



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-30-2013

PROPOSED M. VILLARREAL SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM: HL ENGINEERING DEVELOPER: GERARDO FAVILA & MARTHA VILLARREAL

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: East of Mile 2 West Rd Approximately 1/4 mile North of Mile 9 North

SUBDIVISION LIES WITHIN THE:  ETJ of Weslaco and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05/08/13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Drainage detention will be accomplished withing the existing depressed areas of the large lots.

DRAINAGE DESIGN:

DISTANCE TO A DRAIN DITCH:

ROAD R.O.W. DEDICATION:

Pct # 1 H.C.R.O.W. FINAL APPROVAL DATE:

H.C.H.D. FINAL APPROVAL DATE:

SEWER SYSTEM:

WATER SERVICE PROVIDER:

H.C.O.E.C. FINAL APPROVAL DATE:

Adjacent east of subdivision.

20 feet to Mile 2 West Rd.

03/07/2013 By, Roy Gonzales R.O.W. AGENT

07/10/2013 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

N.A.W.S.C. LINE SIZE: 2" LOCATION: Along East R.O.W. Mile 2 West.

07/09/2013: By Martin Ramirez, Environmental Compliance Coordinator

CONSTRUCTION GENERAL PERMIT NOT REQUIRED

*Total project size is less than 1 acres, less than 1 acre of soil disturbance will take place during construction. No further submittals will be required. This approval will also cover the final subdivision approval. Since no Construction General Permit (C.G.P.) coverage is required.*

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of \_\_\_\_\_.

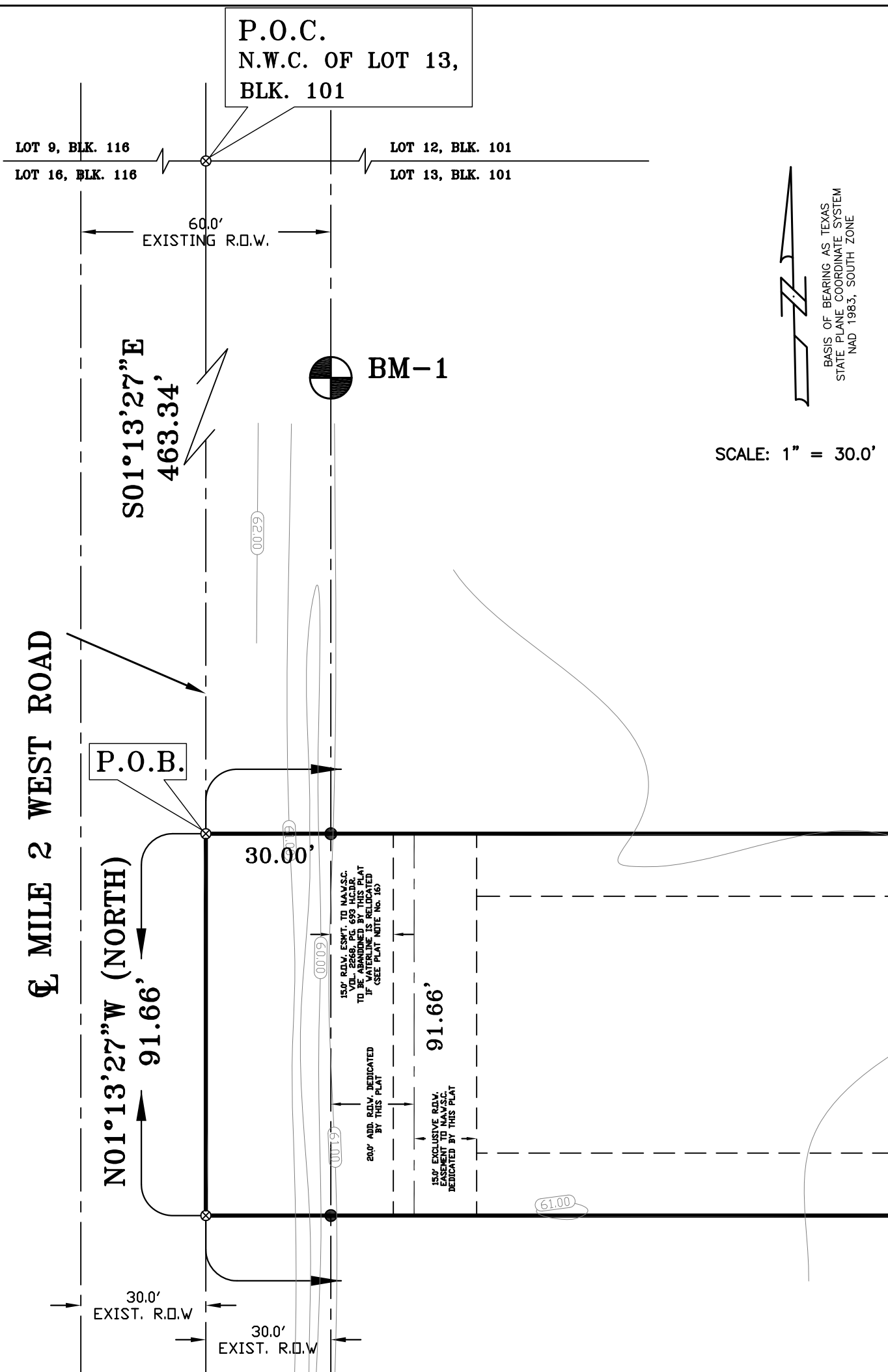
Preliminary Approval subject comments and future recommendations by planning and other departments

Final Approval subject to recommendations other departments

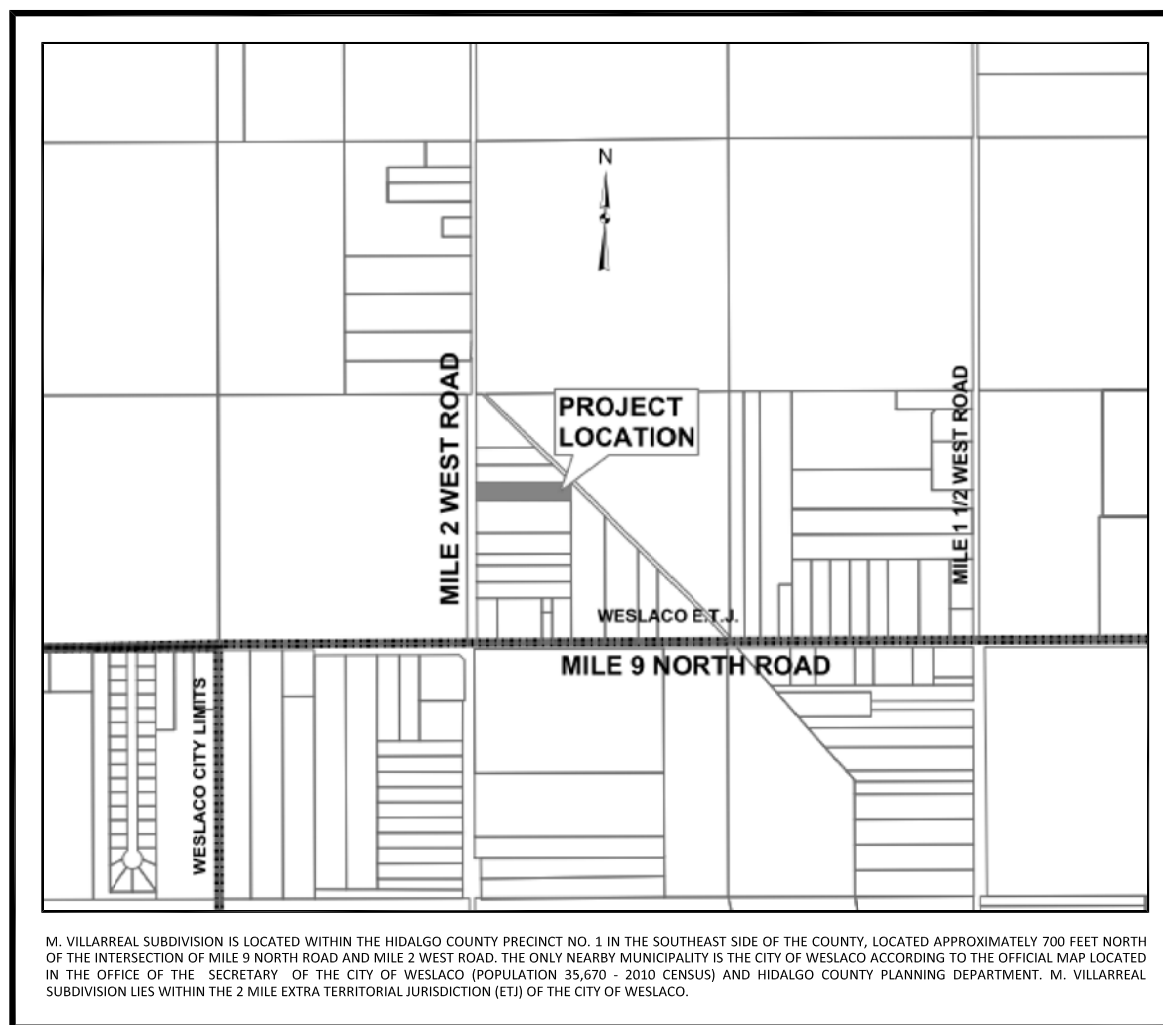
Final Approval with financial guarantee.

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.



LOCATION MAP  
SCALE: 1" = 1000'



SCALE: 1" = 30.0'

LEGEND	
●	- DENOTES FOUND 1/2" ROD
○	- DENOTES SET 600 NAIL
○	- DENOTES SET 1/2" ROD
○	- DENOTES NO MONUMENT
●	- BENCHMARK
—	- ROAD CENTER LINE
—	- PROPERTY LINE
—	- RIGHT OF WAY
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.O.R.	- HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
(NORTH)	- PREVIOUS RECORDED BEARINGS

# M. VILLARREAL SUBDIVISION

BEING 1.078 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 101, CAMPUCUAS ADDITION, HIDALGO COUNTY, AS PER MAP RECORDED IN VOLUME 1, PAGE 2, OF THE HIDALGO COUNTY MAP RECORDS.

JACOBO FLORES  
DOC.# 2380359, H.C.O.R.

