



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: 3-22-2016

PROPOSED M. SOLIS SUBDIVISION, PRECINCT No. 1.

ENGINEER: JCS ENGINEERING & SURVEYING DEVELOPER: MELESIO SOLIS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF MILE 12 ½ NORTH ROAD APPROXIMATELY ¼ MILE WEST OF MILE 4 WEST ROAD.

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 4-16-15 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED FOR MILE 12 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-07-16 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-28-15 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ROBERT L. CLOSNER

OSSF ARE EXISTING AND HAVE BEEN APPROVED BY HCHD ON: 11-23-15

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 2" LOCATION: MILE 12 ½ NORTH ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 3-09-2016 : 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: 1-05-2016

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

WE, MELESIO SOLIS AND YOLANDA SOLIS, AS OWNERS OF THE 1.53 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE M. SOLIS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS 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 ARE TRUE AND COMPLETE.

BY: MELESIO SOLIS DATE
OWNER

BY: YOLANDA SOLIS DATE
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MELESIO SOLIS AND YOLANDA SOLIS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED IN THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO

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

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

I, THE UNDERSIGNED MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFIRMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF WESLACO DATE

ATTEST: CITY SECRETARY

CERTIFICATION OF PLAT APPROVAL
HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS ____ DAY OF _____, 20____

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID#9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID#9.
- 2. 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 AGRICULTURE USE.
- 3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE 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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF M. SOLIS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE

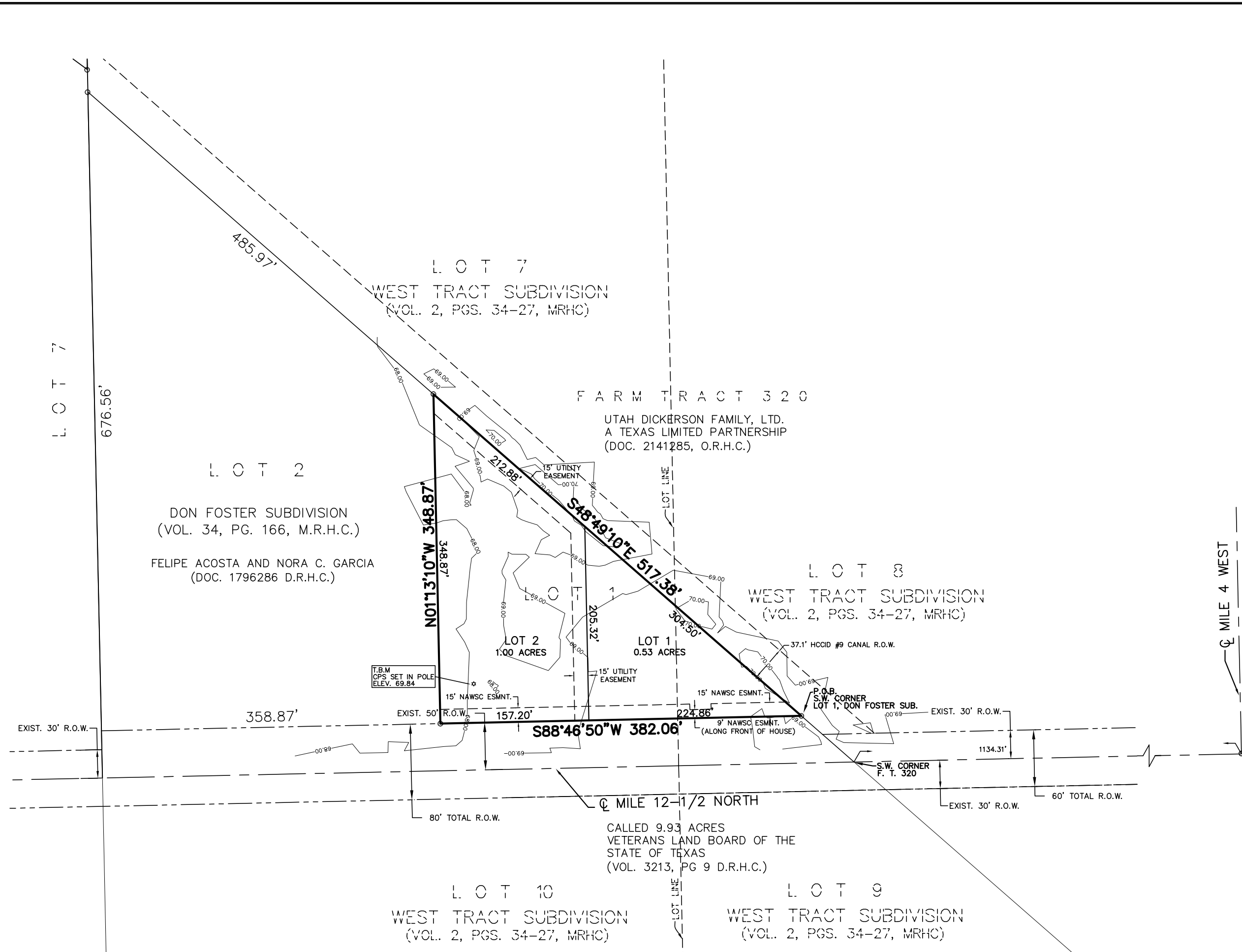
HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____ AND AS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MELESIO SOLIS	1305 E. MILE 12-1/2 NORTH	WESLACO, TX 78596	(956) 261-7271	
ENGINEER: ROBERT CLOSNER, JR.	PO BOX 170	MERCEDES, TX 78570	(956) 565-2888 (956) 565-0347	
SURVEYOR: ROBERT CLOSNER, JR.	PO BOX 170	MERCEDES, TX 78570	(956) 565-2888 (956) 565-0347	



GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: REVISED TO REFLECT LOMR DATED MAY 30, 2002. CONSTRUCTION OF 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 THROUGH 4127).
- 2. SETBACKS: FRONT: 50.00 FEET REAR: 20% OF LOT DEPTH NOT TO EXCEED 25.00 FEET SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE 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.
- 5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ---S.I.B.M. NO. 1---C.P.S. SET IN POLE LOCATED AT SOUTHWEST CORNER OF PROPOSED LOT 2. ELEV. 69.84, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- 6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS (SEE SHEET NO. 2 FOR DRAINAGE REPORT.)
- 7. 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 8. 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.
- 9. 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.
- 10. 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 OCCUPYING AN EASEMENT.
- 11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 12. MELESIO SOLIS AND YOLANDA SOLIS, THE OWNERS AND SUBDIVIDERS OF M. SOLIS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL 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.

RIGHT OF WAY EASEMENT

KNOWN 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 LAY 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 HEREBY 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 RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE 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:

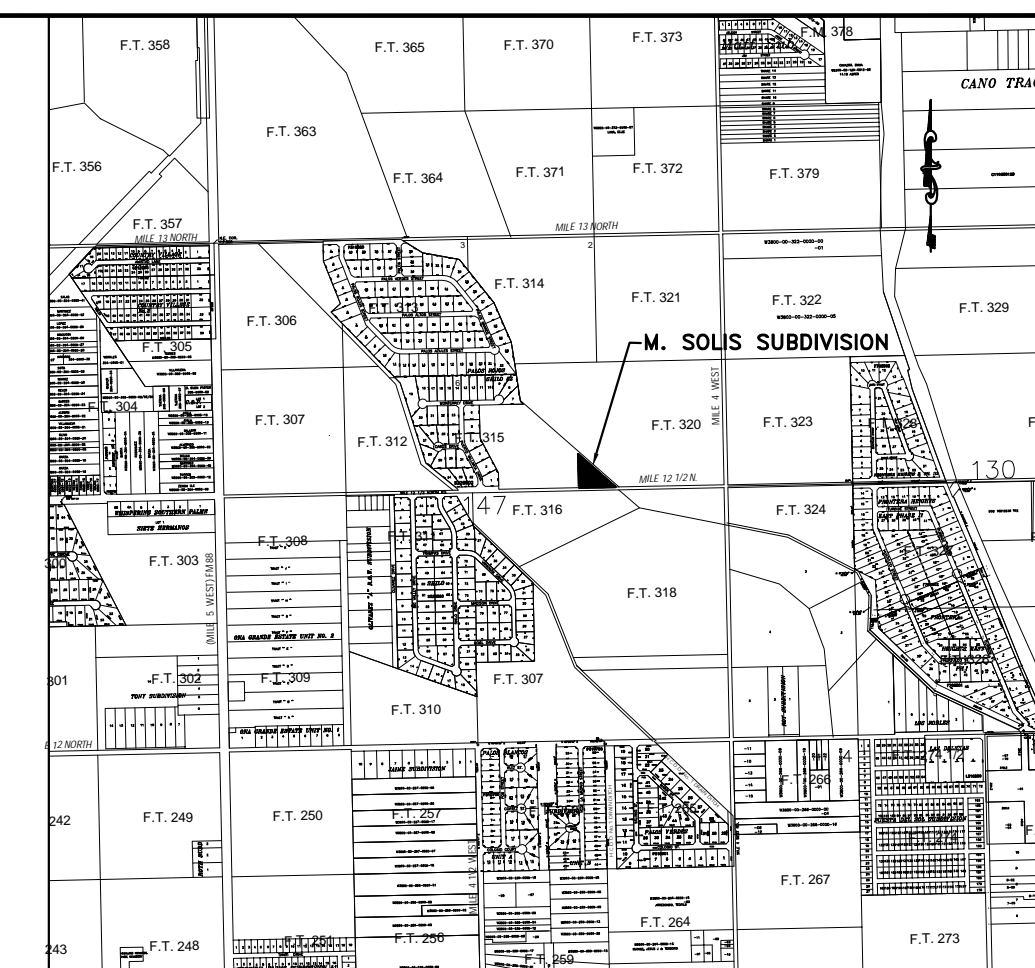
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE 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____

MELESIO SOLIS
OWNER

YOLANDA SOLIS
OWNER

INDEX TO SHEET OF M. SOLIS 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; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATE; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT 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); 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.



LOCATION MAP
SCALE 1"=2000'

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

M. SOLIS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY ALONG THE NORTH SIDE OF MILE 12 1/2 NORTH APPROXIMATELY 1000 FEET WEST OF MILE 4 WEST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF WESLACO (POP. 35,670). M. SOLIS SUBDIVISION LIES WITHIN THE CITY'S 5-MILE ETJ UNDER LOCAL GOVERNMENT CODE §42.021 AND §212.001.

METES AND BOUNDS

BEING A RESUBDIVISION OF LOT 1, DON FOSTER SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 34, PG. 166, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF SAID LOT 1, DON FOSTER SUBDIVISION, SAID 1/2" IRON ROD FOUND ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE MILE 12-1/2 NORTH FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID MILE 12-1/2 NORTH AND THE SOUTH LINE OF SAID LOT 1, DON FOSTER SUBDIVISION, SOUTH 88 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 382.06 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 1, DON FOSTER SUBDIVISION AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, LEAVING THE NORTH LINE OF SAID MILE 12-1/2 NORTH AND ALONG THE WEST LINE OF SAID LOT 1, DON FOSTER SUBDIVISION, NORTH 01 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF 348.87 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF SAID LOT 1, DON FOSTER SUBDIVISION AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, ALONG THE NORTH LINE OF SAID LOT 1, DON FOSTER SUBDIVISION, SOUTH 48 DEGREES 49 MINUTES 10 SECONDS EAST, A DISTANCE OF 517.38 FEET TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES, MORE OR LESS, BY THIS METES AND BOUNDS.

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), REFERENCED TO W.D.S. VIRTUAL NETWORK.

SURVEYOR'S CERTIFICATE:

I, ROBERT L. CLOSNER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSNER, JR., R.P.L.S. DATE SIGNED
REG. NO. 5983

MARCH 2015
DATE OF SURVEY

ENGINEER'S CERTIFICATE:

I, ROBERT L. CLOSNER, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

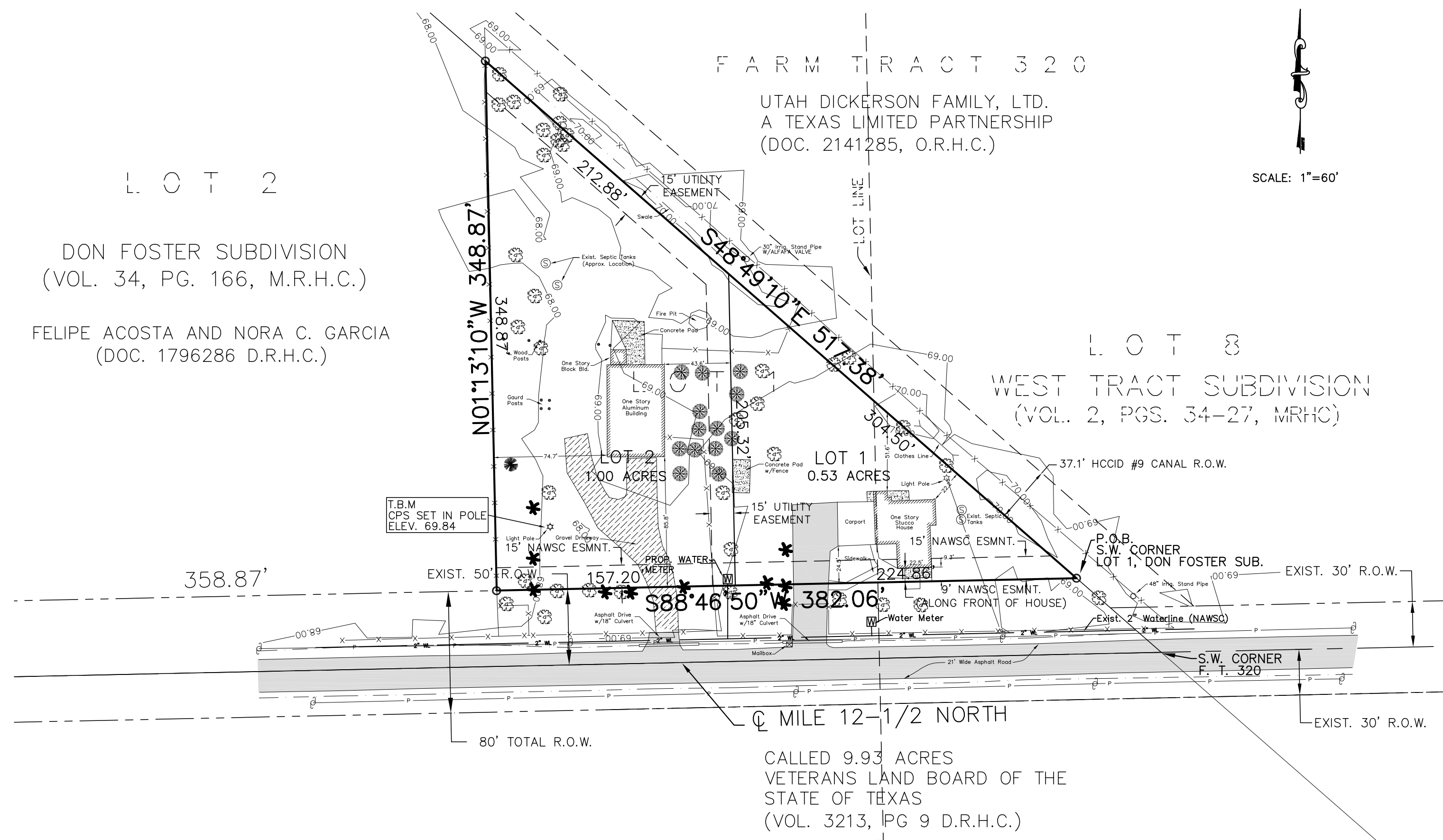
ROBERT L. CLOSNER, JR., P.E. DATE SIGNED
REG. NO. 96579

FINAL PLAT
OF
M. SOLIS SUBDIVISION

BEING A RESUBDIVISION OF LOT 1, DON FOSTER SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 34, PAGE 166, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

JCS ENGINEERING AND SURVEYING
PO BOX 170 PHONE (956) 565-2688
MERCEDES, TX, 78570 FAX (956) 565-0347
REGISTRATION NO. 19911
TBLPS FIRM REGISTRATION NO. 10084200
SHEET 1 OF 2

MAP OF WATER DISTRIBUTION AND OSSF:



FINAL ENGINEERING REPORT FOR M. SOLIS SUBDIVISION:
 BY: ROBERT L. CLOSNER, JR., P.E.
 WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

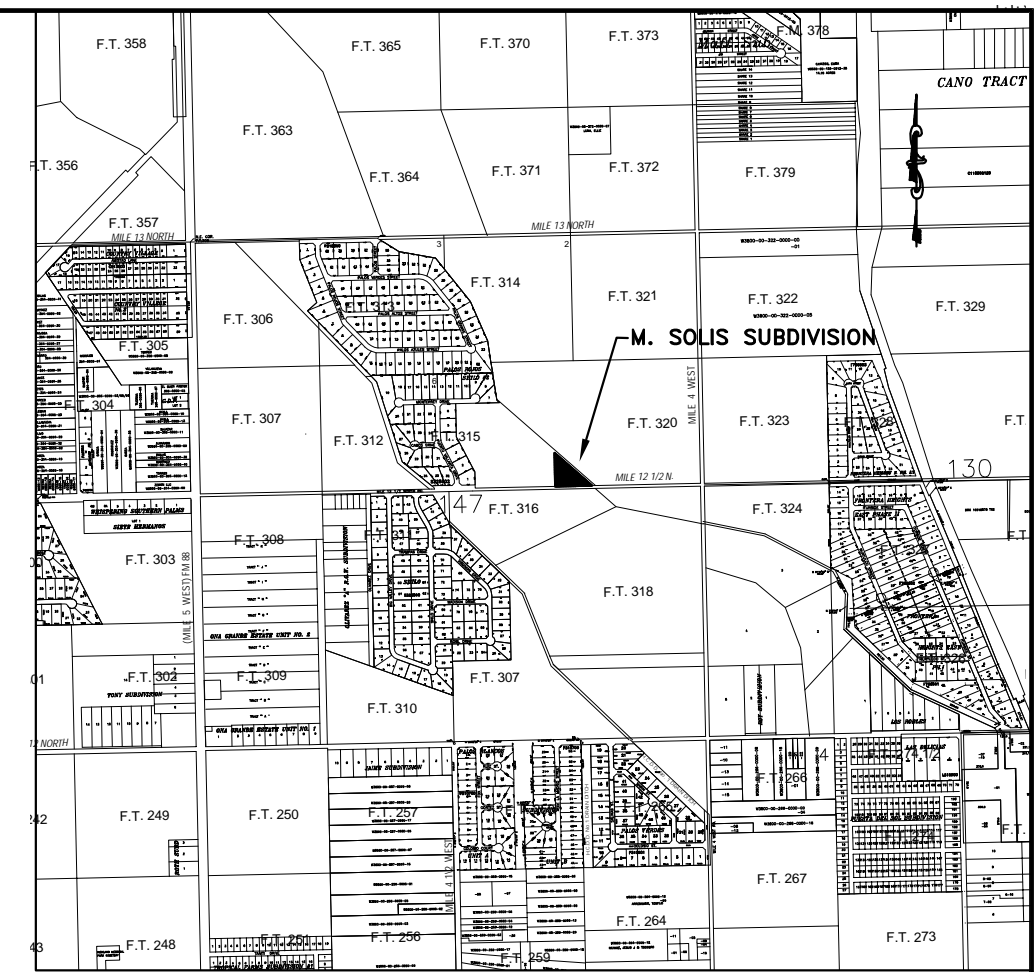
M. SOLIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. NAWSC HAS AN EXISTING 2" WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 12-1/2 NORTH. FROM THE EXISTING 2" WATERLINE THERE ARE ONE (1) EXISTING 3/4" SINGLE WATER SERVICE WITH WATER METER THAT WAS INSTALLED AND OPERABLE BEFORE THE SUBDIVIDING OF THIS TRACT. THIS EXISTING WATER METER WILL SERVE PROPOSED LOT 1 OF M. SOLIS SUBDIVISION. THE SUBDIVIDER WILL CONNECT TO THE EXISTING 2" WATERLINE AND INSTALL ONE (1) 3/4" SINGLE WATER SERVICE WITH WATER METER FOR PROPOSED LOT 2. THE SUBDIVIDER HAS PAID A \$350.00 FOR THE INSTALLATION OF THE AFORE-MENTIONED WATER SERVICE. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$1,500.00 AS STATED IN THE 30-YEAR WATER SERVICE AGREEMENT, WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE, AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER OF LOT 2, NAWSC 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.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
 SEWAGE FROM M. SOLIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THERE IS AN EXISTING OSSF SYSTEM ON PROPOSED LOT 1 AND ON PROPOSED LOT 2 THAT WERE INSTALLED PRIOR TO THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 - 3/4" SINGLE WATER SERVICE FOR LOT 1 HAS BEEN INSTALLED FOR A TOTAL COST OF \$1850.00.
 SEWAGE FACILITIES - SEPTIC SYSTEMS INSTALLED PRIOR TO THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

ROBERT L. CLOSNER, JR. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 96579



LOCATION MAP
 SCALE 1"=2000'

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION M. SOLIS SUBDIVISION:
 BY: ROBERT L. CLOSNER, JR., P.E.

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

LA SUBDIVISION M. SOLIS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUENO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LAS PROXIMAS 30 ANOS. NAWSC TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y PROVISION DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. NAWSC TIENE UN CONDUCTO DE AGUA DE 2 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE MILE 12-1/2 NORTH. DEL CONDUCTO DE AGUA DE 2 PULGADAS DE DIAMETRO EXISTE UNA SERVICIO SINGULAR DE 3/4 PULGADA DE DIAMETRO QUE CONECTAN A UNA (1) MEDIDOR MECANICO EXISTENCIA QUE SERVIRA SOLAR 1. EL DUENO DE LA SUBDIVISION INSTALARA UN SERVICIO SINGULAR DE 3/4 PULGADAS DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR DE AGUA PARA SOLAR 2. EL SUBDIVIDOR LE HA PAGADO \$350.00 PARA LA CONSTRUCCION YA MENCIONADO DE LA DISTRIBUCION DE AGUA. EL DUENO DE LA SUBDIVISION LE HA PAGADO NAWSC \$1,500.00 DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 ANOS DE SERVICIO DE AGUA POTABLE, QUE CUBRE EL MEDIDOR DE AGUA, ACCESORIO DE AGUA, Y CUALQUIER OTROS COBROS QUE SE ASOCIEN CON LA NECESIDAD DEL SERVICIO DE AGUA. CUANDO EL DUENO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA EN LOTE 2, LA COMPANIA NAWSC LO INSTALARA SIN COSTO ALGUNO AL DUENO. 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: DESCRIPCION, GASTOS Y FECHA DE INICIO

DRENAJE PARA LA SUBDIVISION M. SOLIS SERA TRATADO POR REDES DE DRENAJE INDIVIDUALES (OSSF) CONSISTIENDO DE UNA FOSA SEPTICA DE UN DISEÑO ESTANDAR, Y UN CAMPO DE DRENAJE EN CADA SOLAR. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. ACTUALMENTE SOLAR 1 Y SOLAR 2 TIENEN FOSAS SEPTICAS INSTALADOS ANTES DE LA APROVACION DE LA APLICACION FINAL.

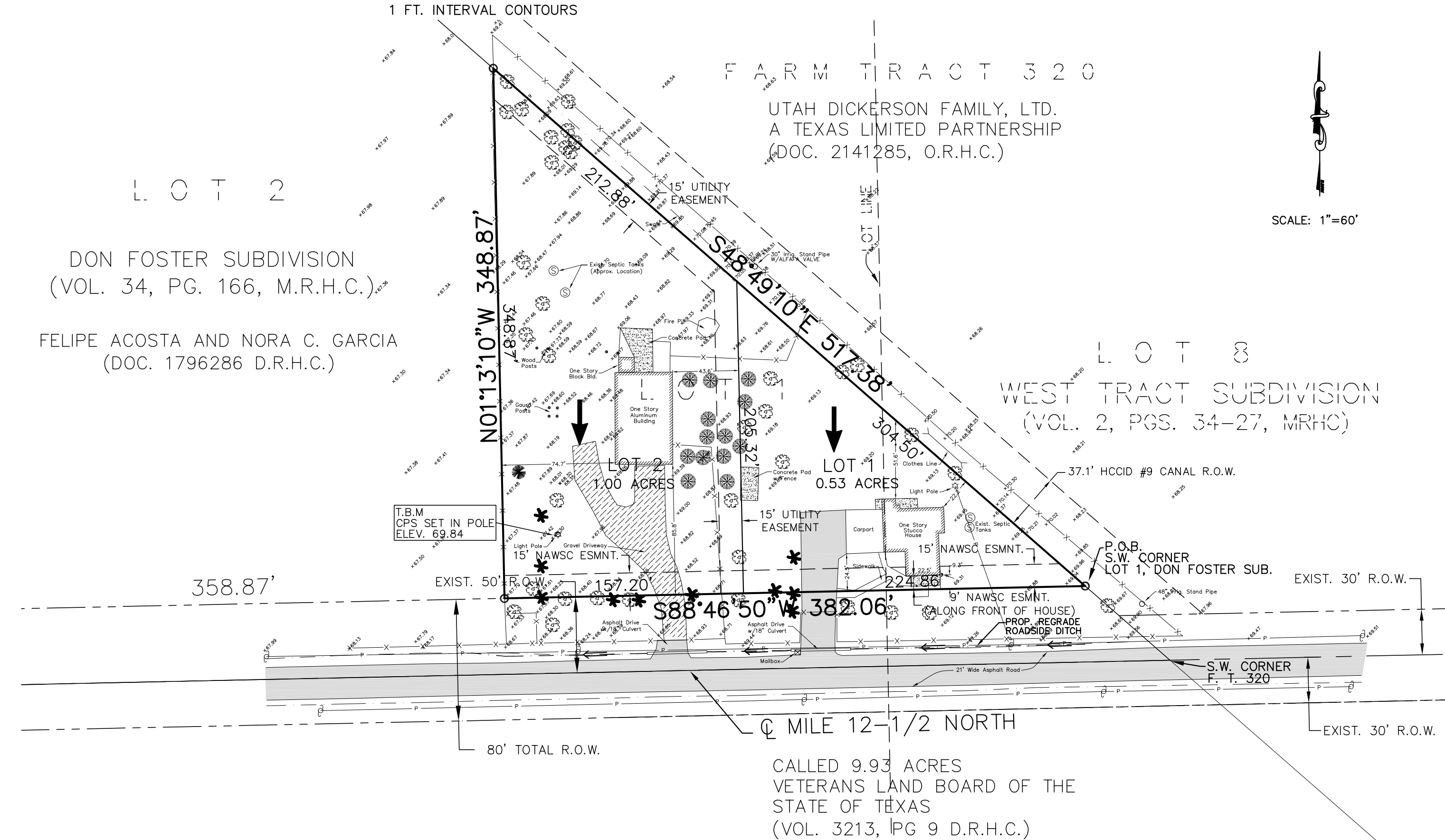
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS ADOPTADOS EN LA SECCION 16.343, CODIGO DEL AGUA.

PROVISION DE AGUA: EL SERVICIO SINGULAR DE 3/4 PULGADA DE DIAMETRO PARA SOLAR 1 COSTARÁ \$1850.00.
 DRENAJE: ACTUALMENTE SOLAR 1 Y SOLAR 2 TIENEN FOSAS SEPTICAS INSTALADOS ANTES DE LA APROVACION DE LA APLICACION FINAL.

ROBERT L. CLOSNER, JR. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 96579

MAP OF TOPOGRAPHY AND DRAINAGE:

THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.
 1 FT. INTERVAL CONTOURS



DRAINAGE REPORT:
 APRIL 6, 2015
 DRAINAGE REPORT BY: ROBERT L. CLOSNER, JR.
 M. SOLIS SUBDIVISION HIDALGO COUNTY, TEXAS

M. SOLIS SUBDIVISION IS A TWO (2) LOT, 1.53 ACRES GROSS SUBDIVISION BEING A RESUBDIVISION OF LOT 1, DON FOSTER SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 34, PG. 166, MAP RECORDS OF HIDALGO COUNTY, TEXAS LOCATED APPROXIMATELY 1000 FEET WEST OF MILE 4 WEST ALONG THE NORTH SIDE OF MILE 12-1/2 NORTH.
 THIS PROPERTY CURRENTLY HAS A ONE STORY ALUMINUM BUILDING ON PROPOSED LOT 1 AND A ONE STORY STUCCO HOUSE ON PROPOSED LOT 2. ACCORDING TO THE HIDALGO COUNTY WEB SOIL SURVEY, THE MAJORITY OF THE SITE CONSISTS OF HIDALGO SANDY CLAY LOAM AND RAYMONDVILLE CLAY LOAM. THE REMAINING PORTIONS OF THE SITE CONSIST OF RACOMBS SANDY CLAY LOAM AND HIDALGO FINE SANDY LOAM.

THE PROPOSED SUBDIVISION LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 480334 0450 C, EFFECTIVE DATE: REVISED TO REFLECT LOMR DATED MAY 30, 2002. THE EXISTING LAND USE IS RESIDENTIAL. THE EXISTING DRAINAGE COEFFICIENT FOR THE PROPOSED SUBDIVISION HAS BEEN ESTIMATED TO BE C = 0.40 FROM THE RUNOFF COEFFICIENT TABLE FOR URBAN WATERSHEDS FOUND ON PAGE 5-33 OF THE TXDOT HYDRAULIC DESIGN MANUAL.

THE PROPOSED WILL BE DESIGNATED FOR SINGLE FAMILY DWELLINGS. THE FUTURE IMPROVED COEFFICIENT HAS BEEN ESTIMATED TO BE C=0.50, AS PER THE AFOREMENTIONED TXDOT TABLE.
 DRAINAGE CALCULATIONS FOR A 10-YEAR FREQUENCY STORM UTILIZING THE RATIONAL METHOD COMPUTATIONAL PROCEDURE REVEALS AN EXISTING RUNOFF OF 1.96 CFS. THE DEVELOPED RUNOFF IS CALCULATED TO BE APPROXIMATELY 2.45 CFS FOR AN INCREASE IN RUNOFF OF 0.49 CFS. THE DEVELOPMENT DRAINAGE STATEMENT SHALL BE SUBMITTED TO H.C.D.D. NO. 1 FOR REVIEW AND APPROVAL PRIOR TO FINAL APPROVAL FROM HIDALGO COUNTY PLANNING DEPARTMENT. THIS MINIMAL INCREASE IN RUNOFF WILL BE DETAINED WITHIN THE OPEN YARD AREAS OF EACH LOT AND WITHIN EXISTING ROADSIDE DITCH ALONG MILE 12-1/2 NORTH

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PLAN NUMBER 480334 0450-C, EFFECTIVE DATE: REVISED TO REFLECT LOMR DATED MAY 30, 2002, BASED ON GRAPHICAL REPRESENTATION ON DATE SIGNED.

ROBERT L. CLOSNER, JR. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 96579

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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. WE, MELESIO SOLIS AND YOLANDA SOLIS, SUBDIVIDERS OF M. SOLIS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MELESIO SOLIS _____

YOLANDA SOLIS _____

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELESIO SOLIS AND YOLANDA SOLIS KNOWN TO ME BY THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

INDEX TO SHEET OF M. SOLIS 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; CITY APPROVAL; CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATE; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT 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); OWNER'S DEDICATION, CERTIFICATION (ENGLISH AND SPANISH VERSION); 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;

**FINAL PLAT
 OF
 M. SOLIS SUBDIVISION**

BEING A RESUBDIVISION OF LOT 1, DON FOSTER SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 34, PAGE 166, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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 TPLS FIRM REGISTRATION NO. 10084200