



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: 3-07-2017

PROPOSED GRACE MEADOWS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: ROGELIO QUINTERO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTHSIDE OF S.H. 107 APPROXIMATELY 370 FEET WEST FROM SUNFLOWER ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-29-2016 PROPERTY LIES WITHIN FLOOD ZONE: " X & AH " AS PER FEMA.

DRAINAGE DESIGN: MINOR DETENTION WILL BE ACHIEVED BY UTILIZING PROPERLY GRADED LANDSCAPE AREA WHICH WILL OVERFLOW TOWARDS ROAD SIDE DITCH OF S.H. 107.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED FOR S.H. 107.

H.C.R.O.W. FINAL APPROVAL DATE: 1-24-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-15-2017 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager
SEWER SYSTEM: OSSF HAS BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 2" LOCATION: SOUTH SIDE OF S.H. 107.

H.C.O.E.C. FINAL APPROVAL DATE: 1-23-2017 : 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.

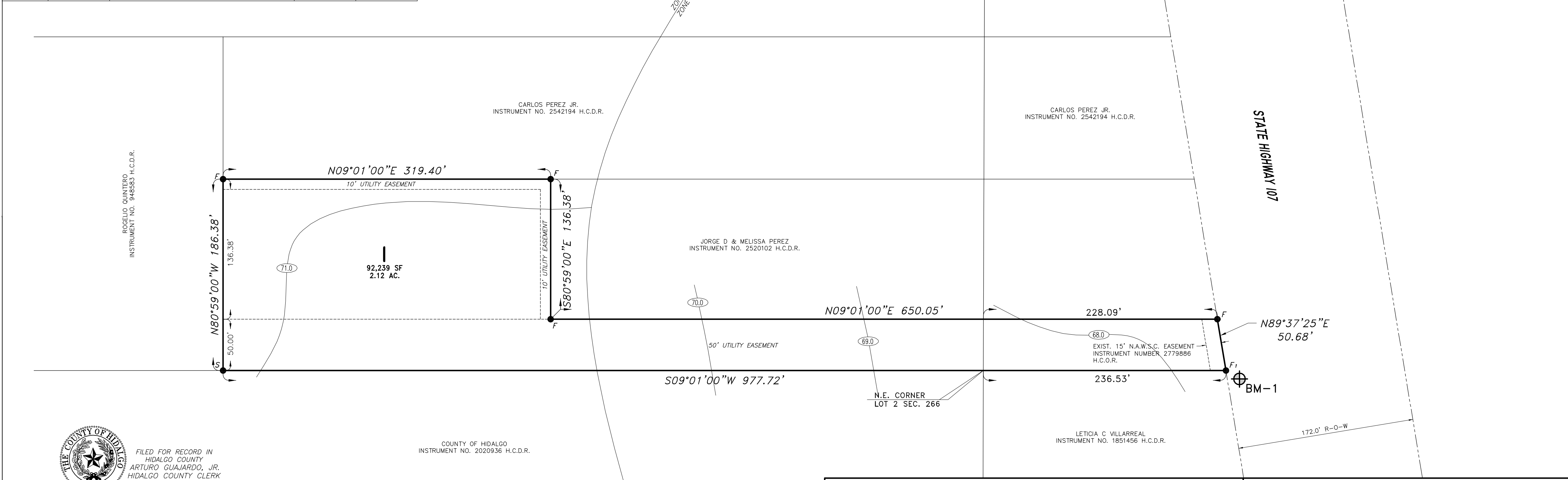
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 25, 2016

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments.

