



# 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: 10-28-2014

PROPOSED COHIBA SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: JAVIER HINOJOSA ENGINEERING DEVELOPER: DANIEL ACEVEDO

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: Approximately 1/2 mile South of the intersection of Mile 8 Road and Iowa Road.  
SUBDIVISION LIES WITHIN THE:  The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-06-12 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: On-site drainage swales located on the rear of each lot.

DISTANCE TO A DRAIN DITCH: Approximately 3.2 miles Southeast of the proposed subdivision

ROAD R.O.W. DEDICATION: 3 feet West of Iowa Road

H.C.R.O.W. FINAL APPROVAL DATE: 10-08-14 By, Victor Gallardo PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-08-14 By, Elizardo Ramos, Environmental Health Division Manager

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

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: October 08, 2014

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

H.C.O.E.C. FINAL APPROVAL DATE: 10-08-14 : By Martin Ramirez, Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

APRIL 16, 2013

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of \_\_\_\_\_.

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

Final Approval subject to recommendations other departments

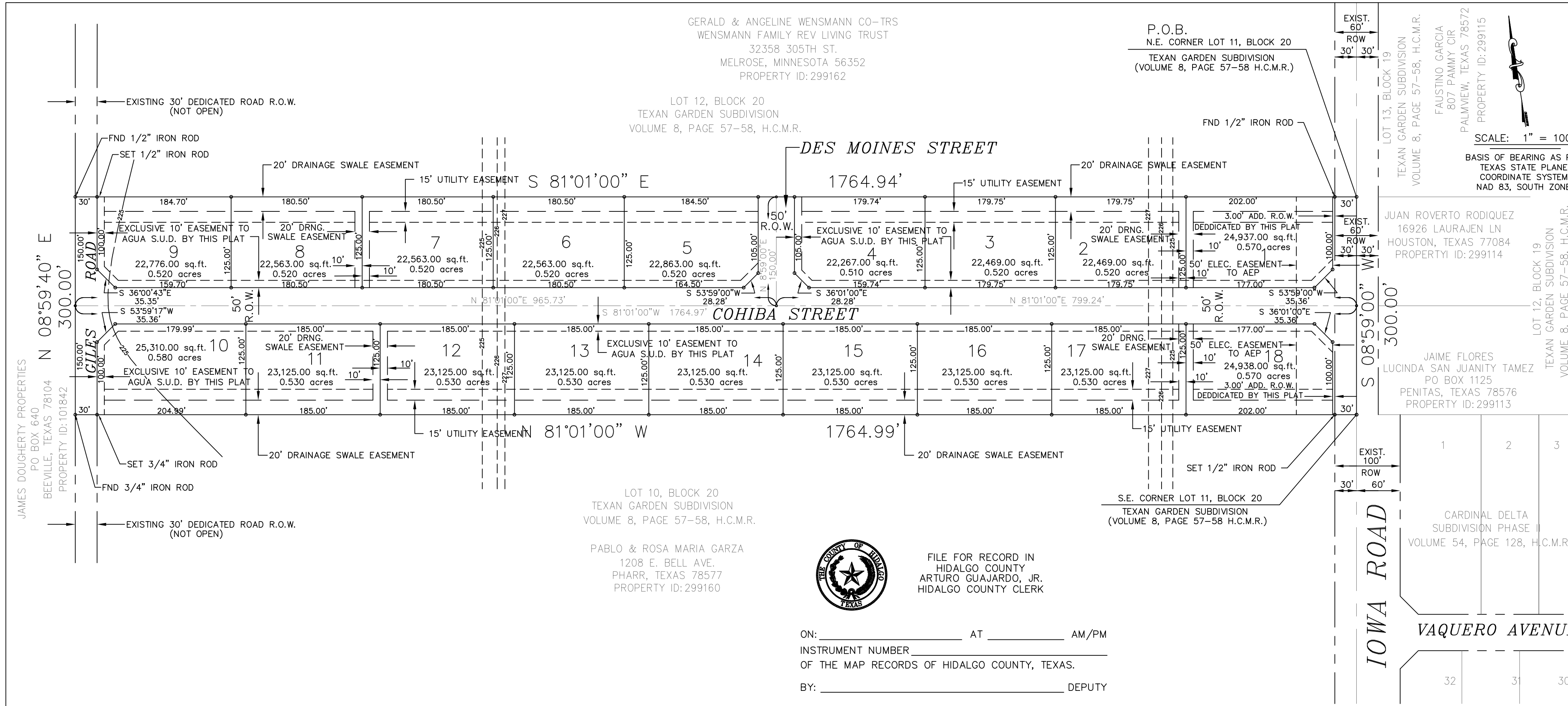
Final Approval with financial guarantee.

*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.*

\*

# SUBDIVISION PLAT OF COHIBA SUBDIVISION

ALL OF LOT 11, BLOCK 20, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGES 57 AND 58, OF THE MAP RECORDS OF SAID COUNTY



### GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONES "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN  
COMMUNITY-PANEL NO. 480334 0290 D  
EFFECTIVE DATE: JUNE, 06, 2000.  
THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER  
AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION  
THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING  
QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968  
(42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**  
FRONT: 25.00 FEET (FRONT IOWA ROAD, 50' SET BACK)  
REAR: 35.00 FEET OR GREATER FOR EASEMENT  
SIDE: 5.00 FEET OR GREATER FOR EASEMENT  
CORNER SIDE: 20.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON  
EACH LOT. THIS MUST STIMULATE ON ALL DEEDS AND CONTRACTS 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 OCCUPYING THE LOT.  
NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2-18.
- MINIMUM FINISH FLOOR NOTE:**  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE  
NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED  
FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR  
APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH  
FLOOR ELEVATION. ELEVATION CERTIFICATE SHALL BE OBTAINED FOR ALL LOTS  
WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:** ELEVATION = 224.97 POWER POLE LOCATED 42 FEET  
EAST OF THE SUBDIVISION OF THIS TRACT. (TEXAS STATE PLANE COORDINATE SYSTEM,  
CAD5-TEXGAR 11-20)
- DRAINAGE:**  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO  
COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE  
REQUIRED TO DETAIN A TOTAL OF 38,493 CUBIC FEET (0.88 ACRE FEET)  
OF STORM WATER AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY MAP. THE LOCAL  
REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: A TOTAL OF APPROXIMATELY  
3,700 LINEAR FEET OF DRAINAGE SWALES WILL BE CONSTRUCTED ALONG THE REAR OF  
ALL THE LOTS FOR A TOTAL DETENTION VOLUME OF 92,500 CUBIC FEET. THE SWALES  
WILL HAVE A TOP DIMENSION OF 15 FEET AND A BOTTOM DIMENSION OF 5 FEET WITH  
AN AVERAGE DEPTH OF 2.5 FEET.
- DRAINAGE SWALE/EASEMENTS NOTE:**  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR  
UTILITY EASEMENTS. EACH DRAINAGE SWALE/EASEMENT SHALL BE KEPT CLEAR OF  
FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE  
WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE/EASEMENT.  
LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE/AND EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH  
THE AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.  
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET  
LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY  
AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY  
DEPARTMENT AND EXPERTS MAY BE APPOINTED ON THE UTILITY MAP FOR  
THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING  
DEPARTMENT.  
E. "OSSF" PERMIT IS REQUIRED PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON  
THIS SUBDIVISION.
- DANIEL ACEVEDO, THE OWNER & SUBDIVIDER OF COHIBA SUBDIVISION, RETAIN AN  
EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED  
OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.  
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS,  
TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE  
HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO  
THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER  
OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW  
AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE  
AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM  
WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES  
OR AS REQUIRED BY UTILITY PROVIDER.
- CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND  
RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND  
ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND  
EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE  
LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM THE TIME TO THE  
TIME.
- 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
- NO SIDEWALKS ARE REQUIRED ON THIS PLAT.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE  
PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY  
RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT NO. 16,  
AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS  
APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS  
ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY  
WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST  
OBTAINING A CROSSING PERMIT FROM THE IRRIGATION DISTRICT NO. 16.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY) OF ANY  
CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON  
ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL  
BY THE IRRIGATION DISTRICT NO. 16. ANY UNAUTHORIZED STRUCTURE  
IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY  
DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE  
IRRIGATION DISTRICT NO. 16. ANY CONNECTION NOT AUTHORIZED BY THE  
DISTRICT IS SUBJECT TO REMOVAL.
- LOTS 1 & 18 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO IOWA ROAD, UNLESS SAID  
LOTS IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS/DRIVEWAY  
SHALL BE SHOWN ON THE SITE PLAN, AS PER NOTE 3 AND ARE SUBJECT TO  
APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- A 6' BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR  
WHEN SUCH COMMERCIAL LOT IS EVIDENT BY LOT OWNER.
- ALL LOTS IN COHIBA SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT"  
WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN COHIBA SUBDIVISION  
TO THE AREA DEFINED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE AREAS. LOT  
OWNERS OF COHIBA SUBDIVISION HEREBY ASSIGNS AND ANY SUBSEQUENT OWNERS  
OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE  
MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS, AND THE HIDALGO  
COUNTY DRAINAGE DISTRICT NUMBER 1 MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY  
OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE MAINTENANCE COSTS  
FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON  
THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING  
COHIBA SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND  
MAINTAINED BY A POLICE SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND  
LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE  
LOTS IN COHIBA SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED  
THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED  
TO LOT IN COHIBA SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE  
DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT  
BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT  
IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

I, DANIEL ACEVEDO  
AS OWNER OF THE 12.15 ACRE TRACT OF LAND ENCOMPASSED WITHIN  
THE PROPOSED COHIBA SUBDIVISION, HEREBY SUBDIVIDE THE LAND  
AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE  
THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.  
WE CERTIFY THAT WE 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 STANDARD;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET,  
OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET,  
OR WILL MEET THE MINIMUM STATE STANDARDS AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO  
THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE  
AND COMPLETE.

BY: DANIEL ACEVEDO DATE  
P.O. BOX 1258  
MISSION, TEXAS 78573

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
APPEAR DANIEL ACEVEDO KNOWN TO ME BY THE PEOPLE WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO  
ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS  
THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

HIDALGO COUNTY JUDGE DATE  
ATTEST: HIDALGO COUNTY CLERK DATE

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COHIBA  
SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY  
RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 2014.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

PABLO PENA III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5242  
1001 WHITENING  
MCALLEN, TEXAS 78502  
(956) 682-8812 DATE SURVEYED: 11-13-105



