



# HIDALGO COUNTY PLANNING DEPARTMENT

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

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-01-2014

PROPOSED ROJAS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R. E. GARCIA & ASSOC. DEVELOPER: RAFAEL A. ROJAS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 2  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North of Aurora Rd. Approx. 300 feet East of Seminary Rd.

SUBDIVISION LIES WITHIN THE:  ETJ of Edinburg and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-02-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished by properly grading the landscape areas which will overflow on the Aurora Road side ditch.

ROAD R.O.W. DEDICATION: 5 feet on Aurora Rd.

H.C.R.O.W. FINAL APPROVAL DATE: 10-21-14 By, Joe Ochoa PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 03-14-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Raul E. Garcia, P.E.

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: March 04, 2014

WATER SERVICE PROVIDER: City Of Edinburg LINE SIZE: 2" LOCATION: Aurora Road

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

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.*

**METES AND BOUNDS DESCRIPTION FOR A 1.38 ACRE TRACT**

A 1.38 acre tract of land being a portion of Lot 12, Whittenburg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set cotton picker spindle on the centerline of Aurora Road also being the being the south line of said Lot 12, being the southwest corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the southeast corner of that certain tract described in Warranty Deed recorded in Document # 573466, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears S 81° 21' 00" E 331.43 feet from a found one-half inch iron rod being the southwest corner of said Lot 12.

THENCE N 08° 39' 00" E along the west line of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the east line of said tract described in Warranty Deed recorded in Document # 573466, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 12, pass at 20.00 feet a set one-half inch iron rod being the north Right-of-Way line of said Aurora Road and continuing for a total distance of 194.17 feet to a set one-half inch iron rod on the south line of that certain tract described in Warranty Deed recorded in Volume 1534, Page 486, Deed Records, Hidalgo County, Texas, being the northwest corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the northeast corner of said tract described in Warranty Deed recorded in Document # 573466, Official Records, Hidalgo County, Texas, the northwest corner of herein described tract.

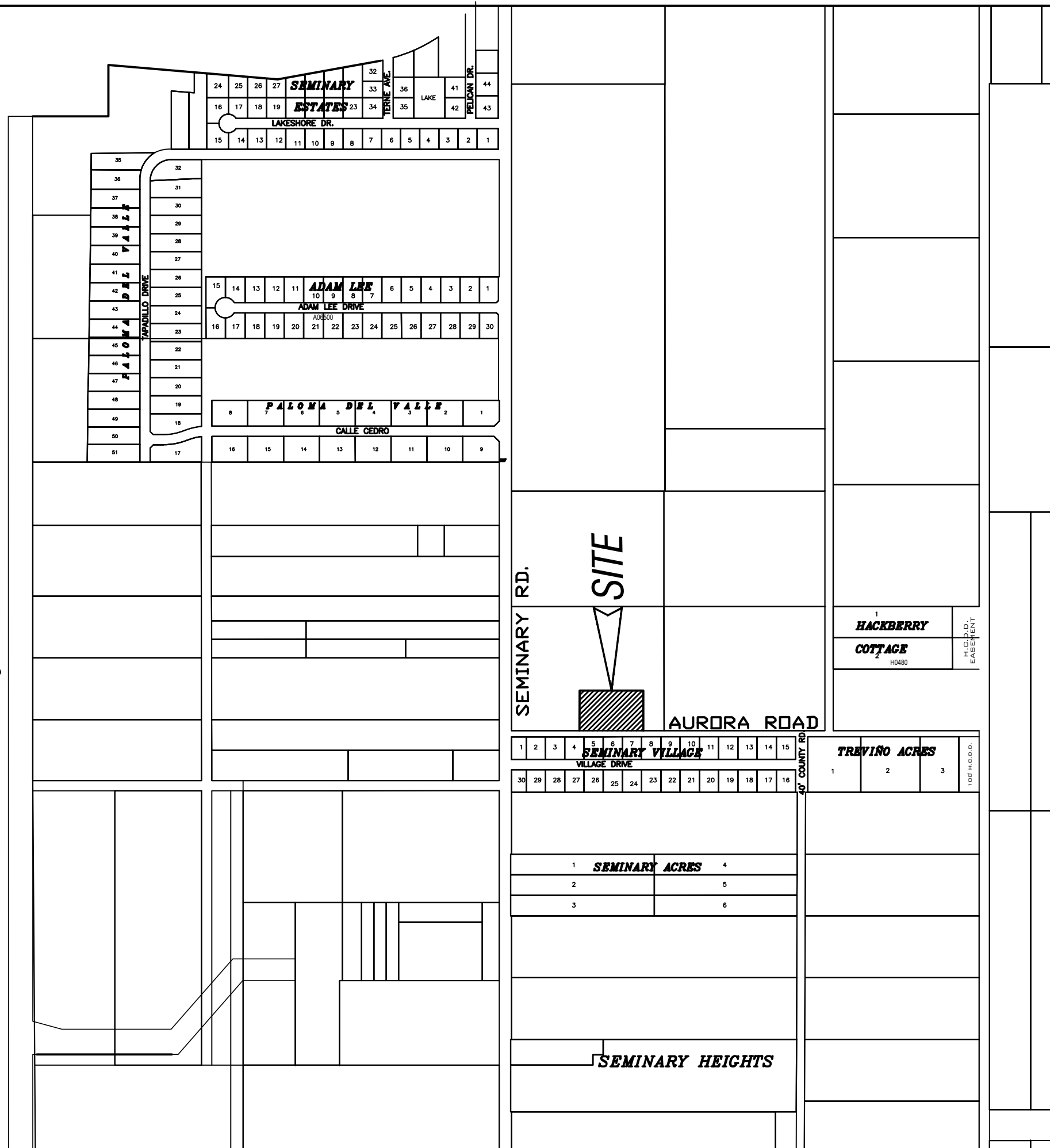
THENCE S 81° 31' 00" E 309.94 feet along said south line of tract described in Warranty Deed recorded in Volume 1534, Page 486, Deed Records, Hidalgo County, Texas, also being the north line of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, to a found one-half inch iron rod being the northeast corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the northwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 863234, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 39' 00" W along the east line of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the west line of said tract described in Warranty Deed with Vendor's Lien recorded in Document # 863234, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 12, pass at 175.07 feet a set one-half inch iron rod being the north Right-of-Way line of said Aurora Road and continuing for a total distance of 195.07 feet to a set cotton picker spindle on the centerline of said Aurora Road also being the south line of said Lot 12, being the southeast corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the southwest corner said tract described in Warranty Deed with Vendor's Lien recorded in Document # 863234, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 21' 00" W 309.94 feet along said centerline of Aurora Road also being the south line of said Lot 12 to the point of beginning and containing 1.38 acres of land, more or less.

**LOCATION MAP**

SCALE: 1" = 600'



**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY & ZIP	PHONE # / FAX #:
OWNER: RAFAEL A. ROJAS	1503 AURORA ROAD	EDINBURG, 78541	781-4207 / -
OWNER: ESTELA G. ROJAS	1503 AURORA ROAD	EDINBURG, 78541	781-4207 / -
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

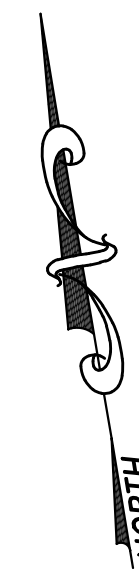
**SHEET NO. 1 OF 2 SHEETS**

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

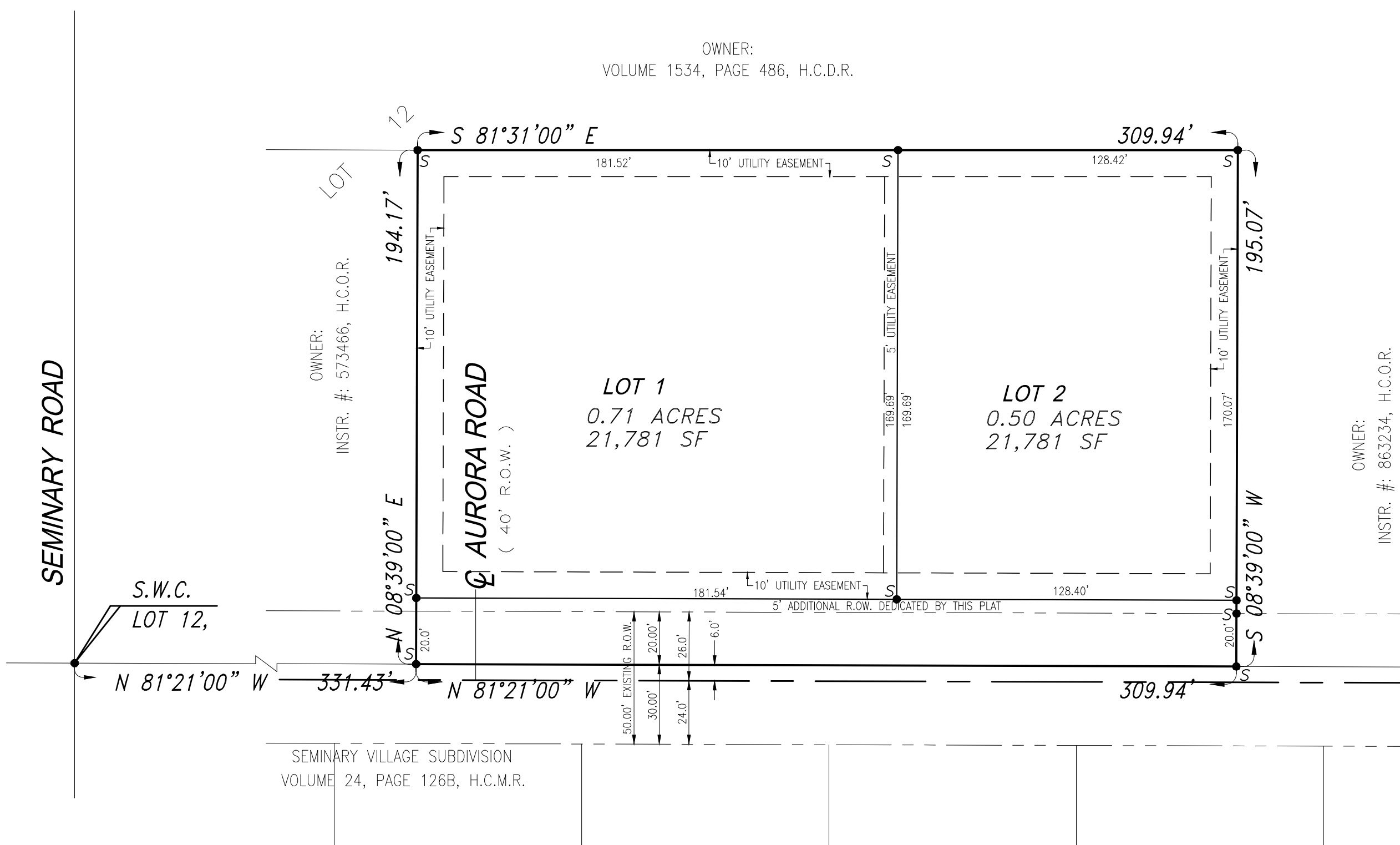
**LEGEND :**

- F - FOUND 1/2" Ø IRON ROD
- S - SET 1/2" Ø IRON ROD
- S<sub>1</sub> - SET COTTON PICKER SPINDLE



SCALE: 1"=40'

BEARINGS BASED ON RECORD BEARINGS OF: AVELAR ESTATES SUBDIVISION, AS RECORDED IN VOLUME 52, PAGE 47, H.C.M.R.



**MINOR PLAT OF ROJAS SUBDIVISION**

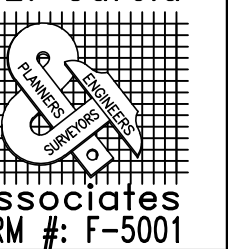
A 1.38 acre tract of land being a portion of Lot 12, Whittenburg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas

DATE: MARCH 22, 2011



SCALE: 1"----- 40'

ENGINEER: R.E. Garcia



**PREPARED BY: R.E. GARCIA & ASSOCIATES**

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" SHADED ZONE "X" SHADED IS DEFINED AS AREA OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- SETBACKS:** FRONT: 40.00 FEET ON AURORA ROAD REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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 FIRE 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.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M.-1, ELEV. 78.31 N.G.V.D. 83
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN TOTAL OF 794 CUBIC-Feet (0.0182 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANSCAPED AREAS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTIFAMILY USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

ROJAS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN H.C.P. #4 ON THE NORTH SIDE OF AURORA ROAD, APPROXIMATELY 330 FEET EAST OF THE INTERSECTION OF SEMINARY ROAD & AURORA ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (75,544), ROJAS SUBDIVISION LIES APPROXIMATELY 1 1/2 MILE FROM THE CITY LIMITS AND IS INSIDE THE CITY'S ETJ ACCORDING TO LOCAL GOVERNMENT CODE SECTION 42.021.

**INDEX OF SHEETS**

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.R.W. APPROVAL; H.C.H.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

I, RICHARD HINOJOSA, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS ROJAS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

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

WE, RAFAEL A. ROJAS & ESTELA G. ROJAS AS OWNER OF THE 0.61 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROJAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RAFAEL A. ROJAS & ESTELA G. ROJAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

RAFAEL A. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

ESTELA G. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY 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.

My Commission Expires: \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_, AND WAS RECORDED IN INSTRUMENT # \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY.

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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ROJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_.

\_\_\_\_\_ DATE

HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

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

\_\_\_\_\_ DATE

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY 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.

My Commission Expires: \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_, AND WAS RECORDED IN INSTRUMENT # \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY.

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

APPROVAL BY DRAINAGE DISTRICT:

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: \_\_\_\_\_  
DISTRICT MANAGER

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

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

\_\_\_\_\_ DATE

HIDALGO COUNTY JUDGE

ATTEST: \_\_\_\_\_ DATE

HIDALGO COUNTY CLERK

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

REGISTERED PROFESSIONAL ENGINEER #64790

**FINAL ENGINEERING REPORT FOR ROJAS SUBDIVISION**  
by Raul E. Garcia, P.E.

**FINAL WATER AND SEWER ENGINEERING REPORT**  
**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
ROJAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF EDINBURG (EDINBURG). THE SUBDIVIDER AND EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND EDINBURG 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.

EDINBURG HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF SHARP ROAD. THE WATER SYSTEM FOR ROJAS SUBDIVISION CONSISTS OF A SINGLE 3/4" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 2" LINE. THIS 3/4" SERVICE LINE THEN RUNS EAST ACROSS SHARP ROAD AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE ROJAS SUBDIVISION CONSISTS OF A SINGLE 1/2" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1/2" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$750.00. IN ADDITION, THE SUBDIVIDER HAS PAID EDINBURG THE SUM OF \$ 1,000.00, WHICH COVERS THE \$150.00 COST AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM ROJAS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS 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. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$1,500,000. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON OCTOBER 12, 2014.

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$750.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500,000 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE \_\_\_\_\_

**FINAL ENGINEERING REPORT FOR ROJAS SUBDIVISION**  
by Raul E. Garcia, P.E.

**PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISIÓN DE LOS ACRES DE SOLIS SEWÁ PROPORCIONADA AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LOS SUBDIVIDER Y LOS N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.E.W.S.C. HA PROMETIDO PROPORCIONAR LA SUFFICIENTE AGUA A LA SUBDIVISIÓN POR LO MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN 2" EXISTENTE; LÍNEA DE AGUA DEL DIÁMETRO QUE FUNCIONA A LO LARGO DEL LADO OESTE DEL DERECHO DE PASO DEL CAMINO AGUDO. EL CIRCUITO DE AGUA PARA LA PORCIÓN DE LOS ACRES DE SOLIS CONSISTE EN UN SOLO 3/4" LÍNEA DE SERVICIO DE AGUA DE DIÁMETRO QUE COLETA LIBERAMENTE EN EL 2" EXISTENTE; LÍNEA, ESTE 3/4" LA LÍNEA DE SERVICIO ENTONCES FUNCIONA AL ESTE A TRAVÉS DEL CAMINO AGUDO Y DE LA CONCLUSIÓN EN UN CONTADOR DEL AGUA.

LA DISTRIBUCIÓN DE AGUA PARA LOS ACRES DE SOLIS CONSISTE EN UN SOLO 1/2" DEL 1/2" LÍNEA DE SERVICIO DEL DIÁMETRO. EL SERVICIO DICHO TERMINA EN LAS CAJAS DEL CONTADOR DEL AGUA PARA LA PORCIÓN. EL 1/2" DEL SOLO SERVICIO Y LA CAJA DEL METRO HAN ESTADO INSTALADOS YA, EN UN COSTE TOTAL DE \$750.00. ADEMÁS, EL SUBDIVIDER HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 1,000.00, QUE COBRE LOS \$150.00 COSTADOS POR LA PORCIÓN SEGÚN LO INDICADO EN EL ACUERDO DE SERVICIO DEL AGUA DE 30 AÑOS QUE LA SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DEL AGUA, LOS HONORARIOS DE LA ADQUISICIÓN DE LAS DERECHAS, Y TODA LA CALIDAD DE MIEMBRO U OTROS HONORARIOS ASOCIADOS A CONECTAR LAS PORCIONES DEL INDIVIDUO EN LA SUBDIVISIÓN CON N.A.W.S.C.A PETICIÓN POR EL DUEÑO DE LA PORCIÓN, N.A.W.S.C. INSTALARÁ PUNTUALMENTE EN NINGUNA CARGA EL CONTADOR DEL AGUA PARA ESA PORCIÓN. SE HAN APROBADO LAS INSTALACIONES DE AGUA ENTERAS Y ACEPTADO POR N.A.W.S.C. EL SISTEMA DE DISTRIBUCIÓN DICHO ES OPERABLE EN FECHA LA FECHA DE LA GRABACIÓN DEL PLAT.

**DESCRIPCIÓN DE LAS INSTALACIONES DE LAS AGUAS RESIDUALES;**

LAS AGUAS RESIDUALES DE LA SUBDIVISIÓN DE SOLIS SERÁN TRATADAS POR LAS INSTALACIONES EN SITIO INDIVIDUALES DE LAS AGUAS RESIDUALES (" OSSF") CONSISTIR EN UN TANQUE SÉPTICO DE LOS COMPARTIMIENTOS DUALES DEL DISEÑO ESTÁNDAR Y UN CAMPO DEL DREN EN CADA PORCIÓN. EL INGENIERO PROFESIONAL, INSCRITO HA EVALUADO LA CONVENIENCIA DEL SITIO DE LA SUBDIVISIÓN PARA OSSF Y HA SOMETIDO UN INFORME QUE CONCLUYA QUE EL SITIO ES CONVENIENTE PARA OSSF. EL INFORME FUE REPASADO Y APROBADO POR EL DEPARTAMENTO DE LA SALUD DEL CONDADO DEL HIDALGO. CADA PORCIÓN TIENE ÁREA ADECUADA PARA LOS REEMPLAZOS DRAINFIELD.

**INFORME DE EVALUACIÓN DEL SUELO:**

CADA PORCIÓN EN LA SUBDIVISIÓN PROPUESTA ES POR LO MENOS ACRE DEL 1/2 DE TAMAÑO. EL LIBRO DE LA ENCUESTA SOBRE SUELO DEL SERVICIO DE LA CONSERVACIÓN DEL RECURSO NATURAL INDICÓ UN SUELO DE LA MARGA DE LA ARCILLA DE SANDY PARA EL ÁREA. POR LO MENOS DOS EXCAVACIONES DEL SUELO FUERON REALIZADAS EN EL SITIO, EN LOS EXTREMOS CONTRARIOS DEL ÁREA PROPUESTA DE LA DISPOSICIÓN. (LOS TALADROS ADICIONALES ERAN INNECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA ÁREA DEL LÍMITE). EL SUELO ES UNO MARGA OSCURA DE LA ARCILLA DE SANDY DEL MARRÓN GRISÁCEO QUE EXTIENDE HASTA 36" DEBAJO DE LA PARTE INFERIOR DE CUALQUIERA EXCAVACIONES PROPUESTAS. NO HAY INDICACIÓN DEL AGUA SUBTERRÁNEA O DE UNA CAPA RESTRICTIVA DENTRO DE 24" Y DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISIÓN DRENA BIEN. EL SUELO ES UN SUELO DE LA CLASE III.

EL COSTE PARA INSTALAR UN SISTEMA SÉPTICO EN UNA PORCIÓN INDIVIDUAL ES \$1,500.00, INCLUYENDO EL COSTE PARA EL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSFS HAN ESTADO INSTALADOS EN FECHA LA ÉPOCA DEL USO PARA EL FINAL PLAT LA APROBACIÓN EN UN COSTE TOTAL DE \$1,500,000. EL DEPARTAMENTO DE LA SALUD DEL CONDADO DEL HIDALGO HA EXAMINADO Y HA APROBADO LA INSTALACIÓN DEL OSSF EN OCTUBRE 12 DE OCTUBRE DE 2011.

**CERTIFICACIÓN DEL INGENIERO:**

POR MI FIRMA ABAJO, CERTIFICO QUE EL AGUA Y LAS AGUAS RESIDUALES MANTIENEN LAS INSTALACIONES DESCRITAS ARRIBA ESTÁN DE ACUERDO CON REGLAS MODELO ADOPTADAS BAJO SECCIÓN 16.343, CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTES ESTIMADOS PARA INSTALAR EL AGUA DE UNCONSTRUCTED Y LAS INSTALACIONES EN SITIO DE LAS AGUAS RESIDUALES, DISCUSIDAS ARRIBA, SON COMO SIGUE:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES CONSTRUIDAS COMPLETAMENTE, CON LA INSTALACIÓN DE LOS CONTADORES DEL AGUA, COSTARÁN UN IMPORTE TOTAL DE \$750.00.

INSTALACIONES DE LAS AGUAS RESIDUALES - EL SISTEMA SÉPTICO SE ESTIMA PARA COSTAR \$1,500.00 POR LA PORCIÓN (TODO INCLUSIVA), PARA UN TOTAL DE \$1,500.00 PARA LA SUBDIVISIÓN ENTERA.

ENGINEER'S SIGNATURE DATE \_\_\_\_\_

**SUBDIVIDER CERTIFICATION**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.- WE, **RAFAEL A. ROJAS & ESTELA G. ROJAS**, SUBDIVIDERS OF **ROJAS SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN. PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RAFAEL A. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

ESTELA G. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

THE STATE OF TEXAS )  
COUNTY OF HIDALGO )  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **RAFAEL A. ROJAS & ESTELA G. ROJAS**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

**SUBDIVISION PLAT OF ROJAS SUBDIVISION**

A 0.61 of an acre tract of land being a portion of Lot 5, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 323359, Official Records, Hidalgo County, Texas

PREPARED BY: R.E. GARCIA & ASSOCIATES

SCALE: 1" = 40'

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

ENGINEER:  
**R.E. Garcia**  
Associates  
FIRM #: F-5001

**DRAINAGE STATEMENT FOR ROJAS SUBDIVISION**

Rojas Subdivision consists of a 1.38 acre tract of land being a portion of Lot 12, Whittenburg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas. The site is located on the north side of Aurora Road approximately 330 feet east of Seminary Road. The property is being subdivided into 2 residential lots. The tract is basically flat with a slight slope to south towards Aurora Road. The proposed subdivision is located in a Zone "X" Shaded Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0325 D dated May 30, 2001. Zone "X" Shaded is defined as "areas of the 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The soil for this property is a dark grayish brown sandy clay loam which is highly pervious. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (See attachment). Currently the property is a single family residential residence.

The proposed subdivision will create two large single family residential lots which will not significantly impact the drainage discharge from the site. The minor amount of detention required will be achieved by utilizing properly grade landscaped areas which will overflow east into road ditches on Aurora Road. Aurora Road then flows east and discharges into a Hidalgo County Main Drain east of the site

In accordance with the Hidalgo County Drainage District # 1 Policy, a minimum of 1,903 cubic feet of storm runoff will be detained with a maximum discharge rate of 1,369 cfs. The peak rate of runoff will not be increased during the 10 year rainfall event.

**CERTIFICATION:**

By my signature below, I certify that this subdivision lies in a Flood Zone "X" Shaded: areas between limits of the 100 year flood and 500 year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood

REGISTERED PROFESSIONAL ENGINEER # 64790

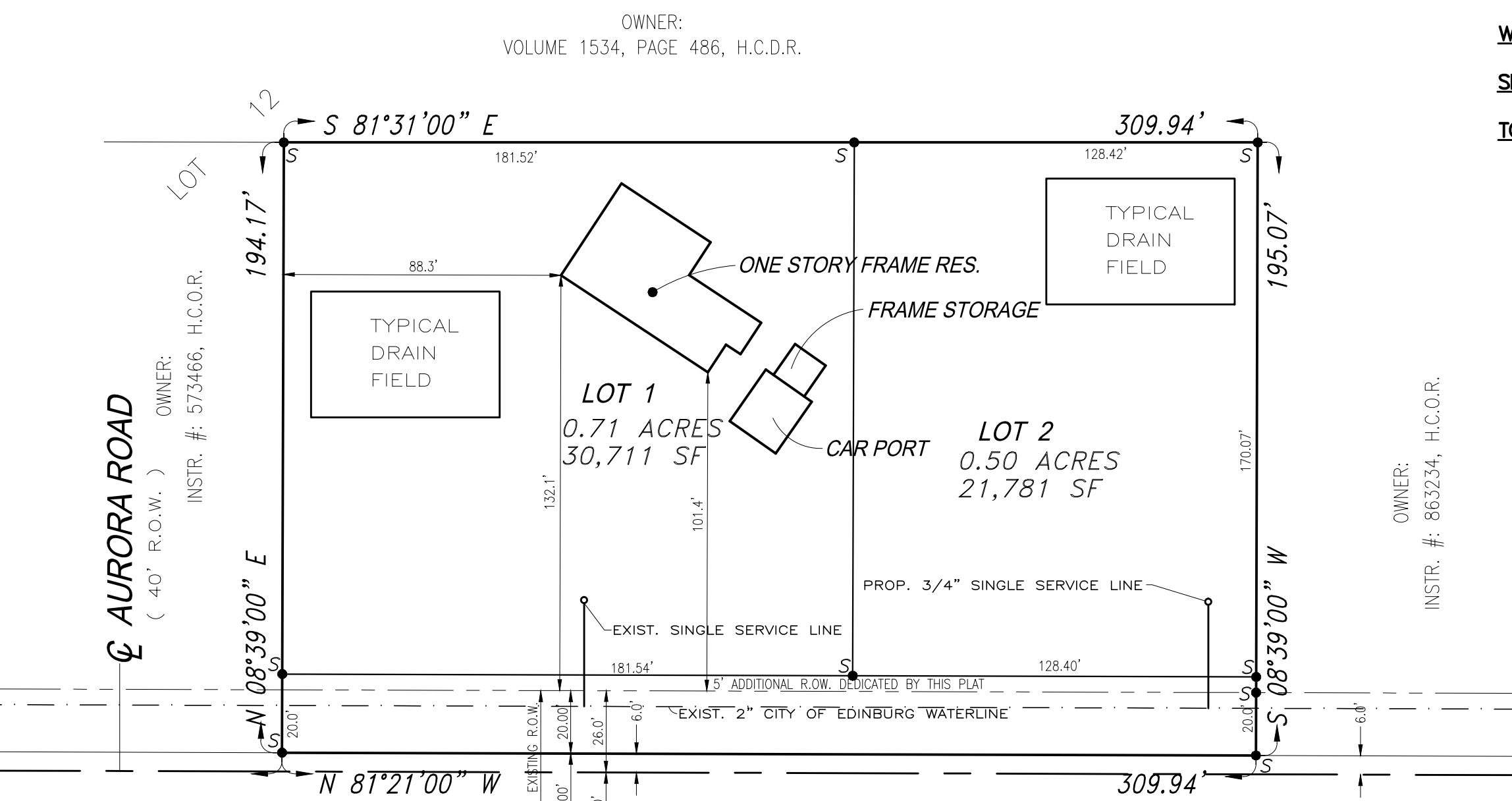
**COST BREAKDOWN**

<b>DRAINAGE</b>	<b>—</b>	<b>\$ 0.00</b>
<b>WATER</b>	<b>—</b>	<b>\$ 750.00</b>
<b>SEPTIC TANKS</b>	<b>—</b>	<b>\$ 1,500.00</b>
<b>TOTAL CONSTRUCTION</b>	<b>—</b>	<b>\$ 2,250.00</b>

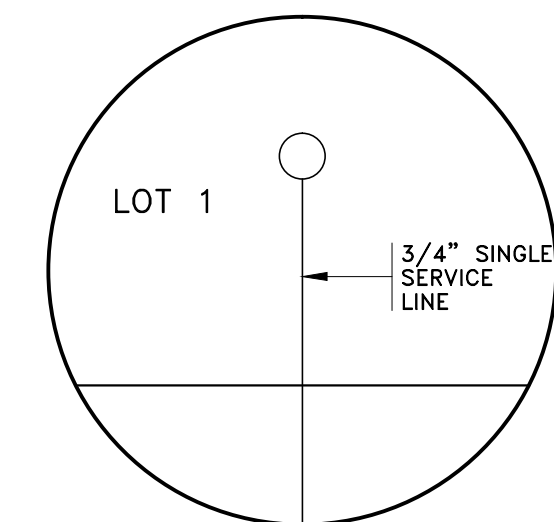
SCALE: 1"=40'  
BEARINGS BASED ON RECORD BEARINGS OF: AVELLAR ESTATES SUBDIVISION, AS RECORDED IN VOLUME 52, PAGE 47, H.C.M.R.

**LEGEND**

- P - POWER POLES
- ⊙ - SOIL BORE LOCATION

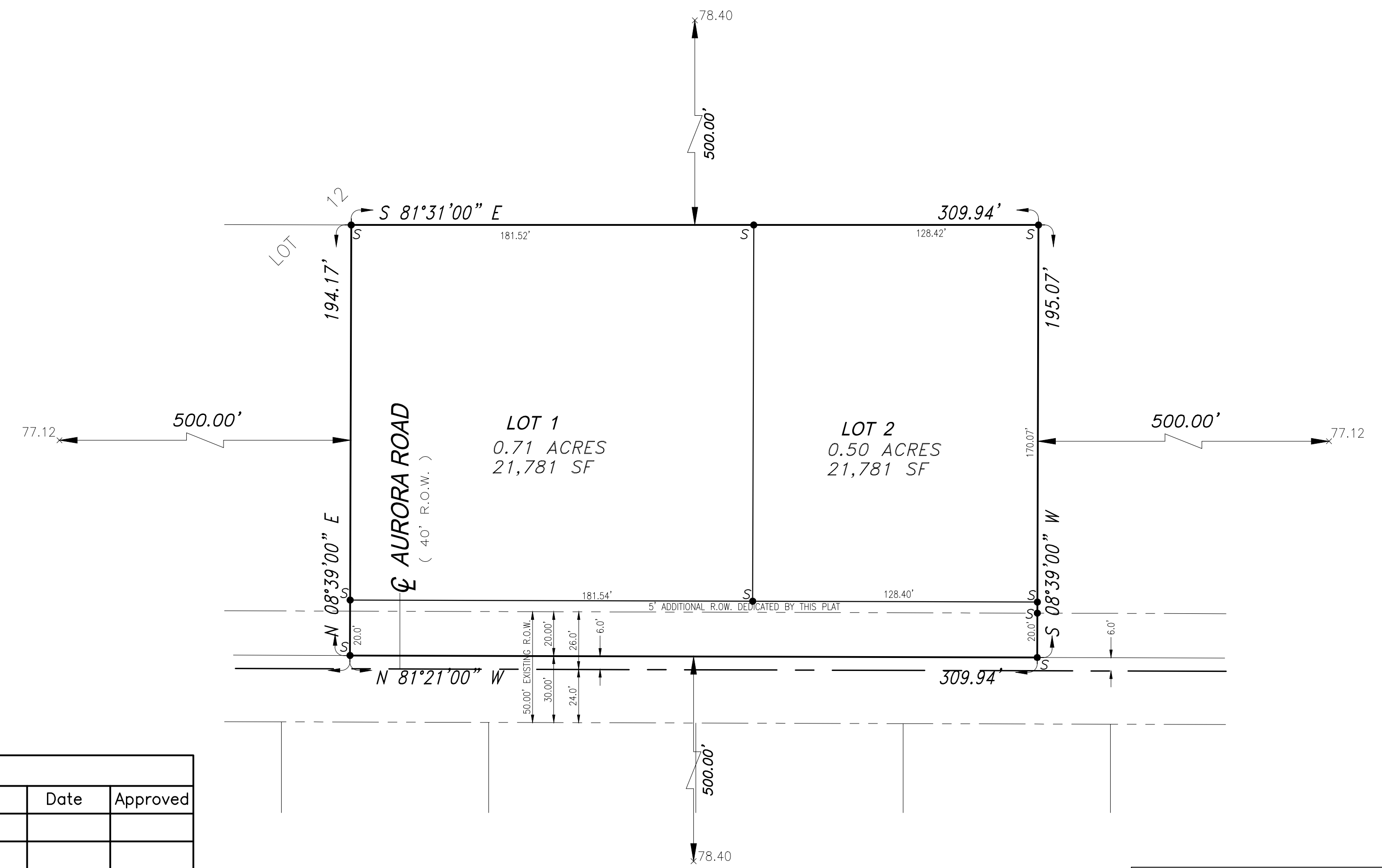


TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



LEGEND:  
○ ----- WATER METER BOX

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved



**SHEET NO. 2 OF 2 SHEETS**

**METES AND BOUNDS DESCRIPTION FOR A 1.38 ACRE TRACT**

A 1.38 acre tract of land being a portion of Lot 12, Whittenburg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set cotton picker spindle on the centerline of Aurora Road also being the being the south line of said Lot 12, being the southwest corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the southeast corner of that certain tract described in Warranty Deed recorded in Document # 573466, Official Records, Hidalgo County, Texas, for the southwest corner of herein described tract. Said point bears S 81° 21' 00" E 331.43 feet from a found one-half inch iron rod being the southwest corner of said Lot 12.

THENCE N 08° 39' 00" E along the west line of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the east line of said tract described in Warranty Deed recorded in Document # 573466, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 12, pass at 20.00 feet a set one-half inch iron rod being the north Right-of-Way line of said Aurora Road and continuing for a total distance of 194.17 feet to a set one-half inch iron rod on the south line of that certain tract described in Warranty Deed recorded in Volume 1534, Page 486, Deed Records, Hidalgo County, Texas, being the northwest corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, the northwest corner of herein described tract.

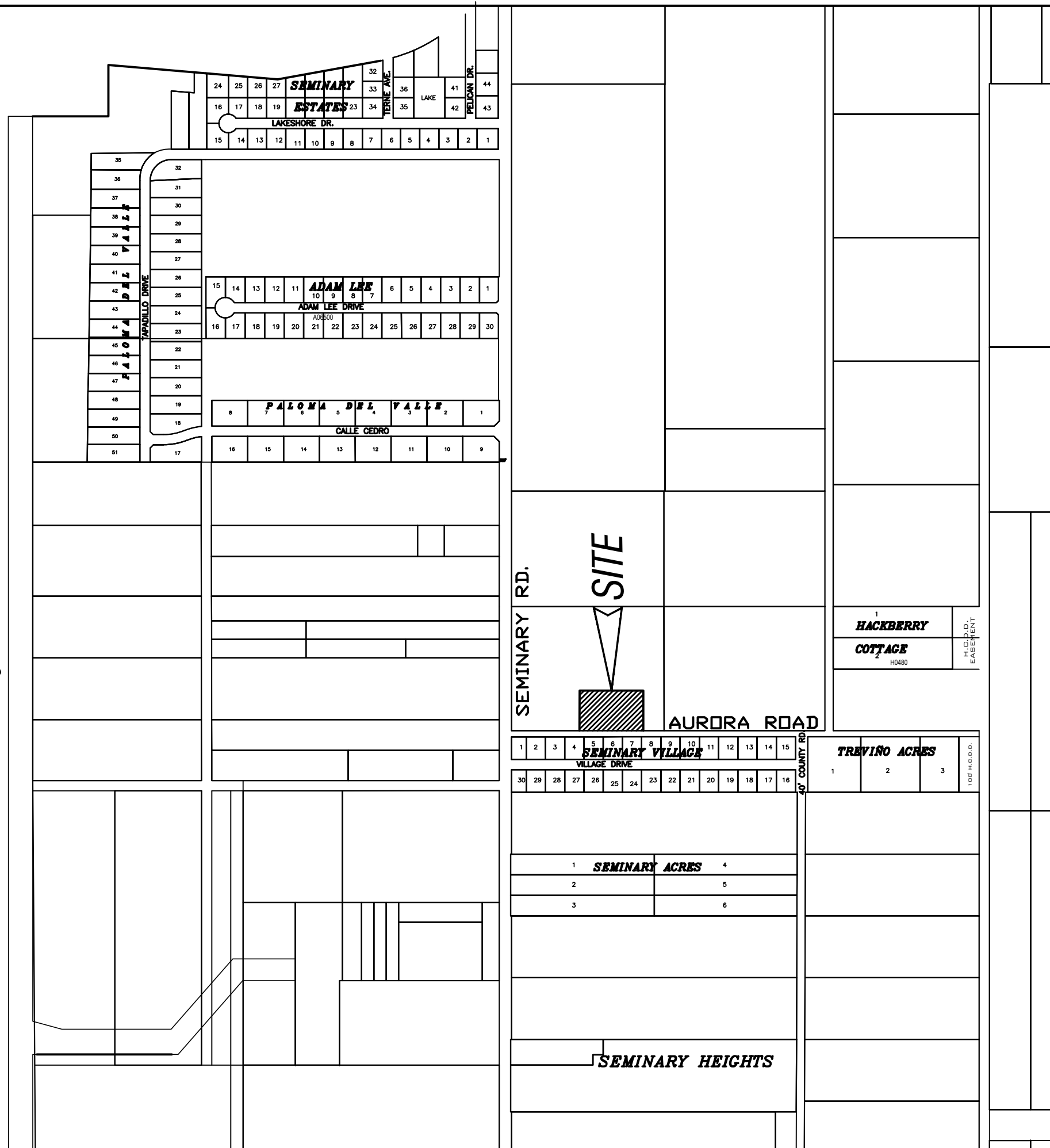
THENCE S 81° 31' 00" E 309.94 feet along said south line of tract described in Warranty Deed recorded in Volume 1534, Page 486, Deed Records, Hidalgo County, Texas, also being the north line of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, to a found one-half inch iron rod being the northeast corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the northwest corner of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 863234, Official Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 39' 00" W along the east line of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the west line of said tract described in Warranty Deed with Vendor's Lien recorded in Document # 863234, Official Records, Hidalgo County, Texas, being parallel to the west line of said Lot 12, pass at 175.07 feet a set one-half inch iron rod being the north Right-of-Way line of said Aurora Road and continuing for a total distance of 195.07 feet to a set cotton picker spindle on the centerline of said Aurora Road also being the south line of said Lot 12, being the southeast corner of said tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas, also being the southwest corner said tract described in Warranty Deed with Vendor's Lien recorded in Document # 863234, Official Records, Hidalgo County, Texas, for the southeast corner of herein described tract.

THENCE N 81° 21' 00" W 309.94 feet along said centerline of Aurora Road also being the south line of said Lot 12 to the point of beginning and containing 1.38 acres of land, more or less.

**LOCATION MAP**

SCALE: 1" = 600'



**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY & ZIP	PHONE # / FAX #:
OWNER: RAFAEL A. ROJAS	1503 AURORA ROAD	EDINBURG, 78541	781-4207 / -
OWNER: ESTELA G. ROJAS	1503 AURORA ROAD	EDINBURG, 78541	781-4207 / -
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

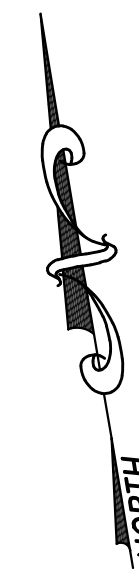
**SHEET NO. 1 OF 2 SHEETS**

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

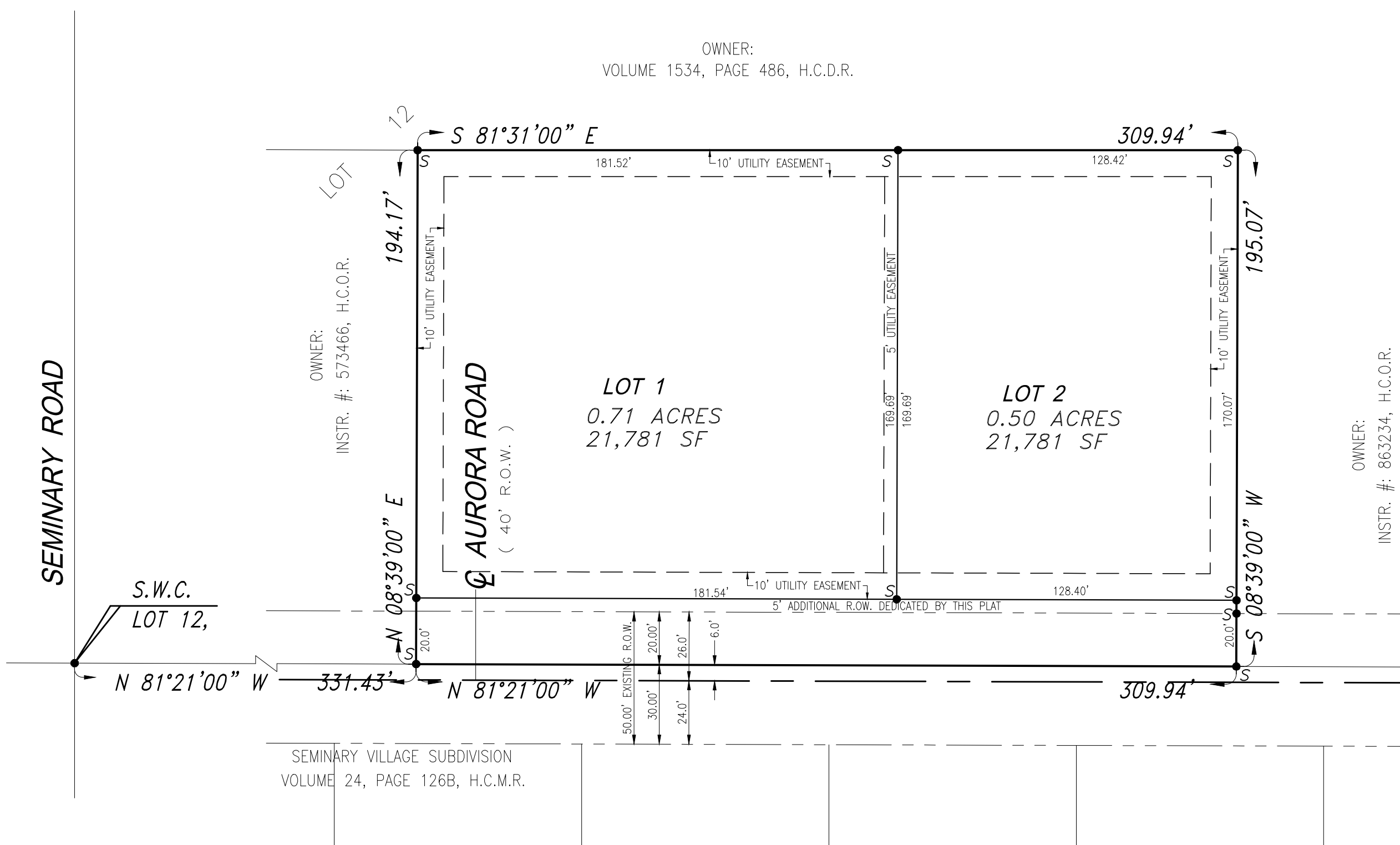
**LEGEND :**

- F - FOUND 1/2" Ø IRON ROD
- S - SET 1/2" Ø IRON ROD
- S<sub>1</sub> - SET COTTON PICKER SPINDLE



SCALE: 1"=40'

BEARINGS BASED ON RECORD BEARINGS OF: AVELAR ESTATES SUBDIVISION, AS RECORDED IN VOLUME 52, PAGE 47, H.C.M.R.



**MINOR PLAT OF ROJAS SUBDIVISION**

A 1.38 acre tract of land being a portion of Lot 12, Whittenburg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed recorded in Document # 1090532, Official Records, Hidalgo County, Texas

DATE: MARCH 22, 2011



SCALE: 1"----- 40'

ENGINEER: R.E. Garcia



**PREPARED BY: R.E. GARCIA & ASSOCIATES**

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

**PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" SHADED ZONE "X" SHADED IS DEFINED AS AREA OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- SETBACKS:** FRONT: 40.00 FEET ON AURORA ROAD REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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 FIRE 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.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M.-1, ELEV. 78.31 N.G.V.D. 83
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN TOTAL OF 794 CUBIC-FEET (0.0182 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANSCAPED AREAS.
- 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.
  - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTIFAMILY USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - 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 DRAINFIELD SYSTEM.
  - APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- RAFAEL A. ROJAS & ESTELA G. ROJAS, THE OWNERS & SUBDIVIDERS OF ROJAS SUBDIVISION, RETAINS 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 THAT WOULD INTERFERE WITH 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. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.**
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.**
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL/INDUSTRIAL & MULTIFAMILY 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.**

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

ROJAS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN H.C.P. #4 ON THE NORTH SIDE OF AURORA ROAD, APPROXIMATELY 330 FEET EAST OF THE INTERSECTION OF SEMINARY ROAD & AURORA ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (75,544), ROJAS SUBDIVISION LIES APPROXIMATELY 1 1/2 MILE FROM THE CITY LIMITS AND IS INSIDE THE CITY'S ETJ ACCORDING TO LOCAL GOVERNMENT CODE SECTION 42.021.

**INDEX OF SHEETS**

No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.R.W. APPROVAL; H.C.H.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

I, RICHARD HINOJOSA, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS ROJAS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

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

WE, RAFAEL A. ROJAS & ESTELA G. ROJAS AS OWNER OF THE 0.61 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROJAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

RAFAEL A. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

ESTELA G. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RAFAEL A. ROJAS & ESTELA G. ROJAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_, AND WAS RECORDED IN INSTRUMENT #: \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ROJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY 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.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

APPROVAL BY DRAINAGE DISTRICT:

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: \_\_\_\_\_ DISTRICT MANAGER

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

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

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

ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

**FINAL ENGINEERING REPORT FOR ROJAS SUBDIVISION**  
by Raul E. Garcia, P.E.

**FINAL WATER AND SEWER ENGINEERING REPORT**  
**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
ROJAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF EDINBURG (EDINBURG). THE SUBDIVIDER AND EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND EDINBURG 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.

EDINBURG HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF SHARP ROAD. THE WATER SYSTEM FOR ROJAS SUBDIVISION CONSISTS OF A SINGLE 3/4" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 2" LINE. THIS 3/4" SERVICE LINE THEN RUNS EAST ACROSS SHARP ROAD AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE ROJAS SUBDIVISION CONSISTS OF A SINGLE 1/2" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1/2" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$750.00. IN ADDITION, THE SUBDIVIDER HAS PAID EDINBURG THE SUM OF \$ 1,000.00, WHICH COVERS THE \$150.00 COST AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM ROJAS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS 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. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$1,500,000. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON OCTOBER 12, 2014.

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$750.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500,000 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE \_\_\_\_\_

**FINAL ENGINEERING REPORT FOR ROJAS SUBDIVISION**  
by Raul E. Garcia, P.E.

**PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISIÓN DE LOS ACRES DE SOLIS SEWÁ PROPORCIONADA AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LOS SUBDIVIDER Y LOS N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.E.W.S.C. HA PROMETIDO PROPORCIONAR LA SUFFICIENTE AGUA A LA SUBDIVISIÓN POR LO MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN 2" EXISTENTE; LÍNEA DE AGUA DEL DIÁMETRO QUE FUNCIONA A LO LARGO DEL LADO OESTE DEL DERECHO DE PASO DEL CAMINO AGUDO. EL CIRCUITO DE AGUA PARA LA PORCIÓN DE LOS ACRES DE SOLIS CONSISTE EN UN SOLO 3/4" LÍNEA DE SERVICIO DE 40" DIÁMETRO QUE COLETA LIBERAMENTE EN EL 2" EXISTENTE; LÍNEA, ESTE 3/4" LA LÍNEA DE SERVICIO ENTONCES FUNCIONA AL ESTE A TRAVÉS DEL CAMINO AGUDO Y DE LA CONCLUSIÓN EN UN CONTADOR DEL AGUA.

LA DISTRIBUCIÓN DE AGUA PARA LOS ACRES DE SOLIS CONSISTE EN UN SOLO 1/2" DEL 1/2" LÍNEA DE SERVICIO DEL DIÁMETRO. EL SERVICIO DICHO TERMINA EN LAS CAJAS DEL CONTADOR DEL AGUA PARA LA PORCIÓN. EL 1/2" DEL 1/2" EL SOLO SERVICIO Y LA CAJA DEL METRO HAN ESTADO INSTALADOS YA, EN UN COSTE TOTAL DE \$750.00. ADEMÁS, EL SUBDIVIDER HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 1,000.00, QUE COBRE LOS \$150.00 COSTADOS POR LA PORCIÓN SEGÚN LO INDICADO EN EL ACUERDO DE SERVICIO DEL AGUA DE 30 AÑOS QUE LA SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DEL AGUA, LOS HONORARIOS DE LA ADQUISICIÓN DE LAS DERECHAS, Y TODA LA CALIDAD DE MIEMBRO U OTROS HONORARIOS ASOCIADOS A CONECTAR LAS PORCIONES DEL INDIVIDUO EN LA SUBDIVISIÓN CON N.A.W.S.C.A PETICIÓN POR EL DUEÑO DE LA PORCIÓN, N.A.W.S.C. INSTALARÁ PUNTUALMENTE EN NINGUNA CARGA EL CONTADOR DEL AGUA PARA ESA PORCIÓN. SE HAN APROBADO LAS INSTALACIONES DE AGUA ENTERAS Y ACEPTADO POR N.A.W.S.C. EL SISTEMA DE DISTRIBUCIÓN DICHO ES OPERABLE EN FECHA LA FECHA DE LA GRABACIÓN DEL PLAT.

**DESCRIPCIÓN DE LAS INSTALACIONES DE LAS AGUAS RESIDUALES;**

LAS AGUAS RESIDUALES DE LA SUBDIVISIÓN DE SOLIS SERÁN TRATADAS POR LAS INSTALACIONES EN SITIO INDIVIDUALES DE LAS AGUAS RESIDUALES ("OSSF") CONSISTIR EN UN TANQUE SÉPTICO DE LOS COMPARTIMIENTOS DUALES DEL DISEÑO ESTÁNDAR Y UN CAMPO DEL DREN EN CADA PORCIÓN. EL INGENIERO PROFESIONAL, INSCRITO HA EVALUADO LA CONVENIENCIA DEL SITIO DE LA SUBDIVISIÓN PARA OSSF Y HA SOMETIDO UN INFORME QUE CONCLUYA QUE EL SITIO ES CONVENIENTE PARA OSSF. EL INFORME FUE REPASADO Y APROBADO POR EL DEPARTAMENTO DE LA SALUD DEL CONDADO DEL HIDALGO. CADA PORCIÓN TIENE ÁREA ADECUADA PARA LOS REEMPLAZOS DRAINFIELD.

**INFORME DE EVALUACIÓN DEL SUELO:**

CADA PORCIÓN EN LA SUBDIVISIÓN PROPUESTA ES POR LO MENOS ACRE DEL 1/2 DE TAMAÑO. EL LIBRO DE LA ENCUESTA SOBRE SUELO DEL SERVICIO DE LA CONSERVACIÓN DEL RECURSO NATURAL INDICÓ UN SUELO DE LA MARGA DE LA ARCILLA DE SANDY PARA EL ÁREA. POR LO MENOS DOS EXCAVACIONES DEL SUELO FUERON REALIZADAS EN EL SITIO, EN LOS EXTREMOS CONTRARIOS DEL ÁREA PROPUESTA DE LA DISPOSICIÓN. (LOS TALADROS ADICIONALES ERAN INNECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA ÁREA DEL LÍMITE). EL SUELO ES UNO MARGA OSCURA DE LA ARCILLA DE SANDY DEL MARRÓN GRISÁCEO QUE EXTIENDE HASTA 36" DEBAJO DE LA PARTE INFERIOR DE CUALQUIERA EXCAVACIONES PROPUESTAS. NO HAY INDICACIÓN DEL AGUA SUBTERRÁNEA O DE UNA CAPA RESTRICTIVA DENTRO DE 24" Y DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISIÓN DRENA BIEN. EL SUELO ES UN SUELO DE LA CLASE III.

EL COSTE PARA INSTALAR UN SISTEMA SÉPTICO EN UNA PORCIÓN INDIVIDUAL ES \$1,500.00, INCLUYENDO EL COSTE PARA EL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSFS HAN ESTADO INSTALADOS EN FECHA LA ÉPOCA DEL USO PARA EL FINAL PLAT LA APROBACIÓN EN UN COSTE TOTAL DE \$1,500,000. EL DEPARTAMENTO DE LA SALUD DEL CONDADO DEL HIDALGO HA EXAMINADO Y HA APROBADO LA INSTALACIÓN DEL OSSF EN OCTUBRE 12 DE OCTUBRE DE 2011.

**CERTIFICACIÓN DEL INGENIERO:**

POR MI FIRMA ABAJO, CERTIFICO QUE EL AGUA Y LAS AGUAS RESIDUALES MANTIENEN LAS INSTALACIONES DESCRITAS ARRIBA ESTÁN DE ACUERDO CON REGLAS MODELO ADOPTADAS BAJO SECCIÓN 16.343, CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTES ESTIMADOS PARA INSTALAR EL AGUA DE UNCONSTRUCTED Y LAS INSTALACIONES EN SITIO DE LAS AGUAS RESIDUALES, DISCUSIDAS ARRIBA, SON COMO SIGUE:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES CONSTRUIDAS COMPLETAMENTE, CON LA INSTALACIÓN DE LOS CONTADORES DEL AGUA, COSTARÁN UN IMPORTE TOTAL DE \$750.00.

INSTALACIONES DE LAS AGUAS RESIDUALES - EL SISTEMA SÉPTICO SE ESTIMA PARA COSTAR \$1,500.00 POR LA PORCIÓN (TODO INCLUSIVA), PARA UN TOTAL DE \$1,500.00 PARA LA SUBDIVISIÓN ENTERA.

ENGINEER'S SIGNATURE DATE \_\_\_\_\_

**SUBDIVIDER CERTIFICATION**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.- WE, **RAFAEL A. ROJAS & ESTELA G. ROJAS**, SUBDIVIDERS OF **ROJAS SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN. PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RAFAEL A. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

ESTELA G. ROJAS  
1503 AURORA ROAD  
EDINBURG, TX. 78541

THE STATE OF TEXAS )  
COUNTY OF HIDALGO )  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **RAFAEL A. ROJAS & ESTELA G. ROJAS**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public in and for Hidalgo County, Texas

**SUBDIVISION PLAT OF ROJAS SUBDIVISION**

A 0.61 of an acre tract of land being a portion of Lot 5, R. B. Curry Survey Subdivision No. 3, as recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 323359, Official Records, Hidalgo County, Texas

PREPARED BY: R.E. GARCIA & ASSOCIATES

SCALE: 1" = 40'

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

ENGINEER:  
**R.E. Garcia**  
Associates  
FIRM #: F-5001

**DRAINAGE STATEMENT FOR ROJAS SUBDIVISION**

Rojas Subdivision consists of a 1.38 acre tract of land being a portion of Lot 12, Whittenburg and Looney Subdivision as recorded in Volume 8, Page 42, Map Records, Hidalgo County, Texas. The site is located on the north side of Aurora Road approximately 330 feet east of Seminary Road. The property is being subdivided into 2 residential lots. The tract is basically flat with a slight slope to south towards Aurora Road. The proposed subdivision is located in a Zone "X" Shaded Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0325 D dated May 30, 2001. Zone "X" Shaded is defined as "areas of the 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The soil for this property is a dark grayish brown sandy clay loam which is highly pervious. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (See attachment). Currently the property is a single family residential residence.

The proposed subdivision will create two large single family residential lots which will not significantly impact the drainage discharge from the site. The minor amount of detention required will be achieved by utilizing properly grade landscaped areas which will overflow east into road ditches on Aurora Road. Aurora Road then flows east and discharges into a Hidalgo County Main Drain east of the site.

In accordance with the Hidalgo County Drainage District # 1 Policy, a minimum of 1,903 cubic feet of storm runoff will be detained with a maximum discharge rate of 1,369 cfs. The peak rate of runoff will not be increased during the 10 year rainfall event.

**CERTIFICATION:**

By my signature below, I certify that this subdivision lies in a Flood Zone "X" Shaded: areas between limits of the 100 year flood and 500 year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood

REGISTERED PROFESSIONAL ENGINEER # 64790

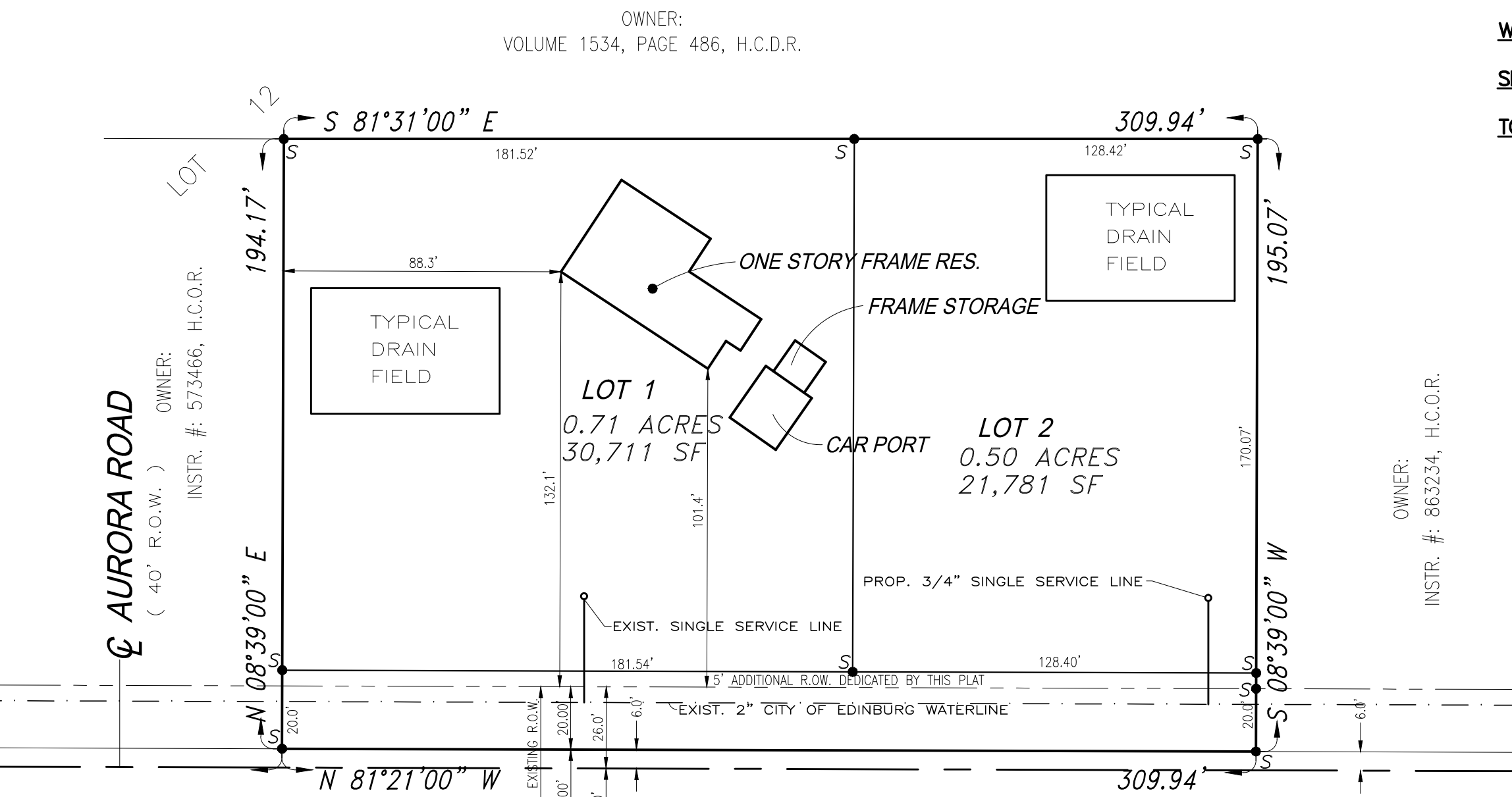
**COST BREAKDOWN**

<b>DRAINAGE</b>	<b>—</b>	<b>\$ 0.00</b>
<b>WATER</b>	<b>—</b>	<b>\$ 750.00</b>
<b>SEPTIC TANKS</b>	<b>—</b>	<b>\$ 1,500.00</b>
<b>TOTAL CONSTRUCTION</b>	<b>—</b>	<b>\$ 2,250.00</b>

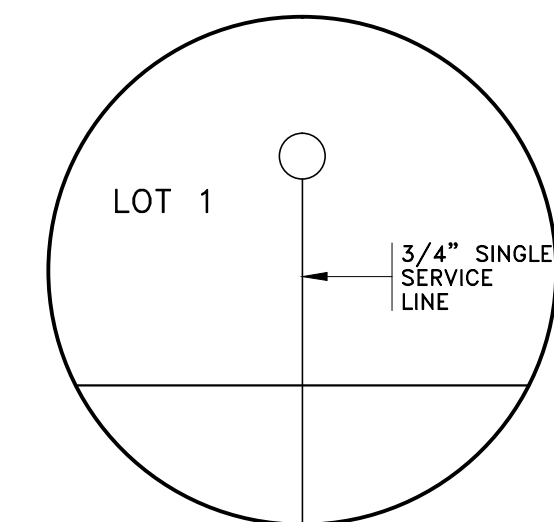
SCALE: 1"=40'  
BEARINGS BASED ON RECORD BEARINGS OF: AVELAR ESTATES SUBDIVISION, AS RECORDED IN VOLUME 52, PAGE 47, H.C.M.R.

**LEGEND**

- P - POWER POLES
- ⊙ - SOIL BORE LOCATION

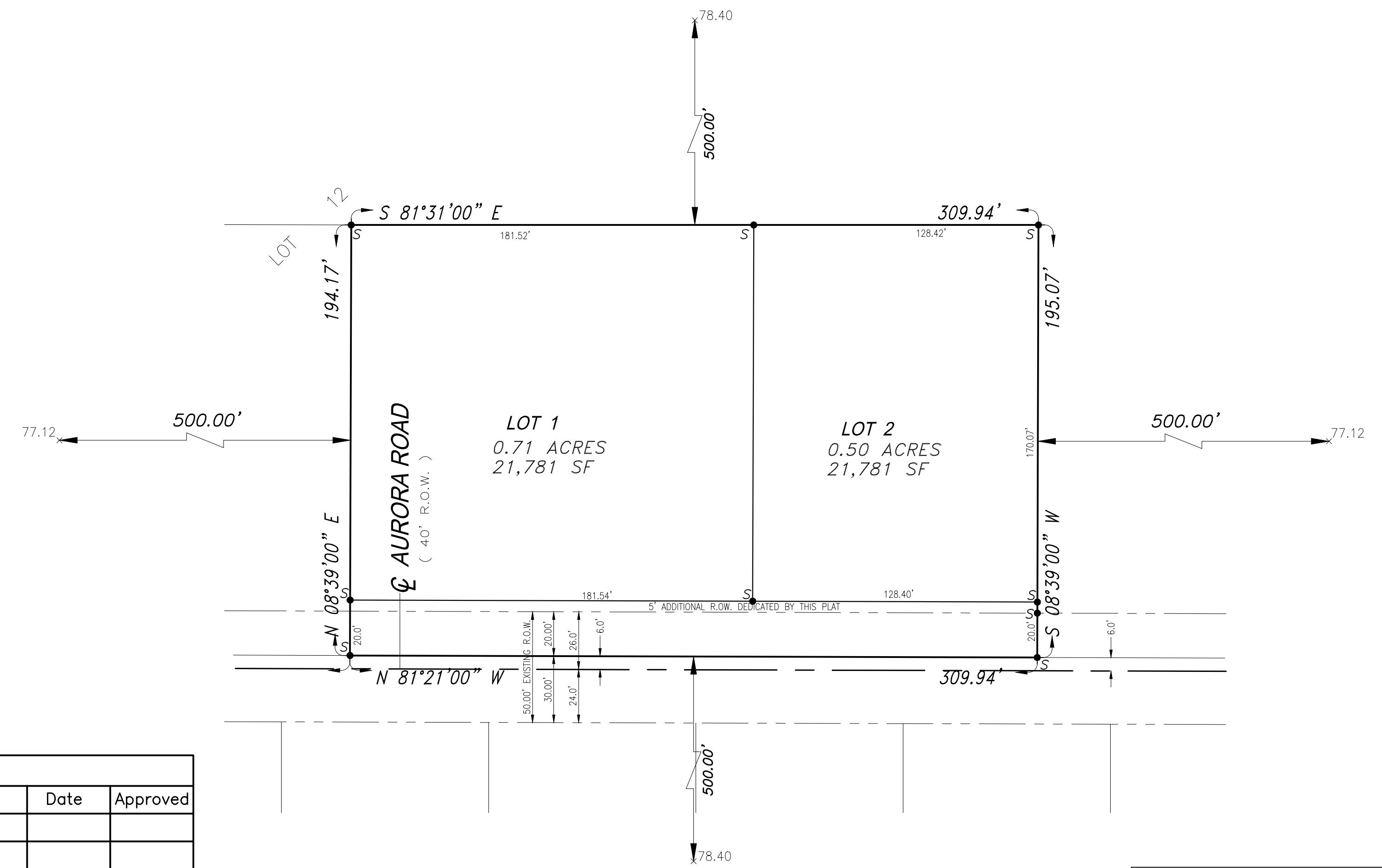


TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



LEGEND:  
○ ----- WATER METER BOX

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved



**SHEET NO. 2 OF 2 SHEETS**