N88°46'33"E (EAST) 512.50'

LOT 1

1.078 AC. GROSS  
0.198 AC. IN R.O.W. &  
IRR. CANAL R.O.W.  
0.880 AC. NET

S88°46'33"W (WEST) 512.50'

BALDEMAR R. & MARGARITA FLORES  
VOLUME 2032, PAGE 210 H.C.O.R.

## METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.078 ACRE TRACT OF LAND, SITUATED IN THE HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 13, BLOCK 101 OF THE CAMPUCUAS ADDITION, AS PER MAP RECORDED IN VOLUME 1, PAGE 2, H.C.M.R., AND SAID 1.078 ACRE TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 101 OF SAID SUBDIVISION AND CENTERLINE OF MILE 2 WEST ROAD; THENCE, S01°13'27"E A DISTANCE OF 463.34 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 13 AND CENTERLINE OF MILE 2 WEST ROAD FOR THE POINT OF BEGINNING AND BEING THE NORTHWEST CORNER OF SAID TRACT;

THENCE, N88°46'33"E WITH A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 30 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SAID MILE 2 WEST ROAD, AT A DISTANCE OF 393.5 FEET PASS A 1/2 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 512.50 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT;

THENCE, S01°13'27"E A DISTANCE OF 46.70 FEET PASS A 1/2 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 91.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT;

THENCE, S88°46'33"W A DISTANCE OF 482.50 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SAID MILE 2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 512.50 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID TRACT;

THENCE, N01°13'27"W AND WITH THE WEST LINE OF SAID LOT 13 AND WITH THE CENTERLINE OF SAID MILE 2 WEST ROAD A DISTANCE OF 91.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.078 ACRE OF LAND MORE OR LESS.

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF M. VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DIRECTOR ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9 PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_ SECRETARY

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

MAYOR, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, WESLACO PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

WE, MARTHA VILLARREAL AND GERARDO FAVILA, AS OWNERS OF THE 1.078 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED M. VILLARREAL SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO THE PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF THE 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) THE SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET, THE MINIMUM STATE STANDARDS;

(C) THE ELECTRICAL CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM STATE STANDARDS;

(D) THE GAS CONNECTIONS, IF AVAILABLE, TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MARTHA VILLARREAL \_\_\_\_\_ DATE \_\_\_\_\_

GERARDO FAVILA \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTHA VILLARREAL AND GERARDO FAVILA KNOWN TO ME TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF M. VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF M. VILLARREAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

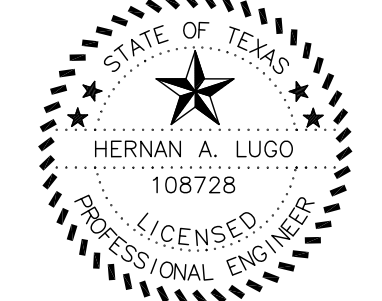
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HERNAN A. LUGO A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HERNAN A. LUGO, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 108728 \_\_\_\_\_ DATE \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO LUIS GUTIERREZ P.E., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2791 \_\_\_\_\_ DATE \_\_\_\_\_



## SHEET INDEX

1	LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATION; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; OWNERS DEDICATIONS, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATED PRECINCT WHERE THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; R.O.W. CERTIFICATION; H.C.B.D. CERTIFICATION; JUDGE CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (D.S.S.F.) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF THE WATER AND WASTEWATER (D.S.S.F.) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF THE LOG BORE FOR D.S.S.F. SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT DRAINAGE REPORT INCLUDING DESCRIPTION OF THE DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

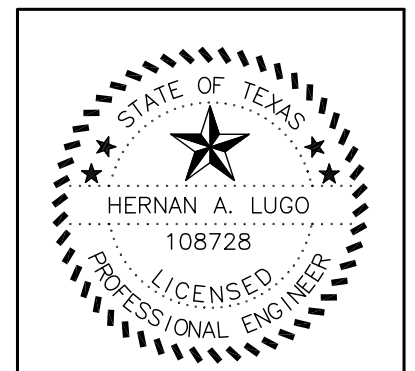
## GENERAL NOTES

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000 AND AMENDED MAY 17, 2001.
- SETBACKS:  
FRONT 50.00 FEET  
SIDE 15.00 FEET  
REAR 15.00 FEET
- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR DEEDS, CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON THIS LOT.
- MINIMUM FINISHED 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BM-1: ELEV.: 61.02 DATUM N.A.V.D. 1988  
DESCRIPTION: ALUMINUM DISK SET ON CONCRETE LOCATED ON THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD AND 110.00 FEET NORTH FROM THE NORTH PROPERTY LINE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,335.91 CUBIC-FEET (0.03 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS.)
- 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.
- IT IS THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT A SIDEWALK HAVING A WIDTH OF NOT LESS THAN FIVE FEET (5') AND LOCATED ONE FOOT (1') FROM THE PROPERTY LINE WITHIN ALL STREET RIGHT-OF-WAYS AS REQUIRED BY THE CITY OF WESLACO.
- STREET LIGHTS ARE REQUIRED AS PART OF THE SUBDIVISION IMPROVEMENTS AS REQUIRED BY THE CITY OF WESLACO.
- PROPER TRAFFIC BARRICADES WILL BE REQUIRED DURING CONSTRUCTION.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 SINGLE FAMILY SEWERAGE ONLY.  
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 HAS 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 DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 15.0' EXISTING R.O.W. EASEMENT TO N.A.W.S.C. AS PER VOLUME 2268, PAGE 693, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY TEXAS, TO BE ABANDONED BY N.A.W.S.C. IF THE EXISTING 2' WATER LINE IS RELOCATED TO THE 15.0' REPLACEMENT EASEMENT DEDICATED BY THIS PLAT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- ALL CONSTRUCTION SHALL COMPLY WITH TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) REQUIREMENT
- GERARDO FAVILA AND MARTHA VILLARREAL, THE OWNERS & SUBDIVIDERS OF M. VILLARREAL SUBDIVISION, RETAINS A BLANKET EASEMENT ON UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATION OF THE SUBDIVISION.
- A 1/2" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.

NAME	ADDRESS	PHONE	FAK
OWNER	GERARDO FAVILA & MARTHA VILLARREAL	2109 E. MILE 13 WEST ROAD WESLACO, TEXAS 78596	(956) 355-1853
ENGINEER	HERNAN LUGO	3900 N. JACKSON ROAD, STE. 104 PHARR, TEXAS 78577	(956) 648-9799 (956) 631-1222
SURVEYOR	HOMERO LUIS GUTIERREZ	2600 SAN DIEGO MISSION, TEXAS 78572	(956) 369-0988

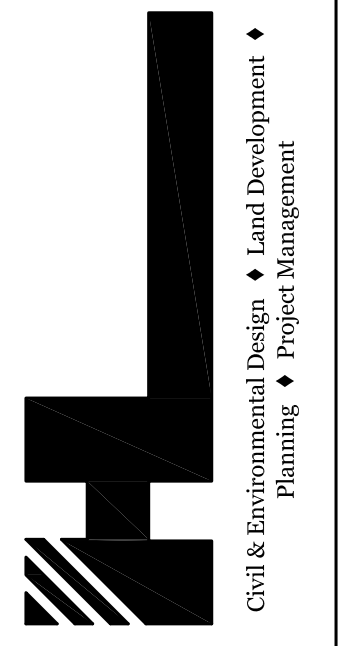
JOB NO.	021314
DATE	04/23/2013
REVISION	05/20/2013
SCALE	1"=30'
DRAWN BY	HLL
SHEET	1 OF 2

