



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: 05-05-2015

PROPOSED PEREZ ACRES SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM: SALINAS ENGINEERING & ASSOC. DEVELOPER: JUAN A. PEREZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 322 FT EAST OF VAL VERDE RD, SOUTH SIDE OF ROOSEVELT RD (MILE 12 ½ NORTH)

SUBDIVISION LIES WITHIN THE: ETJ of Donna and was approved by the P & Z and City Commission of said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-20-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: LOTS WILL BE GRADED TO HAVE A POSITIVE FLOW IN DIRECTION TO ROOSEVELT
ROADSIDE DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. DEDICATION IS REQUIRED BY M.P.O.

H.C.R.O.W. FINAL APPROVAL DATE: 04-10-15 By, ROY GONZALEZ PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 04-13-15 By, ELIZARDO RAMOS, Environmental Health Division Manager

SEWER SYSTEM: EXISTING OSSF ON EACH LOT.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH SIDE OF ROOSEVELT RD.

H.C.O.E.C. FINAL APPROVAL DATE: 03-30-15 ; 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.

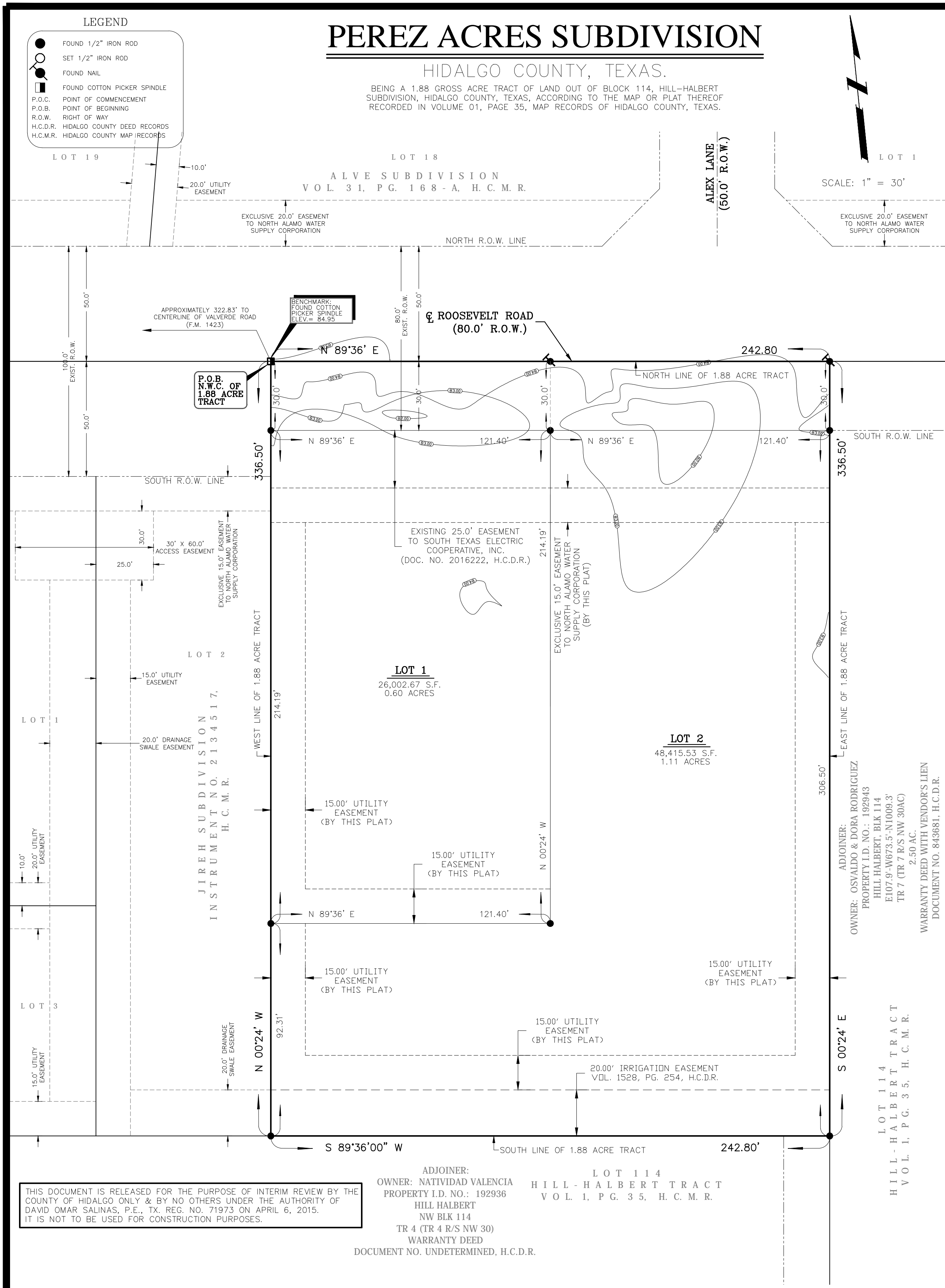
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 03, 2015

STAFF RECOMMENDS: **Staff Recommending No Action**

Preliminary Approval *subject comments and future recommendations by planning and other Departments and the approval of the City of DONNA.*

Final Approval *subject to recommendations other departments*

*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.*



RIGHT OF WAY EASEMENT:
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, on an exclusive perpetual easement with the right to erect, construct, install 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 relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof 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: the easement conveyed herein was obtained or imposed through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ___ day of 200__.

