



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: 5-24-2016

PROPOSED GRACE MEADOWS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: ROGELIO QUINTERO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTHSIDE OF S.H. 107 APPROXIMATELY 370 FEET WEST FROM SUNFLOWER ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-29-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X & AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IMPROVEMENTS WILL BE PROVIDED BY REGRADING TEX-MEX ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO TEX-MEX ROAD AND NO R.O.W. DEDICATION IS REQUIRED FOR S.H. 107.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-01-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-07-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: RAUL E. GARCIA

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 2" LOCATION: SOUTH SIDE OF S.H. 107.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5-03-2016 : 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.

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: _____, ____

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

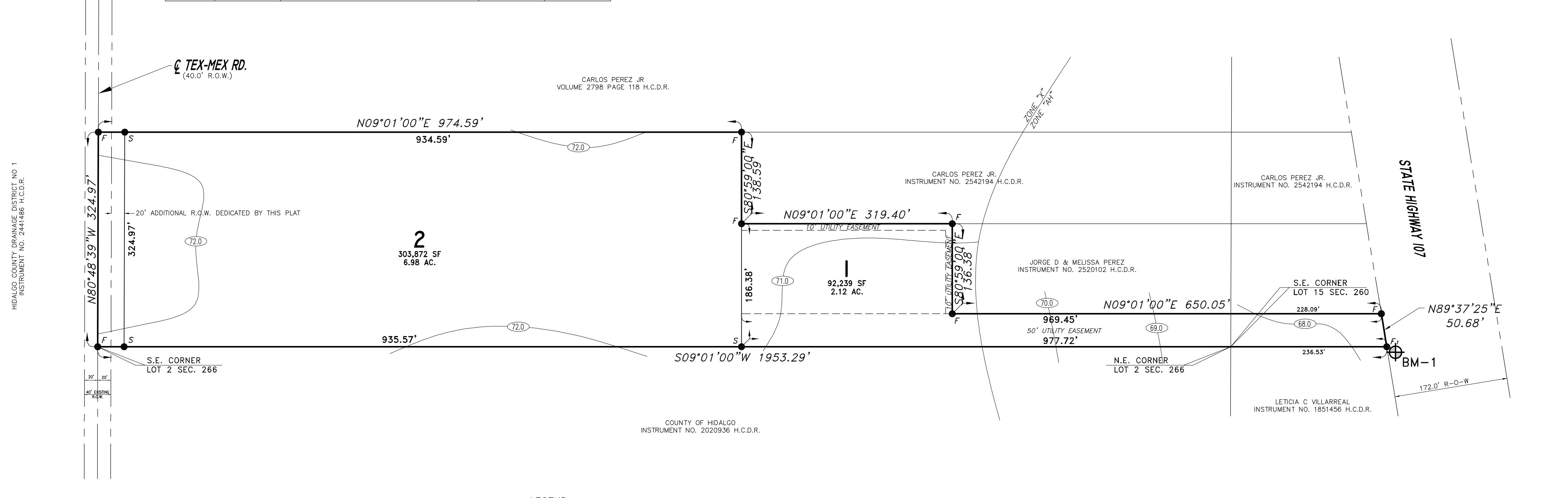
STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments.

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.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