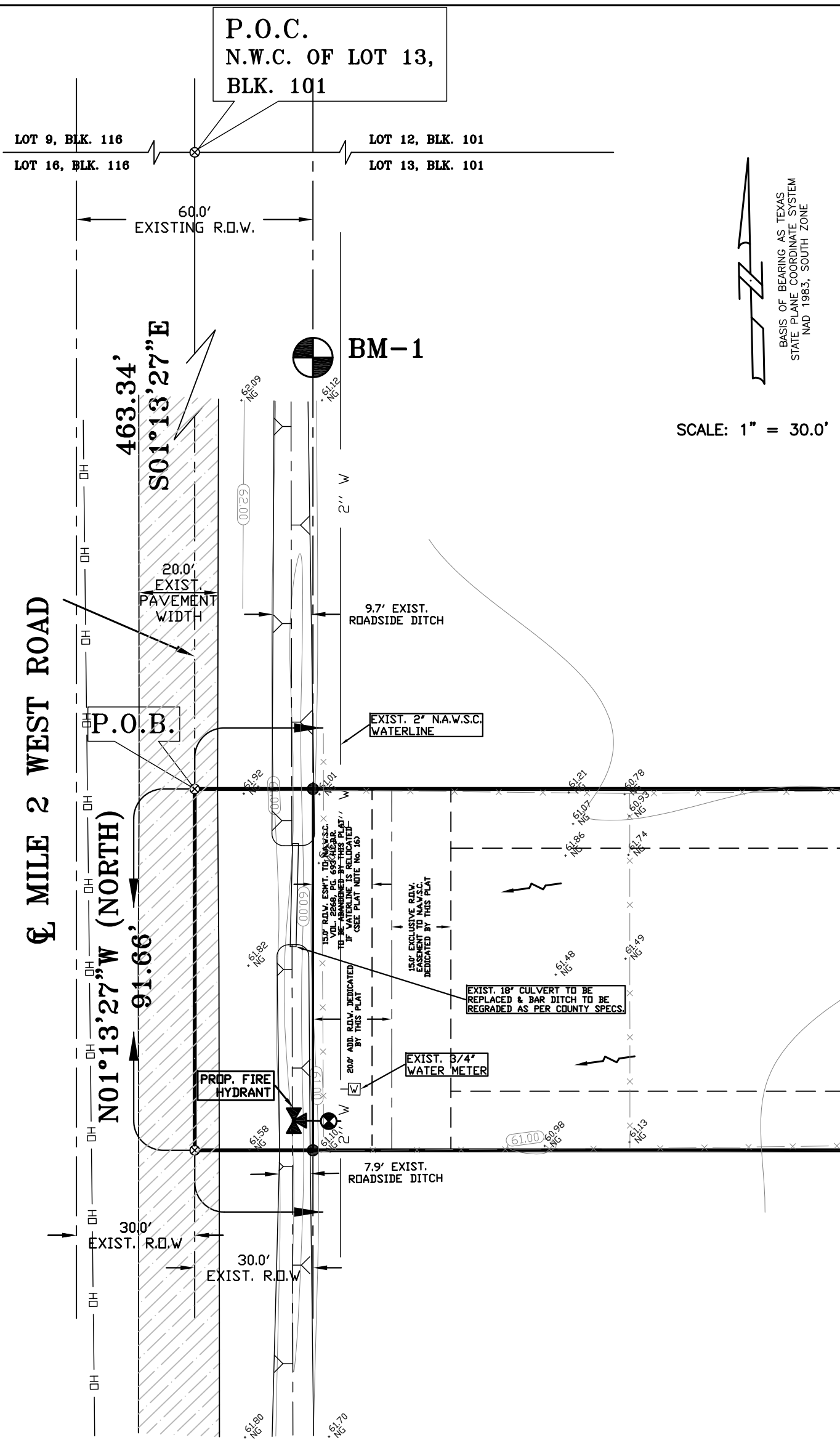
M. VILLARREAL SUBDIVISION  
PLAT SHEET



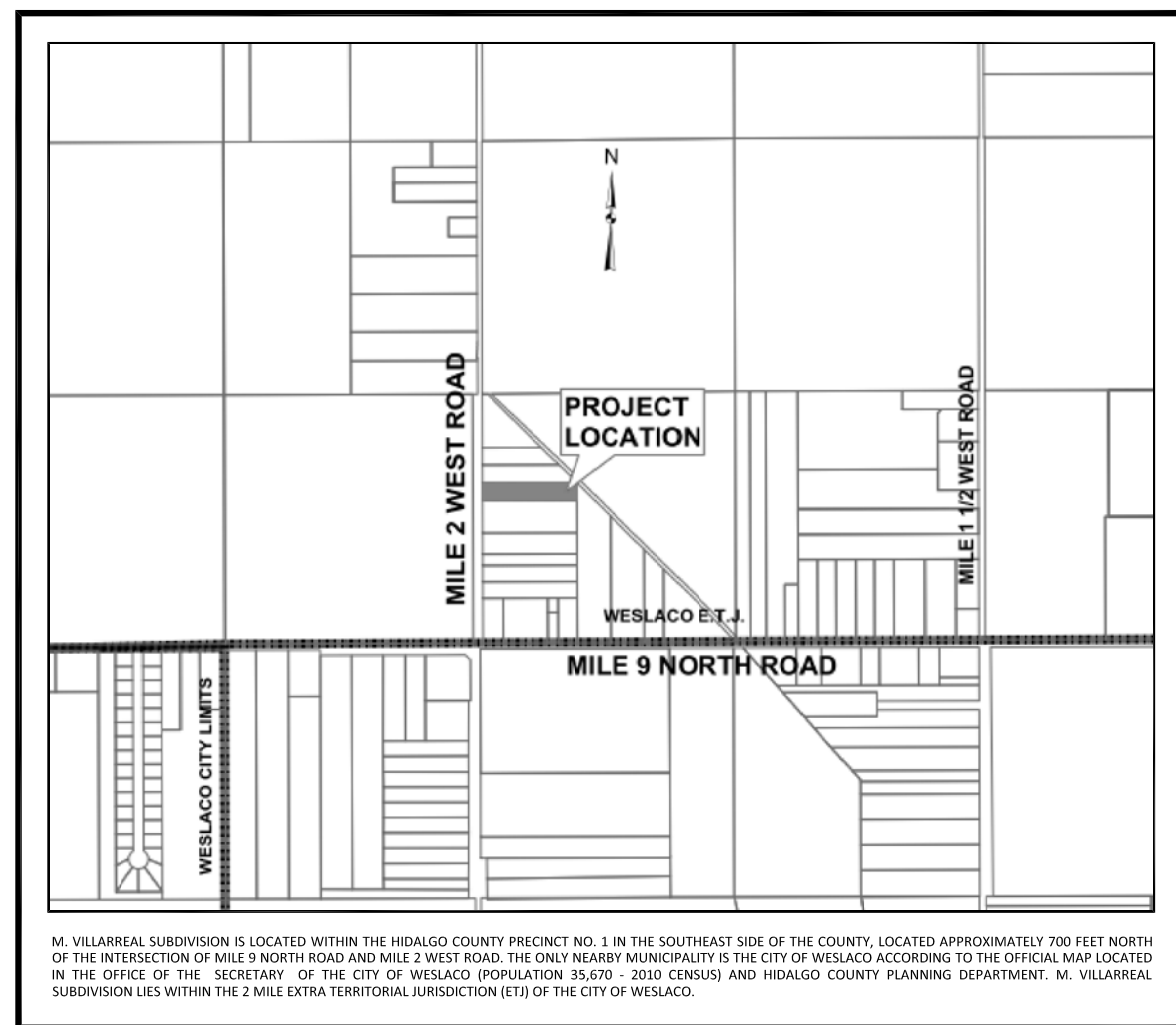
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108728 DATE 05/20/2013 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

HL ENGINEERING GROUP  
Texas Registered Engineering Firm F-14022  
3900 Jackson Road, Suite 104  
Pharr, Texas 78577  
Phone: (956) 648-9799 / Fax: (956) 631-1222  
email: hlugo@hengineeringgroup.com





LOCATION MAP  
SCALE: 1" = 1000'



M. VILLARREAL SUBDIVISION IS LOCATED WITHIN THE HIDALGO COUNTY PROJECT NO. 1 IN THE SOUTHEAST SIDE OF THE COUNTY, LOCATED APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF MILE 9 NORTH ROAD AND MILE 2 WEST ROAD. THE OWNERS HEREBY REPRESENT AND WARRANT TO THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 35,000 (2000) AND HIDALGO COUNTY PLANNING DEPARTMENT. M. VILLARREAL SUBDIVISION LIES WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF WESLACO.

FILED FOR THE RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.  
INSTRUMENT NUMBER: \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY CLERK

DATE OF PREPARATION:	FEBRUARY, 2013	DRAWN BY:	H.L.	PROJECT NUMBER:	021304
OWNER	GERARDO FAVILA & MARTHA VILLARREAL	2109 E. MILE 11 WEST ROAD WESLACO, TEXAS 78796	(956) 355-1853		
ENGINEER	HERNAN LUGO	3900 N. JACKSON ROAD, STE. 104 PHARR, TEXAS 78877	(956) 648-9799	(956) 631-1222	
SURVEYOR	HOMER LUIS GUTIERREZ	2600 SAN DIEGO MISSION, TEXAS 78572	(956) 369-0988		

**LEGEND**

- - DENOTES FOUND 1/2" ROD
- - DENOTES FOUND 600 NAIL
- - DENOTES SET 1/2" ROD
- - DENOTES NO MONUMENT
- - BENCHMARK
- - ROAD CENTER LINE
- - PROPERTY LINE
- - R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- (NORTH) - PREVIOUS RECORD BEARINGS
- - DENOTES EXISTING GROUND ELEVATION
- - DENOTES EXISTING FLOW DIRECTION

JACOBO FLORES  
DOC.# 2380359, H.C.O.R.

N88°46'33"E (EAST) 512.50'

S88°46'33"W (WEST) 512.50'

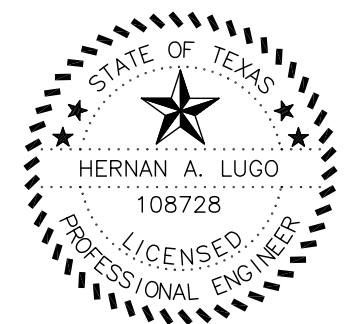
BALDEMAR R. & MARGARITA FLORES  
VOLUME 2032, PAGE 210 H.C.O.R.

**DRAINAGE REPORT**

- PROJECT LOCATION**  
M. VILLARREAL SUBDIVISION, BEING A 1.078 ACRE TRACT OF LAND, AND ALSO BEING A PART OR PORTION OF LOT 13, BLOCK 101, CAMPUCUAS ADDITION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 2, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF MILE 9 NORTH ROAD AND MILE 2 WEST ROAD, HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION WILL CONSIST OF ONE (1) SINGLE FAMILY LOT.
- FLOOD ZONE DESIGNATION**  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 AND AMENDED MAY 30, 2002.
- SOIL CONDITIONS**  
HIDALGO COUNTY SOIL SURVEY INDICATES THAT THE SUBJECT TRACT LIES IN AN AREA OF MERCEDES CLAY SOIL, WHICH IS ENTIRELY IN THE HYDROLOGIC GROUP "D". THE MAIN LIMITATIONS IS THE HIGH POTENTIAL OF SHRINKAGE AND SWELLING OF THE SOIL.
- EXISTING CONDITIONS**  
THIS TRACT OF LAND IS CURRENTLY UNDEVELOPED. THE EXISTING RUNOFF FOR THIS SITE IS BY SURFACE FLOW IN A WESTERLY DIRECTION. THE EXISTING RUNOFF FOR THIS PROPERTY FOR A 10-YEAR STORM FREQUENCY IS 1.27 CUBIC FEET PER SECOND. CURRENTLY, DRAINAGE IS PROVIDED THROUGH BAR DITCHES LOCATED ALONG BOTH SIDES OF MILE 2 WEST ROAD AND FLOWING SOUTH TOWARDS A BAR DITCH LOCATED ALONG MILE 9 NORTH ROAD.
- PROPOSED CONDITIONS**  
THE PROPOSED SUBDIVISION WILL BE USED FOR SINGLE FAMILY PURPOSES AND AFTER THIS PROPERTY IS FULLY DEVELOPED RUNOFF WILL INCREASE TO 3.42 CUBIC FEET PER SECOND. BASED ON THE HIDALGO COUNTY DRAINAGE POLICIES, THE PEAK RATE OF RUNOFF FROM A 10-YEAR STORM FREQUENCY AFTER PROPOSED DEVELOPMENT SHALL NOT EXCEED THE EXISTING PEAK RATE OF RUNOFF FOR THE SAME STORM FREQUENCY. THEREFORE, AS PER ATTACHED CALCULATIONS, 1,335.92 CUBIC FEET, OR 0.03 ACRE FEET, SHALL BE DETAINED ON-SITE. THIS LOT SHALL BE REQUIRED TO DETAIN THIS ADDITIONAL RUNOFF WHICH CAN BE OBTAINED IN THE LANDSCAPING. FINISH FLOOR ELEVATION WILL BE SET AT OR ABOVE 100-YEAR FLOOD PLAN OR 18 INCHES ABOVE TOP OF PAVEMENT ELEVATION, WHICHEVER IS GREATER.

