



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: 10-25-2016

PROPOSED J & M NO. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: SYLVIA E. SALAZAR, MARIA SAN JUANA ESTEVIS, RAMIRO & MARISELA LOZANO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY ___ *MULTI-FAMILY ___ COMMERCIAL 1 AGRICULTURE

LOCATION DESCRIPTION: NORTHEAST CORNER OF RAUL LONGORIA ROAD & ALBERTA ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-12-2016 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

ROAD R.O.W. DEDICATION: NO DEDICATION

H.C.R.O.W. FINAL APPROVAL DATE: 10-03-2016 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 09-28-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD FOR LOTS 3 AND 4. LOT 2 HAS AN EXISTING OSSF AND LOT 1 IS AGRICULTURE USE, NO OSSF IS REQUIRED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: EAST SIDE OF RAUL LONGORIA ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 09-26-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

SMALL CONSTRUCTION

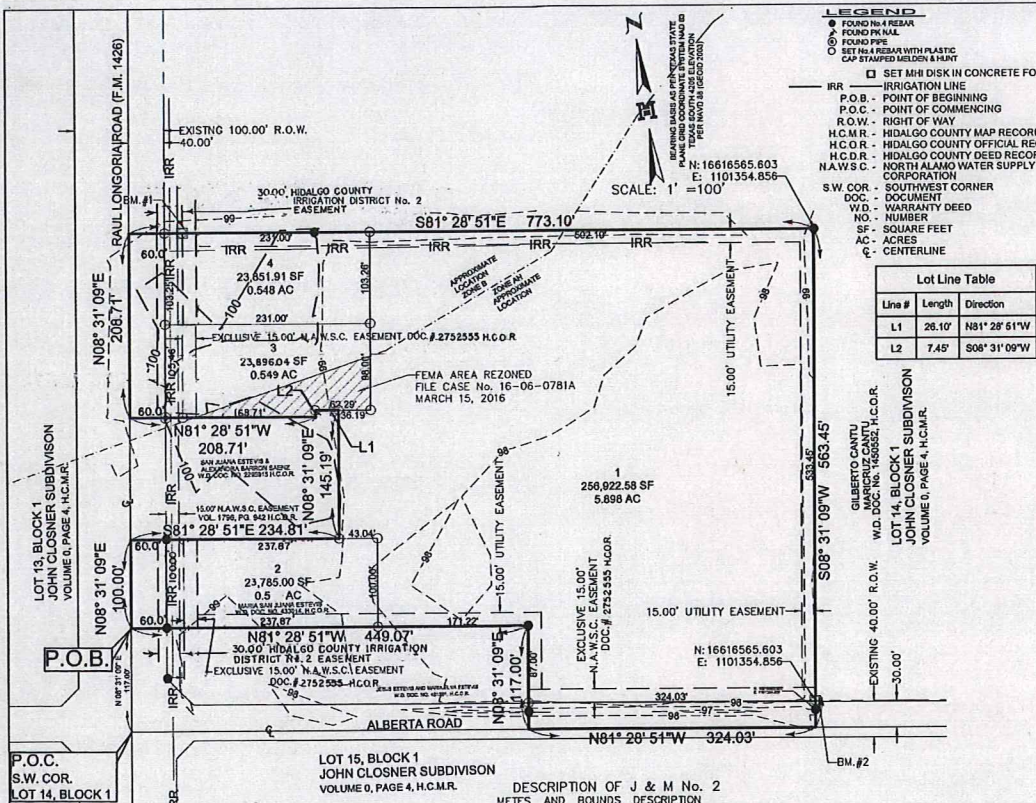
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 07/06/2016

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

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.



GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "AH" & "B". ZONE "B" AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, PLAIN COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.
- SETBACKS:** FRONT: 50.00 FEET ALONG RAUL LONGORIA ROAD - F.M. 1426
FRONT: 30.00 FEET ALONG ALBERTA ROAD
REAR: 15.00 FEET
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2, 3 AND 4. 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.
- LOT 1 SHALL BE FOR AGRICULTURAL USE ONLY. LOT 1 IS FOR NONRESIDENTIAL AND NONCOMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.**
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 2' ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.**
--B.M. NO. 1--ELEV. 100.80 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN 2'X2' CONCRETE SLAB AT THE NORTHWEST CORNER OF LOT 4 OF THIS SUBDIVISION; N:16617208.59, E:1100730.06.
--B.M. NO. 2--ELEV. 100.50 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN 2'X2' CONCRETE SLAB AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION; N: 16615675.38, E:1101356.28.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 11,876 CUBIC-Feet (0.273 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.**
- 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.**
- 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.**
- 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 ON THIS SIZE REQUIRED BY ANY UTILITY PROVIDER OCCUPYING AN EASEMENT.**
- 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.**
- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.**
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.**
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT**
- 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 DRAIN FIELD SYSTEM.**
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.**
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE OF LOT 3. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:**
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION**
- SYLVIA E. SALAZAR, RAMIRO R. LOZANO, MARISELDA SALAZAR LOZANO AND MARIA SAN JUANA ESTEVES, THE OWNER & SUBDIVIDER OF J&M No. 2, RETAINS 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.**
- LOT 2 SHALL REMAIN IN ZONE "AH" AS LONG AS EXISTING RESIDENTIAL STRUCTURE STANDS IN PLACE. IF EXISTING STRUCTURE IS EVER DEMOLISHED, THE FINISHED ELEVATION TO THE NEW STRUCTURE MUST BE AT OR HIGHER THAN THE ESTABLISHED DFE OF 100.00.**
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- TODOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 3 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1426 (RAUL LONGORIA ROAD). TODOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.**
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRAD 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.**

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED) IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO EXERCISE, 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 ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY GRANTED TO 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 STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE 25th DAY OF August 2016.

Sylvia E. Salazar
Maria San Juana Estevés
Ramiro R. Lozano
Mariselda Salazar Lozano

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SYLVIA E. SALAZAR, AS OWNER OF THE 8.047 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&M No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREET(S), 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;
(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.

Sylvia E. Salazar 8/25/2016
DATE:

SYLVIA E. SALAZAR, LOT 1
1838 N. TOWER ROAD
ALAMO, TEXAS 78516

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SYLVIA E. SALAZAR
PROVED TO ME THROUGH HER 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 ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MARIA SAN JUANA ESTEVES, AS OWNER OF THE 8.047 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&M No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREET(S), 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.

Maria San Juana Estevés 8/25/2016
DATE:

MARIA SAN JUANA ESTEVES, LOT 2
5002 S. RAUL LONGORIA RD.
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA SAN JUANA ESTEVES
PROVED TO ME THROUGH HER 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 ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RAMIRO R. LOZANO & MARISELDA SALAZAR LOZANO AS OWNER OF THE 8.047 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&M No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREET(S), 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.

Mariselda Salazar Lozano 8/25/2016
DATE:

RAMIRO R. LOZANO LOTS 3 & 4 DATE: MARISELDA SALAZAR LOZANO LOT 3 & 4 DATE: 4916 S. RAUL LONGORIA RD. 4916 S. RAUL LONGORIA RD. EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RAMIRO R. LOZANO & MARISELDA SALAZAR LOZANO
PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

SUBDIVISION MAP OF J&M No. 2
BEING A RESUBDIVISION OF 8.047 ACRES OUT OF LOT 14, BLOCK 1 JOHN CLOSER ET AL SUBDIVISION VOLUME 0, PAGE 4, H.C.M.R. HIDALGO COUNTY, TEXAS.

DESCRIPTION OF J & M No. 2 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.047 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 14, BLOCK 1, JOHN CLOSER ET AL SUBDIVISION, ACCORDING TO THE PLAT THEREOF OR PORTION OF A CERTAIN (8.047-ACRE) TRACT CONVEYED TO SYLVIA E. SALAZAR BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2295914, HIDALGO COUNTY OFFICIAL RECORDS, A CERTAIN (1.00-ACRE) TRACT CONVEYED TO RAMIRO R. LOZANO AND MARISELDA SALAZAR LOZANO BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1442003, HIDALGO COUNTY OFFICIAL RECORDS, A CERTAIN (1.00-ACRE) TRACT CONVEYED TO MARIA SAN JUANA ESTEVES BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 43804, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.047 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 1;

