



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: 04-29-2014

PROPOSED SAMANTHA SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM : JAVIER HINOJOSA ENGINEERING DEVELOPER: JUAN ORTIZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE Variance Request

NUMBER OF LOTS: 16 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 600 feet Northwest of the intersection of Texan Avenue & Mile 4 Road

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-31-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Drainage will be accomplished via onsite detention swales within the subdivision which will discharge into the existing roadway ditch on Texan Road.

DRAINAGE DESIGN: 1 1/4 mile Northeast

DISTANCE TO DRAINAGE DITCH

ROAD R.O.W. DEDICATION: 10 feet to Texan Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 04-11-14 By, Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-08-14 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Aniceto Izaguirre

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: East side of Texan Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 04-11-14 : By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$_____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$_____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

VARIANCE REQUEST ON: Chapter 2.4 General Subdivision Design Section F Item 2. Requesting a variance NOT to have to place a cul-de-sac midway at 660 feet along Jewel Drive.

STAFF RECOMMENDS: Preliminary Approval with Variance Request subject comments and future recommendations by planning and other Departments and the approval from the City of Mission

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.

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SUBDIVISION PLAT OF SAMANTHA SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT THIRTY-TWO (32), BLOCK SIX (6), TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGES 57-58 OF THE MAP RECORDS OF SAID COUNTY.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JUAN ORTIZ AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAMANTHA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARD.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

BY: _____ DATE _____
 JUAN ORTIZ, PRESIDENT
 604 PALMVIEW DRIVE
 PALMVIEW, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN ORTIZ KNOWN TO ME BY THE PEOPLE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014 A.D.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE SAMANTHA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT. ON THIS THE _____ DAY OF _____, 2014 A.D.

 HIDALGO COUNTY JUDGE DATE _____
 ATTEST: _____
 HIDALGO COUNTY CLERK DATE _____

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(c)

I, THE UNDERSIGNED, MAYOR TO THE CITY OF MISSION 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 MISSION ATTEST: CITY SECRETARY
 DATE: _____ DATE: _____

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

DATED THIS _____ DAY OF _____, 2014 A.D.

 CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

 JAVIER HINOJOSA, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS COUNTY OF HIDALGO

I, PABLO PENA III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

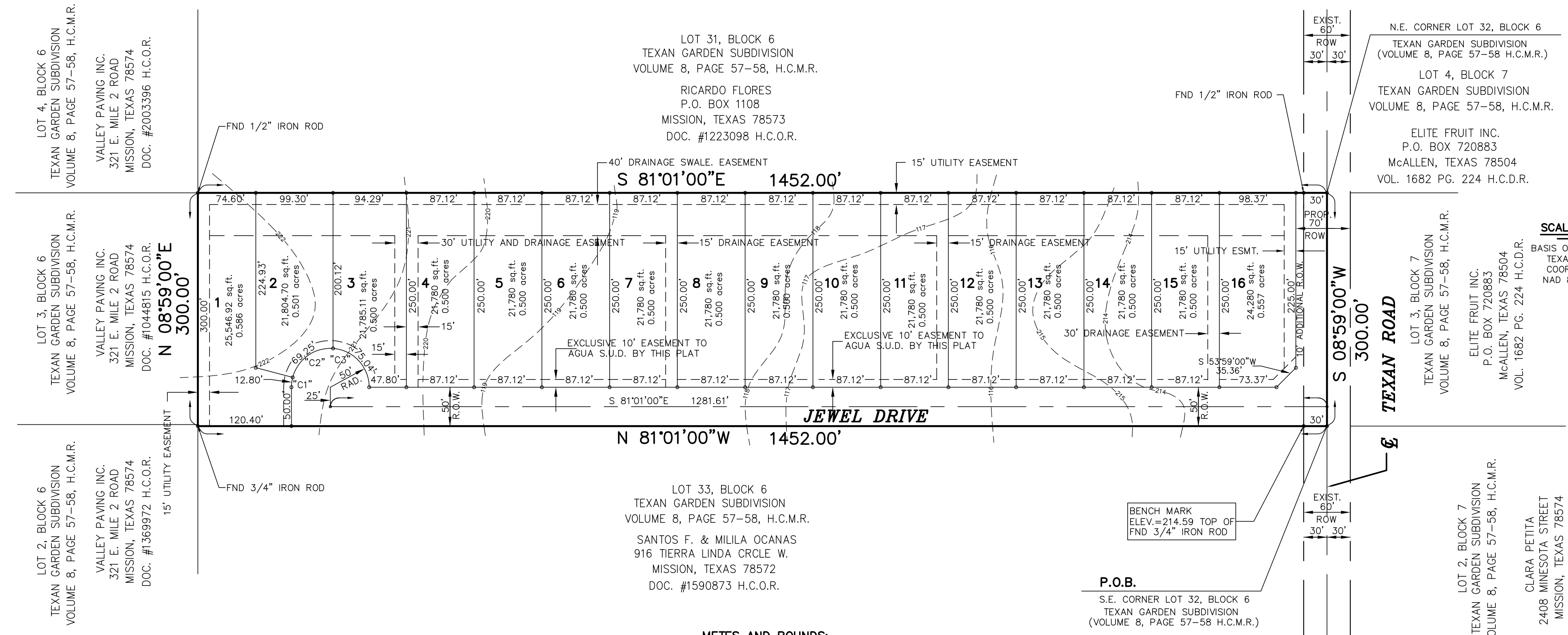
 PABLO PENA III, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5242
 1001 WHITEWING
 MCALLEN, TEXAS 78502
 (956) 682-8812 DATE SURVEYED: 6-24-06

