

HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 02-04-2014

PROPOSED ZAVEDRA - VERA SUBDIVISION, PRECINCT No. 4

ENGINEER: Jagz Consulting Engineers DEVELOPER: Matias & Leticia Vera

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY _____ *MULTI-FAMILY _____ COMMERCIAL _____ INSTITUTION

LOCATION DESCRIPTION: West side of Mon Mack Rd approx. 900 ft, South of Rogers Rd

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 05-02-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X- Shaded" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by on-site detention swale.

ROAD R.O.W. DEDICATION: 30 feet on Mon Mack Rd.

H.C.R.O.W. FINAL APPROVED DATE: 01-07-2014 By Joe Ochoa R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-08-14 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isaac Mata

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 01-15-14

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: East of Mon Mack Rd

H.C.O.E.C. FINAL APPROVED DATE: 12-23-2013: By Ann Marie De La Fuente, Administrative Assistant

Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development. Coverage under TPDES General Permit for Construction Activities was not required.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS' COURT ON:

October 02, 2013.

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg.

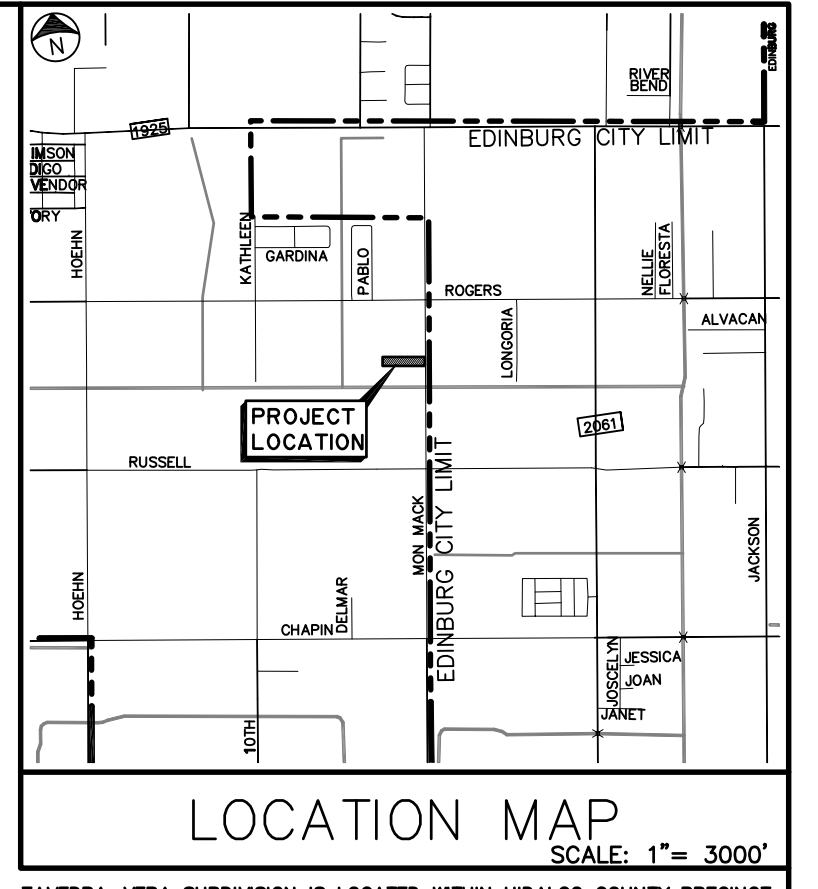
Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