**CERTIFICATION**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" AREAS DETERMINE TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN IN ACCORDANCE WITH A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, MAP DATED JUNE 06, 2000 AND REVISED MAY 30, 2002.

HERNAN A. LUGO, P.E. DATE \_\_\_\_\_

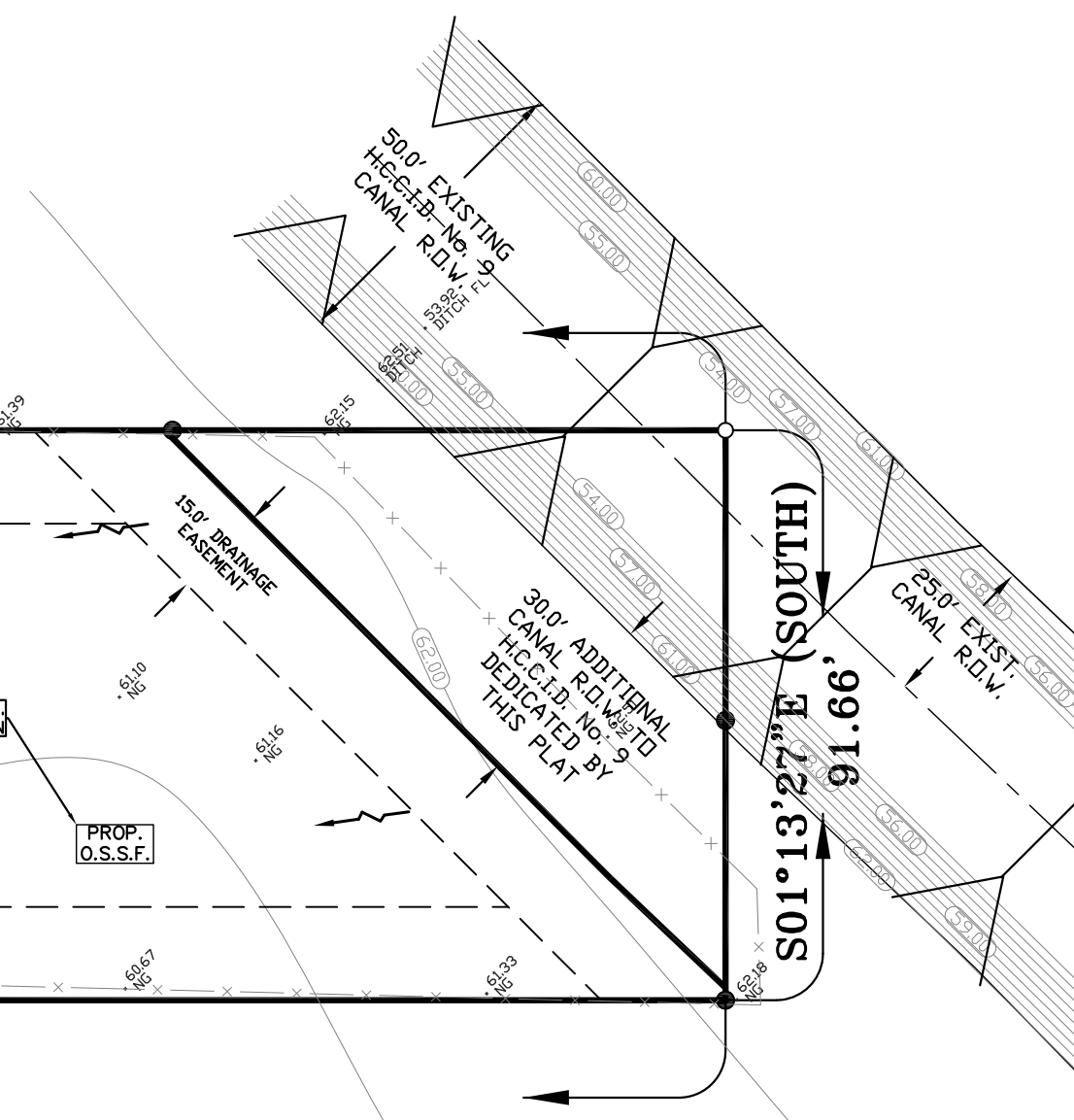


**RIGHT OF WAY EASEMENT:**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOODS AND VALUABLE CONSIDERATION PAID TO NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LAND SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 20' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY CONVEYED EXCEPT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 20' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY, OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTORS FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 20' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPE LINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN HEREBY SHALL CONSTITUTE PAYMENT IN FULL ALL DAMAGES SUSTAINED BY THE GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEY HEREIN AFTER WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 14 OF THE CIVIL RIGHTS ACT OF 1964 AND REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER. IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

DEVELOPER \_\_\_\_\_ DEVELOPER \_\_\_\_\_

**M. VILLARREAL SUBDIVISION**

BEING 1.078 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 101, CAMPUCUAS ADDITION, HIDALGO COUNTY, AS PER MAP RECORDED IN VOLUME 1, PAGE 2, OF THE HIDALGO COUNTY MAP RECORDS.



