



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-03-2015

PROPOSED F & F SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: SALINAS ENGINEERING & ASSOC. DEVELOPER: MARIA D. ACOSTA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 9 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northeast corner of Bentsen Palm Drive & Mile 6 North Rd
SUBDIVISION LIES WITHIN THE: ETJ of Mission and was approved by the P & Z and City Commissioner of said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-17-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Proposed drainage will be provided by the existing detention swale from the original Palm Country Estates Subdivision on lots 2 & 4.

DRAINAGE DESIGN: 1 ½ mile East of the Subdivision

DISTANCE TO DRAIN DITCH: 40 feet to Mile 6 North Rd & 50 feet to Travis Neal St.

ROAD R.O.W. DEDICATION: 01-18-15 By, Victor Gallardo PCT. 3 R.O.W. AGENT

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-18-15 By, Victor Gallardo PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-09-15 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ISIDORO E. GOMEZ
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 6" LOCATION: North side of Mile 6 North Rd. and West side of Travis Neal St.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-15-15 ; By Martin Ramirez, Environmental Compliance Coordinator

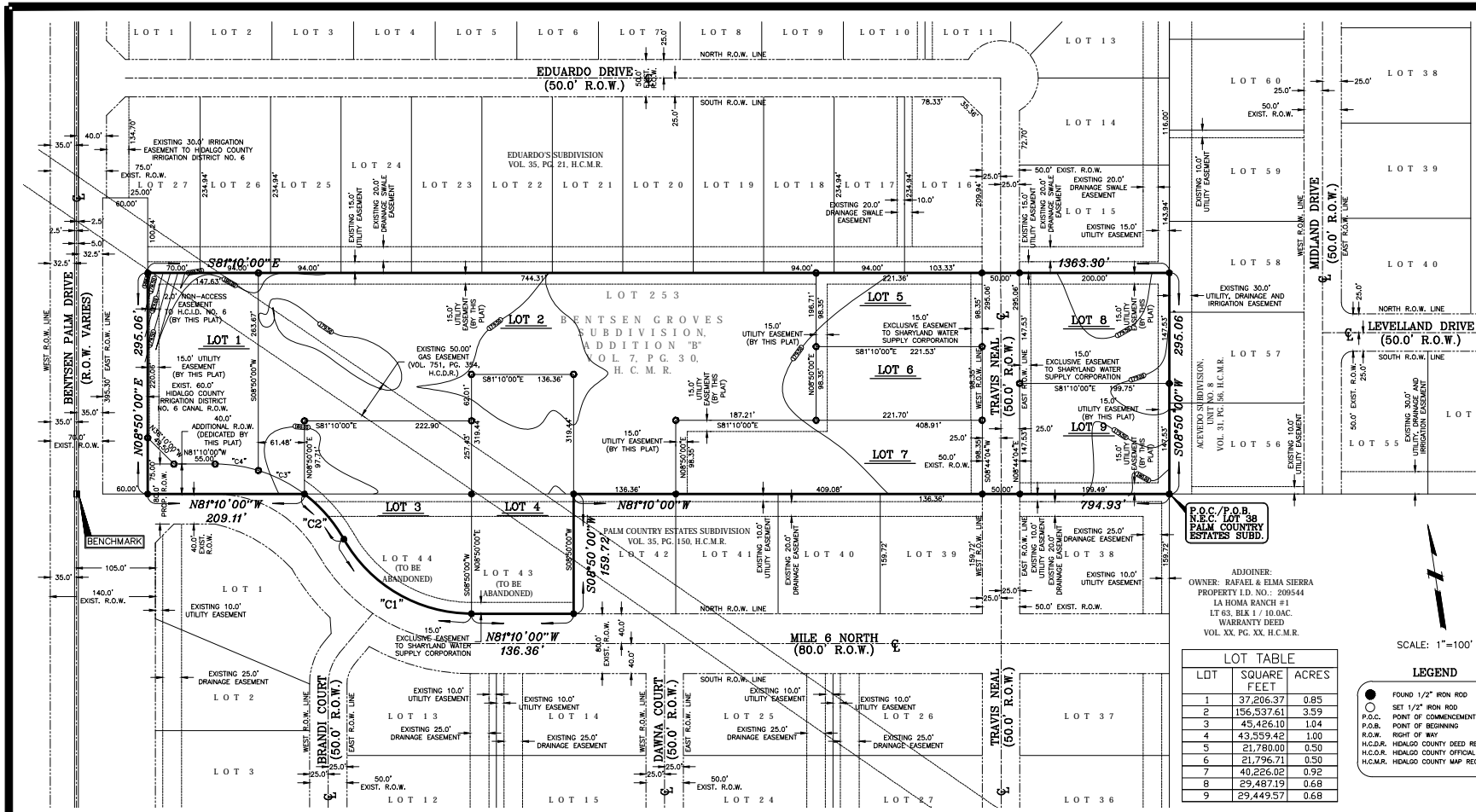
SMALL CONSTRUCTION

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:

STAFF RECOMMENDS: Staff Recommending No Action
 Preliminary Approval subject comments and future recommendations by planning and other Departments and the approval from the Mission.
 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.