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

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

**LEGAL DESCRIPTION:**  
ALL OF LOT 11, BLOCK 20, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY,  
TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGES 57 AND 58, OF THE  
MAP RECORDS OF SAID COUNTY; SAID LOT BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, FOR THE NORTHEAST  
CORNER HEREOF;  
THENCE WITH THE EAST LINE OF SAID LOT, THE CENTERLINE OF IOWA ROAD,  
SOUTH 08' 59" WEST 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT, FOR  
THE SOUTHEAST CORNER HEREOF;  
THENCE WITH THE SOUTH LINE OF SAID LOT, NORTH 81° 01' WEST, AT 30.00 FEET  
SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EXISTING WEST RIGHT-  
OF-WAY OF SAID IOWA ROAD, AT 1764.99 FEET IN ALL TO THE SOUTHWEST  
CORNER OF SAID LOT, WHENCE A FOUND THREE-QUARTER (3/4) INCH DIAMETER  
IRON PIPE BEARS NORTH 08° 59' 40" EAST 1.00 FOOT, AND SOUTH 81° 01' EAST 1.00  
FOOT;  
THENCE WITH THE WEST LINE OF SAID LOT, NORTH 08° 59' 40" EAST 300.00 FEET TO  
THE NORTHWEST CORNER OF SAID LOT, WHENCE A ONE-HALF (1/2) INCH  
DIAMETER IRON ROD BEARS NORTH 08° 59' 40" EAST 0.40 FEET;  
THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 81° 01' EAST, AT 1734.94 FEET  
FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE WEST RIGHT-OF-  
WAY OF SAID IOWA ROAD, AT 1764.94 FEET IN ALL TO THE PLACE OF BEGINNING,  
CONTAINING TWELVE AND FIFTEEN HUNDREDTHS (12.15) ACRES, MORE OR LESS.

I, FRANK FLORES, GENERAL MANAGER OF THE AGUA SPECIAL UTILITY DISTRICT  
HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE  
POTABLE WATER SUPPLY FOR COHIBA SUBDIVISION, HIDALGO COUNTY, TEXAS.  
THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF  
PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO  
FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT  
INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS  
SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF  
THE STATE OF TEXAS. THE LA AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT  
WILL PROVIDE WATER TO THE SUBDIVISION AT THE TIME WHEN ALL OF THE  
INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS  
ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE  
WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANK FLORES, GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY IRRIGATION DISTRICT No. 16

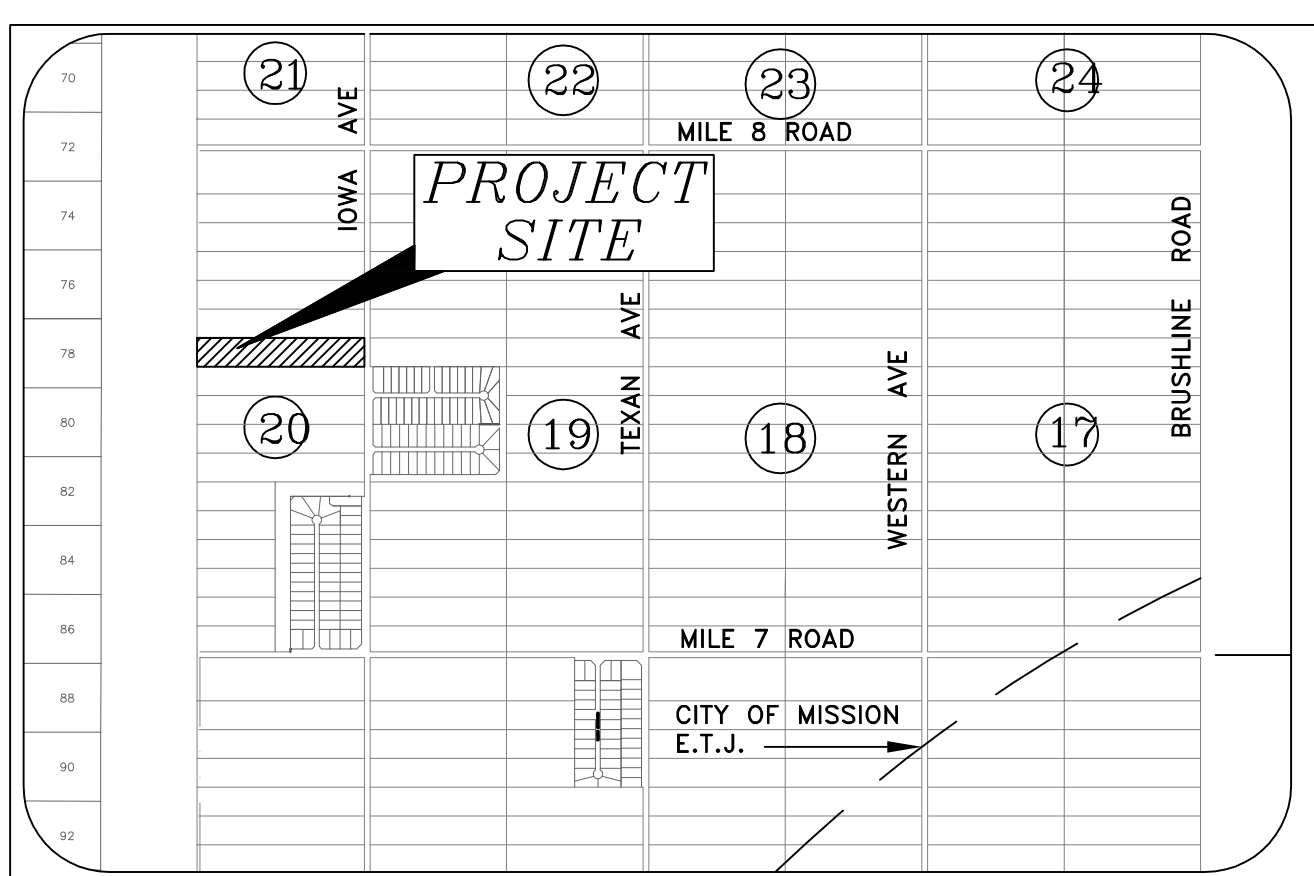
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION  
DISTRICT #16 SUBJECT TO THE CONDITION THAT IF IRRIGATION SAID  
SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID  
SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT  
FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH  
LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT, AND IT  
SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO  
INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_ PRESIDENT

