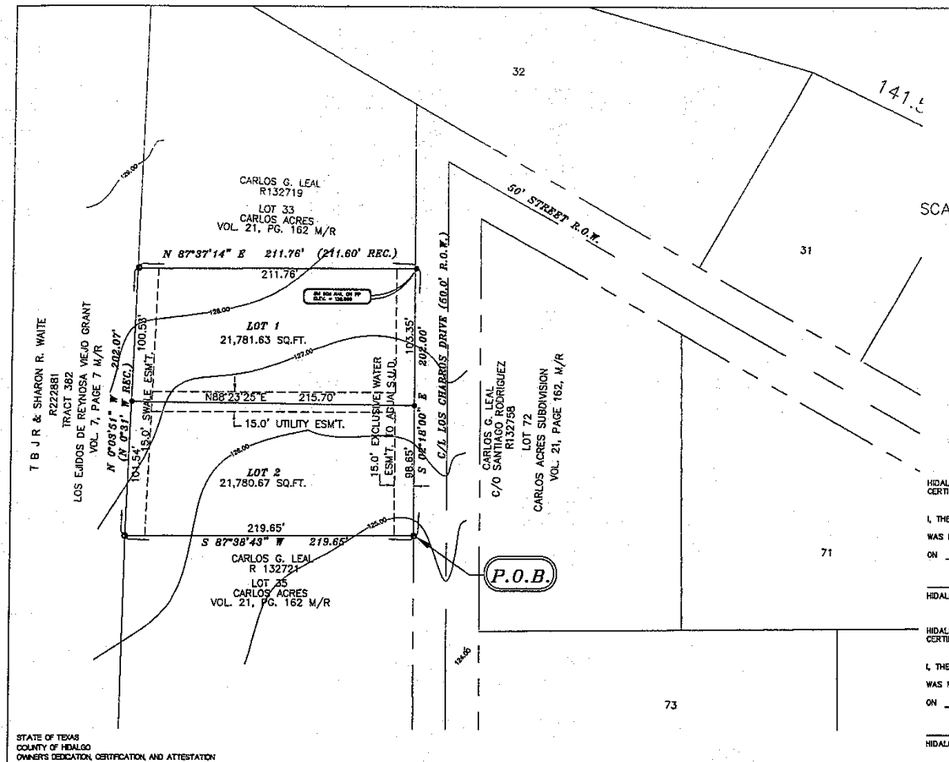
PRELIMINARY
SUBDIVISION
PLAT
OF
ALMANZA SUBDIVISION

BEING A 1.000 ACRE TRACT OF LAND OUT OF ALL OF LOT 34, CARLOS ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 21, PG. 162, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND

- ● 1/2" IRON ROD SET
- ○ 1/2" IRON PIPE FOUND

NO.	SHEET	REVISION	DATE	APPROVED

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALMANZA SUBDIVISION

WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____, _____.

_____ _____

HIDALGO COUNTYASSISTANT CHIEF INSPECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALMANZA SUBDIVISION

WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

ON _____, _____.

_____ _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

METES AND BOUNDS DESCRIPTION

BEING A 1.000 ACRE TRACT OF LAND OUT OF ALL OF LOT 34, CARLOS ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 162, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID LOT 34 BEING DESCRIBED BY WARRANTY DEED DATED JUNE 21, 1990 FROM CARLOS G. LEAL TO LAZARO R. ALMANZA AND WIFE, CAYETANA H. ALMANZA. SAID WARRANTY DEED RECORDED IN VOLUME 3071, PAGE 517 IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS. SAID LOT 34 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND, AT THE SOUTHEAST CORNER OF LOT 34 AND THE WEST RIGHT OF WAY LINE OF A 50.00' STREET, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 87°38'43" W, A DISTANCE OF 219.65 FEET TO A 1/2" IRON ROD PIPE FOUND TO THE SOUTHWEST CORNER OF LOT 34, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00°03'51" W (N 00°31'00" W REC.), ALONG THE WEST LINE OF LOT 34, A DISTANCE OF 202.07 FEET TO A 1/2" IRON PIPE FOUND ON THE NORTHWEST CORNER OF LOT 34, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 87°37'14" E, ALONG THE NORTH LINE OF LOT 34, A DISTANCE OF 211.76 FEET (211.60' REC.), TO A 1/2" IRON ROD SET WITH CAP "RPLS 5303", ON THE NORTHEAST CORNER OF LOT 34 AND THE WEST RIGHT OF WAY LINE OF A 50.00' STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 02°18'00" E, ALONG THE EAST LINE OF LOT 34 AND THE WEST RIGHT OF WAY LINE OF SAID 50.00' STREET, A DISTANCE OF 202.00 FEET TO A 1/2" IRON PIPE FOUND ON THE SOUTHEAST CORNER OF LOT 34, FOR THE POINT OF BEGINNING, FOR THE SOUTHEAST CORNER OF THIS TRACT, CONTAINING 1.000 ACRES, MORE OR LESS.

BASIS OF BEARING (S 00°03'51" E), A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 34 AND A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 38, CARLOS ACRES SUBDIVISION, VOLUME 21, PAGE 162, HIDALGO COUNTY MAP RECORDS.

ALL LOTS IN ALMANZA SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN ALMANZA SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" TEXAS, LOT OWNERS OF ALMANZA SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING ALMANZA SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN ALMANZA SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN ALMANZA SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATED THIS THE _____DAY OF _____ 2009.

UNITED IRRIGATION DISTRICT

ATTEST: _____ BY: _____

SECRETARY: _____ PRESIDENT _____

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

I, THE UNDERSIGNED, LAZARO & CAYETANA ALMANZA, AS OWNER(S) OF THE 1.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED, ALMANZA SUBDIVISION. HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A). THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B). SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

OWNER: LAZARO ALMANZA
RT. 3 BOX 123-34
MISSION, TEXAS 78572

OWNER: CAYETANA ALMANZA
RT. 3 BOX 123-34
MISSION, TEXAS 78572

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED TRUSTEES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____2009.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES:_____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION OF A MUNICIPALITY:

ALMANZA SUBDIVISION IS LOCATED IN THE WEST PART OF HIDALGO COUNTY, TEXAS. SOUTH OF BUSINESS HIGHWAY 83, APPROXIMATELY 5,600 FEET WEST OF ABRAM ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION APPROXIMATELY ONE MILE EAST OF THE ALMANZA SUBDIVISION. ACCORDING TO OFFICIAL MAPS IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 63,272), ALMANZA SUBDIVISION LIES IN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

STATE OF TEXAS
COUNTY OF HIDALGO

I, RICARDO HINOJOSA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
RICARDO HINOJOSA, P.E.
REG. PROFESSIONAL ENGINEER No. 65228

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF ALMANZA SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY - THIS PROPERTY SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
JORGE RODRIGUEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 5303
SURVEY DATE: 08-21-05

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF ALMANZA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF_____, 2009

_____
CHAIRMAN

CITY OF MISSION
CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALMANZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

_____ _____
MAYOR OF CITY OF MISSION DATE

ATTEST:_____ _____
CITY SECRETARY DATE

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 THE TEXAS WATER CODE 49 211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY:_____

COUNTY OF HIDALGO:
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALMANZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE

_____, 2009.

_____ _____
HIDALGO COUNTY JUDGE DATE

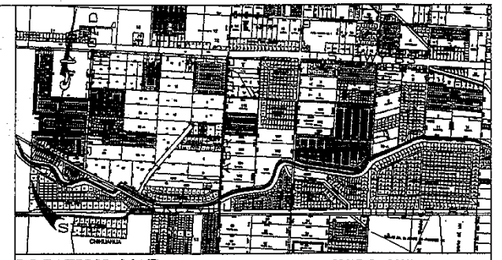
ATTEST: _____
HIDALGO COUNTY CLERK

COUNTY CLERKS RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____O'CLOCK _____, ON _____, 2009 AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____O'CLOCK_____ON _____, 2009.

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR ALMANZA SUBDIVISION HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUE BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

_____
MR. FRANCISCO FLORES, GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT



LOCATION MAP — SCALE: 1" = 2,000'

PREPARED BY: HINOJOSA ENGINEERING, INC.
108 W. 18TH STREET
MISSION, TEXAS 78572

DATE PREPARED: JUNE 5, 2009
DATE SURVEYED: JUNE-21-05
PROJECT NO. 05-193

SUBDIVISION PLAT OF
ALMANZA SUBDIVISION

BEING A 1.000 ACRE TRACT OF LAND OUT OF ALL OF LOT 34, CARLOS ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 21, PG. 162, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 2

GENERAL PLAT NOTES AND RESTRICITONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "C"

   ZONE "C" AREAS DETERMINED TO BE OF MINIMAL FLOODING. (NO SHADING) COMMUNITY PANEL NO. 480334 0400 C – EFFECTIVE DATE: NOVEMBER 16, 1982

   THE AREAS WITHIN WITH IN THE DRAINAGE EASEMENT ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0400 C EFFECTIVE DATE NOVEMBER 16, 1982, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AN AREA AS SHOWN ON THIS PLAT WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN MINIMAL FLOODING (NO SHADING). NO OTHER ARE WITHIN THE PROPOSED SUBDIVISION

   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
   FRONT: 30 FEET
   SIDES: 15 FEET
   REAR: 15.0 FEET

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING LOTS 1 AND 2. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH 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. BENCHMARK NOTE:
   THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. NO. 1 – ELEV. 128.65 DESCRIPTION: A 60d NAIL SET ON A POWER POLE ON THE NORTHEAST SIDE OF THIS SUBDIVISION.

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1.897 CUBIC-FEET (0.05 ACRE-FEET) LOT 1 998.5 AND LOT 2 898.5 OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: WITH ON-SITE SWALES ON THE WEST SIDE OF THE PROPERTY

7. DRAINAGE SWALE:
   NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTERS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.

9. EACH PURCHASED 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.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
    THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
    THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.

    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

CONT. GENERAL PLAT NOTES AND RESTRICTIONS:

11. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
    1. ANCHORING OF SEPTIC TANK(S)
    2. BACK FLOW VALVES
    3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. LAZARO & CAYETANA ALMANZA, THE OWNER(S) & SUBDIVIDER(S) OF ALMANZA SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
14. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 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.
15. FIRE HYDRANTS INSTALLED WITHIN AQUA SUD'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE AQUA SUD AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE AQUA SUD TO MEET FIRE FLOW REQUIREMENTS.
16. NO SIDEWALKS REQUIRED ON THIS RE-PLAT.

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LAZARO & CAYETANA ALMANZA	RT. 3 BOX 123-34	MISSION, TX 78572	(956) 459-8588	(956) NONE
ENGINEER:	RICARDO HINOJOSA	108 W. 18TH STREET	MISSION, TX 78572	(956) 581-0143	(956) 581-2074
SURVEYOR:	JORGE RODRIGUEZ	108 W. 18TH STREET	MISSION, TX 78572	(956) 581-0143	(956) 581-2074

HINOJOSA ENGINEERING, INC.
STRUCTURAL ENGINEERING
CIVIL ENGINEERING • LAND SURVEYING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HinojosaEngInc@aol.com
REG. NO. F – 908

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SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BOOK FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

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F:\PROJECTS\Subdivision Plats\05-193 ALMANZA SUBDIVPLAT.DWG