



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: 09-29-2015

PROPOSED Tristan SUBDIVISION, PRECINCT No. 1.

ENGINEER: Nain Engineering DEVELOPER: Ruben Tristan

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: West of Valley View Road approximately 2000 feet South of Business Expressway 83.

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 9/04/2015 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be detained within the green areas of the large lots.

ROAD R.O.W. DEDICATION: 20 feet onto Valley View Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3/23/2015 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: City of Donna LINE SIZE: 8" LOCATION: Valley View Road.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 3" LOCATION: Valley View Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 4/10/2012 : 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: 5/01/2012

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.8 SECTION B. "BLOCKS AND LOTS"**

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

TRISTAN SUBDIVISION

A 4.20 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF LOT 2, ENGLEMAN RESUBDIVISION OF BLOCK 7, AND THE NORTH 2.272 ACRES OF BLOCK 9, VALLEY VIEW PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 4.20 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF LOT 3, ENGLEMAN RESUBDIVISION OF BLOCK 7, AND THE NORTH 2.272 ACRES OF BLOCK 9, VALLEY VIEW PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE: N 89° 53' W, ALONG THE SOUTH LINE OF LOT 2, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET, FOR THE WEST R.O.W. LINE OF VALLEY VIEW ROAD, A TOTAL DISTANCE OF 974.77 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE: N 89° 53' W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;
 THENCE: N 00° 07' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
 THENCE: N 00° 07' E, A DISTANCE OF 122.21 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE: S 89° 53' E, PASSING AT 1044.77 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RRA" FOR THE WEST R.O.W. LINE OF VALLEY VIEW ROAD, A TOTAL DISTANCE OF 1074.77 FEET TO A COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 2 AND IN THE CENTERLINE OF VALLEY VIEW ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE: S 00° 07' W, ALONG THE EAST LINE OF LOT 2 AND THE CENTERLINE OF VALLEY VIEW ROAD, A DISTANCE OF 172.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.20 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, HOMERO TRISTAN, OWNER OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "TRISTAN SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, 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 CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: RUBEN TRISTAN
 ADDRESS: 602 APOLLO DRIVE
 DONNA, TEXAS, 78537
 STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RUBEN TRISTAN PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1
 ON THIS THE _____ DAY OF _____, 2015.

ATTEST:
 PRESIDENT _____ SECRETARY _____
 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 TEXAS WATER CODES 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 E. SESIN, P.E., C.F.M. DATE _____
 GENERAL MANAGER

CITY COUNCIL'S CERTIFICATION
 THE PLAT OF TRISTAN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED.
 DATE THIS _____ DAY OF _____, 2015

ATTESTED: _____ BY: _____
 MAYOR CITY SECRETARY

PLANNING AND ZONING COMMISSION'S CERTIFICATION
 THE PLAT OF TRISTAN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATE THIS _____ DAY OF _____, 2015

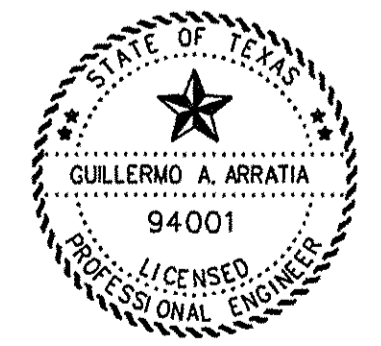
ATTESTED: _____ BY: _____
 PLANNING BOARD CHAIR PERSON SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
 REG. PROFESSIONAL LAND SURVEYOR # 4032
 P.O. BOX 476
 107 W. HUISACHE ST.
 WESLACO, TEXAS, 75996
 PH. 956-988-2422

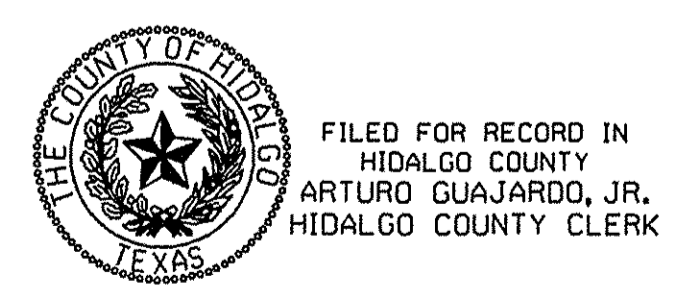
STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo A. Arratia, P.E.
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER No. 94001 9/2/15
 526 N. 5TH ST.
 DONNA, TEXAS, 78537



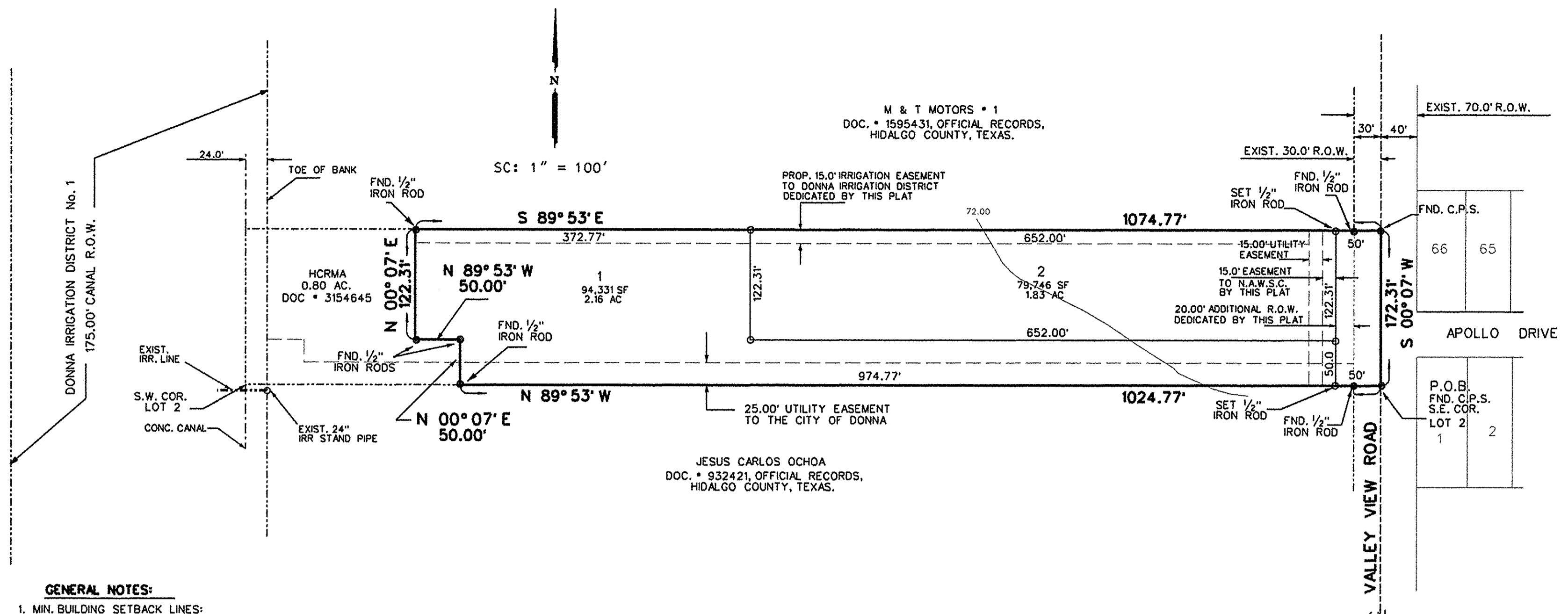
HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(A)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TRISTAN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2015

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: _____ DATE _____
 HIDALGO COUNTY CLERK

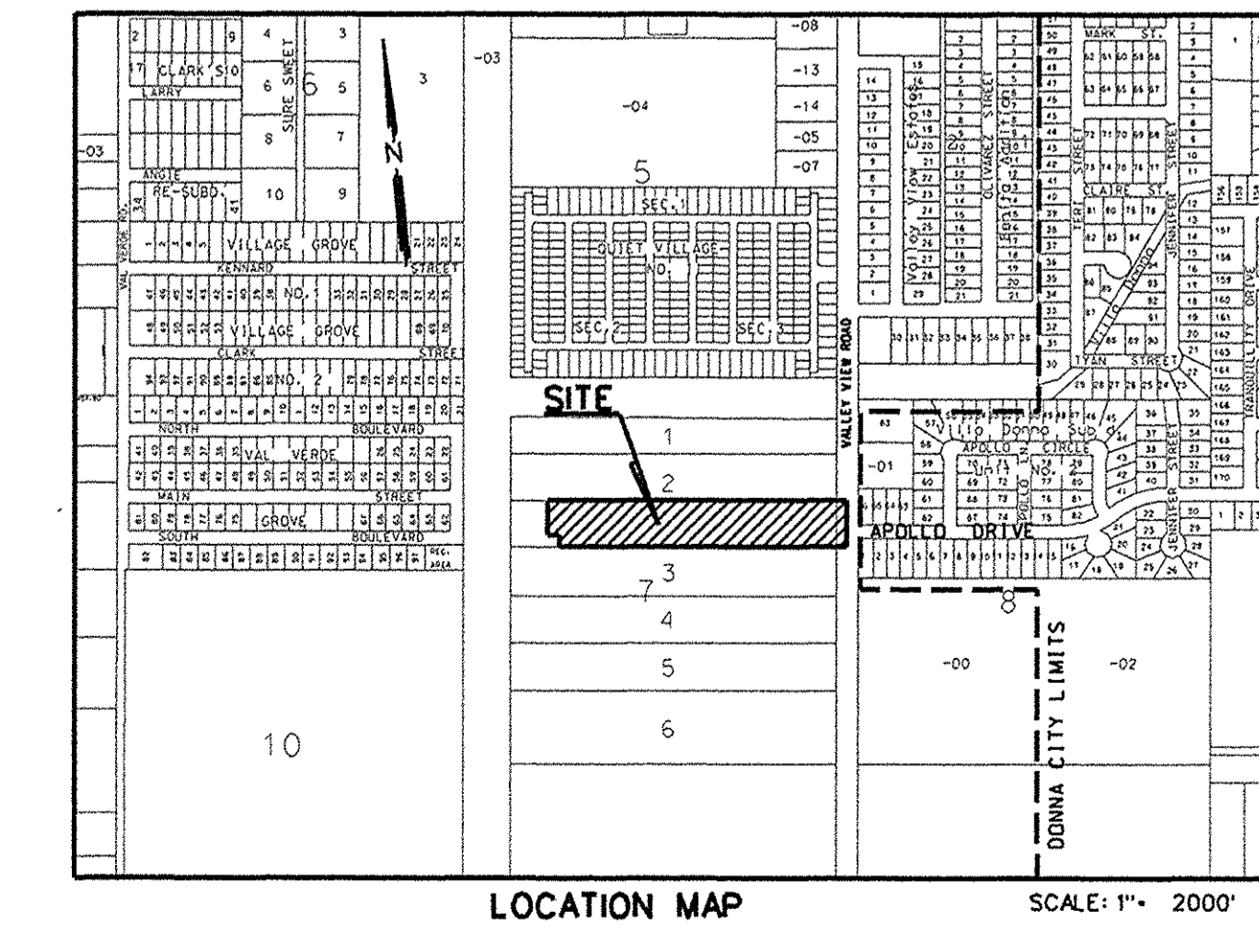


FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218
 DONNA, TEXAS, 78537 E-MAIL: NAINENGINEERING@YAHOO.COM



- GENERAL NOTES:**
- MIN. BUILDING SETBACK LINES:
 FRONT 50.0'
 SIDE 5.0' OR EASEMENT WHICH EVER IS GREATER
 REAR 15.0' OR EASEMENT WHICH EVER IS GREATER
 - MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
 ELEVATION CERTIFICATION MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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.
 - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
 ○ DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 > DENOTES NAL FOUND UNLESS OTHERWISE NOTED.
 - BENCHMARK ELEVATION 72.02' C.P.S. SOUTHEAST CORNER OF THIS SUBDIVISION U.S.G.S. MAP
 - FLOOD ZONE DESIGNATION: ZONE "B"
 AREAS DETERMINED TO BE OUT SIDE 500 YEAR FLOOD PLAN
 C.P.N. 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1982
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - 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 5,446 CUBIC FEET (0.15 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE WEST SIDE OF THIS LOT
 - 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.
 - 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, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT
 - DRAINAGE SWALE EASEMENTS NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 TRISTAN SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT No. 1 AND IS LOCATED EASTERLY HIDALGO COUNTY, ON THE WEST SIDE OF VALLEY VIEW ROAD, INTERSECTION WITH APOLLO DRIVE THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA (POPULATION OF 31,442 2010 CENSUS). TRISTAN SUBDIVISION LIES WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF CITY OF DONNA UNDER LOCAL GOVERNMENT CODE § 212.001.

No.	SHEET	REVISION	DATE	APPROVED

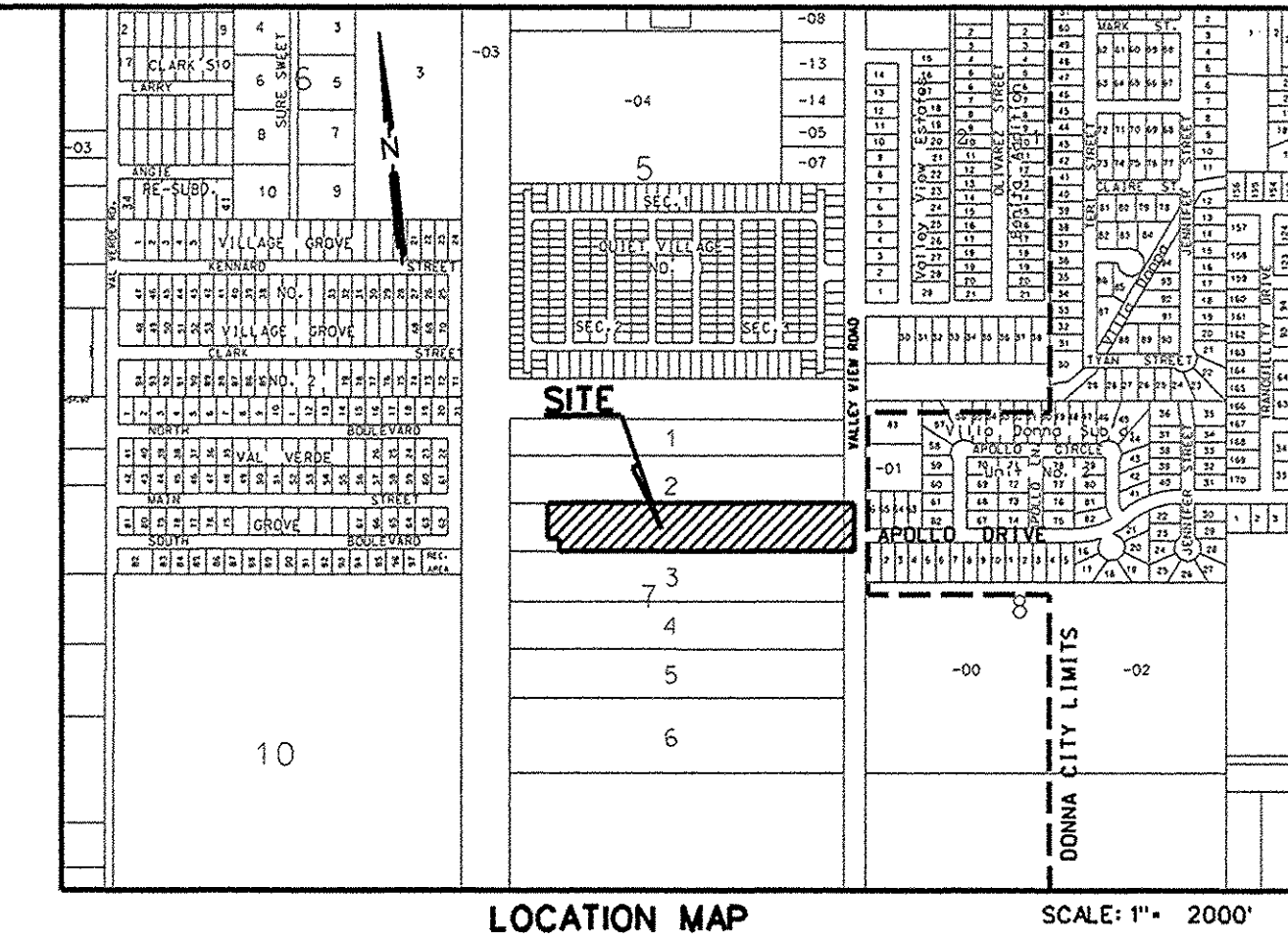
PRINCIPAL CONTACTS:
 NAME ADDRESS CITY & ZIP PHONE
 OWNER: RUBEN TRISTAN 602 APOLLO DRIVE DONNA, TEXAS, 78537 (956) 583-5479
 ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
 SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESLACO, TEXAS, 75996 956-988-2422

SHEET 1 OF 2

INDEX TO SHEET OF TRISTAN SUBDIVISION	
SHEET 1	HEADING INDEX; LOCATION MAP AND EJECT PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE
SHEET 2	E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; H.C. DONNA IRR. NO. 1 CERTIFICATE OF APPROVAL; REVISION NOTES; WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TRISTAN SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT NO. 1 AND IS LOCATED EASTERLY HIDALGO COUNTY, ON THE WEST SIDE OF VALLEY VIEW ROAD, INTERSECTION WITH APOLLO DRIVE THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA (POPULATION OF 31,442 2010 CENSUS). TRISTAN SUBDIVISION LIES WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF CITY OF DONNA UNDER LOCAL GOVERNMENT CODE § 212.001.

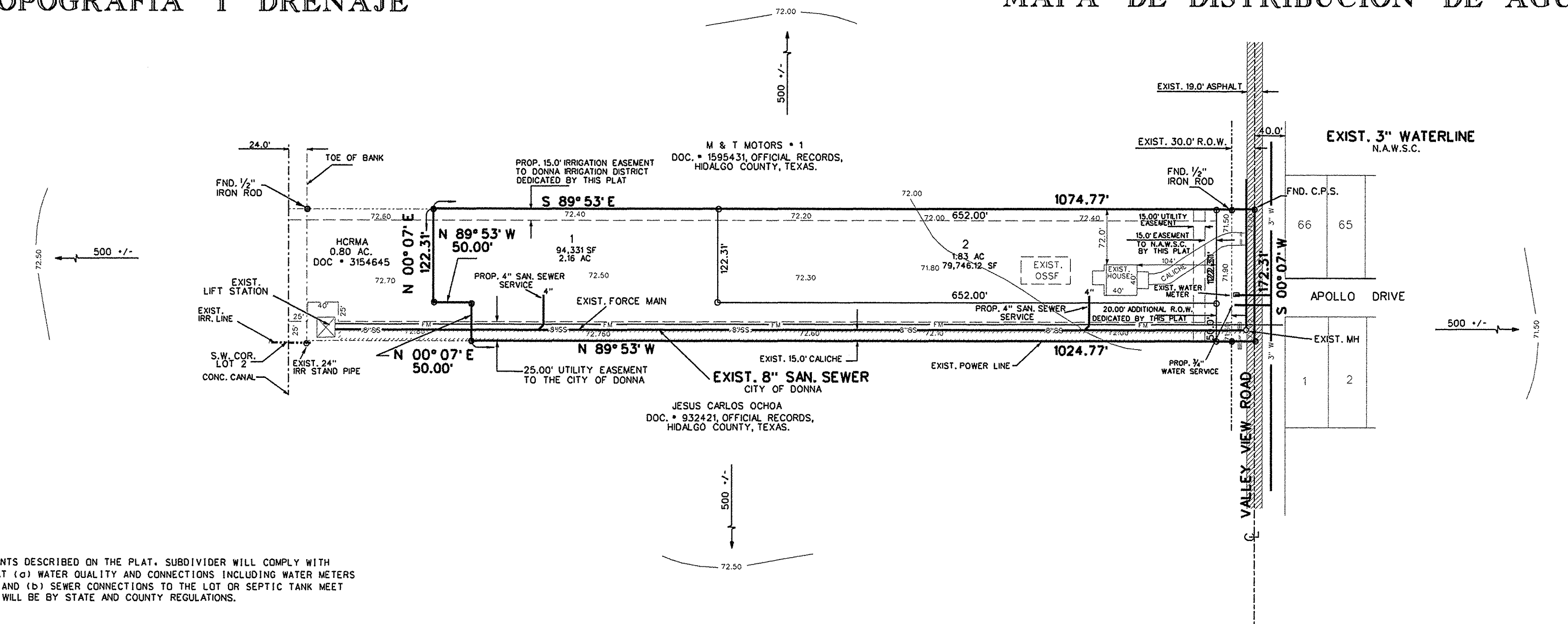
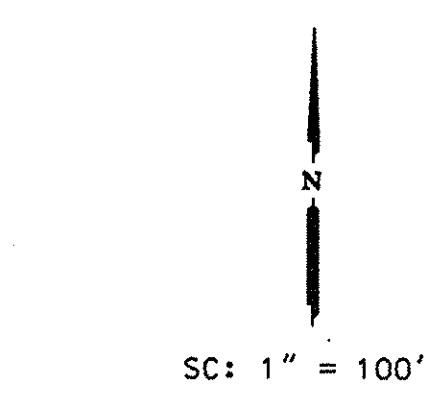
DRAINAGE REPORT:

MARCH, 2012
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.
TRISTAN SUBDIVISION
HIDALGO COUNTY, TEXAS
PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE WEST SIDE OF VALLEY VIEW ROAD INTERSECTION WITH APOLLO DRIVE
FLOOD PLAN:
THE SUBJECT TRACT LIES IN ZONE "B"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.
EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY DEVELOP. LOT 2 HAS AN EXISTING HOUSE. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1% EXISTING RUNOFF (1.93 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE NORTHEAST SIDE OF THIS TRACT.
PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF RESIDENTIAL USE. THE STORM SEWER RUNOFF AFTER DEVELOPMENT TO BE 2.5 CFS, I HAVE CALCULATED THAT 6,446 CF OF STORM RUNOFF FOR A 10 YEAR DESIGN FREQUENCY, WILL BE DETAINED WITHIN THE PROPERTY BY EXISTING NATURAL AREAS AND OUT FALLING INTO THE RE-GRADED ROAD SIDE DITCH, DRAINAGE PLAN TO BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT AT TIME OF ISSUANCE OF BUILDING PERMIT

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE "B"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982, BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
LA SUBDIVISION DE TRISTAN SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C., HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE TRISTAN SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 3 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VALLEY VIEW ROAD
DEL CONDUCTO DE AGUA DE 3 PULGADAS SE INSTALARA UN CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO PARA EL LOTE 1 Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 650.00 PARA EL LOTE 1
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C., \$ 1,000.00 POR LOTE QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C., LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION EL LOTE 2 YA TIENE UN MEDIDOR DE AGUA EXISTENTE

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

EXISTE UNA LINEA DE 8 PULGADAS DE DIAMETRO EN EL LADO SUR DE ESTA SUBDIVISION. EL DUENO INSTALARA 2 SERVICIOS SANITARIOS DE 4 PULGADAS DE DIAMETRO. EL COSTO TOTAL PARA INSTALAR LOS SERVICIOS DE 4 PULGADAS ES \$ 1,500.00 Y SERAN INSTALADOS E INSPECCIONADOS PARA EL DIA _____ 2012

CERTIFICATION:

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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 1,650.00 PARA EL LOTE 1
DRENAJE: SE ESTIMA QUE LOS SERVICIOS DE DRENAJE SANITARIO COSTARAN \$1,500.00

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



COST ESTIMATE:

STREET PAVING:	\$ 000.00
WATER SUPPLY SYSTEM	\$ 1,650.00
SERVICIO SANITARIO	\$ 1,500.00
DRAINAGE	\$ 000.00

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 LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I RUBEN TRISTAN SUBDIVIDER OF TRISTAN SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH 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.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RUBEN TRISTAN PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPCION, COST, AND OPERABILITY DATE:
TRISTAN SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.). THE SUBDIVIDER, AND N.A.W.S.C., HAVE ENTERED INTO A CONTRACT IN WHICH S.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 3" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF VALLEY VIEW ROAD

WATER DISTRIBUTION FOR TRISTAN SUBDIVISION CONSIST OF A PROPOSED 1 - 3/4" DIAMETER SINGLE WATER SERVICE FOR LOT 1, SAID SERVICE TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 650.00, IN ADDITION THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,000.00, WHICH COVERS THE COST FOR LOT 1 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C., UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.
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.
LOT 2 HAS AN EXISTING WATER METER

SEWAGE FACILITIES: DESCRIPCION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM TRISTAN SUBDIVISION WILL BE FROM AN EXISTIN 8 INCH SANITARY SEWER LINE LOCATED ON THE SOUTH SIDE ON THIS SUBDIVISION, THE OWNER WILL INSTALL 2- 4 INCH SANITARY SEWER SERVICE FOR LOT 1 AND LOT 2, THE ESTIMATE COST TO INSTALL THE 2-4 INCH SANITARY SEWER SERVICES IS \$ 1,500.00 AND HAVE BEEN INSTALLED AND INSPECTED ON _____ 2012

ENGINEER CERTIFICATION:

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 1,650.00

SEWAGE FACILITIES - SEWER SERVICES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 1,500.00

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RUBEN TRISTAN	602 APOLLO DRIVE	DONNA, TEXAS. 78537	(956) 583-5479
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0210
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 2 OF 2

INDEX TO SHEET OF TRISTAN SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE
SHEET 2	ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; H.C. DONNA IRR. NO. 1 CERTIFICATE OF APPROVAL; REVISION NOTES; WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS