



HIDALGO COUNTY PLANNING DEPARTMENT

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

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-28-2014

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. FINAL APPROVAL DATE: 10-06-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D FINAL 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. FINAL APPROVAL DATE: 10-21-14 : 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: SEPTEMBER 30, 2014

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.

SAND MEYER SUBDIVISION

A 3.72 ac. subdivision out of Lot 2, Block 64, Capisallo District Subdivision, Volume P, Page 228

INDEX TO SHEET OF SAND MEYER SUBDIVISION:
 SHEET 1: Heading, Index, Location Map and ETJ, Principal Contours, Map, Lot, Streets, and Government Layout; Description (Metes and Bounds); Surveyor's Certification, Plot 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 EXTRAJURISDICTIONAL 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 Southwest 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 of the City of Mercedes Population 15,784 and counting.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	Jerry D. Pickering	1421 Mile 8 North, Mercedes, Tx. 78070	(956) 793-5571	N/A
ENGINEER:	Joe B. Winston Jr.	811 Bill Summers Int'l Blvd, Weslaco, Tx. 78088	(956) 968-2194	956-968-8300
SURVEYOR:	Joe B. Winston Jr.	811 Bill Summers Int'l Blvd, Weslaco, Tx. 78088	(956) 968-2194	956-968-8300

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 26th day of August, 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.
 [Signature] Date 8/26/2014

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 the first duty sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office this 26th day of August, 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

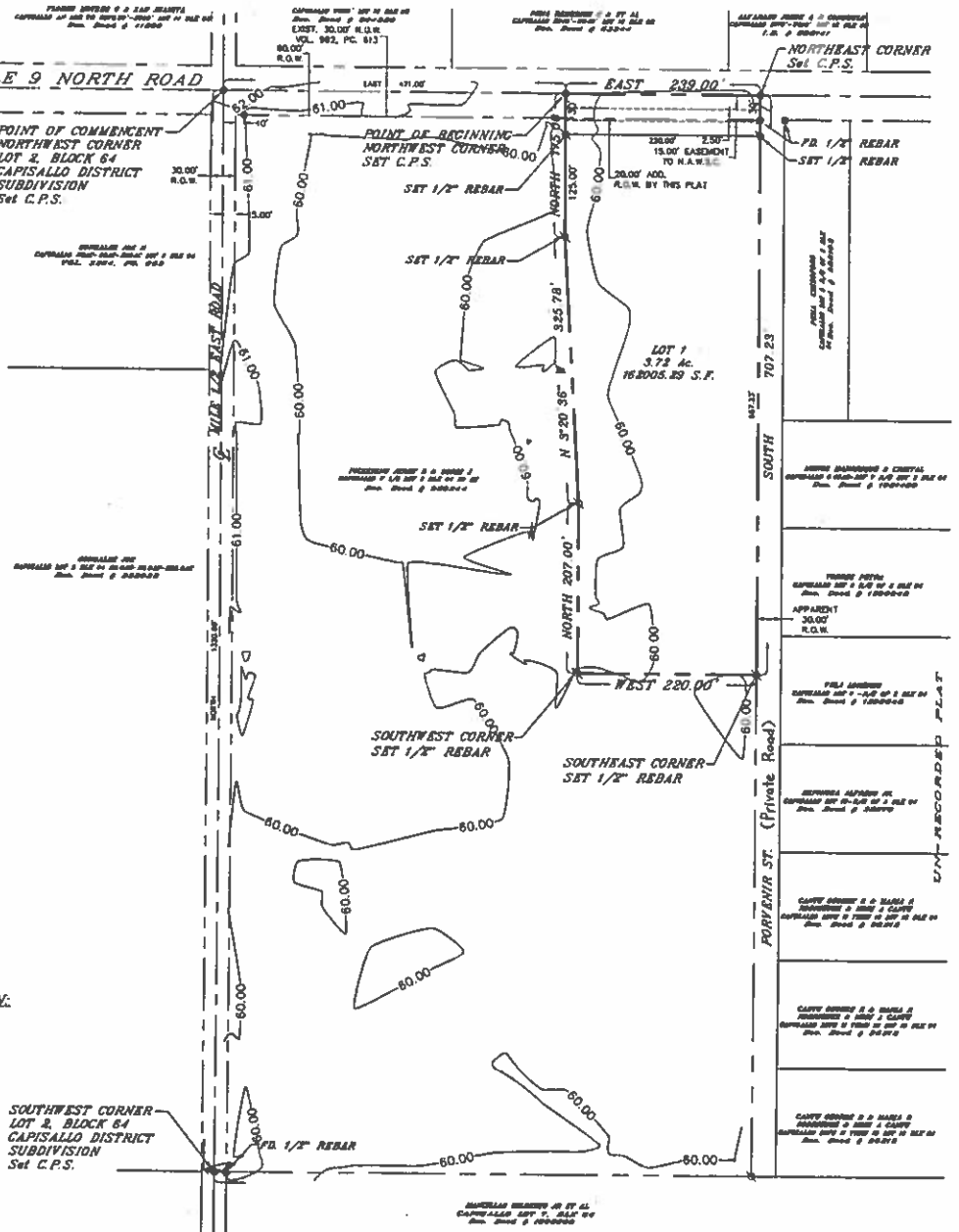
- HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES**
- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONE 1
 ZONE "1" SHADDED AREAS OF 300-YEAR FLOOD PLAIN
 COMMUNITY - PANEL NO. 480334 0450 C EFFECTIVE DATE: MAY 30, 2002
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS 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: 30.00 FEET ON MILE 9 ROAD
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 16 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 CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL 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 FINE 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 POINT APPLICATION.
 - THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 - BENCH MARK - ELEV. 59.86 N.A.S.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 OBTAIN A TOTAL OF 2,440 CUBIC-FEET (0.08 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 WATER IMPROVEMENTS). THE DITCH ALONG MILE 9 NORTH WILL BE RE-GRADDED AS PART OF THIS PLAT, APPROXIMATELY 220 FEET TO FLOW EAST. UPON THE OWNER'S REQUEST, NO CULVERT WILL BE PLACED UNDER POWERLINE ST AT THIS LOCATION BECAUSE OF THE POTENTIAL OF WATER RETURNING TO THE OWNER'S PROPERTY. FURTHER IMPROVEMENTS BY THE COUNTY TO ROAD SIDE DRAINAGE, A CULVERT UNDER POWERLINE 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 MAXIMUM HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER DESCRIBED HOW AND WHEN WATER, VENDOR, 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 STATUTE REGARDING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - THERE IS A WATER WELL WITHIN 30 FEET FROM THE WEST BOUNDARY LINE OF THIS SUBDIVISION.
 - CLEARANCE FOR WATER METERS (ONLY FOR LOTS 10&11):**
 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 UTILITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
 - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF 18" OR 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.

LEGAL DESCRIPTION OF SAND MEYER SUBDIVISION:

Sand Meyer Subdivision, being a 3.72 ac. subdivision out of Lot 2, Block 64, Capisallo District Subdivision, as recorded in Volume P, Page 228 of the Map and Plat Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows, to-wit:
 Commencing at a set Cotton Picker Spindle (C.P.S.) for the Northwest corner of Lot 2, Block 64 Capisallo District Subdivision, East a distance of 421.00 ft. to a set C.P.S. for the Northwest corner and the Point of Beginning of this tract of land;
 Thence, East a distance of 239.00 ft. along Mile 9 North Road to a set C.P.S. for the Northeast corner of this tract of land;
 Thence, South a distance of 30.00 ft. to a found 1/2" rebar for the existing South road R.O.W. of Mile 9 North Road and an additional 20.00 ft. to a set 1/2" rebar for the new South R.O.W., and in all a distance of 707.25 ft. to a set 1/2" rebar for the Southeast corner of this tract of land;
 Thence, West a distance of 220.00 ft. to a set 1/2" rebar for the Southwest corner of this tract of land;
 Thence, North a distance of 207.00 ft. to a set 1/2" rebar for a corner of this tract of land;
 Thence, North 320°36' West a distance of 325.78 ft. to a set 1/2" rebar for a corner of this tract of land;
 Thence, North a distance of 175.00 ft. to a set C.P.S. for the Northwest corner of this tract of land, and the Point of Beginning, and containing 3.72 acres of land, more or less.

CITY OF MERCEDES CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 212.011(8)(B)
 WE, the undersigned certify that this plat of SAND MEYER SUBDIVISION was reviewed and approved by the City Council of the City of Mercedes
 [Signature] Date 8/26/2014
 [Signature] Date 8/26/2014
 Attest: Secretary of the City of Mercedes

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 26th day of August, 2014.
 [Signature] Secretary
 [Signature] 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 _____
 Attest: _____ Date _____

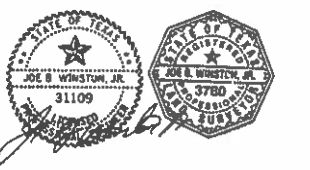
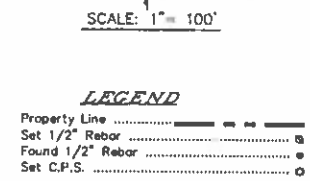
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAND MEYER SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____
 HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

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 the said grantor executed this instrument this 26th day of 2014.
 [Signature] Jerry D. Pickering
 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 certifies 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.
 [Signature] Joe B. Winston Jr.
 Joe B. Winston Jr., P.E. # 31108 R.P.L.S. # 3780
 8-26-2014 Date

STATE OF TEXAS COUNTY OF HIDALGO
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 dedicates to the public use of the street(s), and ports 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.
 [Signature] Jerry D. Pickering
 Jerry D. Pickering
 8-26-2014 Date



Sigler, Winston, Greenwood, & Associates, LLC
SWG
 CONSULTING ENGINEERS
 WESLACO, TEXAS
 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 subdivision 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 connection 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 subdivision 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 promptly 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 there 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 16.303 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.
 8/26/2014
 Date



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

Abastecimiento de agua: Descripción, Costos 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 desfogadores se ha presentado con Condado de Hidalgo para la instalación de estas instalaciones. La subdivisión, además, ha pagado al 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, los costos en los tocos, y los cuotas de los asociados). A petición del propietario del lote, el Norte Alamo Water Supply Corporation, se instala 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 operativa a partir del 31 de julio de 2014.

Instalaciones de alcantarillado: Descripción.

Los 1 y los costos de la Arena Meyer Subdivisión será proporcionado con alcantarillado sanitario instalaciones de recolección 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 Mile 9 Carretera del Norte y de una sola conexión de servicio, canal desde el Sur el servicio lote 1 para el sistema de alcantarillado para la arena Meyer Subdivisión. 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 se 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 & catche drive.

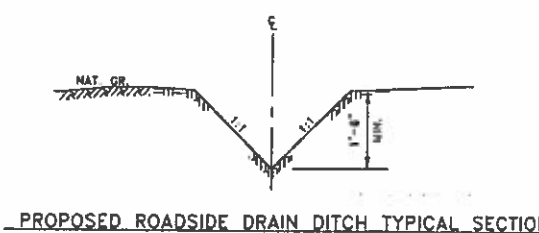
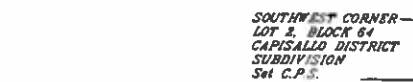
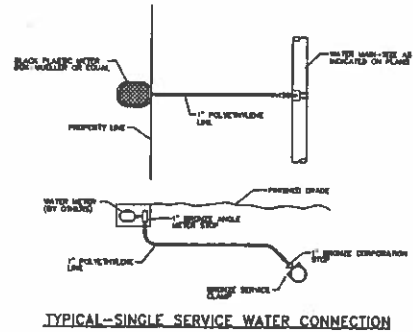
At the time of improvements the storm water runoff from the improved areas shall be overlaid flow in a Northeastly direction were it will be collected by a re-graded ditch along Mile 9 North.

