



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: 7-05-2016

PROPOSED L & D RODRIGUEZ SUBDIVISION, PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. DEVELOPER: LORENZO & DIANA RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF MILE 6 WEST APPROXIMATELY ¼ MILE NORTH OF MILE 10 NORTH.

SUBDIVISION LIES WITHIN THE: ETJ of WESLACO and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-27-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED WITHIN THE LOW AREAS OF THE LOTS WITH A RUNOFF INTO THE RE-GRADED ROAD SIDE DITCH.

DISTANCE TO A DRAIN DITCH: ½ MILE WEST FROM DEVELOPMENT.

ROAD R.O.W. DEDICATION: 24.00' ADDITIONAL R.O.W. DEDICATION.

H.C.R.O.W. FINAL APPROVAL DATE: 3-10-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF WILL INSTALL AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: WEST SIDE OF MILE 6 WEST.

H.C.O.E.C. FINAL APPROVAL DATE: 3-07-2016 : 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: \$1,500.00 For 1 OSSF**

PRELIMINARY APPROVAL FROM THE

HIDALGO COUNTY COMMISSIONERS COURT ON: 9/29/2015

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

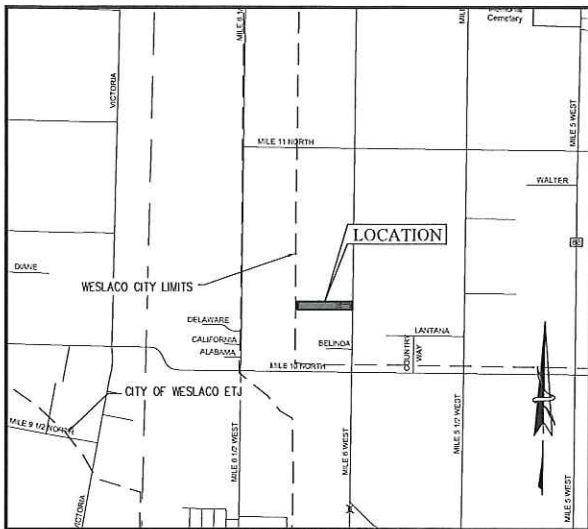
Final Approval subject to recommendations other departments

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.*

L & D RODRIGUEZ SUBDIVISION PLAT



LOCATION MAP
SCALE: 1"=2000'

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

L & D RODRIGUEZ 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 GUARANTEES 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 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF N. MILE 6 WEST RD.

WATER DISTRIBUTION FOR THE L & D RODRIGUEZ SUBDIVISION CONSISTS OF TWO SEPARATE SINGLE SERVICE LINES THAT TAP TO THE EXISTING 8" DIAMETER WATER LINE. LOT 2 ALREADY HAD AN EXISTING 3" SERVICE LINE WHICH HAS BEEN EXTENDED TO THE NEW R.O.W. LINE. THE EXISTING WATER METER HAS BEEN RELOCATED TO THE NEW R.O.W. LINE. A NEW 1" SERVICE LINE EXTENDING TO THE NEW R.O.W. LINE HAS BEEN INSTALLED TOGETHER WITH THE METER BOX ON LOT 1. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE COST FOR THE SERVICE LINE EXTENSION AND METER RELOCATION FOR LOT 2 IS \$350.00. THE COST FOR THE NEW SERVICE LINE FOR LOT 1 IS \$1,200.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,425.00 WHICH COVERS THE COST FOR LOT 1 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING LOT 1 IN THE SUBDIVISION TO N.A.W.S.C. ALSO, THE SUBDIVIDER HAS PAID THE WATER SUPPLY FEE OF \$850.00 TO N.A.W.S.C. FOR LOT 2. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR LOT 1. 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.

SEWER FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:

SEWER FROM L & D RODRIGUEZ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOT 1 HAS EXISTING AN OSSF THAT WILL BE ABANDONED. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF EACH LOT 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 REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE IN EACH LOT 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 SH1/Y SANDY CLAY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL AN OSSF SYSTEM ON LOT 2, THE RESIDENTIAL LOT, IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FINING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$1,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER LOT 2 IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER FOR LOT 1 COST A TOTAL OF \$3,225.00. THE RELOCATION OF THE EXISTING WATER METER FOR LOT 2 COST A TOTAL OF \$1,150.00. THE GRAND TOTAL COST FOR THE SUBDIVISION IS \$4,375.00.

SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 FOR LOT 2 (ALL INCLUSIVE).

Craig A. Gonzalez, P.E.
DATE: 04/27/2016
LICENSED PROFESSIONAL ENGINEER No. 99268



SUBDIVIDER CERTIFICATION:

1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER 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.

2- WE, LORENZO & DIANA RODRIGUEZ, SUBDIVIDERS OF LAD RODRIGUEZ SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

LORENZO RODRIGUEZ

DIANA RODRIGUEZ

STATE TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORENZO & DIANA RODRIGUEZ 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 STATED.

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

NOTARY PUBLIC

CONSTRUCTION COST ESTIMATE FOR

WATER IMPROVEMENTS	\$ 4,375.00
SEWER IMPROVEMENTS	\$ 1,500.00
DRAINAGE IMPROVEMENTS	\$ 0
PAVING IMPROVEMENTS	\$ 0
TOTAL	\$ 5,875.00

DRAINAGE REPORT FOR L & D RODRIGUEZ SUBDIVISION

INTRODUCTION

THE L & D RODRIGUEZ SUBDIVISION INCLUDES 2 LOTS (ONE COMMERCIAL LOT AND ONE RESIDENTIAL LOT) ON A 5.60-ACRE TRACT. THE PROPERTY IS LOCATED AT 4525 N. WESICATE DR. WITHIN THE EXTRAJURISDICTIONAL JURISDICTION (EJ) OF THE CITY OF WESLACO ON THE WEST SIDE OF MILE 6 WEST RD. (WESICATE DR.), APPROXIMATELY 1,490 FEET NORTH OF THE INTERSECTION WITH MILE 11 NORTH RD.

FLOODPLAIN INFORMATION

THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE L & D RODRIGUEZ SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 48334 0450 C, MAP REVISED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 30, 2002. THE PROPERTY IS LOCATED WITHIN A FEMA ZONE X DEFINED AS AREAS OF 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.

SOIL SURVEY

THE SOIL ON THE PROPERTY IS HIGLO SANDY CLAY LOAM (CL), 0 TO 1 PERCENT SLOPES (MAP SYMBOL 28), AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.

HYDROLOGY

STORMWATER GENERALLY FLOWS FROM THE WEST TO THE EAST ON THE TRACT. THE EXISTING 5.60 ACRES IS UNDEVELOPED LAND WITH THE EXCEPTION OF THE FRONT 0.5 ACRE WHICH CONSISTS OF AN EXISTING BUILDING, AN ASPHALT PARKING LOT, AND GRASS SURFACE. PROPOSED DEVELOPMENT ON LOT 1, THE COMMERCIAL LOT, IS AN OFFICE BUILDING AND ASPHALT PARKING LOT. A SINGLE-FAMILY DETACHED HOUSE IS PROPOSED ON LOT 2, THE RESIDENTIAL LOT. THE EXISTING PEAK 10-YEAR FLOW RATE IS APPROXIMATELY 0.50 CFS FOR LOT 1 AND 1.04 CFS FOR LOT 2. THE PROPOSED PEAK 25-YEAR FLOW RATE IS APPROXIMATELY 0.92 CFS FOR LOT 1 AND 1.66 CFS FOR LOT 2.

DETENTION

THE REQUIRED DETENTION VOLUME TO CONTAIN THE 25-YEAR FREQUENCY STORM EVENT WITH PROPOSED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY RATE IS APPROXIMATELY 2,941 CF FOR LOT 1 AND 5,278 CF FOR LOT 2. THE DETENTION PONDS WILL DRAIN INTO THE ROADSIDE DRAIN ALONG MILE 6 WEST RD. THE DRAINAGE THEN FLOWS NORTH TOWARD MILE 11 NORTH RD. AND EVENTUALLY TO THE WESLACO NORTH LATERAL DITCH.

ENGINEER CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE X DEFINED AS AREAS OF 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 (COMMUNITY PANEL NO. 48334 0450 C, MAP REVISED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 30, 2002).

Craig A. Gonzalez, P.E.
DATE: 04/27/2016
LICENSED PROFESSIONAL ENGINEER No. 99268

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISIÓN L & D RODRIGUEZ REDIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN REDIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN L & D RODRIGUEZ CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT-OF-WAY) DE LA CALLE N. MILE 6 WEST RD.

LA DISTRIBUCIÓN DE AGUA DE LA SUBDIVISIÓN L & D RODRIGUEZ CONSISTE DE DOS DISTINTOS CONDUCTOS DE AGUA QUE SE CONECTAN AL EXISTENTE CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO. EL LOTE 2 YA TENÍA UN CONDUCTO DE AGUA DE 1/2" DE DIÁMETRO QUE HA SIDO EXTENDIDO HASTA EL NUEVO LÍMITE DEL DERECHO DE VÍA. UN NUEVO CONDUCTO DE AGUA DE 1 PULGADA DE DIÁMETRO QUE SE EXTIENDE HASTA EL NUEVO LÍMITE DEL DERECHO DE VÍA HA SIDO INSTALADO JUNTO CON LA CAJA DE MEDIDOR DE AGUA EN EL LOTE 1. TALES SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE CADA LOTE. EL COSTO POR LA EXTENSIÓN DEL CONDUCTO DE AGUA Y LA REUBICACIÓN DEL MEDIDOR DE AGUA PARA EL LOTE 2 ES \$300.00. EL COSTO POR EL NUEVO CONDUCTO DE AGUA PARA EL LOTE 1 ES \$1,200.00. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$1,425.00, QUE COBRE EL COSTO DEL MEDIDOR DE AGUA PARA EL LOTE 1 SEPARADO DE LA CAJA DE MEDIDOR DE AGUA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DEL MEDIDOR DE AGUA, CUOTAS DE ADQUISICIÓN DE DERECHOS, Y CUOTAS DE MEMBRÍA U OTRAS CUOTAS RELACIONADAS CON LA CONEXIÓN DEL LOTE 1 A LA COMPAÑÍA N.A.W.S.C. TAMBIÉN EL DUEÑO DE LA SUBDIVISIÓN HA PAGADO LA CUOTA DEL SUMINISTRO DE AGUA DE \$850.00 A LA COMPAÑÍA N.A.W.S.C. PARA EL LOTE 2. CUANDO EL DUEÑO DEL LOTE SUJETO UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ AL DUEÑO. EL SISTEMA DE AGUA HA SIDO APROBADO Y ACEPTADO POR LA COMPAÑÍA N.A.W.S.C. Y TAL SISTEMA DE DISTRIBUCIÓN DE AGUA ESTÁ EN FUNCIONAMIENTO A LA FECHA DEL REGISTRO DEL PLANO DE LA SUBDIVISIÓN.

DRENAJE SANITARIO, DESCRIPCIÓN, GASTOS Y FECHA DE INICIO:

LAS AGUAS NEGRAS DE LA SUBDIVISIÓN L & D RODRIGUEZ SERÁN TRATADAS POR UN SISTEMA DE FOSA SÉPTICA EN CADA LOTE. ESTE SISTEMA DE FOSA SÉPTICA CONSISTE DE DOS COMPARTIMIENTOS Y UN CAMPO DE DRENAJE EN EL LOTE. EL INGENIERO ABAJO FIRMANTE HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA ENTREGADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SÉPTICAS. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). EL LOTE CONTIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA MIDE POR LO MENOS MEDIO ACRE. EL ESTUDIO DEL SUELO DEL NATURAL RESOURCES CONSERVATION SERVICE INDICA QUE EL ÁREA CONTIENE SUELO FRANCO ARCILLO ARENOSO. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN CADA LOTE EN LUGARES OPUESTOS DE LA PROPUESTA ÁREA DE CLARIFICACIÓN. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL SUELO ES FRANCO ARCILLO LIMOSO/ARENOSO Y SE EXTIENDE HASTA 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACIÓN DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA A 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISIÓN DRENA ADECUADAMENTE.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA DE FOSA SÉPTICA EN EL LOTE 2, EL LOTE RESIDENTIAL, ES \$1,500.00, INCLUIDO EL COSTO DEL PERMISO REQUERIDO. EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL DEL PLANO DE LA SUBDIVISIÓN, CON EL REGISTRO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISIÓN PROPORCIONARÁ UNA ADECUADA GARANTÍA FINANCIERA DE CUMPLIMIENTO EN FORMA DE UN (CHEQUE DE CASH O CHEQUE PERSONAL) REPRESENTANDO UN DEPÓSITO EN EFECTIVO MANTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$1,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SÉPTICA EN EL LOTE 2. EL DUEÑO DE LA SUBDIVISIÓN INCLUIRÁ EL COSTO DEL SISTEMA DE FOSA SÉPTICA EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS DE QUE EL LOTE 2 SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA SÉPTICO DESCRIBIDO O LLAMANDO AL DUEÑO DE LA SUBDIVISIÓN. EL DUEÑO DE LA SUBDIVISIÓN SERÁ RESPONSABLE DE PRESENTAR EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD PARA UN PERMISO DE CONSTRUIR UN SISTEMA SÉPTICO. LAS FOSAS SÉPTICAS DEBEN DE ESTAR INSTALADAS EN EL LOTE ANTES DE QUE EL CONDADO DE HIDALGO APRUEBE LA AUTORIZACIÓN DE LUZ Y AGUA.

CERTIFICACIÓN DEL INGENIERO:

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

AGUA: EL SISTEMA/SERVICIO DE AGUA COMPLETAMENTE CONSTRUIDO JUNTO CON LA INSTALACIÓN DEL MEDIDOR DE AGUA EN EL LOTE 1 COSTÓ UN TOTAL DE \$3,225.00. LA REUBICACIÓN DEL MEDIDOR DE AGUA EXISTENTE PARA EL LOTE 2 COSTÓ UN TOTAL DE \$1,150.00. EL GRAN TOTAL POR LA SUBDIVISIÓN ES \$4,375.00.

DRENAJE SANITARIO: EL COSTO ESTIMADO POR EL SISTEMA DE FOSA SÉPTICA PARA EL LOTE 2 (TODOS INCLUIDO) ES \$1,500.00.

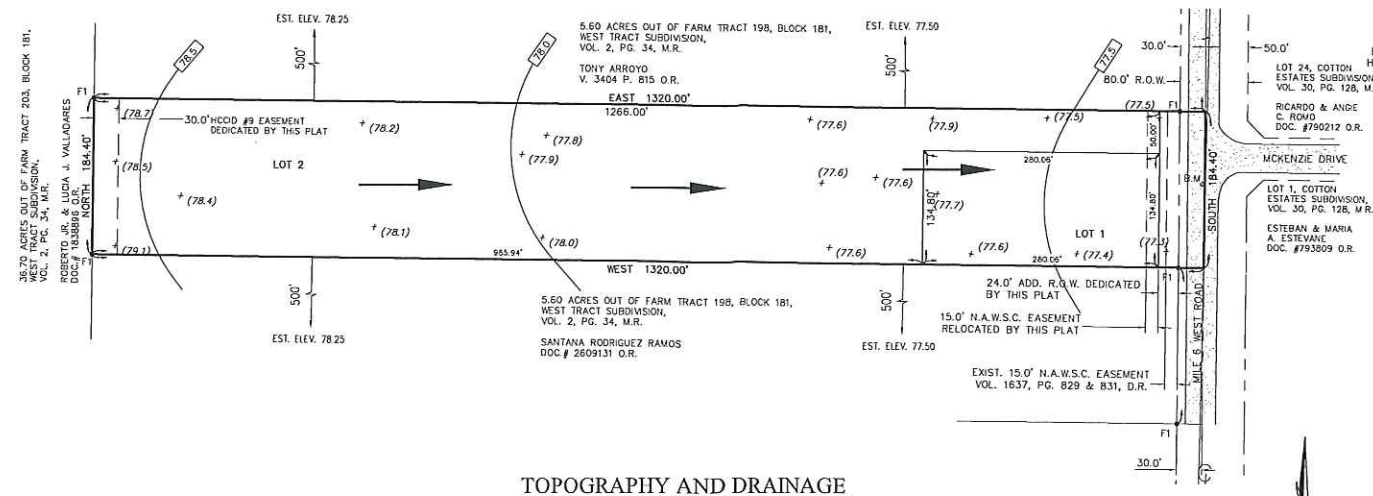
Craig A. Gonzalez, P.E.
DATE: 04/27/2016
INGENIERO PROFESIONAL REGISTRADO No. 99268



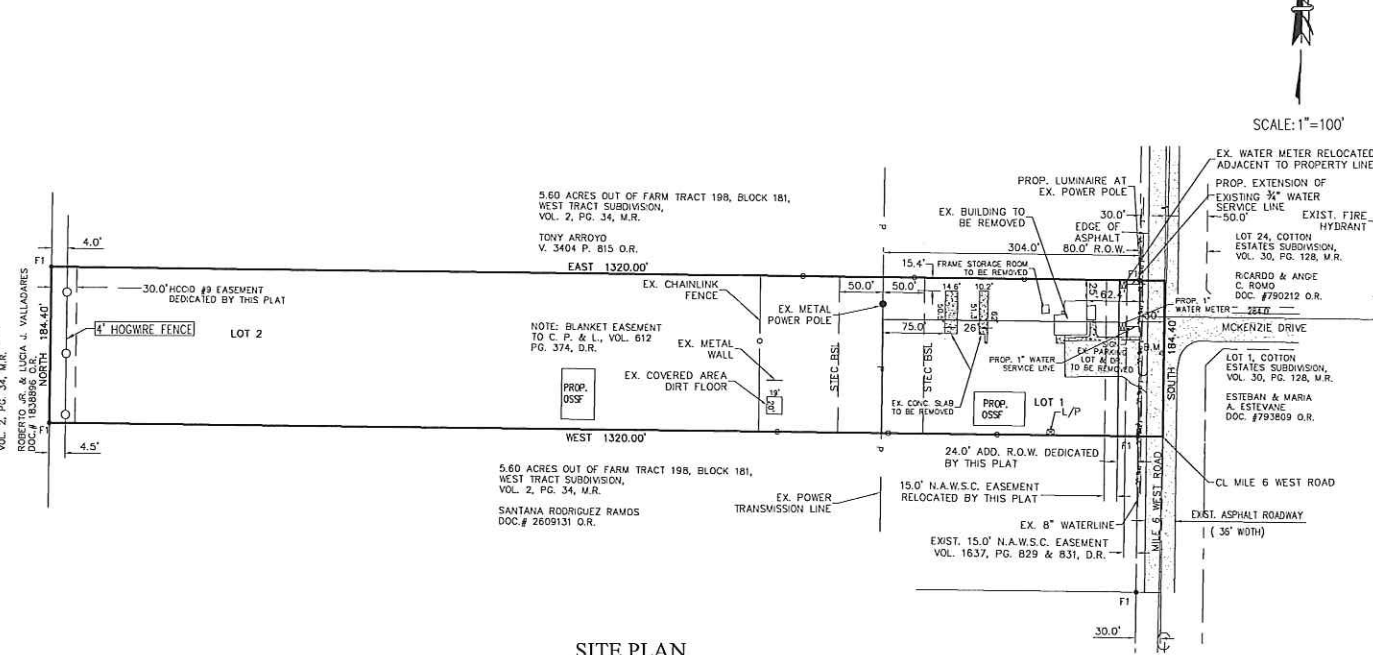
URBAN
INFRASTRUCTURE
GROUP, INC.

407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710

TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM



TOPOGRAPHY AND DRAINAGE
SCALE: 1"=100'



SITE PLAN

AS BUILT FOR WATER SERVICE
LINE IMPROVEMENTS

LEGEND

- F1 - FOUND 1/2" DIAMETER IRON ROD
- R.O.W. - RIGHT-OF-WAY
- E.O.A. - EDGE OF ASPHALT
- CONC. - CONCRETE
- CVRD. - COVERED
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- O.R. - OFFICIAL RECORDS
- S.E.C. - SOUTHEAST CORNER
- SEC. - SECTION
- L/P - LIGHT POLE
- N.E.C. - NORTHEAST CORNER
- S.E.C. - SOUTHWEST CORNER
- BLKS. - BLOCKS
- (P) - POWER POLE
- (T) - TELEPHONE PEDESTAL
- (78.0) - NATURAL GROUND ELEVATION (N.A.V.D. 88)
- B.M. - BENCH MARK (SET P-K NAIL ON ASPHALT APPROXIMATELY 99 FEET NORTH OF THE S.E.C. OF THIS PROPERTY ELEVATION=78.04) N.A.V.D. 88
- NAWSC - NORTH ALAMO WATER SUPPLY CORP.
- W/M - WATER METER
- "F.H." - FRAME HOUSE PART ON CONC. BLKS. AND PART ON CONC. SLAB
- P- - OVERHEAD POWER TRANSMISSION LINE
- OK- - OVERHEAD ELECTRIC LINE
- C- - CHAINLINK FENCE
- O- - HOGWIRE FENCE
- - CEDAR FENCE
- x- - CHAINLINK FENCE
- - - TELEPHONE LINE

INDEX TO SHEET OF L & D RODRIGUEZ SUBDIVISION PLAT

1 - HEADING, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; CITY OF WESLACO MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF WESLACO PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T. OF A HORIZONTAL AND DECIDUOUS THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO & CAMERON COUNTIES' PRECATION DISTRICT No. 9 APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.

2 - WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION, MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES.

No.	REVISION	DATE	APPROVED
1	REVISED PER HIDALGO COUNTY COMMENTS	09-04-15	CAG
2	REVISED PER NAWSC COMMENTS	03-15-16	CAG
3	REVISED PER HCCD #9 COMMENTS	04-27-16	CAG

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: ENGINEER: URBAN INFRASTRUCTURE GROUP INC. SURVEYOR: PENIA ENGINEERING & SURVEYING INC.	LORENZO & DIANA RODRIGUEZ CRAIG GONZALEZ, P.E. PABLO PENIA II	4525 N. WESICATE DR., WESLACO, TX 78599 407 N. SALINAS BLVD., DONNA, TX 78537 1001 WHITING AVE., MCKALEN, TX 78501