

# City Council

200 North Brazil

Los Fresnos, TX 78566

## Special Meeting

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

### ~ Agenda ~

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**Monday, December 22, 2014**

**5:30 PM**

**City Hall**

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**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, Pam Denny, posted this agenda on the front bulletin board of the City Hall on December 18, 2014 on or before 5:30 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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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

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

**SCHEDULED**

Initiator: Pam Denny

Sponsors:

**ACTION ITEM (ID # 1235)**

DOC ID: 1235 A

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**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.

**City Council**  
200 North Brazil  
Los Fresnos, TX 78566

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

**SCHEDULED**

Initiator: Pam Denny

Sponsors:

**ACTION ITEM (ID # 1233)**

DOC ID: 1233 A

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**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

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

**SCHEDULED**

Initiator: Pam Denny

Sponsors:

**ACTION ITEM (ID # 1234)**

DOC ID: 1234 A

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**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.



# URBAN INFRASTRUCTURE GROUP, INC.

*Hand Delivered*

September 26, 2014

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

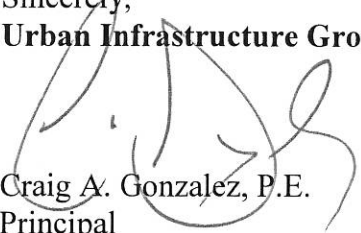
Re: Subdivision Plat Application  
I. Trevino Subdivision  
UIG Job No. 106800

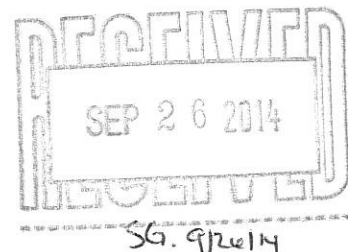
Dear Pam,

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 meter, 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



407 N. Salinas Blvd.  
PO Box 729  
Donna, Texas 78537

TBPE Firm No. 13094  
[www.uigtexas.com](http://www.uigtexas.com)

Phone: (956) 464-4710  
Fax: (956) 464-4714







**Naismith Engineering, Inc**  
ENGINEERING ■ ENVIRONMENTAL ■ SURVEYING

## MEMORANDUM

**TO:** Mr. Mark Milum  
City Manager  
mmilum@citylf.us

**FROM:** Paolina Vega, P.E.  
pvega@naismith-engineering.com

**DATE:** December 10, 2014

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

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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

Attachment: Trevino Subd request (1234 : Preliminary and final plats)



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**

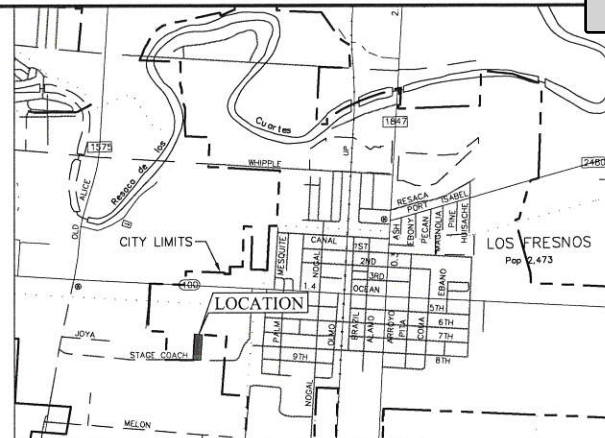
Mr. Ortega adjourned the meeting at 7:15 p.m.

Pam Denny  
City Secretary

Attachment: Trevino Subd request (1234 : Preliminary and final plats)

PRELIMINARY 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.



**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 ACRE TRACT OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE VILLA DEL SUR SUBDIVISION, PHASE 2 (CAB. 1, SLOT 2796-A&B AND 2797-A, C.C.M.R.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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. 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 587.40' PASS A 1" IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF STAGECOACH RD. (60' R.O.W.), A TOTAL DISTANCE OF 617.48' TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME POINT BEING ON THE CENTERLINE OF SAID STAGECOACH RD. RIGHT-OF-WAY, SAME POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 2.50 ACRE TRACT;

THENCE NORTH 87 DEG. 54' 45" WEST (RECORD: N 87'08" 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 THIS TRACT;

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 UNDERSIGNED DAVID WOLF, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DAVID WOLF, RPLS  
No. 8100

DATE:

STATE OF TEXAS  
HIDALGO COUNTY

I, THE UNDERSIGNED CRAIG A. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

CRAIG A. GONZALEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 99268  
FIRM No. F-13094



12/04/14  
DATE:

**INDEX TO SHEET OF TREVINO STAGECOACH SUBDIVISION**

1	HEADING; INDEX; LOCATION MAP AND ET2; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); OWNERS DEDICATION CERTIFICATION; ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF LOS FRESNOS MAYOR'S CERTIFICATION OF PLAT APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATION; C.C.D. NO.1 APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) 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



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:**

- 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
- BEARINGS ARE BASED ON MONUMENTATION ESTABLISHED ALONG THE R.O.W. OF STAGECOACH ROAD
- PROPOSED LAND USE: RESIDENTIAL WATER BY: OLMITO WATER SUPPLY CORP. SEWER BY: SEPTIC TANK
- SETBACKS: FRONT 25', REAR 100', SIDES 10'
- OWNER/DEVELOPER: ISMAEL TREVINO 20550 ALTA VISTA CT. APT. C, HARLINGEN, TEXAS 78550
- 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."
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- 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
- 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.
- 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 QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE 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.
- CAMERON COUNTY WILL NOT BE RESPONSIBLE IN MAINTAINING THE DRAINAGE IMPROVEMENTS WITHIN THE EASEMENTS.
- ALL LOTS MUST CONNECT TO PUBLIC SANITARY SEWER FACILITIES WHEN AVAILABLE, AND LOT OWNERS SHALL PAY ANY REQUIRED FEES.
- 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, ISMAEL TREVINO, AS OWNER OF THE 2.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TREVINO STAGECOACH ACRES SUBDIVISION, HEREBY SUBDIVIDE 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 § 232.032 AND THAT:

- THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: ISMAEL TREVINO DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ISMAEL TREVINO, PROVED TO ME THROUGH HIS 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, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE REQUESTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## PURCHASE CONTRACT CERTIFICATE

I, ISMAEL TREVINO, AS THE OWNER OF THE 2.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TREVINO STAGECOACH ACRES SUBDIVISION, HEREBY BIND MYSELF TO NOTIFY ALL PERSPECTIVE BUYERS OF LOTS IN SAID SUBDIVISION OF THAT I WILL PROVIDE ALL WATER AND SEWER SERVICES IN WHICH I HAVE ALREADY INSTALLED OR HAVE PROVIDED A FINANCIAL GUARANTEE TO COVER THE INSTALLATION OF THESE SERVICES AND HAVE INCLUDED THE COST OF THESE SERVICES IN THE TOTAL COST OF THE LOT AND,

ELECTRICITY IS TO BE PROVIDED BY \_\_\_\_\_ AND WILL BE MADE AVAILABLE WHEN \_\_\_\_\_

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 UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF TREVINO STAGECOACH ACRES SUBDIVISION WITNESS BY MY HAND ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ASSESSOR AND COLLECTOR OF TAXES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON:

I, UNDERSIGNED CITY REPRESENTATIVE HEREBY 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 \_\_\_\_\_



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

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

## HEALTH DEPARTMENT APPROVAL

THE PLAT OF TREVINO STAGECOACH ACRES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HEALTH DEPARTMENT OF CAMERON COUNTY, TEXAS, WHICH HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT REGULATIONS UNDER THE HEALTH AND SAFETY CODE, CHAPTER 366, ON-SITE SEWAGE DISPOSAL SYSTEMS DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SANTARIAN, \_\_\_\_\_ CAMERON COUNTY, TEXAS

## CAMERON COUNTY COMMISSIONERS COURT APPROVAL

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TREVINO STAGECOACH ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CAMERON COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

## RECORDING INFORMATION STATE OF TEXAS COUNTY OF CAMERON:

I, \_\_\_\_\_, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_.

## BUILDING OFFICIAL STATE OF TEXAS COUNTY OF CAMERON:

I, THE UNDERSIGNED BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERTIFY 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 \_\_\_\_\_, 20\_\_\_\_.

CAMERON COUNTY ENGINEER  
STATE OF TEXAS  
COUNTY OF CAMERON:

I, THE UNDERSIGNED COUNTY ENGINEER OF THE COUNTY OF CAMERON HEREBY CERTIFY 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 \_\_\_\_\_, 20\_\_\_\_.

COUNTY ENGINEER \_\_\_\_\_

## MAYOR'S SIGNATURE

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

MAYOR ATTEST \_\_\_\_\_

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 SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

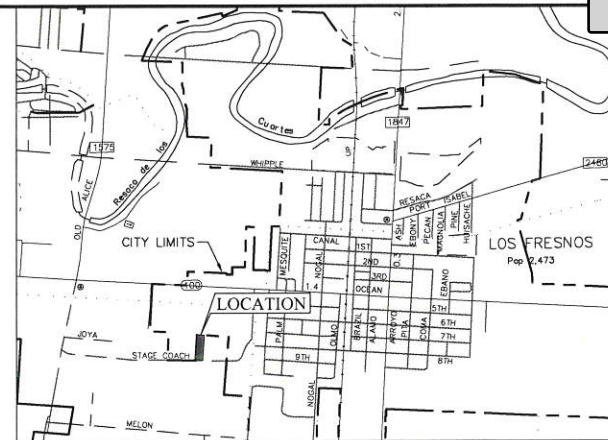
CHAIRMAN PLANNING AND ZONING \_\_\_\_\_

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

THIS PLAT OF TREVINO STAGECOACH ACRES SUBDIVISION HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTRICT NO.1 OF CAMERON COUNTY, TEXAS. APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER, ANY CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE APPROVAL TO BECOME VOID. FAILURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

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

BY: \_\_\_\_\_ ERNESTO GANEZ, JR., 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:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE VILLA DEL SUR SUBDIVISION, PHASE 2 (CAB. 1, SLOT 2796-A&B AND 2797-A, C.C.M.R.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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. 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 587.40' PASS A 1" IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY LINE OF STAGECOACH RD. (60' R.O.W.), A TOTAL DISTANCE OF 617.41' TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME POINT BEING ON THE CENTERLINE OF SAID STAGECOACH RD. RIGHT-OF-WAY, SAME POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 2.50 ACRE TRACT;

THENCE NORTH 87 DEG. 36' 45" WEST (RECORD: N 87'08" 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 THIS TRACT;

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 UNDERSIGNED DAVID WOLF, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DAVID WOLF, RPLS  
No. 6100 DATE: \_\_\_\_\_

STATE OF TEXAS  
HIDALGO COUNTY

I, THE UNDERSIGNED CRAIG A. GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

CRAIG A. GONZALEZ, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 99268  
FRM No. F-13094



12/04/14  
DATE: \_\_\_\_\_

## INDEX TO SHEET OF TREVINO STAGECOACH SUBDIVISION

1	HEADING; INDEX; LOCATION MAP AND ET2; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS; LEGAL DESCRIPTION (METES AND BOUNDS); OWNERS DEDICATION; CERTIFICATION, ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF LOS FRESNOS MAYOR'S CERTIFICATION OF PLAT APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATION; C.C.D. NO.1 APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) 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

PRINCIPAL CONTACTS	NAME	ADDRESS	PHONE	FAX
OWNER/DEVELOPER:	ISMAEL TREVINO	20550 ALTA VISTA CT. APT. C, HARLINGEN TX 78550	(956) 226-1053	
ENGINEER: URBAN INFRASTRUCTURE GROUP INC.	CRAIG GONZALEZ	407 N. SALINAS BLVD., DONNA, TX 78537	(956) 464-4710	(956) 464-4717
SURVEYOR: DAVID WOLF	DAVID WOLF	2713 PINEHURST DR. HARLINGEN, TX 78550	(956) 793-5909	

## GENERAL SUBDIVISION PLAT NOTES

### NOTES:

- 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
- BEARINGS ARE BASED ON MONUMENTATION ESTABLISHED ALONG THE R.O.W. OF STAGECOACH ROAD
- PROPOSED LAND USE: RESIDENTIAL WATER BY: OLMITO WATER SUPPLY CORP. SEWER BY: SEPTIC TANK
- SETBACKS: FRONT 25', REAR 100', SIDES 10'
- OWNER/DEVELOPER: ISMAEL TREVINO 20550 ALTA VISTA CT. APT. C, HARLINGEN, TEXAS 78550
- 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 AEO432, AN NOS BRASS DISK STAMPED D 657 1942, ELEV. 79.10'. "ALL BEARING AND DISTANCE ARE BASED ON TEXAS STATE PLANE, SOUTH ZONE (4205) NAD 83."
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- 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.
- 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.
- 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 QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE 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.
- CAMERON COUNTY WILL NOT BE RESPONSIBLE IN MAINTAINING THE DRAINAGE IMPROVEMENTS WITHIN THE EASEMENTS.
- ALL LOTS MUST CONNECT TO PUBLIC SANITARY SEWER FACILITIES WHEN AVAILABLE, AND LOT OWNERS SHALL PAY ANY REQUIRED FEES.
- 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.



