



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 LAS DELICIAS PH. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER: HALFF ASSOCIATES DEVELOPER: JUAN J. LOPEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH EAST CORNER OF MILE 3 ½ WEST ROAD AND MILE 12 NORTH 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 5-14-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: RECONSTRUCTING THE EXISTING ROAD SIDE DITCH FOR MILE 12 NORTH ROAD AND MILE 3 ½ WEST ROAD TO COUNTY SPECIFICATIONS.

ROAD R.O.W. DEDICATION: 30 FEET DEDICATION ONTO MILE 12 NORTH ROAD AND 15 FEET ONTO MILE 3 ½ WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-29-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-03-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

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

H.C.O.E.C. FINAL APPROVAL DATE: 2-18-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

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

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

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

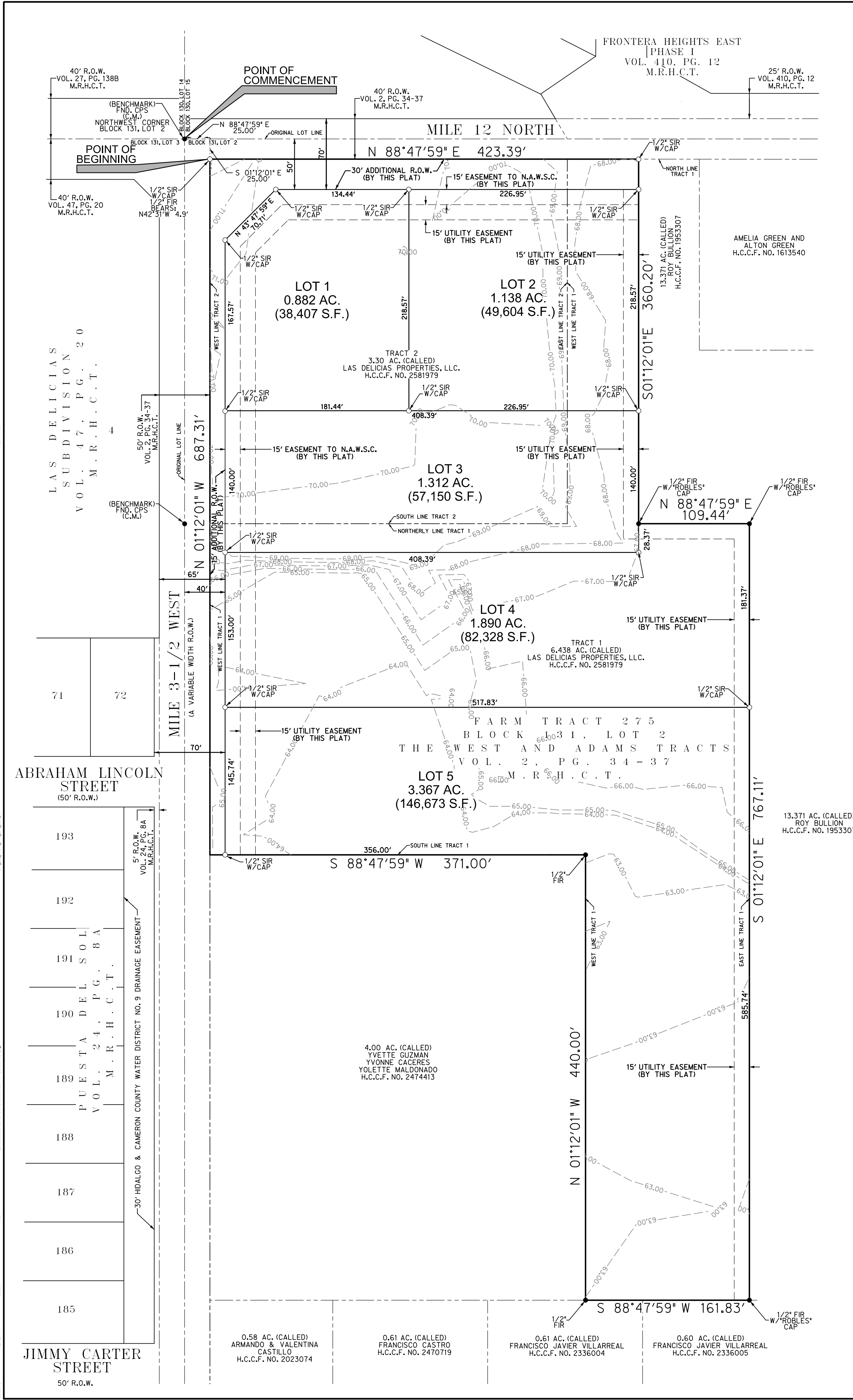
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 6-02-2015

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

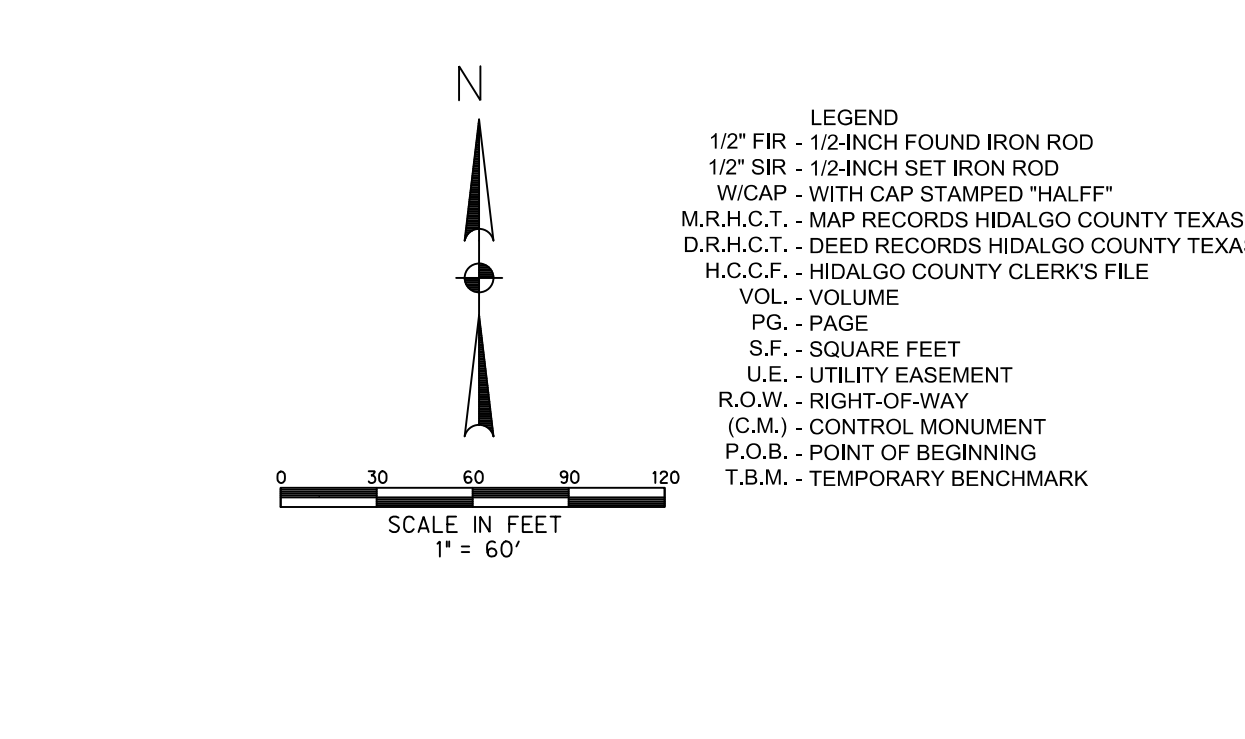
Final Approval subject to recommendations other departments

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.



LEGAL DESCRIPTION:
 BEING A 9.14 ACRE (398,138 SQUARE FEET) TRACT SITUATED IN THE JUAN JOSE YNOJOSA DE BALI SURVEY, ABSTRACT NUMBER 54, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 131, LOT 2 AND FARM TRACT 257 OF THE WEST AND ADAMS TRACTS RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS (M.R.H.C.T.), ALSO BEING ALL OF TRACT 1 AND TRACT 2 DESCRIBED AS A 6.438 ACRE TRACT (TRACT 1) AND A 3.30 ACRE TRACT (TRACT 2) ACRES TRACT IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO LAS DELICIAS PROPERTIES, LLC NO.2581979 H.C.C.F. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING FOR REFERENCE at a found cotton picker spindle for the northwest corner of said Block 131, Lot 2;
 THENCE North 88°47'59" East 25.00 feet with the north line of said Block 131, Lot 2 to a point for corner;
 THENCE South 01°12'01" East 25.00 feet departing the north line of said Block 131, Lot 2 a distance of 25.00 feet to the POINT OF BEGINNING at a set 1/2-inch iron rod with yellow plastic cap stamped "HALFF" for the northwest corner of said Tract 2, same being the existing south right-of-way line of Mile 12 North, a variable width as shown in said Volume 2, Pages 34-37 and the existing east right-of-way line of Mile 3 1/2 West a variable width right-of-way as shown in said Volume 2, Pages 34-37 for the POINT OF BEGINNING of the herein described tract, from which a 1/2-inch rod found bears North 42°31'00" West 4.90 feet;
 THENCE North 88°47'59" East 423.39 feet with the north line of said Tract 1, the north line of said Tract 1 and the existing south right-of-way line of Mile 12 North to a set 1/2-inch iron rod with yellow plastic cap stamped "HALFF" for the northeast corner of said Tract 1 and the northwest corner of a called 13.371 acre tract described in deed to Roy Bullion recorded in Hidalgo County Clerk File Number 1953307;
 THENCE South 01°12'01" East 360.20 feet with the east line of said Tract 1 and the west line of said 13.371 acre tract to an iron rod found with plastic cap stamped "ROBLES" for an angle point in the east line of said Tract 1 and the west line of said 13.371 acre tract;
 THENCE North 88°47'59" East 109.44 feet with the east line of said Tract 1 and the west line of said 13.371 acre tract to an iron rod found with plastic cap stamped "ROBLES" for an angle point in the east line of said Tract 1 and the west line of said 13.371 acre tract;
 THENCE South 01°12'01" East 767.11 feet with the east line of said Tract 1 and the west line of said 13.371 acre tract to a set 1/2-inch iron rod with yellow plastic cap stamped "ROBLES" for the southeast corner of said Tract 1, the southwest corner of said 13.371 acre tract and the north line of a called 0.80 acre tract described in deed to Francisco Javier Villarreal recorded in Hidalgo County Clerk File Number 2336004;
 THENCE South 88°47'59" West 161.83 feet with the south line of said Tract 1, the north line of said 0.60 acre tract and the north line of a called 0.61 acre tract described in deed to Francisco Javier Villarreal recorded in Hidalgo County Clerk File Number 2336004 to an 1/2-inch iron rod found for the southwest corner of said Tract 1 and the southeast corner of a called 4.00 acre tract described in deed to Yvette Guzman, Yvonne Caceres and Yolette Maldonado recorded in Hidalgo County Clerk File Number 2474413;
 THENCE North 01°12'01" West 440.00 feet with the west line of said Tract 1 and the east line of said 4.00 acre tract to a 1/2-inch iron rod found for an angle point in the west line of said Tract 1 and the northeast corner of said 4.00 acre tract;
 THENCE South 88°47'59" West 371.00 feet with the west line of said Tract 1 and the north line of said 4.00 acre tract to an iron rod found with plastic cap stamped "ROBLES" for an angle point in the west line of said Tract 1, the northwest corner of said 4.00 acre tract and the existing east right-of-way line of Mile 3 1/2 West, a variable width right-of-way as shown in Volume 2, Page 8A of the M.R.H.C.T. and shown in said Volume 2, Pages 34-37;
 THENCE North 01°12'01" West 687.31 feet with the west line of said Tract 1, the west line of said Tract 2 and the existing east right-of-way line of said Mile 3 1/2 West to the POINT OF BEGINNING and containing 9.14 acres (398,138 square feet).

GENERAL NOTES:
 1. FLOOD ZONE STATEMENT:
 FLOOD ZONE "X" AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 480334 0450 C, DATED JUNE 6, 2000. ZONE X IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN", DETERMINED BY THE LETTER OF MAP REVISION BASED ON FILE CASE NUMBER 02-06-715P MAY 30, 2002.
 2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE:
 LOT 1: 72.50
 LOT 2: 69.50
 LOT 3: 69.50
 LOT 4: 68.00
 LOT 5: 67.50
 OR 18" ABOVE THE CENTER LINE OF STREET OR 16" 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 PRE 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.
 3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 23,898 CUBIC FEET (0.53 ACRES) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 A. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
 4. SETBACKS:
 FRONT 40 FEET-MILE 3-1/2 WEST
 50 FEET-MILE 12 NORTH
 REAR 25 FEET (OR GREATER FOR EASEMENT)
 COMMON SIDE 6 FEET (OR GREATER FOR EASEMENT)
 SIDE CORNER 25 FEET (OR GREATER FOR EASEMENT)
 5. BENCHMARKS:
 FOUND COTTON PICKER SPINDLE LOCATED AT THE INTERSECTION OF MILE 12 AND MILE 3-1/2 WEST. ELEV.=71.48 (NAVD 88) (GEOID 12A)
 FOUND COTTON PICKER SPINDLE LOCATED 47.3 FEET SOUTH OF ABRAHAM LINCOLN STREET ALONG THE CENTER OF MILE 3-1/2 WEST. ELEVATION (NAVD 88) (GEOID 12A)
 6. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 7. 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. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
 8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 9. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (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.
 10. LAS DELICIAS PROPERTIES, LLC, THE OWNER & SUBDIVIDER OF LAS DELICIAS PHASE II SUBDIVISION, RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
 11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
 12. 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 PUMPABLE 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 OCCUPANCY A LOT.
 13. STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY OF WESLACO ORDINANCE
 14. A 5' SIDE SIDEWALK IS REQUIRED ALONG PERIMETER STREETS MILE 12 NORTH AND MILE 3 1/2 WEST, AS PER CITY OF WESLACO ORDINANCE.
 15. PRIVATE IRRIGATION LINE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.



STATE OF TEXAS
 NORTH ALAMO WATER SUPPLY
 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, 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, 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 PIPELINES 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 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 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 GRANTEE 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'S 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. THE EASEMENT IS SUBJECT TO THE PROVISIONS OF THE 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____.

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 5.232.028 (a)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LAS DELICIAS PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2015.

HIDALGO COUNTY JUDGE _____
 ATTEST: HIDALGO COUNTY CLERK _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 COUNTY OF CAMERON

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9, DATED THIS _____ DAY OF _____, 2015.

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID NO.9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.A.C.C.I.D. NO. 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 AGRICULTURAL USE.
 3) HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 WILL NOT BE RESPONSIBLE FOR 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 _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, CORY BLAKE SILVA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

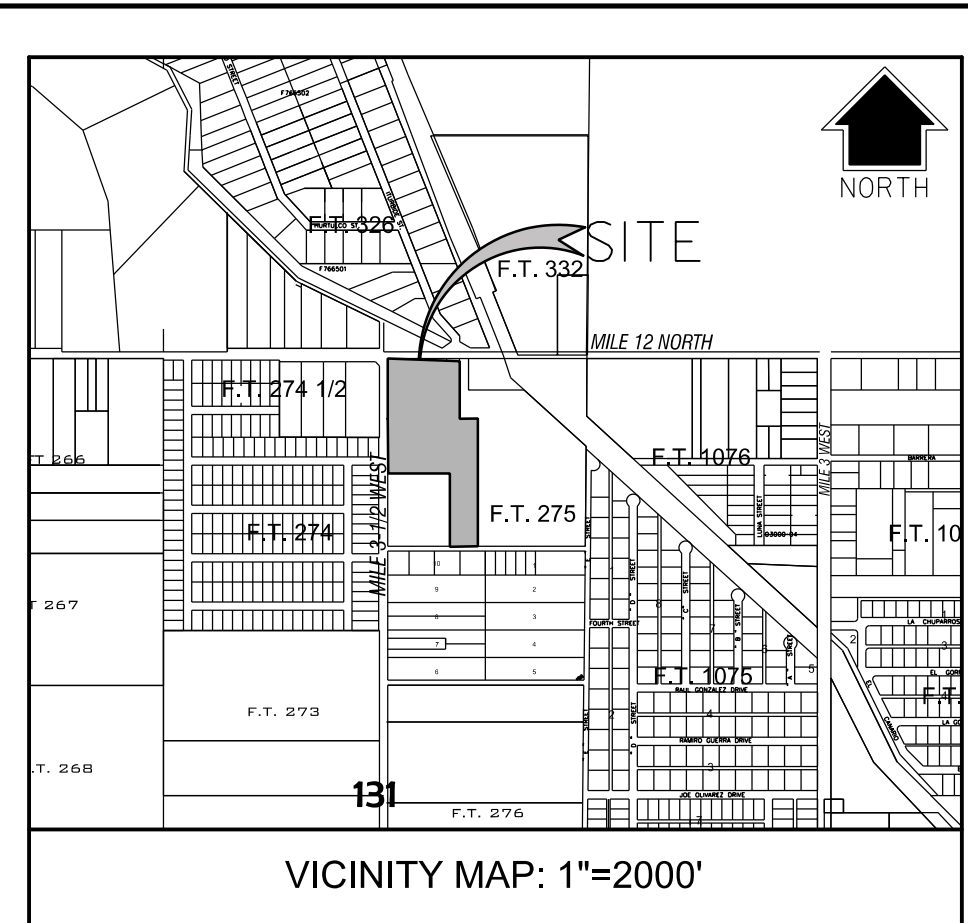
CORY BLAKE SILVA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6590

STATE OF TEXAS
 COUNTY OF HIDALGO

I, RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RAUL GARCIA, JR.
 LICENSED PROFESSIONAL ENGINEER
 P.E. REGISTRATION NO. 94855

INDEX TO SHEET OF LAS DELICIAS SUBDIVISION PHASE II
 SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYORS AND ENGINEERS CERTIFICATION, AND ATTESTATION; CITY RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF THE MUNICIPALITY AND DESIGNATE THE PRECINCT CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION.
 SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); PLAT NOTES AND RESTRICTIONS IN SPANISH; TYPICAL WATER SERVICE CONNECTION;
 SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND WHO IT WILL SERVE THIS DEVELOPMENT; SAMPLE OF LOG BORE FOR OSSF SYSTEM;



LOCATION OF PROPERTY WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY LAS DELICIAS PHASE II SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE SOUTHEAST CORNER OF MILE 12 NORTH AND MILE 3 1/2 WEST. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. THE CITY LIMITS OF WESLACO, TEXAS AND THE (ETJ) OF WESLACO UNDER TEXAS CODE 42.021, BUT IS IN THE CITY FIVE MILE (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001. CITY OF WESLACO POPULATION 37,000 PRECINCT NO. 1.

STATE OF TEXAS
 COUNTY OF HIDALGO

AS OWNER OF THE 9.14 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS DELICIAS PHASE II SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; 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.

LAS DELICIAS PROPERTIES, LLC. _____ DATE: _____
 ADDRESS: 2410 E. MILE 12 NORTH

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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 THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

CITY OF WESLACO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 232.028 (a)

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

MAYOR, CITY OF WESLACO _____

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF LAS DELICIAS PHASE II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2015 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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 TEX. WATER CODE 49.211. 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 _____

**FINAL PLAT OF
 LAS DELICIAS PHASE II SUBDIVISION
 BEING A RESUBDIVISION OF
 9.14 ACRES OUT OF BLOCK 131, LOT 2
 FARM TRACT 275
 WEST AND ADAMS TRACTS
 VOL. 2, PG. 34-37
 M.R.H.C.T.**

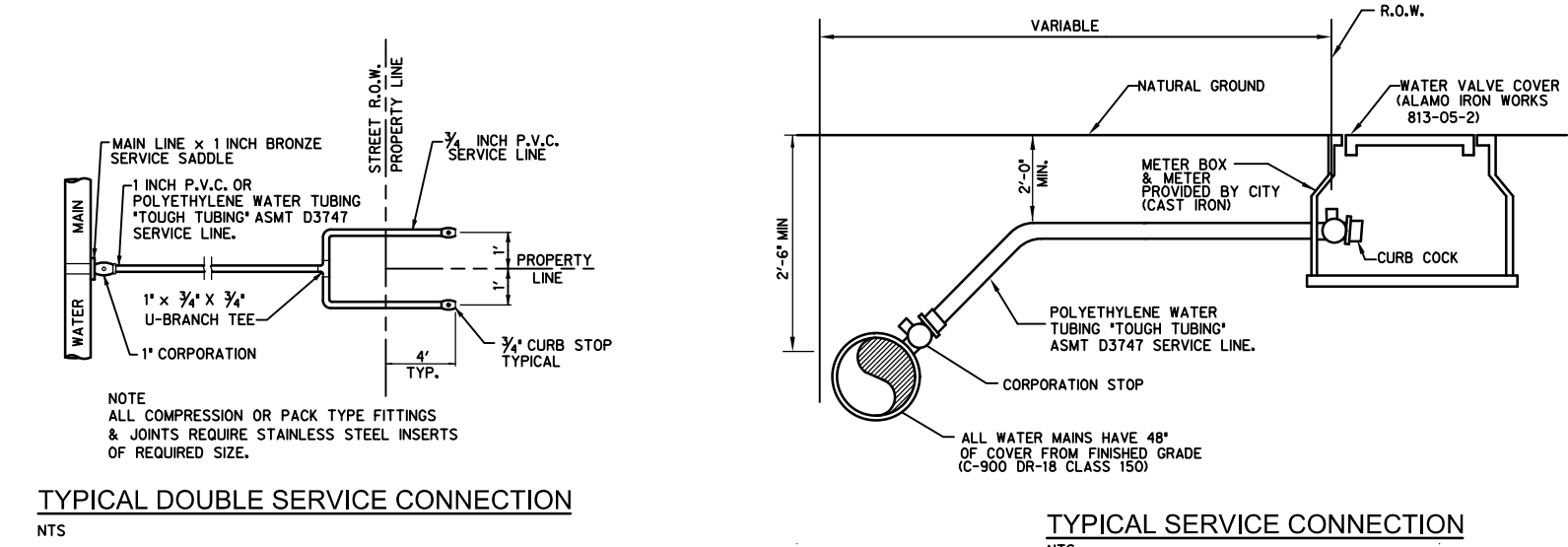
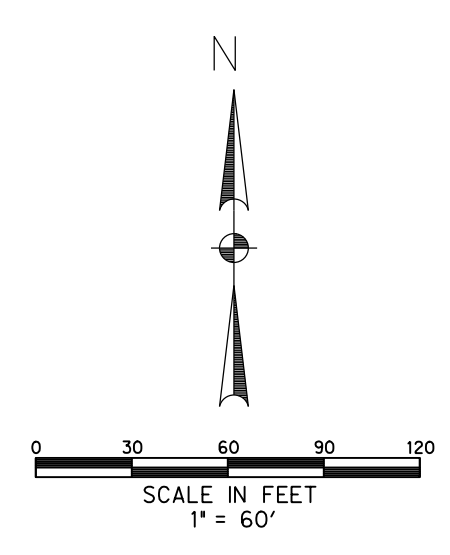
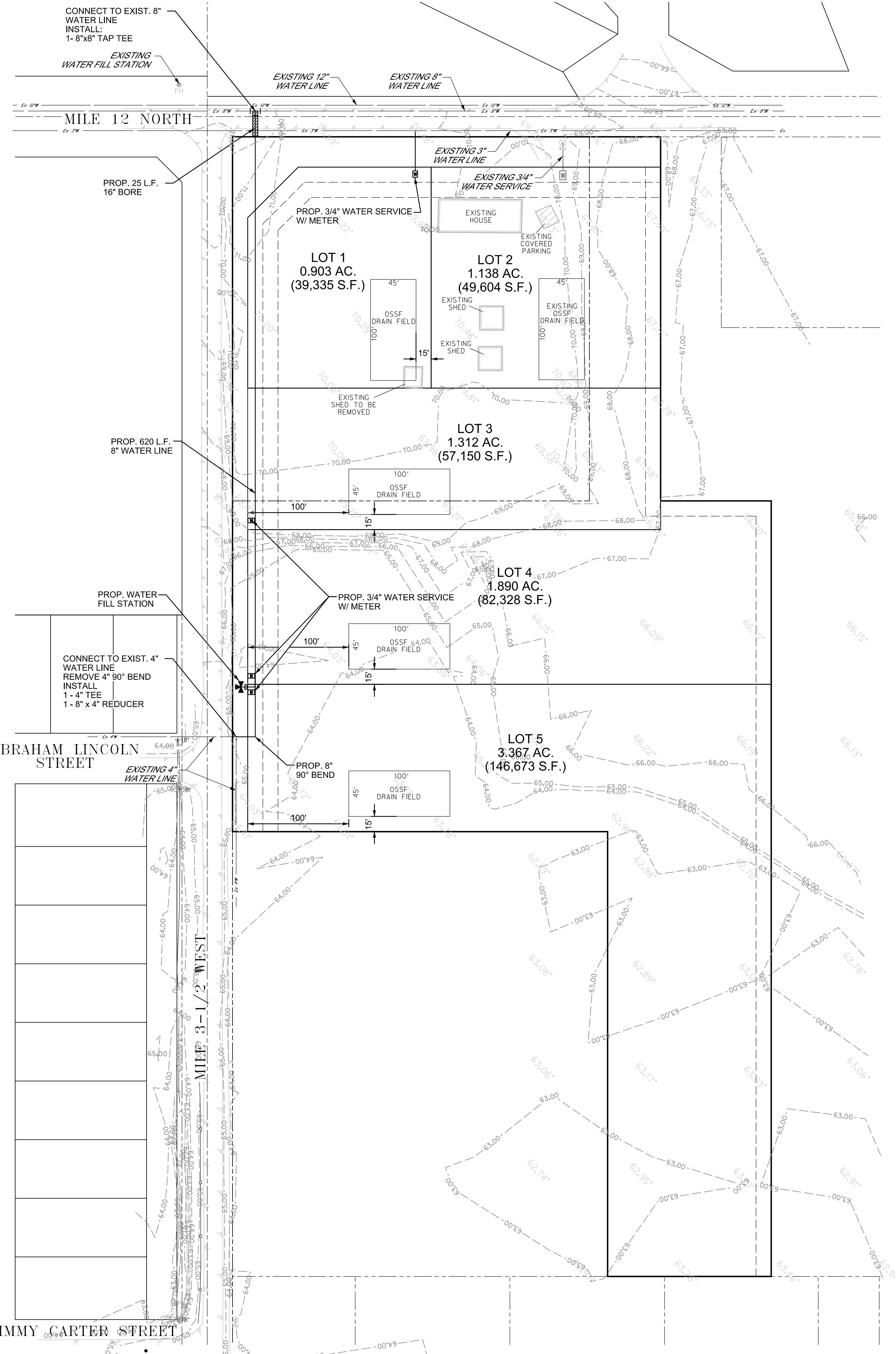
SITUATED IN
 HIDALGO COUNTY, TEXAS
 DATE OF PREPARATION: APRIL 2015
 5 LOTS, 0 BLOCKS, 0 COMMON AREAS



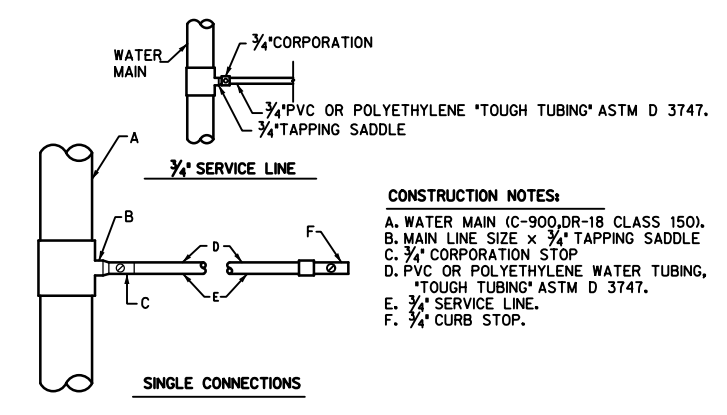
FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS
 OWNER: LAS DELICIAS PROPERTIES, LLC. 2410 E. MILE 12 NORTH WESLACO, TX 78756 (956) 463-5142
 ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 McAllen, TX 78503 (956) 684-0286
 SURVEYOR: HALFF ASSOCIATES, INC. 4030 WEST BRAKER LANE SUITE 450 AUSTIN, TEXAS 78759 (512) 252-8184

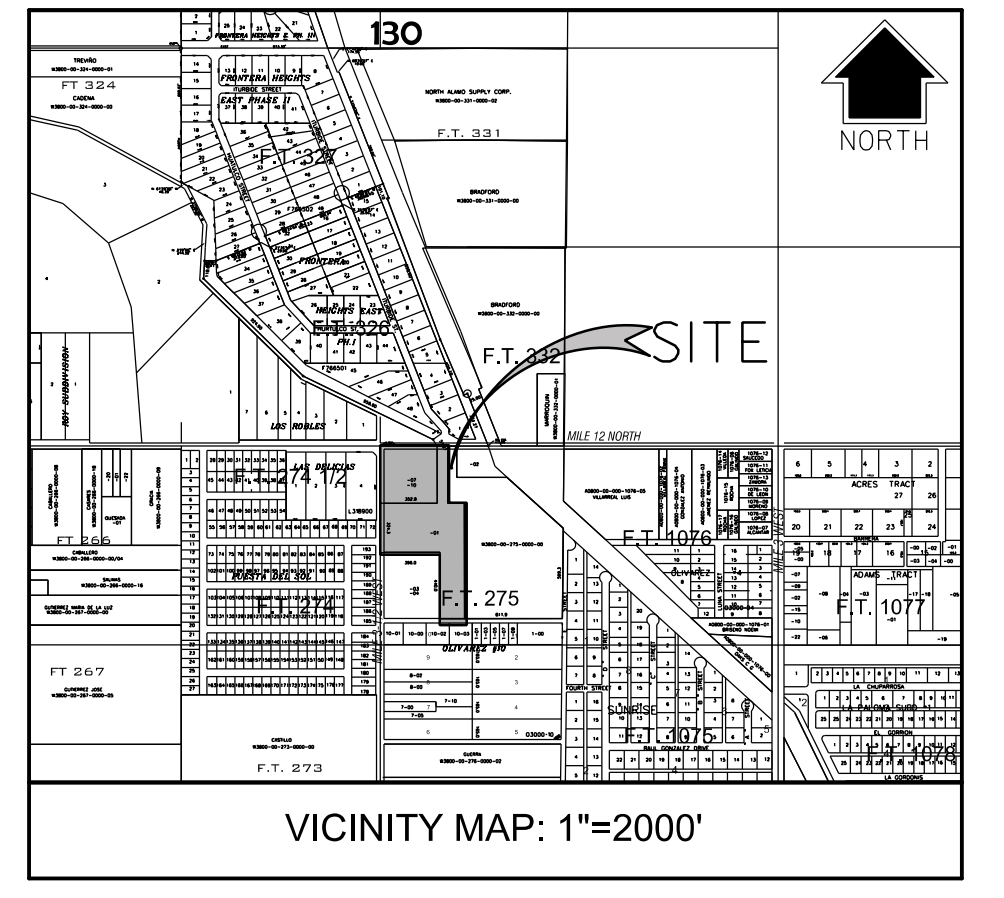


TYPICAL DOUBLE SERVICE CONNECTION
NTS



TYPICAL SINGLE SERVICE CONNECTION
NTS

- CONSTRUCTION NOTES:
 A. WATER MAIN (IC-300DR-16) CLASS 150L
 B. MAIN LINE SIZE x 1/2\"/>



LAS DELICIAS PHASE 2 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. 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\"/>

WATER DISTRIBUTION FOR THE LAS DELICIAS PHASE 2 CONSISTS OF ONE (1) 1\"/>

SEWAGE FROM LAS DELICIAS PHASE 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOT 2 HAS AN EXISTING OSSF IN PLACE. 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

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 2,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 8,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED 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 \$ 24,400.00 WHICH EQUALS TO \$ 6,100.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 8,000.00 FOR THE ENTIRE SUBDIVISION.

ABASTECIMIENTO DE AGUA: DESCRIPCIÓN, COSTO Y OPERABILIDAD FECHA: LAS DELICIAS FASE 2 SUBDIVISIÓN SE PROPORCIONARÁ AGUA POTABLE POR NORTH ALAMO AGUA CORPORATION (N.A.W.S.C.). EL OFERTANTE Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL QUE N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y CALIDAD DE LAS FUENTES DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. TIENE UNA 3\"/>

DISTRIBUCIÓN DEL AGUA PARA LA LAS DELICIAS FASE 2 CONSTA DE UNO (1) - 1\"/>

DESCRIPCIÓN DE INSTALACIONES DE AGUAS RESIDUALES: AGUAS RESIDUALES DE LAS FECHAS COSTO Y OPERABILIDAD DE LAS DELICIAS FASE 2 SUBDIVISIÓN SERÁN TRATADAS POR LAS INSTALACIONES DE AGUAS RESIDUALES EN EL SITIO INDIVIDUAL (OSSF) CONSISTE EN UN DISEÑO ESTÁNDAR, DOBLE COMPARTIMENTO TANQUE SÉPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOT 2 TIENE EN EXISTENCIA INSTALACIONES DE AGUA RESIDUALES EN EL SITIO INDIVIDUAL (OSSF). EL INGENIERO PROFESIONAL QUE SUSCRIBE HA EVALUADO LA SUITABILIDAD DEL SITIO PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL CONDADO DE HIDALGO

EL COSTO PARA INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES 2,000.00, INCLUYENDO EL COSTO DE LA LICENCIA Y PERMISO REQUERIDO. OSSFS TODOS SE HAN INSTALADO A PARTIR DEL MOMENTO DE LA SOLICITUD DE HOMOLOGACIÓN FINAL PLAT A UN COSTO TOTAL DE \$ 8,000.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACIÓN DE OSSF TODO EL

CERTIFICACIÓN DE INGENIERO: POR MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE AGUA Y AGUAS RESIDUALES SERVICIO DESCRITAS ANTERIORMENTE SON CONFORMES CON LAS NORMAS DEL MODELO ADOPTADAS BAJO SECCIÓN 16.343, CÓDIGO DE AGUAS. CERTIFICO QUE LOS COSTOS PARA INSTALAR EL AGUA Y LAS INSTALACIONES DE AGUAS RESIDUALES EN EL SITIO SIN CONSTRUIR, HEMOS COMENTADAS ANTERIORMENTE, SON LAS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, COSTARÁ UN TOTAL DE \$ 24,400.00 QUE EQUIVALE A \$ 6,100.00 POR LOTE.

LAS INSTALACIONES DE AGUAS RESIDUALES - SISTEMA SÉPTICO SE ESTIMA COSTARÁ \$2,000.00 POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$ 8,000.00 PARA LA SUBDIVISIÓN ENTERA.

- INDEX TO SHEET OF LAS DELICIAS SUBDIVISION PHASE II
- SHEET 1:
 HEADING: INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYORS AND ENGINEERS CERTIFICATION; AND ATTESTATION; CITY RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF THE MUNICIPALITY AND DESIGNATE THE PRECINCT CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION.
- SHEET 2:
 WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); PLAT NOTES AND RESTRICTIONS IN SPANISH; TYPICAL WATER SERVICE CONNECTION;
- SHEET 3:
 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND WHO IT WILL SERVE THIS DEVELOPMENT; SAMPLE OF LOG BORE FOR OSSF SYSTEM.

FINAL PLAT OF
 LAS DELICIAS SUBDIVISION PHASE II
 BEING A RESUBDIVISION OF
 9.14 ACRES OUT OF BLOCK 131, LOT 2
 FARM TRACT 275
 WEST AND ADAMS TRACTS
 VOL. 2, PG. 34-37
 M.R.H.C.T.
 SITUATED IN
 HIDALGO COUNTY, TEXAS
 DATE OF PREPARATION: APRIL 2015
 5 LOTS, 0 BLOCKS, 0 COMMON AREAS

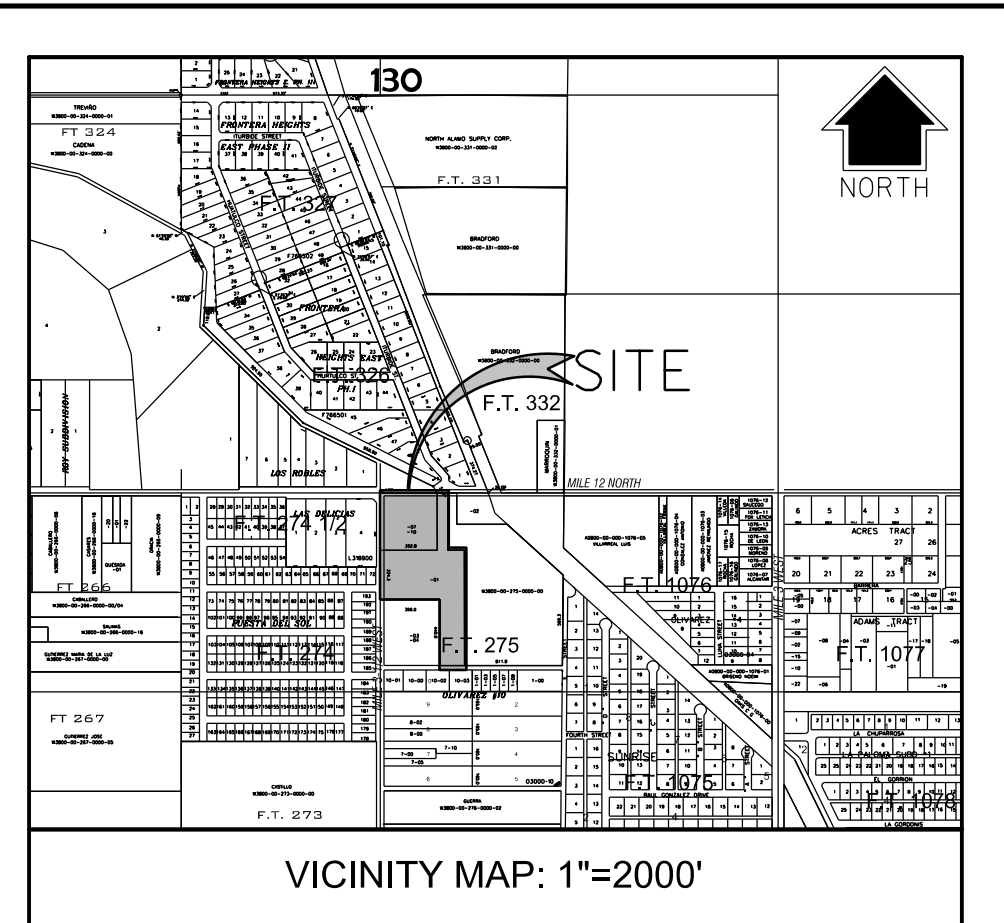
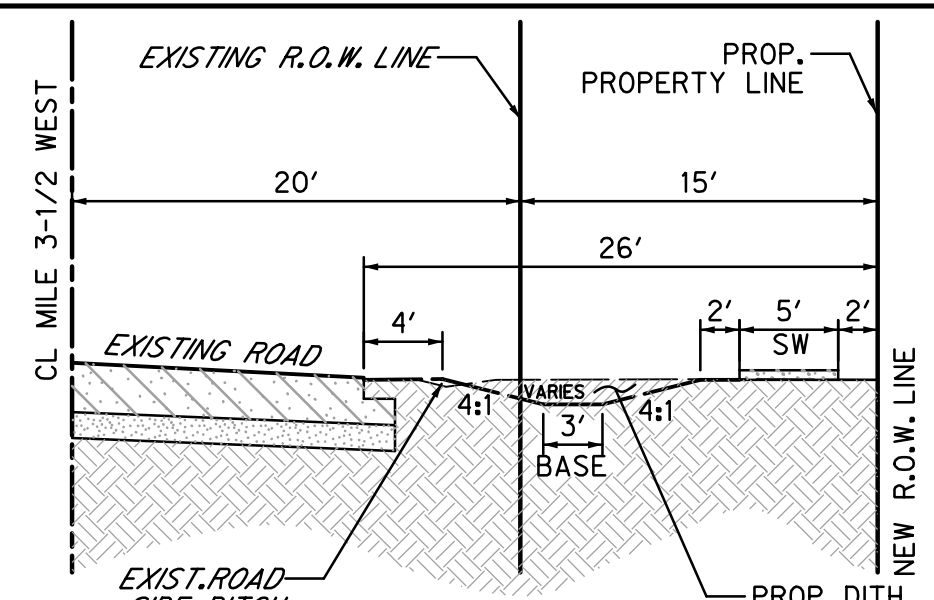
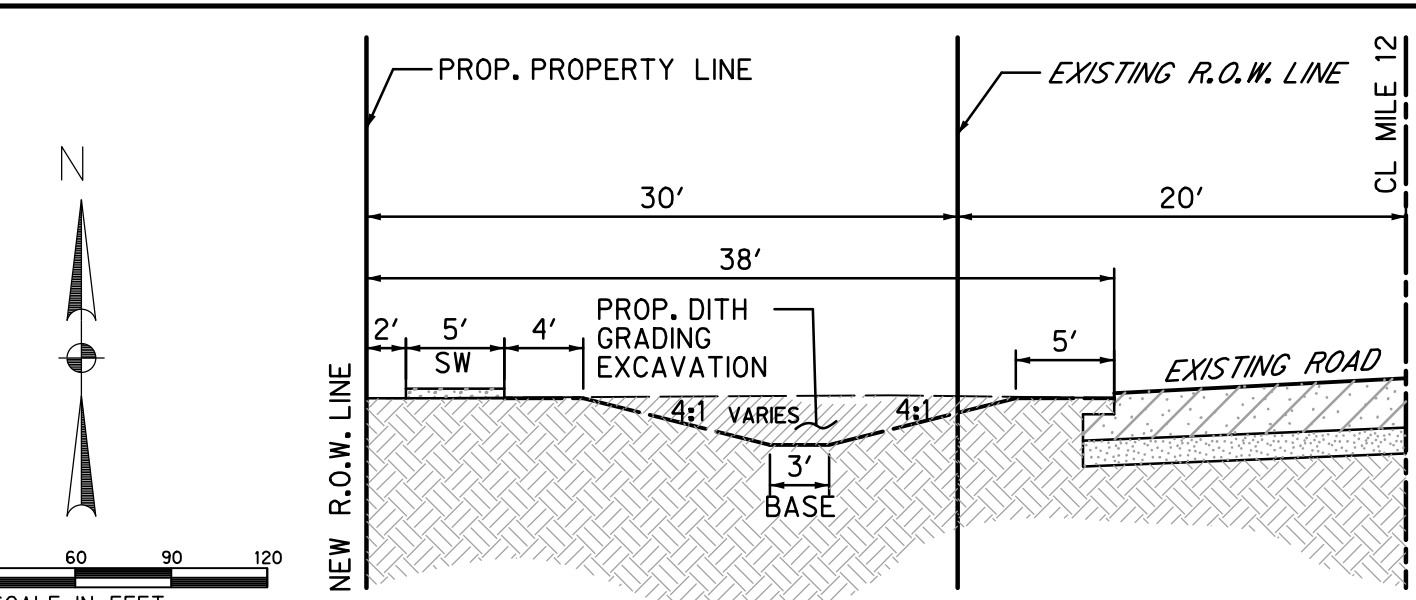
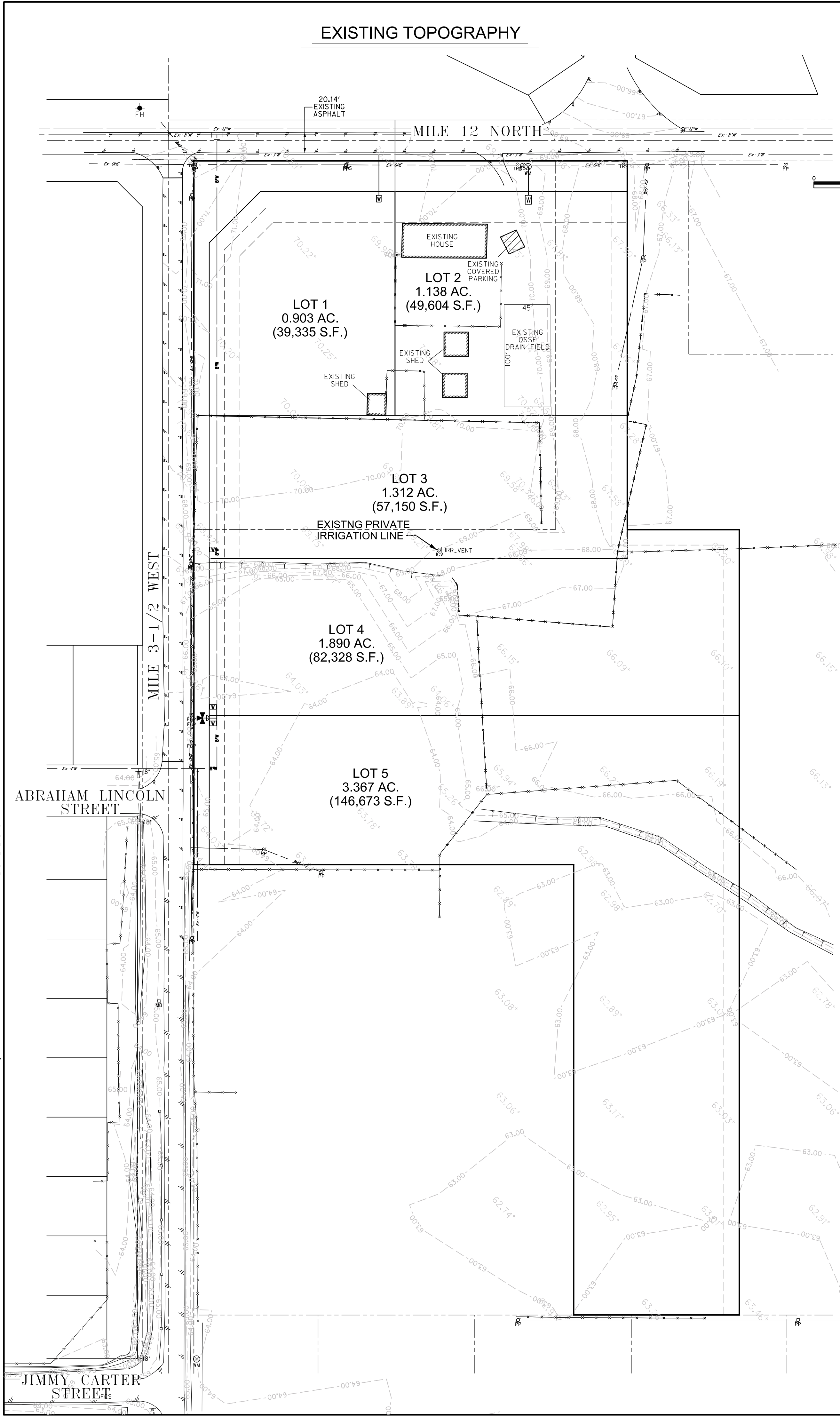


FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUALARDO, JR.
 HIDALGO COUNTY CLERK

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



4830 WEST BRAKER LANE SUITE 450
 AUSTIN, TEXAS 78759 (512) 252-8184
 TBPLS FIRM NO. 10029807



LOT 1
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO SANDY CLAY LOAM, SALINE AND WILLACY FINE SANDY LOAM SOILS FOR THE AREA. AT LEAST 2 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 UNIFORM SANDY 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y TIENE Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

Soil Boring Number: 1 & 2

Depth (feet)	Texture Class	Soil Texture	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations
0	III	Sandy Clay Loam	None	None	
1					
2					
3					
4					
5	III	Sandy Clay Loam	None	None	

LOT 2
NO TESTING DONE, OSSF ALREADY EXIST ON SITE.

LOT 3
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO SANDY CLAY LOAM, SALINE AND WILLACY FINE SANDY LOAM SOILS FOR THE AREA. AT LEAST 2 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 UNIFORM SANDY 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y TIENE Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

Soil Boring Number: 1 & 2

Depth (feet)	Texture Class	Soil Texture	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	None	None	
1					
2					
3					
4					
5	II	Sandy Loam	None	None	

LOT 4
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO SANDY CLAY LOAM, SALINE AND WILLACY FINE SANDY LOAM SOILS FOR THE AREA. AT LEAST 2 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 UNIFORM 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y TIENE Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

Soil Boring Number: 1 & 2

Depth (feet)	Texture Class	Soil Texture	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations
0	III	Sandy Clay Loam	None	None	
1					
2					
3					
4					
5	III	Sandy Clay Loam	None	None	

LOT 5
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO SANDY CLAY LOAM, SALINE AND WILLACY FINE SANDY LOAM SOILS FOR THE AREA. AT LEAST 2 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 UNIFORM 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y TIENE Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

Soil Boring Number: 1 & 2

Depth (feet)	Texture Class	Soil Texture	Drainage (Redox Features/ Water Table)	Restrictive Horizon	Observations
0	II	Sandy Loam	None	None	
1					
2					
3					
4					
5	II	Sandy Loam	None	None	

DRAINAGE REPORT FOR:
LAS DELICIAS SUBDIVISION PHASE II

THE LAS DELICIAS PHASE 2 SUBDIVISION IS A 9.14-ACRE SITE OUT OF FARM TRACT 275, WEST AND ADAMS TRACTS, AS RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDS, HIDALGO COUNTY, TX. THE SUBDIVISION IS LOCATED ON THE SOUTHEAST CORNER OF MILE 3 1/2 WEST AND MILE 12 NORTH, AND IS WITHIN THE CITY OF WESLACO 3.5 MILE ETJ LIMITS.

THE PROPOSED DEVELOPMENT IS SITUATED IN FLOOD ZONE "X" AND UNSHADED FLOOD ZONE "X" AS DETERMINED BY THE LETTER OF MAP REVISION BASED ON FILE CASE NUMBER 02-06-716P MAY 30, 2002. SHADED FLOOD ZONE "X" IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. UNSHADED FLOOD ZONE "X" IS DEFINED AS "AREAS OF MINIMAL FLOOD HAZARD".

THE SITE IS CURRENTLY VACANT WITH THE EXCEPTION OF A RESIDENTIAL AND TWO STORAGE BUILDINGS ON THE PROPOSED LOT 2, BUT HAS BEEN USED FOR AGRICULTURE IN THE PAST. ACCORDING TO THE HIDALGO COUNTY SOIL SURVEY, THE EXISTING SITE MATERIAL IS COMPRISED OF THREE SOILS. THESE SOILS ARE DEFINED AS "HIDALGO SANDY CLAY LOAM" AND "SALINE" AND "WILLACY FINE SANDY LOAM". THESE SOILS TYPES HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET AND CONSIST OF MODERATELY WELL DRAINED SOILS THAT HAVE FINE TEXTURE TO MODERATELY COARSE TEXTURE AND HAVE A MODERATE RATE OF WATER TRANSMISSION. THE TOPOGRAPHY FOR THIS SITE HAS A SLIGHT SOUTHEAST SURFACE FLOW.

LAS DELICIAS PHASE 2 SUBDIVISION WILL BE COMPRISED OF FIVE (5) RESIDENTIAL LOTS. MINIMUM FINISHED FLOOR ELEVATION WILL BE SET ABOVE THE 100-YEAR FLOOD ELEVATION AT 18 INCHES ABOVE THE STREET OR NATURAL GROUND, WHICHEVER IS GREATER. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY FOR REGIONAL DETENTION FACILITIES, THE DEVELOPER IS REQUIRED TO DETAIN THE VOLUME DIFFERENCE CALCULATED BETWEEN A 10-YEAR STORM AT EXISTING CONDITIONS AND A 25-YEAR STORM AT DEVELOPED CONDITIONS FOR A TOTAL OF 0.53 ACRE-FEET (22,998 CUBIC FEET).

STORM WATER DRAINS INTO EXISTING VACANT LAND. STORM WATER ULTIMATELY DRAINS INTO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 MERCEDES LATERAL. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN THE EXISTING ROAD SIDE SWALE. THE EXISTING SWALES WILL BE WIDENED TO ALLOW FOR THE ADDITIONAL DETENTION. SITE DRAINAGE AND DETENTION IMPROVEMENTS WILL CONFORM TO HIDALGO COUNTY DRAINAGE DISTRICT #1 ORDINANCES AND DRAINAGE POLICIES.

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

RAUL GARCIA, JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 94855

FINAL PLAT OF
LAS DELICIAS SUBDIVISION PHASE II
BEING A RESUBDIVISION OF
9.14 ACRES OUT OF BLOCK 131, LOT 2
FARM TRACT 275
WEST AND ADAMS TRACTS
VOL. 2, PG. 34-37
M.R.H.C.T.
SITUATED IN
HIDALGO COUNTY, TEXAS
DATE OF PREPARATION: APRIL 2015
5 LOTS, 0 BLOCKS, 0 COMMON AREAS

