



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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 LOS TRES ENCINOS SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING DEVELOPER: ROGELIO GUERRERO

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF F.M. 676 & SCHUERBACH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-08-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IMPROVEMENTS WILL BE PROVIDED BY REGRADING SCHUERBACH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ON F.M. 676 (MILE 5 NORTH ROAD) & 15.00 FEET ON SCHUERBACH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-05-2016 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

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

SEWER SYSTEM:  SANITARY SEWER BY: ALTON LINE SIZE: 8" LOCATION: WEST SIDE OF SCHUERBACH ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: EAST SIDE OF SCHUERBACH ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 10-05-2016: 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: 08/23/2016

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

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.*

# LOS TRES ENCINOS SUBDIVISION

THE EAST 5.00 ACRES OF TRACT "A", BLOCK 2, LA HOMA RANCH CITRUS GROVES SUBDIVISION, UNIT No. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS  
BEING 5.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE EAST 5.00 ACRES OF TRACT "A", BLOCK 2, LA HOMA RANCH CITRUS GROVES SUBDIVISION, UNIT No. 1, AS PER MAP RECORDED IN VOLUME 7, PAGE 59 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A" AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: S 08° 50' W, 1355.00 FEET, WITH THE EAST LINE OF SAID TRACT "A" AND WITH THE CENTERLINE OF SCHUERBACH ROAD TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF SAID TRACT "A" AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: N 81° 10' W, 160.74 FEET, WITH THE SOUTH LINE OF SAID TRACT "A" TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: N 08° 50' E, WITH A LINE THAT IS PARALLEL TO THE EAST LINE OF SAID TRACT "A" AND WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2083444, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 230.00 FEET PASS A 1/2" IRON ROD FOUND FOR A REFERENCE ON THE NORTH R.O.W. LINE OF AN EASEMENT GRANTED TO HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 BY DEED RECORDED IN VOLUME 2968, PAGE 899 OF THE HIDALGO COUNTY DEED RECORDS, AT A DISTANCE 1315.00 FEET TO PASS A 1/2" IRON ROD FOUND FOR REFERENCE ON THE SOUTH R.O.W. LINE OF FM 676 (MILE 5 NORTH ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF 1355.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: S 81° 10' E, 160.74 FEET, WITH THE NORTH LINE OF SAID TRACT "A" AND WITH THE CENTERLINE OF SAID FM 676 (MILE 5 NORTH ROAD) TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

THIS PLAT OF LOS TRES ENCINOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

CHAIRMAN

CITY OF MISSION  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009 (c) AND § 212.015(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LOS TRES ENCINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON \_\_\_\_\_

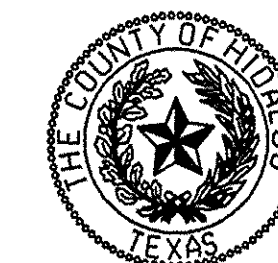
MAYOR OF THE CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ SECRETARY OF THE CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(A)  
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS TRES ENCINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2016

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
By: \_\_\_\_\_ DEPUTY

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218  
DONNA, TEXAS, 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: JUNE 19, 2016

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
I, ROGELIO GUERRERO OWNER OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "LOS TRES ENCINOS SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.  
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT  
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: ROGELIO GUERRERO  
ADDRESS: 2505 W. MILE 5 NORTH RD  
MISSION, TEXAS, 78574

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROGELIO GUERRERO PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN DECLARED THAT THEIR 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
PRESIDENT DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
SECRETARY DATE \_\_\_\_\_

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 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.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

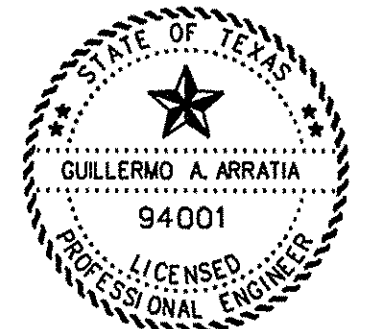
I, THE UNDERSIGNED, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES  
REG. PROFESSIONAL LAND SURVEYOR # 4032  
P.O. BOX 478  
107 W. HUISACHE ST.  
WESLACO, TEXAS, 78596  
PH. 956-968-2422

STATE OF TEXAS  
COUNTY OF HIDALGO

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

*Guillermo A. Arratia, P.E.* 7/9/16  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537



SHEET 1 OF 2

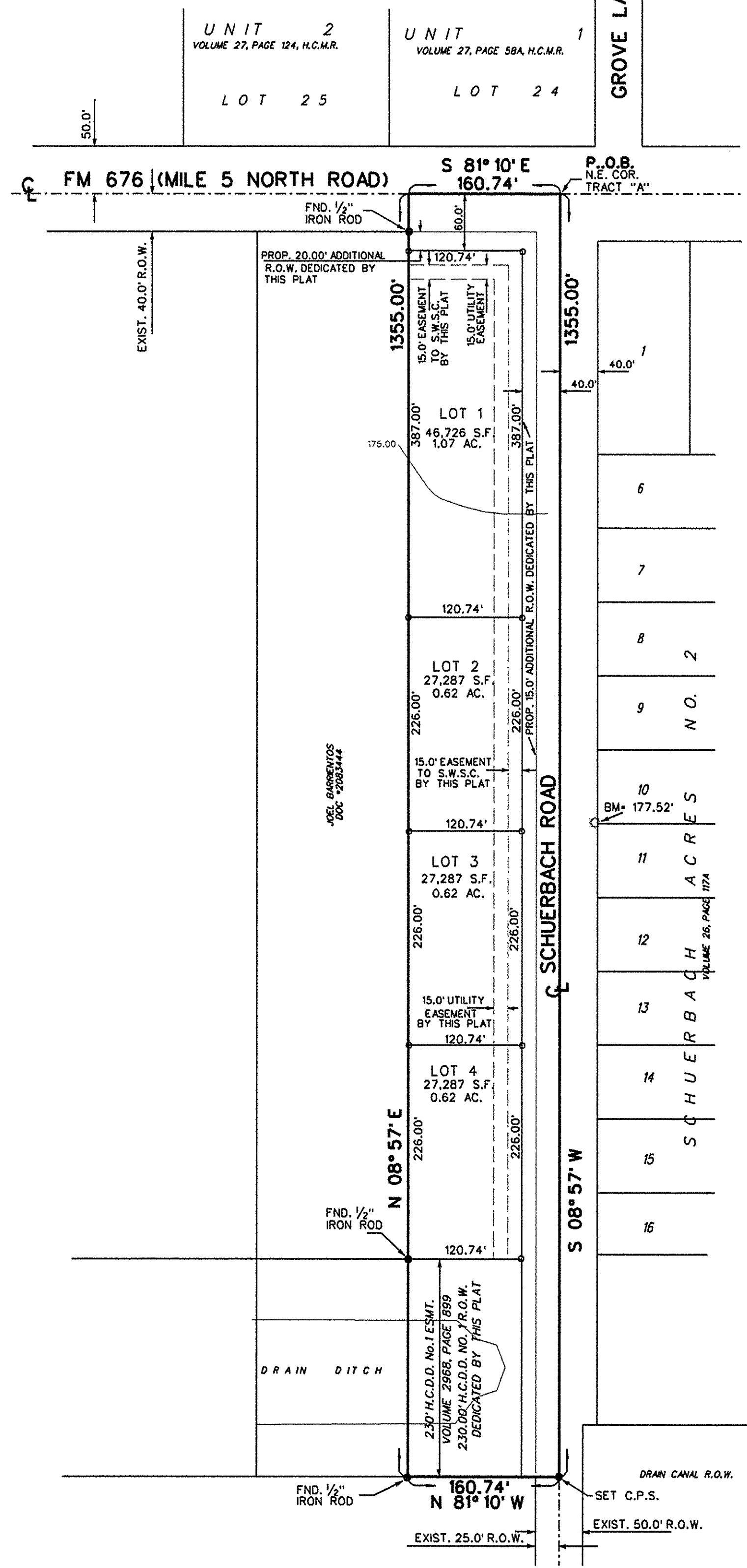
INDEX TO SHEET OF LOS TRES ENCINOS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; 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; COUNTY 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 H.C.I.D. NO. 6 CERTIFICATE OF APPROVAL; REVISION NOTES - H.C.D.D.; WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 2	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

