



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: 06-02-2015

PROPOSED SAN JACINTO ESTATES NO. 9 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JACINTO GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 28 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF MILE 12 ½ NORTH ROAD APPROXIMATELY ¼ MILE EAST OF F.M. 88.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-30-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE ACCOMPLISHED BY WIDENING THE EXISTING DRAIN DITCH ON THE WEST SIDE OF THE PROPOSED SUBDIVISION.

ROAD R.O.W. DEDICATION: 35 FEET DEDICATION ONTO MILE 12 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-19-2015 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-7-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: SOUTH OF MILE 12 ½ NORTH ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5-06-2015 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

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

REQUEST FOR PRELIMINARY APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

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

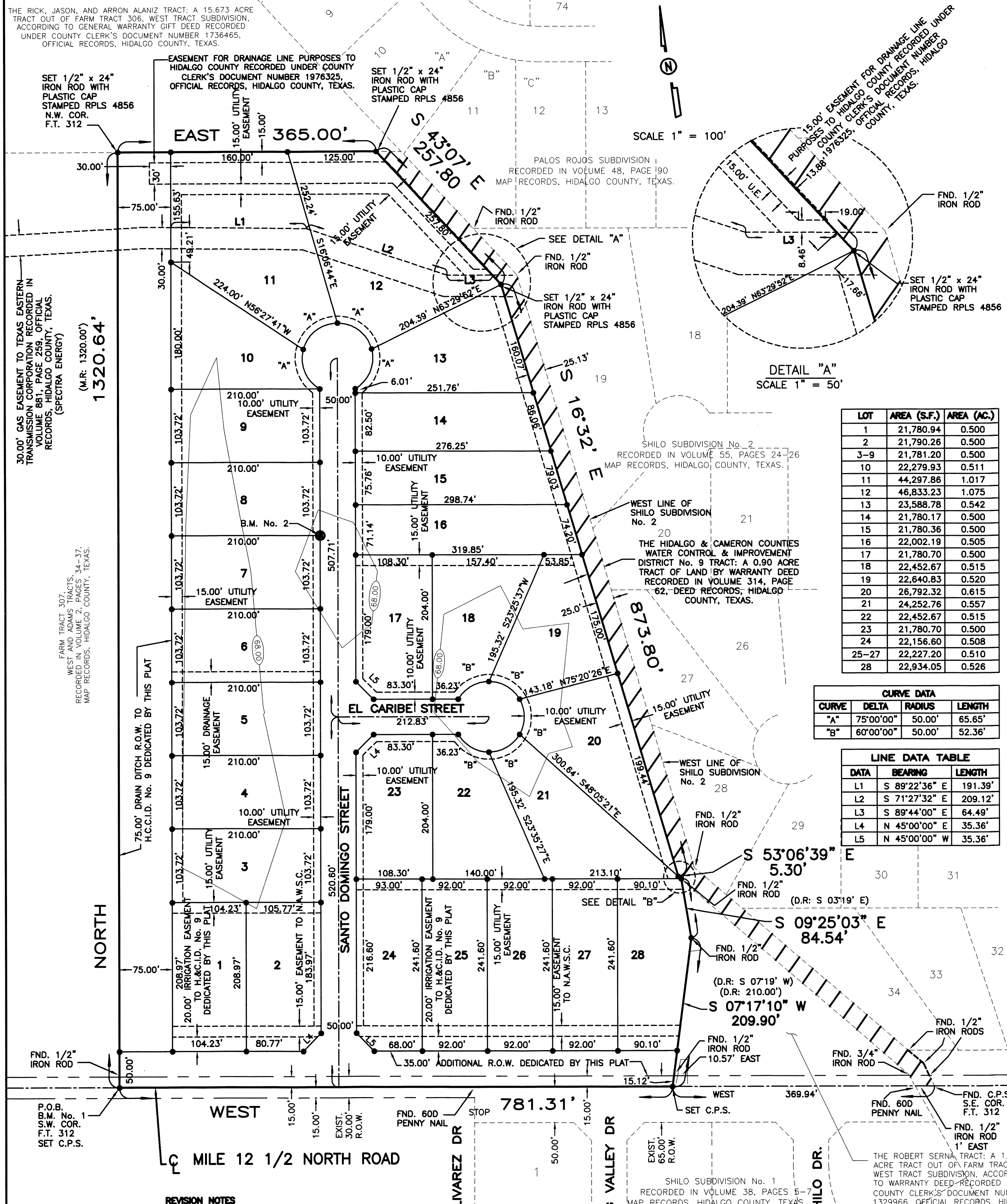
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN.
 - SETBACKS: FRONT - MILE 12 1/2 NORTH ROAD - 25.00 FEET; REAR - 208 OF THE DEPTH FOOT TO EXCEED 25.00 FEET; SIDE - 6.00 FEET; CORNER SIDE - 10.00 FEET; SIDE/CORNER FOR GARAGE/DRIVEWAY - 20.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE 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 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.
 - BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK No. 1 ELEV=85.56 COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SUBDIVISION. BENCHMARK No. 2 = 67.98 SET 1/2" IRON ROD W/ CONG. MONUMENT LOCATED ON THE SOUTHEAST CORNER OF LOT 28. N.A.V.D. 88 DATUM
 - LEGEND: DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
 - 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, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES 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.
 - NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 3 THROUGH 23.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION, AS REQUIRED BY THE CITY OF WESLACO.
 - 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 FOOT 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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

LOT	AREA (S.F.)	AREA (AC.)
1	21,780.94	0.500
2	21,780.26	0.500
3-9	21,781.20	0.500
10	22,279.93	0.511
11	44,297.86	1.017
12	46,833.23	1.075
13	23,888.78	0.542
14	21,780.17	0.500
15	21,780.36	0.500
16	22,002.19	0.505
17	21,780.70	0.500
18	22,452.67	0.515
19	22,640.83	0.520
20	26,792.32	0.615
21	24,252.76	0.557
22	22,452.67	0.515
23	21,780.70	0.500
24	22,156.60	0.508
25-27	22,227.20	0.510
28	22,934.05	0.528

CURVE	DELTA	RADIUS	LENGTH
"A"	75°00'00"	50.00'	65.65'
"B"	60°00'00"	50.00'	52.36'

DATA	BEARING	LENGTH
L1	S 89°22'36" E	191.39'
L2	S 71°27'32" E	209.12'
L3	S 89°44'00" E	64.49'
L4	N 45°00'00" W	35.36'
L5	N 45°00'00" W	35.36'

SUBDIVISION PLAT OF: SAN JACINTO ESTATES No. 9

A 20.15 ACRE TRACT OF LAND OUT OF FARM TRACT 312, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1761247, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THESE: NORTH, ALONG THE WEST LINE OF FARM TRACT 312, PASSING A 1/2" IRON ROD FOUND AT 15.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 12 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,320.64 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF FARM TRACT 312 AND THE NORTHWEST CORNER OF THIS TRACT.

THESE: EAST, ALONG THE NORTH LINE OF FARM TRACT 312, A DISTANCE OF 365.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE HIDALGO & CAMERON COUNTIES WATER CONTROL & IMPROVEMENT DISTRICT No. 9 TRACT (A 0.90 ACRE TRACT OUT OF FARM TRACT 312, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 314, PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THESE: SOUTH, ALONG THE WEST LINE OF SAID HIDALGO & CAMERON COUNTIES WATER CONTROL & IMPROVEMENT DISTRICT No. 9 TRACT, A DISTANCE OF 873.80 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THESE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 312 AND THE CENTERLINE OF MILE 12 1/2 NORTH ROAD, A DISTANCE OF 781.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.15 ACRES OF LAND MORE OR LESS.

THESE: S 09°25'03" E (DEED RECORD: S 03°19' E), ALONG THE WEST LINE OF THE ROBERT SERNA TRACT, A DISTANCE OF 84.54 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THESE: S 07°17'10" W (DEED RECORD: S 07°19' W), ALONG THE WEST LINE OF THE ROBERT SERNA TRACT, PASSING A 1/2" IRON ROD FOUND AT 194.78 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 12 1/2 NORTH ROAD, A TOTAL DISTANCE OF 209.90 FEET (DEED RECORD: 210.00 FEET) TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 312 AND IN THE CENTERLINE OF MILE 12 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THESE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 312 AND THE CENTERLINE OF MILE 12 1/2 NORTH ROAD, A DISTANCE OF 781.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.15 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SHILO SUBDIVISION No.2, RECORDED IN VOLUME 55, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 11-30-2010

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 Acorn 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 thereafter, 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 of 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 as 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 improved 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 _____ 20____.

SAN JACINTO ESTATES, L.L.C.
JACINTO GARZA, PRESIDENT

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

NOTE:
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 No. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE PLANS 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: _____

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **JACINTO GARZA, PRESIDENT** AS OWNER OF THE 20.15 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JACINTO ESTATES No. 9, HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I 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.

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 83
MERCEDES, TEXAS 78570

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared **SAN JACINTO ENTERPRISES, L.L.C.**
JACINTO GARZA, PRESIDENT

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed. Given under my hand and seal of office this _____ day of _____, 20____.

ALIA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2016.

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.015(b)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JACINTO ESTATES No. 9, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON _____ DATE _____

Mayor of the City of Weslaco _____ Date _____

ATTEST: Secretary of the City of Weslaco _____ Date _____

CITY OF WESLACO CERTIFICATE OF PLANNING AND ZONING APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JACINTO ESTATES No. 9, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING OF THE CITY OF WESLACO ON _____ DATE _____

Chairperson of the City of Weslaco _____ Date _____

ATTEST: Secretary of the City of Weslaco _____ Date _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JACINTO ESTATES No. 9, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ Date _____

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

GENERAL MANAGER
STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA
P.E. No. 8824
DATE: 4-28-15

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

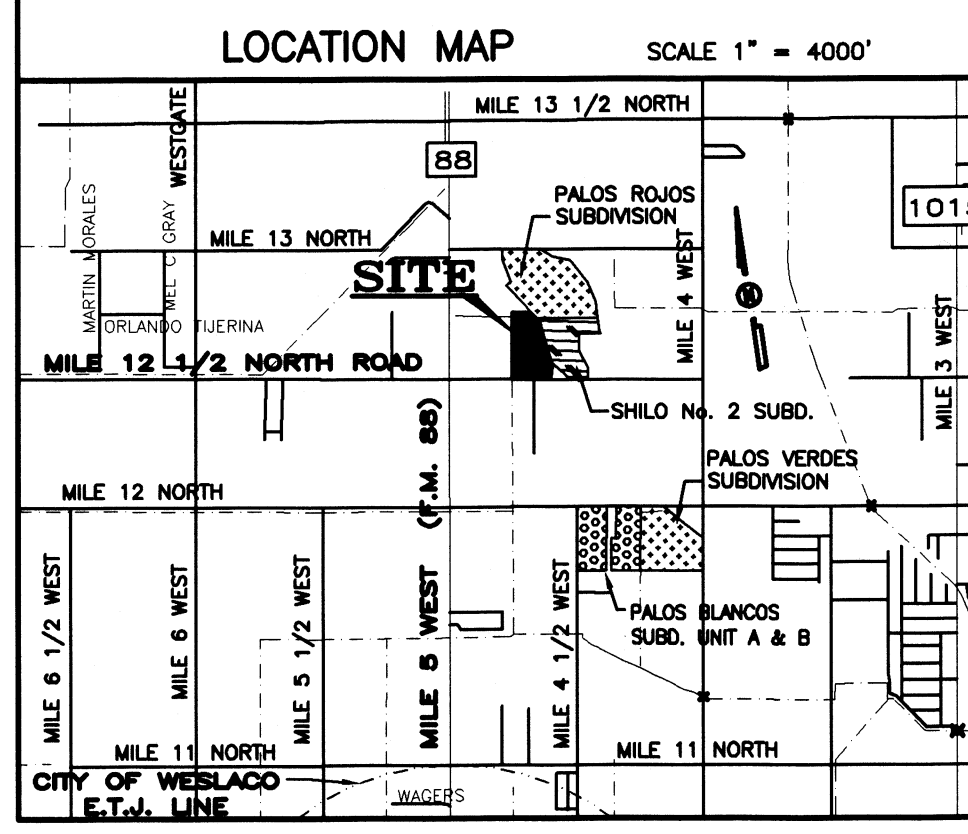
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



INDEX OF SHEETS

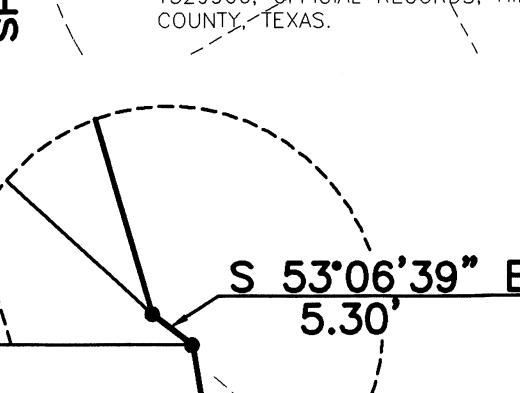
SHEET 1.- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL METES; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S HIDALGO COUNTY R.O.W. CERTIFICATION AND HEALTH DEPARTMENT CERTIFICATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; REVISION NOTES.

SHEET 2.- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS; REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SAN JACINTO ESTATES No. 9, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD, APPROXIMATELY 1,320.00 FEET EAST OF ITS INTERSECTION WITH F.M. 88 (MILE 5 WEST ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. SAN JACINTO ESTATES No. 9, LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRESENT No. 1.

PRINCIPAL CONTACTS:
SAN JACINTO ENTERPRISES, L.L.C. Address: 2100 W. EXPRESSWAY 83, MERCEDES, TX 78570, Phone: (956)565-9813, Fax: (956)565-9018
OWNER: JACINTO GARZA, PRESIDENT
ENGINEER: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539, (956)381-6480, (956)381-0527
SURVEYOR: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539, (956)381-6480, (956)381-0527



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE: 956-381-6480
EDINBURG, TEXAS 78539 FAX: 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: NOVEMBER 30, 2010

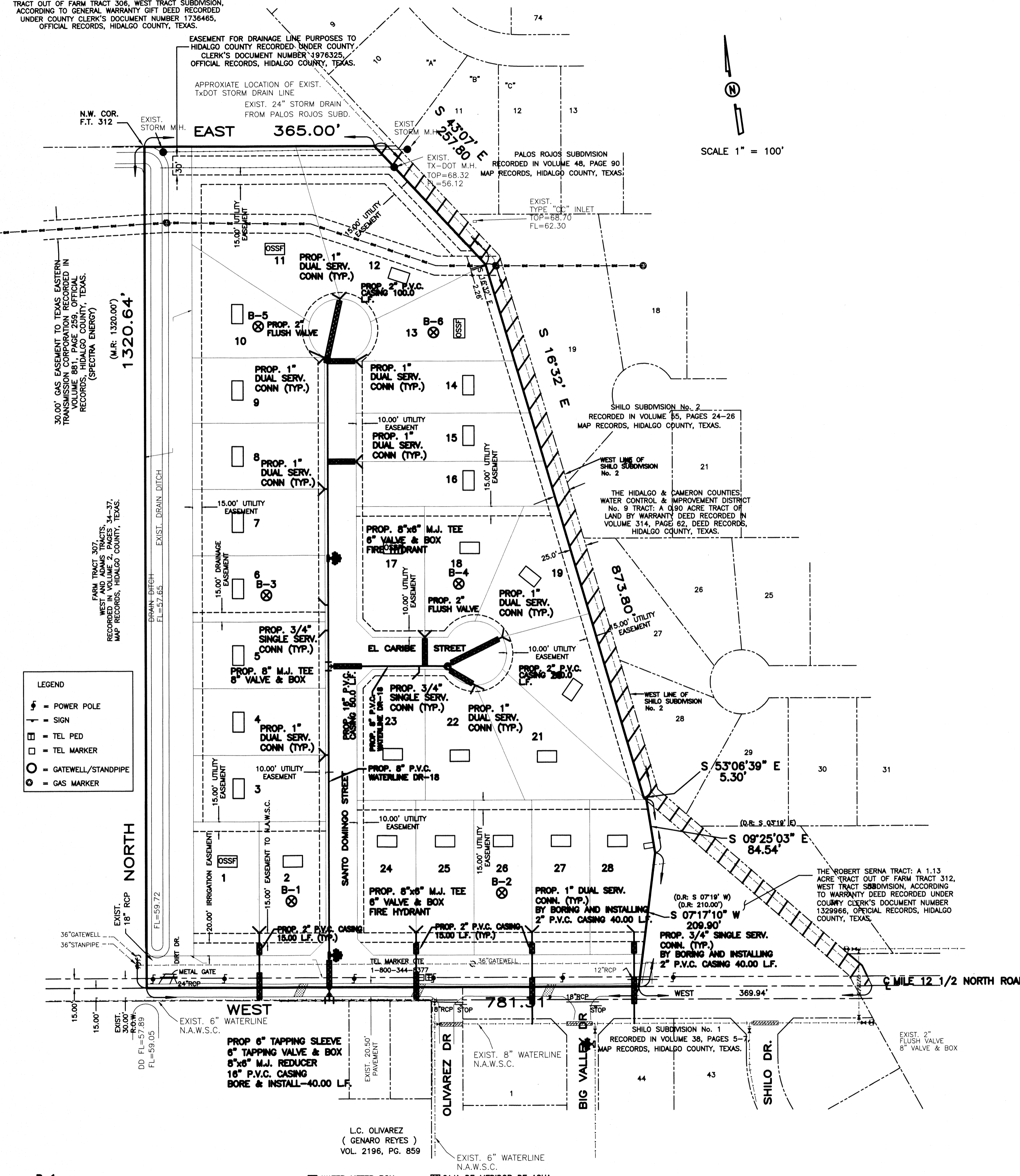
FILENAME	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\WESLACO\SAN JACINTO ESTATES No. 9\PLAT			
NOV. 30, 2010			
DATE REVISION	REVISOR	CHECKED BY	APPROVED BY
MAR. 20, 2015	JLC		

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SAN JACINTO ESTATES No. 9

THE RICK, JASON, AND ARRON ALANIZ TRACT, A 15.673 ACRE TRACT OUT OF FARM TRACT 306, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1736465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 20.15 ACRE TRACT OF LAND OUT OF FARM TRACT 312, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1761247, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



PRELIMINARY ENGINEERING REPORT FOR SAN JACINTO ESTATES No. 9: BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN JACINTO ESTATES No. 9 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. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 12 1/2 NORTH ROAD AND AN EXISTING 6" DIAMETER WATERLINE RUNNING ON THE SOUTH SIDE OF MILE 12 1/2 NORTH ROAD.

THE WATER SYSTEM FOR SAN JACINTO ESTATES No. 9 CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE ON MILE 12 1/2 NORTH ROAD AND RUNS NORTH ON THE WEST SIDE OF SANTO DOMINGO STREET, ENDING WITH A 2" FLUSH VALVE NEAR THE SOUTHWEST CORNER OF LOT 10. FROM THIS 8" DIAMETER WATERLINE, ANOTHER 8" DIAMETER WATERLINE CONNECTS TO IT NEAR THE SOUTHWEST CORNER OF LOT 5 AND RUNS EAST ALONG THE SOUTH SIDE OF EL CARIBE STREET, ENDING WITH A 2" FLUSH VALVE NEAR THE FRONT OF LOT 2.

FROM THE 8" WATERLINE, EXISTING 6" WATERLINE & EXISTING 8" WATERLINE, TWELVE (12) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO (2) 3/4" DIAMETER SINGLE SERVICES AND FOUR (4) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, 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 THE PLAT. FIRE HYDRANTS WILL BE ESCROWED WITH THE CITY OF WESLACO.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM SAN JACINTO ESTATES No. 9, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 6, 10, 13, 18, AND 26 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A UNIFORM SANDY CLAY LOAM (WITH TEXTURE CLASS III) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,250.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 35,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THIS FACILITY ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

SEWAGE FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 35,000.00 WHICH EQUALS TO \$ 1,250 PER LOT.



Alfonso P.E.
ALFONSO QUINTANILLA
P.E. 95534
5-5-15
DATE



Alfonso P.E.
ALFONSO QUINTANILLA
P.E. 95534
5-5-15
DATE

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

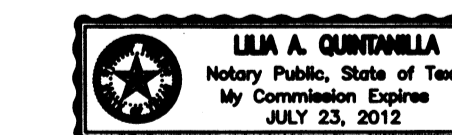
1.- I (WE), JACINTO GARZA SUBDIVIDER (S) OF SAN JACINTO ESTATES No. 9 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 83
MERCEDES, TEXAS 78570

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JACINTO GARZA
Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct

Given under my hand and seal of office this _____ day of _____, 20____.



LILIA A. QUINTANILLA - NOTARY PUBLIC



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

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

BY: _____ DEPUTY

REVISION NOTES

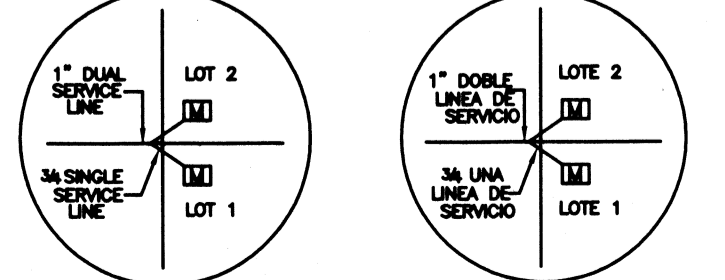
No.	Sheet	REVISION	Date	Approved

SHEET NO.	FILED IN	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 3	PLAT	MAY 12, 2010	M. SCHWALZ		

- LEGEND
- ⊕ = POWER POLE
 - = SIGN
 - = TEL. PED.
 - = TEL. MARKER
 - = GATEWELL/STANDPIPE
 - = GAS MARKER

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)
- COST ESTIMATE
- WATER DISTRIBUTION: \$ _____
- DRAINAGE IMPROVEMENTS: \$ _____
- PAVING IMPROVEMENTS: \$ _____
- SEPTIC TANK (OSSF): \$ _____

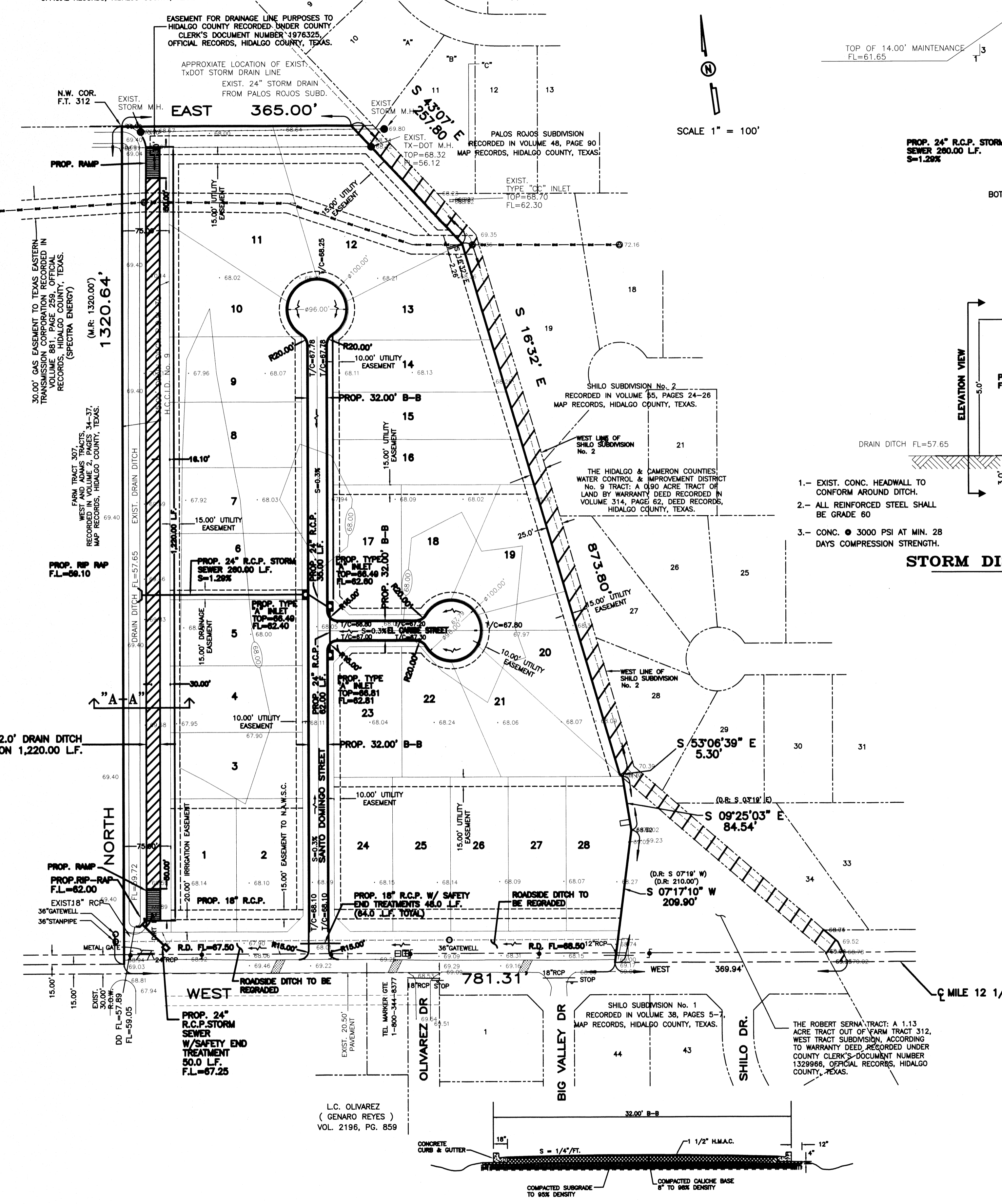
- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



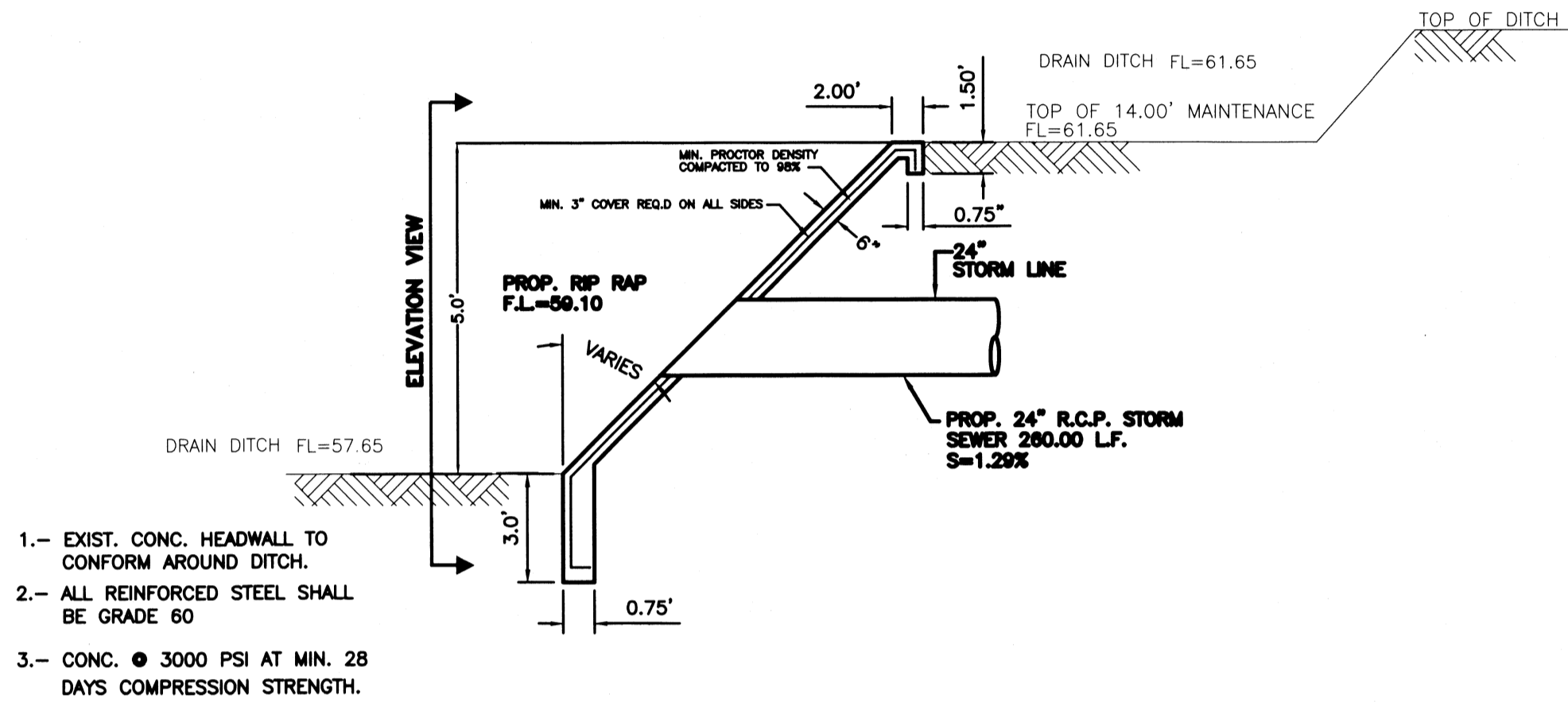
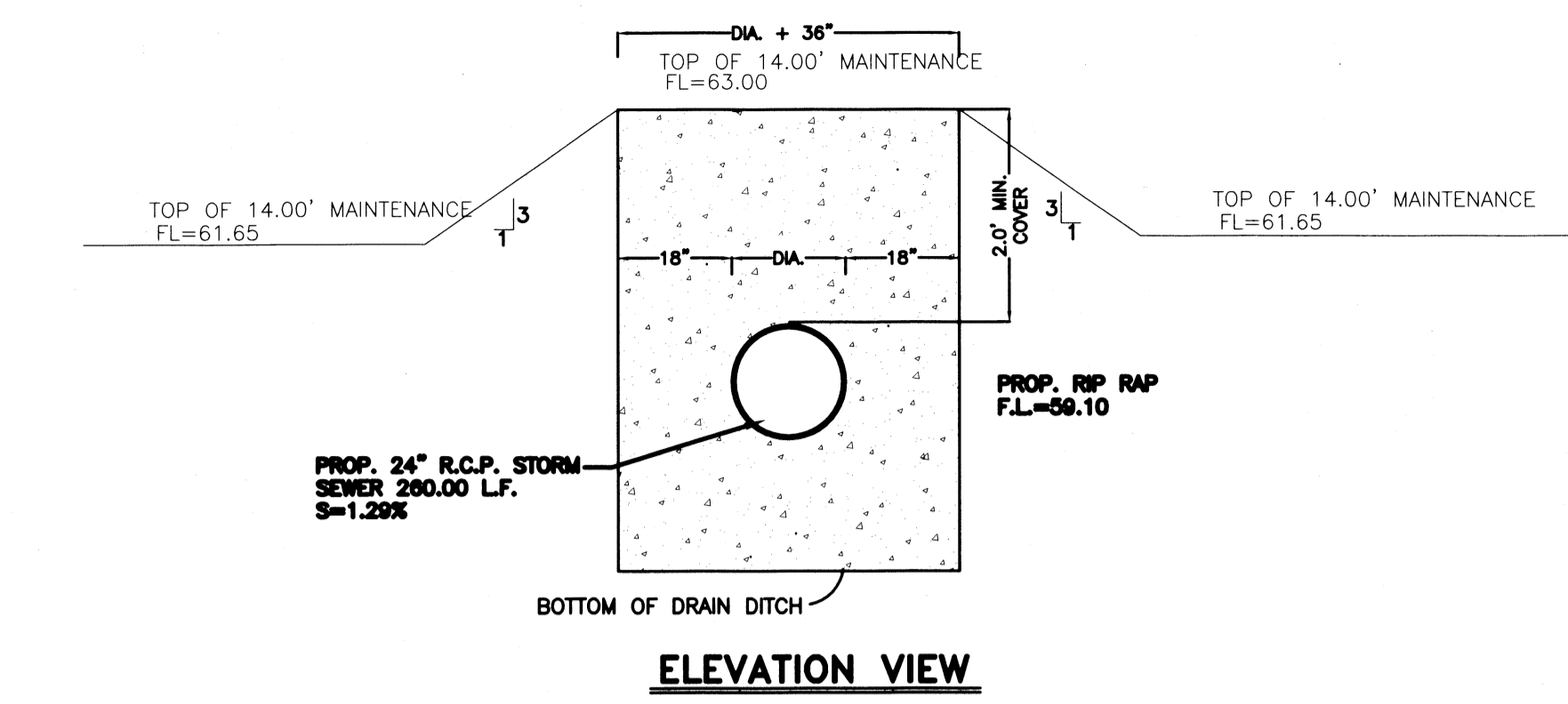
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
PHONE 956-381-6480
FAX 956-381-0527
QuintanillaHeadley@sbcglobal.net

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

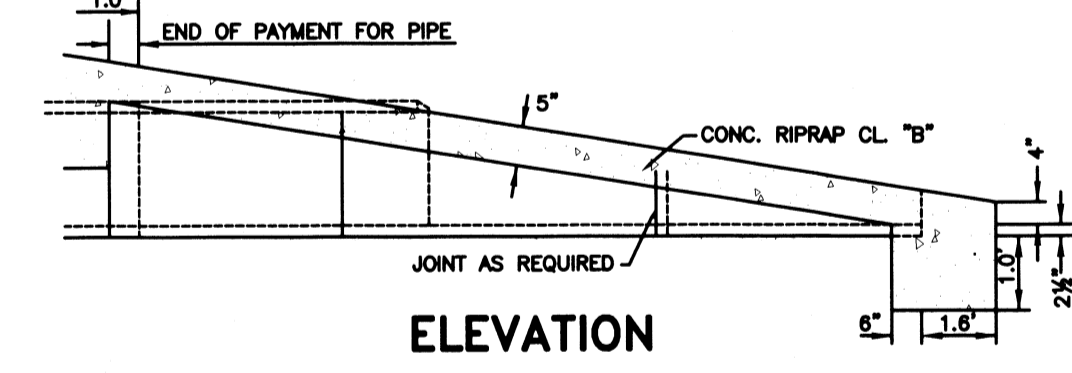
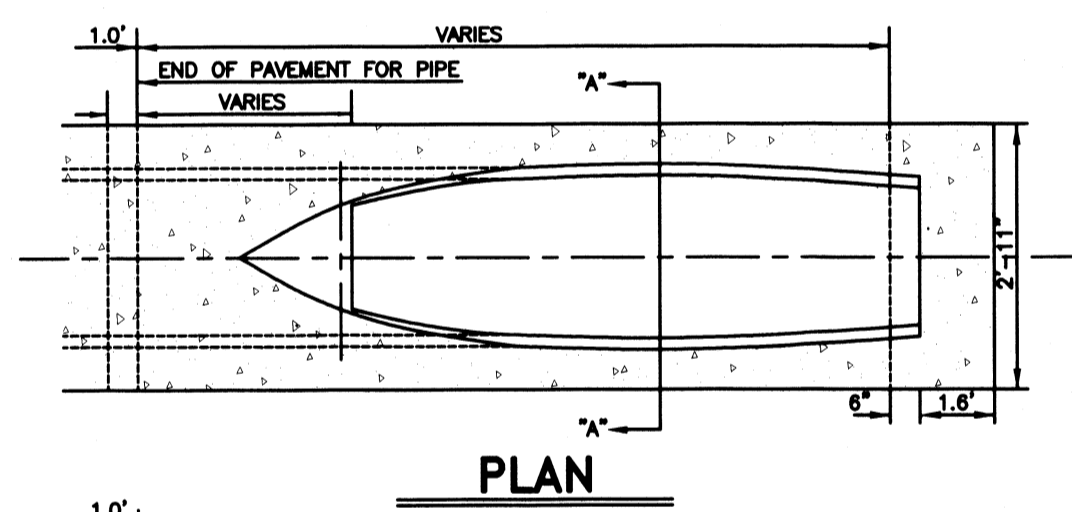
THE RICK, JASON, AND ARRON ALANIZ TRACT: A 15.673 ACRE TRACT OUT OF FARM TRACT 306, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1736465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



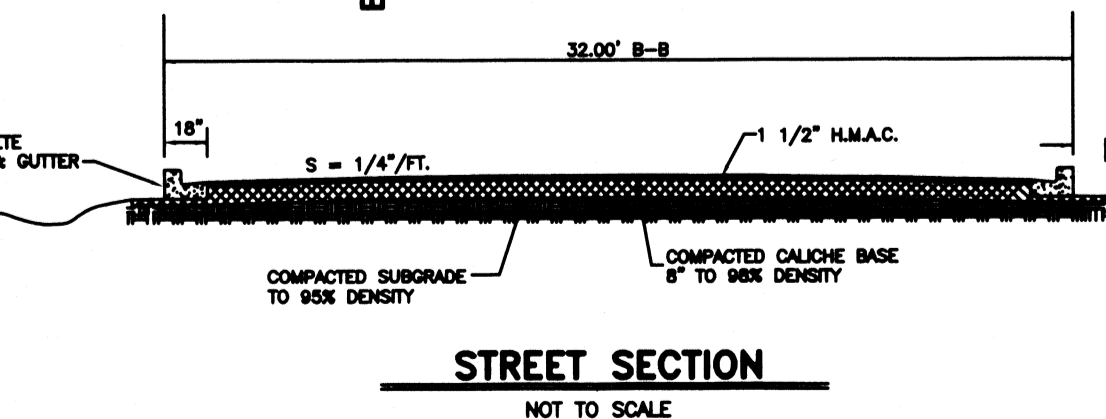
SCALE 1" = 100'



- 1.- EXIST. CONC. HEADWALL TO CONFORM AROUND DITCH.
- 2.- ALL REINFORCED STEEL SHALL BE GRADE 60
- 3.- CONC. 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



SAFETY END TREATMENT
NOT TO SCALE



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

← FLOW DIRECTION OF WATER

SAN JACINTO ESTATES No. 9

A 20.15 ACRE TRACT OF LAND OUT OF FARM TRACT 312, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1761247, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT
SAN JACINTO NO. 9 SUBDIVISION

San Jacinto No. 9 Subdivision is a 20.15 acre tract of land out of Farm Tract 312, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under County Clerk's document number 1761247, official records, Hidalgo County, Texas. This subdivision is located on the North side of Mile 12 1/2 North Road and East of F.M. 88. The site is agriculture. The proposed subdivision will consist of 28 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6, 2000, revised to reflect LOMR 5/30/2002.

The majority of the soil is sandy clay loam, clay loam, fine sandy loam, and sandy clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 5-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 6.28 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 18.94 cubic feet per second for an increase of Q = 12.66 cubic feet per second. Detention will be 47,459.82 cubic feet (1.09 acre feet) or 1,694.99 cubic feet (0.039 acre feet) per lot. Drainage will be detained onsite and by excavating the existing drainage ditch by the amount of detention required. Any excess runoff will flow into a proposed storm sewer system consisting of type "A" inlets that connect to a proposed storm line that drains west into an existing H.C.C.I.D. No.9 drainage ditch which ultimately drains into the Mercedes Laterol.

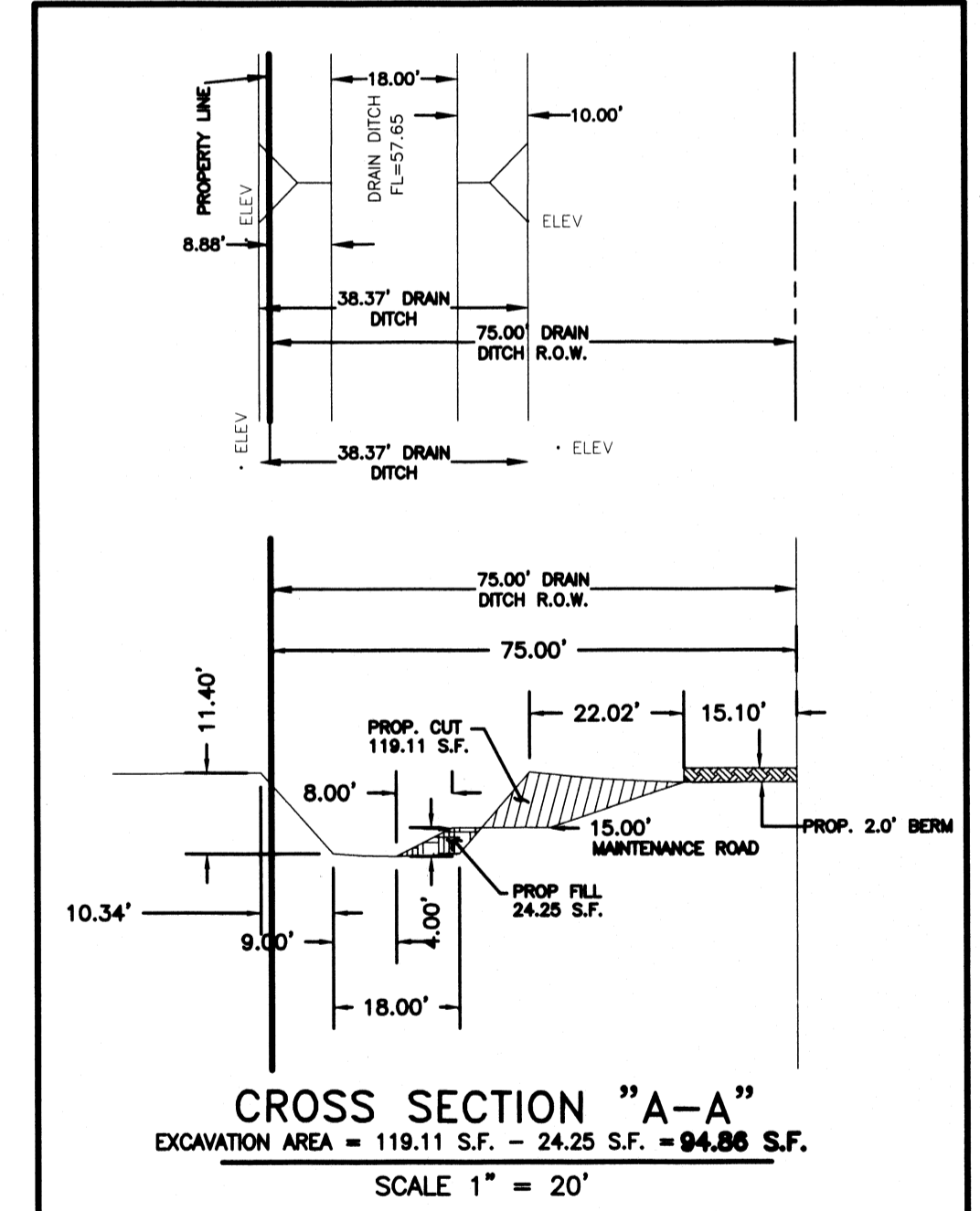
THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION:

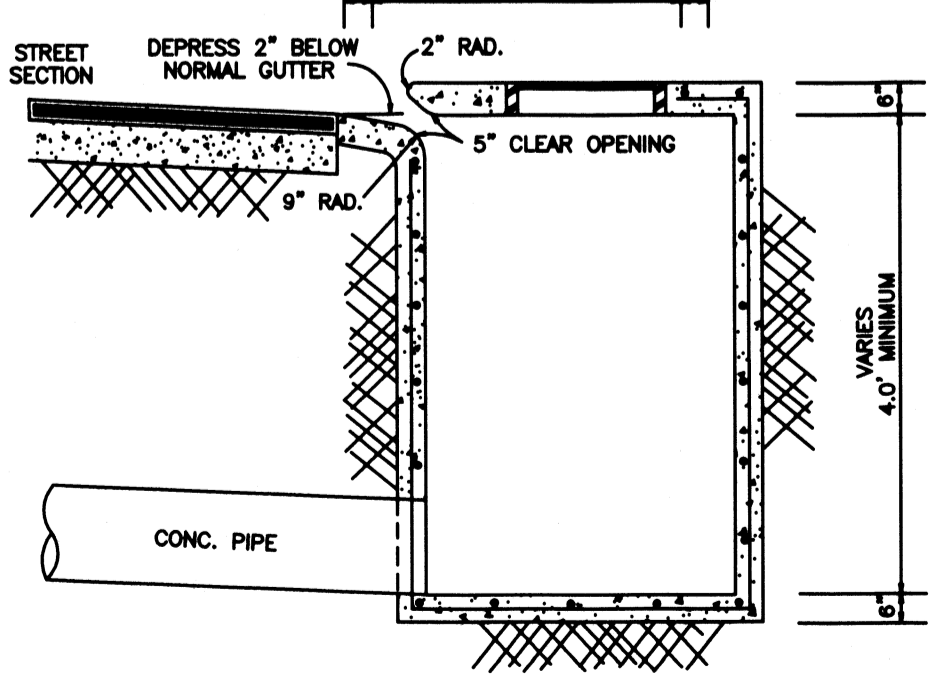
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X"-NOT SHADED (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0450 C IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
DATE 5-5-15



LEGEND
TOTAL REQUIRED - 59,055.16 C.F.
TYPICAL TOTAL DETENTION - 110,986.20 C.F.
(94.86 S.F. X 1,170.00 L.F.)



- ALL REINFORCING TO BE NO. 4 REBAR
- RING AND COVER TO BE ALAMO 880-22



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

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

BY: _____ DEPUTY

SHEET NO.	FILED NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
3 OF 3	FILED NAME	MAY 12, 2010	M. GONZALEZ		

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480 FAX 956-381-0527
REGISTRATION NUMBER F-1513 QuintanillaHeadley@bcglobal.net