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONES "X"
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
 COMMUNITY-PANEL NO. 480334 0290 D
 EFFECTIVE DATE: JUNE, 06, 2000.
 THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER
 AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
 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).
- SETBACKS:**
 FRONT: 25.00 FEET (FRONT TEXAN RD. 40' SET BACK)
 REAR: 55.00 FEET OR GREATER FOR EASEMENT
 SIDE: 6.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE: 20.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON
 EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF
 ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL).
 APPLICATIONS FOR CONSTRUCTION ARE REQUIRED TO OCCUPY THE LOT.
- MINIMUM FINISH FLOOR NOTE:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE
 NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED
 FOR ALL LOTS. A LOCATED ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS.
 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.
- BENCHMARK NO. 1 NOTE:** ELEVATION = 214.59 TOP OF FOUND 3/4" IRON ROD LOCATED 30 FEET
 WEST OF THE SOUTHWEST CORNER OF THIS TRACT. BENCHMARK NO. 2 ELEVATION = 223.37
 TOP OF FOUND 1/2" IRON ROD LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
 (TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983 ZONE)
- 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 10,320 CUBIC FEET (0.24 ACRE FEET)
 OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL
 REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: A TOTAL OF APPROXIMATELY
 470 LINEAR FEET OF DRAINAGE SWALES WILL BE CONSTRUCTED ALONG THE REAR
 OF ALL THE LOTS FOR A TOTAL DETENTION VOLUME OF 12,925 CUBIC FEET. THE SWALES
 WILL HAVE A TOP DIMENSION OF 15 FEET AND A BOTTOM DIMENSION OF 5 FEET WITH
 AN AVERAGE DEPTH OF 2.5 FEET.
- DRAINAGE SWALE EASEMENTS NOTE:**
 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 OBSTRUCTIONS THAT WOULD INTERFERE
 WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
 LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE AND EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH
 TEO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
 THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL 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 ANALYSES 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 INCLUDING INDIVIDUAL LOT PLANNING MATERIAL
 IS REQUIRED PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON
 THIS SUBDIVISION.
- JUAN ORTIZ, THE OWNER & SUBDIVIDER OF SAMANTHA 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.
- 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 TO
 THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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
 OR AS REQUIRED BY UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND
 RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND
 ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND
 EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE
 LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
- 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
- NO SIDEWALKS ARE REQUIRED ON THIS PLAT.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE
 PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY
 RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT NO. 16,
 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 IRRIGATION DISTRICT NO. 16.
- 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 IRRIGATION DISTRICT NO. 16. ANY UNAUTHORIZED STRUCTURE
 IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY
 DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE
 IRRIGATION DISTRICT NO. 16. ANY CONNECTION NOT AUTHORIZED BY THE
 DISTRICT IS SUBJECT TO REMOVAL.
- LOT 16 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO TEXAN ROAD, UNLESS UTILIZED
 FOR COMMERCIAL USE. IF THE AFORESAIDED LOT IS UTILIZED FOR COMMERCIAL
 USE, THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING
 ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON
 THE SITE PLAN AS PER NOTE 26 AND ARE SUBJECT TO APPROVAL FROM THE
 HIDALGO COUNTY PLANNING DEPARTMENT.
- PROVIDE A PLAT NOTE REQUIRING A 6' FENCE BUFFER A LONG THE WEST AND NORTH SIDE BY
 DEVELOPER DUE TO THE ADJACENT CALICHE PITS ON THOSE SIDES.
- A 6' BUFFER FENCE SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL ZONE WHETHER EXISTING
 OR WHEN SUCH COMMERCIAL ZONE IS EVIDENT.
- ALL LOTS IN SAMANTHA SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT"
 WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN SAMANTHA SUBDIVISION
 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT
 OWNERS OF SAMANTHA SUBDIVISION, THEIR ASSIGNS AND ANY SUBSEQUENT OWNERS
 OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE
 MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS, AND THE HIDALGO
 COUNTY DRAINAGE DISTRICT NUMBER 1 MAY NOTIFY THIS PLAT NOTE BY INJECTION OR
 ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND /OR THE 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
 SAMANTHA 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 SERVING ALL THE
 LOTS IN SAMANTHA 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 SAMANTHA 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO
 COUNTY PLANNING DEPARTMENT AND THE OFFICE OF THE ENVIRONMENTAL COMPLIANCE SHALL
 BE REQUIRED FOR SCHOOLS, COMMERCIAL/INDUSTRIAL USE AT THE TIME OF APPLICATION FOR
 CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO
 WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND
 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE
 WITH COUNTY AND STATE STANDARDS.