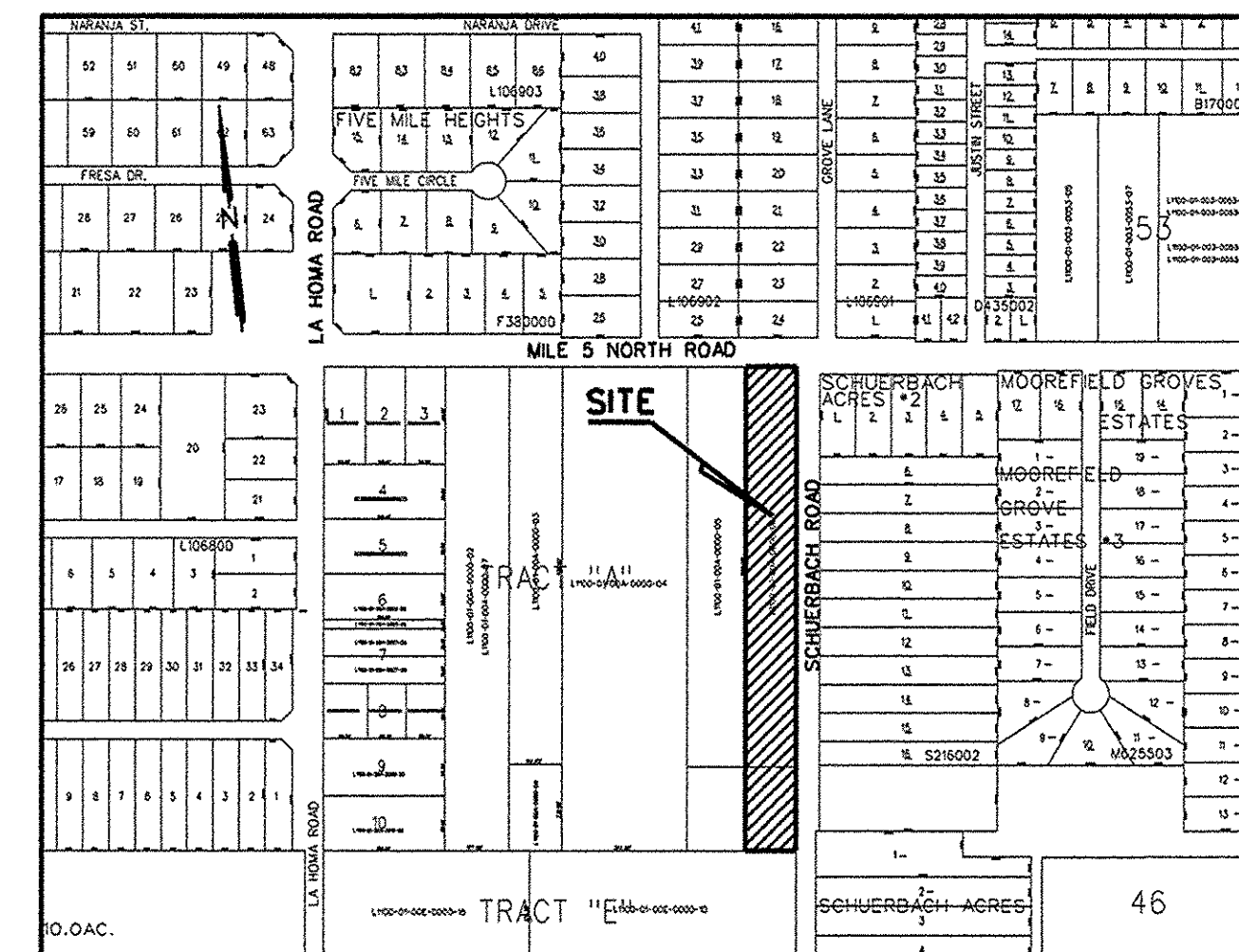
## GENERAL NOTES:

- MIN. BUILDING SETBACK LINES:  
FRONT 40.0'  
SIDE 15.0' OR EASEMENT WHICH EVER IS GREATER  
REAR 15.0' OR EASEMENT WHICH EVER IS GREATER
  - MINIMUM FINISH FLOOR NOTE:  
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 PERMIT APPLICATION.
  - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.  
○ DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.  
^ DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
  - BENCHMARK ELEVATION: 177.52', C.P.S. SET IN POWER POLE ON THE EAST SIDE OF SCHUERBACH ROAD ABOUT 663 FEET SOUTH OF FM 676 (NGVD 1988)
  - FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.  
C.P.N. 480334 0290 D  
MAP REVISED: JUNE 6, 2000.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,431 CUBIC FEET 0.21 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE WEST SIDE OF THIS LOT
  - 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 HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT
  - 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.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
  - OWNER OF LOT 1 WILL BE RESPONSIBLE TO MOVE EXISTING BLOCK BUILDING ENCRDACHING ONTO THE NEW R.O.W. LINE OF SCHUERBACH ROAD AT THE TIME OF FUTURE WIDENING OF SCHUERBACH ROAD.

LA HOMA GROVES SUB.



SC: 1" = 100'



LOCATION MAP

SCALE: 1" = 100'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LOS TRES ENCINOS SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT No. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, AT THE SOUTHEAST CORNER OF FM 676 (MILE 5 NORTH ROAD), THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION OF 77,058 2010 CENSUS). LOS TRES ENCINOS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

No.	SHEET	REVISION	DATE	APPROVED

### PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROGELIO GUERRERO	2505 W. MILE 5	MISSION, TEXAS 78574	956-321-6602
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS, 78596	956-968-2422

MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA DE TOPOGRAFIA Y DRENAJE

LOS TRES ENCINOS  
SUBDIVISION

MAP OF WATER DISTRIBUTION SYSTEM  
MAPA DE DISTRIBUCION DE AGUA

THE EAST 5.00 ACRES OF TRACT "A", BLOCK 2, LA HOMA RANCH CITRUS GROVES SUBDIVISION, UNIT No. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION:

1.- 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 LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- WE, ROBERTO AND ISSIS HERNANDEZ SUBDIVIDERS OF CARLOS HERNANDEZ SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING 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 TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROGELIO GUERRERO PROVED TO BE THROUGH THE TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOS TRES ENCINOS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION THE SUBDIVIDER, AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF SCHUEBARCH ROAD

WATER DISTRIBUTION FOR LOS TRES ENCINOS SUBDIVISION CONSIST OF A PROPOSED 1- 1" DIAMETER DUAL WATER SERVICE FOR LOTS 2 AND 3 AND 1- 3/4" SINGLE SERVICE FOR LOT 4, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 7,500.00, WHICH COVERS THE COST FOR LOTS 2, 3 AND 4, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

LOT 1 HAS AN EXISTING WATER METER

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

LOS TRES ENCINOS SUBDIVISION WILL BE TREATED BY WASTE WATER SERVICE FROM THE CITY OF ALTON. THE SUBDIVIDER AND THE CITY OF ALTON HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES HAS PROMISED TO PROVIDE SUFFICIENT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF ALTON HAS AN EXISTING 8 INCH SANITARY SEWER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF SCHUEBARCH ROAD THE WASTE WATER SYSTEM FOR LOS TRES ENCINOS SUBDIVISION CONSIST OF 4- 4 INCH SANITARY SEWER SERVICES THAT TAPS INTO THE EXISTING 8 INCH LINE.

THE 4- 4 INCH SEWER SERVICE WILL BE INSTALLED AT A TOTAL COST OF \$ 2,000.00 TO COVER THE COST FOR THE AFOREMENTIONED WASTE WATER DISTRIBUTION SYSTEM, IN ADDITION THE SUBDIVIDER HAS PAID THE CITY OF MERCEDES THE SUM OF \$600.00 WHICH COVERS THE \$150.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF ALTON. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MERCEDES AND SAID SEWER SERVICES ARE OPERABLE AS OF THE DATE OF THE RECORDING PLAT.

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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 7,500.00  
SEWAGE FACILITIES - SANITARY SEWER SERVICES HAS BEEN INSTALLED AT A TOTAL COST OF \$ 2,600.00

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE LOS TRES ENCINOS SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE S.W.S.C. EL DUENO DE LA SUBDIVISION Y LA COMPANIA S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE LOS TRES ENCINOS SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 6 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA SCHUEBARCH ROAD.

DEL CONDUCTO DE AGUA DE 6 PULGADAS SE INSTALARA UN CONDUCTO DE UNA PULGADA DOBLE PULGADA DE DIAMETRO PARA LOS LOTES 2 Y 3, Y UNO DE 3/4 PULGADA PARA EL LOTE 4 Y EL MEDIDOR MECANICO DE AGUA. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A S.W.S.C. \$ 7,500.00 POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA. LA COMPANIA DE S.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

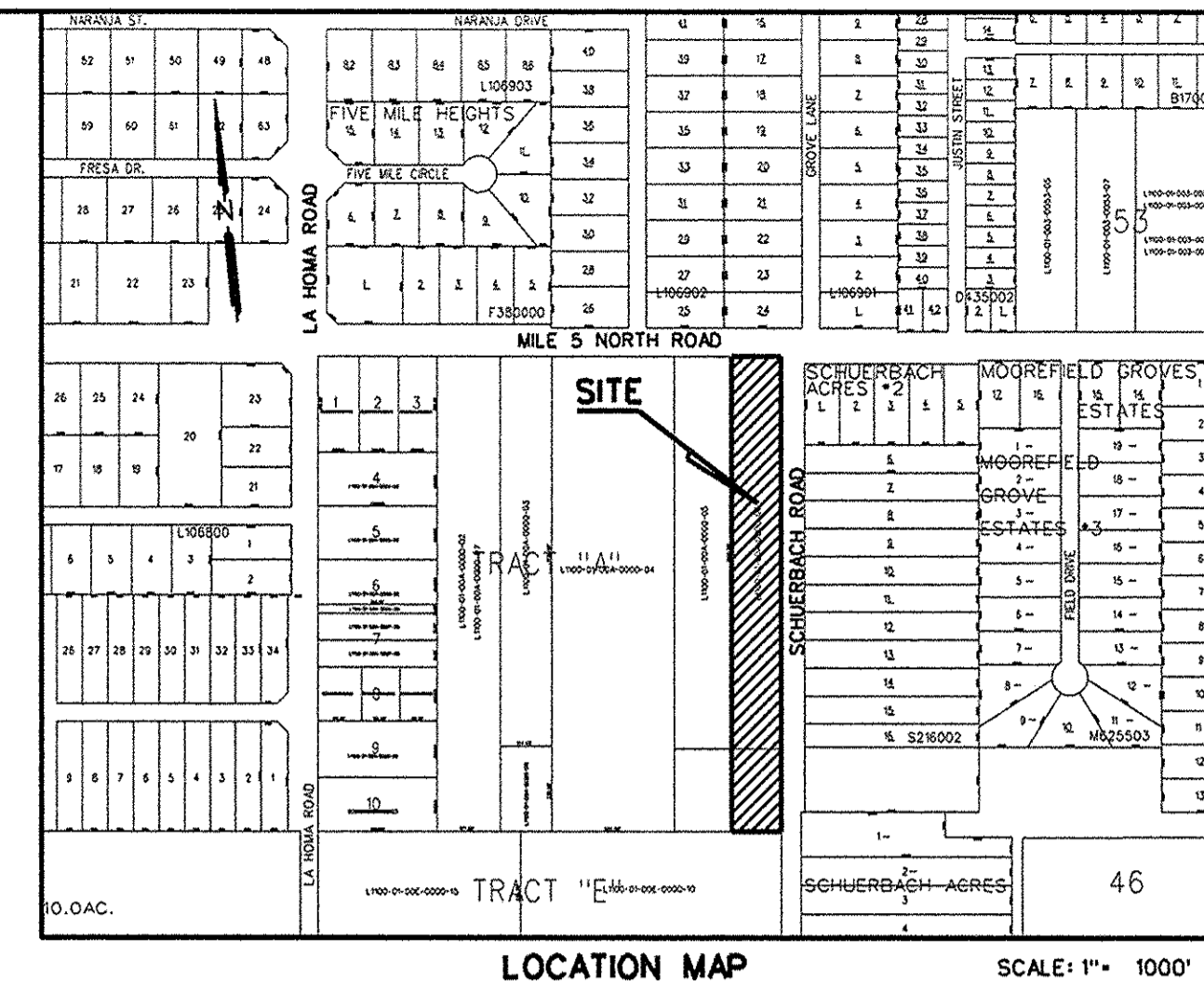
LA SUBDIVISION DE LOS TRES ENCINOS SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE ALTON. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE ALTON HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE ALTON HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION DE LOS TRES ENCINOS SUBDIVISION CONSISTE DE UN CONDUCTO EXISTENTE DE 8 PULGADAS QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA DE LA CARRETERA SCHUEBARCH ROAD DE LA LINEA DE 8 PULGADAS, SE INSTALARAN 4 SERVICIOS DE 4 PULGADAS A UN COSTO DE \$ 2,000.00, ADEMAS EL DUENO DE LA SUBDIVISION HA PAGADO A LA CIUDAD DE ALTON \$600.00 DE ACUERDO AL CONTRATO DE LA CONSTRUCCION DE LA SUBDIVISION, QUE CUBRE LOS SERVICIOS Y CUALQUER OTROS COBROS QUE SE ASOCIEN O LA NECESIDAD DEL SERVICIO DEL DRENAJE, Y ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA 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 CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 7,500.00  
DENAJE: SE ESTIMA QUE LOS SERVICIOS DE DRENAJE COSTARAN \$ 2,600.00 PARA LA SUBDIVISION.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LOS TRES ENCINOS SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, AT THE SOUTHEAST CORNER OF FM 676 (MILE 5 NORTH ROAD), THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION OF 77,058 2010 CENSUS). LOS TRES ENCINOS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

DRAINAGE REPORT:

JUNE 18, 2016  
DRAINAGE REPORT:  
BY: GUILLERMO A. ARRATIA, P.E.  
LOS TRES ENCINOS SUBDIVISION  
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:  
THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF FM 676 (MILE 5 NORTH ROAD) AND SCHUEBARCH ROAD

FLOOD PLAIN:  
THE SUBJECT TRACT LIES IN ZONE "X".  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.  
C.P.N. 480334 0290 D  
MAP REVISED: JUNE 6, 2000.

SOIL CONDITIONS:  
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:  
THE SUBJECT TRACT IS CURRENTLY DEVELOPED. LOT 1 HAS AN EXISTING HOUSE. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1% EXISTING RUNOFF (2.49 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW SHEET FLOW RUNS TOWARDS THE SOUTHEAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 4 LOTS FOR RESIDENTIAL USE. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASE 0.91 CFS FOR A TOTAL 3.4 CFS, I HAVE CALCULATED 9,131 CF OF STORM SEWER FOR A 10-YEAR DESIGN FREQUENCY AND WILL BE DETERMINED WITHIN THE PROPERTY BY EXISTING NATURAL LOW AND OUTFALLING INTO THE RE-GRADED ROAD SIDE DITCH, OUTFALLING INTO AN EXISTING DRAIN DITCH OWNED BY H.C.D.D. NO. 1, VIA AN EXISTING 18 INCH RCP. DRAINAGE PLAN TO BE APPROVED BY THE COUNTY OF HIDALGO FOR COMMERCIAL USE AT THE TIME OF BUILDING PERMIT. DRAINAGE DETENTION PER LOT IS 2,282.75 CF AN 18 INCH PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT DRIVEWAYS.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE "X".  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.  
C.P.N. 480334 0290 D  
MAP REVISED: JUNE 6, 2000.  
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo A. Arratia  
Guillermo A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER NO. 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537

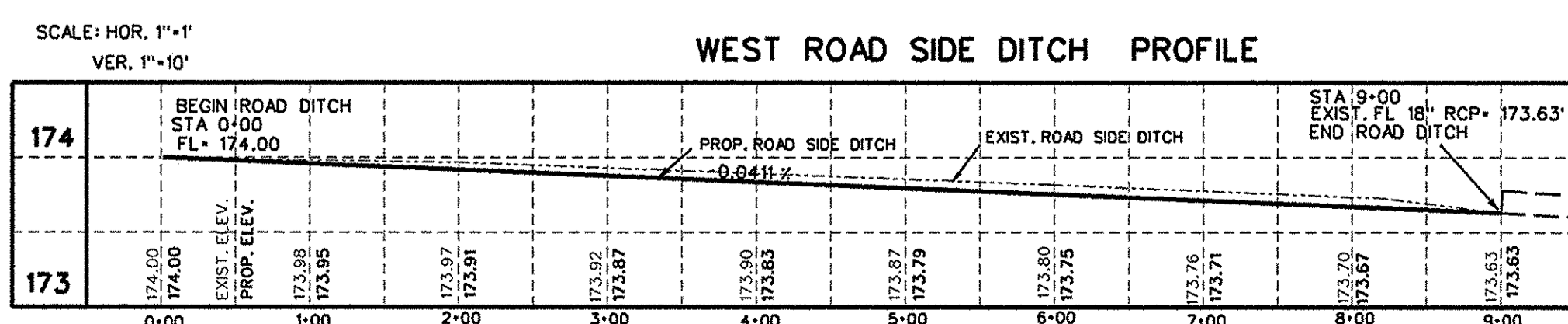
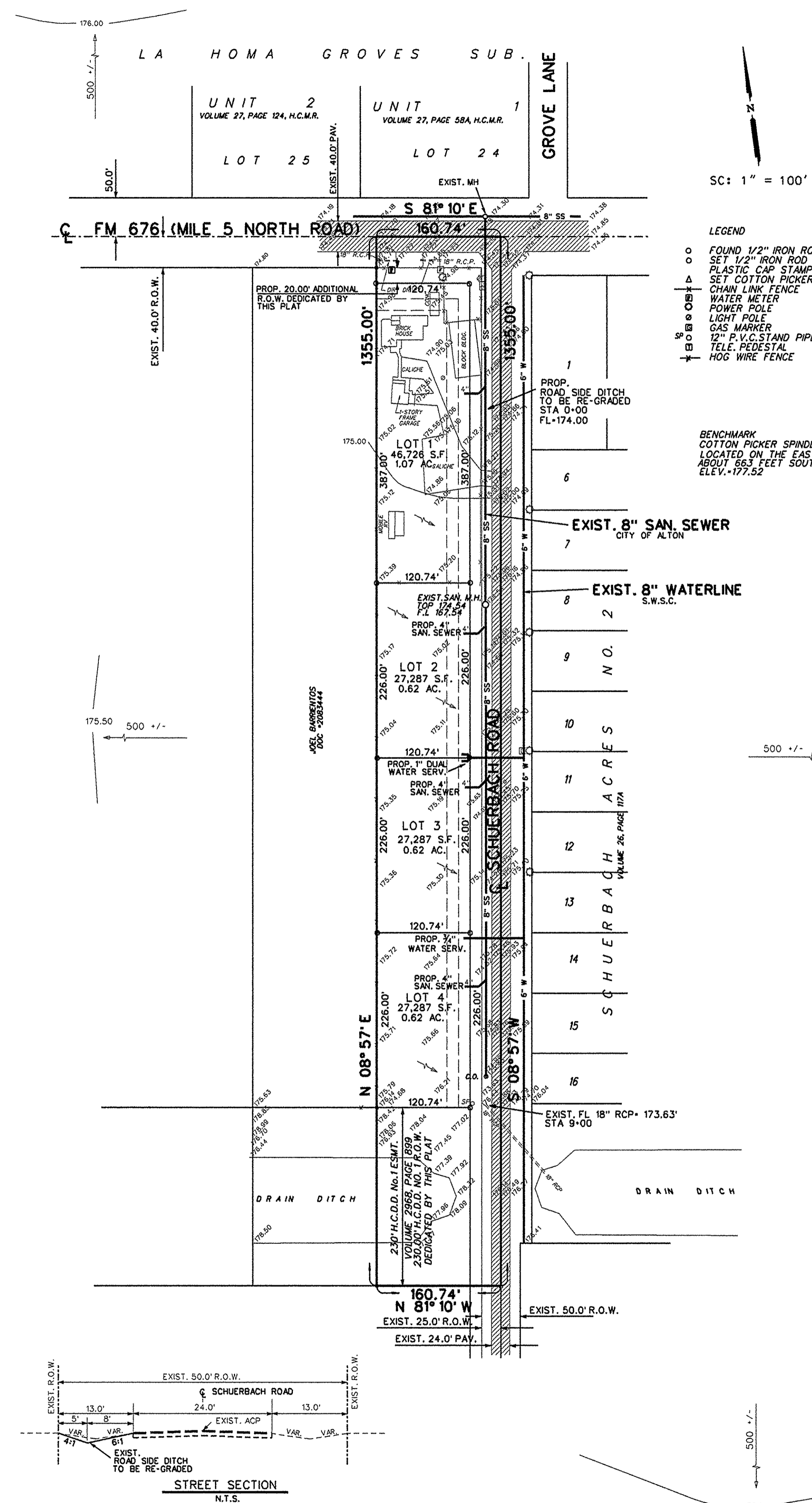


COST ESTIMATE:

STREET PAVING:	\$ 000.00
WATER SUPPLY SYSTEM	\$ 7,500.00
SEPTIC TANK SYSTEM	\$ 2,600.00
DRAINAGE	\$ 000.00

SHEET 2 OF 2

INDEX TO SHEET OF LOS TRES ENCINOS SUBDIVISION	
HEADINGS: INDEX, LOCATION MAP AND E.T.I. 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; COUNTY APPROVAL	
SHEET 1	CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; H.C.I.D. NO. 6 CERTIFICATE
OF APPROVAL; REVISION NOTES: H. C. H. D.	
WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION);	
SHEET 2	TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS	



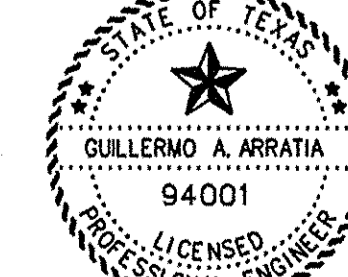
REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED
1	1			

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ROGELIO GUERRERO	2505 W. MILE 5	MISSION, TEXAS, 78574	956-321-6602
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537	(956) 984-0290
SURVEYOR: REYNALDO ROSALES	107 W. HUISACHE ST.	WESLACO, TEXAS, 78596	361-988-2422

Guillermo A. Arratia  
Guillermo A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER NO. 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537



NAIN ENGINEERING, L.L.C.  
CONSULTING ENGINEER  
526 N. 5TH STREET  
DONNA, TEXAS, 78537  
FIRM NO. F-9050  
PH. (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: JUNE 18, 2016