THENCE, N 03°31' 09" E ALONG THE WEST LINE OF SAID LOT 14, BLOCK 1, AND WITHIN THE EXISTING RIGHT-OF-WAY OF RAUL LONGORIA ROAD - F.M. 1426, A DISTANCE OF 117.05 FEET TO THE WESTERMOST SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

1. THENCE, N 03°31' 09" E ALONG THE WEST LINE OF SAID LOT 14, BLOCK 1, AND WITHIN THE EXISTING RIGHT-OF-WAY OF RAUL LONGORIA ROAD - F.M. 1426, A DISTANCE OF 100.00 FEET TO AN OUTSIDE CORNER OF THIS TRACT;

2. THENCE, S 81°28' 51" E ALONG THE SOUTH BOUNDARY LINE OF A CERTAIN (0.747-ACRE) TRACT CONVEYED TO SAN JUANA ESTEVES AND ALEXANDRA BARRON SAENZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2295915, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 40.00 FEET PASSES A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD - F.M. 1426, CONTINUING A TOTAL DISTANCE OF 234.81 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 03°31' 09" E ALONG THE EAST BOUNDARY LINE OF SAID (0.747-ACRE) TRACT, A DISTANCE OF 145.19 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, N 81°28' 51" W ALONG A NORTHERN BOUNDARY LINE OF SAID (0.747-ACRE) TRACT, A DISTANCE OF 28.10 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, S 09°31' 09" W ALONG THE EAST BOUNDARY LINE OF SAID CERTAIN (1.00-ACRE) TRACT CONVEYED TO RAMIRO R. LOZANO AND MARISELDA SALAZAR LOZANO, A DISTANCE OF 7.45 FEET TO A NAIL FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 81°28' 51" W ALONG A NORTH BOUNDARY LINE OF SAID (0.747-ACRE) TRACT, AT A DISTANCE OF 188.71 FEET PASSES A PIPE FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD - F.M. 1426, CONTINUING A TOTAL DISTANCE OF 208.71 FEET TO THE WEST LINE OF SAID LOT 14, BLOCK 1, FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, N 03°31' 09" E ALONG THE WEST LINE OF SAID LOT 14, BLOCK 1, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SAID RAUL LONGORIA ROAD - F.M. 1426, A DISTANCE OF 208.71 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

8. THENCE, S 81°28' 51" E ALONG THE SOUTH BOUNDARY LINE OF A CERTAIN (0.885-ACRE) TRACT CONVEYED TO RAMON ESTEVES BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1258, PAGE 992, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 40.00 FEET PASSES A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD - F.M. 1426, AT A DISTANCE OF 208.71 FEET PASSES A NO. 4 REBAR FOUND CONTINUING A TOTAL DISTANCE OF 773.10 FEET TO A NO. 4 REBAR FOUND (NORTHING: 1661702.813, EASTING: 1101435.678), FOR THE NORTHEAST CORNER OF THIS TRACT;

9. THENCE, S 03°31' 09" W ALONG THE WEST BOUNDARY LINE OF A CERTAIN TRACT CONVEYED TO GILBERTO CANTU AND MARICRUZ CANTU BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 146552, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 533.45 FEET PASSES A NO. 4 REBAR SET (NORTHING: 16616565.603, EASTING: 1101354.856), ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ALBERTA ROAD, AT A DISTANCE OF 543.33 FEET PASSES A NO. 4 REBAR FOUND CONTINUING A TOTAL DISTANCE OF 563.45 FEET TO THE SOUTH LINE OF SAID LOT 14, BLOCK 1 FOR THE SOUTHEAST CORNER OF THIS TRACT;

10. THENCE, N 81°28' 51" W ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 1, AND WITHIN THE EXISTING RIGHT-OF-WAY OF ALBERTA ROAD, A DISTANCE OF 324.03 FEET TO THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT;

11. THENCE, N 03°31' 09" E ALONG THE EAST BOUNDARY LINE OF A CERTAIN (121-ACRE) TRACT CONVEYED TO SYLVIA E. SALAZAR AND MARIA ELVA ESTEVES BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 481381, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 20.00 FEET PASSES A NO. 4 REBAR FOUND, AT A DISTANCE OF 30.00 FEET PASSES A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 117.05 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

12. THENCE, N 81°28' 51" W ALONG THE NORTH BOUNDARY LINE OF SAID (121-ACRE) TRACT, AT A DISTANCE OF 134.7 FEET PASSES A NO. 4 REBAR FOUND, AT A DISTANCE OF 533.45 FEET PASSES A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF RAUL LONGORIA ROAD - F.M. 1426, CONTINUING A TOTAL DISTANCE OF 449.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.047 ACRES, OF WHICH 0.391 OF ONE ACRE LIE WITHIN THE RIGHT-OF-WAY OF RAUL LONGORIA ROAD - F.M. 1426 ROAD AND 0.515 OF ONE ACRE LIE WITHIN THE RIGHT-OF-WAY OF ALBERTA ROAD, LEAVING A NET OF 7.141 ACRES OF LAND, MORE OR LESS.

INDEX TO SHEET OF J&M No. 2

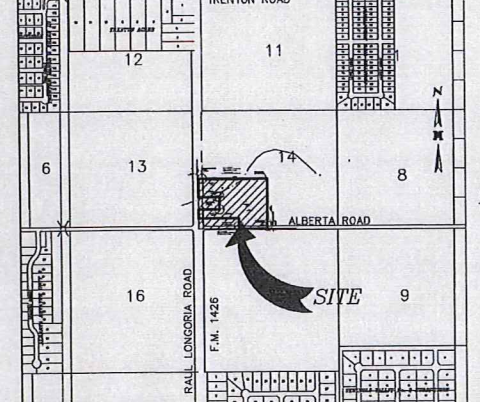
SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; CITY, APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT; HIDALGO COUNTY JUDGE; H.C.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION;

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

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

J&M No. 2 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY AT THE NORTHEAST INTERSECTION WITH RAUL LONGORIA ROAD (F.M. 1426) AND ALBERTA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 72,100). J&M No. 2 LIES APPROXIMATELY 0.2 OF ONE MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

LOCATION MAP SCALE: 1"=1000'



MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78541
227 N. FM 3167
RD GRANDE CITY, TX 78542
E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0981
FAX: (956) 381-1539
OFF: (956) 487-8256
FAX: (956) 488-8581
ESTABLISHED 1942

PRINCIPAL CONTACTS: NAME, ADDRESS, CITY & ZIP, PHONE, FAX

MARISELDA SALAZAR LOZANO LOT 3 & 4 RT. 14, BOX 368 EDINBURG, TEXAS 78539
RAMIRO R. LOZANO LOT 3 & 4 RT. 14, BOX 368 EDINBURG, TEXAS 78539
MARIA SAN JUANA ESTEVES LOT 2 RT. 6, BOX 369 EDINBURG, TEXAS 78516
SYLVIA E. SALAZAR LOT 1 1638 N. TOWER ROAD ALAMO, TEXAS 78516
OWNER: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 330-0926
ENGINEER: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
SURVEYOR: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPED UNDER 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE: 09/30/16

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF J&M No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON DAY OF 20.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF J&M No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON DAY OF 20.

ENVIRONMENTAL HEALTH DIVISION MANAGER

ATTEST: SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS 25th DAY OF August, 2016

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS OR EASEMENTS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, Jesus R. Gomez, ADMINISTRATOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS J & M No. 2 CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS 25th DAY OF August 2016 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DATE: 8/25/16

MARIO A. REYNA, P.E. # 117388
DATE PREPARED: 04-09-2015
ENGINEERING JOB NO. 15053.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA
117388
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RAMIRO R. LOZANO & MARISELDA SALAZAR LOZANO
PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SYLVIA E. SALAZAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA SAN JUANA ESTEVES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAMIRO R. LOZANO & MARISELDA SALAZAR LOZANO, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RAMIRO R. LOZANO & MARISELDA SALAZAR LOZANO
PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SYLVIA E. SALAZAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SYLVIA E. SALAZAR, AS OWNER OF THE 8.047 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&M No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREET(S), 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.