SCALE: 1" = 100'

BASIS OF BEARING AS PER
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 NAD 83, SOUTH ZONE



METES AND BOUNDS:

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT THIRTY-TWO (32), BLOCK SIX (6), TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGES 57-58 OF THE MAP RECORDS OF SAID COUNTY; SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 32, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT, N 81° 01' 00\" W, AT 30.00 FEET FOUND A THREE- QUARTER (3/4) INCH DIAMETER IRON ROD AT THE WEST RIGHT OF WAY OF TEXAN ROAD, AT 1452.00 FEET IN ALL TO A THREE-QUARTER (3/4) INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID LOT, N 08° 59' 00\" E 300.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT, S 81° 01' 00\" E, AT 1422.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE WEST RIGHT OF WAY OF SAID ROAD, AT 1452.00 FEET IN ALL TO THE NORTHEAST CORNER OF SAID LOT, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT, THE CENTERLINE OF TEXAN ROAD, S 08° 59' 00\" W 300.00 FEET TO THE PLACE OF BEGINNING, CONTAINING TEN (10.00) ACRES, MORE OR LESS;

SHEET INDEX

SHEET 1
 DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, NOTES, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DEDICATION, IRRIGATION DISTRICT DEDICATION, COUNTY CLERK'S CERTIFICATION, RECORDING CERTIFICATE, REVISION NOTES HIDALGO, CITY OF MISSION CERTIFICATION AND THE HIDALGO COUNTY HEALTH DEPARTMENT.

SHEET 2
 FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).

SHEET 3
 DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH 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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: _____
 HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY IRRIGATION DISTRICT No. 16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT #16 SUBJECT TO THE CONDITION THAT IF IRRIGATION SAID SUBDIVISION 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 AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____, 2014.
 ATTEST: _____ PRESIDENT
 _____ SECRETARY

FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

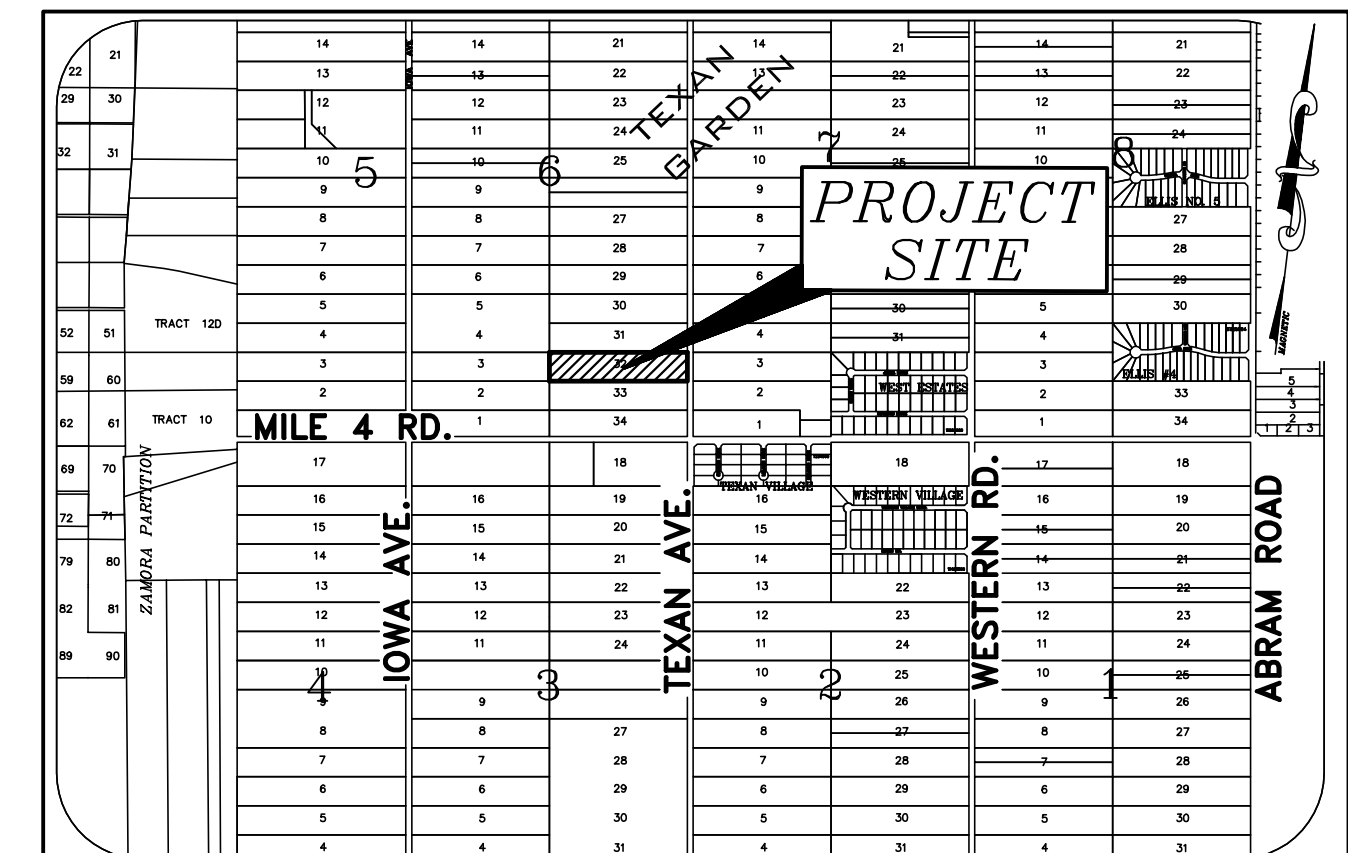
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 BY: _____ DEPUTY

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAMANTHA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2014.

 ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

SHEET NO. 1 OF 3



LOCATION MAP
 SCALE: 1" = 2000'

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENTH	CHORD
"C1"	14°39'48"	50.00'	6.43'	12.80'	12.76'
"C2"	79°12'02"	50.00'	41.47'	69.25'	63.84'
"C3"	85°59'10"	50.00'	46.61'	75.04'	68.19'

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	/FAX#
OWNER: JUAN ORTIZ	604 PALMVIEW DRIVE	PALMVIEW, TX 78574	581-8899/581-8992	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102	
SURVEYOR: PABLO PENA III	1001 WHITEWING	MCALLEN, TX 78502	(956) 682-8812	

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 SAMANTHA SUBDIVISION IS LOCATED IN SOUTHWESTERN PART OF HIDALGO COUNTY PRECINCT NO. 3 APPROXIMATELY 600 FEET NORTH OF THE INTERSECTION OF MILE 4 ROAD AND TEXAN ROAD ON THE WEST SIDE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF MISSION (POPULATION 77,058) THE PROPERTY LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS (AND IS INSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 & 42.021

DATE OF PREPARATION: MARCH, 2014 DRAWN BY: P.GONZALEZ, A. GAUNA

**JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS**
 416 E. DOVE AVENUE MCALLEN, TEXAS 78504
 PHONE (956) 668-1588
 javhin@gv.rr.com
 TBPE FIRM NUMBER F-1295

REVISIONS	

LOT 4, BLOCK 6
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 31, BLOCK 6
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 4, BLOCK 7
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 3, BLOCK 6
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 3, BLOCK 7
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 2, BLOCK 6
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 33, BLOCK 6
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

LOT 2, BLOCK 7
TEXAN GARDEN SUBDIVISION
VOLUME 8, PAGE 57-58, H.C.M.R.