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.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



PLAT OF GRACE MEADOWS SUBDIVISION

A 2.12 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS - MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: DECEMBER 14, 2015 SCALE IN FEET
0 60' 120' 180' SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
REGISTERED PROFESSIONAL ENGINEER
64790

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AND "AH" ZONE "X SHADED" IS DEFINED AS AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- SETBACKS: LOT 1 675.00 FEET FRONT; 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE; 15.00 FEET GARAGE; 15.00 FEET CORNER SIDE: 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (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.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 73.00 OR 24" ABOVE THE CENTER LINE OF STREET OR 24" 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 ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- BENCHMARK: B.M. #1: A 1/2" IRON PIPE ON THE NORTHEAST CORNER OF LOT 1. ELEV. 67.21 N.G.V.D. 83
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIL A TOTAL OF 4,168 CUBIC FEET (0.10 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION MAY BE SOLD WITHIN THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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.
- THERE SHALL BE NO COMMERCIAL USE FOR LOT 1.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CURB REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC 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 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 OCCUPYING A LOT.
- THE OWNERS & SUBDIVIDERS OF GRACE MEADOWS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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.
- 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 INDICATED 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 OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL EASEMENTS. CONSTRUCTION FOR CONSTRUCTION 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.

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 TRANSFERREES (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 ERECT, 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVEMENTIONED 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 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.

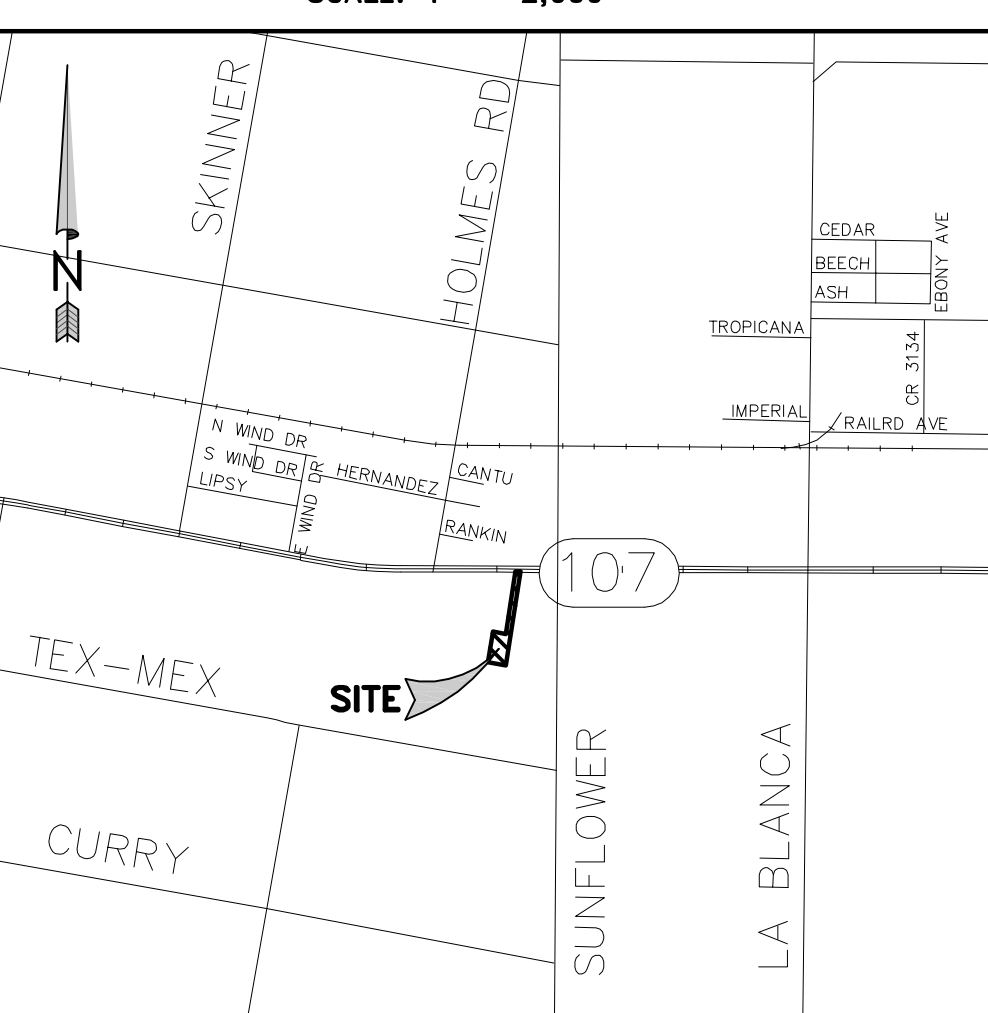
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2017.