STATE OF TEXAS
COUNTY OF HIDALGO

WE, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS F & F SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR UTILITIES, ALL STREETS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HERIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

MARIA DE LOS ANGELES ACOSTA 3708 W. MILE 6 RD. MISSION, TEXAS 78572 (OWNER OF 9.23 ACRE TRACT)

ANA ISABEL HERNANDEZ 3604 W. MILE 6 RD. MISSION, TEXAS 78574 (OWNER OF LOT 44)

DIONICIO HERNANDEZ 3604 W. MILE 6 RD. MISSION, TEXAS 78574 (OWNER OF LOT 44)

ALBERTO ROJO 3600 W. MILE 6 RD. MISSION, TEXAS 78574 (OWNER OF LOT 43)

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARIA DE LOS ANGELES ACOSTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANA ISABEL HERNANDEZ AND DIONICIO HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALBERTO ROJO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

GENERAL PLAT NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X".
ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
COMMUNITY PANEL NUMBER: 480334 0290 D
EFFECTIVE DATE: JUNE 5, 2000.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY PANEL NO. 480334 0290 D, EFFECTIVE DATE JUNE 5, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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).
2. MINIMUM SETBACKS:
FRONT (MILE 6 NORTH): 40.0 FEET.
FRONT: 25.0 FEET
REAR: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER.
SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER.
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2 THRU 9. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT 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.
4. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 2 THRU 9.
5. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG BENTSEN GROVES SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
6. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE 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 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.
7. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
DESCRIPTION: TOP OF COTTON PICKER SPINDLE AT THE CENTERLINE OF MILE 6 ROAD, ALSO BEING THE NORTHEAST CORNER OF BASHAM 36 SUBDIVISION.
ELEV. = 179.40
8. 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 16,053.96 CUBIC-FeET OR 0.369 ACRE-FeET OF STORM WATER RUNOFF.
DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE REPORT).
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. 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 OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. 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.
11. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET PER THE HIDALGO COUNTY SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

F & F SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 10.28 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THAT CERTAIN 9.23 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 253, BENTSEN GROVES SUBDIVISION ADDITION "B", HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 07, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART, BEING A RE-PLAT OF ALL OF LOTS 43 AND 44, PALM COUNTRY ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 150, MAP RECORDS OF HIDALGO COUNTY, TEXAS

12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - 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 ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT DRAIN FIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
14. I, MARIA DE LOS ANGELES ACOSTA, ANA ISABEL HERNANDEZ, DIONICIO HERNANDEZ AND ALBERTO ROJO, THE OWNERS & SUBDIVIDERS OF F&F SUBDIVISION, RETAIN AN BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
15. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

LOT TABLE

| LOT | SQUARE FEET | ACRES |
|-----|-------------|-------|
| 1 | 37,206.37 | 0.85 |
| 2 | 156,537.61 | 3.59 |
| 3 | 45,426.10 | 1.04 |
| 4 | 43,559.42 | 1.00 |
| 5 | 21,780.00 | 0.50 |
| 6 | 21,796.71 | 0.50 |
| 7 | 40,226.02 | 0.92 |
| 8 | 29,487.19 | 0.68 |
| 9 | 29,449.57 | 0.68 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING & DIST. |
|-------|---------|---------|-----------|---------|-----------------------|
| C1 | 206.48' | 195.34' | 60°35'48" | 114.06' | S50°53'06"E 197.00' |
| C2 | 80.77' | 197.37' | 23°28'48" | 40.96' | N32°19'11"W 80.20' |
| C3 | 69.39' | 197.37' | 20°08'34" | 35.06' | N54°06'58"W 69.03' |
| C4 | 58.48' | 197.37' | 16°58'39" | 29.46' | N72°40'35"W 58.27' |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEBRUARY 06, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF F & F SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2015.

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF F & F SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPE LINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.

DATED THIS THE _____ DAY OF _____ A.D. 2015

ATTEST: _____ SECRETARY _____ BY: _____ PRESIDENT _____

PRINCIPAL CONTACTS

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|--|--------------------|----------------------|----------------|----------------|
| OWNER: MARIA DE LOS ANGELES ACOSTA | 3708 W. MILE 6 RD. | MISSION, TEXAS 78572 | (956) 451-9838 | NONE |
| OWNER: ANA ISABEL & DIONICIO HERNANDEZ | 3604 W. MILE 6 RD. | MISSION, TEXAS 78574 | (956) XXX-XXXX | NONE |
| OWNER: ALBERTO ROJO | 3600 W. MILE 6 RD. | MISSION, TEXAS 78574 | (956) XXX-XXXX | NONE |
| ENGINEER: DAVID O. SALINAS | 2221 DAFFODIL AVE. | McALLEN, TEXAS 78501 | (956) 682-9081 | (956) 686-1489 |
| SURVEYOR: DAVID O. SALINAS | 2221 DAFFODIL AVE. | McALLEN, TEXAS 78501 | (956) 682-9081 | (956) 686-1489 |



LOCATION MAP
SCALE: 1" = 1000'