FINAL ENGINEERING REPORT FOR SAMANTHA SUBDIVISION

BY JAVIER HINOJOSA, P.E.
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE
SAMANTHA SUBDIVISION WILL BE PROVIDED WITH PORTABLE WATER BY AGUA S.U.D. THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND AGUA S.U.D. 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. AGUA S.U.D. HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED ON THE EAST SIDE OF TEXAN ROAD. THIS SUBDIVISION WILL BE ON TO THE EXISTING 8" WATER LINE AND CONSTRUCT AN 8" WATER LINE THAT WILL EXTEND WEST ALONG THE NORTH SIDE OF JEWEL DRIVE TO LOT 1 OF THIS SUBDIVISION. AN 8" WATERLINE WILL ALSO BE EXTENDED ALONG THE WEST SIDE OF LOT 4 TO THE NORTH SIDE OF THIS SUBDIVISION AND EAST TO TEXAN ROAD TO CREATE A LOOP FOR SERVICE TO THIS SUBDIVISION. EACH LOT IS PROVIDED WITH A 3/4" INCH WATER SERVICE CONNECTING TO THE PROPOSED 8" WATER LINE. A TOTAL OF 2-3/4" SINGLE SERVICE AND 7-1/2" DOUBLE SERVICE LINES CONNECTIONS WILL BE INSTALLED. THE COST FOR INSTALLATION OF THE WATER SERVICES IS A TOTAL OF \$60,000 THE SUBDIVIDER HAS IN ADDITION PAID TO THE AGUA S.U.D. THE SUM OF \$60,000 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM SAMANTHA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD IN EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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 HIOALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 15 SOIL BORINGS WERE PERFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 30" 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AT THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$24,000.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT. THE HIOALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED ALL SEPTIC SYSTEMS AND HAS APPROVED THE INSTALLATION (DATE OF INSPECTION).

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 ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF \$ 00,000.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF \$ 00,000.00 AGUA S.U.D. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES - SEPTIC SYSTEMS ARE ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL \$24,000.00 FOR THE SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE _____

REPORT DE INGENIERIA DE SAMANTHA SUBDIVISION

BY: JAVIER HINOJOSA P.E.

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

SAMANTHA SUBDIVISION RECIBIRA UNA PROVISION DE AGUA DE LA COMPANIA AGUA S.U.D. EL DUEÑO DE LA SUBDIVISION Y AGUA S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA S.U.D. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EXISTENTE SE ENCUENTRA AL ESTE DE LA SUBDIVISION SOBRE LA TEXAN ROAD. ESTA SUBDIVISION SE CONECTARA A LA LINEA DE AGUA DE 8" Y SE REEMPLAZARA CON UNA LINEA DE AGUA DE 8" Y SERA EXTENDIDA EN EL LADO NORTE DE JEWEL DRIVE AL OESTE HASTA LOTE 1 DE ESTA SUBDIVISION. UNA LINEA DE 8" EN DIAMETRO SERA EXTENDIDA EN EL LADO OESTE DE LOT 4 A LOTE 1 NORTE DE ESTA SUBDIVISION Y ESTE A TEXAN ROAD PARA CREAR UN LAZO PARA SERVIDO DE ESTA SUBDIVISION. CADA LOTE ES ABASTECIDO CON UN SERVIDO INDIVIDUAL DE 3/4" AGUA CONECTANDOSE CON LA LINEA DE AGUA PROPUESTA DE 8" DE DIAMETRO. UN TOTAL DE 2 SERVICIOS INDIVIDUALES DE 3/4" Y 6 SERVICIOS DOBLES DE 3/4" PARA ABASTECER A ESTA SUBDIVISION. EL COSTO TOTAL POR INSTALACION Y LOS SERVICIOS DE AGUA ES UN TOTAL DE \$ 60,000.00. EL DUEÑO HA PAGADO ADICIONALMENTE A AGUA S.U.D. LA SUMA DE \$ 60,000.00 CUBRE LOS COSTOS POR LOTE DE LOS MEDIDORES DE AGUA (INCLUYENDO COSTO DE INSTALACION, COSTOS DE CONECCION Y DERECHOS DE AGUA). SOBRE EL REQUERIMIENTO DE EL DUEÑO DEL LOTE, AGUA S.U.D. INMEDIATAMENTE INSTALARA SIN CARGO ALGUNO EL MEDIDOR DEL AGUA PARA ESE LOTE. LAS INSTALACIONES COMPLETAS DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR AGUA S.U.D. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EL LA FECHA, EL LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIOALGO.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL DRENAJE DE SAMANTHA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIOALGO (HIOALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE (21,780 PIES CUADRADOS). SE HICIERON 15 EXCAVACIONES DE EVALUACION EN LUGARES CRUCIALES EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO-AROLLOSO ARENOSO) Y SE EXTIENDE 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS ABajo 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 ES \$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENSE. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$24,000.00. LA PERSONA ENCARGADA O EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN EL PRECIO DE CADA UNO DE LOS SOLARES. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIOALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF), DISCUSITOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

AGUA - EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE \$ 00,000.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE \$ 00,000.00 A AGUA S.U.D. PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

DRENAJE SANITARIO - EL SISTEMA SEPTICO TIENE UN COSTO ESTIMADO DE \$ 1,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE \$ 24,000.00 POR LA SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE _____

SUBDIVIDER CERTIFICATION:

1 - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

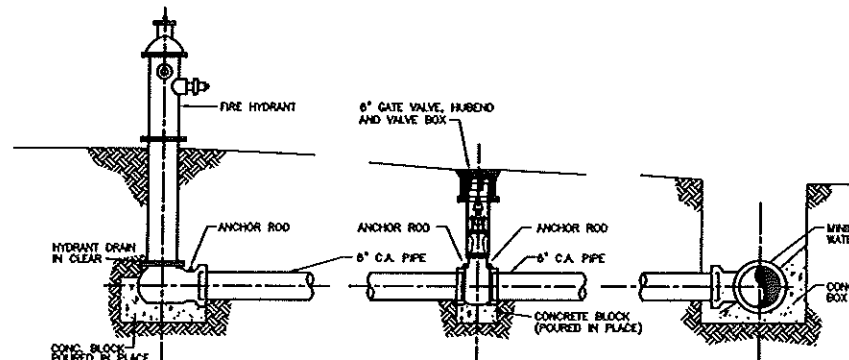
1 - I, JUAN ORTIZ, SUBDIVIDER OF SAMANTHA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIOALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: _____ DATE _____

JUAN ORTIZ
804 PALMVIEW DRIVE
PALMVIEW, TEXAS 78574

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN ORTIZ, KNOWN TO ME BY THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



FIRE HYDRANT INSTALLATION

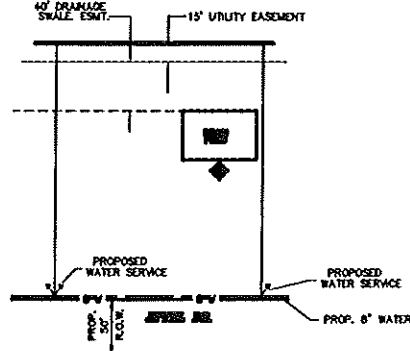
COST ESTIMATE:

PAVING STREET	\$ 0.000
WATER SUPPLY SYSTEM:	\$ 0.000
SEPTIC TANK SYSTEM:	\$ 24,000
DRAINAGE:	\$ 0.000
PAVING OF SAMMY DRIVE:	\$ 0.000

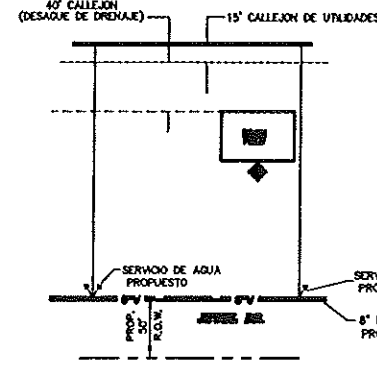
LEGEND:

