



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.O.A. SUBDIVISION, PRECINCT No. 2.

ENGINEER: SAM ENGINEERING & SURVEYING, INC. DEVELOPER: ORIEL ALVAREZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF EL GATO ROAD APPROXIMATELY 600 FEET WEST OF BORDER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of ALAMO and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-27-15 PROPERTY LIES WITHIN FLOOD ZONE: " B " AS PER FEMA.

ROAD R.O.W. DEDICATION: 10 FEET ONTO EL GATO ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-05-16 By, JAIME SALINAS, PCT. 2 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-17-15 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 12" LOCATION: EL GATO ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 10-13-16 : 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.

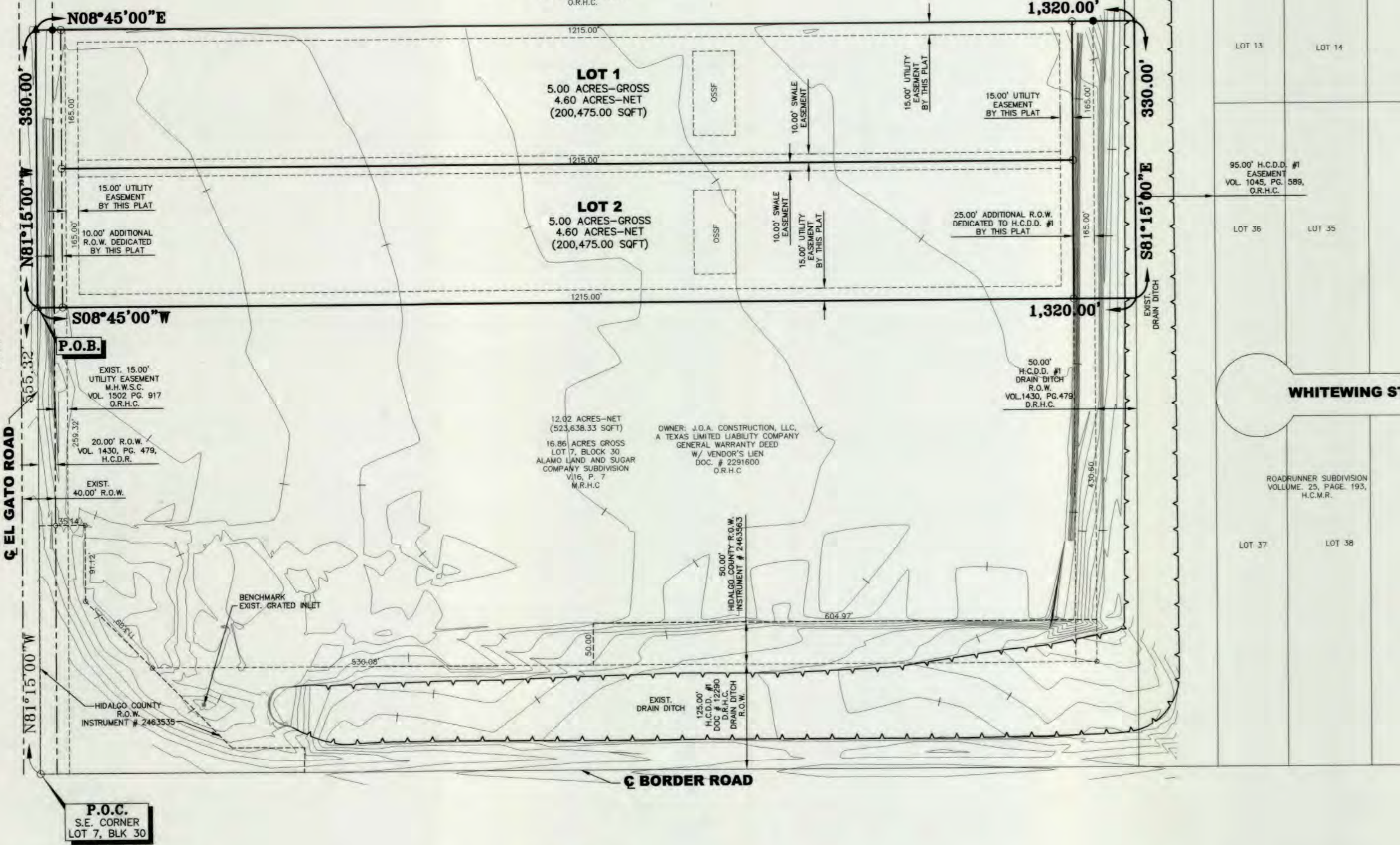
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 01/05/2016

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

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.

OWNER: JOSE I. BARRERA AND ENEDILIA BARRERA
DOCUMENT NO. 1117081
O.R.H.C.



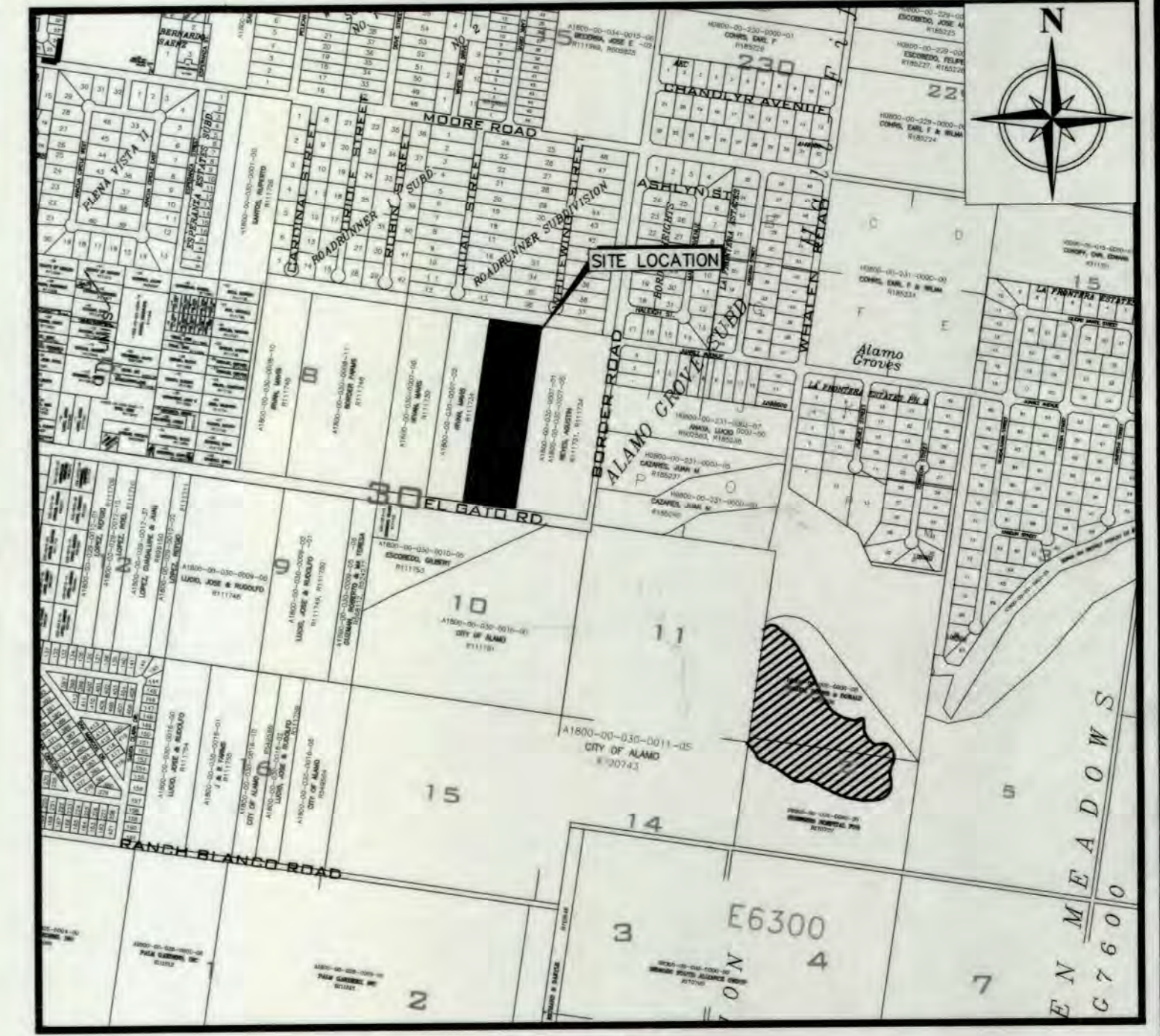
LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FND. 5/8" IRON ROD
- ▲ - FND. COTTON PICKER SPINDLE
- △ - SET COTTON PICKER SPINDLE