**SINGLE WATER SERVICE CONNECTION**

NTS

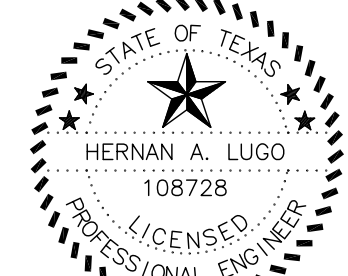
**FINAL WATER AND SEWER ENGINEERING REPORT**  
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:  
M. VILLARREAL SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
N.A.W.S.C. HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF MILE 2 WEST. THE WATER SYSTEM FOR M. VILLARREAL SUBDIVISION CONSISTS OF AN EXISTING 3/4" DIAMETER SINGLE SERVICE LINE, SAID SERVICE TERMINATES AT THE WATER METER BOXES OF THE LOT. THE 3/4" SINGLE SERVICE, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$350. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,125.00, WHICH COVERS THE AMOUNT STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:**  
SEWAGE FROM M. VILLARREAL SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. JOSE A. GONZALEZ, SITE EVALUATOR REGISTER NUMBER 0512258 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A PLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM CLASS II EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.  
THE COST TO INSTALL A SEPTIC SYSTEM ON THIS LOT IS 1,500.00 EACH, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL SEPTIC TANK SYSTEM ON THIS LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.  
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

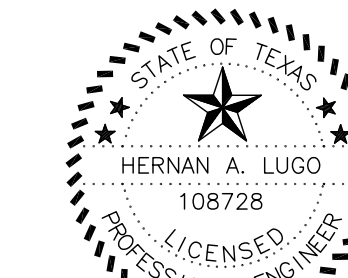
**ENGINEER CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,125.00.  
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 EACH (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

HERNAN A. LUGO, P.E. DATE \_\_\_\_\_



**REPORTE FINAL DE INGENIERIA**  
**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**  
LA SUBDIVISION M. VILLARREAL RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADECUABLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN CONDUCTO DE 2" ADYACENTE AL DERECHO DE VIA DEL LADO ESTE DE LA CARRETERA MILE 2 WEST. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION M. VILLARREAL CONSISTE DE UN CONDUCTO INDIVIDUAL DE AGUA DE 3/4" DE DIAMETRO PARA EL LOTE. YA SE HAN INSTALADO EL CONDUCTO DE 3/4" PARA EL SERVICIO DE AGUA A UN COSTO TOTAL DE \$350.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$1,125.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN COSTO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.  
**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
SE INSTALARA UNA FOSA SEPTICA EN EL SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR REGISTRADO HA INSPECCIONADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA REPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.  
**REPORTE DE EVALUACION DE SUELO:**  
CADA LOTE EN LA SUBDIVISION ACRE, AL MENOS MEDIO ACRE, SE HICIERON DOS ES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADECUABLES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO CLASE II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.  
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES CADA UNO, INCLUYENDO EL COSTO DEL PERMISO APROBACION Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICAS HA SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL.  
CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDAO DE HIDALGO EN LA CANTIDAD DE (\$1,500.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN ESTE TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO. EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDAO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDAO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.  
**CERTIFICACION:**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$1,125.00  
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 PARA TODA LA SUBDIVISION.

HERNAN A. LUGO, P.E. DATE \_\_\_\_\_



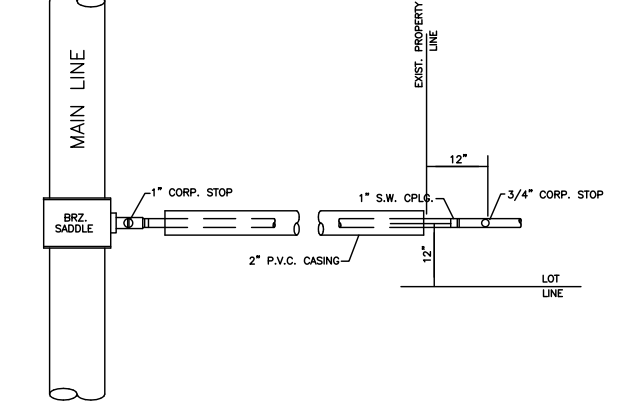
**SUBDIVIDER CERTIFICATION:**  
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOST MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOST OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE TO STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
WE, MARTHA VILLARREAL AND GERARDO FAVILA THE SUBDIVIDERS OF M. VILLARREAL SUBDIVISION HEREBY CERTIFY SEWER PERMIT HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MARTHA VILLARREAL GERARDO FAVILA  
STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_



**SHEET INDEX**

1	LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATION; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; OWNERS CERTIFICATIONS; CERTIFICATION AND ATTESTATION COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATED PRECINCT WHERE THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; R.O.W. CERTIFICATION; H.C.B. CERTIFICATION; JUDGE CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (D.S.S.F.) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS); INCLUDING DESCRIPTION OF THE WATER AND WASTE WATER (D.S.S.F.) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SAMPLE OF THE LOG BORE FOR D.S.S.F. SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF THE DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES.

JOB NO. 021314  
DATE 04/23/2013  
REVISION 05/20/2013  
SCALE 1"=30'  
DRAWN BY H.L.  
SHEET 2 OF 2

**M. VILLARREAL SUBDIVISION**  
UTILITIES AND TOPOGRAPHY  
LAYOUT



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108728 DATE 05/20/2013 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

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