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.
 8-26-2014
 Date

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



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

LEGEND

- Proposed Dual Water Service Connection
- Proposed Single Water Service Connection

LEGENDA

- Propuesta Servicio Doble De Agua Conexión
- Propuesta Una Conexión De Agua

LEGEND

- Water Meter
- 1/4" Single Service Line
- 1" Dual Service Line

LEYENDA

- Caja De Medidor
- Línea de Servicio Individual de 3/4" (19.05 MM)
- Línea de Servicio Doble 1" (25.4 MM)

SCALE: 1" = 100'

LEGEND

- Property Line
- Set 1/2" Rebar
- Found 1/2" Rebar
- Set C.P.S.
- Fence Line
- Power Pole
- Cable Box
- Man Hole
- Vent Pipe
- Irrigation Valve
- Water Meter
- Road Side Ditch
- Cable Line
- Electrical Box
- Water Valve
- Fire Hydrant
- Light Pole
- Over Head Electric Line

SINGLE HOUSE SERVICE CONNECTION

PLAT NOTA Y RESTRICCIONES

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTAS

- 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 CONSTRUCCION DE VIVIENDAS RESIDENCIALES EN CUALQUIER ZONA DE LA SUBDIVISION QUE SE ENCUENTRA EN EL 100- AÑO DE INUNDACIONES ESTÁ PROHIBIDA A MENOS QUE LA VIVIENDA CUMPLE LOS REQUISITOS PARA SEGURO EN VIRTUD DE LA LEY DEL SEGURO NACIONAL CONTRA INUNDACIONES DE 1988 (42 U. S. C. § 4001 A 4127).
- RETROCESOS: FRENTE: 50.00 PIES EN MILLA 9 CARRETERA TRASERA: 15.00 PIES O SERVICIUMORE QUE SEA MAYOR 10.00 METROS O SERVICIUMORE QUE SEA MAYOR ESQUINA LATERAL: 10.00 metros ESQUINA LADO CARRAJE: GARAJE: 18.00 PIES ESQUINA DELANTERA: 18. PIES LATERAL DE LA ESQUINA DONDE R. O. W. ES MAYOR QUE 50.00 METROS: 20. PIES
- NO HAY MÁS QUE UNA SOLA VIVIENDA uniformemente SE ENCUENTRA EN CADA LOTE, ESTE DEBE SER ESTIMULADA EN TODOS LOS ACTOS Y LOS CONTRASTAS DE OBRAS, (CUALQUIER OTRO USO REQUIERIRÁ DEPARTAMENTO DE PLANEACION, DE LA OFICINA DE CUMPLIMIENTO AMBIENTAL DEL DEPARTAMENTO DE SALUD Y EL FUECO MARSHALL SU APROBACION.) LAS SOLICITUDES DE CONSTRUCCION SON NECESARIOS ANTES DE OCUPIAR EL LOTE.
- ALTURA DEL PISO TERMINADO MINMO DEBERÁ SER DE 18 PULGADAS POR ENCIMA DE LA LINEA CENTRAL DE LA CALLE O 18" ARRIBA SUELO NATURAL, EL QUE SEA MAYOR. CERTIFICADO ELEVACION PUEDEN SER NECESARIO PARA LOTES SITUADOS FUERA DE UN DESIGNADO ZONA DE INUNDACION EN EL MOMENTO DE LA SOLICITUD DE CONSTRUCCION PARA VERIFICAR PISO Y POST CONSTRUCCION PISO TERMINADO ELEVACIONES. UNA ELEVACION SE REQUIERIRÁ CERTIFICADO DE TODOS LOS LOTES EN UNA DETERMINADA ZONA DE INUNDACION EN EL MOMENTO DE APLICACION.
- EL SIGUIENTE ANALISIS SE IDENTIFICAN EN LA CARA DE LA PLAT Y EN EL PLANES DE INGENIERIA. -- X8. M. NO 1 - ELEV. 59.98 N. C. V. D. 29 DESCRIPCION: EN LA PARTE SUPERIOR DE INGENIERIA, ORIENTE 433.85 METROS DE LA INTERSECCION DE MILLA 1/2 MILLA 9 ORIENTE Y NORTE.
- DE CONFORMIDAD CON LO DISPUESTO EN EL CONDOMIO DE HIDALGO DISTRITO NO 1 ORDENAJE Y CONDOMIO DE HIDALGO, ESTE DESARROLLO SERA NECESARIO PARA DETENER A UN TOTAL DE 2.440 metros cúbicos de PIES DLOS ACRE-(PIES) DE SALIDA DEL AGUA DE LLUVIA, ORDENAJE, RETENCION EN CONFORMIDAD CON LAS NORMATIVAS LOCALES SE LLEVARÁ A CABO DE LA SIGUIENTE MANERA: (VEASE LA HOJA NO 2 MEJORAS EN EL SISTEMA DE ALCANTARILLADO DE LA TORRENTA.) LA ZANJA EN MILLA 9 NORTE SERÁ RE-EVALUADO COMO PARTE DE ESTE PLAT, aproximadamente 220 PIES DE ORIENTE, A RETIEND DEL PROPIETARIO, NO alcantarilla SERÁ 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 CONDOMIO A LADO DE LA CARRETERA, una alcantarilla EN PORVENIR ST. PUEDE ESTAR EN ORDEN.
- LAS ESTRUCTURAS NO SE ADMITIRÁ NINGUNA DE LAS SERVIDUMBRES SE MANTENDRAN LIBRES DE EDIFICIOS, piloneros, árboles, arbustos Y OTRAS PLANTACIONES (EXCEPTO BAJO, MENOS DE 18 PULGADAS ALTURA MANERA, LA CUBIERTA DEL SUELO, hierba, O FLORES) Y OTROS DESCRIBEN COMO Y CUANDO EL AGUA, alcantarillado, ELECTRICIDAD, GAS Y SERVICIOS SE PONDRÁ A DISPOSICION DE LA SUBDIVISION.
- CADA CONTRATO ADQUIRIDO ENTRE UN SUBDIVIDOR Y COMPRADOR DE UN LOTE DE ESTA SUBDIVISION DEBERÁ CONTENER UNA DECLARACION EN LA QUE describe como Y CUANDO EL AGUA, alcantarillado, ELECTRICIDAD Y GAS SE PONDRÁN A DISPOSICION DE LA SUBDIVISION.
- TODOS LOS SERVICIOS PUBLICOS LAS SERVIDUMBRES DE ESTE SERÁ UN MINIMO DE ANCHO DE 15.00 metros COMO POR EL CONDOMIO 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 OCUPAR UNA SERVIDUMBRE.
- HAY POZO DE AGUA DENTRO DE LOS 30 METROS DE LA RIENA OCCIDENTAL LOS LIMITES DE ESTA SUBDIVISION.
- JUEGO DE INSTALAR MEDIDORES DE AGUA: (SOLO PARA LOS LOTES COMO POR CODIGO DE GOBIERNO LOCAL REQUISITOS, alcantarillado sanitario DEBE ESTAR CONECTADO A UNA RESIDENCIA ANTES DE QUE EL CONDOMIO DE LIQUIDACION DEFINITIVA DE UN MEDIDOR DE AGUA. Una alcantarilla TOQUE EN INSPECCION DEBERÁN ESTAR PROVISTOS DE LA ENTIDAD PROVEEDOR DE SERVICIO ANTES DE RECIBIR UN JUEGO DE MEDIDOR DE AGUA(S).
- EL COMPRADOR DE CADA LOTE SE ENCARGARÁ DE INSTALAR ENTRADA alcantarilla TUBOS DE CONCRETO REFORZADO DE MENOS DE 15 PULGADAS DE DIAMETRO Y 24 METROS DE LONGITUD.
- LA VALLA DEL NORTE serán reubicados EN EL MOMENTO EN EL QUE AMPLIA CONDOMIO HIALGO 9 MILLAS AL NORTE.

MERCEDOS, TEXAS
 Sand Meyer Subdivision
PROPOSED WATER & SANITARY SEWER PLAN

SIGLER, WINSTON, GREENWOOD AND ASSOCIATES
SWG ENGINEERING, LLC
 TEXAS FIRM REGISTRATION NO. F-392
 WESLACO, TEXAS

D.F. J.B.W. Jr.
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