R.O.W. - RIGHT OF WAY
FND. - FOUND
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING

SURVEY NOTES:
1. BASIS OF BEARING BASED ON THE EAST LINE OF LOT 7 BLOCK 30, ALAMO LAND AND SUGAR COMPANY.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

- GENERAL NOTES
1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE: "B" ON FLOOD INSURANCE RATE MAP-COMMUNITY PANEL NO. 480334 0425 C REVISED NOVEMBER 16, 1982. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR-FLOOD PLAIN
 2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT: 40 FEET; REAR= 15 FEET; SIDE SETBACK: 6 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, OR EASEMENT, WHICHEVER IS GREATER IN ALL CASES.
 3. MINIMUM FINISH FLOOR: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 4. BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --SB.M. No. 1--ELEV. 89.30 N: 16581703.08, E. 115649.57 DESCRIPTION: LOCATED AT A GRATE INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL GATO ROAD AND BORDER ROAD.
 5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 11,044 CUBIC-FEET (0.254 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).
 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHTS, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 7. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 8. THIS SUBDIVISION IS SERVED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION.
 9. 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 RESIDENTIAL SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY 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.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM BOUNDARIES OF THIS SUBDIVISION.
 11. J.O.A. CONSTRUCTION LLC, THE OWNERS & SUBDIVIDERS OF J.O.A. SUBDIVISION, 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.
 12. 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 OCCUPY AN EASEMENT.
 13. FIRE HYDRANTS (IF REQUIRED) ARE PLACED IN THIS SUBDIVISION AT THE REQUEST OF THE CITY OF ALAMO. THE FIRE HYDRANTS ARE PLACED ON A NONE-FIRE RATED SYSTEM. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT IT WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT IT WILL.
 14. IN ACCORDANCE TO SECTION 8.213 SIDEWALKS AND CODE OF ORDINANCES CHAPTER 98-SIDEWALKS SHALL BE FIVE (5) FOOT IN WIDTH FOR INTERNAL STREETS AND FIVE (5) FOOT FOR PERIMETER STREETS ARTERIAL, COLLECTOR OR HIGHER CLASSIFICATION. A FIVE FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE NORTH SIDE EL GATO ROAD AT FINAL PLAT STAGE.
 15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLANS (SWPP) REQUIREMENTS.
 16. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
 17. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No. 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
 18. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
 19. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
 20. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
 21. 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 THE LOT.
 22. 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 SCHOOL, COMMERCIAL, INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 23. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CURB/REINFORCED CONCRETE PIPE OF NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
 24. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5. COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



LOCATION MAP SCALE: 1"=1000'
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

J.O.A. SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRECINCT No. 2, AT THE NORTHWEST CORNER OF EL GATO ROAD AND BORDER ROAD THE NEAREST MUNICIPALITY IS THE CITY OF ALAMO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF ALAMO (POP. 18,965), J.O.A. SUBDIVISION LIES APPROXIMATELY 0.75 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE # 42.021.

J.O.A. SUBDIVISION

BEING A 2-LOT SUBDIVISION CONTAINING 10.00 ACRES (435,600.00 SQ.FT.) MORE OR LESS, OUT OF THE EAST 26.86 ACRES (1,170,021.60 SQ.FT.) OF LOT 7, BLOCK 30, ALAMO LAND AND SUGAR COMPANY HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 16, PAGES 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 2-LOT SUBDIVISION CONTAINING 10.00 ACRES (435,600.00 SQ.FT.) MORE OR LESS, OUT OF THE EAST 26.86 ACRES (1,170,021.60 SQ.FT.) OF LOT 7, BLOCK 30, ALAMO LAND AND SUGAR COMPANY HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 16, PAGES 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID LOT 7, THENCE WITH THE SOUTH LINE OF SAID LOT 7, AND THE CENTERLINE OF EL GATO ROAD, NORTH 81°15'00" WEST, A DISTANCE OF 555.32 FEET TO A COTTON PICKER SPINDLE SET IN ASPHALT AT THE CENTERLINE OF SAID EL GATO ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7, AND THE CENTERLINE OF EL GATO ROAD, NORTH 81°15'00" WEST, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND IN ASPHALT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF JOSE I. BARRERA'S TRACT DESCRIBED IN GENERAL WARRANTY DEED, DOCUMENT NO. 1117081 OFFICIAL RECORDS, NORTH 08°45'00" EAST, AT 20.00 FEET PASS A ONE-HALF (1/2) INCH IRON ROD FOUND, FOR THE EXISTING NORTH RIGHT OF WAY OF SAID EL GATO ROAD, AT 30.00 FEET PASS A ONE-HALF (1/2) INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES" FOR THE NEW RIGHT OF WAY LINE OF SAID EL GATO ROAD, AT 1245 FEET PASS A ONE-HALF (1/2) INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES" FOR THE SOUTH 25.00 FEET ADDITIONAL DRAIN DITCH RIGHT OF WAY AT 1270.00 FEET PASS A ONE-HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTH RIGHT OF WAY LINE OF A 50.00 FEET DRAIN DITCH RIGHT OF WAY, AS RECORDED IN VOLUME 1430, PAGE 479, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 1520.00 FEET TO A POINT ON THE NORTH LOT LINE OF SAID LOT 7, AND THE SOUTH LINE OF A 95.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, EASEMENT LINE AS RECORDED IN VOLUME 1045, PAGE 589, OFFICIAL RECORDS HIDALGO COUNTY, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°15'00" EAST, A DISTANCE OF 330.00 FEET WITH THE NORTH LINE OF SAID LOT 7, AND THE SOUTH LINE OF SAID 95.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 EASEMENT, TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°50'00" WEST, AT 75.00 FEET PASS A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF SAID DRAIN DITCH RIGHT OF WAY, AT 1,290.00 FEET PASS A ONE-HALF (1/2) INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES" FOR THE NORTH RIGHT OF WAY OF SAID EL GATO ROAD, AT 1,320.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING 10.00 ACRES (435,600.00 SQ.FT.) MORE OR LESS.

INDEX TO SHEET J.O.A. SUBDIVISION

1	LOCATION MAP AND E.T. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, (IF REQUIRED) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES' TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION.

STATE OF TEXAS
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.O.A. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY CLERK'S RECORDED CERTIFICATE
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
CLERK AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
BY THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY ISMAEL HIDALGO _____ DEPUTY CLERK

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 (HEREINAFTER CALLED "GRANTEE"), MILITARY HIGHWAY WATER SUPPLY CORPORATION, CONSIDERATION PAID BY RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THIS ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY 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, 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 TITLE 14 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 06 DAY OF July 2016

STATE OF TEXAS
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF J.O.A. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

Mayor
MAYOR, CITY OF ALAMO DATE 8-30-16

Mayor
MAYOR, CITY OF ALAMO DATE 8-30-16

APPROVED BY DRAINAGE DISTRICT:
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(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
BY: _____ DATE _____
RAUL E. SESAN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE J.O.A. SUBDIVISION ADDITION OF THE OF, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR PURPOSES OF CONSIDERATION, HEREIN EXPRESSED.

J.O.A. CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY
(HORIEL ALVAREZ)
OWNER
4006 22ND STREET
MCALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
"KNOW ALL MEN BY THESE PRESENTS:
THAT I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY OF ALAMO.

S.D.M.
SAMUEL D. MALDONADO, RPLS NO. 6027 DATE 7/6/2016

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.O.A. CONSTRUCTION, LLC, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 06th DAY OF July, 2016

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

S.D.M.
SAUL D. MALDONADO, PE NO. 100320 DATE 07/16

J.O.A. CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY
(HORIEL ALVAREZ)

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 06 DAY OF July 2016

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHT-OF-WAY OR EASEMENTS.

BY: *H.A.* PRESIDENT ATTEST: *J.S.* SECRETARY

MILITARY HIGHWAY WATER SUPPLY CORPORATION
APPROVED: _____
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT OF J.O.A. SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 30 DAY OF August, 2016

CHAIRMAN

NO.	SHEET	REVISION	DATE	APPROVED

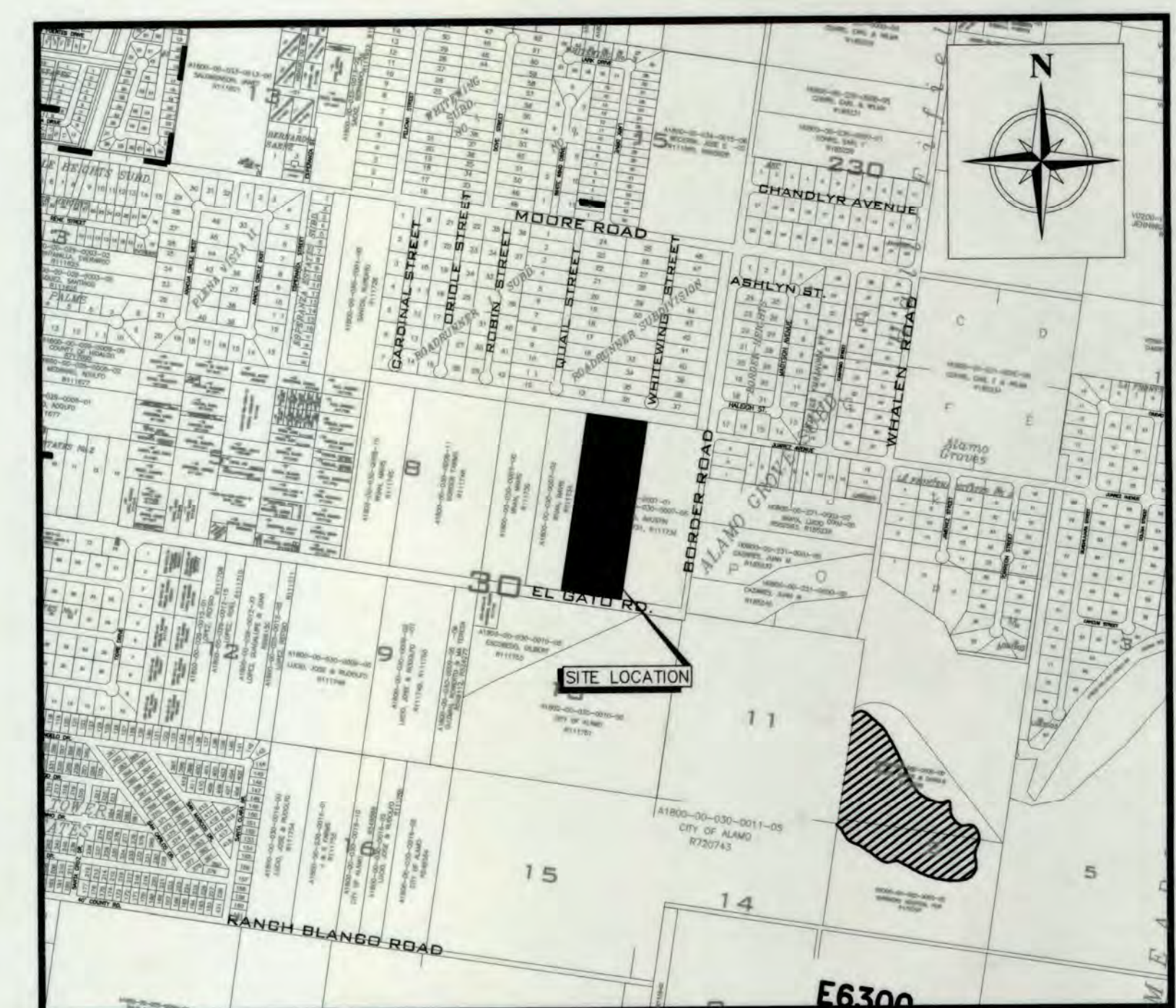
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HORIEL ALVAREZ	4006 22ND STREET	MCALLEN, TEXAS 78501	(956) 588-6435	
ENGINEER: SAUL D. MALDONADO, P.E.	200 S. 10TH ST. SUITE 1607	MCALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST. SUITE 1607	MCALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

SAMES SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1607 TEL. (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
REGISTRATION # F-10602

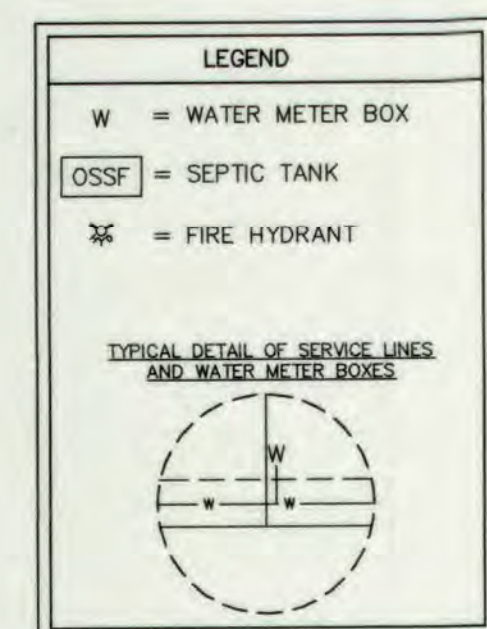
DATE OF PREPARATION: MAY 2015

J.O.A. SUBDIVISION DRAINAGE AND MAP OF TOPOGRAPHY LAYOUT



CONSTRUCTION COST ESTIMATE

PAVING	=	\$800.00
DRAINAGE	=	\$800.00
WATER	=	\$34,650.00
SEWER	=	\$ 7,000.00
TOTAL	=	\$41,650.00



SUBDIVIDER CERTIFICATION:
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
I (WE) **HORIEL ALVAREZ** OF J.O.A. SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: HORIEL ALVAREZ
STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HORIEL ALVAREZ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF JULY 2016

NOTARY PUBLIC
MY COMMISSION EXPIRES 04/27/2019

INFORME FINAL DE INGENIERIA PARA ABASTECIMIENTO DE AGUA:
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LOCATION MAP
SCALE: 1"=1000'

LA SUBDIVISION J.O.A. RECIBIRA SU PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA MHWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. MHWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

MHWSC MANTIENE UN CONDUCTO DE AGUA DE 12" EN LA ESQUINA NOROESTE DE LA INTERSECCION DE EL GATO ROAD Y BORDER ROAD. MHWSC MANTIENE UNA LINEA DE SERVICIO DE 12" DE DIAMETRO QUE PASA POR EL LADO OESTE DE LA PARTE NORTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE EL GATO ROAD.
LA SUBDIVISION J.O.A. PROPONE APROVECHAR EL DUCTO DE AGUA DE 12" Y EXTENDERLO HACIA EL OESTE POR MEDIO DEL DERECHO DE VIA AL NORTE DE EL GATO ROAD A APROXIMADAMENTE 886 PIES HACIA LA LINEA DE PROPIEDAD DEL OESTE. DE DICHO DUCTO DE AGUA DE 12", DOS (2) SERVICIOS DE 1" SERAN UTILIZADAS PARA SU CONEXION A LOS MEDIDORES DE AGUA PARA CADA LOTE. EL DUCTO SERVICIAL DE 1" (INDIVIDUAL) Y LOS MEDIDORES SERAN INSTALADOS A UN COSTO TOTAL DE \$1,750.00 POR LOTE. EL DUEÑO LE HA PAGADO A MHWSC LA SUMA DE \$14,700.00, LA CUAL CUBRE EL COSTO DE SU INSTALACION Y TODAS SUS CUOTAS Y TARIFAS. A PETICION DEL PROPIETARIO DE UN LOTE, MHWSC PUNTUALMENTE Y GRATUITAMENTE INSTALARA EL MEDIDOR DE AGUA PARA SU LOTE. LA INSTALACION DE SERVICIOS DE AGUA SERA FINALIZADA A PARTIR DE LA FECHA DE INSTRUMENTACION DEL PLAT. EL DUEÑO TAMBIEN INSTALARA 2 HIDRANTES EN UN COSTO UNITARIO DE \$2,500.00 PARA UN COSTO TOTAL DE \$19,700.00

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO Y AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

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 (ARENA ARCILLOSA Y SUELO FRANCO DEL CONDADO DE HIDALGO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN. EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO DE ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$3,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. NO OSSF SE HAN INSTALADO A PARTIR DEL TIEMPO DE SOLICITUD PARA SU APROBACION FINAL. EL DUEÑO PUBLICARA UNA CARTA DE CREDITO CON LA PRESENTACION DEL PLAT FINAL CON EL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DEL SISTEMA SEPTICO DE \$7,000.00. EL DUEÑO INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE.

EN CUALQUIER MOMENTO DESPUES DE QUE EL LOTE SE VENGA, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO POR ESCRITO O LLAMANDO AL DUEÑO Y LUEGO ARCHIVAR CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA CONSTRUIR UN SISTEMA SEPTICO. SI EN UN SOLAR PERTENECIENTE AL DUEÑO DE LA SUBDIVISION NINGUNA FOSA SEPTICA HA SIDO INSTALADA A PARTIR DEL (08/05/15) ENTONCES EL SUBDIVIDOR DEBE DE RENOVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI EL/ELLA DECIDEN EN NO RENOVAR LA CARTA DE CREDITO, ENTONCES EL/ELLA DEBEN DE OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR TODAS LAS FOSAS SEPTICAS ANTES DE (12/05/16). SI EL SUBDIVIDOR FALLA EN RENOVAR SU CARTA DE CREDITO O DE INSTALAR TODOS LOS SISTEMAS SEPTICOS HA LA FECHA YA INDICADA ANTERIORMENTE, ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA INSTALACION DE LOS SISTEMAS PENDIENTES. SI EN UN SOLAR PERTENECIENTE HA ALGUIEN QUE SEA EL DUEÑO DE LA SUBDIVISION NINGUN SISTEMA SEPTICO HA SIDO INSTALADO A PARTIR DEL (08/05/15) ENTONCES EL DUEÑO DE LA SUBDIVISION PRIMERO LE RECORDARA AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SEPTICO. AL MENOS QUE EL DUEÑO DEL SOLAR HA INICIADO LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL DUEÑO DE LA SUBDIVISION Y SOLICITANDO LA APLICACION PARA LA INSTALACION DEL SISTEMA. EL DUEÑO DE LA SUBDIVISION EJERCERA SU DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE EL/ELLA PUEDA INSTALAR EL SISTEMA SEPTICO O EL RENOVAR LA CARTA DE CREDITO PARA ESOS SISTEMAS SEPTICOS QUE A UN NO HAN SIDO INSTALADOS.

DE CUALQUIER MANERA, LOS SISTEMAS SEPTICOS SERAN INSTALADOS PARA (12/05/16) AL MENOS QUE EL DUEÑO DE LA SUBDIVISION RENUEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LAS FOSAS SEPTICAS TENDRAN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION DEL INGENIERO:

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 SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

INSTALACIONES DE AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUcido MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$34,650.00 QUE ES IGUAL A \$17,325.00 POR LOTE.

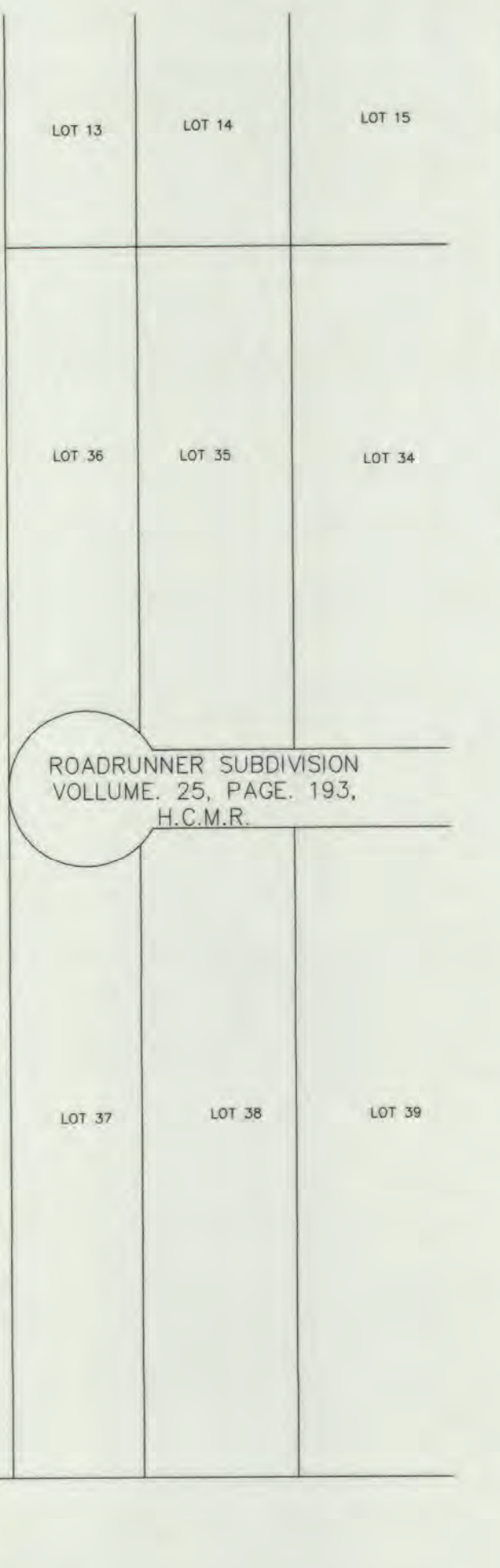
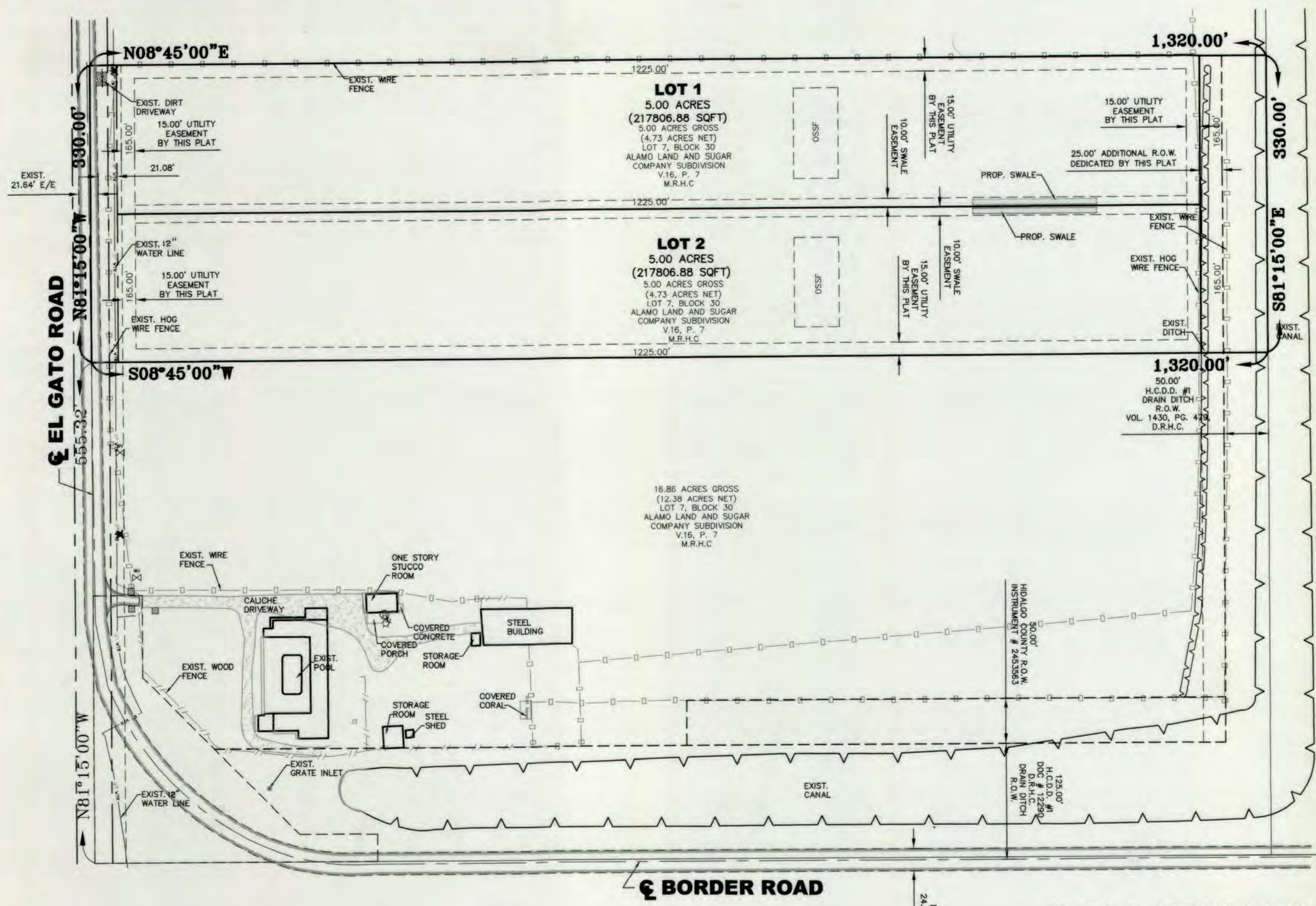
DRENAJE-SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$3,500.00 POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$7,000.00 POR TODA LA SUBDIVISION.

PREPARED BY SAUL D. MALDONADO P.E.
FECHA



DATE OF PREPARATION: MAY 2015 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1607 TEL. (956) 702-8880
McAlLEN, TEXAS 78501 FAX: (956) 702-8883



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

J.O.A. SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (MHWSC). THE SUBDIVIDER AND MHWSC HAVE ENTERED INTO A CONTRACT IN WHICH MHWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND MHWSC 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.

MHWSC HAS AN EXISTING 12" DIAMETER WATER LINE AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL GATO ROAD AND BORDER ROAD. FROM THE 12" DIAMETER WATER LINE, CONTIGUES 12" DIAMETER WATER LINE RUNNING WEST ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY LINE OF EL GATO ROAD.

J.O.A. SUBDIVISION PROPOSES TO TAP INTO THE EXISTING 12" DIAMETER WATERLINE, AND EXIT IT WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EL GATO ROAD APPROXIMATELY 686 FEET TO THE WEST PROPERTY LINE OF SAID J.O.A. SUBDIVISION. FROM THE EXISTING 12" DIAMETER WATER LINE, TWO (2) - 1" DIAMETER SINGLE SERVICE LINES RUN CONNECTING TO THE WATER METER BOXES FOR EACH LOT. THE 1" SINGLE SERVICES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$1,750.00 OR \$875.00 PER LOT. THE SUBDIVIDER HAS, IN ADDITION, PAID MHWSC THE SUM OF \$14,700.00, WHICH COVERS THE \$875.00 COST PER LOT FOR WATER METER (INCLUDING INSTALLATION COST AND ALL TAPPING FEES AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, MHWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE WATER FACILITIES SHALL BE OPERABLE AS OF THE DATE OF RECORDING OF THE PLAT. THE SUBDIVIDER WILL ALSO INSTALL 2 FIRE HYDRANTS AT A UNIT COST OF \$2,500.00 FOR A TOTAL COST OF \$19,700.00.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES (UTILIZING LETTER OF CREDIT)

J.O.A. SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEERING HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

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. 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 LIMITS AREA). THE SOIL IS A UNIFORM HIDALGO SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,500.00, INCLUDING THE COST FOR REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THE FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$7,000.00. 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 HAS BEEN INSTALLED AS OF (08/05/15) THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THAN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY (12/05/16). IF THE DEVELOPER FAILS TO RENEW HIS/HERE LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFOREMENTIONED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVIDER CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEM. IF A LOT BELONGING TO SOMEONE OTHER THEN THE SUBDIVIDER, NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (08/05/16) 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 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.

IN ANY EVENT, ALL SEPTIC SYSTEM WILL BE INSTALLED ON THE LOTS BY (12/05/16) UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THIR UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

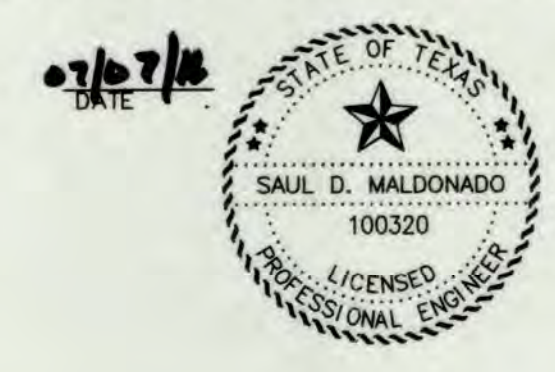
ENGINEERING CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. 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 METER, WILL COST A GRAND TOTAL OF \$34,650.00 WHICH EQUALS TO \$17,325.00 PER LOT.