LEGEND:
 F - FOUND 1/2" IRON ROD
 FI - FOUND 1/2" PIPE
 S - SET 1/2" IRON ROD

METES AND BOUNDS DESCRIPTION

A 9.39 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 948583 AND 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD OF CENTERLINE OF TEXMEX ROAD BEING THE SOUTHEAST CORNER OF SAID LOT 2, SECTION 266, FOR SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 49' 39" W 324.97 FEET ALONG SAID CENTERLINE OF TEXMEX ROAD ALSO BEING THE SOUTH LINE OF LOT 2, SECTION 266, TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 01' 00" E ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 2, SECTION 266, PASS AT 20.00 FEET A POINT BEING THE NORTH RIGHT-OF-WAY LINE OF SAID TEXMEX ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 974.59 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 80° 59' 00" E 138.59 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 2, SECTION 266, TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 01' 00" E 319.40 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 59' 00" E 136.38 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2520102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 2, SECTION 266, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 01' 00" E PARALLEL TO THE EAST LINE OF SAID LOT 2, SECTION 266, PASS AT 421.96 A POINT BEING THE NORTH LINE OF SAID LOT 2, SECTION 266, AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2520102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, THE MOST NORTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 89° 37' 25" E 50.68 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 TO A POINT BEING THE NORTH CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 01' 00" W PARALLEL TO THE WEST LINE OF SAID LOT 15, SECTION 260, PASS AT 236.53 A POINT BEING THE NORTH CORNER OF SAID LOT 2, SECTION 266, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 2, SECTION 266, PASS AT 1,933.29 FEET A POINT BEING THE NORTH RIGHT-OF-WAY LINE OF SAID TEXMEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,953.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.39 ACRES OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS:
 NAME: ROGELIO QUINTERO
 OWNER: RAUL E. GARCIA
 ENGINEER: RAUL E. GARCIA
 SURVEYOR: RAUL E. GARCIA

ADDRESS: 11074 E STATE HIGHWAY 107
 CITY, STATE & ZIP: EDINBURG, TX 78542
 116 N. 12TH
 EDINBURG, TX 78541
 116 N. 12TH
 EDINBURG, TX 78541

CITY, STATE & ZIP: EDINBURG, TX 78542
 PHONE # / FAX #: (956) 000-0000
 (956) 381-1061 / (956) 381-1280
 (956) 381-1061 / (956) 381-1280

SHEET NO. 1 OF 2 SHEETS

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 TRANSFERREES (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 ABOVEMENTIONED 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, GRANTEE 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 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF 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 _____ 2015.

ROGELIO QUINTERO DATE 311074 E STATE HIGHWAY 107 EDINBURG, TEXAS 78542

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 I, ROGELIO QUINTERO AS OWNER OF THE 17.10 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

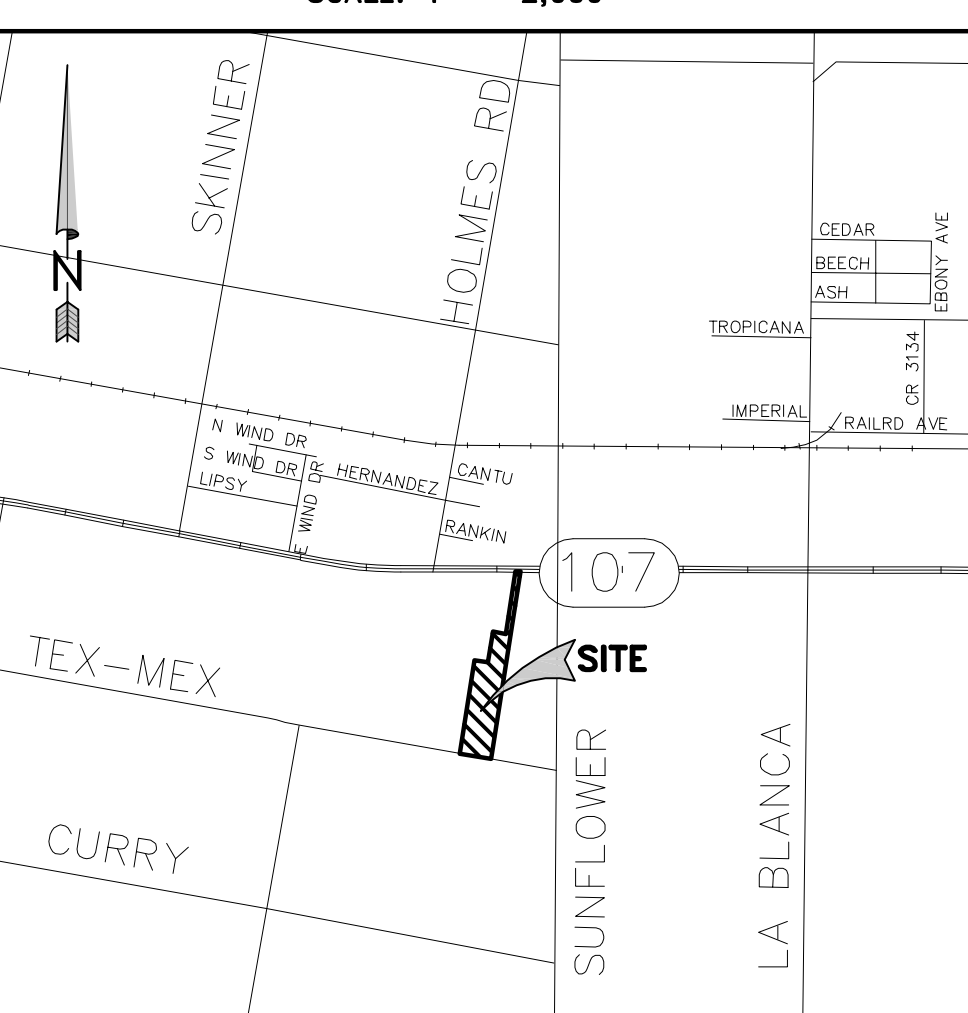
ROGELIO QUINTERO DATE 11074 E STATE HIGHWAY 107 EDINBURG, TEXAS 78542

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ROGELIO QUINTERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

LOCATION MAP



PLAT OF GRACE MEADOWS SUBDIVISION

A 9.39 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 948583 AND 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: DECEMBER 14, 2015 SCALE IN FEET 0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (P-5601) & SURVEYOR (10015400)
 116 NORTH 12TH AVE. EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGAASSOC@AOL.COM
 R.E. Garcia Associates

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AND "AH" ZONE "X SHADED" IS DEFINED AS AREAS OF THE 500-YEAR FLOOD; 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
- SETBACKS: FRONT: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 15.00 FEET GARAGE: 15.00 FEET CORNER SIDE: 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL.) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 73.00 OR 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY AND POST CONSTRUCTION FINISHED 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: B.M.-1: A 1/2" IRON PIPE ON THE NORTHEAST CORNER OF LOT 1. ELEV. 67.21 N.G.V.D. 83
- 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 40,502 CUBIC FEET (0.929 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION MAY BE SOLD WITHIN THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE SHALL BE NO COMMERCIAL USE FOR LOT 1.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CURB REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

INDEX OF SHEETS

DESCRIPTION	
1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, METES & BOUNDS, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES & RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
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); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

GRACE MEADOWS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRELONG NO. 4, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG POPULATION 81,029. GRACE MEADOWS SUBDIVISION LIES 3.5 MILE FROM THE CITY LIMITS AND IS NOT INSIDE THE CITY'S ETJ ACCORDING TO LOCAL GOVERNMENT CODE SECTION §42.021.

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRACE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER 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 _____ M., ON _____ 20__, AND WAS RECORDED IN INSTRUMENT # _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

HIDALGO COUNTY CLERK

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY ENGLEMAN IRRIGATION DISTRICT: THIS PLAT IS HEREBY APPROVED BY ENGLEMAN IRRIGATION DISTRICT, SUBJECT TO THE CONDITION THAT IF THE EXISTING IRRIGATION LINE IS REQUIRED TO RELOCATE DUE TO THE WIDENING OF CURRY RD. IT WILL BE DONE SO AT NO COST TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF _____ A.D., 20__.

SECRETARY CHARMAN

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON ENGLEMAN IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS.

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRACE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20__.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.



DRAINAGE STATEMENT FOR GRACE MEADOWS SUBDIVISION

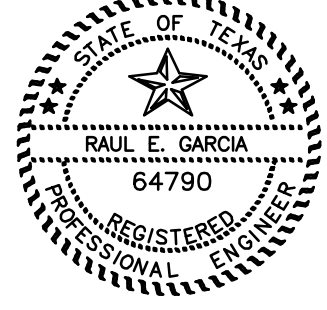
GRACE MEADOWS SUBDIVISION CONSISTS OF A 9.39 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS -MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE NORTH SIDE OF TEX-MEX ROAD AND EXTENDS TO THE SOUTH SIDE OF S.H. 107 APPROXIMATELY 500 FEET WEST OF SUNFLOWER ROAD. THE PROPERTY IS BEING SUBDIVIDED INTO 2 LARGE RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTH TOWARDS TEX-MEX ROAD. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" AND ZONE "AH" WITH A BEF. OF 73.00" FLOOD HAZARD AREAS AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS OF MINIMAL FLOODING" AND ZONE "AH" IS DEFINED AS "SPECIAL FLOOD HAZARD AREA WITH BASE DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) WITH BASE FLOOD ELEVATIONS DETERMINED".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN FINE SANDY LOAM AND SANDY CLAY LOAM WHICH IS HIGHLY PERVIOUS. THIS SOILS ARE FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS A SINGLE FAMILY RESIDENTIAL RESIDENCE.

THE PROPOSED SUBDIVISION WILL CREATE TWO LARGE SINGLE FAMILY RESIDENTIAL LOTS WHICH WILL NOT SIGNIFICANTLY IMPACT THE DRAINAGE DISCHARGE FROM THE SITE. THE DEVELOPMENT WILL ONLY CREATE ONE NEW RESIDENCE BECAUSE LOT 1 HAS AN EXISTING SINGLE FAMILY RESIDENCE WHICH WILL REMAIN IN PLACE. THE MINOR AMOUNT OF DETENTION REQUIRED WILL BE ACHIEVED BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS WHICH WILL OVERFLOW WEST TOWARD ROAD DITCHES ON S.H. 107. S.H. 107 FLOWS EAST AND DISCHARGES INTO A HIDALGO COUNTY DRAINAGE DITCH APPROXIMATELY 1900 FEET EAST OF THE SITE. THE PORTION OF THE SITE WITHIN THE "AH" FLOOD HAZARD WILL BE RESTRICTED WITH A BUILDING SETBACK LINE/UTILITY EASEMENT WHICH WILL NOT ALLOW ANY STRUCTURES TO BE BUILT WITHIN THE FLOOD ZONE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT # 1 POLICY, A MINIMUM OF 14,975 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 4.877 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 500-YEAR FLOOD; 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.



REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I, ROGELIO QUINTERO SUBDIVIDER OF GRACE MEADOWS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROGELIO QUINTERO DATE
11074 E STATE HIGHWAY 107
EDINBURG, TEXAS 78542

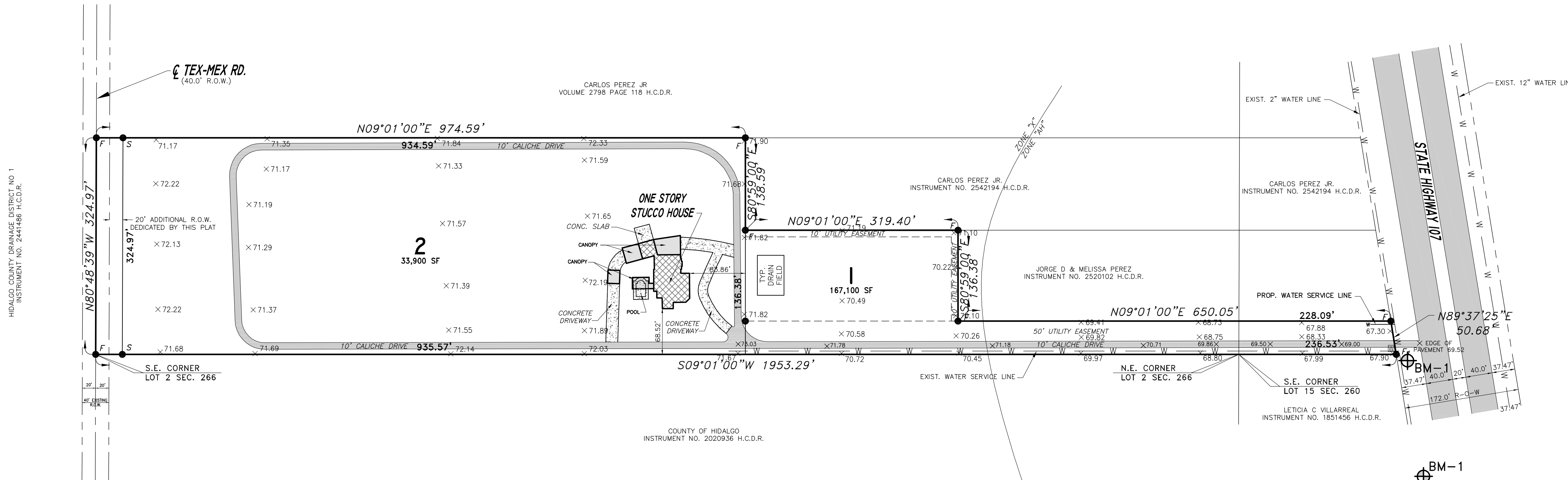
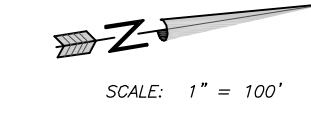
THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ROGELIO QUINTERO KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS _____

LEGEND:
F - FOUND 1/2" # IRON ROD
F1 - FOUND 1/2" # PIPE
S - SET 1/2" # IRON ROD

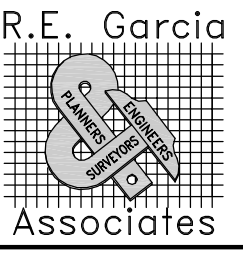


PLAT OF
GRACE MEADOWS SUBDIVISION

A 9.39 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS -MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 948583 AND 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: DECEMBER 14, 2015 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS
JOB#: 2015-129 DRAWN BY: D.E.S.
116 NORTH 12th AVE. EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGAASSOC@AOL.COM



FINAL ENGINEERING REPORT FOR GRACE MEADOWS SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
GRACE MEADOWS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF _____. THE SUBDIVIDER AND _____. HAVE ENTERED INTO A CONTRACT IN WHICH _____. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND _____. 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.

_____ HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF _____ ROAD. THE WATER SYSTEM FOR _____ SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 2" LINE. THIS 5/8" SERVICE LINE THEN RUNS NORTH INTO THE LOTS AND ENDING IN A WATER METER.
WATER DISTRIBUTION FOR THE _____ SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE LINE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ UPON REQUEST BY THE LOT OWNER. THE CITY OF _____ WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF _____ AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
SEWAGE FROM _____ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE EXISTING SEPTIC TANKS AND DRAIN FIELDS FOR LOTS 1 AND 2 WERE UNCOVERED, INSPECTED, REPAIRED AND PLACED IN PROPER WORKING ORDER BY MR. JOSE ANGELO GONZALEZ, OSSF LICENSE #1350 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER 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 \$_____.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$0.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____
RAUL E. GARCIA
REGISTERED PROFESSIONAL ENGINEER
64790

INFORME FINAL DE INGENIERIA SUBDIVISION by Raul E. Garcia, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUBMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:
_____ SUBDIVISION SE ENTREGA CON AGUA POTABLE POR LA CIUDAD DE _____ (CIUDAD) _____. LA FRACCIONAN TERRENOS _____ (CIUDAD) _____. HAN FIRMADO UN CONTRATO EN EL QUE _____ (CIUDAD) _____. HA PROMETIDO PROVEER SUFICIENTE AGUA PARA LA SUBDIVISION POR LO MENOS 30 AÑOS Y _____ (CIUDAD) _____. HA DOCUMENTACIÓN FACILITADA A ESTABLECIDO SUFICIENTEMENTE EL CANTIDAD LARGO PLAZO Y LA CALIDAD DE LA SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION.

