



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 09-01-2015

PROPOSED Replat of Lot 3, Bernal SUBDIVISION, PRECINCT No. 1.

ENGINEER: Quintanilla, Headley & Associates DEVELOPER: Richard A. Garza

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Mile 12 North Road, approximately ¼ mile East of FM 491.

SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-29-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be detained within depressed green areas of the property.

DISTANCE TO A DRAIN DITCH: Approximately ¾ mile north of development.

ROAD R.O.W. DEDICATION: 20.00 additional R.O.W. onto Mile 12 North Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-21-2015 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-28-2015 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" & 6" LOCATION: (8") South of Mile 12 North Road and (6") East of Bernal Drive.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 8-05-2015 : 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.

REQUEST FOR FINAL 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: _____, _____

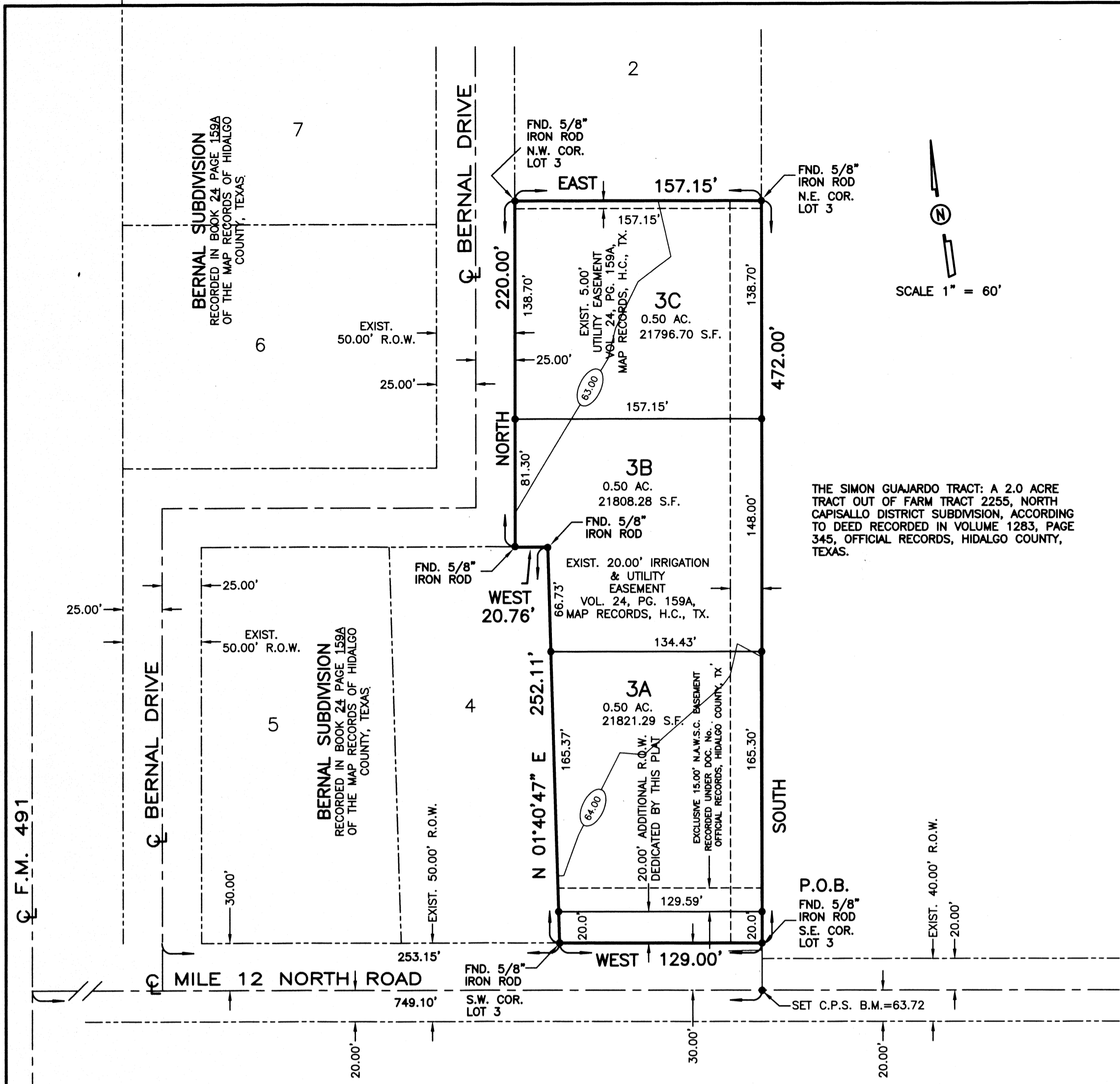
STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments,

Final Approval subject to recommendations other departments

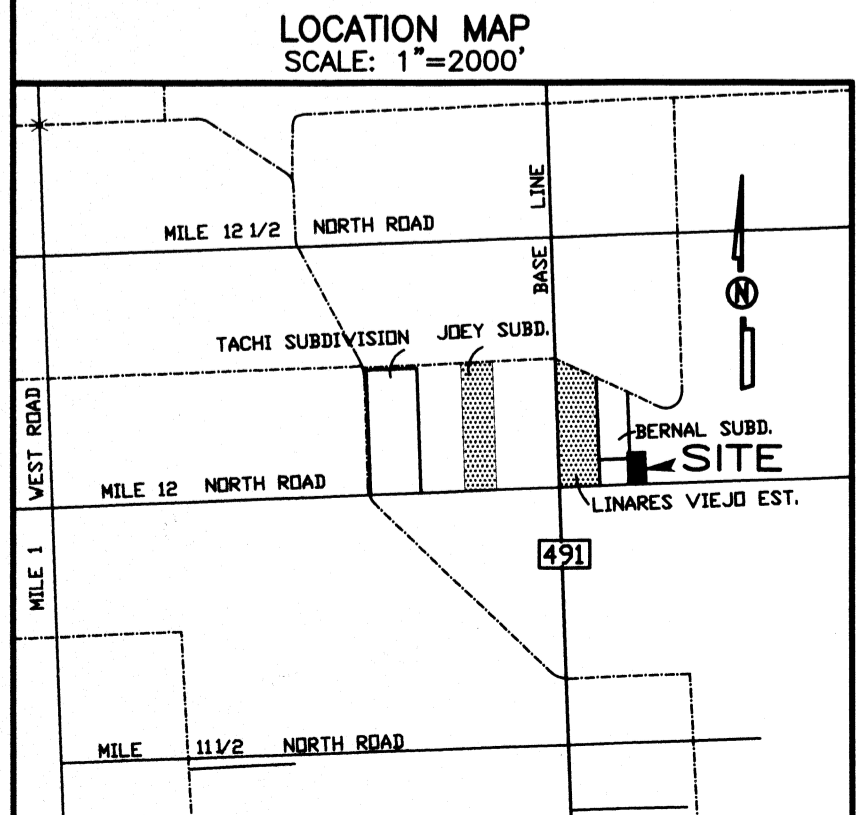
Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOODS; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED: LOWER MAY 30, 2002
 - SETBACKS: FRONT ON LOT 3A: 50.00 FEET; FRONT ON LOTS 3B AND 3C: 25.00 FEET; REAR: 15.00 FEET; SIDE: 6.00 FEET; OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - LEGEND: * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856 IN CONCRETE, UNLESS OTHERWISE NOTED.
 - MINIMUM FINISH FLOOR ELEVATION: 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 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. BENCH MARK=63.72 COTTON PICKER SPINDLE SET AT 30.00 FEET SOUTH FROM THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
 - 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 2,218.88 CUBIC FEET .088 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 REPLAT OF LOT 3, BERNAL SUBDIVISION IS LOCATED IN THE EAST HIDALGO COUNTY ON THE NORTH SIDE OF MILE 12 NORTH ROAD AND 253.16 FEET EAST SIDE OF BERNAL DRIVE. APPROXIMATELY 620 FEET EAST OF ITS INTERSECTION OF F.M. 491 THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDDES. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDDES (POPULATION 15,570) REPLAT OF LOT 3, BERNAL SUBDIVISION LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND IN THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RICHARD A. GARZA, GARCO, Ltd.	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TX 78539	(956)383-6295	(956)381-9221
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

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, 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 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 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__.

REPLAT OF LOT 3, BERNAL SUBDIVISION

A 1.56 ACRE TRACT OF LAND BEING ALL OF LOT 3, BERNAL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 159A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2589375, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 1.56 ACRE TRACT OF LAND BEING ALL OF LOT 3, BERNAL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 159A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2589375, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD FOR THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 3 AND THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, A DISTANCE OF 129.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 01°40'47" E, ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 252.11 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF LOT 3 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 20.76 FEET TO A 5/8" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF BERNAL DRIVE FOR AN EXTERIOR CORNER OF LOT 3 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 3 AND THE EAST RIGHT OF WAY LINE OF BERNAL DRIVE, A DISTANCE OF 220.00 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 3, A DISTANCE OF 157.15 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 472.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.56 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BERNAL SUBDIVISION, RECORDED IN VOLUME 24, PAGE 159A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

MARCH 9, 2015
 DATE

APPROVED BY DRAINAGE DISTRICT:

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 THE 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF REPLAT OF LOT 3, BERNAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

I, RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT LLC, PARTNER OF GARCO, Ltd., AS OWNER OF THE 1.56 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOT 3, BERNAL SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE 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; AND
 (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.

GARCO, Ltd.
 BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
 BY: RICHARD A. GARZA, PRESIDENT
 3910 W. FREDDY GONZALEZ DR.
 EDINBURG, TEXAS. 78539.

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT LLC, PARTNER OF GARCO, Ltd., 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__.

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

LILA A. QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mercedes, hereby certify that this subdivision plat known as REPLAT OF LOT 3, BERNAL SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20__.

CHAIRPERSON-PLANNING & ZONING COMMISSION

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

WE THE UNDERSIGNED CERTIFY that this plat of the REPLAT OF LOT 3, BERNAL SUBDIVISION 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.A.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 _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF REPLAT OF LOT 3, BERNAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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. 95534

8-5-15
 DATE

INDEX TO SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; ADMINISTRATOR'S CERTIFICATE; PLANNING & ZONING CERTIFICATE; N.A.W.S.C. CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT; CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE; H.C.C.D. No. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION; HIDALGO COUNTY JUDGE SIGNATURE; REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), COUNTY CLERK'S RECORDING CERTIFICATE DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

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

SHEET NO. 1 OF 2 SHEETS

FILENAME: F:\DATA\SUB\MERCEDDES\REPLAT OF LOT 3, BERNAL SUBDIVISION
 DATE PREPARED: MARCH 9, 2015 LG
 DATE REVISION: _____ PREPARED BY: _____ CHECKED BY: _____ APPROVED BY: _____

REPLAT OF LOT 3, BERNAL SUBDIVISION

A 1.56 ACRE TRACT OF LAND BEING ALL OF LOT 3, BERNAL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 159A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2589375, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR REPLAT OF LOT 3, BERNAL SUBDIVISION:
BY: ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

REPLAT OF LOT 3, BERNAL 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. 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 NORTH ROAD AND AN EXISTING 2" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 12 NORTH ROAD.

FROM THE EXISTING 8" DIAMETER WATERLINE, AN 8" DIAMETER WATER LINE WILL RUN NORTH ALONG THE WEST SIDE OF BERNAL DRIVE. THE 8" DIAMETER WATER LINE WILL THEN TURN EAST AND RUN ALONG THE SOUTH SIDE OF BERNAL DRIVE. NEAR THE FRONT OF LOT 3B, THE 8" DIAMETER WATERLINE WILL TURN NORTH AND RUN ALONG THE EAST SIDE OF BERNAL DRIVE, ENDING WITH A 2" FLUSH VALVE NEAR THE NORTH WEST CORNER OF LOT 3C.

FROM THE SAID 8" DIAMETER WATERLINE, TWO (2) 3/4" DIAMETER SINGLE SERVICES LINE RUNNING TO THE WATER METER BOXES FOR LOT 3B AND 3C. THERE IS AN EXISTING WATER METER CURRENTLY SERVING FOR LOT 3A.

THE 3/4" SINGLE SERVICES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT AND REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES HAS 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.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM REPLAT OF LOT 3, BERNAL SUBDIVISION IS 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 SOIL EVALUATOR (LIC. # SE-122556) 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:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL SURVEY BOOK OF HIDALGO COUNTY, TEXAS INDICATED A FINE SANDY LOAM, SANDY CLAY, SANDY CLAY LOAM AND CLAY LOAM, AND ONE (1) TEST BORINGS WERE MADE ON THE SUBDIVISION-CENTER OF LOT 1. (ADDITIONAL TEST BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM CLAY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$. 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 \$. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON . LOT 3A IS CURRENTLY BEING SERVED BY AN EXISTING OSSF.

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—THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND WILL COST A GRAND TOTAL OF \$. OR \$ PER LOT. THERE IS AN EXISTING WATER METER CURRENTLY SERVING LOT 3A.

SEWAGE FACILITIES—OSSF SYSTEM COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION. LOT 3A IS CURRENTLY BEING SERVED BY EXISTING OSSF.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
8-5-15
DATE

REPORTE FINAL DE INGENIERIA PARA REPLAT OF LOT 3, BERNAL SUBDIVISION

POR: ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, y Costos.

REPLAT OF LOT 3, BERNAL SUBDIVISION ESTARA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. LA COMPANIA DE AGUA N.A.W.S.C. CUENTA CON UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 12 NORTH ROAD Y UNA LINEA EXISTENTE DE 2" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE MILE 12 NORTH ROAD.

DE LA LINEA EXISTENTE DE 8" DE DIAMETRO, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTH POR EL LADO OESTE DE LA CALLE BERNAL DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTA ESTE Y CORRE POR EL LADO SUR DE LA CALLE BERNAL DRIVE. EN FRENTE DE LOTE 3B, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTA NORTE Y CORRE POR EL LADO ESTE DE LA CALLE BERNAL DRIVE, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA NOROESTE DE LOTE 3C.

DE LA LINEA EXISTENTE DE 8" DE DIAMETRO, HAY DOS (2) SERVICIOS SENCILLO DE 3/4" DIAMETRO QUE CORRE A UN MEDIDOR POR LOTES 3B AND 3C. HAY UN SERVICIO DE CONEXION EXISTENTE DE AGUA SERVICIANDO LOT 3A.

LA LINEA DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALAR A UN COSTO TOTAL DE \$. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$. QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Costos.

EL DRENAJE DE LA SUBDIVISION REPLAT OF LOT 3, BERNAL SUBDIVISION TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL INGENIERO HA INSPECCIONADO, EVALUADO, Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS. EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION QUE SE PROPONE DEBE SER, AL MENOS DE 1/2 ACRE DE TAMARO. EL LIBRO DE SERVICIOS Y CONSERVACIONES DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON UNA (1) PRUEBAS CON AGUJEROS EN EL SUBDIVISION EN EL LOTE 1 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME EN EL AREA DELIMITADA.) EL SUELO ES UNIFORME, DE BARRO ARENOSO, EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$. INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL . HAY UNA (1) FOSA SEPTICA EXISTENTE PARA LOT 3A.

CERTIFICACION

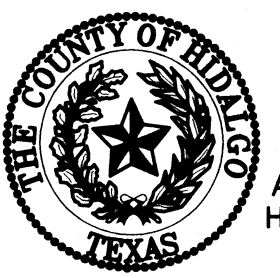
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES) ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE \$ LO CUAL EQUIVALE A \$ POR LOTE. HAY UN SERVICIO DE CONEXION EXISTENTE DE AGUA SERVICIANDO LOT 3A.

DRENAJE: LAS FOSAS SEPTICAS COSTARAN US\$ A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION. HAY UNA (1) FOSA SEPTICA EXISTENTE PARA LOT 3A.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
8-5-15
DATE

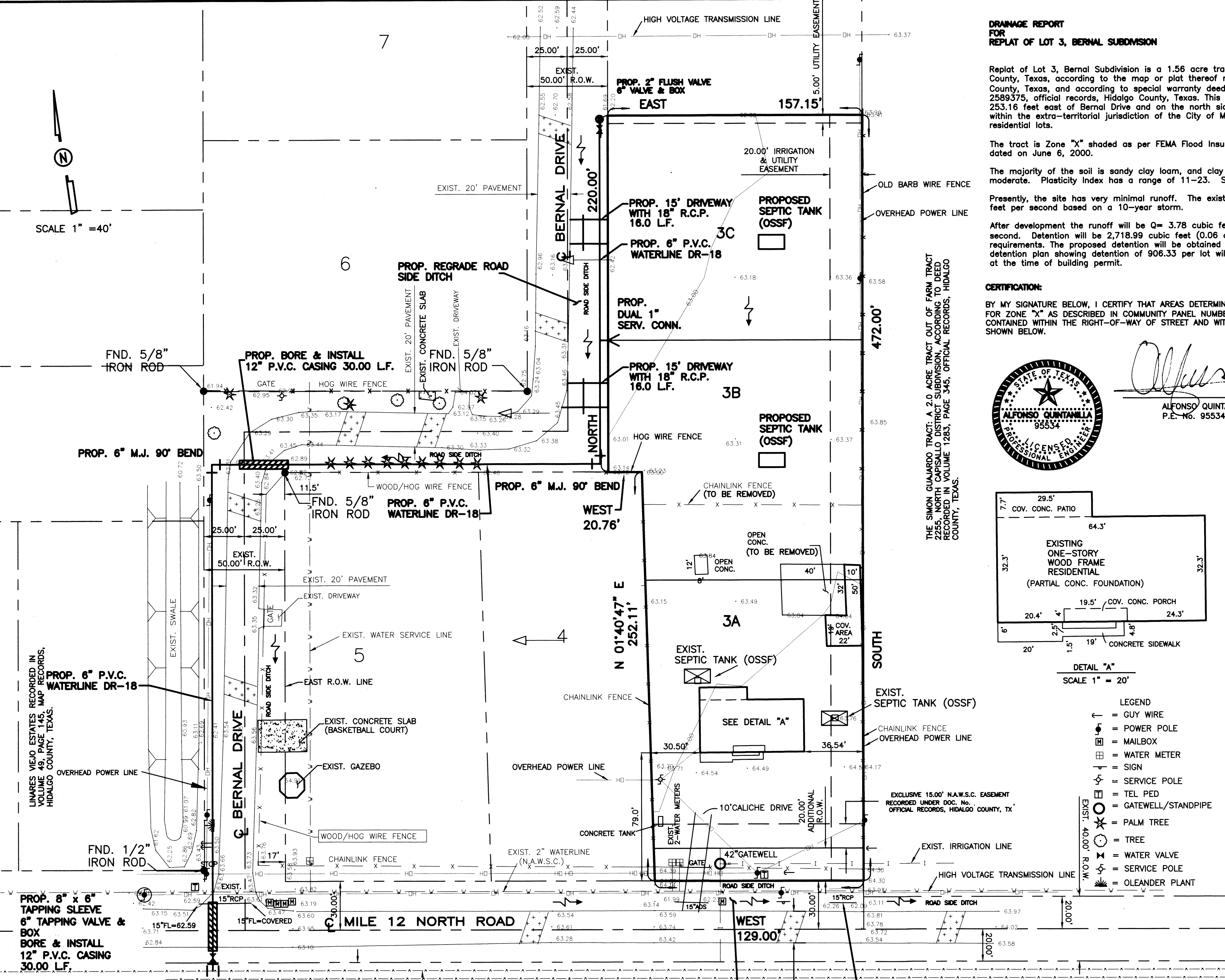


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SHEET NO.	FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 2	F:\DATA\SUBDIVISIONES\REPLAT OF LOT 3, BERNAL SUBDIVISION\REPLAT				
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	



DRAINAGE REPORT FOR REPLAT OF LOT 3, BERNAL SUBDIVISION

Replat of Lot 3, Bernal Subdivision is a 1.56 acre tract of land being all of Lot 3, Bernal Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 24, Page 159A, map records, Hidalgo County, Texas, and according to special warranty deed recorded under County Clerk's Document Number 2589375, official records, Hidalgo County, Texas. This subdivision is located east of F.M. 491 and approximately 253.16 feet east of Bernal Drive and on the north side of Mile 12 North Road. This subdivision is located within the extra-territorial jurisdiction of the City of Mercedes. The proposed subdivision will consist of 3 residential lots.

The tract is Zone "X" shaded as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6, 2000.

The majority of the soil is sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. 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 = 1.22 cubic feet per second based on a 10-year storm.

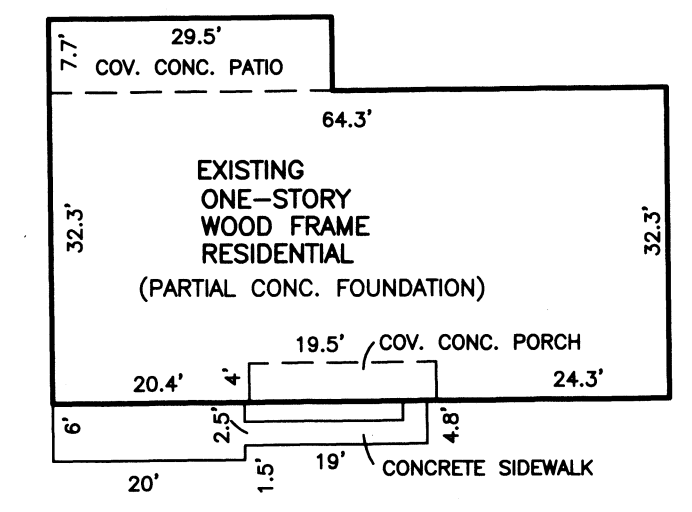
After development the runoff will be Q = 3.78 cubic feet per second for an increase of Q = 2.56 cubic feet per second. Detention will be 2,718.99 cubic feet (0.06 acre feet) in accordance with the County's drainage requirements. The proposed detention will be obtained in the green area at the front of the lots. An engineered detention plan showing detention of 906.33 per lot will be submitted to the Hidalgo County Planning Department at the time of building permit.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN FOR ZONE "X" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C (JUNE 6, 2000) 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. No. 95534
8-5-15
DATE



- LEGEND
- = GUY WIRE
 - = POWER POLE
 - = MAILBOX
 - = WATER METER
 - = SIGN
 - = SERVICE STAND
 - = TEL PED
 - = GATEWELL/STANDPIPE
 - = PALM TREE
 - = TREE
 - = WATER VALVE
 - = SERVICE POLE
 - = OLEANDER PLANT

SUBDIVIDER CERTIFICATION
I, _____, 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:
RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT LLC, PARTNER OF GARCO, LTD., SUBDIVIDERS OF REPLAT OF LOT 3, BERNAL SUBDIVISION HEREBY CERTIFY SENIOR PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND 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.

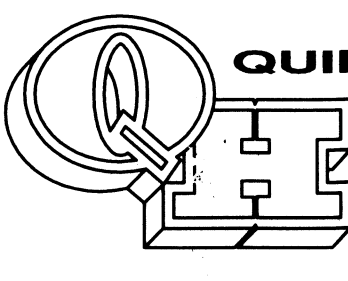
GARCO, Ltd.
BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
BT: RICHARD A. GARZA, PRESIDENT
3810 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS, 78539.

FLOW DIRECTION OF WATER

- TEST BORINGS
- ⊗ PROP. SEPTIC TANK (OSSF)
 - ⊗ EXIST. SEPTIC TANK (OSSF)

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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