F & F SUBDIVISION
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
DATE PREPARED: FEBRUARY 06, 2015
PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
F & F SUBDIVISION IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF BENTSEN PALM DRIVE AND MILE 6 NORTH, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058 AS PER THE 2010 CENSUS).
F & F SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF MISSION, IT IS WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF MISSION UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO.3

METES AND BOUNDS DESCRIPTION

BEING A 10.28 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THAT CERTAIN 9.23 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 253, BENTSEN GROVES SUBDIVISION ADDITION "B", HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 07, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BOUND ON THE NORTH BY EDUARDO'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BOUND ON THE SOUTH BY PALM COUNTRY ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 150, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BOUND ON THE EAST BY ACEVEDO SUBDIVISION, UNIT NO. 8, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND, IN PART, BEING A RE-PLAT OF ALL OF LOTS 43 AND 44, SAID PALM COUNTRY ESTATES SUBDIVISION, CONTAINING 10.28 ACRES OF LAND IN ALL; SAID 10.28 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- (1) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID PALM COUNTRY ESTATES SUBDIVISION, A DISTANCE OF 794.93 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 43 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, SOUTH 08 DEGREES 50 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 43, A DISTANCE OF 159.72 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 43 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 43, A DISTANCE OF 136.36 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 43 SAME BEING THE SOUTHWEST CORNER OF SAID LOT 44 AND BEING ON THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 195.34 FEET FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE TO THE RIGHT, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 44, AN ARC LENGTH DISTANCE OF 206.48 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND AT THE END OF THIS CURVE AND LOCATED ON THE BEGINNING OF A SECOND CURVE TO THE LEFT WHOSE RADIUS IS 197.37 FEET FOR AN OUTSIDE CORNER OF SAID LOT 44 AND AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE TO THE LEFT, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 44, AN ARC LENGTH DISTANCE OF 80.77 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND AT THE END OF THIS SECOND CURVE BEING THE NORTHWEST CORNER OF SAID LOT 44 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, COINCIDENT WITH THE APPARENT NORTH RIGHT-OF-WAY LINE OF MILE 6 NORTH, SAME BEING THE NORTH LINE OF SAID PALM COUNTRY ESTATES SUBDIVISION, A DISTANCE OF 209.11 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF THAT CERTAIN 60.0 FOOT HICD NO. 6 CANAL RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (7) THENCE, NORTH 08 DEGREES 50 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 295.06 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND ON THE MOST SOUTHWESTERN CORNER OF LOT 27 OF SAID EDUARDO'S SUBDIVISION FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (8) THENCE, SOUTH 81 DEGREES 10 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID EDUARDO'S SUBDIVISION, A DISTANCE OF 1,363.30 FEET TO A 3/4 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF LOT 15 OF SAID EDUARDO'S SUBDIVISION AND ON INTERSECTION WITH THE WEST LINE OF LOT 58 OF SAID ACEVEDO SUBDIVISION, UNIT NO. 8, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (9) THENCE, SOUTH 08 DEGREES 50 MINUTES WEST, COINCIDENT WITH THE WEST LINE SAID LOTS 56, 57 AND 58, OF SAID ACEVEDO SUBDIVISION, UNIT NO. 8, A DISTANCE OF 295.06 FEET TO THE POINT OF BEGINNING, CONTAINING 10.28 ACRES OF LAND, MORE OR LESS.

