



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: 5-02-2017

PROPOSED SOL SUBDIVISION, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: LUIS GARCIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 12 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF MILE 4 NORTH ROAD AND MILE 2 EAST ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7/15/2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY RE-CONSTRUCTING THE ROAD SIDE DITCHES FOR MILE 4 NORTH ROAD AND MILE 2 EAST ROAD. DETENTION WILL BE PROVIDED BY DRAIN DITCH ALONG THE SOUTH SIDE OF THE PROPERTY.

ROAD R.O.W. DEDICATION: 30 FEET ONTO MILE 4 NORTH ROAD AND 20 FEET ONTO MILE 2 EAST.

H.C.R.O.W. FINAL APPROVAL DATE: 2/06/2017 By, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3/27/2017 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 6" LOCATION: MILE 4 NORTH ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 2/02/2017 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

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

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount: \$ 18,000.00 For: OSSF(S) 12**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

SEPTEMBER 09, 2015

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

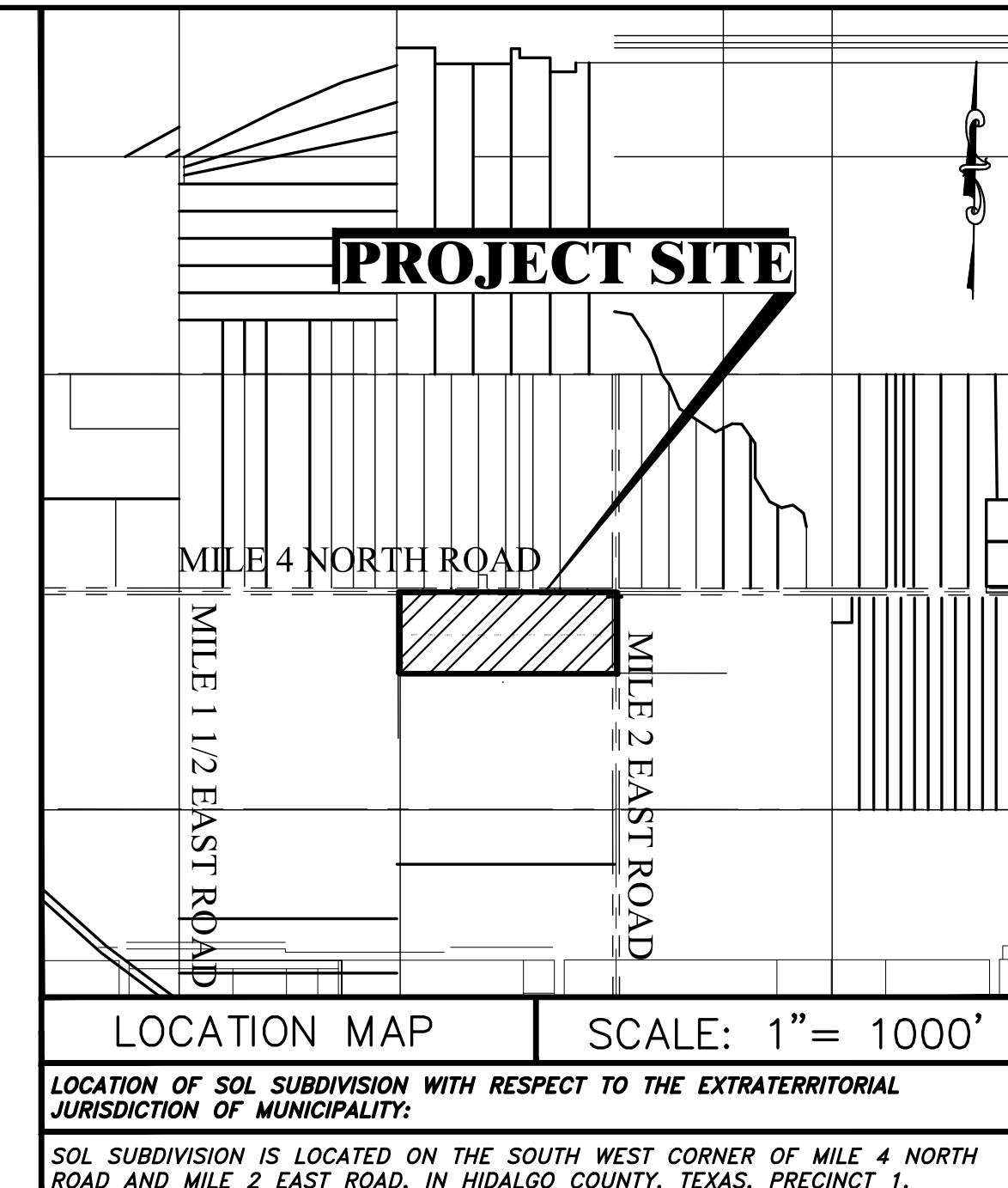
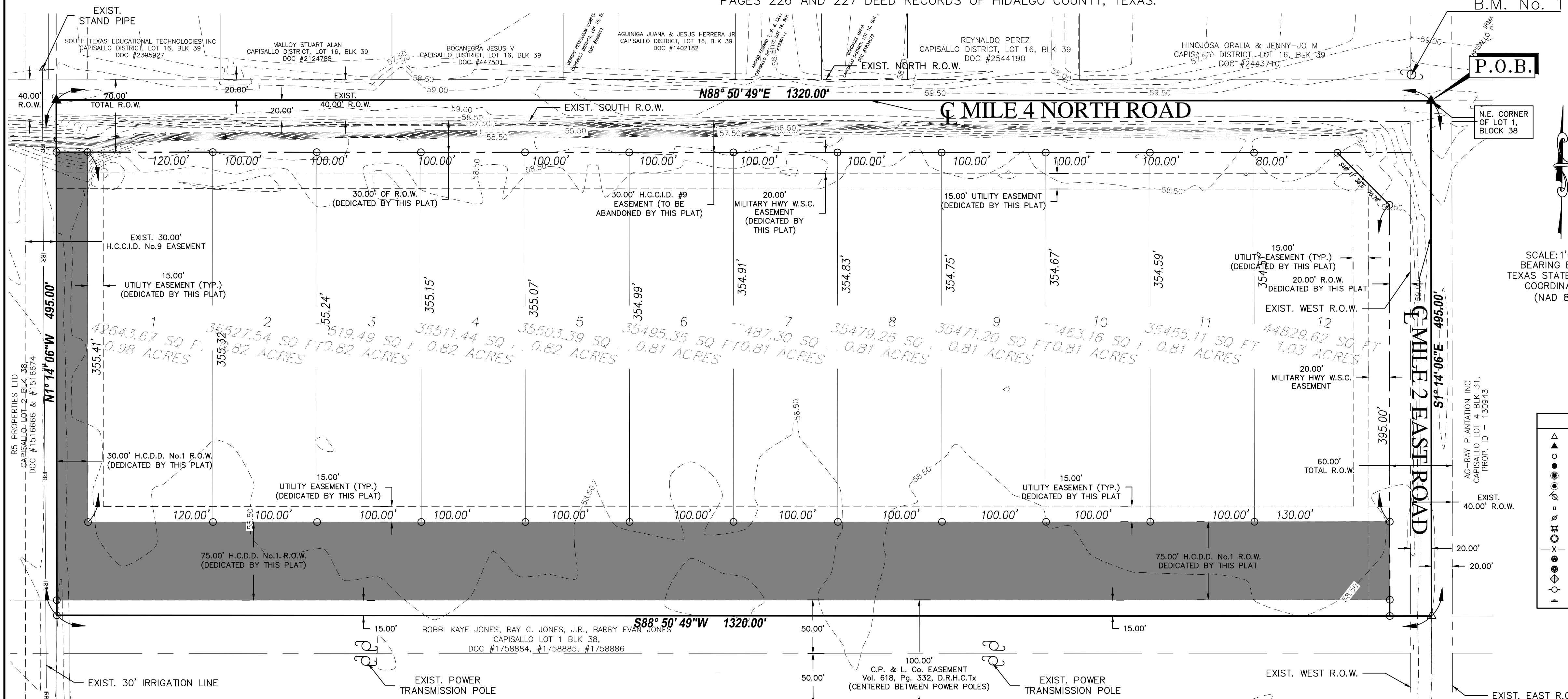
Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** **Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.***