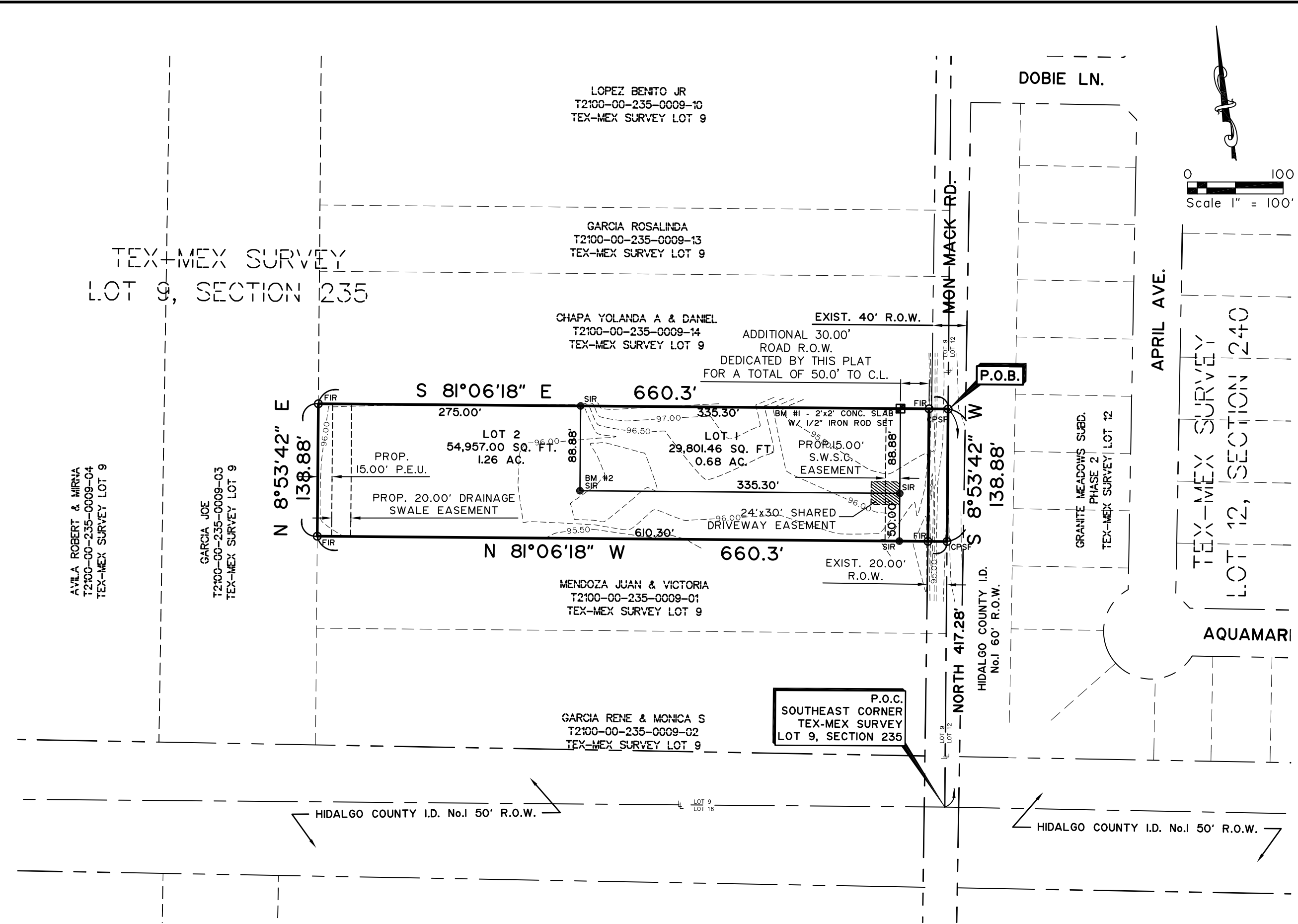
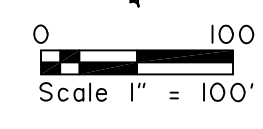
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

MINOR PLAT OF ZAVEDRA-VERA SUBDIVISION

BEING A SUBDIVISION OF A 2.11 ACRE TRACT OF
LAND OUT OF LOTS 9, SECTION 235
TEXAS-MEXICAN RAILWAY SURVEY
HIDALGO COUNTY, TEXAS
VOLUME I, PAGE 12 H.C.M.R.



- LEGEND**
- FOUND 1/2" IRON ROD
 - SET 1/2" I.R. AND 24" IN LENGTH
 - CONCRETE BENCHMARK
 - FOUND 60-D NAIL



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.11 ACRES OUT OF THE SOUTH 9.48 ACRES OF THE EAST 20.01 ACRE OF LOT 9, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 12 RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.11 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE SOUTHEAST CORNER OF LOT 9, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, THENCE NORTH 8°53'42" EAST WITH AND ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 417.28 FEET TO A CPS FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE SOUTH 8°53'42" WEST WITH AND ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 138.88 FEET TO A CPS FOUND FOR THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE NORTH 81°06'18" WEST, PARALLEL TO THE SOUTH LINE OF LOT 9, A DISTANCE OF 20.00 FEET TO AN 1/2" IRON ROD FOUND FOR THE EXISTING WEST RIGHT-OF-WAY LINE OF MONMACK ROAD, CONTINUING ON THE SAME BEARING FOR TOTAL DISTANCE OF 660.30 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED;

THENCE NORTH 8°53'42" EAST, PARALLEL TO THE EAST LINE OF LOT 9, A DISTANCE OF 138.88 FEET TO AN 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF TRACT HEREIN DESCRIBED;

THENCE SOUTH 81°06'18" EAST, PARALLEL TO THE SOUTH LINE OF LOT 9, A DISTANCE OF 640.30 FEET TO AN 1/2" IRON ROD FOUND FOR THE EXISTING WEST RIGHT-OF-WAY LINE OF MONMACK ROAD, CONTINUING ON THE SAME BEARING FOR TOTAL DISTANCE OF 660.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES MORE OR LESS.

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) COMMUNITY-PANEL NUMBER: 480334 0325 D EFFECTIVE DATE: MAY 17, 2001. AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. 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: 50.0 FEET
REAR: 20% OF LOT DEPTH (MAXIMUM 40')
SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER
3. LOTS SHALL BE FOR RESIDENTIAL USE ONLY. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,356 CUBIC-FEET (0.100 ACRE- FEET) OF STORM WATER RUNOFF. SEE SHEET 2 OF 2
6. 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.
7. 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 UNDER AN EASEMENT.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
9. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
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 SEWAGE 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.
11. 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 OCCUPANCY A LOT.
12. A 5 FOOT SIDEWALKS WITH ADA RAMPS WILL BE REQUIRED ALONG MON MACK ROAD AT BUILDING PERMIT STAGE.
13. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> B.M. NO. 1 -- ELEV. 95.01 N.G.V.D. 29 DESCRIPTIONS: 2'x2' CONCRETE SLAB WITH A 1/2" SET AT THE NORTHEAST CORNER OF LOT 1, ZAVEDRA-VERA SUBDIVISION.
--> B.M. NO. 2 -- ELEV. 96.48 N.G.V.D. 29 DESCRIPTIONS: 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 1, ZAVEDRA-VERA SUBDIVISION.
14. 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.
15. MATIAS VERA, THE OWNER & SUBDIVIDER OF ZAVEDRA-VERA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
16. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MONMACK ROAD ON TO LOTS 1 THROUGH 2. A 24'x30' SHARED DRIVEWAY EASEMENT SHALL BE INSTALLED BETWEEN BOTH LOTS TO PROVIDE INGRESS AND EGRESS FROM MONMACK ROAD.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERKS

ON: _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, WE, THE UNDERSIGNED OWNER (S) OF THE 2.11 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ZAVEDRA-VERA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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;
(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.

MATIAS VERA AND WIFE, LETICIA VERA DATE
2801 N. MONMACK RD. 2801 N. MONMACK RD.
EDINBURG, TX. 78541 EDINBURG, TX. 78541

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ZAVEDRA-VERA SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 2013.

PLANNING & ZONING COMMISSION CHAIRPERSON DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS PLAT OF ZAVEDRA-VERA SUBDIVISION CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

CITY OF EDINBURG, MAYOR DATE
CITY OF EDINBURG, CLERK DATE

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
OWNER: MATIAS AND LETICIA VERA	2801 N. MONMACK RD., EDINBURG, TX. 78541	(956) 318-0337 / N/A
ENGINEER: JORGE A. GONZALEZ, P.E.	907 SUMMIT CIR., EDINBURG, TX. 78539	(956) 270-8476 / (956) 381-9109
SURVEYOR: HOMERO L. GUTIERREZ, P.E., R.P.L.S.	2600 SAN DIEGO ST, MISSION, TX. 78572	(956) 369-0988 / N/A

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT # 1

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS _____ DAY OF _____ 2013.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID # 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HCID # 1.

PRESIDENT - H.C.I.D. NO. 1 DATE
SECRETARY DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ZAVEDRA-VERA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 2013.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

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

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

HIDALGO COUNTY JUDGE DATE
ATTEST HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

HOMERO L. GUTIERREZ, R.P.L.S. No. 2791 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, JORGE A. GONZALEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JORGE A. GONZALEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 106014

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ZAVEDRA-VERA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2013.

ENVIRONMENTAL HEALTH DIVISION MANAGER. DATE



INDEX TO SHEET FOR ZAVEDRA-VERA SUBDIVISION

NO.	SHEET	REVISION	DATE	APPROVED
1	1 & 2	MARKUPS AS PER HC PLANNING	9/3/13	JAG
2	1 & 2	MARKUPS AS PER HC PLANNING	9/28/13	JAG

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS; STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.I.D. No. 1 CERTIFICATION, RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER IMPROVEMENTS, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; DRAINAGE REPORT, SUB-DIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.