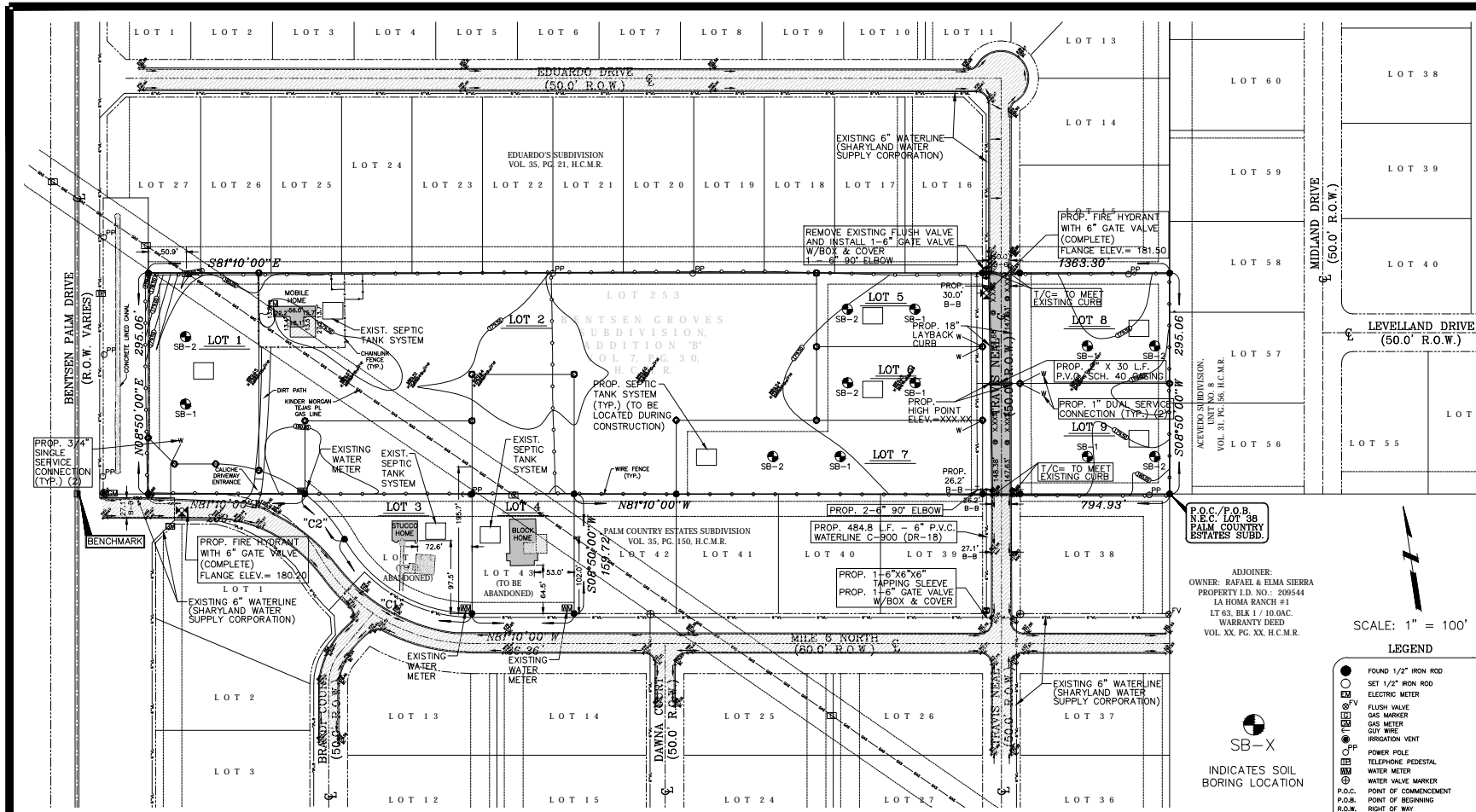
BASIS OF BEARING: NORTH LINE OF PALM COUNTRY ESTATES SUBDIVISION, H.C.T. N:\SUBDIVISION\PLATS\F&F\SUB\METES&BOUNDS\090814

INDEX SHEET OF F & F SUBDIVISION

| | |
|---------|--|
| SHEET 1 | HEADING INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES (METES & BOUNDS); OWNERS EDUCATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.R. DESCRIPTION, IRREGULAR DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY RIGHT OF WAY DEPT. CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; RESIDUALS. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS OF LOG HOME FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE. |

SEA

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MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY, PAVING AND DRAINAGE

DRAINAGE REPORT
F & F SUBDIVISION
CITY OF MISSION, TEXAS
September 08, 2014

Proposed F & F Subdivision is a re-plot of all of Lots 43 and 44, Palm Country Estates, Hidalgo County, Texas, as per the map or plat recorded in Volume 35, Page 150, H.C.M.R., and a 9.23 acre tract of land out of Lot 253, Bentzen Groves Subdivision "B", as per the map or plat recorded in Volume 7, Page 30, H.C.M.R. The proposed re-plot will consist of a total of 9 lots - seven of which are lots and two lots are being made larger - all uses are proposed as residential lots. Said tract is located just east of Bentzen Palm Drive between Eduardo's Subdivision to the north and east and Palm Country Estates Subdivision to the south. Located along west side of this proposed subdivision is a strip of land held in fee by H.C.L.D. No. 6, with frontage along Bentzen Palm Drive. Said proposed plot is within the extrajurisdiction of the City of Mission, Hidalgo County, Texas. This report discusses the drainage condition of the un-platted portion of the subject tract consisting of 9.23 Acres of land. The total plot acreage is 10.28 Acres which includes the two lots in Palm Country Estates and the drainage for those lots has already been partially addressed during the platting of Palm Country Estates - only the portion of land areas being added to said Lots 43 and 44 will be considered "new" water.

Essentially the site is covered native vegetation consisting primarily of grass and some trees and one mobile home residence. The overall site is bound on the north, east and south sides by recorded subdivisions. One small section of new street is being proposed near the east property line. The site is generally rectangular in shape with 295.06 feet north/south and 1,363.50 feet east/west. Access to the lots will be from newly proposed Travis Neal Street and Mile 6 North. Two existing recorded lots (Lots 43 and 44) from Palm Country Estates are being made larger by this plat - hence, this is a partial re-plot. All other lots will be newly created lots along with approximately 295.06 feet of new roadway (Travis Neal Street). The immediate property adjacent to and west of this lot is held by H.C.D. No. 8 and sits on 60.0 feet of fee simple right-of-way. There is no frontage of this property onto Bentzen Palm Drive. All existing and proposed lots are for residential use and it is anticipated that each new lot will be improved with 2,000 square feet of impervious improvements.

Both Mile 6 North and Travis Neal streets are public dedicated roadways siting on 80.0 and 50.0 feet, respectively, of dedicated right-of-way. The width of the roadways vary from 27 to 30 feet with curb & gutter. Bentzen Palm Drive does not have curb & gutter and Travis Neal Street has a layback curb & gutter section. This proposed plat will provide for 295.06 feet of new street connecting both existing subdivisions located north and south of this proposed plot.

The lands occupied by the proposed site are located in part within Zone "C" according to the FIRM dated June 6, 2000 - Community Panel No. 480334 0290 D. A review of Sheet B1 of the State Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Rio clay loam complex with slopes between 0 and 1 percent. Such soils is somewhat poorly drained and surface runoff is variable with no surface runoff. Permissible soil use and the available water capacity are high.

Cross section elevations of the subject property reveal that drainage is via overland flow in an eastern direction toward Davis Lane on an average slope of 0.87% over an average drainage run of approximately 341.25 feet. Upon reaching a saturated condition, runoff from site will likely pond. Runoff does not enter this site from Davis Lane. Drainage waters entering Davis Lane are carried away in a northerly direction by score and poorly maintained bar ditches. These roadway bar ditches are excellent containment areas but when sloped adequately and with maintenance up-keep.

In accordance with the drainage policies of the City of Mission and the County of Hidalgo, the subdivision shall be required to retain on-site the total volume of water created by the post-development of this property. Using an existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.26 (ratio of total of 17,500 square feet of impervious improvements), an average drainage run of 1,300.0 feet and an average slope of 0.02%, it was computed that the improved condition would produce an additional volume of 16,053.60 Cubic Feet (or 0.369 Acres-Feet) of drainage water. This volume of water is for the entire proposed residential development and is equivalent to a layer of water 0.37 inches deep if spread out evenly over the entire 9.23 Acres site.

The subdivider is required to limit the amount of off-site discharge from this site to a maximum of 2.38 CFS, the current drainage condition. Since the site is relatively evenly sloped, each lot would have to detain drainage waters as follows using a Pro-Rata method:

Lot 1: 1,739.32 Cu. Ft.
Lot 2: 1,617.19 Cu. Ft.
Lot 3: 869.66 Cu. Ft. (Additional Waters to Existing Lot 43)
Lot 4: 1,739.32 Cu. Ft. (Additional Waters to Existing Lot 44)
Lot 5: 869.66 Cu. Ft.
Lot 6: 869.66 Cu. Ft.
Lot 7: 1,600.71 Cu. Ft.
Lot 8 & 9: 1,182.74 Cu. Ft.

all of which may be accomplished within garden or landscaped areas.

The developer shall provide improvements to Travis Neal Street for a distance of 295.06 feet connecting the existing Travis Neal Street of both existing subdivisions. The width of the roadways vary from 27 to 30 feet with curb & gutter. Bentzen Palm Drive does not have curb & gutter. No underground storm sewer is being proposed for the small section of new street because the site is so flat, runoff is equally distributed amongst the entire property. Water will tend to pond and self-contain within the 9.23 acre tract (excluding the new section of Travis Neal Street) since there is no present or proposed slope providing a path for water to flow. Therefore, no sewers or detentions areas are proposed. Detention shall be met by natural means given the extreme flatness of the subject property and the small area of impervious improvements to each lot compared to the remaining lot area. This report only determines the volume to be detained by this development and computes the permeable rate of offsite discharge. Any grading plan must illustrate how the minimum volumes of required detention shall be accomplished.

Date: September 08, 2014

CERTIFICATION
By my signature below, I certify that this subdivision lies in a Flood Zone "X" - Areas of minimal flooding. (No shading)
(Community-Panel No. 480334 0290 D - Map Revised June 6, 2000)

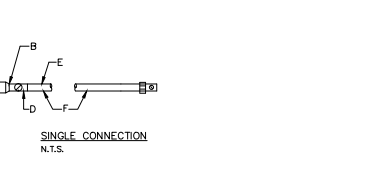
David Omar Salinas,
Registered Professional Engineer #1973
Registered Professional Land Surveyor #5782

F & F SUBDIVISION

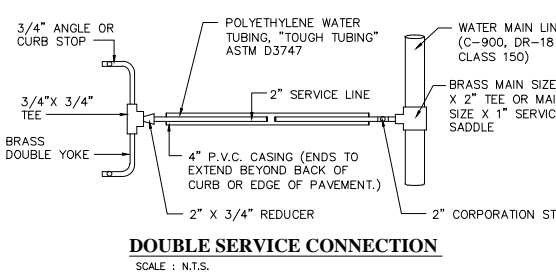
HIDALGO COUNTY, TEXAS
BEING A 10.28 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THAT CERTAIN 9.23 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 253, BENTZEN GROVES SUBDIVISION ADDITION "B", HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 07, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART, BEING A RE-PLAT OF ALL OF LOTS 43 AND 44, PALM COUNTRY ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 150, MAP RECORDS OF HIDALGO COUNTY, TEXAS

COST ESTIMATE CHART

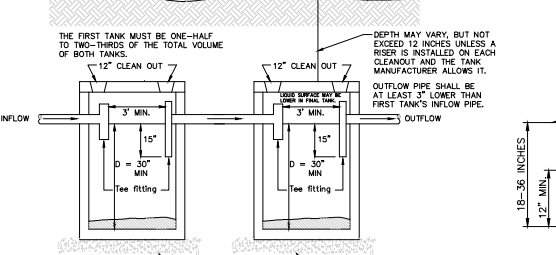
| | |
|-----------------------------------|--------------|
| COST ESTIMATE | |
| PAVING IMPROVEMENTS: | \$ XX,XXX.XX |
| DRAINAGE IMPROVEMENTS: | \$ XX,XXX.XX |
| WATER DISTRIBUTION: | \$ XX,XXX.XX |
| SANITARY SEWER IMPROVEMENTS/OSSP: | \$ 9,000.00 |
| ESTIMACION DE COSTO | |
| PAVIMENTACION DE CALLES: | \$ XX,XXX.XX |
| DRENAJE PLUVIAL: | \$ XX,XXX.XX |
| SERVICIO DE AGUA POTABLE: | \$ XX,XXX.XX |
| SERVICIO DE DRENAJE SANITARIO: | \$ 9,000.00 |



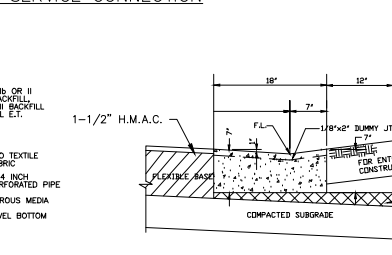
- GENERAL NOTES**
- ON ALL SERVICE LINES GREATER THAN 1" (2" P.V.C SCHEDULE 40), A 2" VALVE WILL BE REQUIRED
- CONSTRUCTION NOTES**
- MAIN LINE TAPPING SADDLE
 - 4" X 3/4" OR 1" REDUCER (IF NEEDED)
 - 8" WATER MAIN (CLASS-160) OR AS SPECIFIED
 - 1" CORPORATION STOP
 - POLYETHYLENE WATER TUBING, "TOUGH TUBING" ASTM D3747
 - 3/4" OR 1" SERVICE CONNECTION LINE
- SINGLE SERVICE CONNECTION**



- GENERAL NOTES:**
- ON ALL SERVICE LINES GREATER THAN 1" (2" SCHEDULE 40), A 2" VALVE WILL BE REQUIRED.



TWO 500-GALLON SEPTIC TANKS IN SERIES
SCALE: N.T.S.



SINGLE PIPE DRAWING ABSORPTIVE TRENCH
SCALE: N.T.S.



18" CONCRETE LAYBACK CURB NON-REINF. TYP. SECTION
SCALE: N.T.S.

FINAL ENGINEERING REPORT FOR F & F SUBDIVISION :

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

F & F SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA ESPECIAL UTILITY DISTRICT (A.E.U.D.). THE SUBDIVIDER AND A.E.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.E.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.E.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO BE THE FULL DEVELOPMENT OF THE SUBDIVISION.

A.E.U.D. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 6 NORTH ROAD. THEN NEAR THE INTERSECTION WITH BRANDY COURT IT BURNS NORTH AND THEN CONTINUES ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 6 NORTH ROAD. THERE IS ALSO AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF EDUARDO DRIVE. THESE EXISTING DIAMETER WATER LINES ARE THE BEST SIDE OF THE RIGHT-OF-WAY OF TRAVIS NEAL STREET AND SITS ON THE SOUTH PROPERTY LINE OF EDUARDO'S SUBDIVISION. THERE ARE EXISTING WATER METERS ON PROPOSED LOTS 2, 3 AND 4.

THE WATER SYSTEM FOR F & F SUBDIVISION, CONSISTS OF CONNECTING A PROPOSED 6" DIAMETER WATER LINE AT THE END OF THE EXISTING 6" DIAMETER WATER LINE ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF TRAVIS NEAL STREET AND EXTENDING WEST SOUTH TAPPING INTO THE EXISTING 6" DIAMETER WATER LINE ALONG THE SOUTH SIDE OF EDUARDO DRIVE. FROM THIS POINT, THE PROPOSED 6" DIAMETER WATER LINE, ONE 3/4" DIAMETER SINGLE SERVICE CONNECTION RUNS TO LOT AND TWO 1" DIAMETER DUAL SERVICE LINES RUN TO A PAIR OF LOTS BEFORE BRANDED INTO TO 1" DIAMETER SERVICE LINES. A PROPOSED 2" SINGLE SERVICE CONNECTION COMES FROM THE EXISTING 6" DIAMETER WATER LINE ALONG THE NORTH SIDE OF MILE 6 NORTH ROAD AND RUNS TO PROPOSED LOT 1. SAID SERVICES TERMINATE AT THE WATER METER BOXES ON EACH LOT.

THE PROPOSED 6" DIAMETER WATER LINE, 3/4" DIAMETER SINGLE SERVICE CONNECTIONS, DUAL SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$60,000.00 OR \$6,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.E.U.D. THE SUM OF \$60,000.00 WHICH COVERS THE \$6000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH HAS REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUIRED FEES, AND ALL NECESSARY WORK OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO A.E.U.D. UPON REQUEST BY THE LOT OWNER A.E.U.D. WILL PROMPTLY INSTALL AND CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER SERVICE HAVE BEEN APPROVED AND ACCEPTED BY A.E.U.D. AND THE TOTAL COST SYSTEM IS OPTIMAL AS OF THE DATE OF THE DATE OF THE PLAN.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM F & F SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSP) CONSISTING OF A STANDARD SEPTIC TANK, DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE SATURABILITY OF THE SUBDIVISION SITE FOR PROPOSED SEWAGE FACILITIES. THE REPORT CONCLUDES THAT THE SITE IS SATISFACTORY FOR OSSP. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LAST AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF DISCONTINUOUS OR RESTRICTIVE LAYERS 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 \$1,800.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSP'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$180,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSP ON THE SITE.

THE ENGINEER HAS ALSO EVALUATED THE CONDITION OF AN EXISTING SEPTIC TANK ON PROPOSED LOT 2 AND 4 AND SUBMITTED A REPORT DATED 08/14/2014 THAT CONCLUDED THE SEPTIC TANK IS ACCEPTABLE AND IN SUITABLE CONDITION FOR CONTINUED USE. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 1343, WATER CODE, CHAPTER 134, WHICH SETS THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$60,000.00 WHICH EQUALS TO \$6,000.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEMS ESTIMATED TO COST \$1,800.00 PER LOT (ALL INCLUDING) FOR A TOTAL OF \$180,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEERS SIGNATURE _____ **DATE** _____

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION F & F SUBDIVISION :

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION F & F SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE AGUA ESPECIAL UTILITY DISTRICT (LA COMPANIA DE AGUA A.E.U.D.). EL DUEÑO DE LA SUBDIVISION Y A.E.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. A.E.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LA RAZA UN CANTIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVICIO DE LA SUBDIVISION.

LA COMPANIA DE AGUA A.E.U.D. TIENE UNA LINEA DE AGUA EXISTENTE EN EL LADO SUR DEL DERECHO DE PASO DE LA CALLE TRAVIS NEAL ROAD Y EXTENDIENDOLA Hacia el SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y LUEGO CORRE AL LARGO DEL LADO NORTE DEL DERECHO DE PASO DE LA CALLE MILE 6 NORTH ROAD. TAMBIEN TIENE OTRAL LINEA DE AGUA EXISTENTE DE LA CALLE EDUARDO DRIVE QUE CORRE AL LARGO DEL LADO SUR DEL DERECHO DE PASO DE LA CALLE EDUARDO DRIVE. LUEGO LA MENCIONADA LINEA DE AGUA EXISTENTE DE LA CALLE EDUARDO DRIVE Y LA LINEA DE AGUA EXISTENTE DE LA CALLE TRAVIS NEAL ROAD Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y LUEGO CORRE AL LARGO DEL LADO NORTE DEL DERECHO DE PASO DE LA CALLE MILE 6 NORTH ROAD. LA LINEA DE AGUA EXISTENTE DE LA CALLE EDUARDO DRIVE Y LA LINEA DE AGUA EXISTENTE DE LA CALLE TRAVIS NEAL ROAD Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y LUEGO CORRE AL LARGO DEL LADO NORTE DEL DERECHO DE PASO DE LA CALLE MILE 6 NORTH ROAD Y CORRE HACIA EL PROPOSITO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38.

EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION F & F SUBDIVISION CONSISTE DE CONECTAR UNA LINEA DE AGUA PROPOSTA DE 6" DIAMETRO AL FINAL DE LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE TRAVIS NEAL ROAD Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y LUEGO CORRE AL LARGO DEL LADO NORTE DEL DERECHO DE PASO DE LA CALLE MILE 6 NORTH ROAD. LA LINEA DE AGUA EXISTENTE DE LA CALLE EDUARDO DRIVE QUE CORRE AL LARGO DEL LADO SUR DEL DERECHO DE PASO DE LA CALLE EDUARDO DRIVE. LUEGO LA MENCIONADA LINEA DE AGUA EXISTENTE DE LA CALLE EDUARDO DRIVE Y LA LINEA DE AGUA EXISTENTE DE LA CALLE TRAVIS NEAL ROAD Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y LUEGO CORRE AL LARGO DEL LADO NORTE DEL DERECHO DE PASO DE LA CALLE MILE 6 NORTH ROAD Y CORRE HACIA EL PROPOSITO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38.

LA LINEA DE AGUA PROPOSTA DE 6" DIAMETRO LOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO LOS BORNEOS Y CONDUCTOS DE AGUA DE 1" DIAMETRO Y LAS CALAS DE LOS MEDIDORES MECANICOS DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE \$60,000.00 O \$6,000.00 POR LOT. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A LA COMPANIA A.E.U.D. \$60,000.00 O \$6,000.00 POR LOT COMO GASTO DE AGUA DE LA COMPANIA DE AGUA ESPECIAL UTILITY DISTRICT (A.E.U.D.) PARA LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE TRAVIS NEAL ROAD Y EXTENDIENDOLA HACIA EL SUR Y CONECTANDOLA A LA LINEA DE AGUA EXISTENTE DE LA CALLE BRANDY COURT VOLTES HACIA EL NORTE Y LUEGO CORRE AL LARGO DEL LADO NORTE DEL DERECHO DE PASO DE LA CALLE MILE 6 NORTH ROAD Y CORRE HACIA EL PROPOSITO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES BASTANTE UNIFORME. EL TERRENO EN UN DRAIN FIELD MEDIO MEDIO DE AGUA PARA CADA LOTE. COSTOS DE SERVICIOS DE AGUA Y GASTOS DE MEMBRANA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y CADA GASTO DE CONEXION, CUANDO CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA A.E.U.D. LO INSTALARA SIN AUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SEA APROBADA EN EL COMANDO DE HIDALGO.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO LA AREA DONDE SE ENCONTRARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSP). 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 MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES BASTANTE UNIFORME. EL TERRENO EN UN DRAIN FIELD MEDIO MEDIO DE AGUA PARA CADA LOTE. COSTOS DE SERVICIOS DE AGUA Y GASTOS DE MEMBRANA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y CADA GASTO DE CONEXION, CUANDO CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA A.E.U.D. LO INSTALARA SIN AUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SEA APROBADA EN EL COMANDO DE HIDALGO.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,800.00 DOLARES. INCLUYENDO EL COSTO DE LOS PERMISOS Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$180,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE.

EL INGENIERO TAMBIEN HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROPOSITO LOTS 2 Y 4 Y HA PREPARADO UN REPORTE DE FECHA DE 08/14/2014 QUE CONCLUYE EL TANQUE SEPTICO ES ACEPTABLE Y EN BUENA CONDICION PARA AGUA CONTINUA. EL REPORTE FUE REVIEWED Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), APROBADAS EN LA SECCION 13.40 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

AGUA: EL SISTEMA SERVICIO DE AGUA SERA INSTALADO Y CONECTADO CONSTRUINDO MEDIO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$60,000.00 O \$6,000.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,800.00 A UN COSTO TOTAL DE \$180,000.00 PARA LA SUBDIVISION.

INGENIERO: TAMBIEN HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROPOSITO LOTS 2 Y 4 Y HA PREPARADO UN REPORTE DE FECHA DE 08/14/2014 QUE CONCLUYE EL TANQUE SEPTICO ES ACEPTABLE Y EN BUENA CONDICION PARA AGUA CONTINUA. EL REPORTE FUE REVIEWED Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO.

ENGINEERS SIGNATURE _____ **DATE** _____

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONDITIONS WILL BE MET BY THE LOTS TO 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.

STATEMENTS:

1.- I, MARIA DE LOS ANGELES ACOSTA, SUBDIVIDER OF F & F SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MARIA DE LOS ANGELES ACOSTA
3708 W. MILE 6 RD.
MISSION, TEXAS 78572

ALBERTO ROJO
3604 W. MILE 6 RD.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

ANA ISABEL HERNANDEZ
3604 W. MILE 6 RD.
MISSION, TEXAS 78574

DIONICIO HERNANDEZ
3604 W. MILE 6 RD.
MISSION, TEXAS 78574

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA DE LOS ANGELES ACOSTA, ALBERTO ROJO, ANA ISABEL HERNANDEZ AND DIONICIO HERNANDEZ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

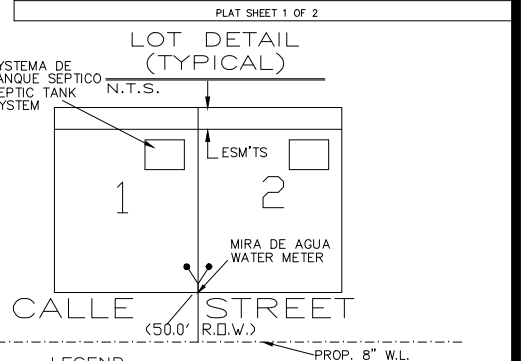
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____



LOCATION MAP SCALE: 1" = 1000'

F & F SUBDIVISION
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501
DATE PREPARED: FEBRUARY 06, 2015

PLAT SHEET 1 OF 2



- LEGEND**
- = DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM
 - = DENOTES PROPOSED WATER METER LOCATION
 - SEPTIC TANK - 2-500 GALLON SYSTEM
 - SOIL ABSORPTION FIELD - 190 SQ. FT.
 - THIS IS BASED ON A 3 BEDROOM STRUCTURE
- LEYENDA**
- = DENOTA PROPUUESTO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE
 - = DENOTA MEDIDOR DE AGUA PROPUUESTO
 - TANQUE SEPTICO - 2-500 SISTEMA DE GALON CAMPO ABSORPCION DE LA TIERRA - 190 SQ. FT.
 - ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

REVISION NOTES

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |

INDEX SHEET OF F & F SUBDIVISION

HEADING INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; HIDALGO CERTIFICATION, RIGOROUS DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY RIGHT OF WAY DEPT. CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL.

SHEET 1

SHEET 2

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)