SOL SUBDIVISION

BEING 15.0 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P" PAGES 226 AND 227 DEED RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND

- ▲ - SET C-P-S
- - SET C-P-S
- - SET 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - SET 5/8" IRON ROD
- - FD 60-D NAIL
- ⊙ - SET PK NAIL
- ⊙ - STORM INLET
- ⊙ - POWER POLE
- ⊙ - FIRE HYDRANT
- ⊙ - IRR. STAND PIPE
- ⊙ - CHAIN LINK FENCE
- ⊙ - EXIST. WATER METER
- ⊙ - GAS SPOTTING
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - POWER POLE
- ⊙ - TRAFFIC SIGN

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.A.R.	FARM TRACT
F.M.	FARM-TO-MARKET
F.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
L.L.	LOT LINE
H.C.C.I.D. #1	HIDALGO COUNTY DRAINAGE DIST. #1
H.C.C.I.D. #9	HIDALGO AND CAMERON COUNTIES IRRIGATION DIST. #9

METES AND BOUNDS.

BEING A 15.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, SAME BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P" PAGES 226 AND 227, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 15.00 ACRES TRACT BEING THE SAME LAND DESCRIBED AS "TRACT P" IN A WARRANTY DEED SUBJECT TO DEBT FROM SOLORGANICS, LLC TO FRENCH SOLE, LLC, DATED OCTOBER 1, 2014, RECORDED IN DOCUMENT #2522427, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 15.00 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 17°4'06" EAST, A DISTANCE OF 495.00 FEET, WITH THE EAST LINE OF SAID LOT 1, AND WITH THE CENTERLINE OF MILE 2 EAST ROAD TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°50'49" WEST, WITH A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID LOT 1, AT A DISTANCE OF 20.00 FEET PASSING THE WEST RIGHT OF WAY LINE OF SAID MILE 2 AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 17°4'06" WEST, WITH THE WEST LINE OF SAID LOT 1, PASSING THE SOUTH ROW LINE OF MILE 4 N AT 475.00 FEET CONTINUING FOR A TOTAL DISTANCE OF 495.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°50'49" EAST, A DISTANCE OF 1320.00 FEET, WITH THE NORTH LINE OF SAID LOT 1, AND WITH THE CENTERLINE OF MILE 4 NORTH ROAD TO THE POINT OF BEGINNING, CONTAINING 15.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 1.95 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MILE 4 NORTH ROAD AND MILE 2 EAST ROAD, 2.45 ACRES LIES WITHIN THE H.C.C.I.D. #1 RIGHT-OF-WAY AND 0.44 ACRES LIES WITHIN A CALLED EASEMENT AND RIGHT-OF-WAY FROM CHARLES H. HOGE, ET AL., TO CENTRAL POWER AND LIGHT COMPANY, DATED MAY 5, 1947, RECORDED IN VOLUME #16, PAGE 332, DEED RECORDS OF HIDALGO COUNTY TEXAS.

OWNER'S ACKNOWLEDGMENT

I, LUIS GARCIA, AS THE OWNER (S) OF THE 15.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SOL SUBDIVISION, HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;

(D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS, I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LUIS F. GARCIA (PRESIDENT) DATE
FENECH SOLE, LLC
3113 S. 6TH LANE
MCALLEN, TEXAS 78503

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF ____ 20__.

HIDALGO COUNTY JUDGE DATE
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

MILITARY HIGHWAY WATER SUPPLY CORPORATION

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOL SUBDIVISION WAS REVIEWED AND APPROVED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION, DATED THIS ____ DAY OF ____ 20__.

RAMON ROSALES JR. DATE
GENERAL MANAGER

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A 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, OR 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 MERCEDES AND HIDALGO COUNTY, TEXAS.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9, DATED THIS ____ DAY OF ____ 20__.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.I.D. #9 HAS NOT INTERVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY HEALTH DEPARTMENT

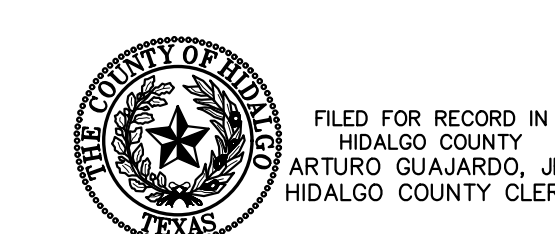
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF ____ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

PRINCIPAL CONTACTS:

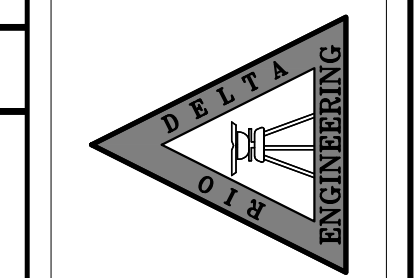
NAME	ADDRESS	PHONE & FAX
OWNER(S): FENECH SOLE, LLC (LUIS GARCIA)	3113 S. 6TH LANE	MCALLEN, TX 78503 (956) 802-8404
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083



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

BY: ____ DEPUTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: OSCAR ALARCON JR./ABRAHAM JAMES
DESIGN: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1" = 60'
DATE: MARCH 20, 2017

ISSUED FOR: **FINAL**

PLAT SHEET
SOL SUBDIVISION
MERCEDES, TEXAS
HIDALGO COUNTY

REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF SOL SUBDIVISION

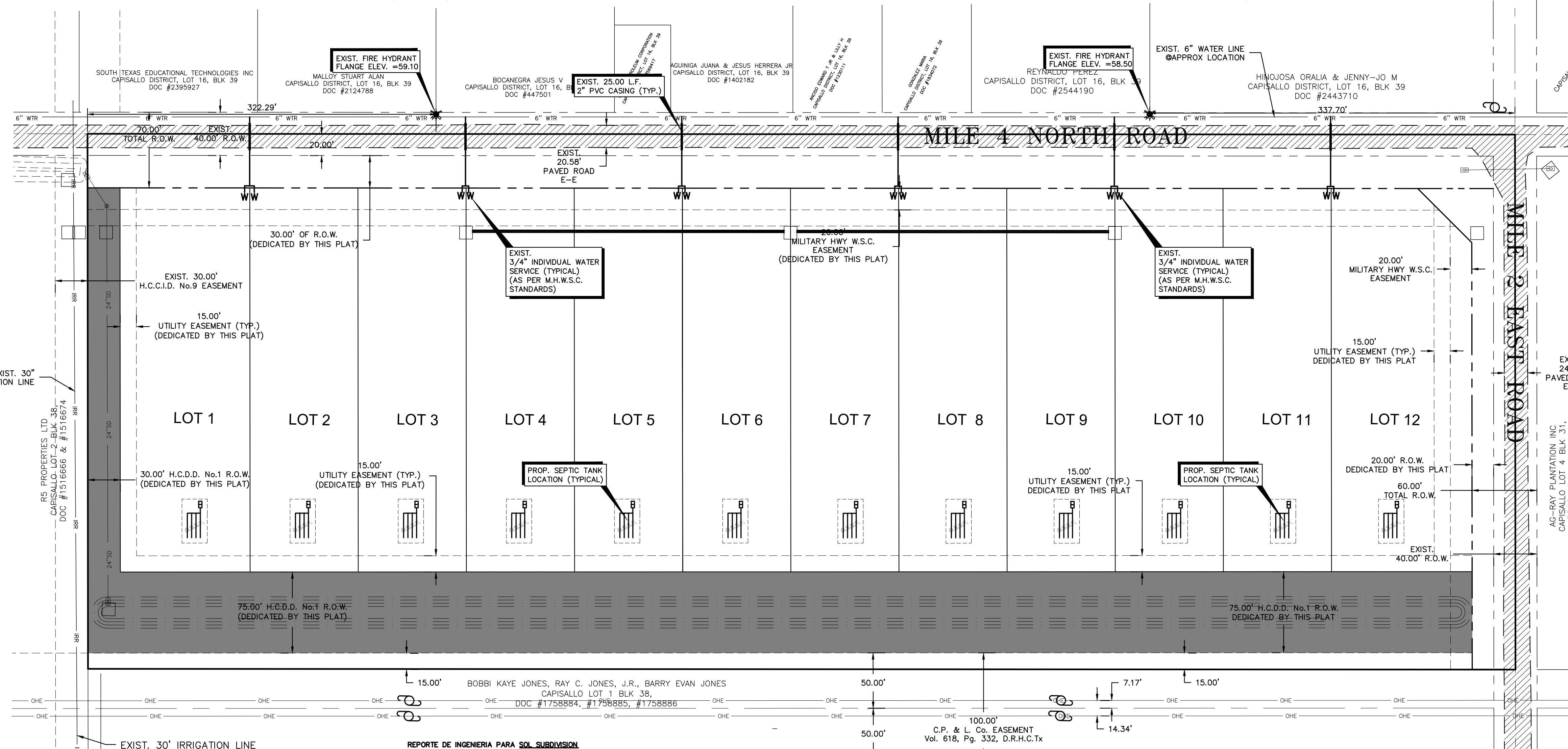
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION METES AND BOUNDS; ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT NO. 9, H.C.C.I.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAIL.

SOL SUBDIVISION

BEING 15.0 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P" PAGES 226 AND 227 DEED RECORDS OF HIDALGO COUNTY, TEXAS.



INDEX TO SHEETS OF SOL SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP- LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT No. 9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

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REVISION NOTES TABLE	
DATE	DESCRIPTION

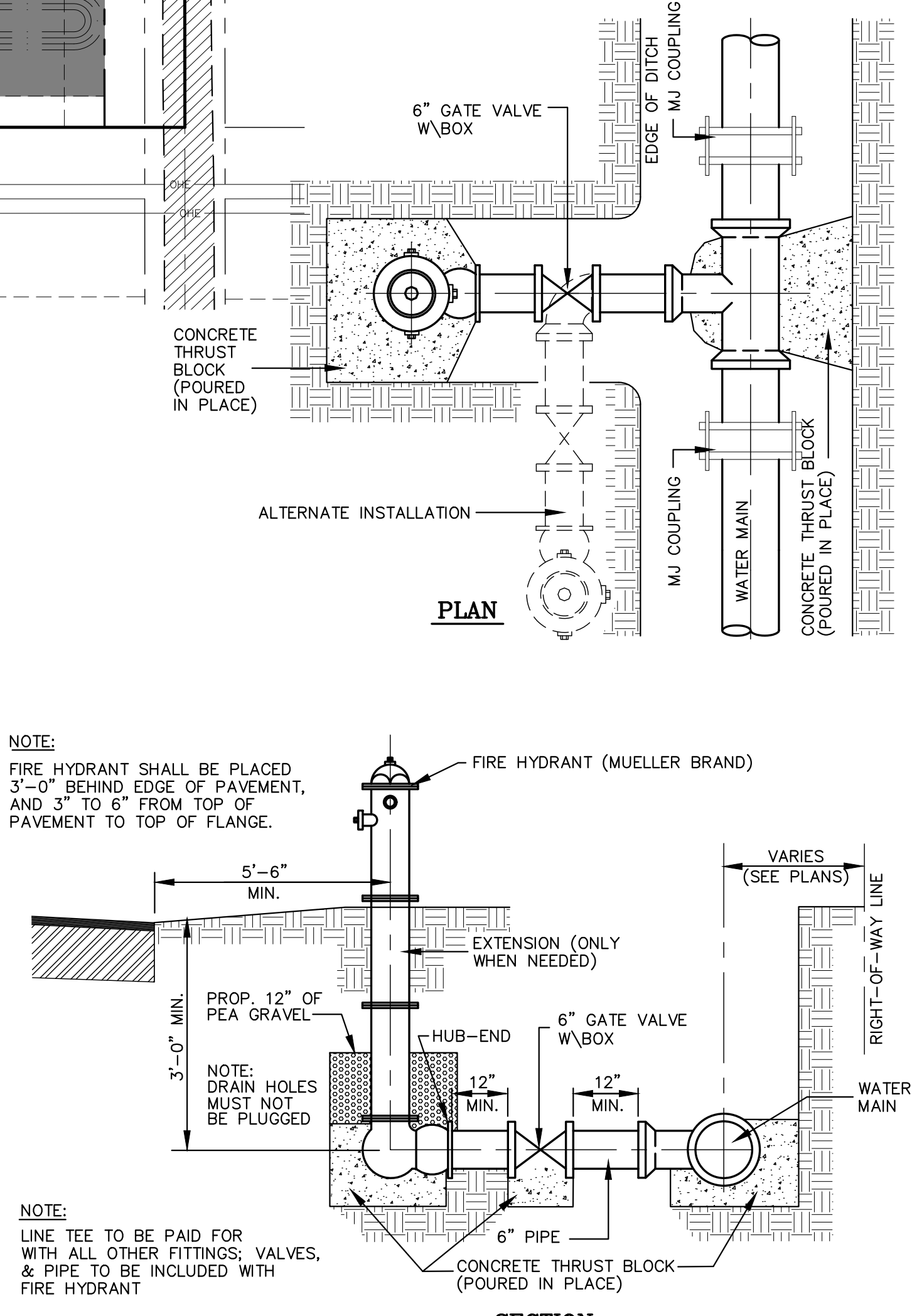
SCALE: 1"=60"

LEGEND

- - POWER POLE
- - FIRE HYDRANT
- - SET IRON ROD
- - EXIST. 6" WATER LINE
- - EXIST. WATER SERVICE

ABBREVIATION LEGEND

- F.B.S.L. - FRONT BUILDING SETBACK LINE
- R.B.S.L. - REAR BUILDING SETBACK LINE
- S.B.S.L. - SIDE BUILDING SETBACK LINE
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- F.T. - FARM TRACT
- F.M. - FARM-TO-MARKET
- C.P.&L. - CENTRAL POWER & LIGHT CO.
- D.R.H.C. - DEED RECORDS OF HIDALGO COUNTY
- U.E. - UTILITY EASEMENT
- M.H.W.S.C. - MILITARY HWY WATER SUPPLY CORP.
- U.E. - UTILITY EASEMENT
- O.S.S.F. - ON-SITE SEWAGE FACILITY
- B-B - BACK TO BACK
- E-E - EDGE TO EDGE
- C-L - CENTER LINE
- L - LOT LINE



TYPICAL FIRE HYDRANT INSTALLATION
NOT TO SCALE

ENGINEERING REPORT FOR SOL SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING 15.0 ACRES OF LAND AND BEING THE NORTH 15.0 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS.

