



# 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: 09-30-2014

PROPOSED SAND MEYER SUBDIVISION, PRECINCT No. 1.

ENGINEER: SIGLER, WINSTON & ASSOC. DEVELOPER: JERRY D. PICKERING

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 1  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: South of Mile 9 North Road, approximately 400 feet East of Mile ½ East Road  
SUBDIVISION LIES WITHIN THE:  ETJ of Mercedes and will be approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-10-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention will be provided along the lowest areas of the lot

ROAD R.O.W. DEDICATION: 20 feet to Mile 9 North Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-17-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 06-10-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: City of Mercedes LINE SIZE: 12" LOCATION: Mile 9 North Rd

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: Mile 9 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 09-12-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

**SMALL CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

REQUEST FOR FINAL APPROVAL WITH:

**Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

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

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

**Final Approval** subject to recommendations other departments

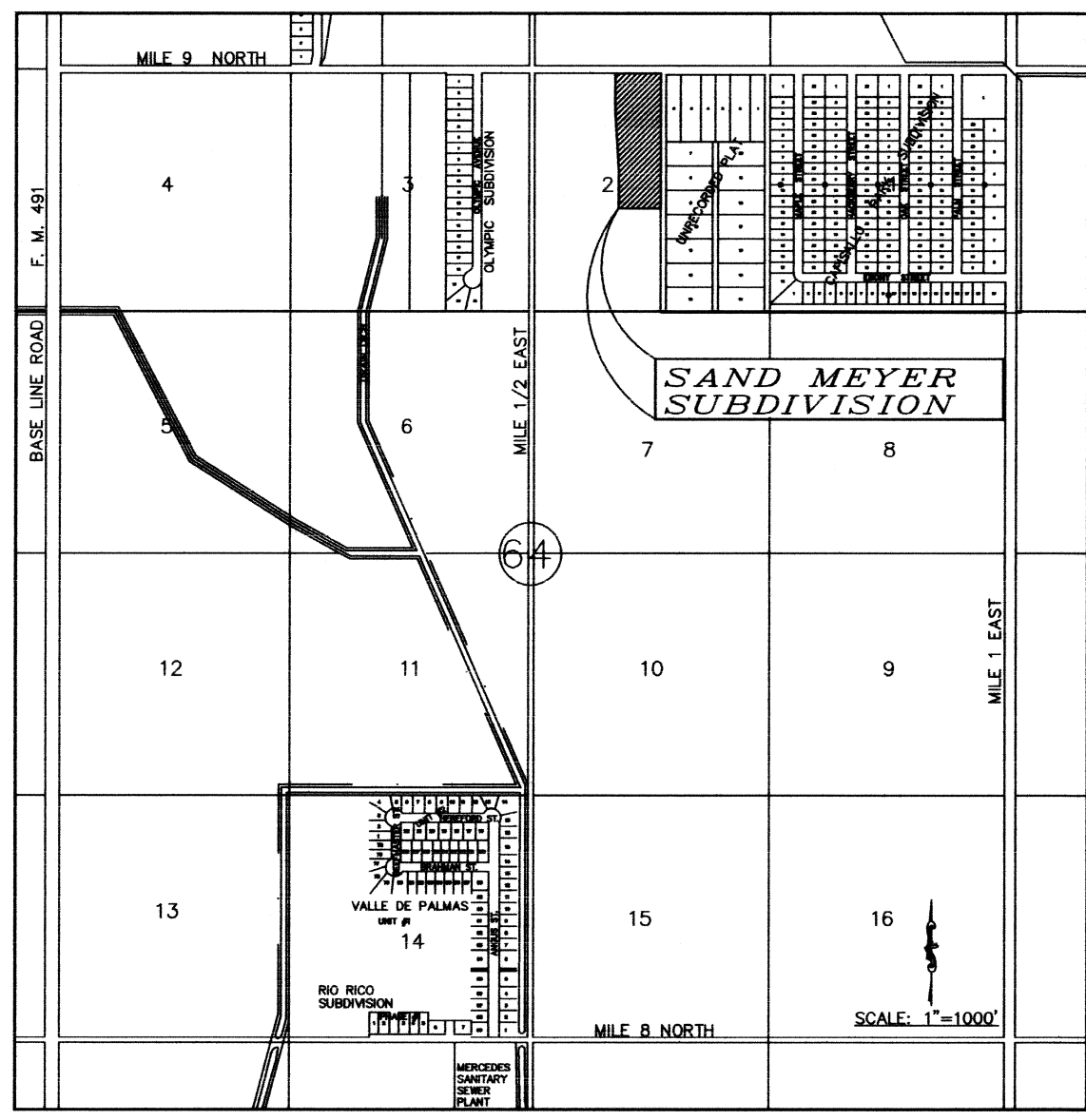
**Final Approval** with financial guarantee.

*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.*

**INDEX TO SHEET OF SAND MEYER SUBDIVISION:**

SHEET 1: Heading; Index; Location Map and ETJ; Principal Contacts; Map; Lot, Streets, and Easement Layout; Description (Metes and Bounds); Surveyor's Certification; Plat Notes and Restrictions; Owner's Dedication, Certification, Attestation; City Approval Certificate; Judge Acknowledgment; County Clerk's Recording Certificate; Revision Notes.

SHEET 2: Engineering Report, including Description of water and wastewater and Engineers certification; Drainage Report, including Description of Drainage and Map of Topography and Engineering Certification; Revision Notes.



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

According to the Official Map in the office of the Secretary of the City of Mercedes, Sand Meyer Subdivision, is located in Precinct No. 1 and on the Southeast intersection of Mile 1/2 East and Mile 9 North, outside the city limits, and lies within the city's five-mile ETJ under Local Government Code 212.001 The City of Mercedes Population 15,784 and counting.

**PRINCIPAL CONTACTS:**

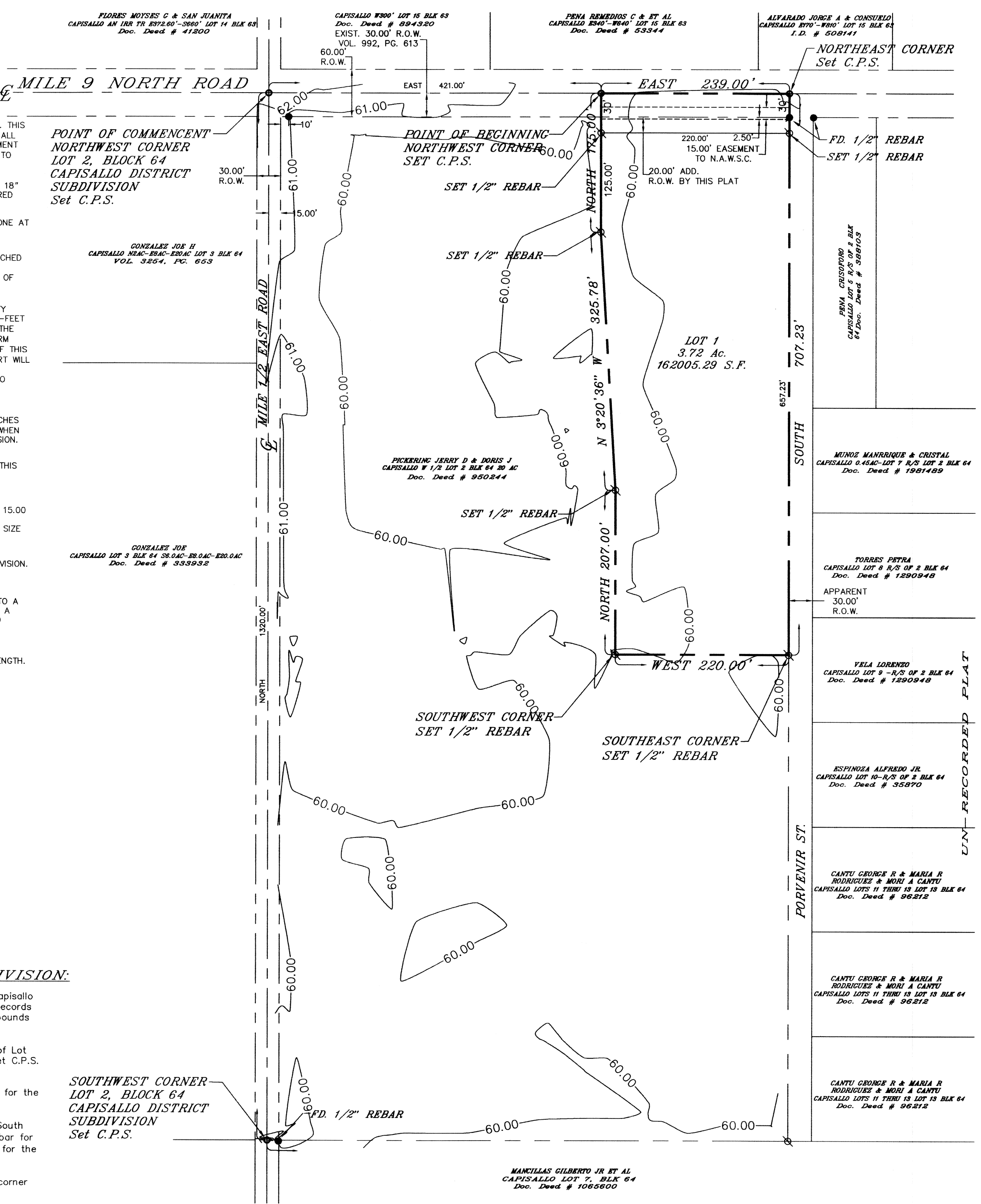
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	Jerry D. Pickering	3421 Mile 9 North	Mercedes Tx. 78570 (956) 793-5571	N/A
ENGINEER:	Joe B. Winston Jr.	611 Bill Summers Intl. Blvd	Weslaco Tx. 78598 (956) 968-2194	956-968-8300
SURVEYOR:	Joe B. Winston Jr.	611 Bill Summers Intl. Blvd	Weslaco Tx. 78598 (956) 968-2194	956-968-8300

**HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE X  
ZONE "X" SHADED AREAS OF 500-YEAR FLOOD PLAIN  
COMMUNITY - PALM NO. 480334 0450 C EFFECTIVE DATE: MAY 30, 2002  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**  
FRONT: 50.00 FEET ON MILE 9 ROAD  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18. FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20. FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTORS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL.) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--B.M. N.O.1 - ELEV. 59.96 N.G.V.D. 29 DESCRIPTIONS: TOP OF MANHOLE, EAST 423.65 FEET OF THE INTERSECTION OF MILE 1/2 EAST AND MILE 9 NORTH.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,440 CUBIC-Feet (0.06 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FROM STORM SEWER IMPROVEMENTS.) THE DITCH ALONG MILE 9 NORTH WILL BE RE-GRADED AS PART OF THIS PLAT, APPROXIMATELY 220 FEET TO FLOW EAST. UPON THE OWNER'S REQUEST, NO CULVERT WILL BE PLACED UNDER PORVENIR ST. AT THIS TIME BECAUSE OF THE POTENTIAL OF WATER RETURNING TO THE OWNER'S PROPERTY. UPON FURTHER IMPROVEMENTS BY THE COUNTY TO ROAD SIDE DRAINAGE, A CULVERT UNDER PORVENIR ST. MAY BE IN ORDER.
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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. THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- THERE IS A WATER WELL WITHIN 30 FEET FROM THE WEST BOUNDARIES LINE OF THIS SUBDIVISION.
- CLEARANCE FOR WATER METERS: (ONLY FOR LOTS BEING)  
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE NORTH FENCE WILL BE RELOCATED AT SUCH TIME AS HIDALGO COUNTY WIDENS MILE 9 NORTH.