_____ (CIUDAD) _____. TIENE UNA EXISTENTE "LINEA DE AGUA CORRIENTE DIAMETRO POR EL LADO SUR DE LA MANERA CORRECTA DE LA DE _____ (CARRETERA) _____. ROAD. EL SISTEMA DE AGUA PARA _____ SUBDIVISION CONSISTE EN UN SOLO 5/8" 2 SERVICIO DE AGUA DIAMETRO LINEA QUE EVOCA A LAS EXISTENTE 2 "LINE. ESTA 5/8" LINE SERVICIO LUEGO CORRE HACIA EL NORTE EN LOS LOTES Y QUE TERMINA EN UN CONTADOR DE AGUA.
DISTRIBUCIÓN DE AGUA PARA EL SUBDIVISION _____ CONSTA DE UN SOLO 5/8 "LINE SERVICIO DE DIAMETRO. SERVICIO DE DICHO TERMINAN EN EL CAJAS DE AGUA PARA METER LA LOT. EL 5/8" SERVICIO SIMPLE Y LA CAJA DE METRO YA HAN SIDO INSTALADO, A UN COSTO TOTAL DE \$ _____ A PEDIDO POR EL PROPIETARIO DEL LOT. LA CIUDAD DE _____ (CIUDAD) _____. INMEDIATAMENTE SE INSTALE SIN CARGO EL MEDIDOR DE AGUA PARA QUE MUCHO. LAS INSTALACIONES DE AGUA ENTEROS SE HAN APROBADO Y ACEPTADO POR LA CIUDAD DE _____ (CIUDAD) _____. Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACIÓN DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS
ALCANTARILLADO DE _____ SUBDIVISION SERÁ TRATADA POR ALCANTARILLADO INDIVIDUAL EN SITIO ("OSSF"), CONSISTENTE EN UN ESTÁNDAR DE DISEÑO DUAL COMPARTIMENTOS SEPTIC TANQUE Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO QUE FIRMA PROFESIONAL HA EVALUADO LA CONVENIENCIA DEL SITIO PARA FRACCIONAMIENTO OSSF Y PRESENTADO A FINALES INFORME QUE EL SITIO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD CONDADO DE HIDALGO. CADA LOTE TIENE ESPACIO ADECUADO PARA UN SUSTITUCIONES CAMPO DE DRENAJE.

SUELO INFORME DE EVALUACIÓN:
CADA LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS MEDIO ACRE DE TAMAÑO. RECURSO NATURAL SERVICIO DE CONSERVACION DE SUELOS ENCUESTA DE LIBRO INDICADO UN SUELO ARENOSO FRANCO ARCILLOSO PARA LA ZONA. AL MENOS DOS EXCAVACIONES DE SUELOS SE REALIZARON EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE DISPOSICION PROPUESTO. (BORINGS ADICIONALES ERAN INNECESARIOS PORQUE LOS SUELOS SON UNIFORMES MUY DENTRO DE ESTA ZONA LIMITE). EL SUELO ES UNA MARCA OSCURO MARRON GRISACEO SANDY ARCILLA QUE EXTIENDE HASTA 36" DEBajo DE LA PARTE INFERIOR DE CUALQUIER EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVO EN UN PLAZO DE 24 " DE FONDO DE LAS EXCAVACIONES PROPUESTAS. LOS DRENAJES COMPARTIMENTADO BIEN. EL SUELO ES UNA CLASE III DEL SUELO.

ENGINEER CERTIFICATION:
CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, TENDRÁ UN COSTO TOTAL GRAND DE \$ _____.
INSTALACIONES DE ALCANTARILLADO - SISTEMA SÉPTICO SE ESTIMA QUE COSTARÁ \$ _____ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ _____ PARA LA SUBDIVISION ENTERO.

ENGINEER'S SIGNATURE _____ DATE _____
RAUL E. GARCIA
REGISTERED PROFESSIONAL ENGINEER
64790