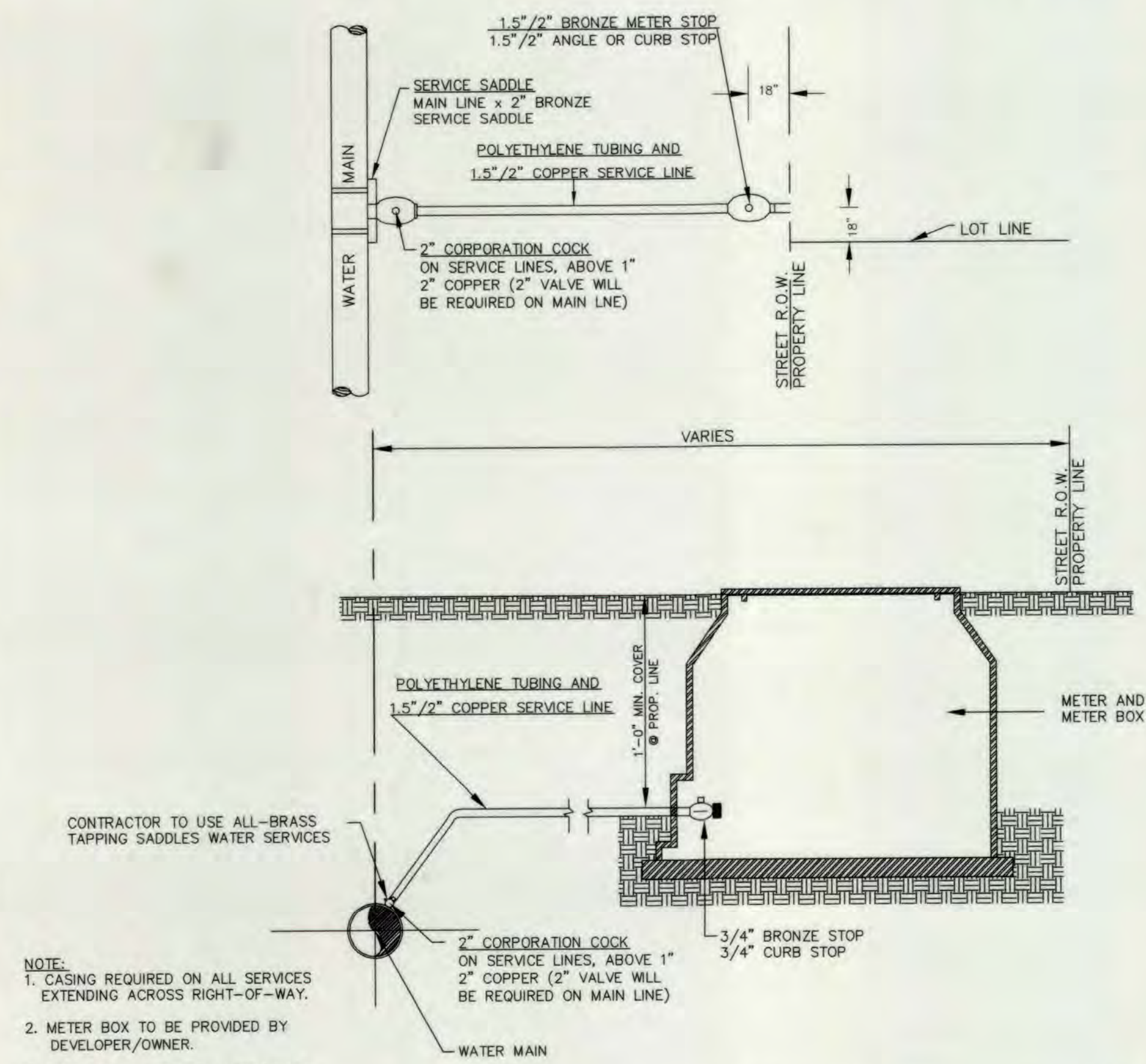
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$7,000.00 FOR THE ENTIRE SUBDIVISION.

PREPARED BY SAUL D. MALDONADO P.E.
DATE



INDEX TO SHEET J.O.A. SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. (IF REQUIRED) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION.



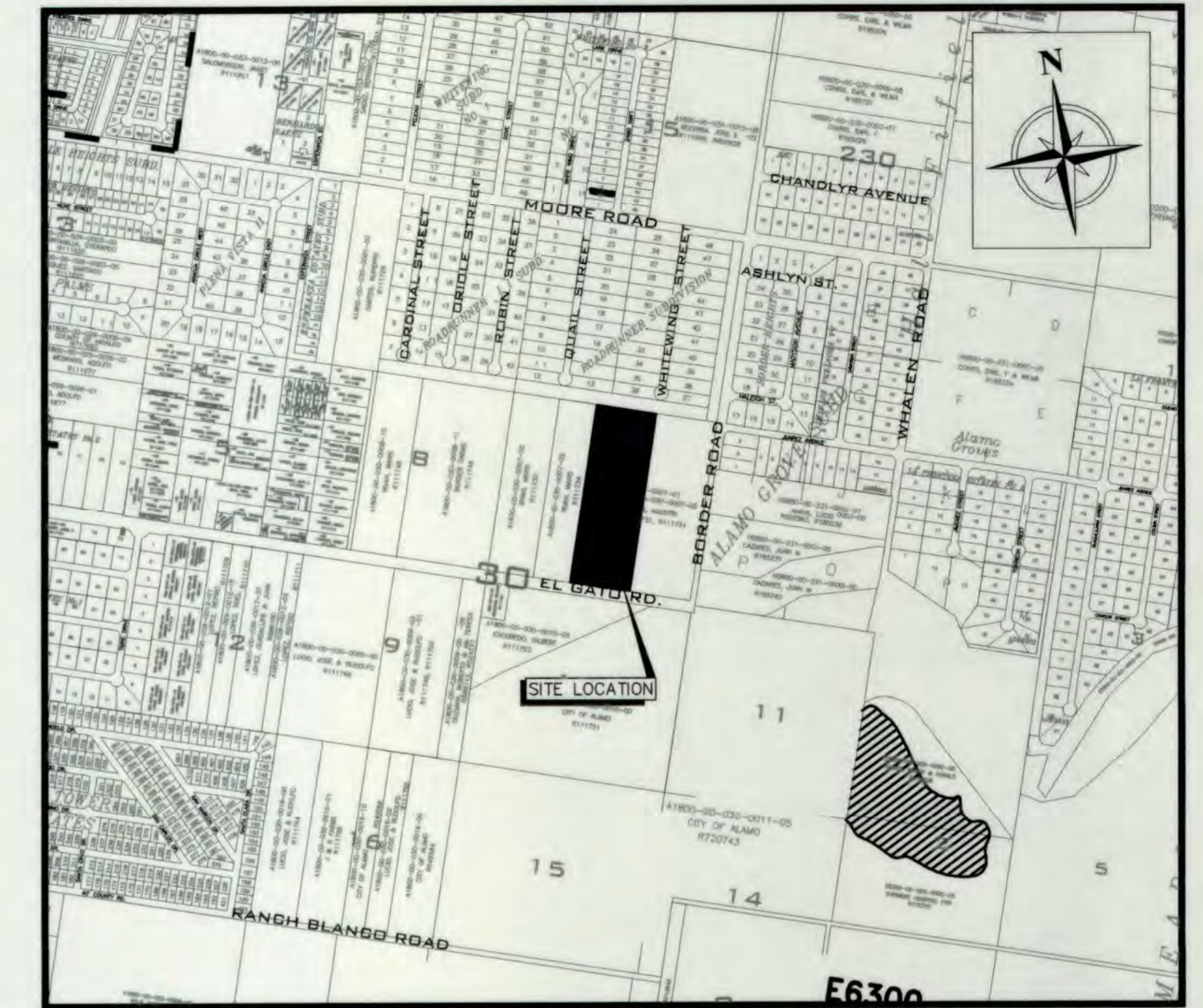
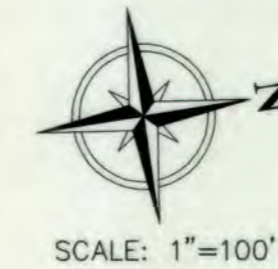
SINGLE WATER SERVICE CONNECTION
NOT TO SCALE

- NOTE:**
- CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
 - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY THE MHWSC.
 - THE CITY OF ALAMO WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HORIEL ALVAREZ	4006 22ND STREET	McAlLEN, TEXAS 78501	(956) 588-6435	
ENGINEER: SAUL D. MALDONADO, P.E.	200 S. 10TH ST. SUITE 1607	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST. SUITE 1607	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

J.O.A. SUBDIVISION DRAINAGE AND MAP OF TOPOGRAPHY LAYOUT



LOCATION MAP
SCALE: 1"=1000'

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

J.O.A. SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRECINCT No. 2, AT THE NORTHWEST CORNER OF EL GATO ROAD AND BORDER ROAD THE NEAREST MUNICIPALITY IS THE CITY OF ALAMO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POP. 18,956), J.O.A. SUBDIVISION LIES APPROXIMATELY 0.75 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE § 42.021.

LOCATION OF PROPERTY:
BEING 10 ACRES OUT OF THE EAST 26.86 ACRES OF LOT 7, BLOCK 30, ALAMO LAND AND SUGAR COMPANY, HIDALGO COUNTY TEXAS, VOLUME 16, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS PROPERTY IS LOCATED IN THE ETJ OF THE CITY OF ALAMO AND IT IS LOCATED APPROXIMATELY 555.32 FEET WEST OF THE INTERSECTION OF EL GATO ROAD AND BORDER ROAD.

EXISTING USE AND DRAINAGE PATTERN:
THE PROPERTY IS CURRENTLY OPEN LAND. THE CURRENT DRAINAGE RUNOFF FROM THIS PROPERTY IS OVER LAND IN A SOUTH, SOUTHEASTERLY DIRECTION TO ADJACENT LOW LYING AREAS ALONG EL GATO ROAD AND SUBSEQUENTLY FLOWS EAST IN A ROAD SIDE DITCH TO AN EXISTING GRATE INLET, OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT #1 WHICH THEN OUT FALLS INTO AN EXISTING DRAIN DITCH ALSO OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

CALCULATIONS:
FEMA FLOOD ZONE "B", COMMUNITY PANEL NUMBER 480334 0450 C, DATED NOVEMBER 16, 1982.
SOIL HYDRAULIC GROUP IS B.
EXISTING STORM RUNOFF BASED ON THE RATIONAL METHOD FOR A 10 YEAR FREQUENCY STORM IS 5.99 CFS.
POST DEVELOPMENT EXPECTED RUNOFF IS 13.87 CFS FOR THE PROPPED DESIGN STORM. TOTAL DETENTION REQUIREMENT IS 11,044 CF.

STATE OF TEXAS
COUNTY OF HIDALGO

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

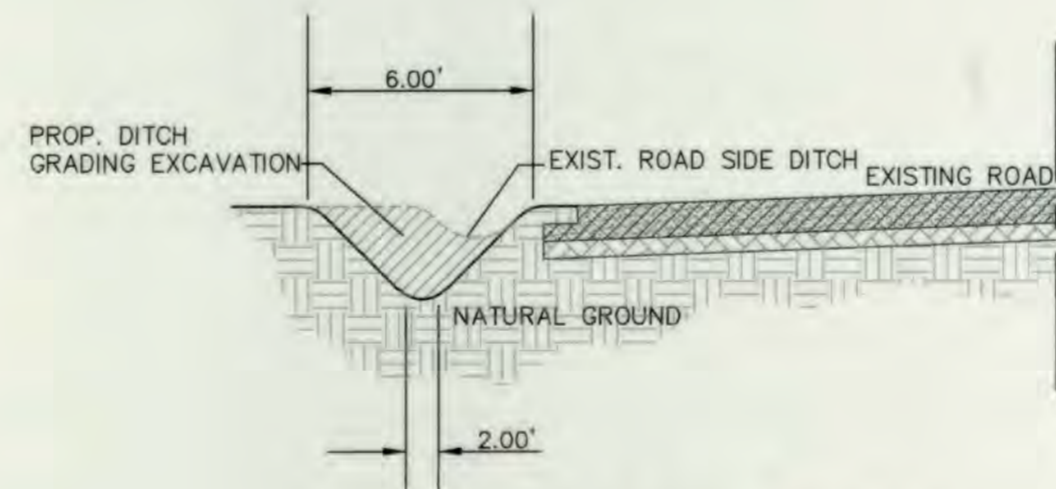
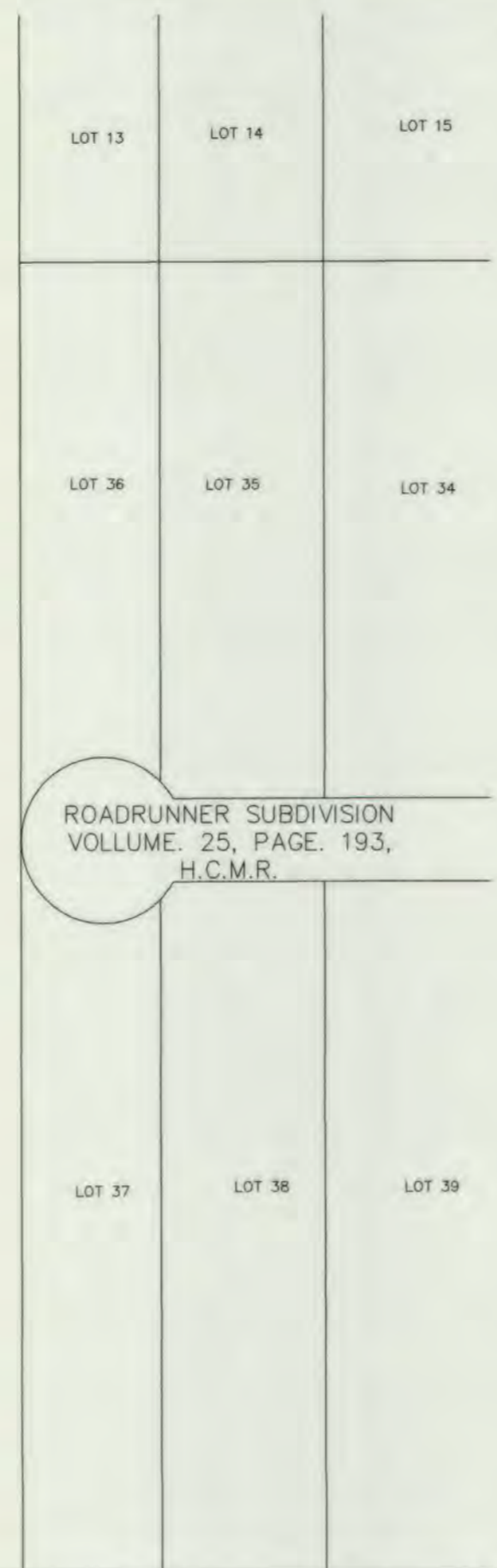
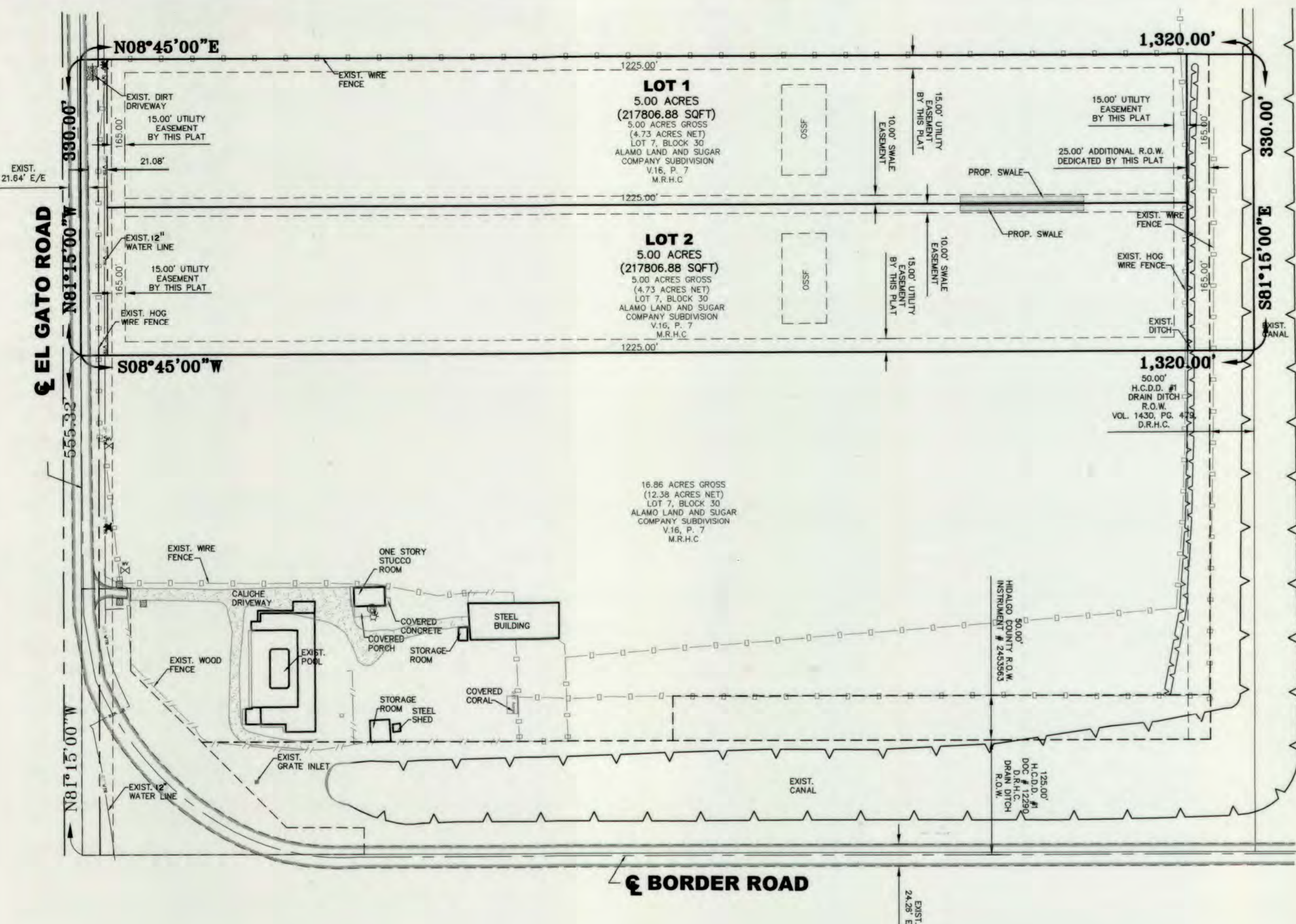
SAUL D. MALDONADO, PE 07/21/16 DATE
NO. 100320



DATE OF PREPARATION: MAY 2015

REGISTRATION # F-10602

SAMES SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1607 TEL: (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883



ROAD SIDE DITCH GRADING
N.T.S.

DRAINAGE REPORT
J.O.A. SUBDIVISION
HIDALGO COUNTY, TEXAS

THE PROPOSED 2-LOT J.O.A. SUBDIVISION CONTAINING 10.00 ACRES OUT OF A 26.86-ACRE (GROSS), 21.85-ACRE (NET) TRACT OF LAND, PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION EL GATO ROAD AND BORDER ROAD, WITHIN THE CITY LIMITS OF ALAMO. THIS DEVELOPMENT IS CURRENTLY PLANNED BY SINGLE FAMILY RESIDENTIAL AREAS TO THE NORTH AND WEST, AND OPEN AGRICULTURE ON THE SOUTH, AND EAST. THIS DEVELOPMENT AND ITS SURROUNDING AREA IS IN ZONE "B", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0425C, MAP REVISED NOVEMBER 16, 1982.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF HIDALGO-SANDY CLAY LOAM (28) (100% OF SITE), WITH 0 TO 1 PERCENT SLOPES, WELL DRAINED, MODERATELY HIGH TO HIGH PERMEABILITY, AND AVAILABLE WATER CAPACITY IS MODERATE.

EXISTING STORM RUNOFF WITHIN THIS PROPERTY CURRENTLY FLOWS OVERLAND IN A SOUTH, SOUTHEASTERLY DIRECTION TO ADJACENT LOW LYING AREAS ALONG EL GATO ROAD AND SUBSEQUENTLY RUNS ITS NATURAL COURSE.

AS REQUIRED BY THE CITY OF ALAMO, THE POST-DEVELOPMENT STORM RUNOFF VOLUME WILL REMAIN UNCHANGED, WITH THE ADDITIONAL RUNOFF RESULTING FROM INCREASED IMPERVIOUS AREAS TO BE DETAINED WITHIN THE PROPERTY. ACCORDING TO CALCULATIONS UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 5.99 CFS FOR THIS PROPERTY. THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 13.87 CFS FOR A 10-YEAR STORM.

IN ACCORDANCE WITH HIDALGO COUNTY AND CITY OF ALAMO DRAINAGE REQUIREMENTS OF NOT INCREASING THE AMOUNT OF EXISTING RUNOFF, CALCULATIONS INDICATE THAT 11,044 CUBIC FEET (0.254 AC-FT) OF STORM RUNOFF WILL BE REQUIRED TO BE DETAINED WITHIN THE SUBDIVISION. THE REQUIRED DETENTION VOLUME WILL BE DETAINED ON SITE WITHIN THE PROPOSED LOTS IN THE FORM OF A SWALES AND DETENTION PONDS. DETAINED RUNOFF WILL THEN OUTFALL BY SWALES, AND RCP PIPE, INTO AN EXISTING DRAIN DITCH OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT # 1, LOCATED ON THE EAST SIDE OF PROPOSED SUBDIVISION ALONG BORDER ROAD. TABLES AND CALCULATIONS ARE ATTACHED.

PREPARED BY: SAUL MALDONADO, P.E. DATE: 07/21/16



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HORIEL ALVAREZ	4006 22ND STREET	McALLEN, TEXAS 78501	(956) 588-6435	
ENGINEER: SAUL D. MALDONADO, P.E.	200 S. 10TH ST. SUITE 1607	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST. SUITE 1607	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

INDEX TO SHEET J.O.A. SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. (IF REQUIRED) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION.