



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: 07-01-2014

PROPOSED MORENO PHASE 3 SUBDIVISION, PRECINCT No. 4 .

(Private subdivision)

ENGINEER: SALINAS ENGINEERING & ASSOC. DEVELOPER: ESPERANZA MORENO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 18 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Rogers Rd approximately 626.66 feet west of Depot Rd (23rd Road)

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-08-2010 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Onsite drainage detention swales.

DRAINAGE DESIGN: Developer has agreed with the city of McAllen to escrow the offsite storm drainage infrastructure improvements at a total cost of 54,102.38 dollars.

DISTANCE TO A DRAIN DITCH: Located south approximately 0.37 miles of subdivision development.

ROAD R.O.W. DEDICATION: 20 feet on Rogers Road by this plat.

H.C.R.O.W. APPROVED DATE: 11-19-13 By, J. Benito Rodriguez R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 02-28-13 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Lisandro Hernandez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 12-28-12

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: North Depot Rd.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

DECEMBER 18, 2012

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

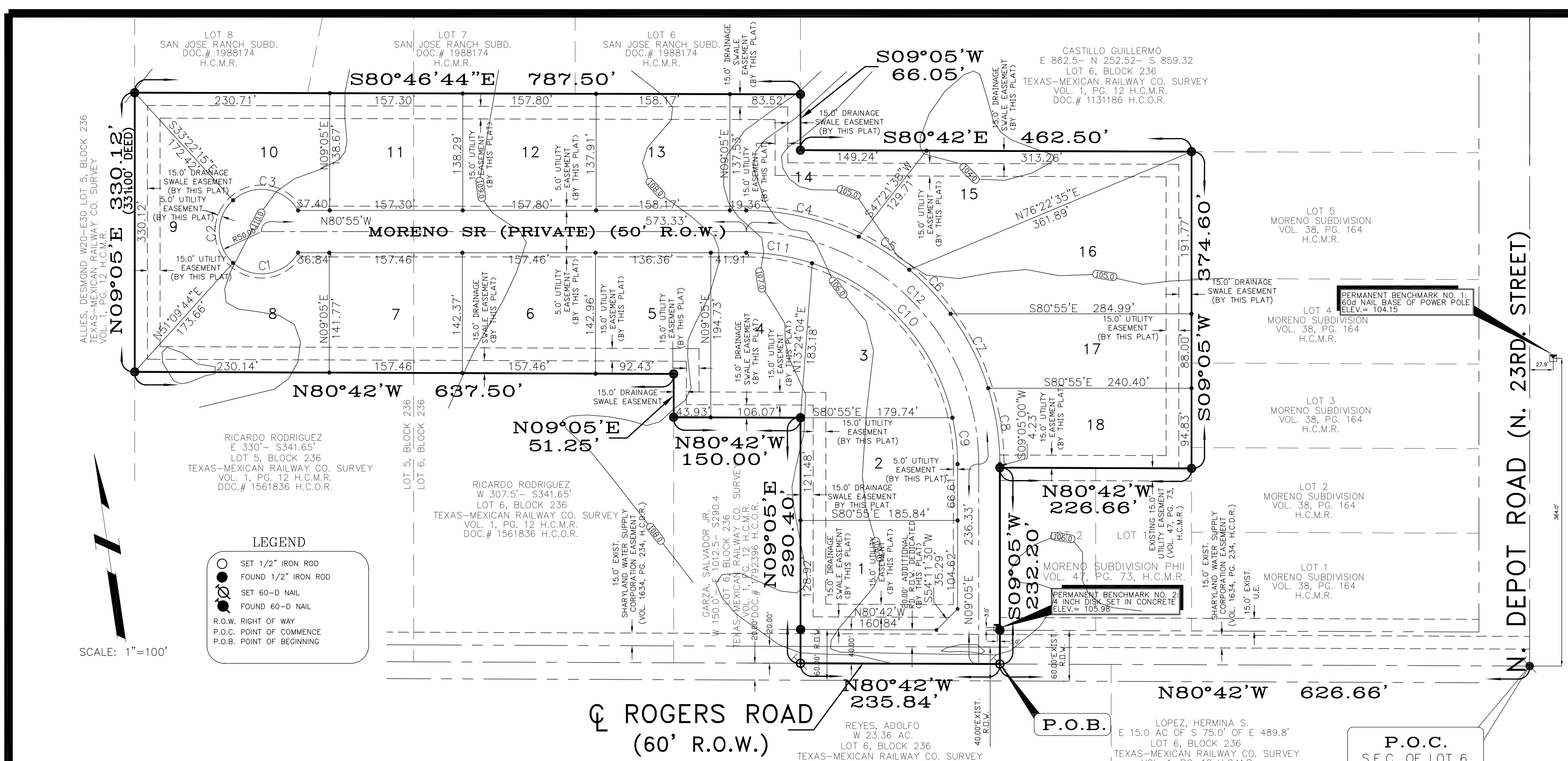
Preliminary Approval subject comments and future recommendations by planning and other Departments

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.

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MORENO SUBDIVISION, PHASE III

HIDALGO COUNTY, TEXAS.

BEING A 11.41 GROSS ACRE TRACT OF LAND OUT OF A PART OF LOTS 5 AND 6, BLOCK 236, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS.

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	89.24	50.00	S89°47'18"E 77.86
C2	83.33	50.00	S89°05'00"W 74.01
C3	89.24	50.00	N72°02'42"W 77.86
C4	137.85	300.00	N67°45'12"W 136.64
C5	71.57	300.00	N47°45'20"W 71.40
C6	71.57	300.00	N34°05'10"W 71.40
C7	99.10	300.00	N17°47'16"W 98.65
C8	91.15	300.00	N00°22'46"E 90.80
C9	55.32	250.00	N02°44'30"E 55.21
C10	259.10	250.00	S33°10'18"E 246.79
C11	79.28	250.00	S71°49'55"E 78.95
C12	431.97	275.00	N35°55'00"W 388.91

LOTS AREA		
No.	SQ. FT.	AC.
1	23,710.88	0.54
2	22,464.74	0.52
3	21,849.14	0.50
4	21,787.48	0.50
5	21,780.54	0.50
6	22,463.79	0.52
7	22,370.03	0.51
8	22,158.38	0.51
9	22,617.59	0.52
10	21,783.61	0.50
11	21,782.29	0.50
12	21,782.29	0.50
13	21,782.75	0.50
14	21,851.26	0.50
15	26,589.30	0.61
16	39,329.68	0.90
17	22,848.05	0.52
18	21,802.99	0.50

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MORENO SUBDIVISION PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2014.

ATTEST: _____
 HIDALGO COUNTY JUDGE DATE

 HIDALGO COUNTY CLERK DATE

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

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

BY: _____ DEPUTY

SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 MORENO SUBDIVISION, PHASE III IS LOCATED ALONG THE NORTH SIDE OF ROGERS ROAD AND APPROXIMATELY 626.66' WEST FROM THE INTERSECTION WITH DEPOT ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 129,877). MORENO SUBDIVISION, PHASE III DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN. IT IS WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 212.001, PRECINCT NO.4

STATE OF TEXAS COUNTY OF HIDALGO

I, ESPERANZA MORENO, OWNER OF THE 11.41 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **MORENO SUBDIVISION, PHASE III**, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO, CITY OF McALLEN, FRANCHISE HOLDERS AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO, CITY OF McALLEN, FRANCHISE HOLDERS AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO AND OF THE CITY OF McALLEN, FRANCHISE HOLDERS AND EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO AND/OR THE STATE OF TEXAS AND/OR THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR ROGERS ROAD IS BEING DEDICATED BY THIS PLAT.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 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.

OWNER: ESPERANZA Z. MORENO, TRUSTEE OR SUCCESSOR TRUSTEE OF THE ESPERANZA Z. MORENO TRUST 8505 N. 10TH ST. McALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2014.

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

STATE OF TEXAS CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS CITY OF McALLEN

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

CHAIRMAN _____
 PLANNING AND ZONING COMMISSION
 DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **MORENO SUBDIVISION, PHASE III** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS **MORENO SUBDIVISION, PHASE III** AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E. DATE _____
 REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S. DATE _____
 REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

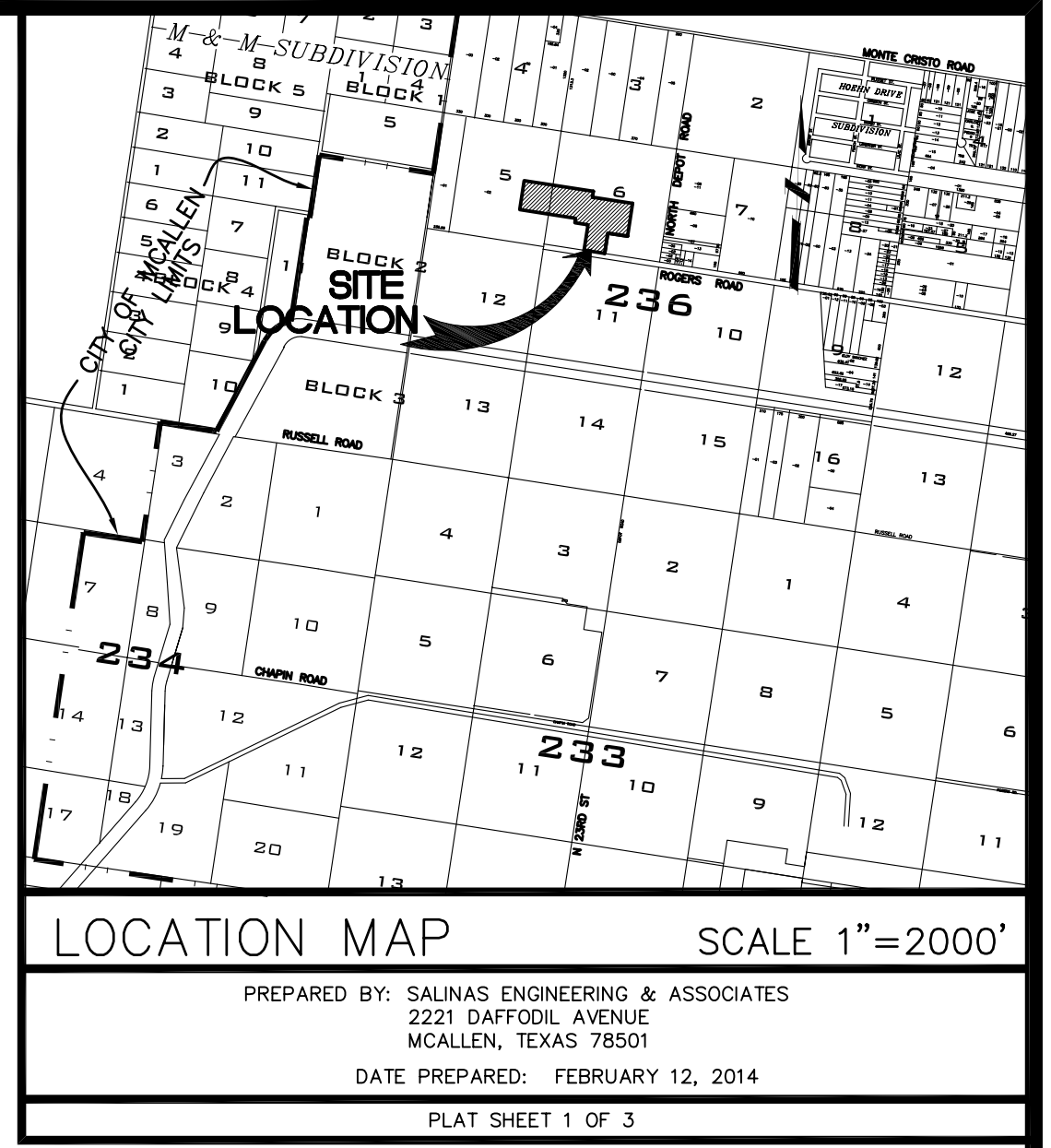
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE: _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D., 2014. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

SECRETARY _____ PRESIDENT _____



METES AND BOUNDS DESCRIPTION

BEING A 11.41 GROSS ACRE TRACT OF LAND OUT OF A PART OF LOTS 5 AND 6, BLOCK 236, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 11.41 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 6 LOCATED IN THE CENTER OF NORTH DEPOT ROAD AND NORTH ROGERS ROAD, THENCE, AS FOLLOWS:

NORTH 80 DEGREES 42 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 626.66 FEET TO A 60-D NAIL SET ON THE SOUTHWEST CORNER OF MORENO SUBDIVISION, PHASE III, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 47, PAGE 73, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

(1) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF LOT 6, A DISTANCE OF 235.84 FEET TO A 60-D NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 6, A DISTANCE OF 40.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTH PORTION RIGHT-OF-WAY LINE OF SAID NORTH ROGERS ROAD, AT A DISTANCE OF 290.40 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 150.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 6, A DISTANCE OF 51.25 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOTS 6 AND 5, A DISTANCE OF 637.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 09 DEGREES 05 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 331.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 80 DEGREES 48 MINUTES EAST, A DISTANCE OF 790.13 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 67.23 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, SOUTH 80 DEGREES 42 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 459.86 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, SOUTH 09 DEGREES 05 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 374.60 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, NORTH 80 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 226.66 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, SOUTH 09 DEGREES 05 MINUTE WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 192.20 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 232.20 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 11.41 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE SOUTH 40.0 FEET (OR 0.22 ACRES, MORE OR LESS), LEAVING 11.19 NET ACRES OF LAND, MORE OR LESS.

REF. BEARING: SALINAS & ASSOCIATES, INC. SURVEY JOB NO. S-00-19857
 N:\SUBDIVISION\PLATS\MORENOSUBDIVISION\PHASEIII.SUB\11.41

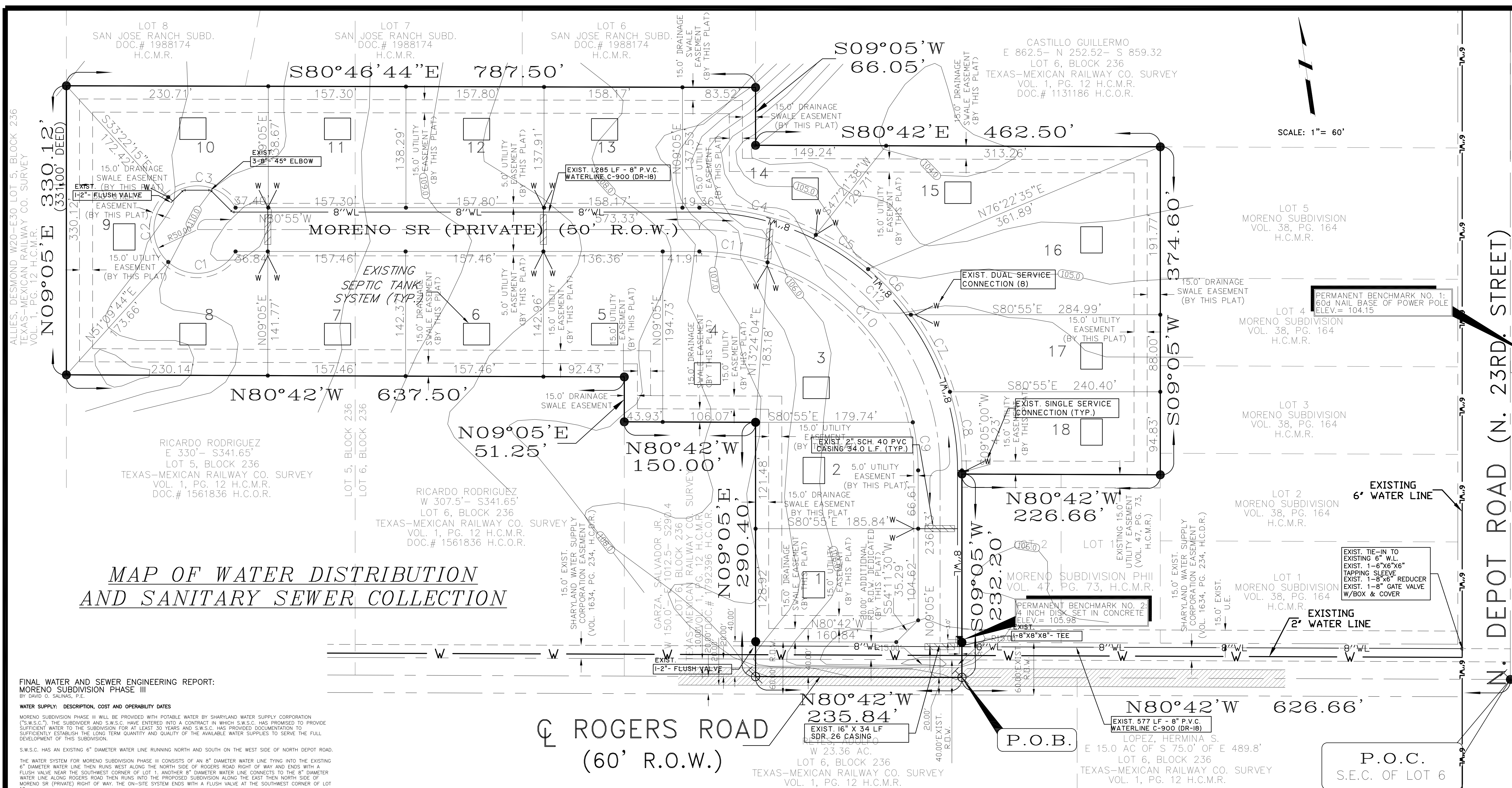
INDEX SHEET OF MORENO SUBDIVISION, PHASE III

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYORS AND ENGINEERS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DESIGNATION, 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 E.L.I.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY RIGHT OF WAY DEPT. CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ESPERANZA MORENO	8505 N. 10th ST.	McALLEN, TEXAS 78501	(956) 358-3853	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

AS-BUILT PLANS


SALINAS ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - McALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)



MAP OF WATER DISTRIBUTION AND SANITARY SEWER COLLECTION

FINAL WATER AND SEWER ENGINEERING REPORT:
MORENO SUBDIVISION PHASE III
 BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATES

MORENO SUBDIVISION PHASE III WILL BE PROVIDED WITH POTABLE WATER BY SHARPLAND WATER SUPPLY CORPORATION ("S.W.S.C."). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING NORTH AND SOUTH ON THE WEST SIDE OF NORTH DEPOT ROAD. THE WATER SYSTEM FOR MORENO SUBDIVISION PHASE III CONSISTS OF AN 8" DIAMETER WATER LINE TYPING INTO THE EXISTING 6" DIAMETER WATER LINE THEN RUNS WEST ALONG THE NORTH SIDE OF ROGERS ROAD RIGHT OF WAY AND ENDS WITH A FLUSH VALVE NEAR THE SOUTHWEST CORNER OF LOT 1. ANOTHER 8" DIAMETER WATER LINE CONNECTS TO THE 8" DIAMETER WATER LINE ALONG ROGERS ROAD THEN RUNS INTO THE PROPOSED SUBDIVISION ALONG THE EAST THEN NORTH SIDE OF MORENO SR (PRIVATE) RIGHT OF WAY. THE ON-SITE SYSTEM ENDS WITH A FLUSH VALVE AT THE SOUTHWEST CORNER OF LOT 10.

WATER DISTRIBUTION FOR MORENO SUBDIVISION PHASE III CONSISTS OF THE 8" DIAMETER WATER LINE FROM WHICH EIGHT (8) 1" DIAMETER DUAL SERVICE LINES RUN TO A PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES AND TWO (2) 3/4" DIAMETER SINGLE SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES OF EACH LOT. THE 8" DIAMETER WATER LINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$27,302.85 OR \$1,516.83 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$200.00 WHICH COVERS THE \$200.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C.

UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER DOES NOT NEED TO INSTALL FIRE HYDRANTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.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 DATES

SEWER FROM MORENO SUBDIVISION PHASE III WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON 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. THIS REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT FIELDS.

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 LOAM 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 LIMITED AREA.) THE SOIL IS A UNIFORM FINE SANDY LOAM EXTENDING MORE THAN 24" 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 WEST.

THE COST TO INSTALL A SEPTIC TANK SYSTEM ON AN INDIVIDUAL LOT IS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$21,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON DECEMBER 16, 2012.

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 16.341, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$27,302.85 WHICH EQUALS TO \$1,516.83 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$21,600.00 FOR THE ENTIRE SUBDIVISION.

REPORTE FINAL DE INGENIERIA PARA AGUA Y DRENAJE:
MORENO SUBDIVISION PHASE III:
 BY DAVID O. SALINAS, P.E.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION MORENO SUBDIVISION, PHASE III, RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA DE AGUA SHARPLAND (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA S.W.S.C. HAN FIRMANDO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. LA COMPANIA DE AGUA S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 6 PULGADAS QUE CORRE DE NORTE A SUR EN EL LADO OESTE DE NORTH DEPOT ROAD.

EL SISTEMA DE AGUA PARA MORENO SUBDIVISION PHASE III CONSISTE EN UNA LINEA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA EN LA LINEA DE AGUA DE 6" EXISTENTE LUEGO CORRE HACIA EL OESTE ADENTRO DEL BERECHO DE VIA DE ROGERS ROAD EN EL LADO NORTE Y TERMINA CON UNA VALVULA DE PURGA CERCA DE LA ESQUINA SURESTE DEL LOT 1. OTRA LINEA DE 8 PULGADAS DE DIAMETRO SE CONECTA A LA LINEA DE 8 PULGADAS QUE ESTA EN EL LADO NORTE DE ROGERS ROAD Y LUEGO CORRE HACIA ADENTRO DE LA SUBDIVISION PROPUESTA EN EL LADO ESTE Y LUEGO EL LADO NORTE POR EL DERECHO DE VIA DE LA CALLE MORENO SR (PRIVATE). EL SISTEMA INTERNO DE AGUA TERMINA CON UNA VALVULA DE PURGA CERCA DE LA ESQUINA SURESTE DEL LOT 10.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION MORENO SUBDIVISION PHASE III CONSISTE DE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO DEL CUAL SE PRODUCEN OCHO (8) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS DUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. TAMBIEN SE PRODUCEN DOS (2) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. TODOS LOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO SE TERMINAN EN LAS CAJAS DE LOS MEDIDORES DE CADA LOTE.

LAS LINEAS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, LOS CONDUCTOS INDIVIDUALES DE 3/4 DE PULGADA DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES, YA SE HAN INSTALADO A UN COSTO TOTAL DE US\$27,302.85 O US\$1,516.83 POR LOTE. ADEMÁS, EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A LA COMPANIA S.W.S.C. LA SUMA DE \$200.00 LO CUAL CUBRE EL COSTO DE \$200.00 POR LOTE, COMO ESTA DECLARADO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUAL SUMA REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA, HONORARIOS DE ADQUISICION DE DERECHOS, Y HONORARIOS DE MEMBRASIA O OTROS HONORARIOS ASOCIADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION CON LA COMPANIA S.W.S.C.

A PETICION DEL PROPIETARIO DE CADA LOTE, LA COMPANIA S.W.S.C. RAPIDAMENTE INSTALARA SIN COSTO ALGUNO EL MEDIDOR DE AGUA PARA CADA LOTE. EL DUEÑO DE LA SUBDIVISION NO TENDRA QUE INSTALAR HORQUETAS, LAS INSTALACIONES DE AGUA EXTERNO HAN SIDO APROBADA Y ACEPTADA POR LA COMPANIA S.W.S.C. Y DEMAS INSTALACIONES SON OPERABLES DESDE LA FECHA QUE LA SUBDIVISION SE REGISTRO EN EL CONDADO DE HIDALGO.

INSTALACIONES DE AGUAS RESIDUALES: DESCRIPCION, GASTOS Y FECHA DE OPERABILIDAD

LAS AGUAS RESIDUALES DE LA SUBDIVISION SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES LOCALES ("OSSF") CONSISTENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTAMENTO DUAL Y UN CAMPO DE DESAGUE EN CADA LOTE. EL ABADO FIRMANTE INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITO DE LA SUBDIVISION PARA CONTENER FOSAS SEPTICAS "OSSF" Y HA SUMITIDO UN REPORTE QUE CONTE QUE EL SITO ES ADECUADO PARA CONTENER LAS FOSAS SEPTICAS ("OSSF"). EL REPORTE HA SIDO REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO. CADA LOTE TIENE SUFICIENTE ESPACIO PARA CAMPIOS DE DESAGUE DE REEMPLAZO.

CADA LOTE EN LA PROPIETA SUBDIVISION ES AL MENOS MEDIO ACRE DE TAMAÑO. EL LIBRO DEL ESTUDIO DE SUELO DEL SERVIDO DE CONSERVACION DEL RECURSO NATURAL INDICA EL TIERRNO COMO ADECUADO PARA ADECUADOS. AL MENOS DOS EXCAVACIONES DE LA TIERRA FUERON HECHAS EN LUGARES PROPUESTOS DEL SITO DE LA SUBDIVISION. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE LA TIERRA DENTRO DE LOS LIMITES DE LA SUBDIVISION ES MUY UNIFORME.) LA TIERRA ES DE UNA TEXTURA UNIFORME DE ADECUADO FRASCO ADECUADO QUE SE EXTIENDE HASTA EL FONDO DE LAS 36 PULGADAS DE EXCAVACION QUE SE HECHERON. NO HAY INDICACIONES DE AGUA SUBTERRANEA O DE UNA CAPA RESTRICTIVA DENTRO DE LAS PRIMERAS 24 PULGADAS DE EXCAVACION QUE SE HECHERON. LA SUBDIVISION SE DRENA BENE.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1,200.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS. TODAS LAS FOSAS SEPTICAS "OSSF" HAN SIDO INSTALADAS DESDE EL TIEMPO QUE SE APLICÓ PARA LA APROBACION FINAL DEL "PLAT" DE LA SUBDIVISION. EL COSTO TOTAL DE EXCAVACION, EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODAS LAS FOSAS SEPTICAS "OSSF" EL 18 DE DICIEMBRE.

MORENO SUBDIVISION, PHASE III

HIDALGO COUNTY, TEXAS.

BEING A 11.41 GROSS ACRE TRACT OF LAND OUT OF A PART OF LOTS 5 AND 6, BLOCK 236, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS.

CERTIFICACION DEL INGENIERO:

CON MI FIRMA, CERTIFICO QUE LAS INSTALACIONES DE AGUA Y DE AGUAS RESIDUALES DESCRITOS ANTERIORMENTE ESTAN EN CUMPLIMIENTO CON LAS REGLAS MODELO (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES) ADOPTADAS EN LA SECCION 16.343, CODIGO DE AGUA DE TEXAS. YO CERTIFICO QUE LOS COSTOS PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y LAS INSTALACIONES DE AGUAS RESIDUALES LOCALES DESCRITOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUAS RESIDUALES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE LOS MEDIDORES, COSTARA UN GRAN TOTAL DE \$27,302.85 QUE ES IGUAL A \$1,516.83 POR LOTE.

LAS INSTALACIONES DE AGUAS RESIDUALES - EL SISTEMA SEPTICO HA SIDO INSTALADO HA UN COSTO TOTAL DE \$1,200.00 POR LOTE (TODOS INCLUIDO), PARA UN TOTAL DE \$21,600.00 PARA LA SUBDIVISION ENTERA.

DAVID O. SALINAS
 P.E. 71973

FECHA

AS-BUILT PLANS

COST ESTIMATE CHART	
COST ESTIMATE	
PAVING IMPROVEMENTS:	\$ 121,844.50
DRAINAGE IMPROVEMENTS:	\$ 15,000.00
WATER DISTRIBUTION:	\$ 27,302.85
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 21,600.00
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	\$ 121,844.50
DRENAJE PLUVIAL:	\$ 15,000.00
SERVICIO DE AGUA POTABLE:	\$ 27,302.85
SERVICIO DE DRENAJE SANITARIO:	\$ 21,600.00

SUBDIVIDER CERTIFICATION:

I, _____, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE 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.

SUBDIVIDER STATEMENT:

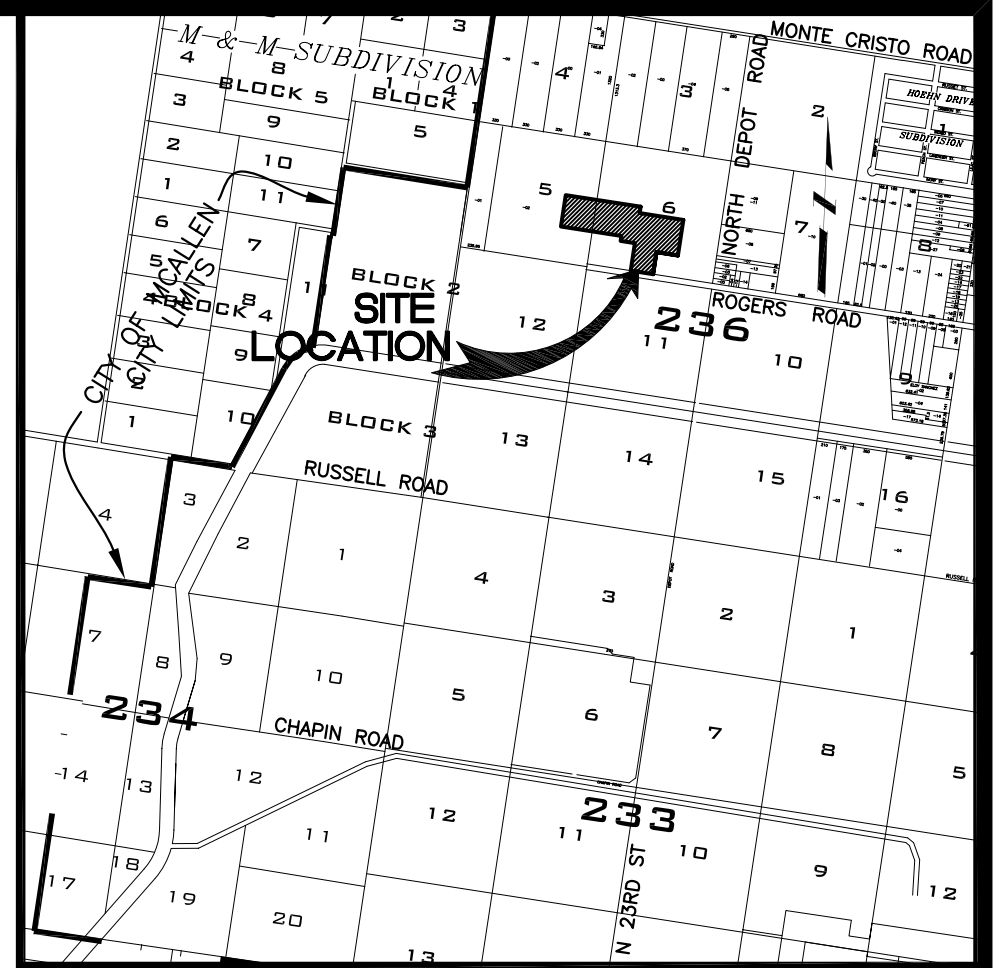
I, _____ (I/WE), ESPERANZA MORENO, SUBDIVIDER(S) OF MORENO SUBDIVISION, PHASE III, HEREBY CERTIFY PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE 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.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBER TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

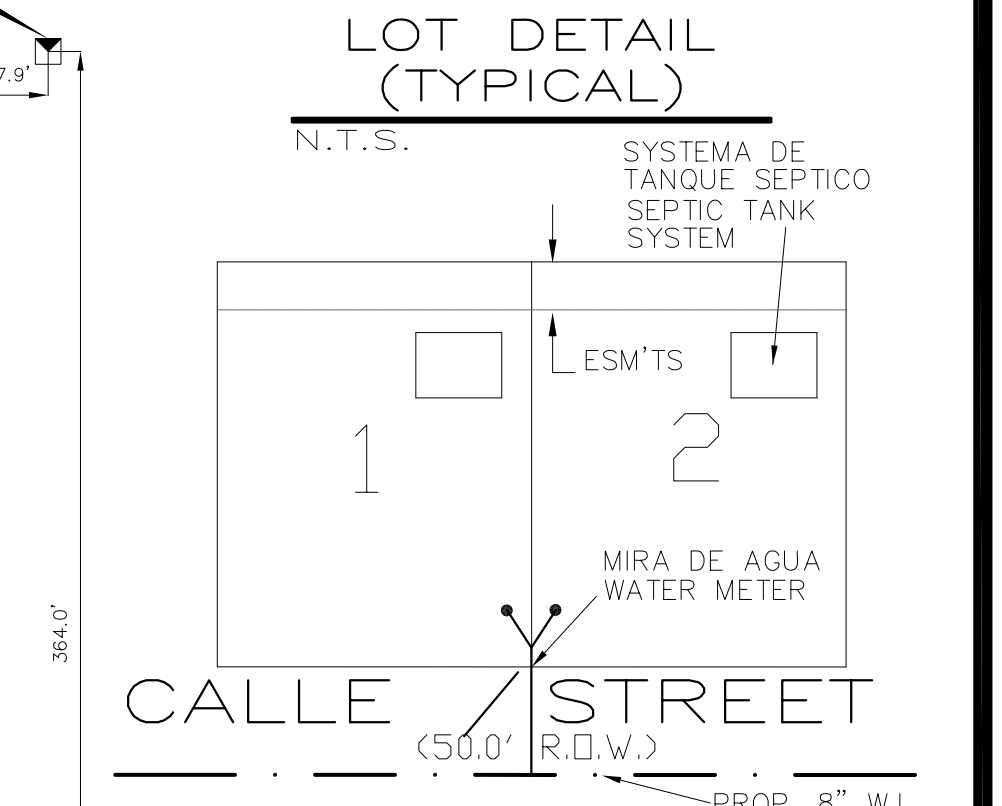
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

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



LOCATION MAP
 SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFFODIL AVENUE
 MCALLEN, TEXAS 78501
 DATE PREPARED: FEBRUARY 12, 2014
 PLAT SHEET 2 OF 3



LEGEND

□ = DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM

○ = DENOTES PROPOSED WATER METER LOCATION

SEPTIC TANK - 2-500 GALLON SYSTEM SOIL ABSORPTION FIELD - 190 SQ. FT. THIS IS BASED ON A 3 BEDROOM STRUCTURE

□ = DENOTA PROPUESTO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE

○ = DENOTA MEDIDOR DE AGUA PROPUESTO

TANQUE SEPTICO - 2-500 SYSTEMA DE GALON CAMPO ABSORPCION DE LA TIERRA- 190 SQ. FT. ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

REVISION NOTES

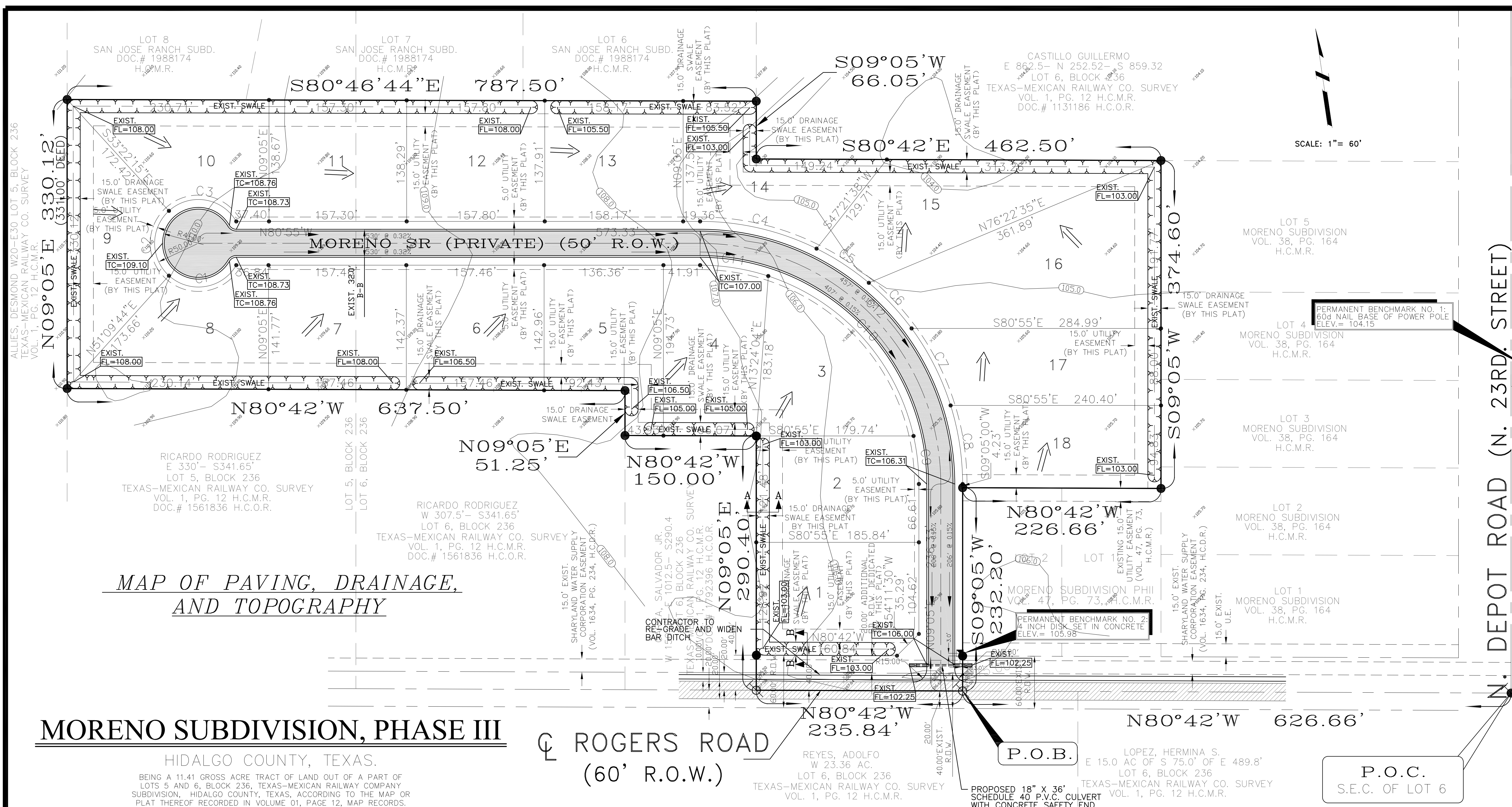
NO.	SHEET	REVISION	DATE	APPROVED

INDEX SHEET OF MORENO SUBDIVISION, PHASE III

SHEET	DESCRIPTION
SHEET 1	HEADINGS, NEED, LOCATION MAP PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYORS AND ENGINEER'S 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 E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRESENT THE PROJECT IS SITUATED; H.C.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION, (ENGLISH AND SPANISH VERSIONS); TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

SEA

SALINAS ENGINEERING & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - MCALLEN, TEXAS 78501
 (956) 688-0081 (956) 688-1489 (FAX)



**MAP OF PAVING, DRAINAGE,
AND TOPOGRAPHY**

MORENO SUBDIVISION, PHASE III

HIDALGO COUNTY, TEXAS.

BEING A 11.41 GROSS ACRE TRACT OF LAND OUT OF A PART OF LOTS 5 AND 6, BLOCK 236, TEXAS-MEXICAN RAILWAY COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 12, MAP RECORDS.

PREPARED BY:
David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
2221 Daffodil Avenue
McAllen, Texas 78501
(956) 682-9081
(956) 682-1489 Facsimile
dsalinas@salinasengineering.com

DRAINAGE REPORT
(UPDATED/REVISED)
MORENO SUBDIVISION, PHASE III
HIDALGO COUNTY, TEXAS

NOVEMBER 09, 2005
REVISED: NOVEMBER 22, 2010
REVISED: JUNE 01, 2011

Proposed Moreno Subdivision, Phase III, is an eighteen lot residential 11.41 Gross Acre (11.20 Net Acre) tract of land located approximately 626 feet west of North Depot Road (also known as North 23rd Street) along the north side of Rogers Road. It is carved out of a part of Lots 5 and 6, Block 236, Texas-Mexican Railway Co. Survey, Hidalgo County, Texas. The subject tract is located within the City of McAllen's rural extrajurisdictional jurisdiction.

This site is covered by grass, native vegetation and has been recently cultivated. There are no trees located on this property and has been recently used to plant and harvest crops. Rogers Road is a 40.0 foot County roadway right-of-way with black-top asphalt improvements. There is no curb & gutter or storm sewer located along this County road. There is, however, a bar ditch located along both the north and south sides of this roadway. Adjacent and east of this site is Moreno Subdivision, Phase II - a recorded residential plat that has 226.66 feet of frontage along North Depot Road. To the north, are other undeveloped open lands and to the west is a citrus grove. Near the southwest corner of this tract is a commercial warehouse and bar. The subdivider is proposing to construct single family homes on each of these eighteen lots.

The lands occupied by the proposed site are located in part within Zone "X" according to the FIRM dated June 06, 2000, - Community Panel No. 480334 0325 D (Revision to reflect LOMR Dated 05-17-01). A review of Sheet 64 of the Soils Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Hidalgo sandy clay with slopes between 0 and 1 percent. Such soils are well drained and surface runoff is very slow. Fertility/abilities are moderate and the available water capacities are high.

Cross section elevations of the subject property reveal that drainage is via overland flow in an easterly/northeasterly direction over the entire site at an average slope of 0.46% over an average drainage run of approximately 1,087.0 feet. Upon reaching a saturated condition, runoff from this site may enter the northern properties, however, this is unlikely as much land is available to absorb drainage waters. No runoff appears to enter or exit the site from Rogers Road. Some runoff may enter the site from the west side since runoff is an easterly direction from this point of the subject property. Runoff created by and collected within Rogers Road is routed away in an easterly direction away from this location via the bar ditch all the way to Depot Road.

In addition to the single family home development on each of the lots, the subdivider is providing one internal roadway 40.0 feet wide centered on a 50.0 foot section of roadway right-of-way. The roadway will terminate at a cul-de-sac at the west end of this proposed development.

In accordance with the drainage policies of the City of McAllen and the County of Hidalgo, the subdivision shall be required to retain on-site the total volume of water created by the post-development of this property. Using an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.36 (assuming 4,000 square feet of impervious improvements to each lot and a 40.0 foot back-to-back roadway), an average drainage run of 1,087.0 feet (from the west property line east to the northeast corner of this site) and an average slope of 0.46%, it was computed that the improved condition would produce an additional volume of 31,476.85 cubic feet (or 0.72 Acre-Feet) of drainage waters.

The subdivider is required to limit the amount of off-site discharge from this site to a maximum of 8.46 CFS, representing the current drainage condition. Detention of the minimum 31,476.85 cubic feet of drainage waters shall be accomplished using a landscaped and drainage swales areas that shall be provided for during the improvement of proposed tract. Easements shall be provided for the drainage swales on the plat for recording. In addition, a plat note on the plat of recording will place the burden of the maintenance of each swale with the respective lot owner. Minimum finished floor elevations for all lots shall be stated on the plat for recording.

Because each lot is relatively large, each lot shall be required to retain a minimum of 1,750 (rounded) cubic feet, or, 1/18 of the minimum volume of water to be detained. The configuration of the swales will insure that a minimum "dry" volume of swale is available to capture and detain the minimum of 1,750 cubic feet of water.

The developer has agreed to escrow with the City of McAllen future pavement widening improvements to Rogers Road, curb & gutter along the north side of the subdivision's frontage and the cost for a 24" RCP for future storm sewer improvements also along the frontage of this subdivision. Cost estimates for the escrowing of these monies have been prepared and submitted to McAllen for approval. Once approved by McAllen, the developer will escrow said monies prior to recordation of the plat with the County.

No other or additional off-site street or drainage improvements to Rogers Road are planned at this time. Attached to this report is a 1-minute hydrograph prepared for this site that illustrates how the required retention volume was determined along with all other drainage parameters.

Date: June 01, 2011 (Revised)

CERTIFICATION

By my signature below, I certify that this subdivision lies in a Flood Zone "X" - Areas determined to be outside 500-year flood-plains. (Community-Panel No. 480334 0325 D - Map Revised June 6, 2000) (Revision to reflect LOMR Dated 05-17-01)

David Omar Salinas,
Registered Professional Engineer #71973
Registered Professional Land Surveyor #5782

DATE

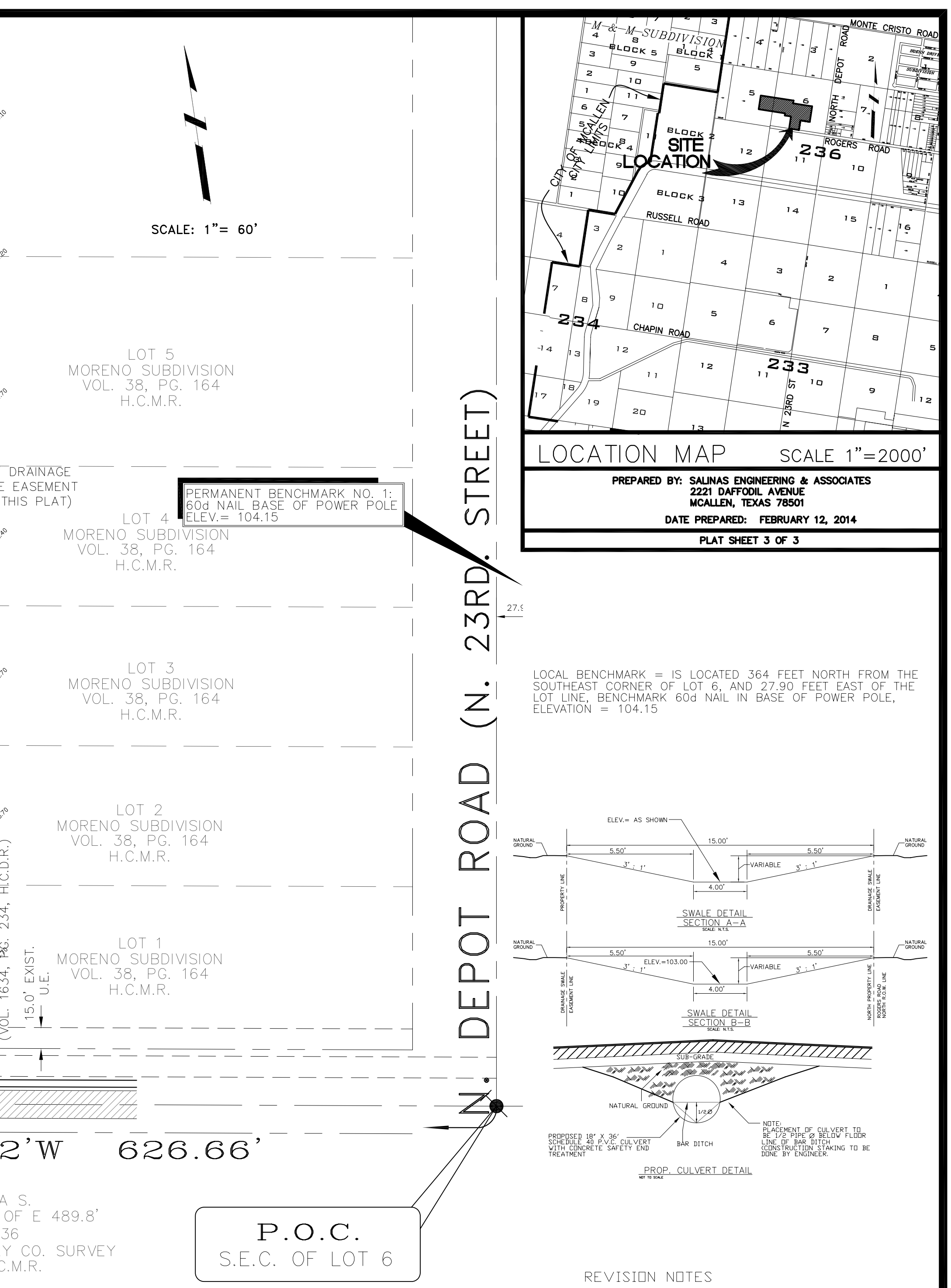
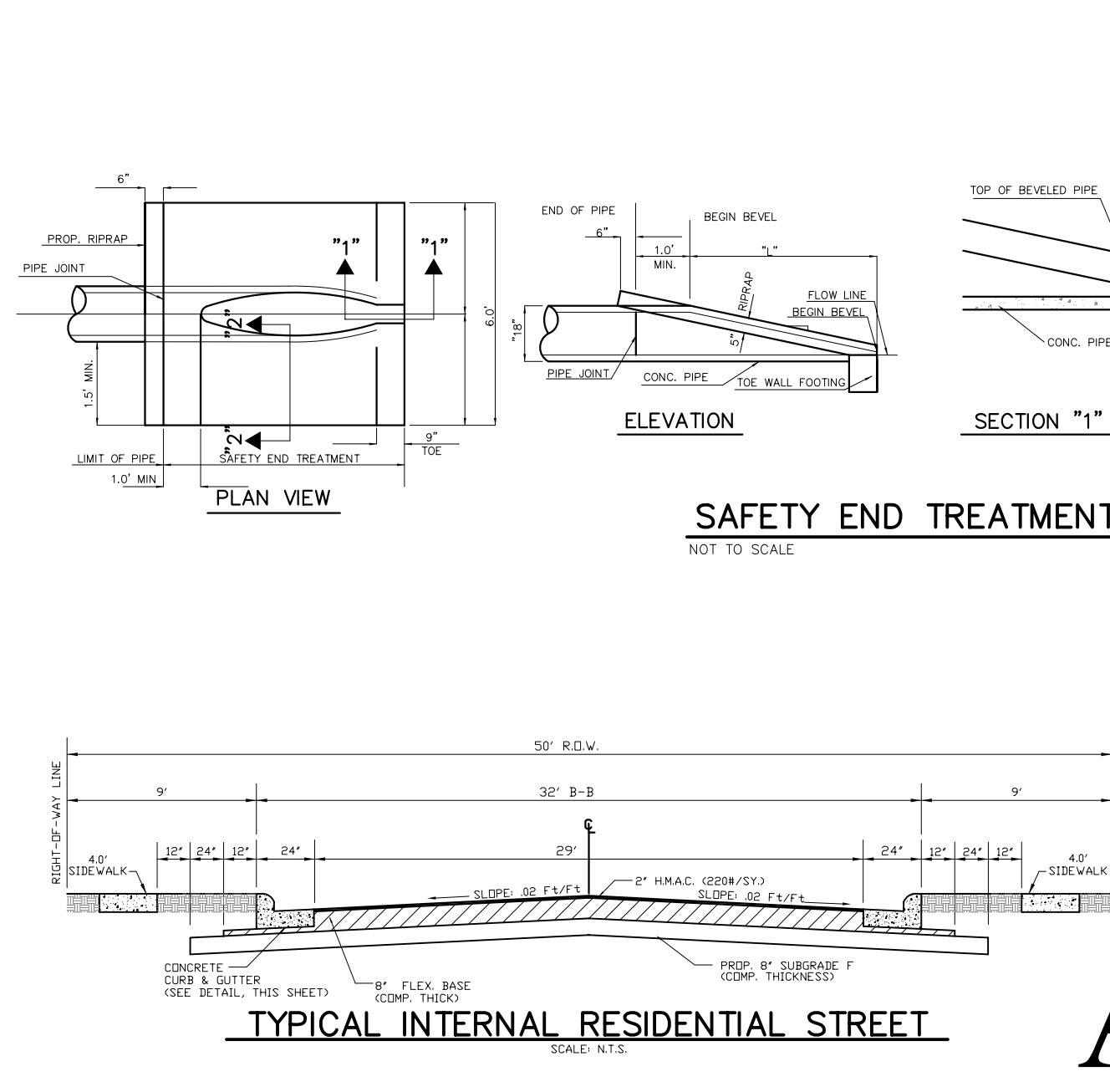
REYES, ADOLFO
W 23.36 AC.
LOT 6, BLOCK 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
VOL. 1, PG. 12 H.C.M.R.

LOPEZ, HERMINA S.
E 15.0 AC OF S 75.0' OF E 489.8'
LOT 6, BLOCK 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
VOL. 1, PG. 12 H.C.M.R.

CASTILLO GUILLERMO
E 862.5 - N 252.52 - S 859.32
LOT 6, BLOCK 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
VOL. 1, PG. 12 H.C.M.R.
DOC. # 1131186 H.C.O.R.

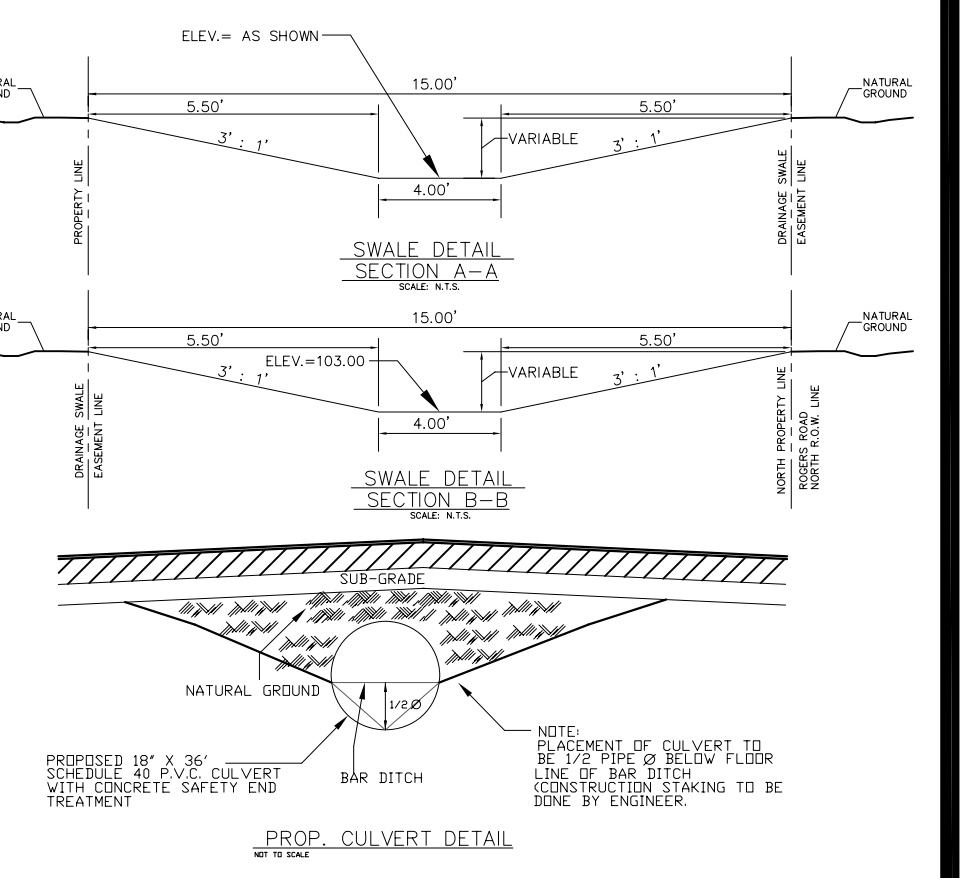
RICARDO RODRIGUEZ
W 307.5 - S 341.65'
LOT 6, BLOCK 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
VOL. 1, PG. 12 H.C.M.R.
DOC. # 1561836 H.C.O.R.

RICARDO RODRIGUEZ
W 307.5 - S 341.65'
LOT 6, BLOCK 236
TEXAS-MEXICAN RAILWAY CO. SURVEY
VOL. 1, PG. 12 H.C.M.R.
DOC. # 1561836 H.C.O.R.



LOCATION MAP SCALE 1"=2000'
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE
MCALLEN, TEXAS 78501
DATE PREPARED: FEBRUARY 12, 2014
PLAT SHEET 3 OF 3

LOCAL BENCHMARK = IS LOCATED 364 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 6, AND 27.90 FEET EAST OF THE LOT LINE. BENCHMARK 60# NAIL IN BASE OF POWER POLE, ELEVATION = 104.15



REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX SHEET OF MORENO SUBDIVISION, PHASE III

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYORS 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 E, S, AND W BOUNDARIES OF A MUNICIPALITY AND DESIGNATE THE PROJECT AS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; AND ATTESTATION.
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AS-BUILT PLANS

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