SECRETARY

SHEET NO. 1 OF 3



**CURVE DATA**

CURVE	DELTA	RADIUS	TANGENT	LENGHT
"C1"	107°43'35"	50.00'	68.47'	94.01'
"C2"	84°32'51"	50.00'	45.45'	73.78'

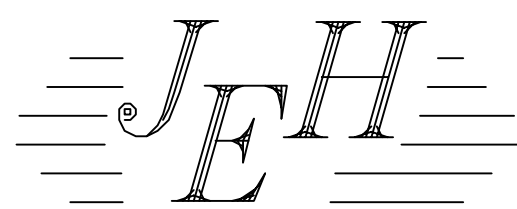
**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE #	/FAX#
OWNER: DANIEL ACEVEDO	P.O. BOX 1258	MISSION, TX 78573	585-3888/585-3434	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	688-1588/994-8102	
SURVEYOR: PABLO PENA III	1001 WHITENING	MCALLEN, TX 78502	682-8812/631-7362	

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY  
COHIBA SUBDIVISION IS LOCATED IN SOUTHWESTERN PART OF HIDALGO COUNTY PRECINCT No. 3  
APPROXIMATELY 1980 FEET SOUTH OF THE INTERSECTION OF MILE 8 ROAD AND IOWA ROAD ON THE WEST  
SIDE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP OF THE  
CITY OF MISSION (POPULATION 77,058) THE PROPERTY LIES APPROXIMATELY 6.4 MILES FROM THE CITY LIMITS  
AND IS OUTSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE §  
212.01 & 42.021

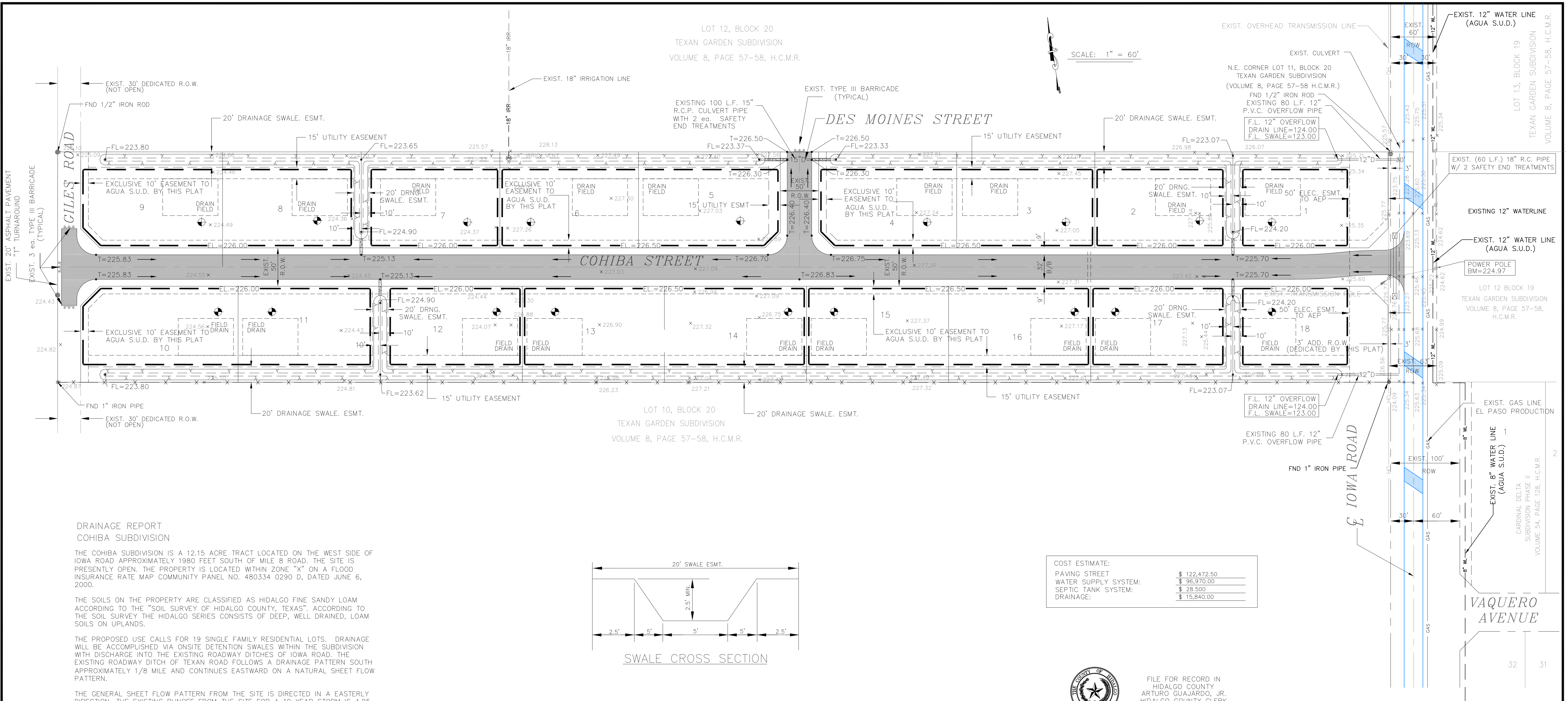
DATE OF PREPARATION: MAY, 2012 DRAWN BY: J.B.G.