◆ APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

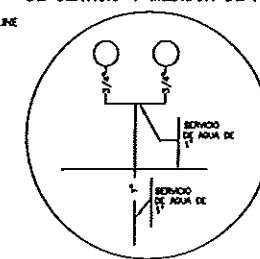
TYPICAL LOT DETAIL



DETALLE TIPICO DE LOTE

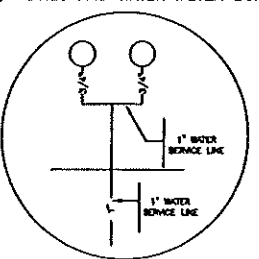


DETALLE TIPICO DE LINEAS DE SERVIDO Y MEDIDOR DE AGUA



LEGEND
○ MEDIDOR DE AGUA

TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



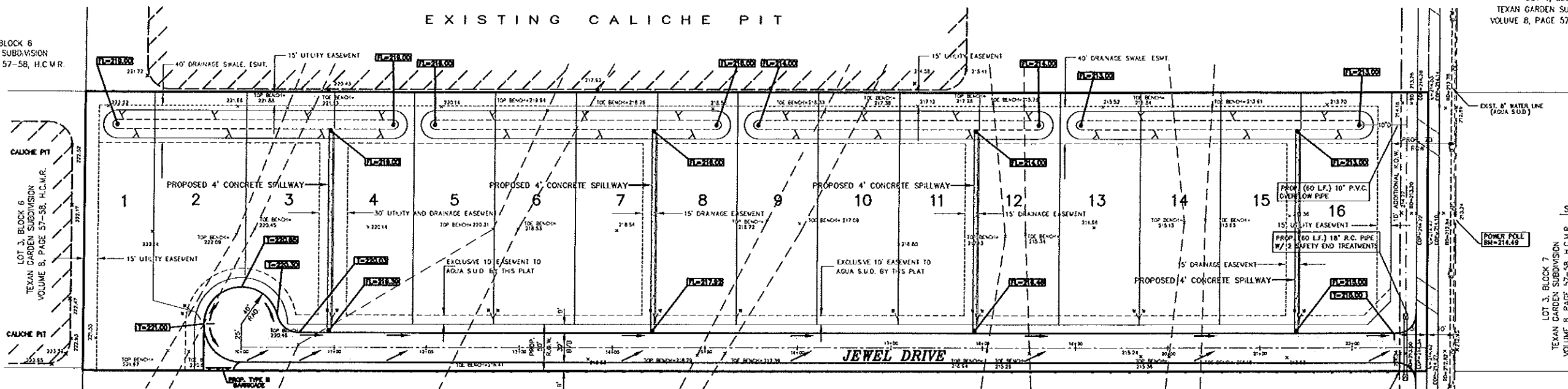
LEGEND
○ WATER METER BOX

SHEET NO. 2 OF 3

REVISIONS

SAMANTHA SUBDIVISION

J E H JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. BOVE AVENUE, HIOALGO, TEXAS 78044
PHONE (409) 660-1600
TYPE FORM No. F-1265



SCALE: 1" = 60'

**DRAINAGE REPORT
SAMANTHA SUBDIVISION**

THE SAMANTHA SUBDIVISION IS A 10.00 ACRE TRACT LOCATED ON THE WEST SIDE OF TEXAN ROAD APPROXIMATELY 600 FEET NORTH OF MILE 4 ROAD. THE SITE IS PRESENTLY OPEN. THE PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0290 D, DATED JUNE 6, 2000.

THE SOILS ON THE PROPERTY ARE CLASSIFIED AS HIDALGO FINE SANDY LOAM ACCORDING TO THE "SOIL SURVEY OF HIDALGO COUNTY, TEXAS". ACCORDING TO THE SOIL SURVEY THE HIDALGO SERIES CONSISTS OF DEEP, WELL DRAINED, LOAMY SOILS ON UPLANDS.

THE PROPOSED DEVELOPMENT CALLS FOR 16 SINGLE FAMILY RESIDENTIAL LOTS. DRAINAGE WILL BE ACCOMPLISHED VIA ONSITE DETENTION SWALES WITHIN THE SUBDIVISION WITH DISCHARGE INTO THE EXISTING ROADWAY DITCHES OF TEXAN ROAD. THE EXISTING ROADWAY DITCH OF TEXAN ROAD FOLLOWS A DRAINAGE PATTERN SOUTH APPROXIMATELY 1/8 MILE AND CONTINUES EASTWARD ON A NATURAL SHEET FLOW PATTERN.

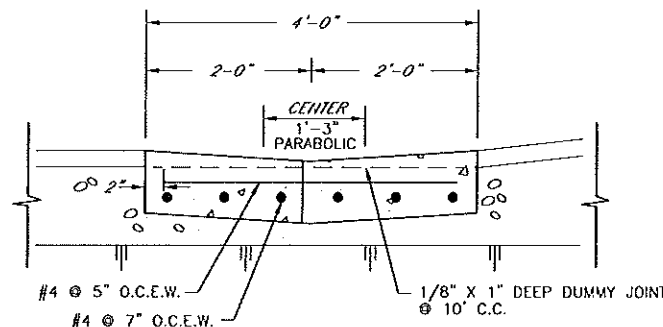
THE GENERAL SHEET FLOW PATTERN FROM THE SITE IS DIRECTED IN A EASTERLY DIRECTION. THE EXISTING RUNOFF FROM THE SITE FOR A 10 YEAR STORM IS 4.40 CUBIC FEET PER SECOND.

THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF WITHOUT DETENTION TO A MAXIMUM OF 13.64 CUBIC FEET PER SECOND BASED ON A 10 YEAR STORM. BASED ON THE COUNTY'S POLICY THAT THERE BE NO ADDITIONAL RUNOFF FROM A 10 YEAR STORM, A REQUIREMENT OF 30,492 CUBIC FEET (0.70 ACRE FEET) OF DETENTION IS NECESSARY. THIS DETENTION WILL BE ACCOMPLISHED WITHIN THE DRAINAGE SWALES LOCATED AT THE REAR OF EVERY LOT. THE SUBDIVISION WILL CONSTRUCT APPROXIMATELY 2,960 FEET OF SWALES AT THE REAR OF THE LOTS FOR A TOTAL DETENTION VOLUME OF 74,000 CUBIC FEET. THE PROPOSED SWALES WILL HAVE A TOP DIMENSION OF 30 FEET AND A BOTTOM DIMENSION OF 10 FEET WITH AN AVERAGE DEPTH OF 2.5 FEET.

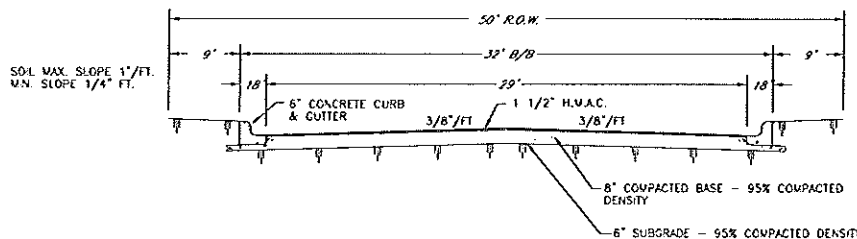
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (REVISED JUNE 06, 2000) FOR AREAS WITHIN SAMANTHA SUBDIVISION IS CONTAINED WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION.

JAVIER HINOJOSA, P.E. #74808 _____ DATE _____



CONCRETE CONCTETE SPILLWAY

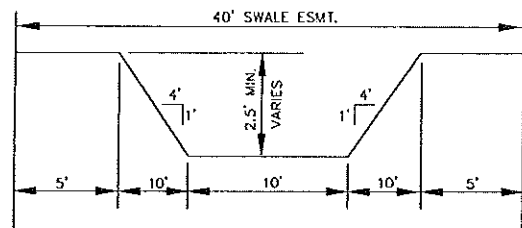


STD STREET CROSS SECTION "AA"

COST ESTIMATE:	
PAVING STREET	\$ 0.000
WATER SUPPLY SYSTEM:	\$ 0.000
SEPTIC TANK SYSTEM:	\$ 24.000
DRAINAGE:	\$ 0.000
PAVING OF SAMMY DRIVE:	\$ 0.000

SAMANTHA SUBDIVISION

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE



TYPICAL SWALE CROSS SECTION



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
BY: _____ DEPUTY



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOYE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com
TBPE FIRM No. F-1295

SHEET NO. 3 OF 3 SHEETS

NO.	REVISIONS