DEVELOPER
GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
FRONT50.00' OR GREATER FOR EASEMENTS.
REAR15.00' OR GREATER FOR EASEMENTS.
SIDE6.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C": AREAS OF MINIMAL FLOODING. (NO SHADING)
COMMUNITY PANEL NO.: 480334 0425 C
EFFECTIVE DATE: NOVEMBER 16, 1982.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0425 C, EFFECTIVE DATE NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR 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 THRU 4127).
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ROAD 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,445.68 CUBIC- FEET OR 0.07 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON THIRD SHEET FOR DRAINAGE DETENTION.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
- 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- JUAN ANTONIO PEREZ AND WIFE, ALICIA M. PEREZ AND MARIA DE JESUS GALVAN, THE OWNERS & SUBDIVIDERS OF PEREZ ACRES SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
HIDALGO COUNTY B.M. NO. 20 - ELEV. 82.906. DATUM: NORTH AMERICAN DATUM 1983.
DESCRIPTION: THE BENCHMARK IS A NO. 4 REBAR WITH 3 1/4 BRASS ALUMINUM ALLOY CAP ON TOP, LOCATED NORTH OF THE CENTERLINE OF ROOSEVELT ROAD AND EAST OF THE CENTERLINE OF F.M. 1423, APPROXIMATELY 3 FEET NORTHWEST OF A FIRE HYDRANT.
LOCAL B.M. - ELEV. 84.95. DATUM: NORTH AMERICAN DATUM 1983.
DESCRIPTION: THE BENCHMARK IS A FOUND COTTON PICKER SPINDLE, LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION ON THE CENTER OF ROOSEVELT ROAD.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- OWNERS OF LOTS 1 AND 2 AGREE TO RELOCATE FENCE LINE ALONG ROOSEVELT ROAD (MILE 12 1/2 NORTH ROAD) AT SUCH TIME THAT THE CITY, COUNTY OR STATE WIDENS SAID ROAD. THE RELOCATION OF THE FENCE LINE AND WATER METERS SHALL BE ON OR OUTSIDE THE DEDICATED RIGHT OF WAY.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOTS 1 & 2 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, JUAN ANTONIO PEREZ AND WIFE, ALICIA M. PEREZ, ARNULFO BARAJAS AND ROSALVA T. BARAJAS, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS PEREZ ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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.

OWNER: JUAN ANTONIO PEREZ 837 W. ROOSEVELT DONNA, TEXAS 78537
OWNER: ALICIA M. PEREZ 837 W. ROOSEVELT DONNA, TEXAS 78537
OWNER: ARNULFO BARAJAS 829 W. ROOSEVELT DONNA, TEXAS 78537
OWNER: ROSALVA T. BARAJAS 829 W. ROOSEVELT DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUAN ANTONIO PEREZ AND ALICIA M. PEREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 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: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARNULFO BARAJAS AND ROSALVA T. BARAJAS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 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: _____

STATE OF TEXAS
CITY OF DONNA

THE PLAT OF PEREZ ACRES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED THIS ___ DAY OF _____, 200__.

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF DONNA

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PEREZ ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT ON _____, 2015.

ATTEST:

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PEREZ ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

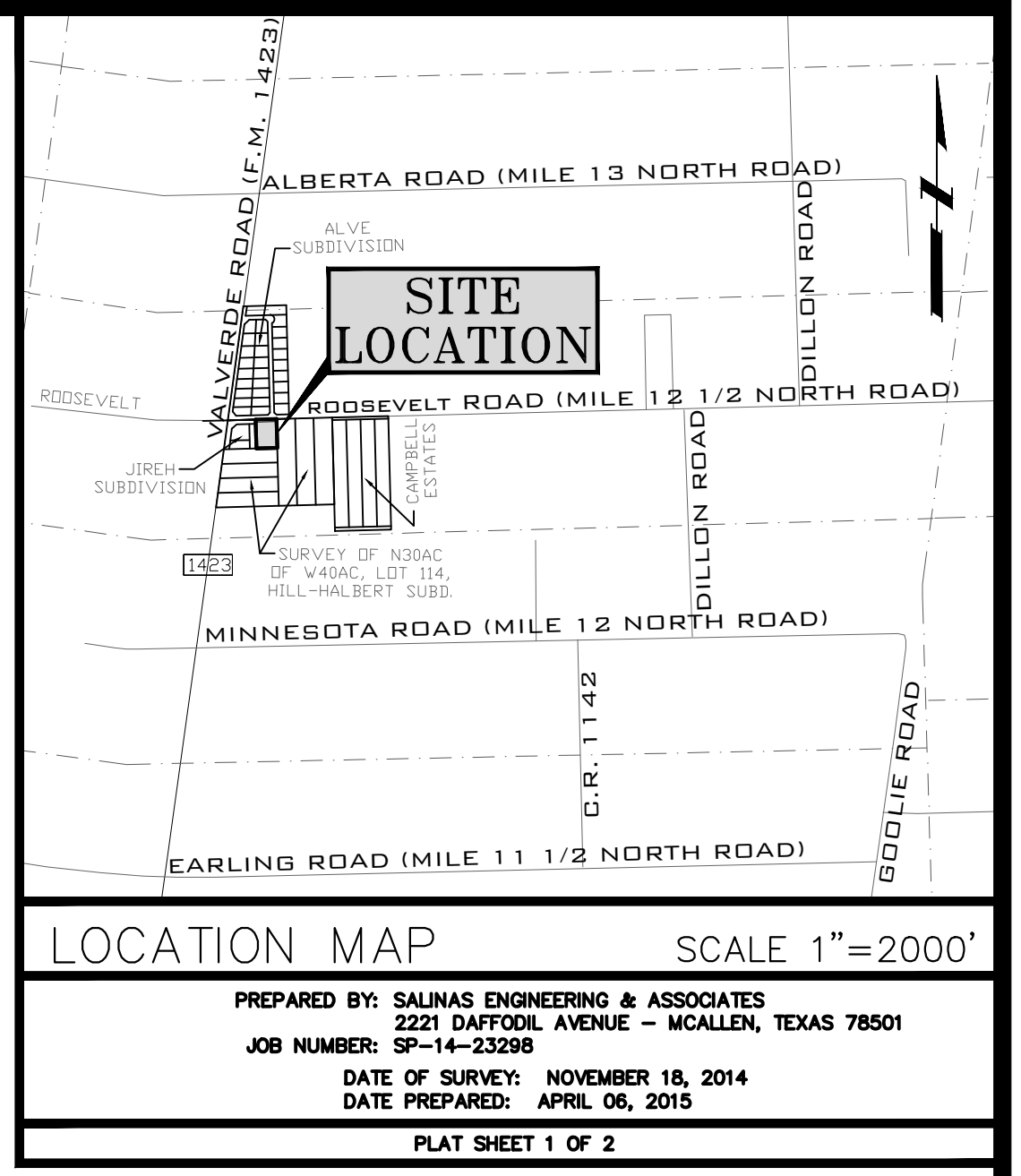
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS PEREZ ACRES SUBDIVISION, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E. REG. PROFESSIONAL ENGINEER #71973 DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S. DATE _____
REG. PROFESSIONAL LAND SURVEYOR #5782



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

PEREZ ACRES SUBDIVISION, IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF ROOSEVELT ROAD (MILE 12 1/2 NORTH ROAD) AND VALVERDE ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,846), PEREZ ACRES SUBDIVISION, DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF DONNA. IT IS WITHIN THE TWO MILE EXTRATERRITORIAL JURISDICTION OF DONNA UNDER LOCAL GOVERNMENT CODE 42.021 AND IS LOCATED WITHIN PRECINCT NO. 1.

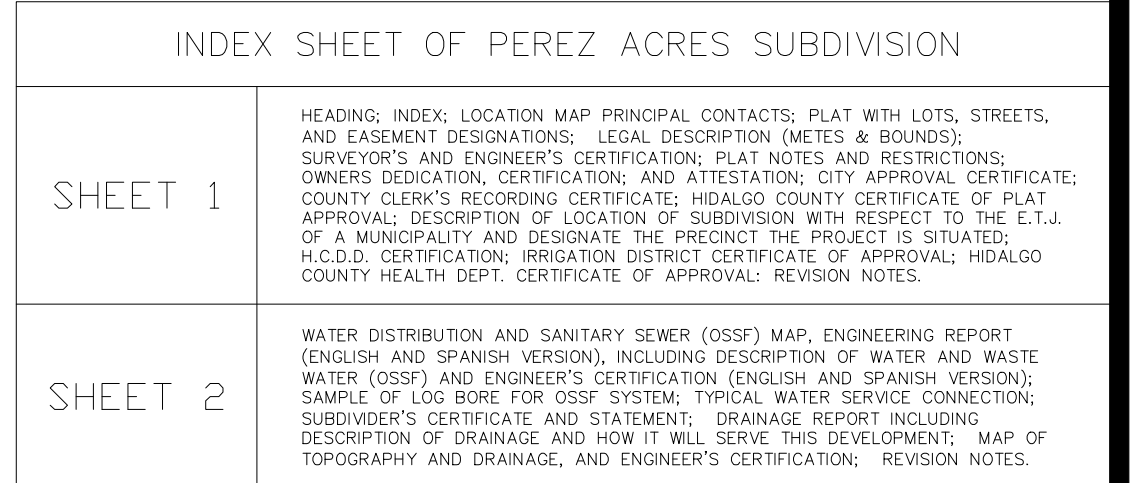
BEING A 1.88 GROSS ACRE TRACT OF LAND OUT OF BLOCK 114, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.88 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND ON THE NORTHWEST CORNER OF SAID BLOCK 114 LOCATED AT THE INTERSECTION OF VALVERDE AND ROOSEVELT ROAD; THENCE, AS FOLLOWS:

NORTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 114, A DISTANCE OF 322.83 FEET TO A SPINDLE FOUND ON THE NORTHWEST CORNER OF SAID 1.88 ACRE TRACT LOCATED IN THE CENTER OF SAID ROOSEVELT ROAD FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- THENCE, NORTH 89 DEGREES 36 MINUTES EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 114, A DISTANCE OF 242.80 FEET TO A 60-D NAIL FOUND ON THE NORTHWEST CORNER OF SAID 1.88 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 00 DEGREES 24 MINUTES EAST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT ROAD, AT A DISTANCE OF 336.50 FEET IN ALL TO A 3/4 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 89 DEGREES 36 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 114, A DISTANCE OF 242.80 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 00 DEGREES 24 MINUTES WEST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 306.50 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT ROAD, AT A DISTANCE OF 336.50 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.88 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.17 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID ROOSEVELT ROAD, LEAVING 1.71 NET ACRES OF LAND, MORE OR LESS.

BASE BEARING: NORTH LINE OF SAID BLOCK 114.
N:SUBDIVISIONPLATS/PEREZ.ACRES.SUB/1.88.111814



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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: _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT NO. 1 ON THIS THE ___ DAY OF _____, 20__.

ATTEST: PRESIDENT _____ SECRETARY _____

NOTE: THE IRRIGATION LINE AND VALVES ARE NOT PART OF THE DISTRICT'S FACILITIES AND WILL NOT BE MAINTAINED BY THE DISTRICT.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
OWNER: JUAN ANTONIO PEREZ	837 W. ROOSEVELT	DONNA, TEXAS, 78537	(956) 784-2386	NONE
OWNER: ALICIA M. PEREZ	837 W. ROOSEVELT	DONNA, TEXAS, 78537	(956) 784-2386	NONE
OWNER: ARNULFO BARAJAS	829 W. ROOSEVELT	DONNA, TEXAS, 78537	(956) 224-4242	NONE
OWNER: ROSALVA T. BARAJAS	829 W. ROOSEVELT	DONNA, TEXAS, 78537	(956) 224-4242	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

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

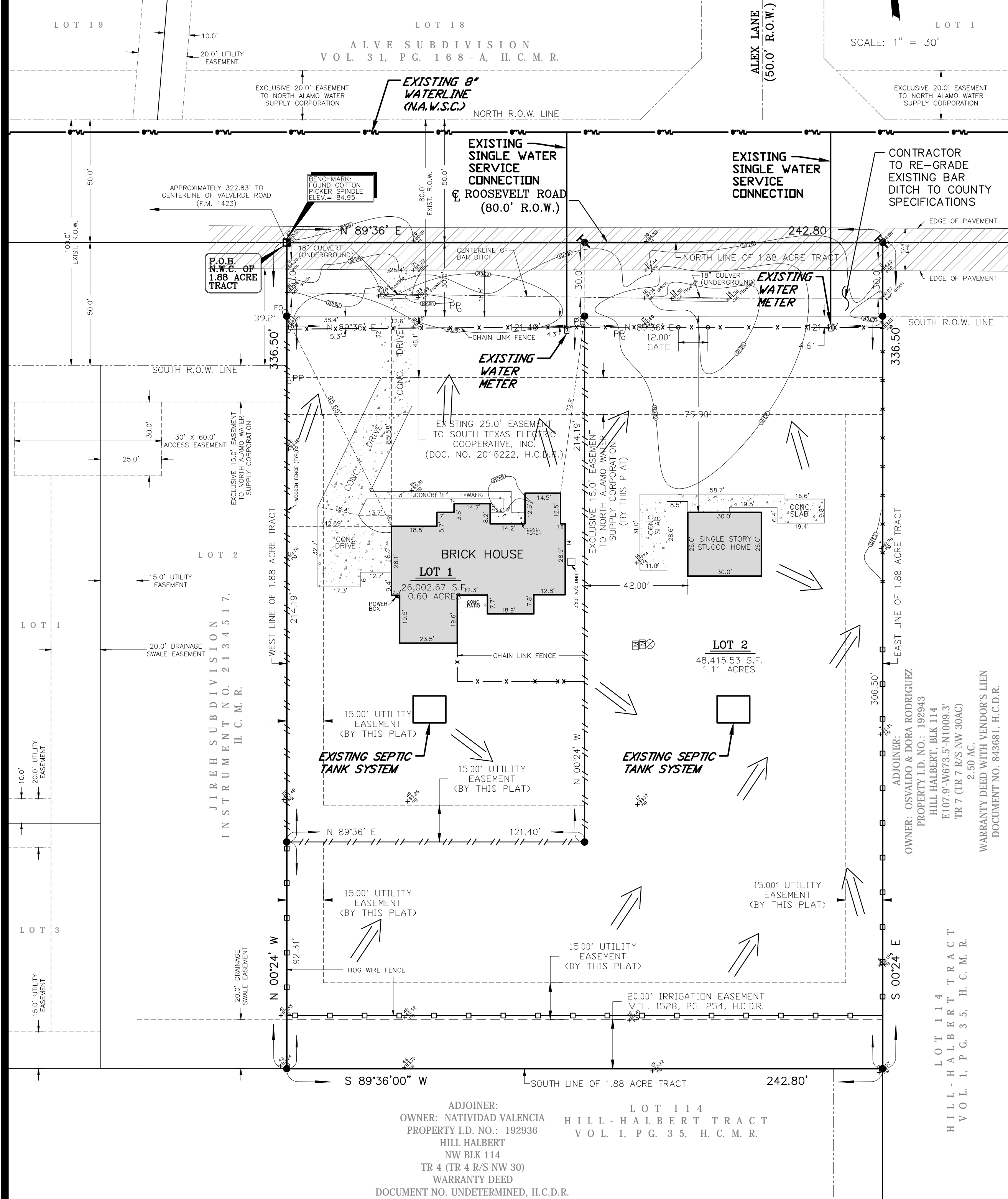
LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND NAIL
- FOUND COTTON PICKER SPINDLE
- FIBER OPTIC CABLE SIGN
- IRRIGATION METER
- IRRIGATION VALVE
- POWER POLE

PEREZ ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS.
BEING A 1.88 GROSS ACRE TRACT OF LAND OUT OF BLOCK 114, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 30'



ADJOINER:
OWNER: NATIVIDAD VALENCIA HILL-HALBERT TRACT
PROPERTY I.D. NO.: 192936 V O L 1, P G. 3 5, H. C. M. R.
HILL HALBERT
NW BLK 114
TR 4 (TR 4 R/S NW 30)
WARRANTY DEED
DOCUMENT NO. UNDETERMINED, H.C.D.R.

FINAL ENGINEERING REPORT FOR PEREZ ACRES SUBDIVISION:

BY DAVID O. SALINAS, P.E.

PEREZ ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. 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. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER SERVICE CONNECTION FROM THE EXISTING 8" DIAMETER WATERLINE WHICH RUNS TO AN EXISTING WATER METER ON EACH PROPOSED LOT OF PEREZ ACRES SUBDIVISION. THEREFORE, THERE ARE NO PROPOSED WATER IMPROVEMENTS.

THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$0.00 WHICH COVERS THE \$0.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE SUBDIVIDER HAS NOT INSTALLED ANY FIRE HYDRANTS. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES: Description, Costs, and Operability Date
SEWAGE FROM PEREZ ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE EXISTING SEPTIC TANKS ON EACH PROPOSED LOT AND SUBMITTED A REPORT DECLARING THAT THE SEPTIC TANKS ARE IN GOOD CONDITION AND ARE SUITABLE FOR CONTINUED USE. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

THEREFORE, THERE ARE NO PROPOSED SANITARY SEWER IMPROVEMENTS.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS. THE SUBDIVIDER HAS PAID A TOTAL OF \$0.00 TO N.A.W.S.C. TO COVER THE COSTS OF METER INSTALLATION. SEWAGE FACILITIES- SEPTIC SYSTEMS HAVE BEEN INSTALLED FOR THE ENTIRE SUBDIVISION.

DAVID O. SALINAS P.E. 71973 DATE

REPORTE FINAL DE INGENIERIA PARA PEREZ ACRES SUBDIVISION:

BY DAVID O. SALINAS, P.E.

LA SUBDIVISION PEREZ ACRES SUBDIVISION SERA PROVEIDA DE AGUA POTABLE POR LA COMPANIA DE AGUA NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA N.A.W.S.C. HAN FIRMADO UN CONTRATO, EN EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. LA COMPANIA DE AGUA N.A.W.S.C. TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE ESTE Y OESTE EN EL LADO NORTE DE LA CALLE ROOSEVELT ROAD. HAY UN SERVICIO SENCILLO EXISTENTE QUE SALE DE LA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE HACIA EL MEDIDOR MECANICO EXISTENTE EN CADA LOTE PROPUESTO DE LA SUBDIVISION PEREZ ACRES SUBDIVISION.

ENTONCES, NO HAY MEJORAS DE AGUA PROPUESTAS.

EL DUEÑO TAMBIEN LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE US\$0.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, O US\$0.00 POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA Y LOS GASTOS DE CONEXION. EL DUEÑO DE LA SUBDIVISION TAMBIEN NO HA INSTALADO BOCAS DE RIEGO (FIRE HYDRANT).

CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUEÑO. SE HAN APROBADO LAS INSTALACIONES DE AGUA EXTERNAS Y ACEPTADO POR N.A.W.S.C. Y EL SISTEMA DE DISTRIBUCION DICHO ES OPERABLE DESDE LA FECHA DE LA REGISTRACION DEL PLAT.

DRENAJE: Descripción, Gastos y Fecha de inicio para facilitar el drenaje para la subdivisión
SE INSTALÓ UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MÓDULO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO, AUTOR DE ESTE DOCUMENTO, HA EVALUADO LOS EXISTENTES TANQUES SEPTICOS EN CADA SOLAR PROPUESTO DE LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE LOS TANQUES SEPTICOS ESTAN EN BUENA CONDICION Y SON ADECUADOS PARA USO CONTINUO. EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

ENTONCES, NO HAY MEJORAS DE DRENAJE SANITARIO PROPUESTAS.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA INSTALADO Y COMPLETAMENTE CONSTRUcido, CON LOS MEDIDORES MECANICOS DE AGUA. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO UN TOTAL DE US\$0.00 A LA COMPANIA NORTH ALAMO W.S.C. PARA LA INSTALACION DE LOS MEDIDORES MECANICOS DE AGUA.
DRENAJE: FOSAS SEPTICAS HAN SIDO INSTALADAS PARA TODA LA SUBDIVISION.

DAVID O. SALINAS P.E. 71973 FECHA

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
2221 Daffodil Ave.
McAllen, Texas 78501
(956) 682-9081
(956) 686-1489 Fax
(956) 688-8891 Cell
dsalinas.sea@globalnet.net

DRAJNAGE REPORT
PEREZ ACRES SUBDIVISION
CITY OF DONNA EXTRATERRITORIAL JURISDICTION
HIDALGO COUNTY, TEXAS
NOVEMBER 18, 2014

Proposed Perez Acres Subdivision is a two residential lot consisting of 1.88 Gross (1.71 Net) Acres out of Block 114, Hill-Halbert Tract located approximately 450 feet east of Valverde Road along the south side of Roosevelt Drive. The subject property is owned by two different property owners - to the west side 0.68 Gross Acres and to the east side 1.20 Gross Acres. Both owners are coming together to plat both properties.

This 1.88 Gross acre tract is bound on the north side by Roosevelt Drive and is bound by another residential homestead to the east and a commercial business to the west. Other open undeveloped lands are located south of this site with a 20.0 foot irrigation district comprising the south 20.0 feet of this 1.88 Gross acre tract. Roosevelt Drive is a county roadway sitting on a variable right-of-way and is improved with 18" of black top roadway improvements. Roosevelt Drive also has a bar ditch in front of this property.

Because this site is evenly sloped with almost no slope in either direction, it is essentially a flat site. An estimated Avg. slope = 0.10 with no sudden changes in slope or ground directions. In addition, the existing homesteads on each of the two properties will continue as homesteads. The purpose for platting is so that the home on the 1.20 acre tract can be demolished and a new home built in the same location.

The site has some normal vegetation and some trees on each of the two properties. In addition to the homes, there are sidewalks and driveways unlike most residential construction. Roosevelt Drive has a bar ditch on both sides. The two driveways located on each of the two properties have drainage culverts to permit the passage of water from one side of the bar ditch to the other. Both culverts appear to be improved with 18" storm sewer pipe. Other than the bar ditches and culverts, there are no other storm sewer improvements - either private or public.

The lands occupied by the proposed site are located in part within Zone "C" according to the FIRM dated November 18, 1982 - Community Panel No. 480334 0425 C. A review of Sheet 96 of the Soil Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Hissago sandy clay loam with slopes between 0 and 1 percent. These kinds of soils are well drained and surface runoff is slow. Permeabilities are moderate and the available water capacity is high.

Cross section elevations of the subject property reveal that drainage is via overland flow in a southerly direction away from Roosevelt Drive. However, natural ground grades are nearly flat with an average slope of < or equal to 0.10/100 over an average drainage run of approximately 306.50 feet over. During a heavy rainfall event - a saturated condition - drainage waters will in all likelihood pond on the site. Any waters from Roosevelt Drive will flow into the bar ditches and flow westerly toward Valverde Road.

In accordance with the drainage policies of the City of Donna and the County of Hidalgo, the subdivision shall be required to detain 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 0.25 (conservative), an average drainage run of 306.50 feet, an area of 1.71 net acres for the entire site at an average slope of 0.10%, it was computed that the ultimate improved condition would produce an additional volume of 3,445.68 Cubic Feet (or 0.07 Acre-feet) of drainage waters. This is a volume of water less than 1/8 inch if spread out evenly over the entire 1.71 Net acre site. Based on the hydrograph, the subdivision is required to limit the amount of runoff discharge from this 1.71 Net acre site to 1.09 CFS, the current drainage condition - Det. Detention of the minimum 3,445.68 cubic feet of drainage waters shall accomplish within the existing green areas - no seeps are needed as the proposed improved condition is the same as the existing condition.

No proposed additional roadway improvements are being proposed for Roosevelt Drive although 20.0 feet of additional right-of-way to the south side of Valverde Drive are being dedicated by the plat.
November 18, 2014

CERTIFICATION
By my signature below, I certify that this subdivision lies in a Flood Zone "C" - Areas of minimal flooding (no shading). (Community-Panel No. 480334 0425 C - Map revised November 18, 1982)

David Omar Salinas, Registered Professional Engineer #71973 Registered Professional Land Surveyor #5782

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 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.

SUBDIVIDER STATEMENT:

1- JUAN ANTONIO PEREZ AND WIFE, ALICIA M. PEREZ, SUBDIVIDERS OF PEREZ ACRES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY 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 LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JUAN ANTONIO PEREZ ALICIA M. PEREZ
ARNULFO BARAJAS ROSALVA T. BARAJAS

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN ANTONIO PEREZ AND ALICIA M. PEREZ, 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 THEREIN 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: _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARNULFO BARAJAS AND ROSALVA T. BARAJAS, 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 THEREIN STATED.

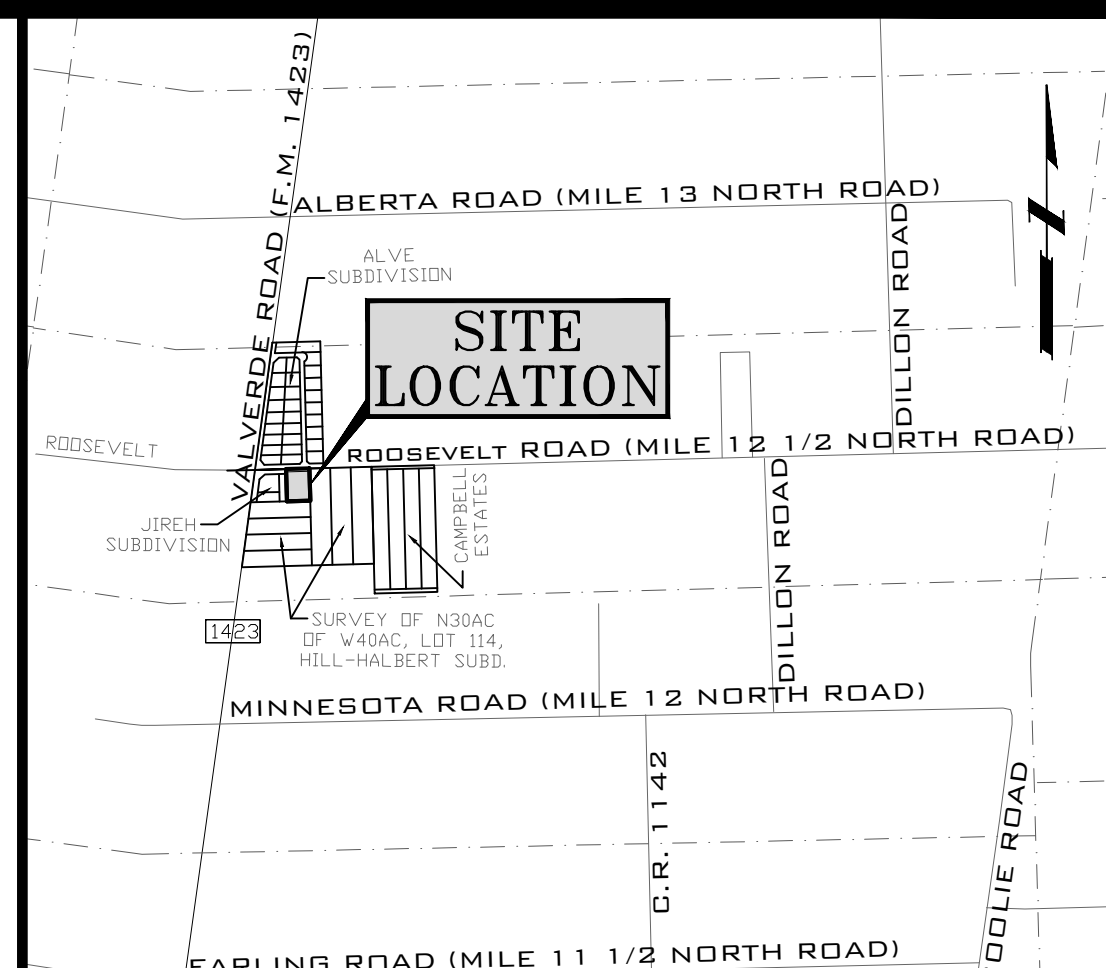
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

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

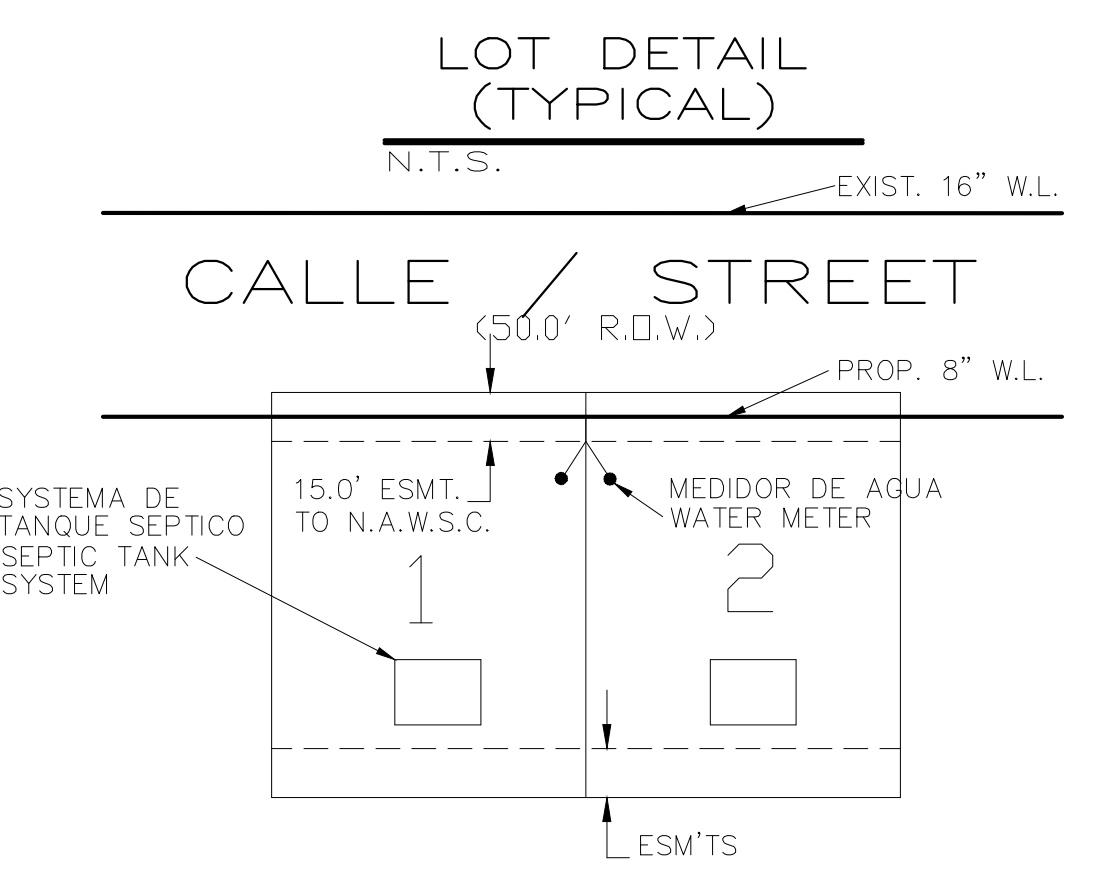
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

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 APRIL 6, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE 1"=2000'
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-14-23298
DATE OF SURVEY: NOVEMBER 18, 2014
DATE PREPARED: APRIL 06, 2015
PLAT SHEET 2 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 PROPUETO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE
 - = DENOTA MEDIDOR DE AGUA PROPUESTO
 - TANQUE SEPTICO - 2-500 SISTEMA DE GALON CAMPO ABSORPCION DE LA TIERRA- 190 SQ. FT.
 - ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

COST ESTIMATE CHART

COST ESTIMATE	\$	N/A
PAVING IMPROVEMENTS:	\$	N/A
DRAINAGE IMPROVEMENTS:	\$	N/A
WATER DISTRIBUTION:	\$	N/A
SANITARY SEWER IMPROVEMENTS/OSSF:	\$	N/A

ESTIMACION DE COSTO	\$	N/A
PAVIMENTACION DE CALLES:	\$	N/A
DRENAJE PLUVIAL:	\$	N/A
SERVICIO DE AGUA POTABLE:	\$	N/A
SERVICIO DE DRENAJE SANITARIO:	\$	N/A

INDEX SHEET OF PEREZ ACRES SUBDIVISION

SHEET	DESCRIPTION
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 AND RESTRICTIONS; OWNERS' 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 PROJECT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
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); SAMPLE OF LOG BORE 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; AND ENGINEER'S CERTIFICATION; REVISION NOTES.

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

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