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE MCALLEN, TEXAS 78504  
PHONE (956) 688-1588  
javhin@rgv.rr.com  
TBPE FIRM NUMBER F-1295



REVISIONS

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**DRAINAGE REPORT**  
COHIBA SUBDIVISION

THE COHIBA SUBDIVISION IS A 12.15 ACRE TRACT LOCATED ON THE WEST SIDE OF IOWA ROAD APPROXIMATELY 1980 FEET SOUTH OF MILE 8 ROAD. THE SITE IS PRESENTLY OPEN. THE PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0290 D, DATED JUNE 6, 2000.

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

THE PROPOSED USE CALLS FOR 19 SINGLE FAMILY RESIDENTIAL LOTS. DRAINAGE WILL BE ACCOMPLISHED VIA ONSITE DETENTION SWALES WITHIN THE SUBDIVISION WITH DISCHARGE INTO THE EXISTING ROADWAY DITCHES OF IOWA ROAD. THE EXISTING ROADWAY DITCH OF TEXAN ROAD FOLLOWS A DRAINAGE PATTERN SOUTH APPROXIMATELY 1/8 MILE AND CONTINUES EASTWARD ON A NATURAL SHEET FLOW PATTERN.

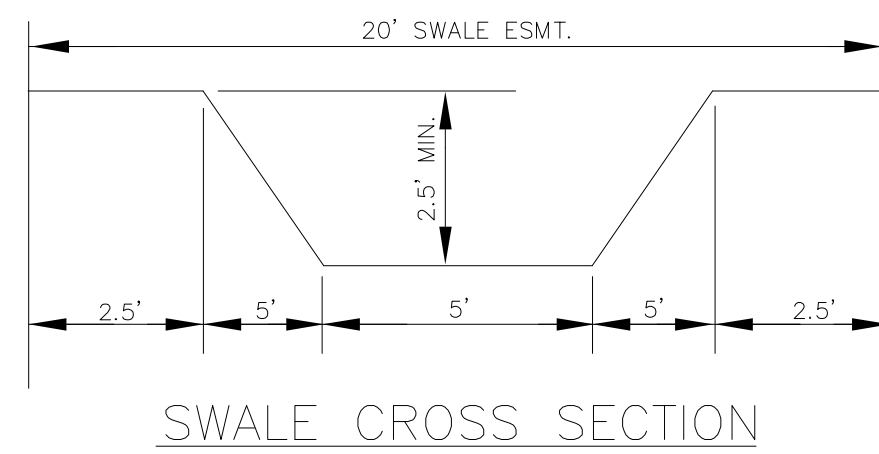
THE GENERAL SHEET FLOW PATTERN FROM THE SITE IS DIRECTED IN A EASTERLY DIRECTION. THE EXISTING RUNOFF FROM THE SITE FOR A 10 YEAR STORM IS 4.95 CUBIC FEET PER SECOND.

THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF WITHOUT DETENTION TO A MAXIMUM OF 16.57 CUBIC FEET PER SECOND BASED ON A 10 YEAR STORM. BASED ON THE COUNTY'S POLICY THAT THERE BE NO ADDITIONAL RUNOFF FROM A 10 YEAR STORM, A REQUIREMENT OF 38,493 CUBIC FEET (0.88 ACRE FEET) OF DETENTION IS NECESSARY. THIS DETENTION WILL BE ACCOMPLISHED WITHIN THE DRAINAGE SWALES LOCATED AT THE REAR OF EVERY LOT. THE SUBDIVISION WILL CONSTRUCT APPROXIMATELY 3,760 FEET OF SWALES AT THE REAR OF THE LOTS FOR A TOTAL DETENTION VOLUME OF 92,500 CUBIC FEET. THE PROPOSED SWALES WILL HAVE A TOP DIMENSION OF 15 FEET AND A BOTTOM DIMENSION OF 5 FEET WITH AN AVERAGE DEPTH OF 2.5 FEET.

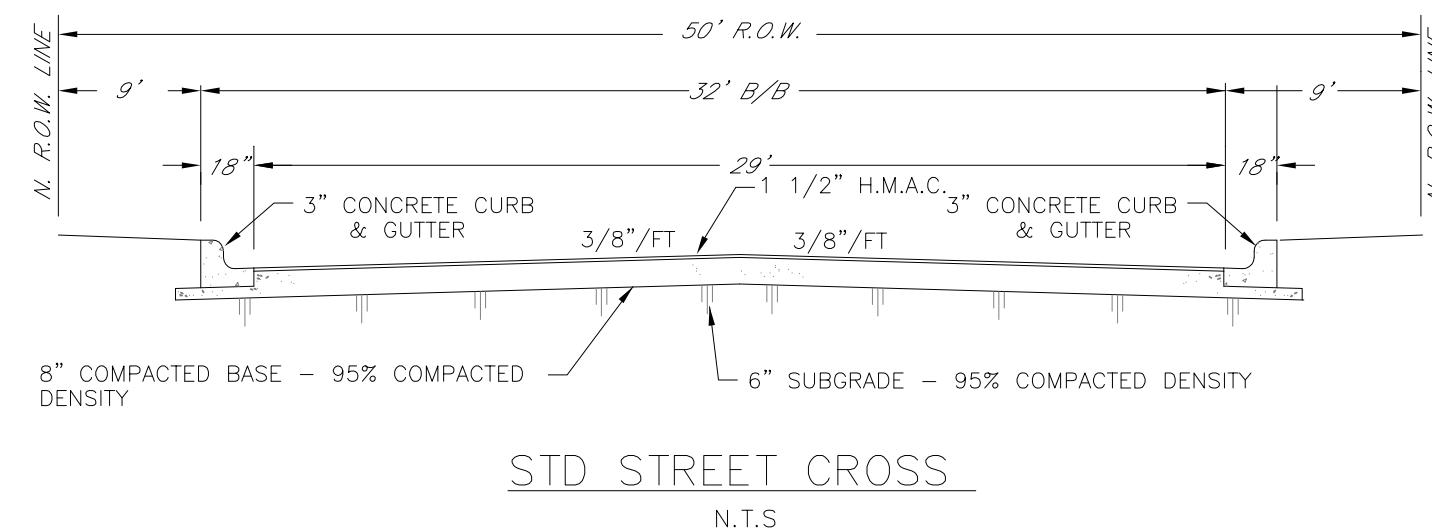
**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (REVISED MAY, 2012) FOR AREAS WITHIN COHIBA SUBDIVISION IS CONTAINED WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION.

JAVIER HINOJOSA, P.E. #74808 \_\_\_\_\_ DATE \_\_\_\_\_



SWALE CROSS SECTION



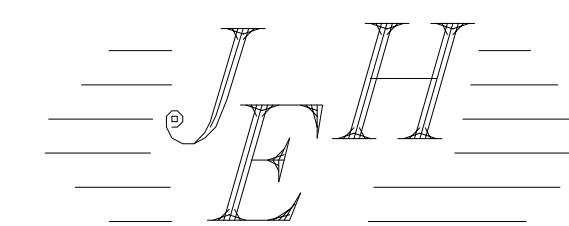
STD STREET CROSS  
N.T.S.

COST ESTIMATE:	
PAVING STREET	\$ 122,472.50
WATER SUPPLY SYSTEM:	\$ 96,970.00
SEPTIC TANK SYSTEM:	\$ 28,500
DRAINAGE:	\$ 15,840.00



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

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

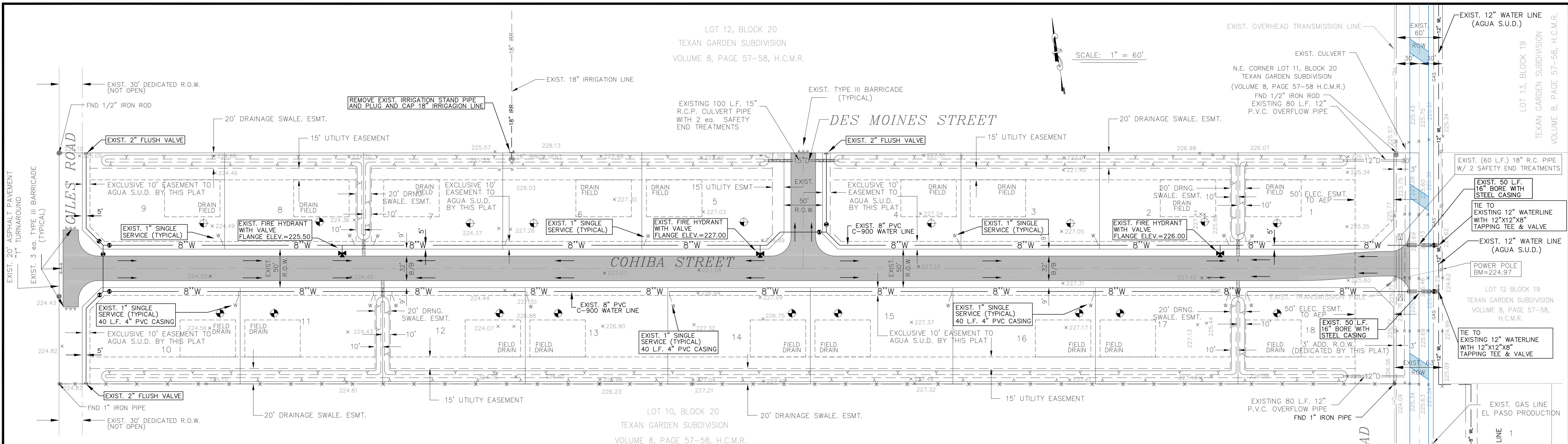


**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javhin@rgv.rr.com  
TBPE FIRM No. F-1295

**COHIBA SUBDIVISION**  
MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA DE TOPOGRAFIA Y DESAGUE

SHEET NO. 3 OF 3 SHEETS

NO.	REVISIONS



**FINAL ENGINEERING REPORT FOR SAMANTHA SUBDIVISION**  
 BY JAVIER HINOJOSA, P.E.  
**WATER SUPPLY:** DESCRIPTION, COSTS, AND OPERABILITY DATE  
 COHIBA SUBDIVISION WILL BE PROVIDED WITH PORTABLE WATER BY AGUA (S.U.D.), THE SUBDIVIDER AND AGUA (S.U.D.) HAVE ENTERED INTO A CONTRACT IN WHICH AGUA (S.U.D.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND AGUA (S.U.D.) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. AGUA (S.U.D.) HAS AN EXISTING 12" DIAMETER WATER LINE LOCATED ON THE EAST SIDE OF IOWA ROAD. THIS SUBDIVISION WILL TIE ON TO THE EXISTING 12" WATER LINE AND PROPOSED AN 8" WATER LINE THAT WILL EXTEND TO THE WEST END OF THIS SUBDIVISION FOR SERVICE TO THIS SUBDIVISION. EACH LOT IS PROVIDED WITH A 3/4" INCH WATER SERVICE CONNECTING TO THE PROPOSED 8" WATER LINE. A TOTAL OF 3-3/4" SINGLE SERVICE AND 8-3/4" DOUBLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. THE COST FOR INSTALLATION OF THE WATER SERVICES IS A TOTAL OF \$96,970.00 THE SUBDIVIDER HAS IN ADDITION PAID TO THE AGUA (S.U.D.), THE SUM OF \$81,453.00 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES), UPON REQUEST BY THE OWNER OF A LOT, AGUA (S.U.D.), WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA (S.U.D.) AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES:** DESCRIPTION, COSTS, AND OPERABILITY DATE  
 SEWAGE FROM COHIBA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD 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 ENVIRONMENTAL HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORING WERE PERFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AT THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$28,500.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED ALL SEPTIC SYSTEMS AND HAS APPROVED THE INSTALLATION (DATE OF INSPECTION).

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
**WATER FACILITIES** - THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF \$ 96,970.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF \$ 81,453.00 AGUA (S.U.D.) TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

**SEWAGE FACILITIES** - SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF \$24,000.00 FOR THE SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE

**REPORT DE INGENIERIA DE COHIBA SUBDIVISION**  
 REPORTE DE INGENIERIA DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD  
 COHIBA SUBDIVISION RECIBIRA UNA PROVISION DE AGUA DE LA COMPANIA AGUA (S.U.D.) EL DUEÑO DE LA SUBDIVISION Y AGUA (S.U.D.) HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA (S.U.D.) HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA (S.U.D.) CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO EXISTENTE SE ENCUENTRA AL ESTE DE LA SUBDIVISION SOBRE LA CALLE IOWA. ESTA SUBDIVISION SE CONECTARA A LA LINEA DE AGUA DE 12" Y SE REEMPLAZARA CON UNA LINEA DE AGUA DE 8" Y SERA EXTENDIDA AL OESTE HASTA AL FINAL DE ESTA SUBDIVISION. CADA LOTE ES ABASTECIDO CON UN SERVIDIO INDIVIDUAL DE 3/4" AGUA CONECTANDOSE CON LA LINEA DE AGUA PROPUESTA DE 8" DE DIAMETRO. UN TOTAL DE 3 SERVICIOS INDIVIDUALES DE 3/4" Y 8 SERVICIOS DOBLES DE 3/4" PARA ABASTECER A ESTA SUBDIVISION. EL COSTO TOTAL POR INSTALACION Y LOS SERVICIOS DE AGUA ES UN TOTAL DE \$ 96,970.00. EL DUEÑO HA PAGADO ADICIONALMENTE A AGUA (S.U.D.), LA SUMA DE \$ 81,453.00 LO CUAL CUBRE LOS COSTOS POR LOTE DE LOS MEDIDORES DE AGUA (INCLUYENDO COSTO DE INSTALACION, COSTOS DE CONEXION Y DERECHOS DE AGUA), SOBRE EL REQUERIMIENTO POR EL DUEÑO DEL LOTE, AGUA (S.U.D.), INMEDIATAMENTE INSTALARA SIN CARGO ALGUNO EL MEDIDOR DEL AGUA PARA ESE LOTE. LAS INSTALACIONES COMPLETAS DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR AGUA (S.U.D.). EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EL LA FECHA, EL LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/4 ACRE (21,780 PIES CUADRADOS). SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO-AROLLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$28,500.00. LA PERSONA ENCARGADA O EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN EL PRECIO DE CADA UNO DE LOS SOLARES. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

**CERTIFICACION:**  
 CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE LA SUBDIVISION CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF), DISCUSIDOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

AGUA - EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE \$ 96,970.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE \$ 81,453.00 A AGUA (S.U.D.) PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

DRENAJE SANITARIO - EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL AL TIEMPO DE LA APROBACION FINAL CONSISTIENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE \$ 1,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE \$ 24,000.00 POR LA SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE

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

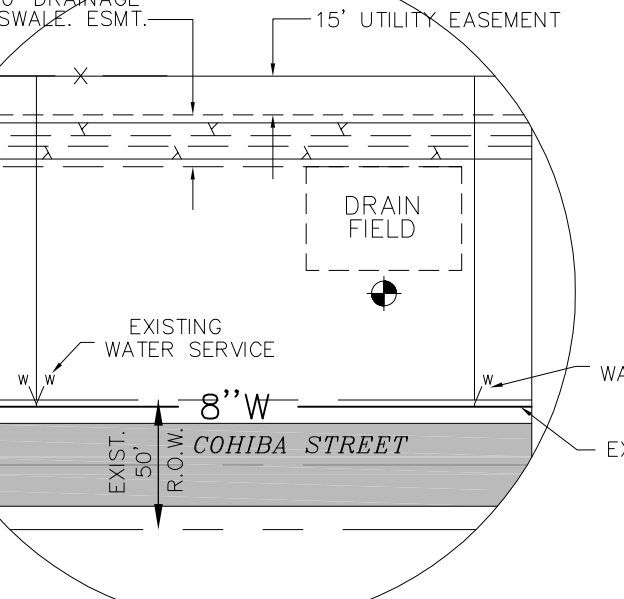
I, DANIEL ACEVEDO, SUBDIVIDER OF COHIBA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY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

BY: DANIEL ACEVEDO DATE: \_\_\_\_\_  
 P.O. BOX 1258 MISSION, TEXAS 78573

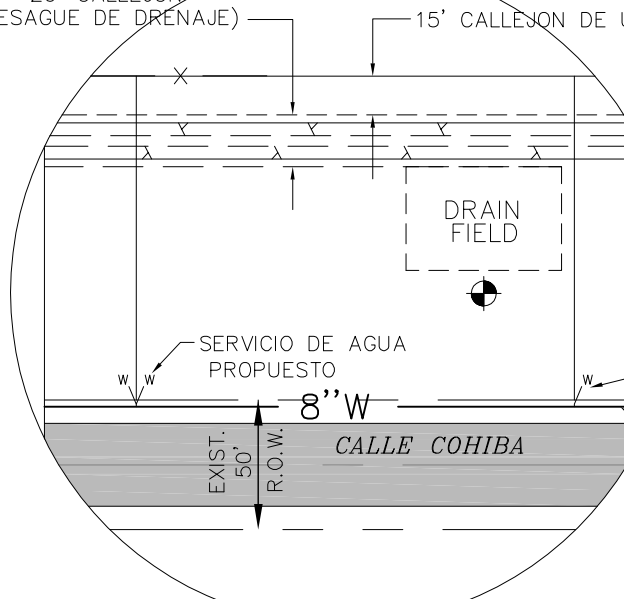
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL ACEVEDO, KNOWN TO ME BY THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO MY THAT HE EXECUTED THE SAME PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

**TYPICAL LOT DETAIL**



**DETALLE TIPICO DE LOTE**

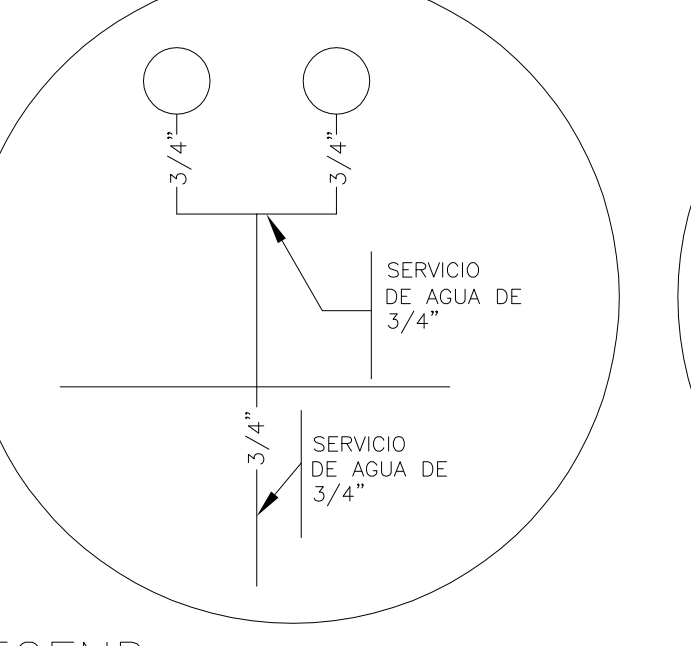


**COST ESTIMATE:**

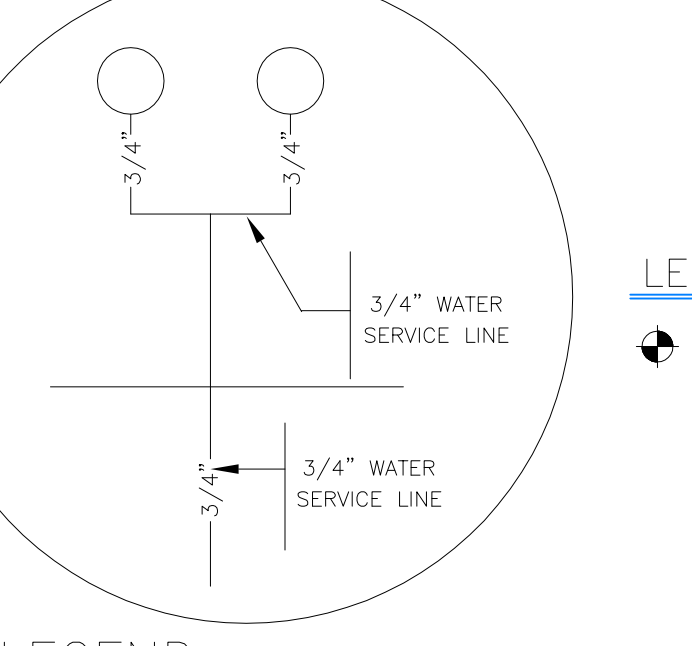
STREET PAVING	\$ 122,472.50
WATER SUPPLY SYSTEM:	\$ 96,970.00
SEPTIC TANK SYSTEM:	\$ 28,500
DRAINAGE:	\$ 15,840.00

FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK  
 ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
 BY: \_\_\_\_\_ DEPUTY

**DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDOR DE AGUA**



**TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES**



**LEGEND:**  
 ○---○ APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

**REVISIONS**


**COHIBA SUBDIVISION**  
 WATER DISTRUBUTION MAP AND SEWER LAYOUT  
 MAPA DE DISTRIBUCION DE AGUA Y DRENAJE

**J E H**  
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 PHONE (956) 668-1588  
 jhvin@jeh.com  
 TBP# FIRM No. F-1295

SHEET NO. 2 OF 3