Sylvia E. Salazar 8/25/2016
DATE:

SYLVIA E. SALAZAR, LOT 1
1838 N. TOWER ROAD
ALAMO, TEXAS 78516

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SYLVIA E. SALAZAR
PROVED TO ME THROUGH HER 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 ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF August, 2016.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public
STATE OF TEXAS
Notary ID #11239028
Comm. Expires June 20, 2018

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MARIA SAN JUANA ESTEVES, AS OWNER OF THE 8.047 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&M No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREET(S), 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

**MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

J&M No.2 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 6" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF RAUL LONGORIA ROAD AND AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF ALBERTA ROAD. THE WATER SYSTEM FOR J&M No. 2 CONSISTS OF 2 WATER SERVICES AND 3 EXISTING WATER METERS.

WATER DISTRIBUTION FOR THE J&M No. 2 CONSISTS OF TWO 1/2" DIAMETER SINGLE SERVICE LINES SERVES 2 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$570.00, OR \$285.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$793.24, WHICH COVERS THE \$396.62 COST PER LOT FOR THE 10 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM J&M No.2 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON LOTS 1 & 3. LOTS 2 AND 4 HAVE EXISTING HOMES AND SEPTIC TANKS. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED 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.

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 RAYMONDVILLE 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 UNIFORM RAYMONDVILLE CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE SUBDIVISION DRAINS WELL. THE ESTIMATED COST TO INSTALL AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL ON LOTS 1 & 3. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$1,500.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT. AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (JUNE 15, 2016) THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY (SEPTEMBER 15, 2016). IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFORESAID DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVISION CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (JUNE 15, 2016) THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM.

UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED. AT ANY TIME AFTER THE LOT 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. IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT BY (SEPTEMBER 15, 2016). UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE EXISTING OSSF ON 8-2-2016.

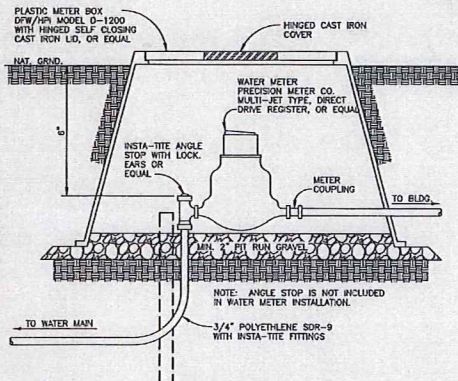
ENGINEER CERTIFICATION:

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

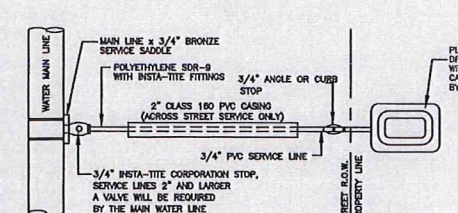
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,543.24 WHICH EQUALS TO \$ 771.62 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

Mario A. Reyna 7-22-16
ENGINEER'S SIGNATURE DATE



TYPICAL WATER METER INSTALLATION
R.T.S.



SINGLE WATER SERVICE CONNECTION
R.T.S.

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
113 W. MONTYRE
EDINBURG, TX 78541
227 N. FM 3117
RO DOWNE CITY, TX 75862
E-MAIL: www.meldenandhunt.com
ESTABLISHED 1947

**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:**

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN J&M No.2 RECIBIRÁ 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 RECIBIRÁ 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 J&M No.2 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA RAUL LONGORIA ROAD. TAMBIÉN CONSISTE DE UN CONDUCTO DE AGUA DE 2 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA DE LA CARRETERA ALBERTA ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN J&M No. 2 CONSISTE DE DOS SERVICIOS DE AGUA.

LA DISTRIBUCIÓN DE AGUA A J&M No. 2 CONSISTE DE DOS. LOS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" DE PULGADA PARA DOS LOTES. LOS CONDUCTOS DE 1/2" DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ 570.00 O \$ 285.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$ 793.24, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ EN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA LOS SOLARES 1 & 3. SOLARES 2 & 4 TIENEN FOSAS SÉPTICAS EN EXISTENCIA. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS EX CAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (RAYMONDVILLE SUELO FRANCO) 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 ÁREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL. EL DUEÑO SOMETERÁ UNA CARTA DE CRÉDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$ 1,500.00 PARA LA INSTALACIÓN DE TODAS LAS FOSAS SÉPTICAS. EL DUEÑO DE LA SUBDIVISIÓN INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSAS SÉPTICAS EN LA VENTA DEL SOLAR A CUALQUIER MOMENTO QUE EL SOLAR HA SIDO VENDIDO. EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE LA FOSA SÉPTICA AVISANDO AL DUEÑO POR MEDIO DE UNA CARTA O UNA LLAMADA Y SOLICITADO EL PERMISO DE INSTALACIÓN DEL SISTEMA DE FOSAS SÉPTICAS CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. SI EN UN SOLAR PERTENECIENTE AL DUEÑO DE LA SUBDIVISIÓN NINGUNA FOSA SÉPTICA HA SIDO INSTALADA A PARTIR DEL (EL 15, DE JUNIO 2016), ENTONCES EL SUBDIVIDOR DEBE DE RENOVAR SU CARTA DE CRÉDITO CON EL CONDADO DE HIDALGO. SI ELLA DECIDEN EN NO RENOVAR LA CARTA DE CRÉDITO, ENTONCES ELLA DEBE OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR TODAS LAS FOSAS SÉPTICAS ANTES DE (EL 15 DE SEPTIEMBRE 2016). SI EL SUBDIVIDOR FALLA EN RENOVAR SU CARTA DE CRÉDITO O DE INSTALAR TODOS LOS SISTEMAS SÉPTICOS HA LA FECHA YA INDICADA ANTERIORMENTE. ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCIÓN INICIARA EL RETIRO DE FONDOS PARA LA INSTALACIÓN DE LOS SISTEMAS SÉPTICOS. SI EN UN SOLAR PERTENECIENTE HA ALGUIEN QUE SEA EL DUEÑO DE LA SUBDIVISIÓN NINGUN SISTEMA SÉPTICO HA SIDO INSTALADO APARTAR DEL (EL 15, DE JUNIO 2016) ENTONCES EL DUEÑO DE LA SUBDIVISIÓN PRIMERO LE RECORDARÁ AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SÉPTICO AL MODO QUE EL DUEÑO DEL SOLAR HA INICIADO LA INSTALACION DEL SISTEMA SÉPTICO NOTIFICANDO AL DUEÑO DE LA SUBDIVISIÓN Y SOLICITANDO LA APLICACIÓN PARA LA INSTALACION DEL SISTEMA. EL DUEÑO DE LA SUBDIVISIÓN EJERCERA SU DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE ELLA PUEDA INSTALAR EL SISTEMA SÉPTICO O EL RENOVAR DE LA CARTA DE CRÉDITO PARA ESOS SISTEMAS SÉPTICOS QUE A UN NO HAN SIDO INSTALADOS DE CUALQUIER MANERA. LOS SISTEMAS SÉPTICOS SERÁN ENTALADOS PARA (EL 15 DE SEPTIEMBRE 2016). AL MENOS QUE EL DUEÑO DE LA SUBDIVISIÓN RENEVE SU CARTA DE CRÉDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO, LAS FOSAS SÉPTICAS TENDRAN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO APROBARE LA AUTORIZACION DE LUZ Y AGUA. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO LAS FOSAS SÉPTICAS EXISTENTES Y HA APROBADO DESDE LA FECHA DE 8-2-2016.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS 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 SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUDDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ 1,543.24 O \$ 771.62 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$1,500.00 A UN COSTO TOTAL DE \$1,500.00 TODA LA SUBDIVISIÓN.

Mario A. Reyna 7-22-16
ENGINEER'S SIGNATURE DATE



DRAINAGE STATEMENT J&M No. 2

J&M No. 2 IS AN 8.047 ACRES TRACT OF LAND OUT OF LOT 14, BLOCK 1 JOHN CLOSNER ET AL SUBDIVISION, EDINBURG, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 0, PAGE 4, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED AT THE NORTHWEST INTERSECTION OF RAUL LONGORIA (F.M. 1426) & ALBERTA ROAD WITHIN THE ETJ OF THE CITY OF EDINBURG. THE PROPERTY IS CURRENTLY RESIDENTIAL AND AGRICULTURAL LAND, LOT 1 SHALL BE FOR AGRICULTURAL USE, LOTS 2, 3 AND 4 SHALL BE FOR RESIDENTIAL USE. THIS PROPERTY IS LOCATED IN ZONE B1 AND ZONE AH IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE B1 IS AN "AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD". ZONE "AH" FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREA OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, BFE ELEV. 100.00.

THE SOILS ARE RAYMONDVILLE CLAY LOAM, WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "C". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHEASTERLY DIRECTION AND HAS A RUNOFF OF 6.67 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR J&M No. 2 CONSISTS OF NATURAL LAND FLOW RUNOFF FROM LOTS 2, 3 & 4 INTO LOT 1. THE RUNOFF IN THE GREEN AREA SHALL BE ALLOWED TO EVAPORATE AND PERCOLATE INTO THE SOIL.

IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. AS PER ATTACHED CALCULATIONS, 10,484 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE GREEN AREA OF LOT 1 OF THIS SUBDIVISION.

CERTIFICACIÓN:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982, IS CONTAINED WITHIN THE GREEN AREA OF LOT 1 OF THIS SUBDIVISION.



Mario A. Reyna 7-22-16
MARIO A. REYNA PE #117368 DATE

SUBDIVIDER CERTIFICATION

I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND (b) ANY WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, RAMIRO R. LOZANO AND MARISELDA SALAZAR LOZANO, SUBDIVIDERS OF J&M No. 2, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON LOTS 1 AND 3. ANY WATER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

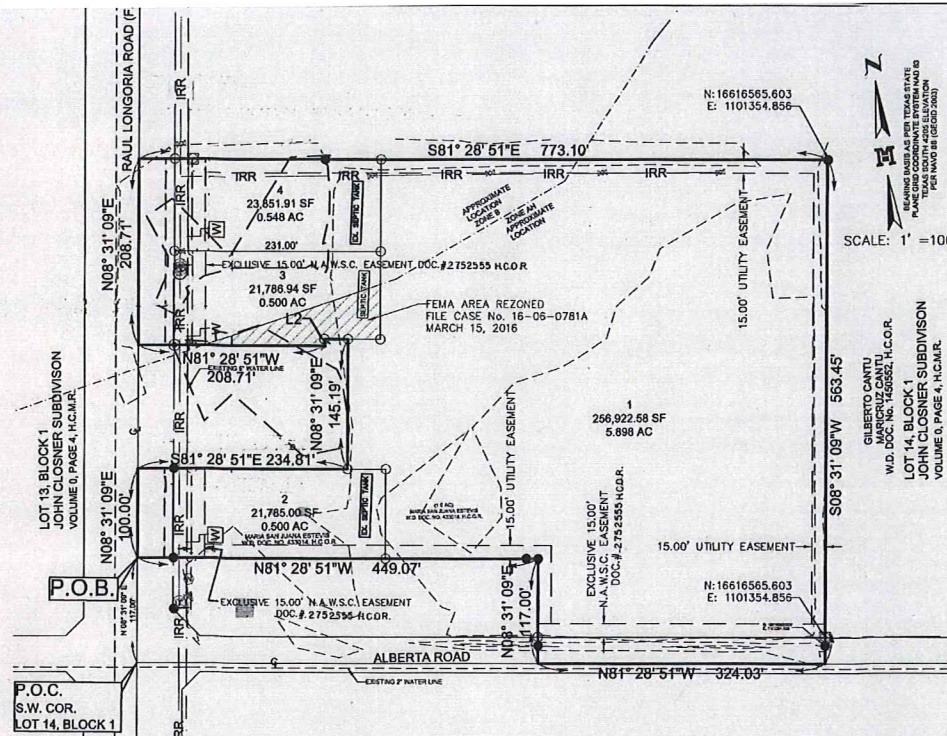
Ramiro R. Lozano and Mariselda Salazar Lozano
RAMIRO R. LOZANO AND MARISELDA SALAZAR LOZANO

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMIRO R. LOZANO AND MARISELDA SALAZAR LOZANO KNOWN TO ME THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVE UNDER MY HAND AND SEAL.

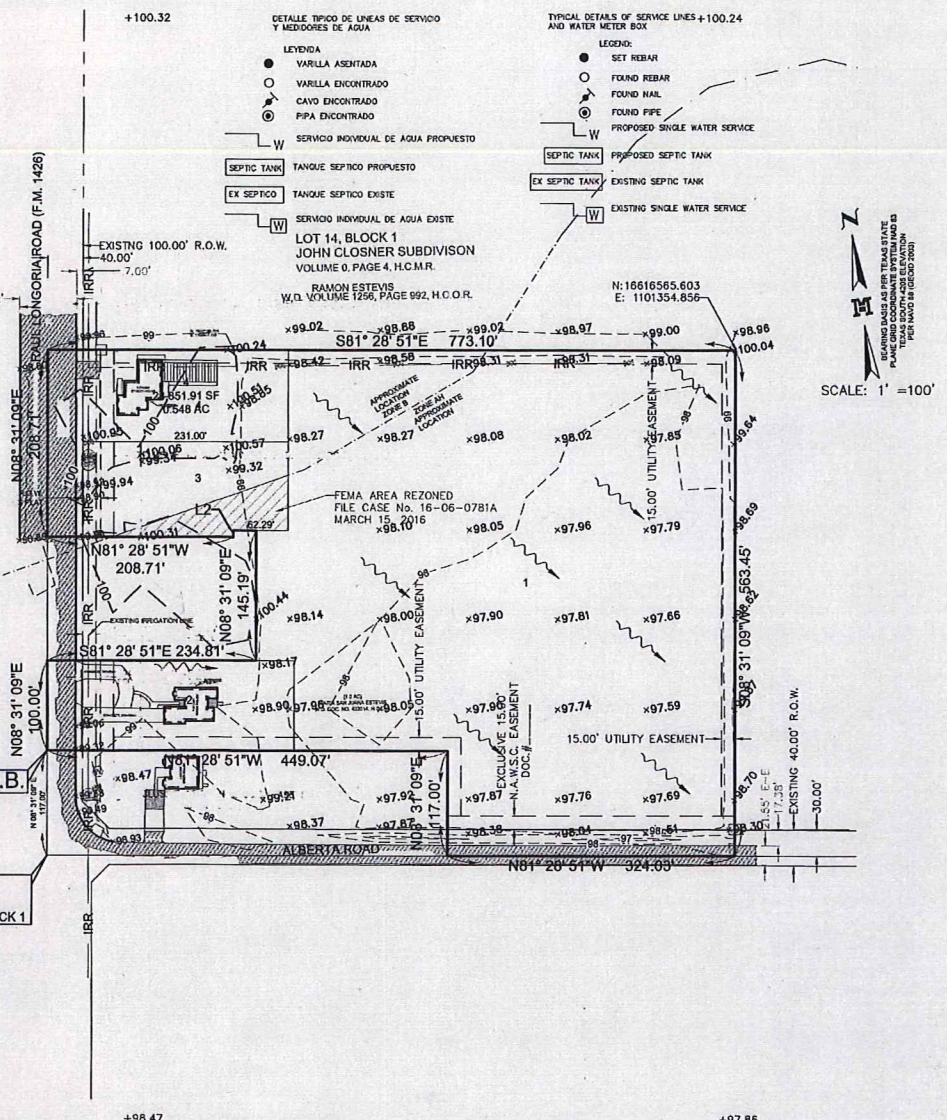
OF OFFICE THIS THE 23rd DAY OF August 2016

Lydia Flores
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/20/2018



**SUBDIVISION MAP OF
J&M No. 2**
BEING A RESUBDIVISION OF 8.047 ACRES
OUT OF LOT 14, BLOCK 1
JOHN CLOSNER et al SUBDIVISION
VOLUME 0, PAGE 4, H.C.M.R.
HIDALGO COUNTY, TEXAS.

COST ESTIMATE:
WATER DISTRIBUTION: \$ 570.00
SEPTIC TANK: \$ 1,500.00
IMPROVEMENTS / OSSF:
ESTIMACION DE COSTOS:
SERVICIO DE AGUA POTABLE: \$ 570.00
SERVICIO DE DRENAJE SANITARIO: \$ 1,500.00



Mario A. Reyna 7-22-16
ENGINEER'S SIGNATURE DATE

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