILITY TYPE: 3 BEDROOM SINGLE FAMILY RESIDENCE USAGE RATE (CH285.91 TABLE III) = 240 GALLONS PER DAY MINIMUN SEPTIC TANK VOLUME (CH285.91 TABLE II) =750 GALLONS

TANK EXCAVATIONS SHALL BE BACKFILLED WITH SOIL OF PEA GRAMEL THAT IS FREE OF ROCK LANGER THAN X INCH IN DIAMETER
 PRECAST CONDETE SEPTIC TAINS SHALL COMPORN TO ASTM 01227 STAMOARD STEEDERSHOM FOR PRECAST CONCRETE SEPTIC

DISPOSAL DRAIN FIELD Q/Ro= 300/0.25 = 960 SF TRENCH WIDTH = 2.0 FT TRENCH LENGTH (CH285.91 TABLE VIII) = 240 FT



#### TYPICAL OSSF DRAINFIELD CROSS-SECTION



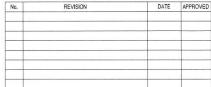
• CREDIT FOR TOP SURFACE AREA SHALL BE LIMITED TO 2 FEET PAST OUTSUDE DRAINLINE.

#### COUNTY CLERY CERTIFICATION

#### INDEX TO SHEET OF TREVINO STAGECOACH SUBDIVISION

HEADING, INDEX: LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASTWAYN DESCONATIONS, ECAL DESCORPTION (WHERE AND BOUNGS); OWNERS DEDINGS, OWNERS DEDING CONTRIBUTION, ATTESTATION, ENDOWERS & SUPERVISOR CEPTRICATION, OT O'LDS FERSINGS MANOR'S CEPTRICATION OF ALT APPROVAL, OTY OF LOS FRESNOS PLANING AND ZONING CEPTRICATION OF PLAT APPROVAL, OTY OF LOS FRESNOS PLANING AND ZONING CEPTRICATION OF PLAT APPROVAL, OTY OF LOS FRESNOS PLANINGS AND ZONING CEPTRICATION OF PLAT APPROVAL, OTHER COUNTY CLIENS, SECONDING CEPTRICATION CLIEN, DAYS OF LAND AND AND ADDRESS OF THE APPROVAL OF THE

NTER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, DRAINAGE REPORT INCLUDING SCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING STE AN, TO-OGGRAPHY AND DRAINAGE, REVISION NOTES.



NOTE 1. SEPTIC SYSTEM CAN ALSO BE TWO (2) 500 GALLON TANKS.

Packet Pg. 12

## DETENTION POND CROSS-SECTION

ON-SITE SEWAGE FACILITIES (OSSE)
WASTEWATER SEWAGE FROM TREVING STACECOACH ACRES SUBDIVISION WILL BE ITERATED BY AN INDIVIDUAL ON-SITE SEWAGE
FACILITIES CONSISTING OF A STANDARD DESIGN DUAL COMPARIFIENT SEPTIC TANK AND DRAINFEID ON FACH LOT. THE OSSE
FACILITIES WILL BE IN ACCORDANCE WITH TICEO AND CAMERON COUNTY REQUARRANCE DISPOSAL. THE UNDERSIGNED
FACILITIES WILL BE IN ACCORDANCE WITH TICEO AND CAMERON COUNTY REQUARRANCE DISPOSAL. THE UNDERSIGNED
CONDUCTION. THAT THE SITE IS SUBTRACE FOR OSSES USING STANDARD DISPOSAL WHOODS THE PROPERTY WAS SERVINGEN
APPROVED BY THE CAMERON COUNTY HEALTH DEPARTMENT. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSES ON THE LOT.
THE ESTIMATED COST TO INSTALL SEWAGE FAULTIES IS \$2,300. THE SEPTIC FACILITIES WILL BE FULLY OPERABLE BY 12/10/17
SUBDIVIDER SHALL INSTALL SEPTIC FACILITY.

INTRODUCION LA SUBUNISMO TREVINO STAGECOACH ACRES ES UN LOTE RESIDENCIAL SINGULAR DE 250 ACRES. LA PROPIEDAD SE ENCUENTRA UBICADA CERCA DE LA CUIDAD DE LOS FRESINOS DENTRIO DE LA JURISDICCIÓN EXTRATERRITORIAL DE LA CUIDAD. EN LA HOJA DE PLACO I SE REPORDOROUA DU MARS DE LA UBICACIÓN.

CALLES. EL ACCISO A LA SUBDIVISIÓN TREVINO STAGECOACH ACRES SERA POR MEDIO DE STAGECOACH ROAD EXISTENTE EL CAMINO QUEDA DENTRO DE UN DERECHO DE MA (ROM) EXISTENTE DE 60 PIES. NO SE PLANEAN MEJORAS PARA STAGECOACH ROAD.

SUMMISTRO DE AGUA. EL AGUA POTABLE DE LA SUBDIMISIÓN SERÁ SUMINISTRADA POR CLMITO WATER SUPPLY CORPORATION, OLMITO WATER SUPPLY CORPORATION YA SUMINISTRA EL AGUA A LA PROPIEDAD POR MEDIO DE UN MEDIOOP DE 3/4 DE PULGADA.

INSTALACIONES DE EBENALE IN STUL (OSSE)
EL BENALE DE AGUISA RESIDUALES DE LA SUBDIVISIÓN TREVNO STACECOACH ACRES SEÑA TRATADO POR INSTALACIONES DE
DERHALE IN STUL DE AGUERDO COLA LAS REGULACIONES DE TECO Y DEL COMOJADO DE CAMERON PARA ELIMINACIÓN DE AGUAS
NEGRAS, EL DUEÑO DE LA SUBDIVISIÓN SEÑA RESPONSABLE DE PROPRECIONAR INSTALACIONES DE DESMALE IN STUL DI EL LOTE
EL COSTÓ ESTANDO PARA LAS NESTALACIONES DE DENALES 15 (2200 LAS INSTALACIONES ESTARAN EN FUNCIONAMIENTO
COMPLETO PARA 12/10/17. EL DUEÑO DE LA SUBDIVISIÓN INSTALARA EL SISTIMA SEPTICO.

ENGREC CERTICATOR.
BY MY SOUTHER BLOW, I CERTIFY THAT THE WATER AND SEWACE SERVICE FACULTES DESCRIBED ABOVE ARE IN COMPLIANCE
WITH HE MODIE, RULES MOD'RED UNDER SECTION 16.3-3, MATER CODE.

CRAIG A. GONZALEZ, P.E. URBAN INFRASTRUCTURE GROUP, INC. FIRM NO. F-13094

1,000 GALLON SEPTIC TANK С.ЕАНОШТ В **Ч** 

CROSS-SECTION

В ◀ ─ 4 INCHES MINIUM CUSHION OF BITHER SAND, SAND LOAM, CLAY LOAM, OR PEA GRAVEL, FREE OF ROCK LANCER THAN PEA SHAND INCH.

5.0 ACRES EULAUN DOWEZ EX. 18' WIDE ROADWAY

EXIST. OVERHEAD ELECTRIC

STATE OF TEXAS CAMERON COUNTY CRAIG A, CONZALEZ, A LICENSED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BLOCK

VOI.

DRAINFIELD (10'x120')

вгоск в

S 84 15 45 E - 174.79

(REC.: S 83'27' E)

2.500 AC, GROSS - 0.120 AC, R.O.W. 2.380 AC, NET

N 87'56'45" W - 175.15'

LOT 6

101 6

LOT 7

107 8

10T 13

LOT 14

12/04/14 DATE: