



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING
DATE: 7-25-2017

PROPOSED SPEEDY GONZALEZ ACRES SUBDIVISION, PRECINCT No. 1.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS DEVELOPER: JOSE M. & ESMERALDA GONZALEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF MILE 2 1/2 EAST ROAD APPROXIMATELY 1/4 MILE SOUTH FROM MILE 9 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-15-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY PERCOLATION ON THE LOW GREEN AREA OF THE LOTS AND BY REGRADING THE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO MILE 2 1/2 EAST.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-05-2017 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: MERCEDES LINE SIZE: 8" LOCATION: MILE 2 1/2 EAST.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: MILE 2 1/2 EAST.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-16-2017 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

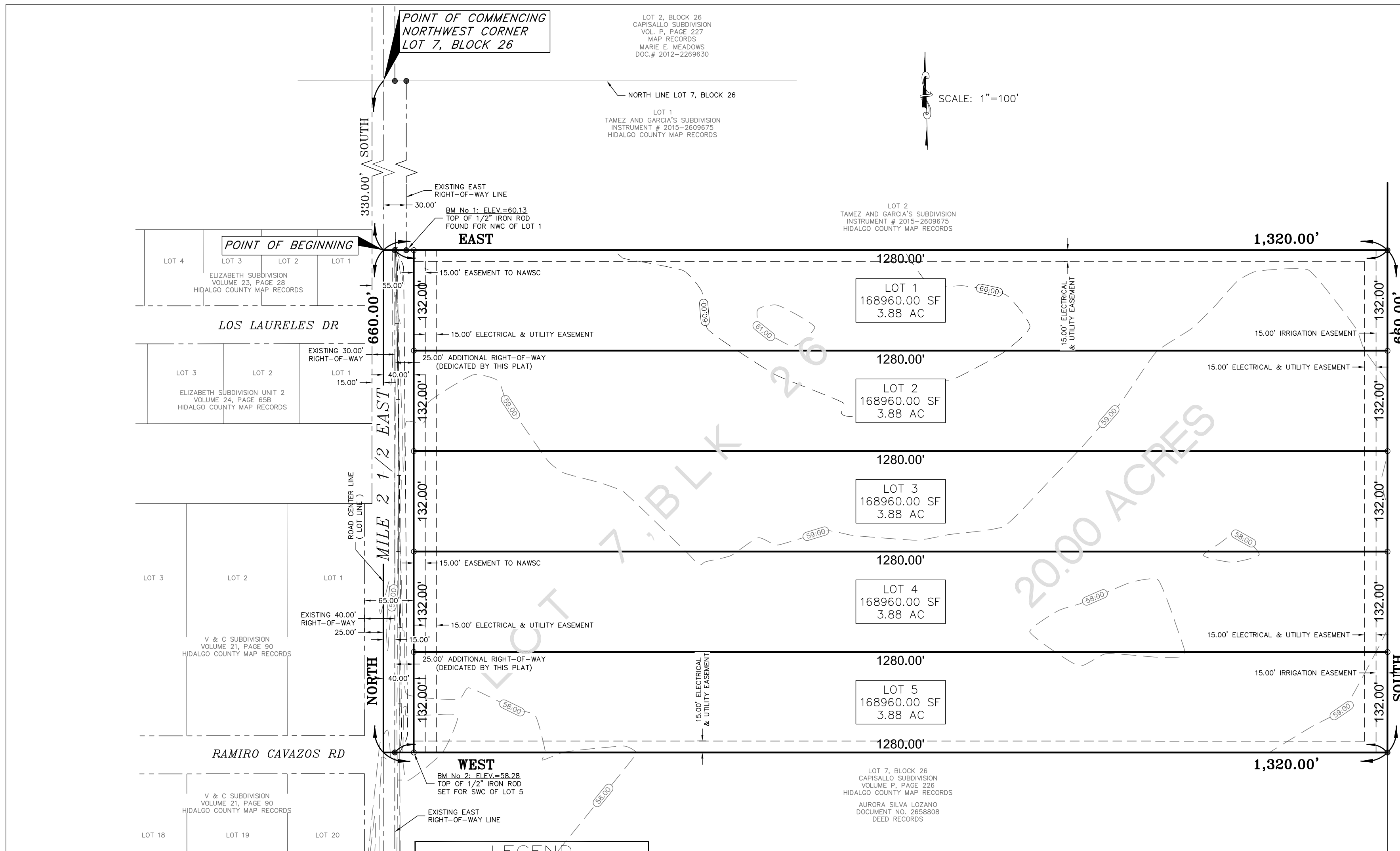
SMALL CONSTRUCTION

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: _____, __

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



LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - POWER POLE
- ⊗ - WATER VALVE
- ⊕ - WATER METER
- ⊙ - FIRE HYDRANT
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - IRRIGATION STAND PIPE
- x— - FENCE
- - DRAINAGE NATURAL FLOW
- - NATURAL GROUND
- - EDGE OF PAVEMENT (TOP)
- - TOP OF ASPHALT

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 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. COMMUNITY-PANEL NUMBER 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 30, 2002 CASE NO. 02-06-715P)
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 50.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER); REAR: 30.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER); SIDE: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. (ANY OTHER NON-RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD 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.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1: ELEVATION=60.13, N.A.V.D. 83; DESCRIPTION: TOP OF 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF PROPOSED LOT 1.
B.M. NO. 2: ELEVATION=58.28, N.A.V.D. 83; DESCRIPTION: TOP OF 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF PROPOSED LOT 5.
- 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 21,034 CUBIC FEET OR 0.48 ACRES FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETAILED ON PROPOSED DRAINAGE GREEN AREAS / SWALES. PER LOT DETENTION AS FOLLOWS:
LOT 1: 4,207 CF OR 0.096 AC-FT
LOT 2: 4,207 CF OR 0.096 AC-FT
LOT 3: 4,207 CF OR 0.096 AC-FT
LOT 4: 4,207 CF OR 0.096 AC-FT
LOT 5: 4,207 CF OR 0.096 AC-FT
- 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 OCCUPYING AN EASEMENT.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO DWELLING PRIOR TO THE COUNTY RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

NORTH ALAMO WATER SUPPLY CORPORATION
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 THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT 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 ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 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 LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT
THIS ___ DAY OF ___, 2017.

JOSE M. GONZALEZ PEÑA
2410 MILE 4 NORTH
MERCEDES, TX 78578

ESMERALDA GONZALEZ
2410 MILE 4 NORTH
MERCEDES, TX 78578

INDEX OF SHEETS

SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, SURVEYOR'S, ENGINEER'S, CITY OF MERCEDES PLANNING & ZONING AND CITY MAYOR.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT.
SHEET 3	DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING ROADSIDE DITCH PLAN & PROFILE VIEW.

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

I (WE), **JOSE M. GONZALEZ PEÑA AND ESMERALDA GONZALEZ**, AS OWNERS OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **SPEEDY GONZALEZ ACRES SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

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

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

JOSE M. GONZALEZ PEÑA
2410 MILE 4 NORTH
MERCEDES, TX 78578

ESMERALDA GONZALEZ
2410 MILE 4 NORTH
MERCEDES, TX 78578

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JOSE M. GONZALEZ PEÑA AND ESMERALDA GONZALEZ** PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.028(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SPEEDY GONZALEZ ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___/___/20__

HIDALGO COUNTY JUDGE _____ ATTEST: _____
HIDALGO COUNTY CLERK

DRAINAGE DISTRICT CERTIFICATE

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 NO. 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.

BY _____ DATE _____

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATE

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 (H.C.C.I.D. No. 9) DATED THIS ___ DAY OF ___, 20__

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. No. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

STATE OF TEXAS - CITY OF MERCEDES
PLAT APPROVAL CERTIFICATE

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

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ
REG. PROFESSIONAL LAND SURVEYOR NO. 5571

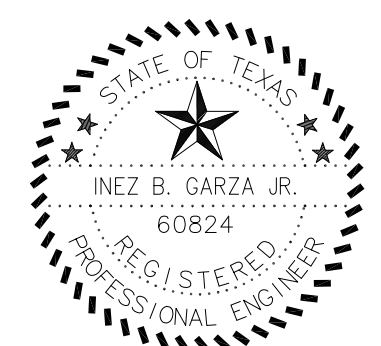
DATE _____

ENGINEER CERTIFICATE

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

INEZ B. GARZA, P.E.
REG. PROFESSIONAL ENGINEER NO. 60824

DATE _____



METES AND BOUNDS DESCRIPTION

A 20.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 26, CAPISALLO SUBDIVISION, AS RECORDED IN VOLUME P, PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS AND SAID 20.00 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 7 IN THE RIGHT-OF-WAY OF MILE 2 1/2 ROAD, THENCE SOUTH WITH THE WEST LINE OF SAID LOT 7 A DISTANCE OF 330.00' TO A 1/2" IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

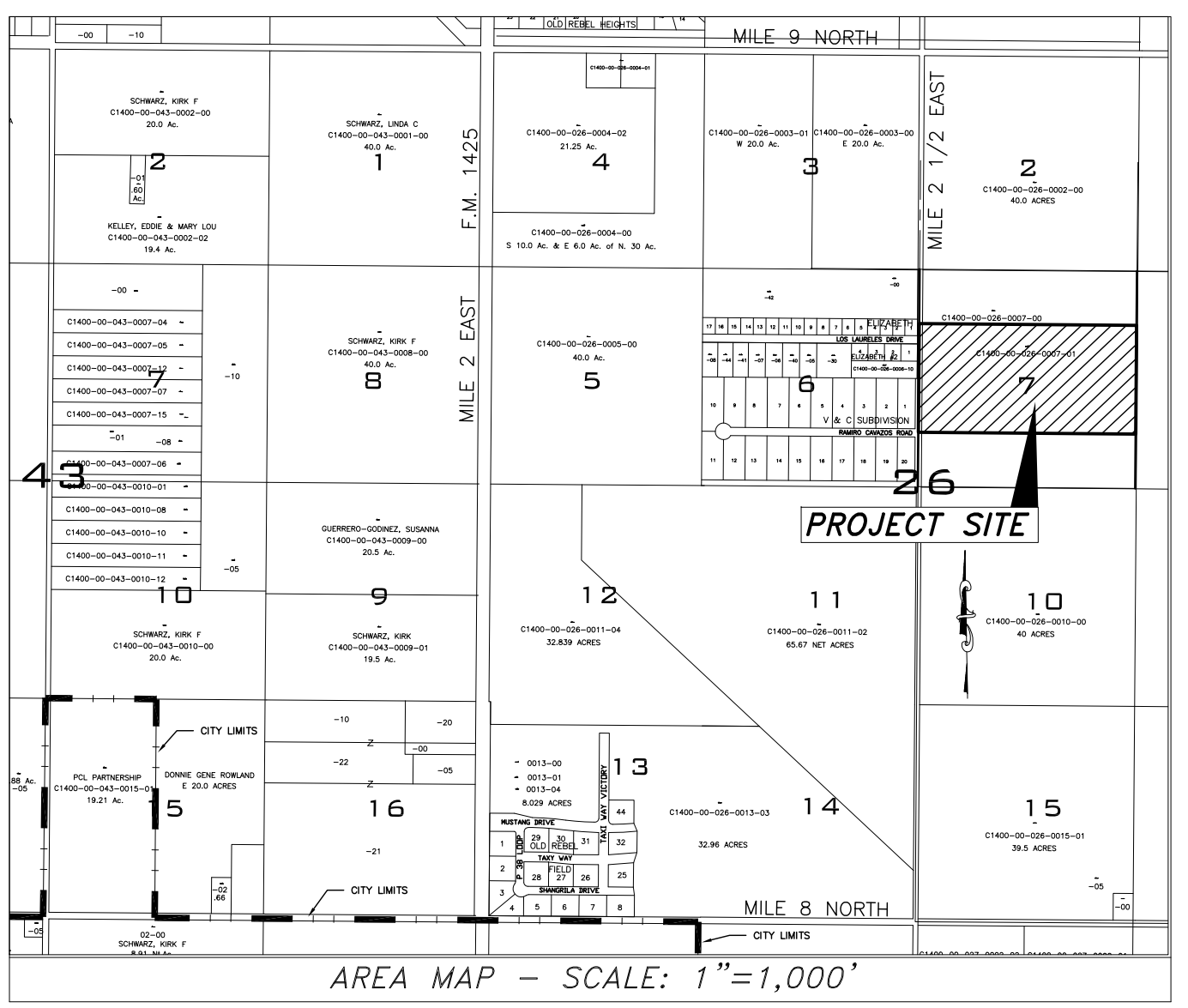
THENCE EAST, AT A DISTANCE OF 15.00' PASS A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 2 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00' TO THE EAST LINE OF SAID LOT 7, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH, WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 660.00' TO A 1/2" IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE WEST, AT A DISTANCE OF 1305.00' PASS A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 2 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00' TO THE WEST LINE OF SAID LOT 7 IN THE RIGHT-OF-WAY OF SAID MILE 2 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH, WITH THE WEST LINE OF SAID LOT 7 WITHIN THE RIGHT-OF-WAY OF SAID MILE 2 1/2 ROAD, A DISTANCE OF 660.00' TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: **SPEEDY GONZALEZ ACRES SUBDIVISION** IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EASTERLY SIDE OF HIDALGO COUNTY ALONG MILE 2 1/2 EAST APPROXIMATELY 1,650 FEET (0.31 OF A MILE) SOUTH OF MILE 9 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 15,570 2010 CENSUS. **SPEEDY GONZALEZ ACRES SUBDIVISION** LIES OUTSIDE THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF CITY OF MERCEDES UNDER LOCAL GOVERNMENT CODE § 212.001.



**SUBDIVISION PLAT OF:
SPEEDY GONZALEZ ACRES
SUBDIVISION**

A 20.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 26, CAPISALLO SUBDIVISION, AS RECORDED IN VOLUME P, PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS.



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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: JOSE M. GONZALEZ AND ESMERALDA GONZALEZ	2410 MILE 4 NORTH - MERCEDES, TX 78578	(956) 998-6589 (956) 373-7073
ENGINEER: INEZ B. GARZA, JR.	P.E. 3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156



RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
TIFLS FIRM # 10013900

DATE OF PREPARATION: JUNE 17, 2017

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729

FINAL ENGINEERING REPORT FOR SPEEDY GONZALEZ ACRES SUBDIVISION

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

SPEEDY GONZALEZ ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF SPEEDY GONZALEZ ACRES SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 6" (INCH) WATER LINE ON THE WEST SIDE OF MILE 2 1/2 EAST ROAD. WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF TWO - 1" (INCH) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO A 3/4" (INCH) DIAMETER SINGLE SERVICE LINES, AND ONE - 3/4" (INCH) DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT, TOTALING (5) METERS. THE DUAL SERVICES AND 3/4" SINGLE SERVICE, INCLUDING THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____, WHICH EQUALS TO \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." THE SUM OF \$ _____, WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SPEEDY GONZALEZ ACRES SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MERCEDES. THE SUBDIVIDER AND CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MERCEDES HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. CITY OF MERCEDES HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING NORTH-SOUTH ALONG THE EAST SIDE OF MILE 2 1/2 EAST ROAD. WASTEWATER SYSTEM CONSISTS OF TWO - 6" SERVICE LINES SPLITTING INTO (2) 4" SINGLE SERVICES, AND ONE - 4" SINGLE SERVICE THAT TAPS INTO THE EXISTING 8" SEWER LINE. THE TWO - 6" SERVICE LINES SPLITTING INTO (2) 4" SINGLE SERVICES, AND THE ONE - 4" SINGLE SERVICE HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____, WHICH EQUALS TO \$ _____ PER LOT, INCLUDING THE COST OF ALL RELATED APPURTENANCES. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES THE SUM OF \$ _____, WHICH COVERS THE \$ _____ 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 CITY OF MERCEDES. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE 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 ACTUAL COSTS FOR THE INSTALLED WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, INCLUDING WATER METERS AND WATER METER BOXES. THE TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$ _____ FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED AND THE TOTAL COST WAS \$ _____ FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ _____ PER LOT (ALL INCLUSIVE).

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SPEEDY GONZALEZ ACRES SUBDIVISION

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "SPEEDY GONZALEZ ACRES SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC) ("NAWSC"). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR, POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESSIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE SPEEDY GONZALEZ ACRES SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" (PULGADAS) DE DIAMETRO EN EL LADO OESTE DE LA CALLE "MILE 2 1/2 EAST ROAD". EL SISTEMA DE DISTRIBUCION DE AGUA PARA ESTA SUBDIVISION CONSISTE DE DOS SERVICIOS DOBLES DE 1" (PULGADA) DE DIAMETRO QUE SE SEPARAN A SERVICIOS SINGULARES DE 3/4" (PULGADAS) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, Y (1) SERVICIO SINGULAR DE 3/4" (PULGADAS) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE (CINCO) MEDIDORES. LOS DOS SERVICIOS DOBLES DE 1" (PULGADA) DE DIAMETRO, Y EL SERVICIO SINGULAR DE 3/4" DE (PULGADA) DE DIAMETRO CON LOS MEDIDORES YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ _____ QUE ES IGUAL A \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A "NAWSC" UNA SUMA DE \$ _____ QUE CUBRE EL COSTO DE \$ _____ POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON CONECTAR EL SERVICIO DE AGUA DE CADA SOLAR A NAWSC. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA DE NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

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

LA SUBDIVISION SPEEDY GONZALEZ ACRES SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MERCEDES HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

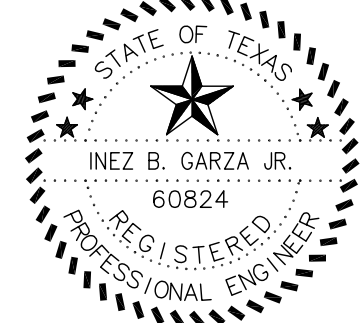
LA CIUDAD DE MERCEDES TIENE UN CONDUCTO DE DRENAJE DE 8" (PULGADAS) DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA "MILE 2 1/2 EAST ROAD". EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION SPEEDY GONZALEZ ACRES SUBDIVISION CONSISTE DE DOS SERVICIOS DE 6" (PULGADAS) DE DIAMETRO DOBLES QUE SE SEPARAN A SERVICIOS SINGULARES DE 4" (PULGADAS) DE DIAMETRO, Y UN SERVICIO SINGULAR DE 4" (PULGADAS) DE DIAMETRO QUE SE CONECTAN A EL CONDUCTO EXISTENTE DE 8" (PULGADAS) DE DIAMETRO. LOS DOS SERVICIOS DE 6" (PULGADAS) DE DIAMETRO DOBLES QUE SE SEPARAN A SERVICIOS SINGULARES DE 4" (PULGADAS) DE DIAMETRO, Y EL SERVICIO SINGULAR DE 4" (PULGADAS) DE DIAMETRO HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ _____ QUE ES IGUAL A \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MERCEDES UN COSTO TOTAL DE \$ _____, O \$ _____ POR LOTE PARA TODAS LAS CUOTAS O MEMBRESIAS RELACIONADAS CON EL SISTEMA DE DRENAJE SANITARIO. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN 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 EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

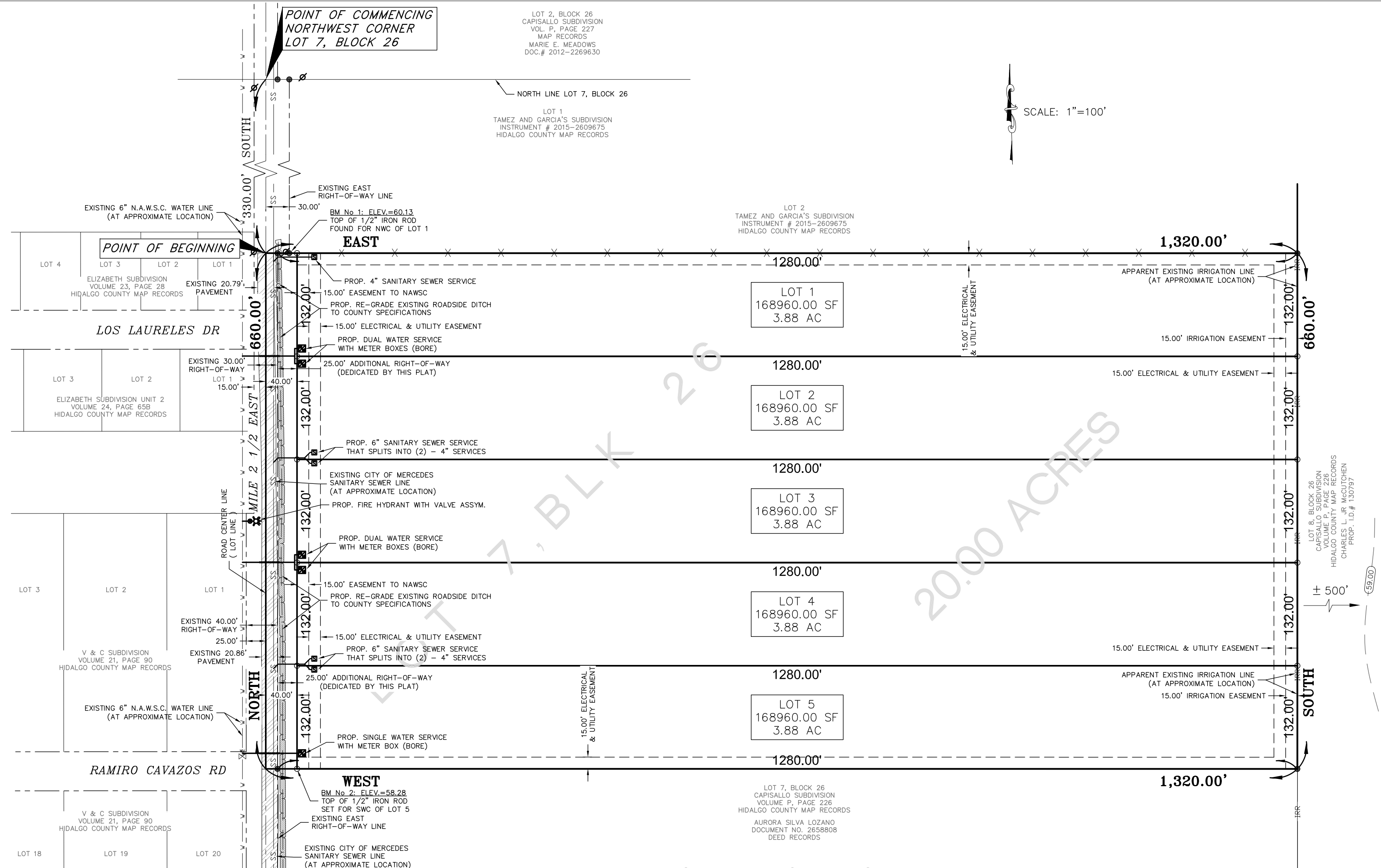
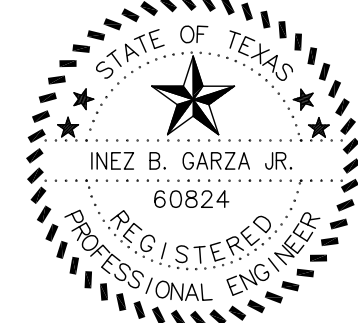
AGUA: TODO EL SISTEMA/SERVICIO DE AGUA A SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA, A UN COSTO TOTAL DE \$ _____, O \$ _____ POR LOTE.

DRENAJE: TODO EL SISTEMA DE DRENAJE SANITARIO A SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE \$ _____, O \$ _____ POR LOTE POR LOTE (TODO INCLUIDO).

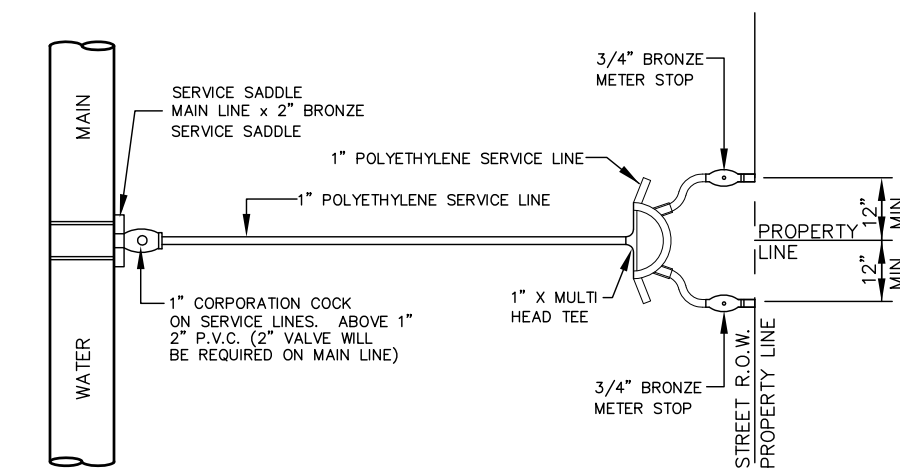
INEZ B. GARZA JR., P.E.
REG. PROFESSIONAL ENGINEER NO. 60824



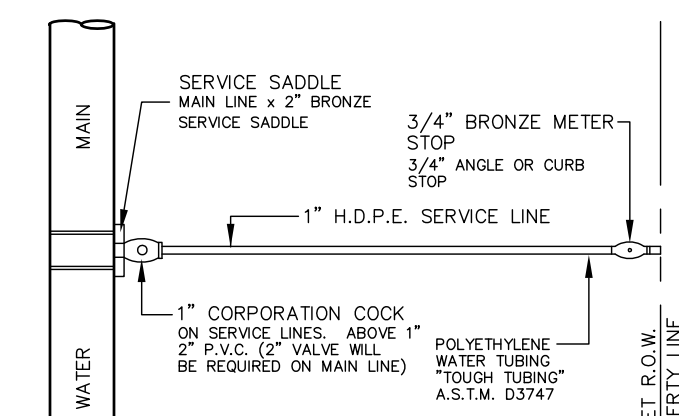
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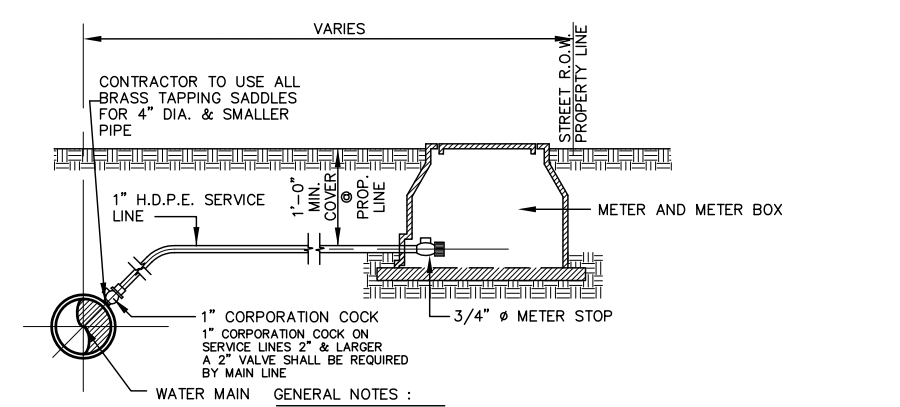
MAP OF WATER DISTRIBUTION, & SANITARY SEWER SYSTEM



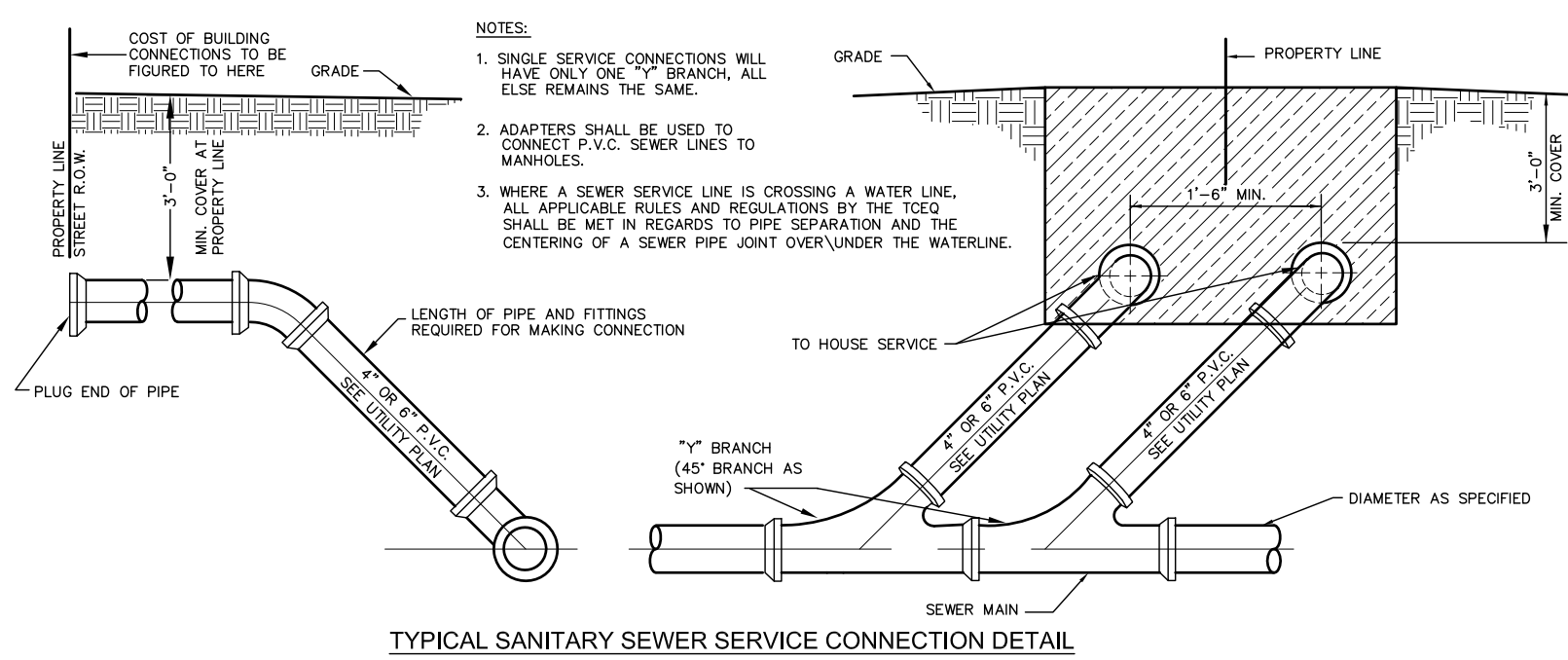
TYPICAL DUAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION



TYPICAL WATER SERVICE CONNECTION



TYPICAL SANITARY SEWER SERVICE CONNECTION DETAIL

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
⊙	POWER POLE
⊕	WATER VALVE
⊖	WATER METER
⊗	FIRE HYDRANT
⊘	SANITARY SEWER MANHOLE
⊙	IRRIGATION STAND PIPE
⊖	FENCE
⊗	DRAINAGE NATURAL FLOW
ELEVATIONS	
⊕	NATURAL GROUND
⊖	EDGE OF PAVEMENT (TOP)
⊗	TOP OF ASPHALT

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

I (WE), JOSE M. GONZALEZ PEÑA AND ESMERALDA GONZALEZ SUBDIVIDER(S) OF SPEEDY GONZALEZ ACRES SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND/OR CITY OF MERCEDES 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.

JOSE M. GONZALEZ PEÑA
2410 MILE 4 NORTH
MERCEDES, TX 78578

ESMERALDA GONZALEZ
2410 MILE 4 NORTH
MERCEDES, TX 78578

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE M. GONZALEZ PEÑA AND ESMERALDA GONZALEZ PROVED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/HEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

MAP OF WATER DISTRIBUTION & SANITARY SEWER SYSTEM FOR: SPEEDY GONZALEZ ACRES SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 26, CAPISALLO SUBDIVISION, AS RECORDED IN VOLUME P, PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: JUNE 17, 2017

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION No. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729

CITY OF MERCEDES ETJ - HIDALGO COUNTY PAGE: 2 OF 3

INDEX OF SHEETS	
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SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT.
SHEET 3	DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING ROADSIDE DITCH PLAN & PROFILE VIEW.

NAME	ADDRESS	PHONE(S)
OWNER: JOSE M. GONZALEZ AND ESMERALDA GONZALEZ	2410 MILE 4 NORTH - MERCEDES, TX 78578	(956) 998-6589 (956) 373-7077
ENGINEER: INEZ B. GARZA JR.	P.E. 3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156



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

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
TBPFS FIRM # 10013900

DRAINAGE STATEMENT
 JUNE 12, 2017
 PREPARED BY: INEZ B. GARZA JR., P.E.
 SPEEDY GONZALEZ ACRES SUBDIVISION
 CITY OF MERCEDES
 HIDALGO COUNTY, TEXAS

SPEEDY GONZALEZ ACRES SUBDIVISION IS A (5) FIVE RESIDENTIAL LOT SUBDIVISION CONSISTING OF A 20.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 26, CAPISALLO SUBDIVISION, AS RECORDED IN VOLUME P, PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X" (SHADED) - AREAS OF 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. ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 30, 2002 CASE No. 02-06-715P)

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSIST OF MERCEDES CLAY (39) AND RAYMONDVILLE CLAY LOAM (52) WITH 0 TO 1 % SLOPES. THIS SOILS ARE MODERATELY WELL-DRAINED, SURFACE RUNOFF MEDIUM TO HIGH, AND WATER CAPACITY VERY LOW TO MODERATELY HIGH.

EXISTING RUNOFF FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION TO AN EXISTING ROADSIDE DITCH ON FRONT OF THIS PROPERTY. STORM WATER FLOWS SOUTH VIA THE EXISTING ROADSIDE DITCH TO AN EXISTING DRAIN PIPE LOCATED APPROXIMATELY 330 FEET SOUTH OF THIS PROPERTY. THE DRAIN PIPE CROSSES MILE 2 1/2 EAST ROAD AND OUTFALLS TO AN EXISTING HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DRAIN DITCH ON THE WEST SIDE OF THE ROAD. STORM WATER IS THEN CONVEYED TO THE NORTH I.B.W.C. FLOODWAY AND TO A FINAL OUTFALL AT THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 12.74 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 19.97 CFS OF RUNOFF FOR THE SAME 10-YEAR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF MERCEDES'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 21,034 CF OR 0.48 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. THIS RUNOFF WILL BE DETAINED ON PROPOSED DRAINAGE GREEN AREAS / SWALES WITHIN THE PROPOSED LARGE LOTS. ALSO, THE ROADSIDE DITCH ALONG MILE 2 1/2 EAST WILL BE REGRADED / EXCAVATED TO COUNTY SPECIFICATIONS. OVERFLOW WILL BE RELEASED TO FOLLOW THE NATURAL DRAINAGE PATTERNS OF THE AREA. A DRAINAGE PLAN TO BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

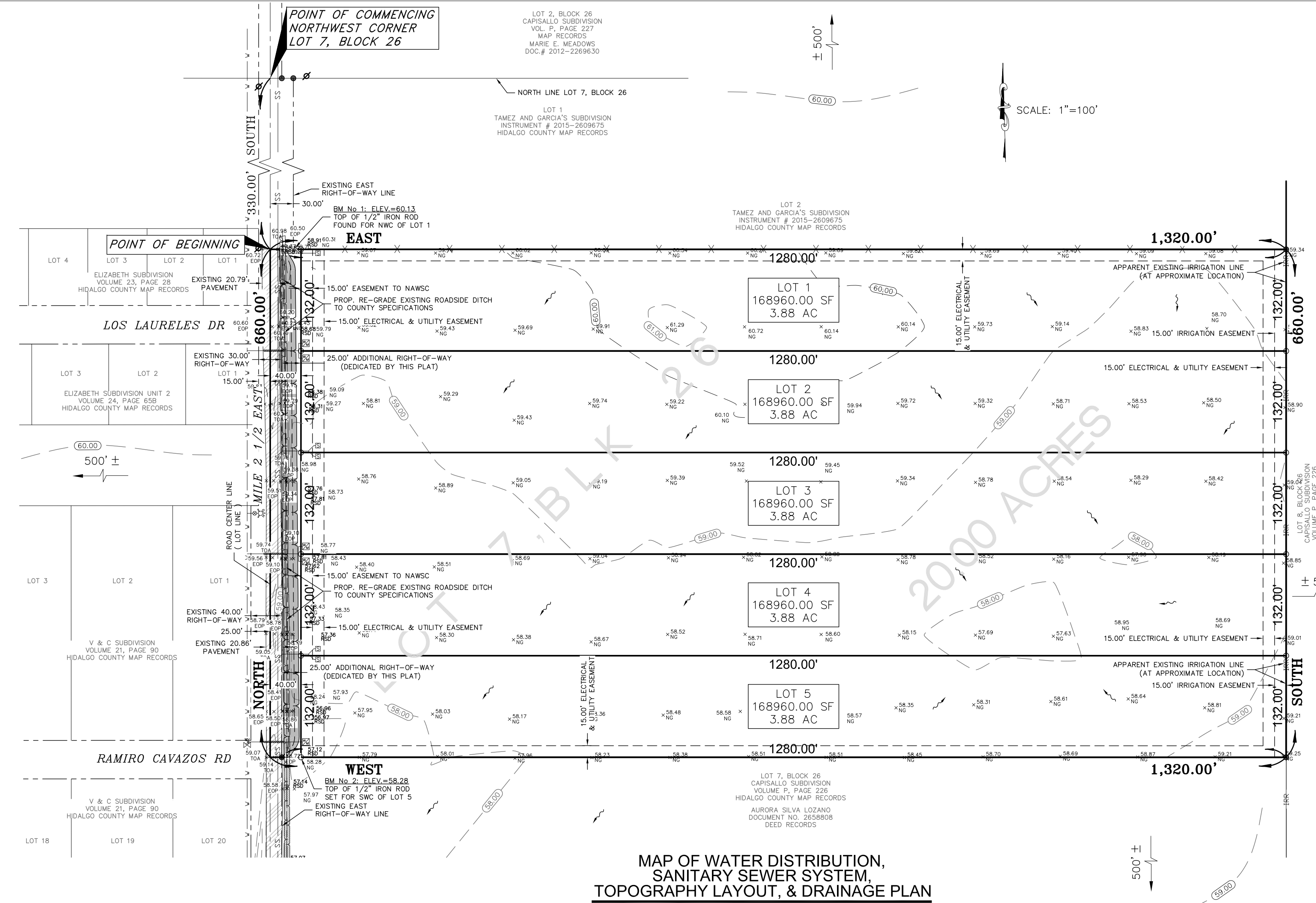
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 30, 2002 CASE No. 02-06-715P)

INEZ B. GARZA JR., P.E.
 REG. PROFESSIONAL ENGINEER NO. 60824

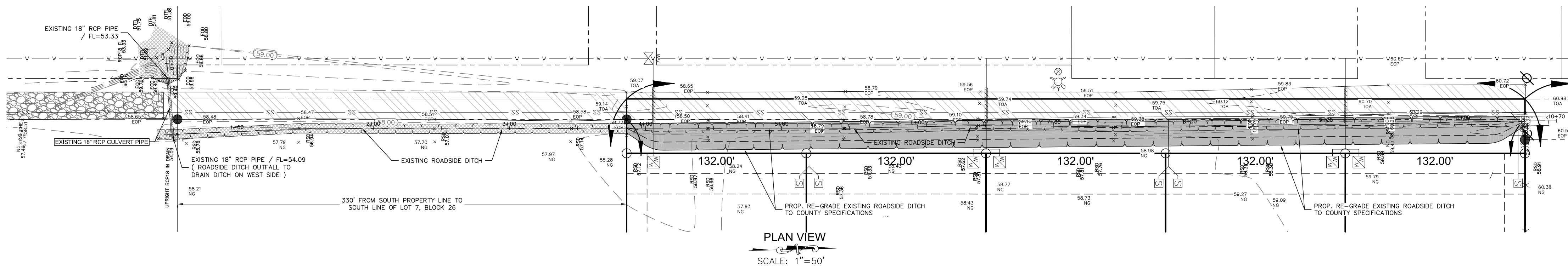
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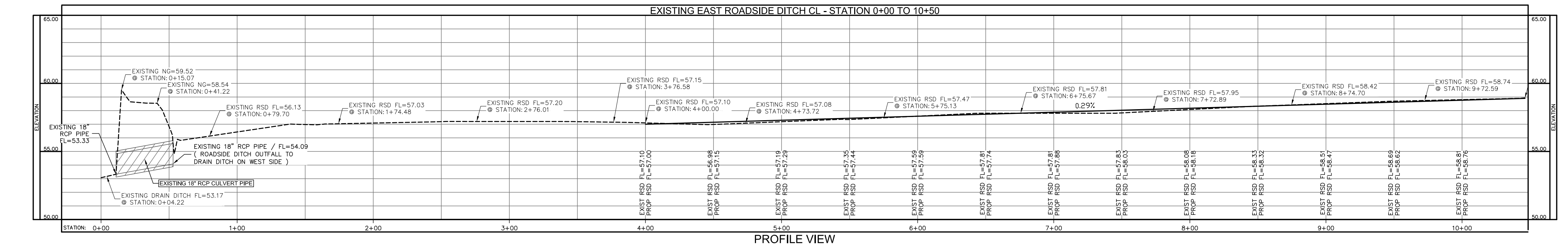
LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
⊗	POWER POLE
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⊕	FIRE HYDRANT
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---	NATURAL GROUND
---	EDGE OF PAVEMENT (TOP)
---	TOP OF ASPHALT



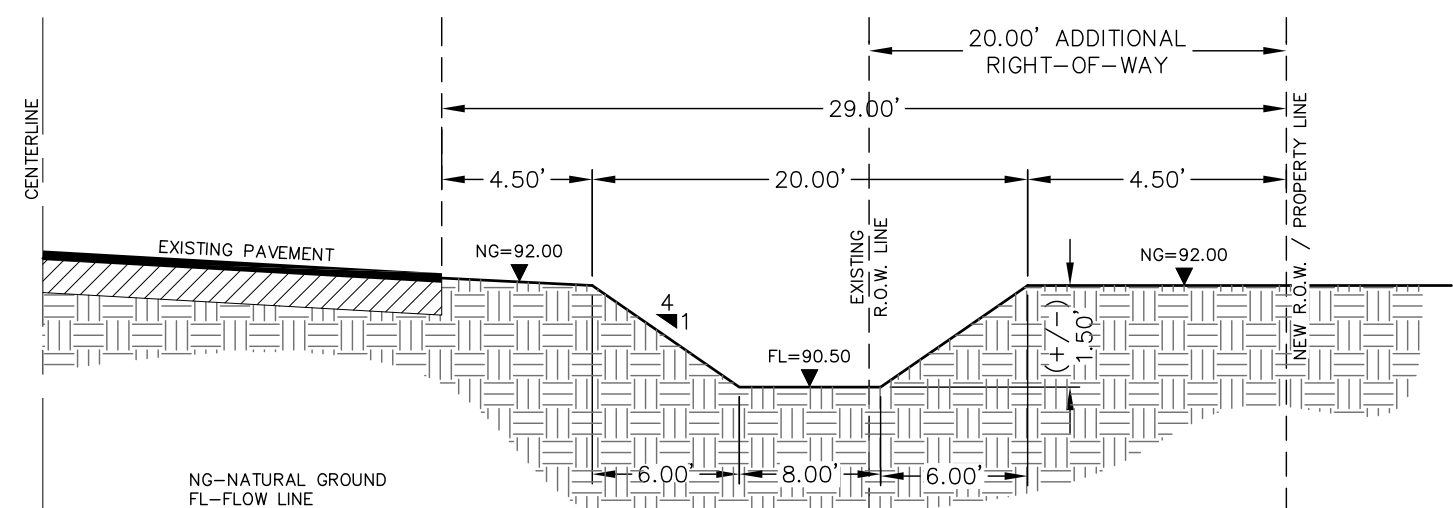
MAP OF WATER DISTRIBUTION, SANITARY SEWER SYSTEM, TOPOGRAPHY LAYOUT, & DRAINAGE PLAN



PLAN VIEW
 SCALE: 1"=50'



PROFILE VIEW
 SCALE: H:1"=5' / V:1"=5'



ROADSIDE DITCH REGRADE/EXCAVATION CROSS-SECTION "A-A" DETAIL
 NOT TO SCALE

TOPOGRAPHY LAYOUT & DRAINAGE PLAN FOR:
SPEEDY GONZALEZ ACRES SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING OUT OF LOT 7, BLOCK 26, CAPISALLO SUBDIVISION, AS RECORDED IN VOLUME P, PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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PRINCIPAL CONTACTS:			
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