**SAND MEYER SUBDIVISION**

A 3.72 ac. subdivision out of Lot 2, Block 64, Capisallo District Subdivision, Volume P, Page 226



**SOUTHWEST CORNER LOT 2, BLOCK 64 CAPISALLO DISTRICT SUBDIVISION Set C.P.S.**

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**  
HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9  
This plat is hereby approved by the Hidalgo & Cameron County Irrigation District No. 9 Dated this 28th day of Aug. 2014.  
The rate of flow of drain water will be no greater than the rate of flow of drain water when the land was in agriculture use.  
Date 8/28/2014  
General Manager

**STATE OF TEXAS COUNTY OF HIDALGO**  
BEFORE ME, the undersigned notary public, on this day personally appeared Jerry D. Pickering and proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_  
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 Book \_\_\_\_\_ Sheet(s) \_\_\_\_\_ the Plat Records of \_\_\_\_\_ County at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on \_\_\_\_\_  
Hidalgo County Clerk

**REVISION NOTES:**

NO.	Sheet	Revisions	Date	Approved

This plat of SAND MEYER SUBDIVISION has been submitted to and considered by the Planning and Zoning Commission of the City of Mercedes, Texas and is hereby approved by such Commission.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Secretary \_\_\_\_\_ Chairman \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

Hidalgo County Drainage District No. 1, hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211 (c). The district has not reviewed and does not certify that the 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 CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAND MEYER 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 UNDER LOCAL GOVERNMENT CODE 232.028(A)**

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

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Attest: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easements hereby granted shall be limited to a strip of land 15' in width, the center line hereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

In witness whereof of the said grantor executed this instrument this

8-26-2014  
Jerry D. Pickering

**STATE OF TEXAS COUNTY OF HIDALGO**  
Joe B. Winston Jr., a registered professional land surveyor and registered professional engineer in Texas, hereby certify that the above plat and description of the Sand Meyer Subdivision, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and is a true and accurate representation of the subdivision.

Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780  
Date 8-26-2014

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

Jerry D. Pickering, owner of the 3.72 acre tract of land encompassed within the proposed SAND MEYER SUBDIVISION hereby subdivide the land as depicted in this subdivision plat and dedicate to the public use of the street(s), and parks and easements shown herein.

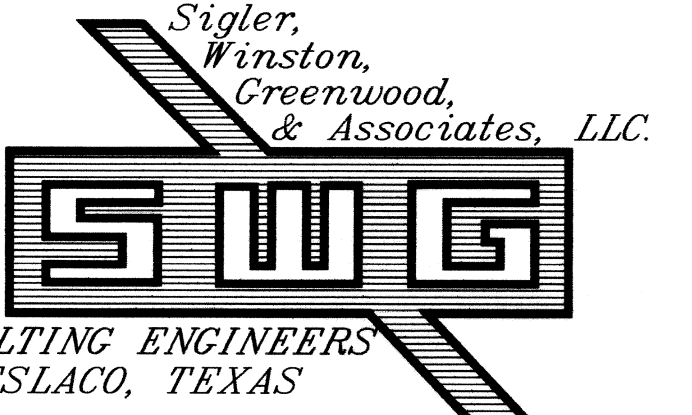
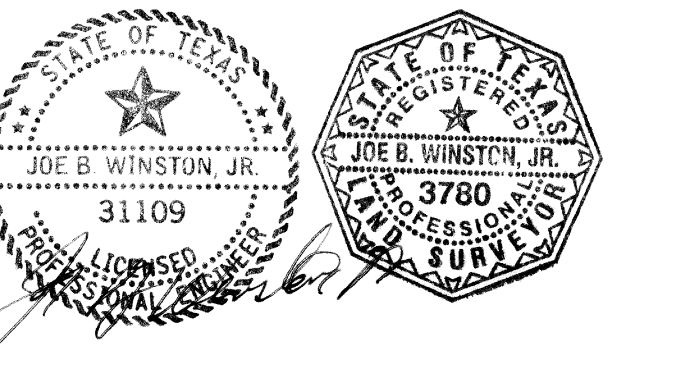
WE certify that they have complied with the requirements of Texas Local Government Code 232.032 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of 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.

Jerry D. Pickering 8-26-2014  
421 Mile 9 North  
Mercedes Tx. 78570

**LEGEND**  
Property Line \_\_\_\_\_  
Set 1/2" Rebar \_\_\_\_\_  
Found 1/2" Rebar \_\_\_\_\_  
Set C.P.S. \_\_\_\_\_



TEXAS FIRM REGISTRATION NO. F-592  
611 BILL SUMMERS INTL. BLVD.  
WESLACO, TEXAS 78596  
(956)-968-2194 OFFICE  
(956)-968-8300 FAX

**FINAL ENGINEERING REPORT FOR SAND MEYER SUBDIVISION:**  
 by Joe B. Winston, Jr., P.E.  
**Water Supply: Description, Costs and Operability Date**

**Water Supply: Description, Costs and Operability Date**

Lot 1 of Sand Meyer Subdivision will be provided with potable water by the North Alamo Water Supply Corporation. The subdivider and North Alamo Water Supply Corporation have entered into a contract in which North Alamo Water Supply Corporation has promised to provide sufficient water to Lot 1 of the subdivision for at least 30 years, and North Alamo Water Supply Corporation has provided documentation to sufficiently establish the long-term quantity and quality of the available water supply to serve the development of this subdivision. The North Alamo Water Supply Corporation has an existing 4" water line running along the South side of Mile 9 North Road. From this waterline, a 3/4" diameter single service water connections will be installed for Lot 1.

A bond or a letter of credit for the 3/4-inch single service line, and meter box has been filed with Hidalgo County for the installation of these facilities. The subdivider has, in addition, paid North Alamo Water Supply Corporation the sum of \$150.00 which covers the \$150.00 cost per lot for the water meter (including installation cost, tap fees, and membership fees). Upon request by the owner of the lot, North Alamo Water Supply Corporation will properly install, at no charge, the water meter for that lot. If the owner has not requested installation by July 15, 2014, North Alamo Water Supply Corporation will nevertheless proceed to install the water meter on the lot. Thus, in any event, all the water meters will be installed and the entire water facility will be operable on or before July 31, 2014.

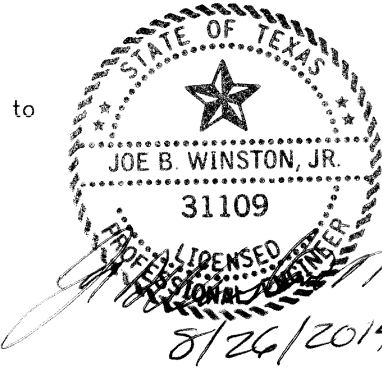
**Sewage Facilities: Description, and Costs**

Lot 1 of Sand Meyer Subdivision will be provided with sanitary sewage collection facilities and treatment by the City of Mercedes, Texas. The City of Mercedes, has on 12-inch sewer gravity line running along the North side of Mile 9 North Road, and single service connection will stub out to the South to service lot 1 for the sewer system for Sand Meyer Subdivision. It will consist of a single service connection for Lot 1 and from here it will be carried to the City of Mercedes waste water treatment plant site. The cost for the single service connection is \$200.00 each, for a total of \$200.00 for the single service connection.

**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 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 \$300.00. Sewage facilities is estimated to cost \$200.00 per lot (All Inclusive), for a total of \$500.00.

*Joe B. Winston, Jr., P.E.*  
 Joe B. Winston Jr., P.E. 8-26-2014 Date



**INFORME DE INGENIERIA FINAL PARA LA ARENA SUBDIVISION DE MEYER:**  
 Joe B. Winston Jr., P.E.  
 Abastecimiento de agua: Descripción, Gastos y Fecha de Operabilidad

**Abastecimiento de agua: Descripción, Gastos y Fecha de Operabilidad**

UN bono o una carta de crédito para el 3/4 de pulgada una sola línea de servicio, y caja de dosificadores se ha presentado con Condado de Hidalgo para la instalación de estas instalaciones. La subdivider, además, ha pagado el Norte Alamo Water Supply Corporation la suma de \$150.00 que cubre el costo de \$150.00 por lote para el medidor de agua (incluyendo costo de instalación, toque en las tasas, y las cuotas de los asociados). A petición del propietario del lote, al Norte Alamo Water Supply Corporation, se instale correctamente, sin cargo alguno, el medidor de agua para ese lote. Si el propietario no ha solicitado la instalación de 15 de julio de 2014, el Norte Alamo Water Supply Corporation, no obstante proceder a instalar el medidor de agua en el lote. Por lo tanto, en cualquier caso, todos los contadores de agua se instalará y todo el fondo para el agua estará operativo a partir del 31 de julio de 2014.

**Instalaciones de alcantarillado: Descripción,**

Lot 1 y los costos de la Arena Meyer Subdivision será proporcionado con alcantarillado sanitario instalaciones de recogida y tratamiento de la ciudad de Mercedes, Texas. La ciudad de Mercedes, tiene un 12 pulgadas alcantarillado gravedad línea que recorre la parte norte de Millas 9 Carretera del Norte y de una sola conexión de servicio, ramal hacia el Sur al servicio lote 1 para el sistema de alcantarillado para la arena Meyer Subdivision. Se trata de una sola conexión de servicio para el lote 1 y desde aquí se llevará a la ciudad de Mercedes planta de tratamiento de aguas residuales. El costo de la conexión de servicio es de \$200.00 cada una, para un total de \$200.00 para la única conexión del servicio.

**SAND MEYER SUBDIVISION DRAINAGE STATEMENT**  
 MAY 27, 2014

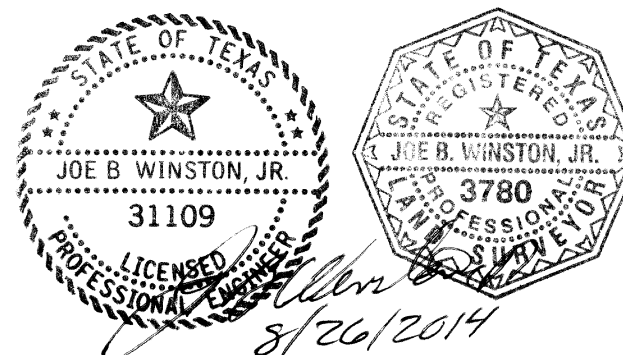
Sand Meyer Subdivision consists of approximately 3.72 acres out of Lot 2, Block 64, Capisallo District Subdivision, its existing condition is open farm land with citrus trees and with a gentle slope to the Northeast. Future development will be for a new single family home & caliche drive.

At the time of improvements the storm water runoff from the improved areas shall be overlaid flow in a Northeasterly direction were it will be collected by a re-graded ditch along Mile 9 North.

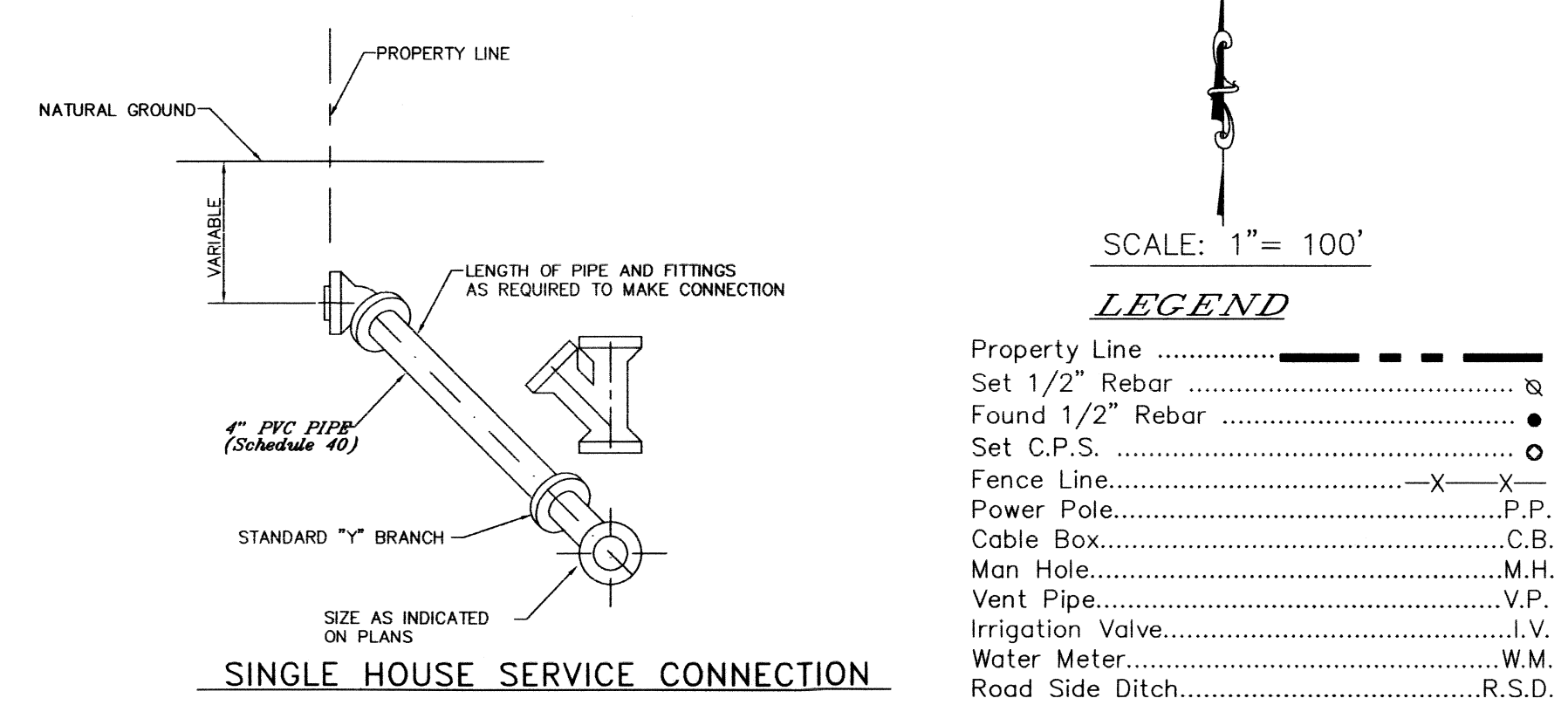
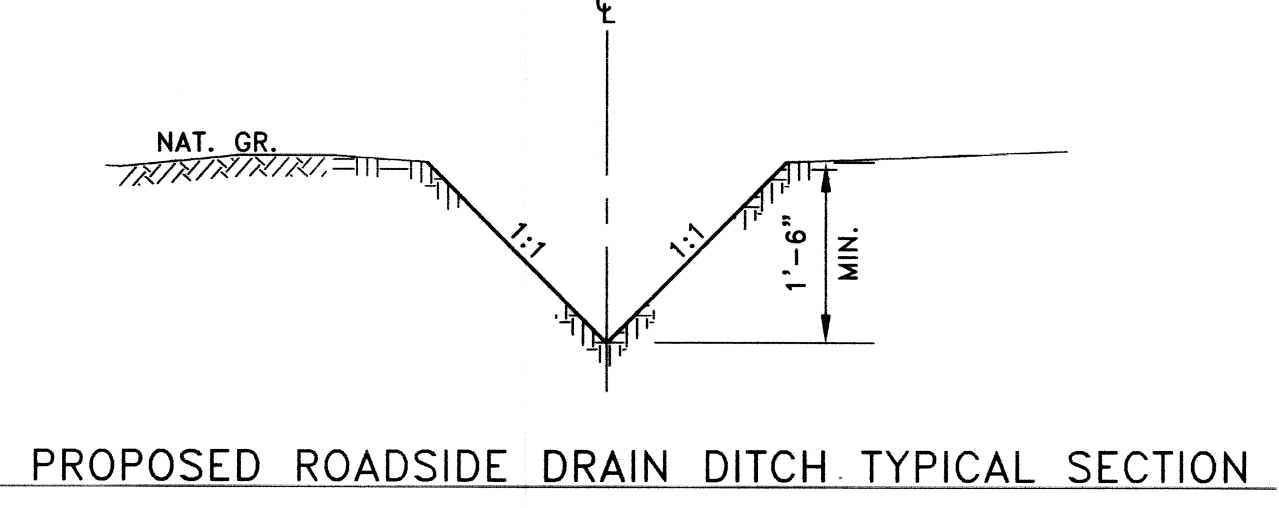
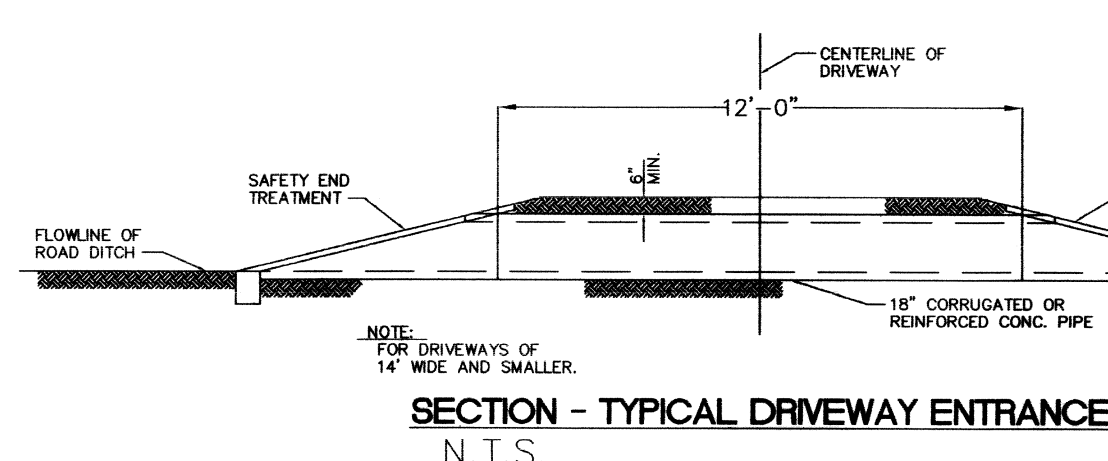
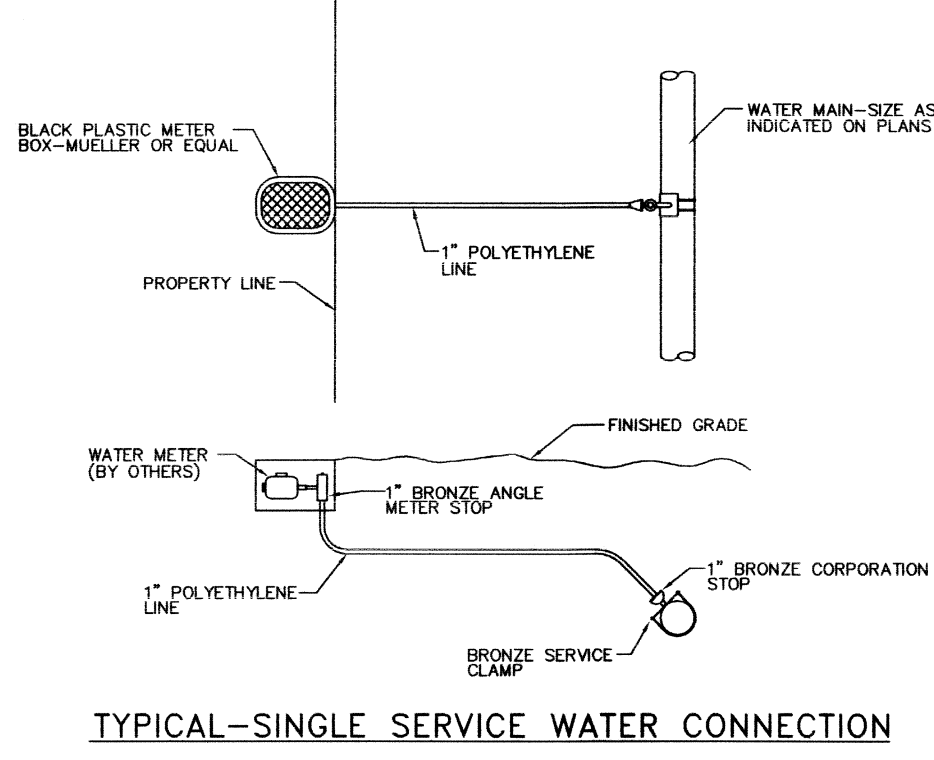
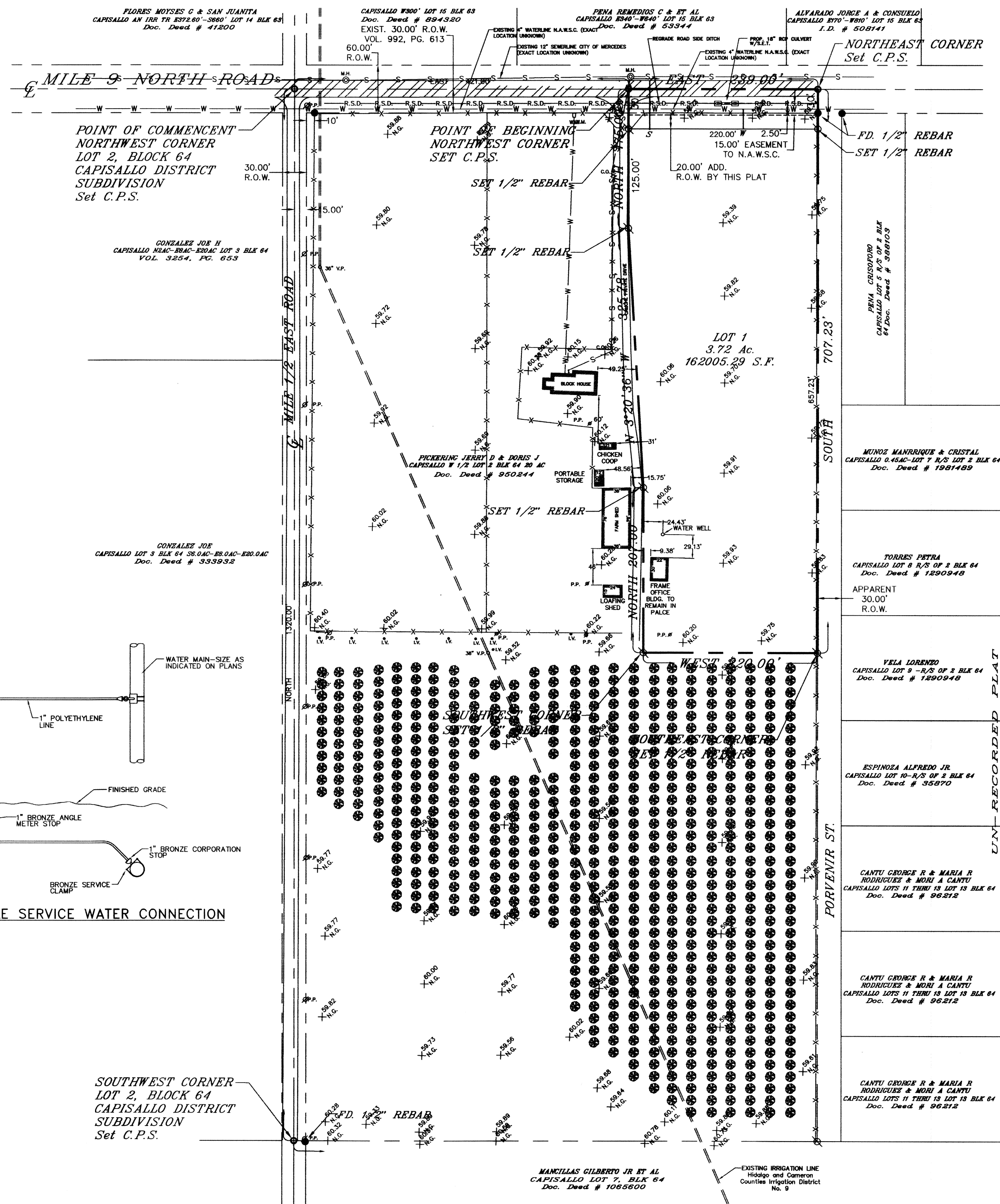
Sand Meyer Subdivision is located in Flood Zone X (Shaded) as shown in the Community Panel Number 480334-0450 C, Map revised Date May 30, 2002. Copy provided on Page 10-11 of Drainage Report.

By my signature below, I certify that this subdivision lies in a Flood Zone "X" (Shaded) - areas of 500-year flood; areas of 100-year flood with average depths of less than one square mile; and areas protected by levees from 100-year flood. (Community-Panel No. 480334 0450 C - Map Revised May 30, 2002)

*Joe B. Winston, Jr., P.E.*  
 Joe B. Winston Jr., P.E. 8-26-2014 Date



**COST ESTIMATE:**  
 STORM DRAINAGE IMPROVEMENTS: \$0  
 WATER DISTRIBUTION: \$150.00  
 SANITARY SEWER IMPROVEMENTS: \$200.00



- PLAT NOTA Y RESTRICCIONES**
- HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTAS
1. ZONA DE INUNDACION: DESIGNACION DE LA ZONA DE LAS INUNDACIONES: LA ZONA X ZONA "X" LAS AREAS SOMBRADAS DE INUNDACION DE 500 AÑOS COMUNIDAD NORMAL - GRUPO NO 480334 0450 C FECHA DE VIGENCIA: 30 DE MAYO DE 2002
  2. RETROCESOS: FRENTE: 50.00 PIES EN MILLA 9 CARRETERA TRASERA: 15.00 PIES O SERVIDUMBRE QUE SEA MAYOR DE 5.00 METROS O SERVIDUMBRE QUE SEA MAYOR ESQUINA LATERAL: 10.00 metros ESQUINA LADO GARAJE: GARAJE 18.00 PIES ESQUINA DELANTERA: 18. PIES LATERAL DE LA ESQUINA DONDE R. O. W. ES MAYOR QUE 50.00 METROS: 20. PIES
  3. NO HAY MAS QUE UNA SOLA VIVIENDA unifamiliares SE ENCUENTRA EN CADA LOTE. ESTE DEBE SER ESTIPULADA EN TODOS LOS ACTOS Y LOS CONTRATISTAS DE OBRAS. (CUALQUIER OTRO USO REQUERRA DEPARTAMENTO DE PLANIFICACION, DE LA OFICINA DE CUMPLIMIENTO AMBIENTAL, DEL DEPARTAMENTO DE SALUD Y EL FUEGO MARSHALL SU APROBACION.) LAS SOLICITUDES DE CONSTRUCCION SON NECESARIOS ANTES DE OCUPAR EL LOTE.
  4. ALTURA DEL PISO TERMINADO MINIMO DEBERA SER DE 18 PULGADAS POR ENCIMA DE LA LINEA CENTRAL DE LA CALLE O 18" ARRIBA SUELO NATURAL, EL QUE SEA MAYOR. CERTIFICADO ELEVACION PUEDE SER NECESARIO PARA LOTES SITUADOS FUERA DE UN DESIGNADO ZONA DE INUNDACION EN EL MOMENTO DE LA SOLICITUD DE CONSTRUCCION PARA VERIFICAR PRE Y POST CONSTRUCCION PISO TERMINADO ELEVACIONES. UNA ELEVACION SE REQUERRA CERTIFICADO DE TODOS LOS LOTES EN UNA DETERMINADA ZONA DE INUNDACION EN EL MOMENTO DE APLICACION.
  5. EL SIGUIENTE ANALISIS SE IDENTIFICAN EN LA CARA DE LA PLAT Y EN EL PLANES DE INGENIERIA. -- 30. M. NO 1 - ELEV. 59.96 N. G. V. D. 29 DESCRIPCION: EN LA PARTE SUPERIOR DE alcantarilla, ORIENTE 423.65 METROS DE LA INTERSECCION DE MILLA 1/2 MILLA 9 ORIENTE Y NORTE.
  6. DE CONFORMIDAD CON LO DISPUESTO EN EL CONDADO DE HIDALGO DISTRITO NO 1 DRENAJE Y CONDADO DE HIDALGO, ESTE DESARROLLO SERA NECESARIO PARA DETENER A UN TOTAL DE 2.440 metros cúbicos de PIES 0.06 ACRE-PIE) DE SALIDA DEL AGUA DE LLUVIA. DRENAJE RETENCION EN CONFORMIDAD CON LAS NORMATIVAS LOCALES SE LLEVARA A CABO DE LA SIGUIENTE MANERA: (VEASE LA HOJA NO 2 MEJORAS EN EL SISTEMA DE ALCANTARILLADO DE LA TORMENTA.) LA ZANJA EN MILLA 9 NORTE SERA RE-EVALUADO COMO PARTE DE ESTE PLAT, aproximadamente 220 PIES DE ORIENTE. A PETICION DEL PROPIETARIO, no alcantarilla SERA COLOCADA BAJO PORVENIR ST. EN ESTE MOMENTO DEBIDO A LA POTENCIAL DE AGUA QUE RETORNA A LA PROPIEDAD DE su propietario. NUEVAS MEJORAS EN EL CONDADO A LADO DE LA CARRETERA, una alcantarilla EN PORVENIR ST. PUEDE ESTAR EN ORDEN.
  7. LAS ESTRUCTURAS NO SE ADMITIRA NINGUNA DE LAS SERVIDUMBRES SE MANTENDRAN LIBRES DE EDIFICIOS, papas, arboles, arbustos Y OTRAS PLANTACIONES (EXCEPTO BAJO, MENOS DE 18 PULGADAS ALTURA, MADURA, LA CUBIERTA DEL SUELO, tierra, O FLORES) Y OTROS DESCRIBEN COMO Y CUANDO EL AGUA, alcantarillado, ELECTRICIDAD, GAS Y SERVICIOS SE PONDRÁ A DISPOSICION DE LA SUBDIVISION.
  8. CADA CONTRATO ADQUIRIDO ENTRE UN SUBDIVIDER Y COMPRADOR DE UN LOTE DE ESTA SUBDIVISION DEBERA CONTENER UNA DECLARACION EN LA QUE describa como Y CUANDO EL AGUA, alcantarillado, ELECTRICIDAD Y GAS SE PONDRAN A DISPOSICION DE LA SUBDIVISION.
  9. TODOS LOS SERVICIOS PUBLICOS LAS SERVIDUMBRES DE ESTE SERA UN MINIMO DE ANCHO DE 15.00 metros COMO POR EL CONDADO DE HIDALGO SUBDIVISION REGLAS MODELO. CON LA FIRMA DE ESTA PLAT, INGENIERO DESARROLLADOR Y CERTIFICA QUE TODOS LOS DEMAS LAS SERVIDUMBRES SE MUESTRAN CONFORMES CON EL TAMAÑO NECESARIO PARA CADA UTILIDAD MEDICA OCUPAN UNA SERVIDUMBRE.
  10. HAY POZO DE AGUA DENTRO DE LOS 30 METROS DE LA RIBERA OCCIDENTAL LOS LIMITES DE ESTA SUBDIVISION.
  11. JUEGO DE INSTALAR MEDIDORES DE AGUA: (SÓLO PARA LOS LOTES COMO POR CÓDIGO DE GOBIERNO LOCAL REQUISITOS, alcantarillado sanitario DEBE ESTAR CONECTADO A UNA RESIDENCIA ANTES DE QUE EL CONDADO DE LIQUIDACION DEFINITIVA DE UN MEDIDOR DE AGUA. UNA alcantarilla TOQUE EN INSPECCION DEBERAN ESTAR PROVISTOS DE LA ENTIDAD PROVEEDOR DE SERVICIO ANTES DE RECIBIR UN JUEGO DE MEDIDOR DE AGUA(S).
  12. EL COMPRADOR DE CADA LOTE SE ENCARGARA DE INSTALAR ENTRADA alcantarilla TUBOS DE CONCRETO REFORZADO DE MENOS DE 15 PULGADAS DE DIAMETRO Y 24 METROS DE LONGITUD.
  13. LA VALLA DEL NORTE serán reubicados EN EL MOMENTO EN EL QUE AMPLIA CONDADO HIDALGO 9 MILLAS AL NORTE.

**MAP OF PROPOSED WATER SERVICE AND SEWERAGE SERVICE FOR LOT 1**  
**MAPA DE SISTEMA DE DISTRIBUCION DE AGUA Y DRENAJE**

- LEGEND**  
 W = Water Meter  
 W = Caja De Medidor
- LEYENDA**  
 W = 3/4" Single Service Line  
 W = Línea de Servicio Individual de 3/4" (19.05 MM)  
 W = 1" Dual Service Line  
 W = Línea de Servicio Doble 1" (25.4 MM)

REV.	DATE	DESCRIPTION	BY
MERCEDES, TEXAS Sand Meyer Subdivision <b>PROPOSED WATER &amp; SANITARY SEWER PLAN</b>			
<b>SIGLER, WINSTON, GREENWOOD AND ASSOCIATES</b> SWG ENGINEERING, LLC TEXAS FIRM REGISTRATION NO. F-592 WESLACO, TEXAS			
DRAWN:	D.F.	CHECKED:	J.B.W. Jr.
DATE:	MARCH 2014	NO.:	2
			DRAWING NO.:
			14-104-2