PROPOSED USE
THE PROPOSED USE FOR THIS SUBDIVISION IS 12 LOTS FOR RESIDENTIAL PURPOSES.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY MILITARY HIGHWAY WATER SUPPLY CORPORATION. THE DEVELOPER AND THE M.H.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. M.H.W.S.C. HAS PROVIDED DOCUMENTATION THAT SUFFICIENTLY ESTABLISHES THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY NEEDED TO SERVE THE FULL DEVELOPMENT.

M.H.W.S.C. HAS AN EXISTING 6" WATER LINE THAT RUNS ON THE NORTH RIGHT OF WAY OF MILE 4 NORTH ROAD. EACH LOT HAS BEEN PROVIDED AN INDIVIDUAL WATER SERVICE CONNECTION FROM SAID EXISTING WATER LINE. THE WATER SERVICES WERE CONSTRUCTED AS PER M.H.W.S.C. REQUIREMENTS AND SPECIFICATIONS. WATER DISTRIBUTION FOR THE SOL SUBDIVISION CONSISTS OF A TOTAL OF 2 FIRE HYDRANTS, (12) 3/4" DIAMETER SINGLE LONG SERVICE LINES THAT RUN TO THE LOTS SAID SERVICES TERMINATE AT THE UTILITY EASEMENT FOR EACH LOT. ONE OF THE FIRE HYDRANTS IS INSTALLED APPROXIMATELY 337.70 FEET WEST FROM THE INTERSECTION OF MILE 4 NORTH AND MILE 2 EAST ROAD AND THE OTHER ONE IS APPROXIMATELY 322.29 FEET EAST FROM THE NORTHWEST CORNER OF LOT 1. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$24,530.00, AT A COST PER LOT OF \$2,044.17. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER SERVICE FEES, WHICH INCLUDE THE WATER METER INSTALLATION, INSPECTION FEES, MEMBERSHIP FEES, ADMINISTRATIVE REVIEW FEES, WATER CAPITAL IMPROVEMENT FEES AND WATER DEVELOPMENT FEES TO M.H.W.S.C., A TOTAL OF \$ 11,429.00, AT A COST OF \$ 952.42 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C.

REPORT DE INGENIERIA PARA SOL SUBDIVISION
IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERACION

EL SOL SUBDIVISION RECIBIRA SERVICIO DE AGUA POTABLE DE MILITARY HIGHWAY WATER SUPPLY CORPORATION Y HA PROMETIDO, POR MEDIO DE UN CONTRATO, PROPORCIONAR SUFICIENTE AGUA PARA SERVIR LA SUBDIVISION POR NO MENOS DE UN PERIODO DE TREINTA (30) AÑOS. M.H.W.S.C. HA PRESENTADO LA DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO, LA CANTIDAD Y CALIDAD DE AGUA POTABLE DISPONIBLE NECESARIA PARA EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

EL SOL SUBDIVISION SE CONECTA A UNA TUBERIA EXISTENTE DE AGUA DE SEIS (6") PULGADAS LOCALIZADA AL LADO NORTE DE MILE 4 N, A TODOS LOS LOTES SE LES HA PROPORCIONADO UN SERVICIO DE AGUA INDIVIDUAL. DE LA TUBERIA MENCIONADA. LOS SERVICIOS DE AGUA SE INSTALAN SIGUIENDO LAS NORMAS Y ESPECIFICACIONES DE M.H.W.S.C. EL SISTEMA DE DISTRIBUCION DE AGUA CONSISTE DE DOS (2) HIDRANTES, DOCE (12) SERVICIOS DE AGUA DE 3/4" DE DIAMETRO SENCILLOS LARGOS QUE CORREN HASTA CADA UNO DE LOS LOTES. LOS SERVICIOS MENCIONADOS TERMINAN EN EL SERVIDOR DE UTILIDAD PARA CADA LOTE. UNO DE LOS HIDRANTES ESTA INSTALADO A APROXIMADAMENTE 337.70 PIES AL OESTE DE LA INTERSECCION DEL MILE 4 N Y MILE 2 E. EL SEGUNDO HIDRANTE SE ENCUENTRA APROXIMADAMENTE A 322.29 PIES AL NOROESTE DE LOTE 1. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE SOL SUBDIVISION SE ESTIMA DE \$24,530.00, A UN COSTO POR LOTE DE \$ 2,044.17. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION, MEMBERSHIP FEES, ADMINISTRATIVE REVIEW FEES, WATER CAPITAL IMPROVEMENT FEES AND WATER DEVELOPMENT FEES DE M.H.W.S.C., POR UN TOTAL DE \$ 11,429.00, A UN COSTO DE \$ 952.42 POR LOTE POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONECCION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE M.H.W.S.C.

LOS LOTES EN LA SUBDIVISION MIDE UNA ACRE, ACORDE CON EL REPORTE DE SUELOS PREPARADO PARA EL CONDADO DE HIDALGO POR EL SOL CONSERVATION SERVICE DE U.S.D.A. EL SITO CONSISTE DE 100% DE HARLUNGEN CLAY, CON PENDIENTES DE 0 A 1 % ESTAS TIERRAS SON DE MODERADAMENTE BUEN-DRENAJE, ESCORRINTA SUPERFICIAL ES ALTA, PERMEABILIDAD ES BUEN-BAJA A MODERADAMENTE BAJA, Y LA CAPACIDAD PARA ABSORBER AGUA ES BAJA. LA TIERRA CONSISTE DE UNA CAPA UNIFORME DE CLAY QUE SE EXTIENDE BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA NO FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CAJEROS O CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$18,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUCCION PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:
YO CERTIFICO QUE EL SISTEMA DE AGUA Y EL SISTEMA DE AGUAS RESIDUALES DESCRITO AQUI ESTA EN REGLA CON EL MODELO DE REGLAS ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

YO CERTIFICO QUE EL COSTO ESTIMADO PARA CONSTRUIR EL SISTEMA DE AGUA Y EL SISTEMA DE AGUAS RESIDUALES, DESCRITAS SON LAS SIGUIENTES:

SISTEMA DE AGUA
EL SISTEMA DE DISTRIBUCION DE AGUA ESTA COMPLETAMENTE CONSTRUIDO EXCEPTO POR LA INSTALACION DE LOS MEDIDORES DE AGUA CON UN COSTO TOTAL DE \$ 24,530.00, A UN COSTO POR LOTE DE \$ 2,044.17. EL DUEÑO DE LA SUBDIVISION HA PAGADO LOS CARGOS POR CONECCION DE AGUA, LA CUAL INCLUYE LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION, MEMBERSHIP FEES, ADMINISTRATIVE REVIEW FEES, WATER CAPITAL IMPROVEMENT FEES AND WATER DEVELOPMENT FEES DE M.H.W.S.C., POR UN TOTAL DE \$ 11,429.00, A UN COSTO DE \$ 952.42, POR LOTE.

SISTEMA DE AGUAS RESIDUALES
EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$ 18,000.00, A UN COSTO DE \$ 1,500.00, POR LOTE.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OSFS - FINANCIAL GUARANTEE OF PERFORMANCE

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 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:

1.- I, LUIS GARCIA OF FENECH SOLE LLC, SUBDIVIDER OF SOL 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.

IVAN GARCIA (PRESIDENT)
FENECH SOLE, LLC
3113 S. 6TH LANE
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1 ACRE IN SIZE, ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HARLUNGEN CLAY, WITH 0 TO 1 % SLOPES. THESE SOILS ARE MODERATELY WELL-DRAINED, SURFACE RUNOFF IS HIGH, PERMEABILITY IS VERY LOW TO MODERATELY LOW, AND THE WATER CAPACITY IS LOW. THE SOIL IS A UNIFORM CLAY EXTENDING 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 DOES NOT DRAIN WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$18,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. 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 AN OSFS SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSFS. THE OSFS SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

CERTIFICATIONS:

I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

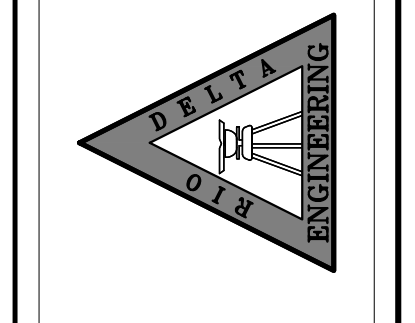
WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$24,530.00, AT A COST PER LOT OF \$2,044.17. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER SERVICE FEES, WHICH INCLUDE THE WATER METER INSTALLATION, INSPECTION FEES, MEMBERSHIP FEES, ADMINISTRATIVE REVIEW FEES, WATER CAPITAL IMPROVEMENT FEES AND WATER DEVELOPMENT FEES TO M.H.W.S.C., A TOTAL OF \$ 11,429.00, AT A COST OF \$ 952.42 PER LOT.

SANITARY SEWER FACILITIES
THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM TO THIS SUBDIVISION WILL BE \$18,000.00, AT COST PER LOT OF \$1,500.00.

IVAN GARCIA, P.E., R.P.L.S. DATE _____

IVAN GARCIA, P.E., R.P.L.S. DATE _____

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



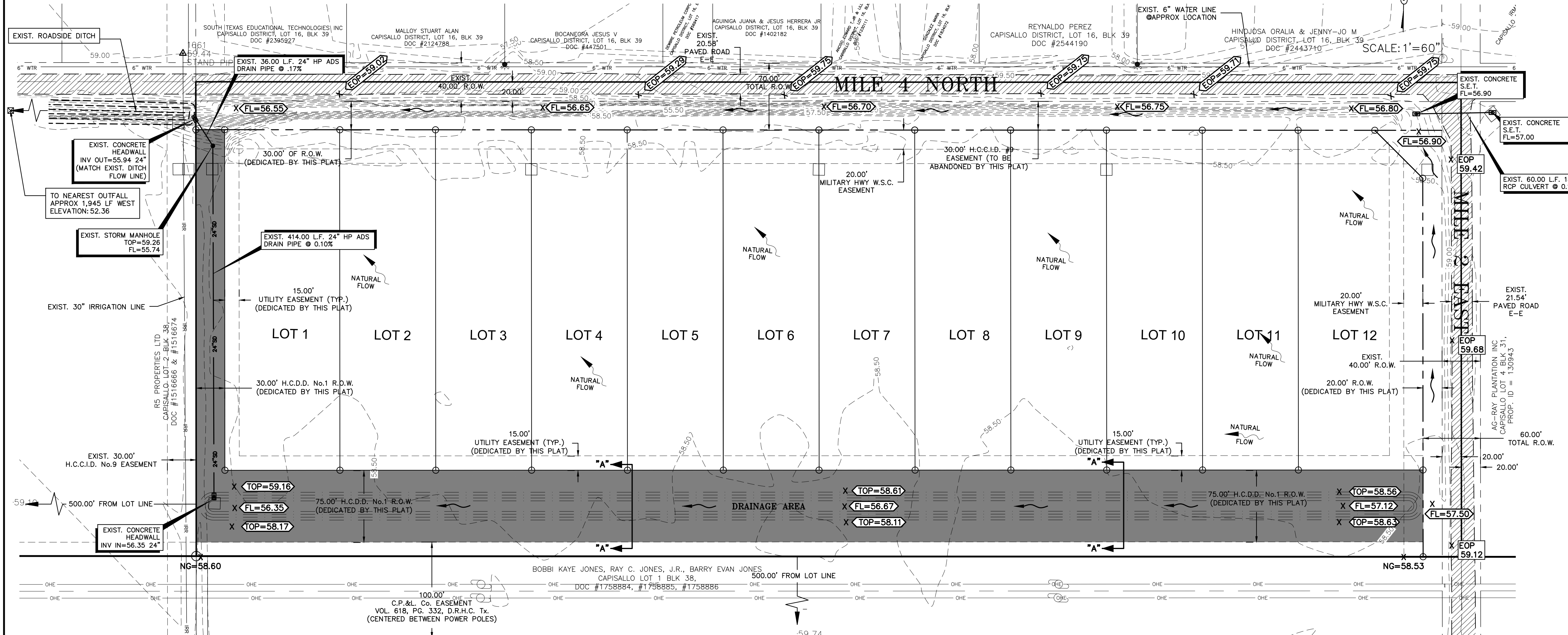
DRAWN: OSCAR ALARCON JR./ABRAHAM JAMES
DESIGN: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1"=60'
DATE: MARCH 20, 2017

ISSUED FOR
FINAL

**UTILITY LAYOUT AND DETAILS
SOL SUBDIVISION
MERCEDES, TEXAS
HIDALGO COUNTY**

SOL SUBDIVISION

BEING 15.0 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P" PAGES 226 AND 227 DEED RECORDS OF HIDALGO COUNTY, TEXAS.



INDEX TO SHEETS OF SOL SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP- LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT No. 9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

REVISION NOTES TABLE	
DATE	DESCRIPTION

ABBREVIATION LEGEND

F.B.S.L. FRONT BUILDING SETBACK LINE
R.B.S.L. REAR BUILDING SETBACK LINE
S.B.S.L. SIDE BUILDING SETBACK LINE
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
S.W.C. SOUTHWEST CORNER
F.T. FARM TRACT
F.M. FARM-TO-MARKET
C.P.&L. CENTRAL POWER & LIGHT CO.
D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
U.E. UTILITY EASEMENT
M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
O.S.S.F. ON-SITE SEWAGE FACILITY
B-B BACK TO BACK
E-E EDGE TO EDGE
C-C CENTER LINE
L-L LOT LINE

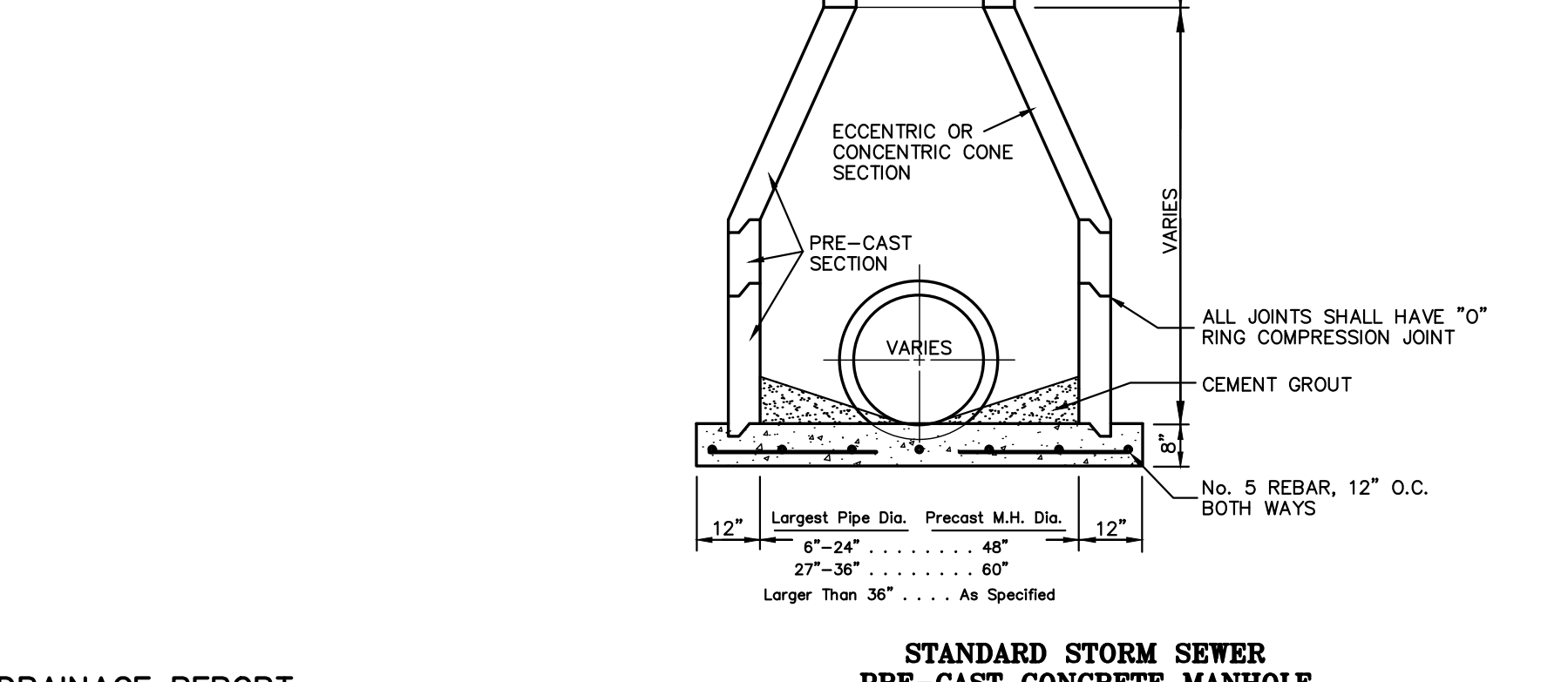
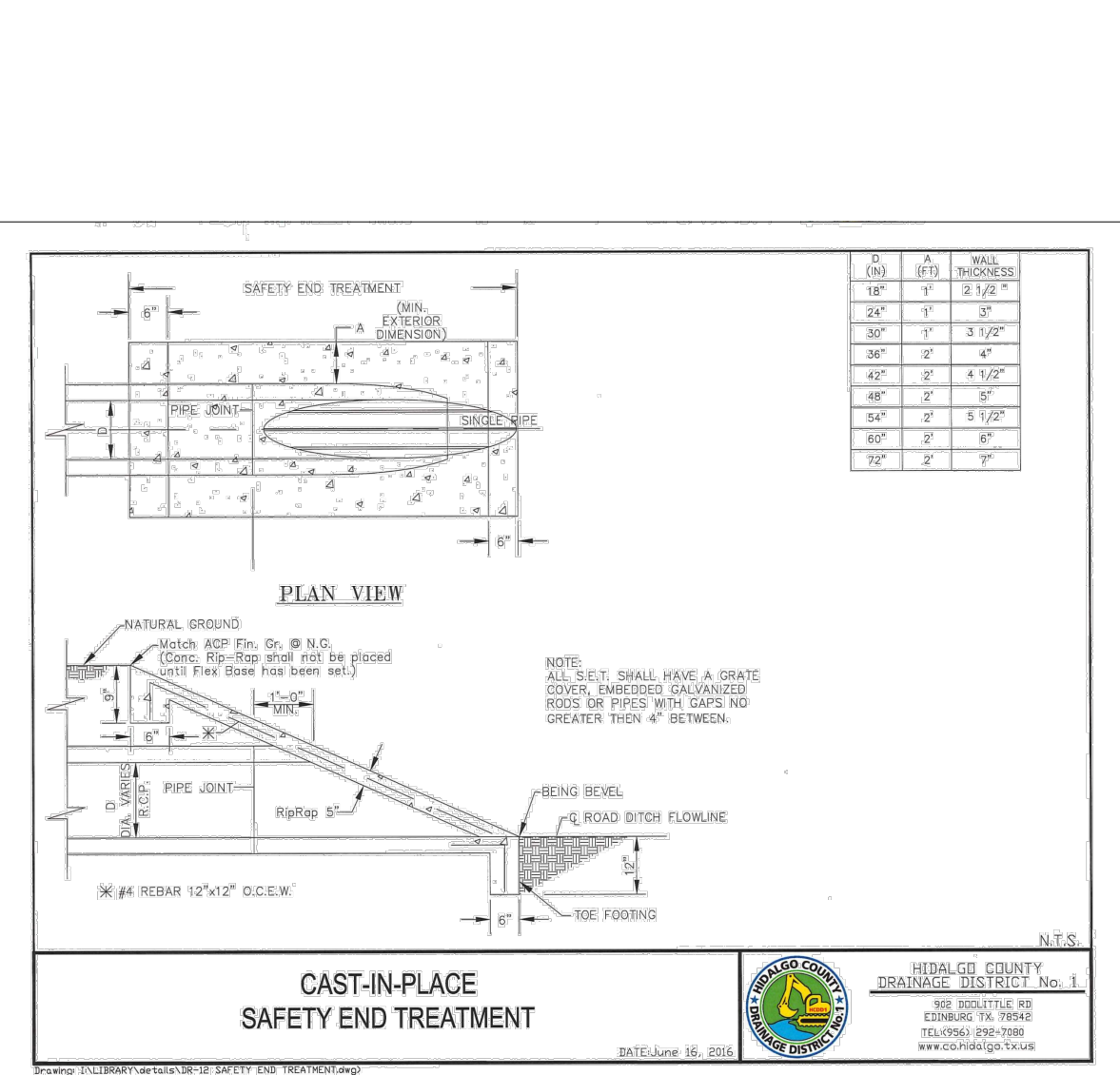
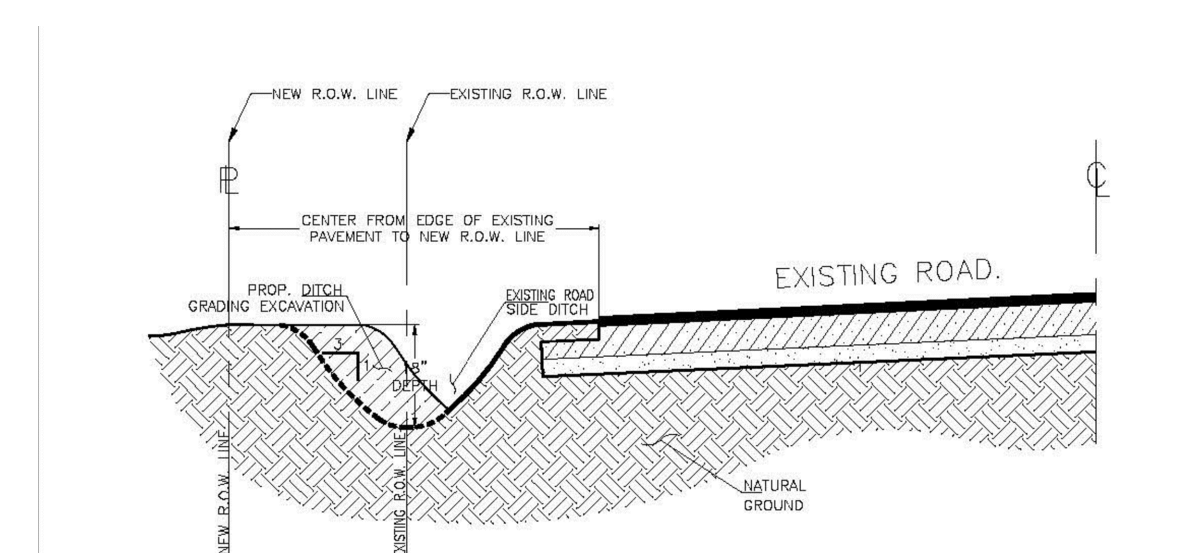
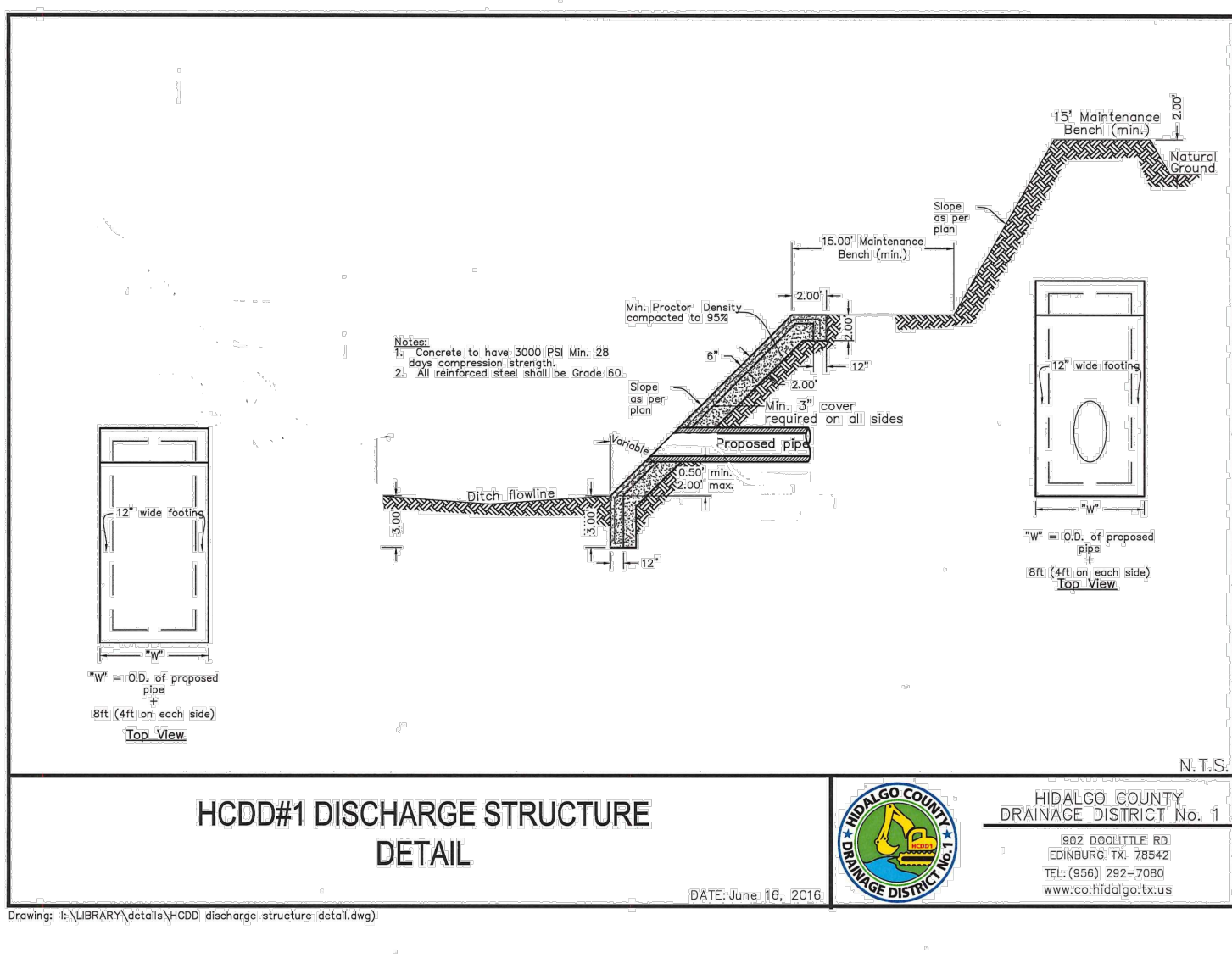
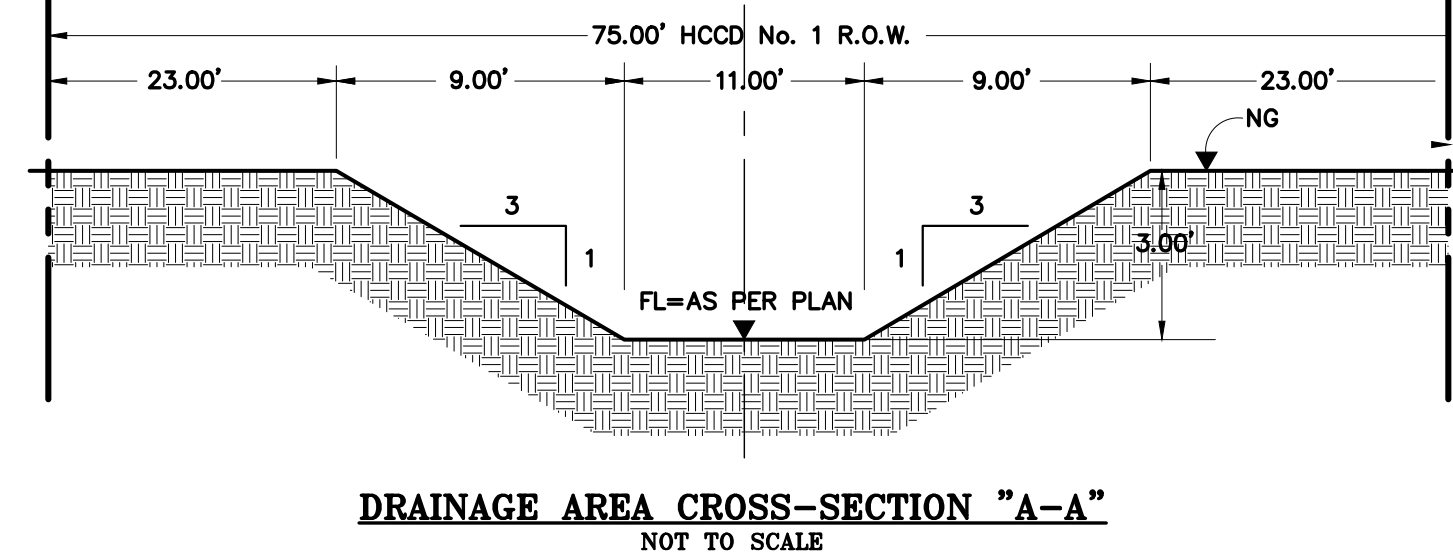
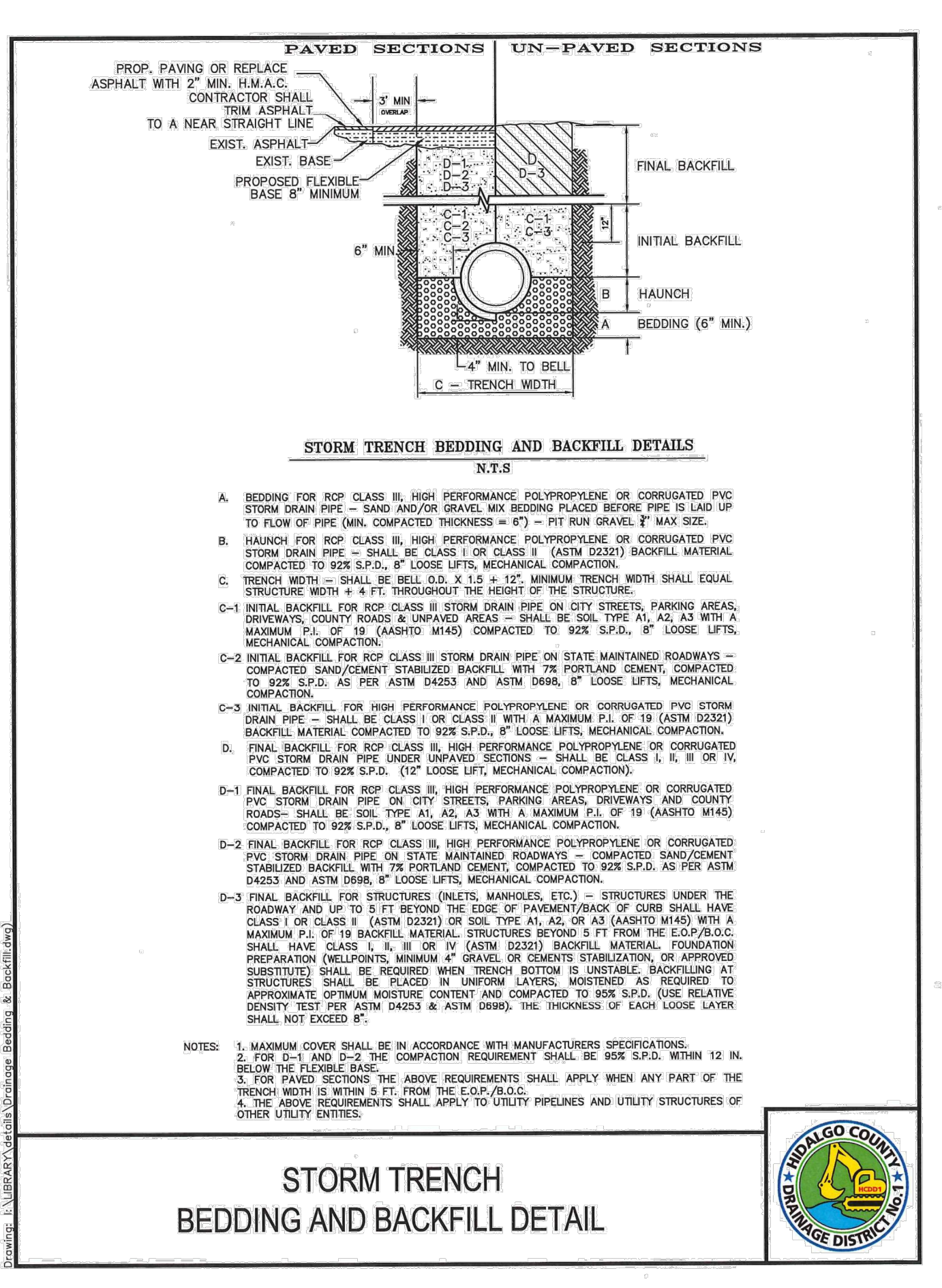
LEGEND

○ POWER POLE
○ FIRE HYDRANT
— SET IRON ROD
— EXIST. 6" WATER LINE
— EXIST. WATER SERVICE

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SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1" = 60'
DATE: MARCH, 2017



DRAINAGE REPORT SOL SUBDIVISION MERCEDES, TEXAS

SOL SUBDIVISION IS A 12 LOT SUBDIVISION BEING 15.0 ACRES OF LAND SITUATED IN THE SOUTH MERCEDES AREA IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P", PAGES 226 AND 227, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "C" (NO SHADE) AREAS OF MINIMAL FLOODING, ACCORDING TO TEXAS'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 025 B, REVISED JANUARY 2, 1981. THESE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HARLINGEN CLAY (19), WITH 0 TO 1 % SLOPES. THESE SOILS ARE MODERATELY WELL-DRAINDED, SURFACE RUNOFF IS HIGH, PERMEABILITY IS VERY LOW TO MODERATELY LOW, AND THE WATER CAPACITY IS LOW. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTHWESTERN DIRECTION TOWARDS MILE 4 N ROAD INTO AN EXISTING ROADSIDE DITCH WITHIN THE RIGHT-OF-WAY OF MILE 4 N ROAD, THEN CONTINUES WESTWARD INTO AN EXISTING DRAIN DITCH (FLOWING AT AN APPROX. 0.10% SLOPE BASED ON THE EXISTING DRAIN DITCH CROSS SECTIONS); THEN SOUTH TO FINAL OUTFALL AT THE MERCEDES DISTRICT SETTLING BASIN. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 13.60 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 14.20 CFS OF RUNOFF FOR THE SAME 10-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY'S AND COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 11,885 CF OR 0.273 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. CURRENT RUNOFF WILL BE DETAINED IN THE DETENTION GREEN AREAS OF THE LOTS. OVERFLOW WILL BE RELEASED OVERLAND TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A NORTHWESTERN DIRECTION TOWARDS MILE 4 N ROAD INTO AN EXISTING ROADSIDE DITCH WITHIN THE RIGHT-OF-WAY OF MILE 4 N ROAD, THEN CONTINUES SOUTHWARD INTO AN EXISTING DRAIN DITCH (FLOWING AT AN APPROX. 0.10% SLOPE BASED ON THE EXISTING DRAIN DITCH CROSS-SECTIONS); THEN SOUTH TO FINAL OUTFALL AT THE MERCEDES DISTRICT SETTLING BASIN. TABLES AND CALCULATIONS ARE ATTACHED.

IVAN GARCIA, P.E., R.P.L.S. DATE

ISSUED FOR
FINAL

PAVING AND DRAINAGE LAYOUT & DETAILS
SOL SUBDIVISION
MERCEDES, TEXAS
HIDALGO COUNTY

PROJECT:
SUB 14 011

PAGE NO.
3-OF-3