ROGELIO QUINTERO _____ DATE
311074 E STATE HIGHWAY 107
EDINBURG, TEXAS 78542

LOCATION MAP

SCALE: 1" = 2,000'



INDEX OF SHEETS

DESCRIPTION	
1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, METES & BOUNDS, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES & RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.O. APPROVAL; 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); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

GRACE MEADOWS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG POPULATION 81,029, GRACE MEADOWS SUBDIVISION LIES 3.5 MILE FROM THE CITY LIMITS AND IS NOT INSIDE THE CITY'S ETJ ACCORDING TO LOCAL GOVERNMENT CODE SECTION §42.021.

METES AND BOUNDS DESCRIPTION

A 2.12 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS - MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS N 09° 01' 00" E 236.53 FEET AND S 89° 37' 25" W 50.68 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2, SECTION 260.

THENCE N 89° 37' 25" E 50.68 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 01' 00" W PARALLEL TO THE WEST LINE OF SAID LOT 15, SECTION 260, PASS AT 236.53 FEET A POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, SECTION 266, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 2, SECTION 266, FOR A TOTAL DISTANCE OF 977.72 FEET TO A SET ONE-HALF INCH IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 59' 00" W PARALLEL TO THE NORTH LINE OF SAID LOT 2, SECTION 266, PASS AT 50.00 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 186.38 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 01' 00" E 319.40 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT NUMBER 2542194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 2, SECTION 266, TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT # 2520102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 59' 00" E 136.38 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT # 2520102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 2, SECTION 266, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT # 2520102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 01' 00" E PARALLEL TO THE EAST LINE OF SAID LOT 2, SECTION 266, PASS AT 421.96 A POINT BEING THE NORTH LINE OF SAID LOT 2, SECTION 266, ALSO BEING THE SOUTH LINE OF SAID LOT 15, SECTION 260, AND CONTINUING FOR A TOTAL DISTANCE OF 650.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.12 ACRES OF LAND, MORE OR LESS.

SHEET NO. 1
OF 2 SHEETS

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

I, ROGELIO QUINTERO AS OWNER OF THE 17.10 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROGELIO QUINTERO _____ DATE
11074 E STATE HIGHWAY 107
EDINBURG, TEXAS 78542

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. _____ DATE
GENERAL MANAGER

APPROVAL BY IRRIGATION DISTRICT NO. 1:
THIS PLAT IS HEREBY APPROVED BY ENGLEMAN IRRIGATION DISTRICT, SUBJECT TO THE CONDITION THAT IF THE EXISTING IRRIGATION LINE IS REQUIRED TO RELOCATE DUE TO THE WIDENING OF CURRY RD. IT WILL BE DONE SO AT NO COST TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF _____ A.D., 2017.

SECRETARY _____ CHARMAN _____

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

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRACE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2017.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRACE MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2017.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M., ON _____, 2017 AND WAS RECORDED IN INSTRUMENT #: _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

HIDALGO COUNTY CLERK _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,
DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

RAUL E. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

PRINCIPAL CONTACTS:

NAME: _____ ADDRESS: _____ CITY, STATE & ZIP: _____ PHONE # / FAX #: _____
OWNER: ROGELIO QUINTERO 11074 E STATE HIGHWAY 107 EDINBURG, TX 78542 (956) 000-0000
ENGINEER: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX 78541 (956) 381-1061/(956) 381-1280
SURVEYOR: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX 78541 (956) 381-1061/(956) 381-1280



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

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

ROGELIO QUINTERO, H.C.D.R. INSTRUMENT NO. 948583

COUNTY OF HIDALGO INSTRUMENT NO. 2020936 H.C.D.R.

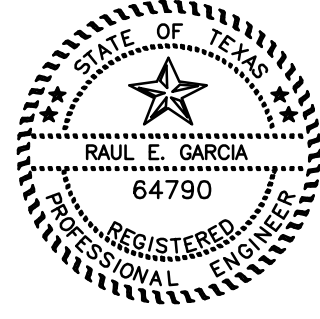
DRAINAGE STATEMENT FOR GRACE MEADOWS SUBDIVISION

GRACE MEADOWS SUBDIVISION CONSISTS OF A 2.12 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS -MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF S.H 107 APPROXIMATELY 500 FEET WEST OF SUNFLOWER ROAD. THE PROPERTY IS BEING SUBDIVIDED INTO 1 LARGE RESIDENTIAL LOT. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE NORTH TOWARDS S. H. 107. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" AND ZONE "AH" WITH A BFE OF 73.00' FLOOD HAZARD AREAS AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS OF MINIMAL FLOODING" AND ZONE "AH" IS DEFINED AS "SPECIAL FLOOD HAZARD AREA WITH BASE DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) WITH BASE FLOOD ELEVATIONS DETERMINED".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN FINE SANDY LOAM AND SANDY CLAY LOAM WHICH IS HIGHLY PERVIOUS. THIS SOILS ARE FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS A SINGLE FAMILY RESIDENTIAL RESIDENCE.

THE PROPOSED SUBDIVISION WILL CREATE ONE LARGE SINGLE FAMILY RESIDENTIAL LOT WHICH WILL NOT SIGNIFICANTLY IMPACT THE DRAINAGE DISCHARGE FROM THE SITE. THE DEVELOPMENT WILL ONLY CREATE ONE NEW RESIDENCE. THE MINOR AMOUNT OF DETENTION REQUIRED WILL BE ACHIEVED BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS WHICH WILL OVERFLOW NORTH TOWARD ROAD DITCHES ON S H 107. S.H. 107 FLOWS EAST AND DISCHARGES INTO A HIDALGO COUNTY DRAINAGE DITCH APPROXIMATELY 1900 FEET EAST OF THE SITE. THE PORTION OF THE SITE WITHIN THE "AH" FLOOD HAZARD WILL BE RESTRICTED WITH A BUILDING SETBACK LINE/UTILITY EASEMENT WHICH WILL NOT ALLOW ANY STRUCTURES TO BE BUILT WITHIN THE FLOOD ZONE. ALL PROPOSED NEW STRUCTURES ON THE SITE WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 73.00 IN ORDER TO PROTECT THE STRUCTURE FROM THE BASE FLOOD ELEVATION DETERMINED IN THE ADJACENT ZONE "AH" FLOOD HAZARD AREAS.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT # 1 POLICY, A MINIMUM OF 4,168 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1,3019 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.



REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE

WATER	\$ 550.00
OSSF	\$1,300.00
TOTAL	\$1,850.00

SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, ROGELIO QUINTERO SUBDIVIDER OF GRACE MEADOWS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROGELIO QUINTERO DATE _____
11074 E STATE HIGHWAY 107
EDINBURG, TEXAS 78542

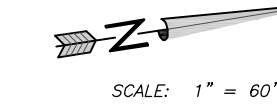
THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ROGELIO QUINTERO KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

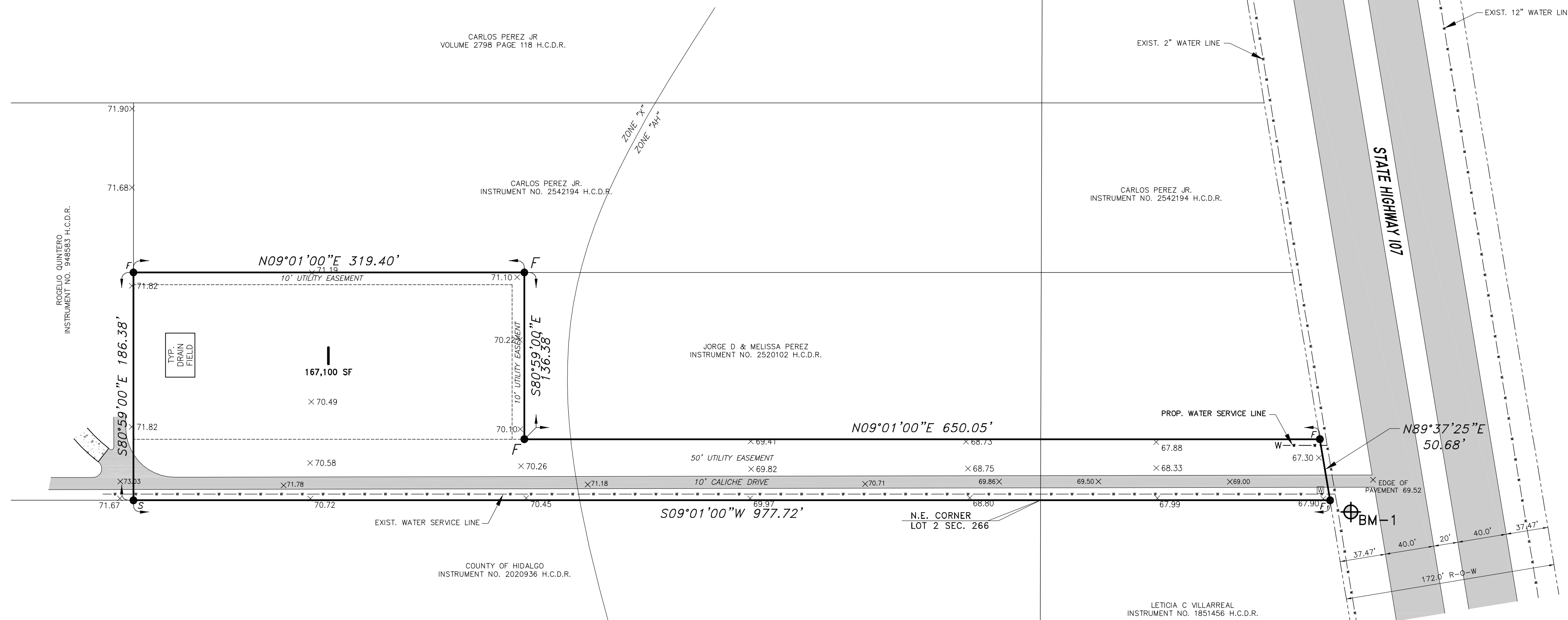
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS _____

LEGEND:
F - FOUND 1/2" IRON ROD
F1 - FOUND 1/2" PIPE
S - SET 1/2" IRON ROD



SCALE: 1" = 60'

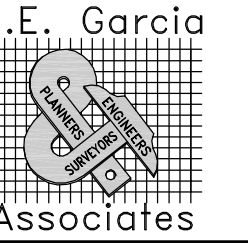


PLAT OF
GRACE MEADOWS SUBDIVISION

A 2.12 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, SECTION 266, AND A PORTION OF LOT 15, SECTION 260, TEXAS -MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2533130, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 948583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: DECEMBER 14, 2015 SCALE IN FEET: 0 60' 120' 180' SCALE: 1" = 60'

PREPARED BY: R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)



JOB#: 2015-129
DRAWN BY: D.E.S.
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

FINAL ENGINEERING REPORT FOR GRACE MEADOWS SUBDIVISION
by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

GRACE MEADOWS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF STATE HIGHWAY 107. THE WATER SYSTEM FOR GRACE MEADOWS SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 2" LINE. THIS 5/8" SERVICE LINE THEN RUNS SOUTH INTO THE LOTS AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE GRACE MEADOWS SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$1,925.00. UPON REQUEST BY THE LOT OWNER, THE NORTH ALAMO WATER SUPPLY CORPORATION (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 THE NORTH ALAMO WATER SUPPLY CORPORATION (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 GRACE MEADOWS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY 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 A SANDY 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 DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE EXISTING SEPTIC TANKS AND DRAIN FIELDS FOR LOTS 1 AND 2 WERE UNCOVERED, INSPECTED, REPAIRED AND PLACED IN PROPER WORKING ORDER BY MR. JOSE ANGE GONZALEZ, OSSF LICENSE #1350 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

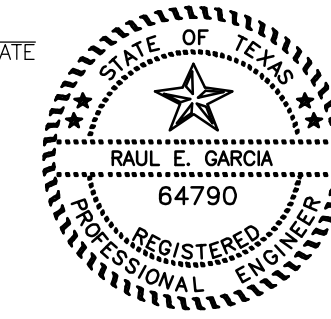
ENGINEER CERTIFICATION:

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER 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 \$1,925.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$1,445.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



INFORME FINAL DE INGENIERIA GRACE MEADOWS SUBDIVISION
by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, y FECHA OPERABILIDAD:

LA SUBDIVISION DE GRACE MEADOWS SERA SUMINISTRADA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVISION Y LA CORPORACION NORTE DE ALAMO AGUA (NAWSC) HAN FIRMADO EN UN CONTRATO EN QUE NORTH ALAMO AGUA SUMINISTRO CORPORATION (NAWSC) HA PROMETIDO PARA PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION PARA AL MENOS 30 AÑOS Y NORTH ALAMO WATER SUPPLY CORPORATION PROPORCIONA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) TIENE UNA LINEA EXISTENTE DE AGUA DE DIAMETRO DE 2" CORRIENDO A LO LADO DEL SUR DE LA CARRETERA DE ESTADO 107. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE GRACE MEADOWS CONSISTE EN UN GRUPO DE AGUA DE DIAMETRO DE 5/8" LINEA DE SERVICIO QUE TAPA EN LA LINEA EXISTENTE DE 2". ESTA LINEA DE SERVICIO DE 5/8" LEVIA A SEGUIR EN LOS LOTES Y TERMINAR EN UN MEDIDOR DE AGUA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION GRACE MEADOWS CONSTA DE UNA UNICA LINEA DE SERVICIO DIAMETROS DE 5/8" DICHO SERVICIO TERMINA EN LAS CAJAS DE MEDIDORES DE AGUA PARA EL LOTE EL SERVICIO SIMPLE DE 5/8" Y LA CAJA DE MEDIDORES SE HAN DEJADO INSTALADOS EN UN TOTAL COSTO DE \$ 1,925. A SOLICITUD DEL PROPIETARIO, LA COMPANIA NORTE DE ALAMO AGUA DE SUMINISTRO (N.A.W.S.C.) INSTALARA PRACTICAMENTE EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA CORPORACION NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A LA FECHA DE LA GRABACION DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS DESPUES DE LA SUBDIVISION DE GRACE MEADOWS SERAN TRATADAS POR INSTALACIONES INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN DE UN DISTRIBUIDOR ESTANDAR DE LOS COMPARTIMIENTOS DUALES DE UN TANQUE SEPTICO Y DE UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL SUBSIGNADO HA EVALUADO LA CONVENIENCIA DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES RESOMEN EL LIBRO DE SUELO INDICADO UN SUELO DE ARENA SANDY PARA LA ZONA. AL MENOS DOS EXCAVACIONES DE SUELO SE REALIZARON EN EL SITIO, EN LOS FINES OPUESTOS DEL AREA DE DISPOSICION PROPUESTA. (ADICIONALES BORINGS NO FUERON NECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE). EL SUELO ES UN TERRENO OSCURO GRISO DE ARCILLA BROWN SANDY EXTENDIENDO HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. EL SUELO ES UN SUELO DE CLASE III.

LOS TANQUES SEPTICOS EXISTENTES Y LOS CAMPOS DE DRENAJE DE LOS LOTES 1 Y 2 FUERON DESCUBIERTOS, INSPECCIONADOS, REPARADOS Y COLOCADOS EN ORDEN DE TRABAJO ADECUADO POR EL SR. JOSE ANGE GONZALEZ, LICENCIA # 1350 DE OSSF Y APROBADOS POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.

ENGINEER CERTIFICATION:

POR MI FIRMA ABAJO, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DE AGUAS RESIDENCIA DESCRITAS ANTERIORMENTE ESTAN CUMPLIDAS CON LAS REGLAS DE MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR EL AGUA NO CONSTATADA Y LAS INSTALACIONES DE AGUAS RESIDUALES EN EL SITIO, DISCUTIZADAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA. COSTARA UN GRAN TOTAL DE \$ 1,925.00.

INSTALACIONES DE AGUAS RESIDUALES - SISTEMA SEPTICO ESTIMADO A COSTO UN TOTAL DE \$ 1,445.00 PARA TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

