



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: 11-21-2017

PROPOSED CASTRO OLGUIN SUBDIVISION, PRECINCT No. 1.

ENGINEER: MONTEMAYOR-HANSEN GARCIA, VILLAFRANCO & ASSOC. DEVELOPER: ELIZABETH NELSON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF MILE 3 ROAD APPROXIMATELY 1,000 FEET NORTH FROM BUSINESS 83.

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 9-19-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION ON LARGE LOTS AND SURFACE RUNOFF ONTO MILE 3 EAST ROAD.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO MILE 3 EAST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-25-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-9-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: LOT 3 EXISTING OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: MILE 3 EAST ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 8-25-2017 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ \$3,000.00 For: OSSF(S) 2 (LOTS 1 & 2)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:
STAFF RECOMMENDS:

N/A

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of MERCEDES.
 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.

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GENERAL PLAT NOTE:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) DESIGNATION: S 871 NAVD 88 ELEVATION 55.84 DESCRIBED BY COAST AND GEODETIC SURVEY 1943

B M NO 1 1.4 MILE WEST FROM LA FERIA BENCH MARK IS ABOUT 1.4 MILES WESTERLY ALONG THE MISSOURI PACIFIC RAILROAD FROM THE OLD CAMERON COUNTY BANK BUILDING AT LA FERIA IT IS ABOUT 2 POLES WEST OF MILE POLE NO. 9.20, 50 FT. SOUTH OF THE CENTERLINE OF THE TRACKS, 30 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY NO. 83 AND IS SE-HORIZONTALLY IN WEST END OF THE NORTH HEADWALL OF A LARGE CONCRETE CULVERT UNDER THE HIGHWAY

B M NO 2 TEMPORARILY BENCH MARK TOP OF INLET ELEVATION 58.80 LOCATED @ SOUTHEAST QUADRANT ACROSS ROAD MILE 3 EAST (AS SHOWN ON PLAT SHEET 3 OF 4)

FLOOD ZONE STATEMENT FLOOD ZONE DESIGNATION ZONE "X" (SHADED) ZONE "X" (SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 480334-0450-C MAP REVISED JUNE 06, 2000 REVISED TO REFLECT LOMAR DATED 05/30/2002

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 480334-0450-C, EFFECTIVE DATE: JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOODPLAIN ADMINISTRATOR HAVE IDENTIFIED AN AREA AS SHOWN ON THIS PLAT WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN

SET RACKS FRONT 30.0 FEET REAR 15.0 FEET OR EASEMENT WHICHEVER IS GREATER SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER

MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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 CONSTRUCTIONS 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

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 UTILITY 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

ONE 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.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
H. ANCHORING OF SEPTIC TANK (S)
I. BACK FLOW VALVES
J. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

ELIZABETH NELSON, THE OWNER AND SUBDIVIDER OF CASTRO OLGUIN SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON THE SHEET NO. 3 OF THIS PLAT

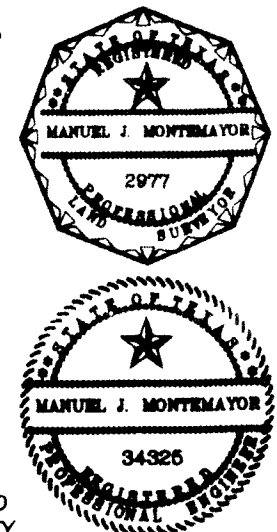
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 54,708.10 CUBIC FEET (1.26 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO 4 OF 4 FOR STORM SEWER IMPROVEMENTS/ DRAINAGE PLAN)

ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION SPECIFICATIONS 3.14.

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT (LOTS 1 AND 2 ARE FOR RESIDENTIAL AND LOT 3 IS FOR COMMERCIAL USE).

Table with 4 columns: NAME, ADDRESS, ADDRESS, PH # / FAX #. Rows include OWNER ELIZABETH NELSON, ENGINEER MANUEL J. MONTEMAYOR, and SURVEYOR MANUEL J. MONTEMAYOR.

STATE OF TEXAS COUNTY OF HIDALGO I, MANUEL J. MONTEMAYOR, am a Registered Professional Land Surveyor under the Laws of the State of Texas to practice the profession of surveying and hereby certify that above partition is true and correct. was prepared from an actual survey on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with suitable permanent monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner, as shown herein.



STATE OF TEXAS COUNTY OF HIDALGO I, ELIZABETH NELSON, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE 3-LOT SUBDIVISION, CASTRO-OLGUIN SUBDIVISION TO THE CITY OF MERCEDES, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED ELIZABETH NELSON KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HEY EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 03th DAY OF August 2016.



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

MAYOR OF THE CITY OF MERCEDES

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

CHAIRMAN PLANNING AND ZONING COMMISSION

HIDALGO AND CAMERON COUNTY IRRIGATION # 9. THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION # 9, DATED THIS 22nd DAY OF March 2016.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. # 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. # 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 THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 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 40.211(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.

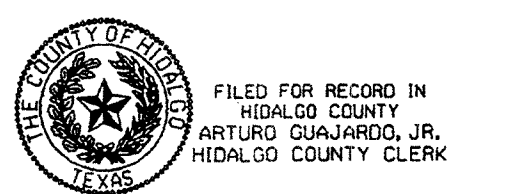
STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ELIZABETH NELSON, AS OWNER OF THE SOUTH 9.17 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CASTRO OLGUIN SUBDIVISION, HEREBY SUBDIVISION THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN

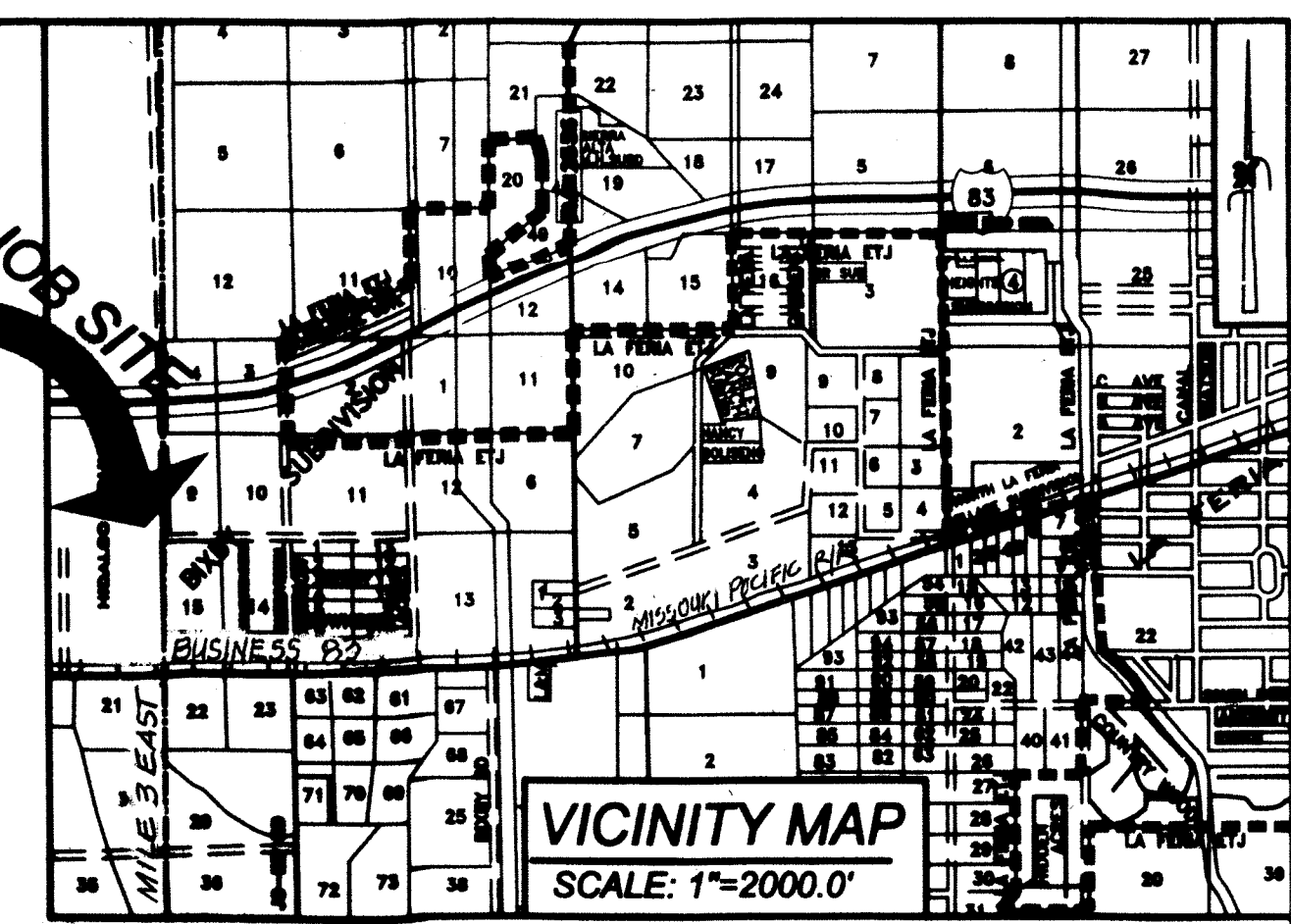
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT COME 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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. ELIZABETH NELSON 03/29/17 DATE 8333 MILE 3 EAST MERCEDES, TEXAS 78570-8165

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT S. 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CASTRO-OLGUIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON DATE HIDALGO COUNTY JUDGE DATE HIDALGO COUNTY CLERK DATE HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CASTRO-OLGUIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON DATE ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: DEPUTY



LOCATION DESCRIPTION CASTRO OLGUIN SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY APPROXIMATE 1/4 MILE SOUTH BOUND FROM BUSINESS 83 ON THE WEST SIDE OF MILE 3 EAST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDES (APPROX. POPULATION 16,798). THE NORTH PART OF CASTRO OLGUIN SUBDIVISION LIES THE INSIDE CITY OF MERCEDES AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001

INDEX SHEET DESCRIPTION SHEET 1: GENERAL PLAT NOTES; ENGINEER'S CERTIFICATE; OWNER CERTIFICATE; NOTARY STATEMENT; MAYOR CERTIFICATE; CHAIRMAN PLANNING AND ZONING COMMISSION CERTIFICATE; HIDALGO AND CAMERON COUNTY IRRIGATION # 9 CERTIFICATE; HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE; OWNER'S DEDICATION, CERTIFICATION & ATTESTATION; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT; HIDALGO COUNTY CERTIFICATE ENVIRONMENTAL HEALTH DIVISION MANAGER; COUNTY CLERK RECORDING CERTIFICATE; VICINITY MAP AND REVISION DATE.

SHEET 2: SUBDIVISION PLAT LAYOUT; VICINITY MAP; LOCATION DESCRIPTION; METES & BOUNDS DESCRIPTION; NORTH AMERICAN VERTICAL DATUM; ENGINEER'S NOTE AND REVISION DATE.

SHEET 3: WATER DISTRIBUTION; OSSF PLAN; LEGEND; VICINITY MAP; NORTH AMERICAN VERTICAL DATUM; ENGINEER'S NOTE; DETAIL 'A' & DETAIL 'B'; WATER CONNECTION DETAIL; SUBDIVIDER CERTIFICATION AND SUBDIVIDER STATEMENT AND REVISION DATE.

SHEET 4: DRAINAGE PLAN; LEGEND; VICINITY MAP; NORTH AMERICAN VERTICAL DATUM; ENGINEER'S NOTE; SUMMARY OF DRAINAGE REPORT. AND REVISION DATE

SHEET 5: FINAL ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF); ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT; RIGHT OF WAY STATEMENT; VICINITY MAP AND REVISION DATE

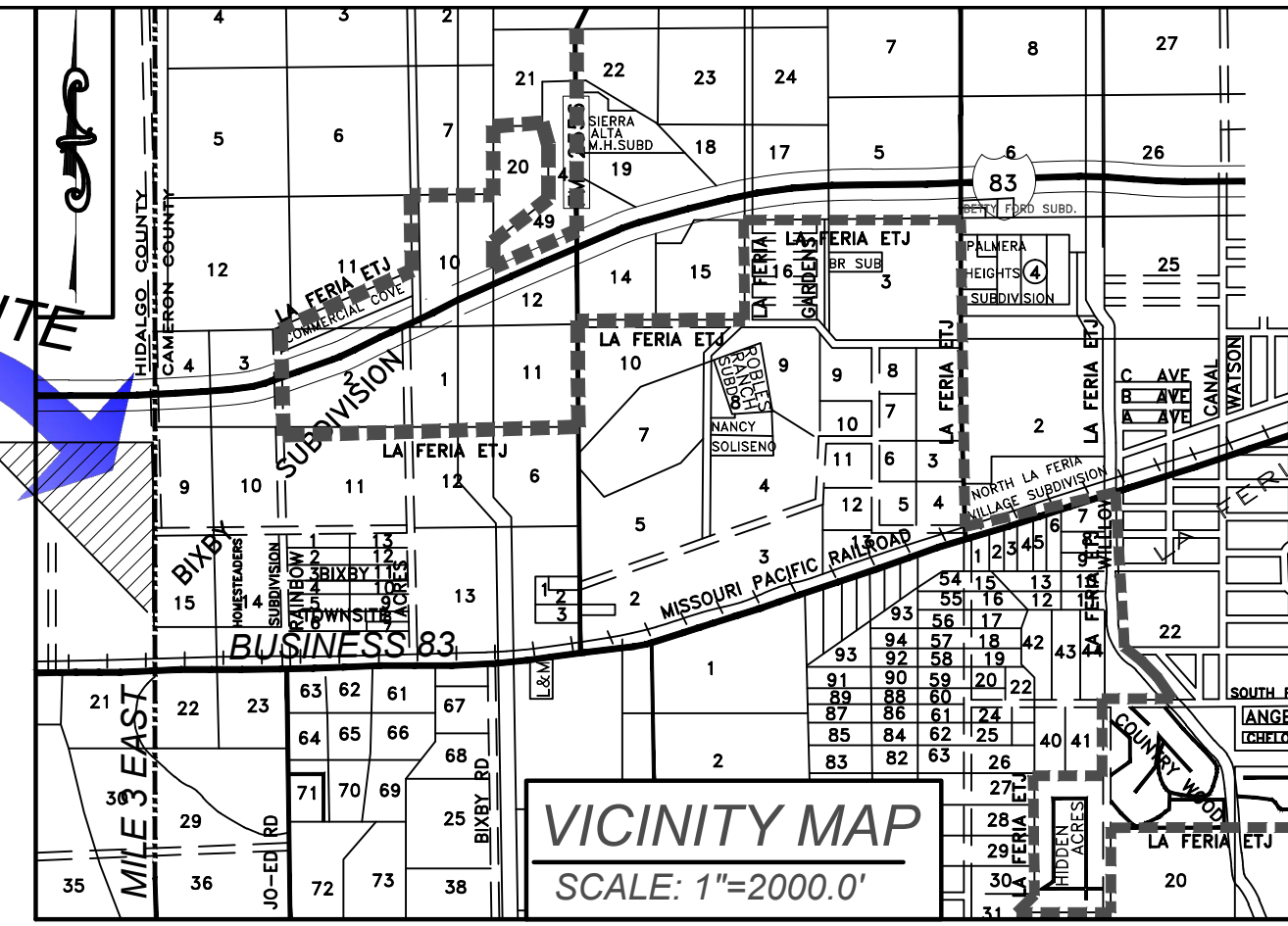
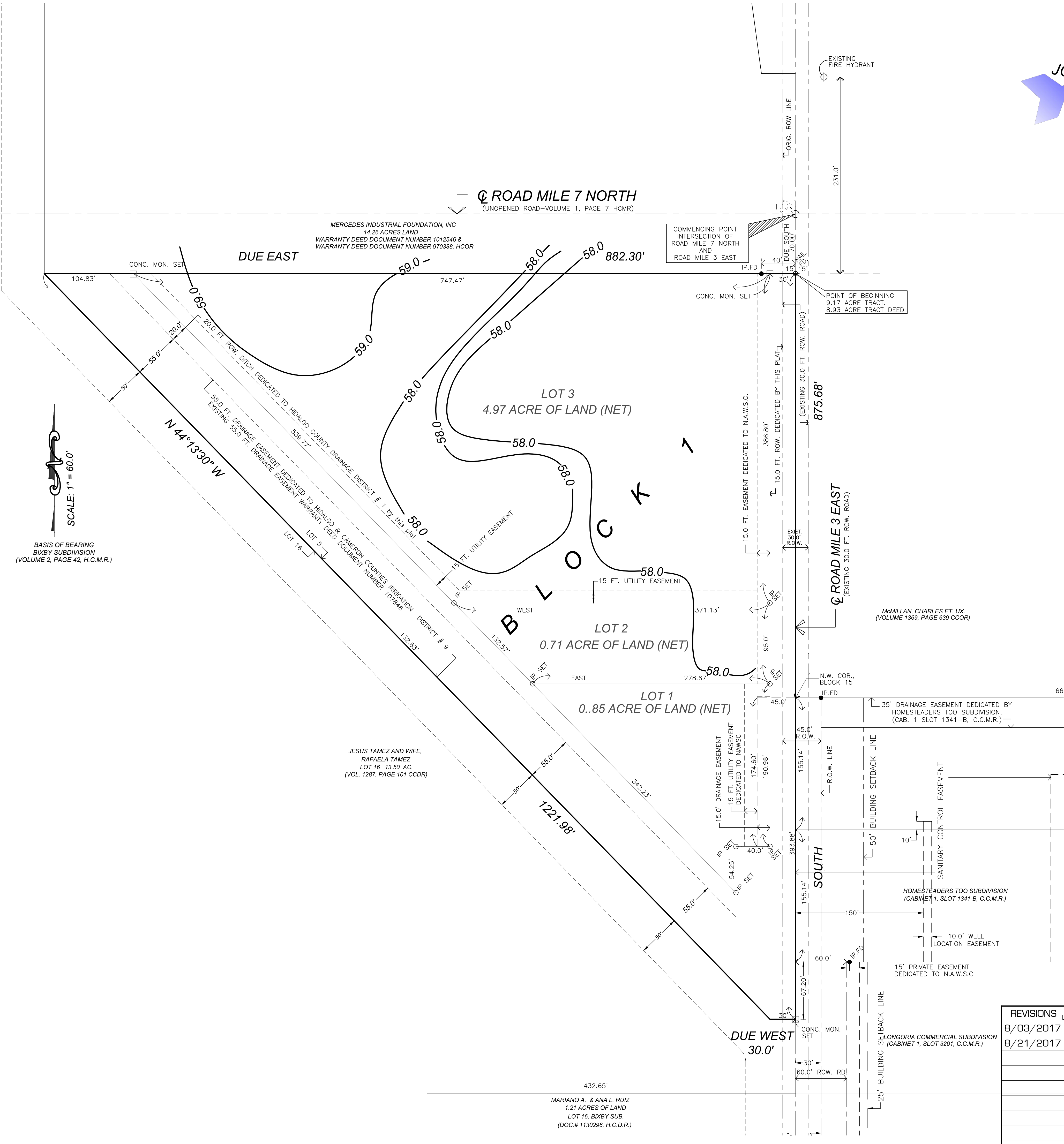
FINAL PLAT OF CASTRO OLGUIN SUBDIVISION BEING THE SOUTH 9.17 ACRES OF LAND-CALC. THE SOUTH 8.93 ACRES OF LAND-DEED OUT OF LOT 5 - BIXBY SUBDIVISION HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD ACCORDING TO MAP OR PLAT VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS HIDALGO COUNTY, TEXAS OWNER: ELIZABETH NELSON 8333 MILE 3 EAST MERCEDES, TEXAS 78570-8165

Table with 2 columns: REVISIONS and project details. Includes dates like 12/21/2015, 03/08/2016, 06/29/17, 07/25/17, 08-03-17 and details for Montemayor - Hansen Engineers - Surveyors - Planners.

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 DESIGNATION - S 871
 NAVD 88, ELEVATION 55.84
 DESCRIBED BY COAST AND GEODETIC SURVEY 1943

1.4 MILE WEST FROM LA FERIA.
 BENCH MARK IS ABOUT 1.4 MILES WESTERLY ALONG THE MISSOURI PACIFIC RAILROAD FROM THE OLD CAMERON COUNTY BANK BUILDING AT LA FERIA. IT IS ABOUT 2 POLES WEST OF MILE POLE NO. 9-20, 50 FT. SOUTH OF THE CENTERLINE OF THE TRACKS, 30 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY NO. 83 AND IS SET HORIZONTALLY IN WEST END OF THE NORTH HEADWALL OF A LARGE CONCRETE CULVERT UNDER THE HIGHWAY.

MERCEDES INDUSTRIAL FOUNDATION, INC
 LOT 6
 3.079 AC
 BIXBY SUBDIVISION



LOCATION DESCRIPTION

CASTRO OLGUIN SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY APPROXIMATE 1/4 MILE SOUTH BOUND FROM BUSINESS 83 ON THE WEST SIDE OF MILE 3 EAST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDES (APPROX. POPULATION 16,798). THE NORTH PART OF CASTRO OLGUIN SUBDIVISION LIES THE INSIDE CITY OF MERCEDES AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001

METES & BOUNDS

Being the South 9.17 Acre Tract calc. (South 8.93 Acre Tract deed) out of Lot 5, Bixby Subdivision, Hidalgo County, Texas as per map or plat there of on file and of record according to map or plat Volume 2, Page 42, Hidalgo County Map records, Hidalgo County, Texas more definitely described by metes and bounds as follows:

Commencing at a point of the intersection of Road Mile 7 North and Road Mile 3 East. Thence, along the centerline of said Road Mile 3, East Due South, at a Distance of 70.00 feet to a nail found, for the Northeast corner and Point of Beginning of tract herein described;

Thence, Continuing along the centerline of said Road Mile 3 East, Due South, at a distance of 875.68 feet to a concrete monument set, for the Southeast corner of tract herein described;

Thence, Due West, at a distance of 30.0 feet to a point, for a corner of tract herein described;

Thence, along the approximate centerline of Drain Ditch, North 44 degrees 13 minutes 30 seconds West, at a distance of 1,221.98 feet to a point, for the Northwest corner of tract herein described;

Thence, parallel to the Road Mile 7 North, Due East, at a distance of 104.83 feet passing a concrete monument set, at a distance of 852.30 feet passing a concrete monument set on the West Right of Way Line of said Road Mile 3 East, at a total distance of 882.30 feet to the Point of Beginning, containing 9.17 acres of land.

SCALE: 1" = 60.0'
 BASIS OF BEARING
 BIXBY SUBDIVISION
 (VOLUME 2, PAGE 42, H.C.M.R.)

LEGEND

⊗	SECURITY LIGHT
△	GAS METER
⊕	POWER POLE
⊕	WATER METER
⊕	TELEVISION PEDESTAL
⊕	TELEPHONE PEDESTAL
⊕	ELECTRIC JUNCTION BOX
⊕	FIRE HYDRANT
— — —	BARBED WIRE FENCE
— — —	HOG WIRE FENCE
⊕	CHAIN LINK FENCE
⊕	WOODEN FENCE
—	PROPERTY LINE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENT
R-O-W	RIGHT-OF-WAY
B-C	BACK OF CURVE
●	IRON PIN FOUND
○	IRON PIN SET
⊕	CONC. MONUMENT SET
⊕	COTTON PICKER SPINDLE
T-B-M	TEMPORARY BENCH MARK

Manuel J. Montemayor
 Professional Engineer #34325
 Professional Land Surveyor # 2977

CASTRO OLGUIN SUBDIVISION

BEING
 THE SOUTH 9.17 ACRES OF LAND-CALC.
 THE SOUTH 8.93 ACRES OF LAND-DEED
 OUT OF
 LOT 5 - BIXBY SUBDIVISION
 HIDALGO COUNTY, TEXAS
 AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD
 ACCORDING TO MAP OR PLAT VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS
 HIDALGO COUNTY, TEXAS

OWNER: ELIZABETH NELSON
 8353 MILE 3 EAST
 MERCEDES, TEXAS 78570-8165

REVISIONS	REVISIONS
8/03/2017	8/26/2015
8/21/2017	12/21/2015
	03/08/2016
	03/31/2016
	04/22/2016
	01/17/2017
	02/10/2017
	06/29/2017

MONTEMAYOR - HANSEN
 GARCIA - VILAFRANCO & ASSOCIATES
 ENGINEERS - SURVEYORS - PLANNERS
 6491 Paredes Line Road, Brownsville, TX 78526
 Office: (956) 548-0671 Fax: (956) 541-8606
 mjmonte6491@gmail.com www.montemayorengineering.com

Drawn by: J.E. Saucedo
 Checked by: J.C. Ruiz
 Approved by: M.J. Montemayor
 Project No. ME - 22967

Scale: 1"=60.0'
 Date: 7/24/2015
 Rev. Date:
 Firm # 13652 Sheet: 2 OF 5

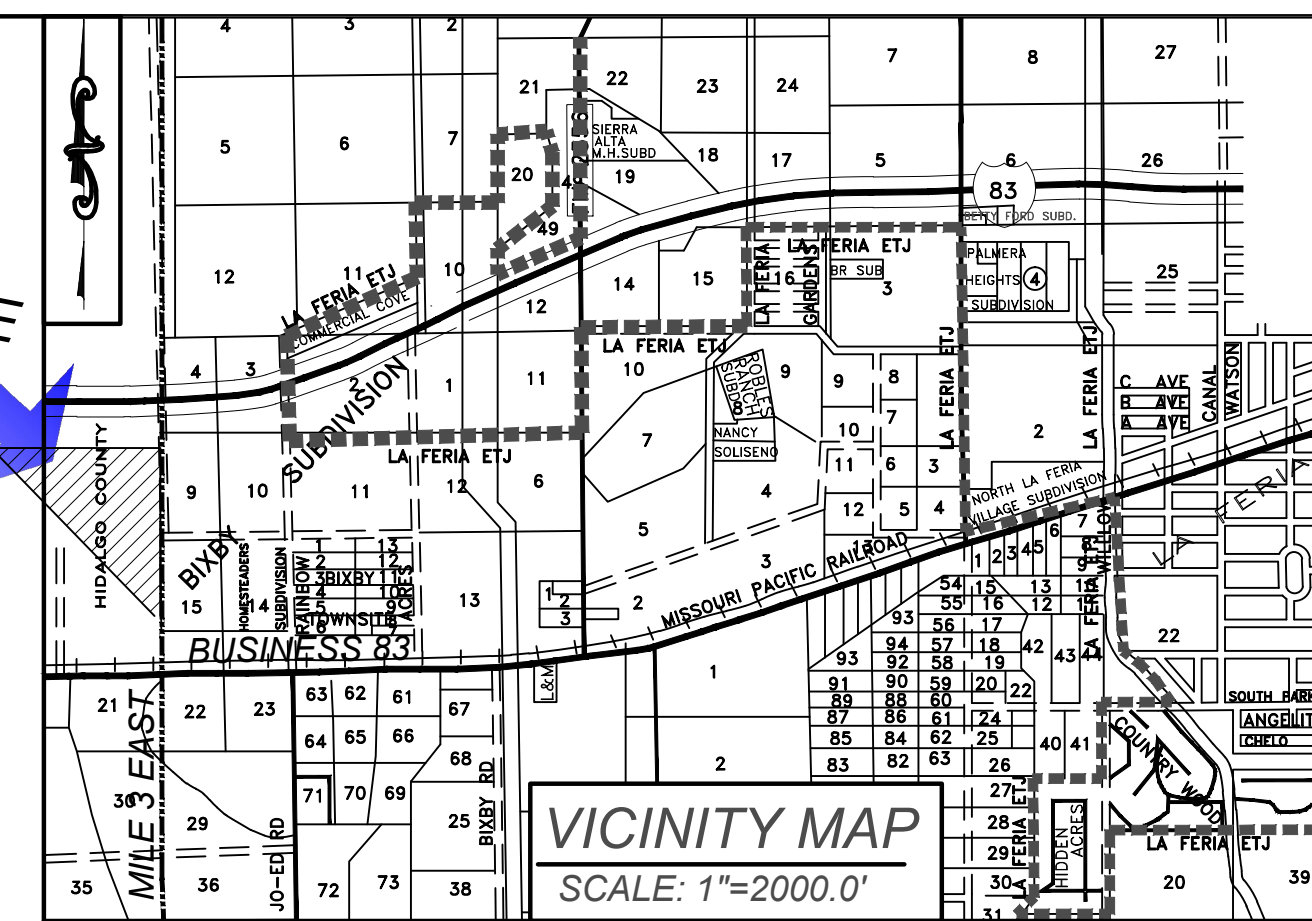
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MERCEDES INDUSTRIAL FOUNDATION, INC
 LOT 6
 3.079 AC
 BIXBY SUBDIVISION

SCALE: 1" = 60.0'

BASIS OF BEARING
 BIXBY SUBDIVISION
 (VOLUME 2, PAGE 42, H.C.M.R.)



VICINITY MAP
 SCALE: 1"=2000.0'

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

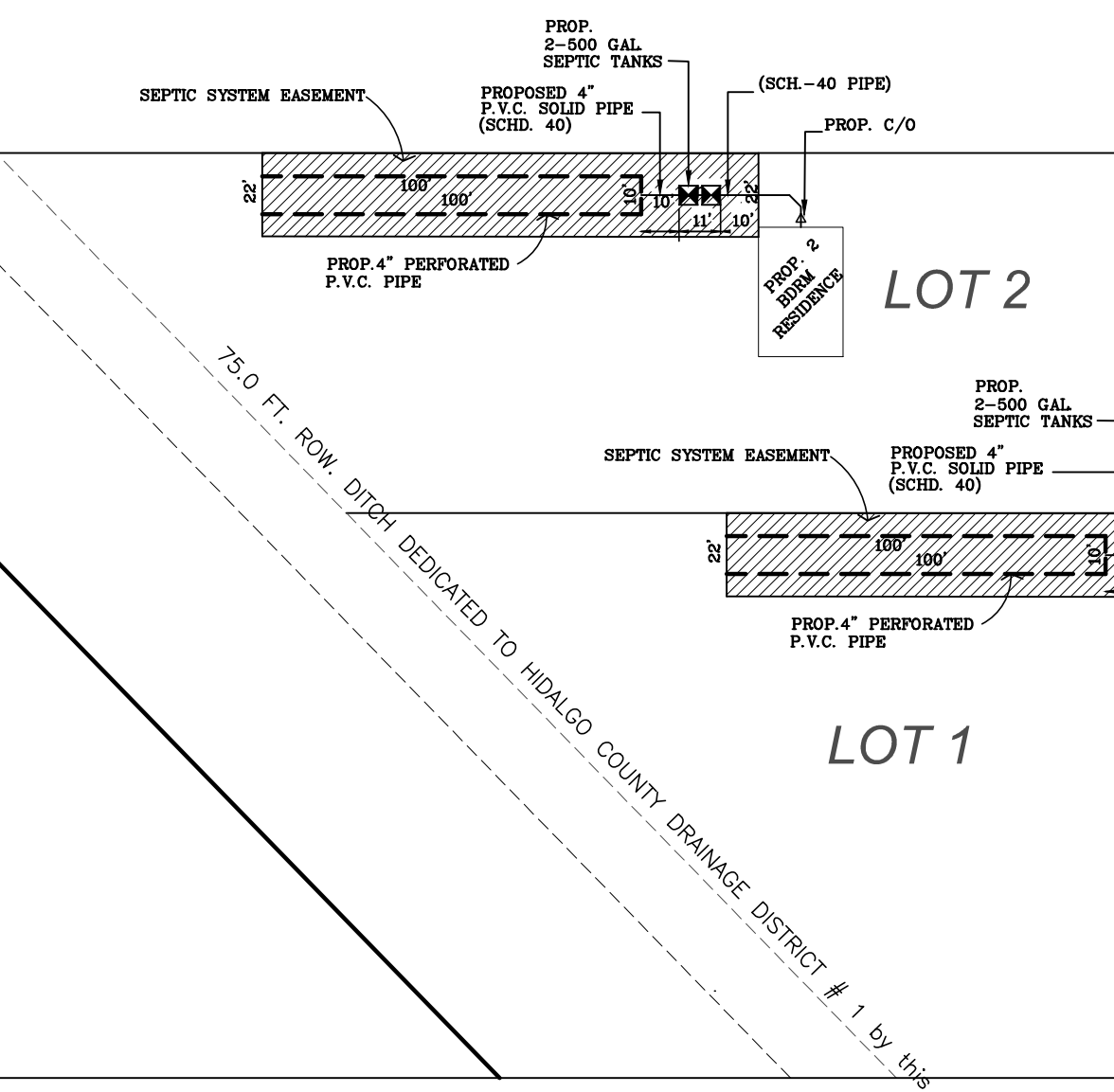
1. ELIZABETH NELSON, SUBDIVIDER OF PROPOSED CASTRO OLGUIN SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER SIGNATURE

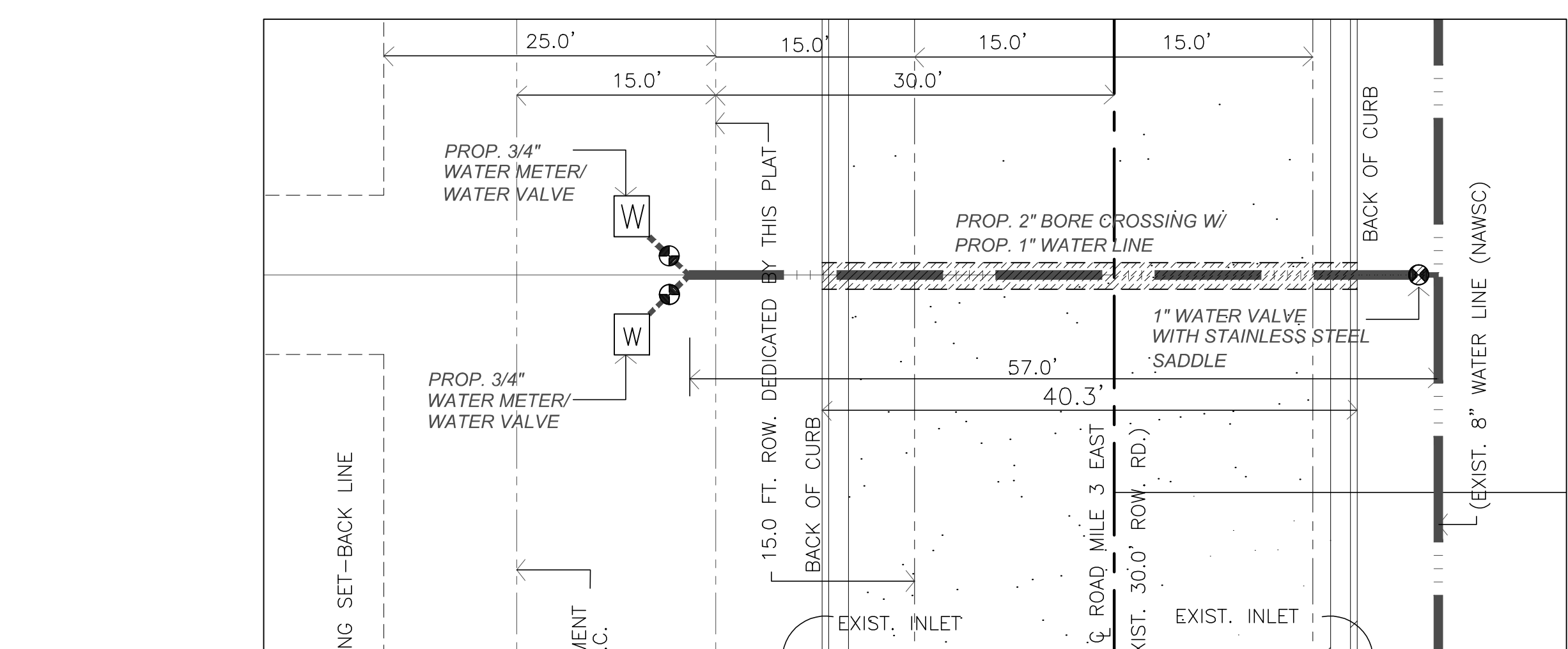
STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIZABETH NELSON KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28TH DAY OF JUNE 2017.

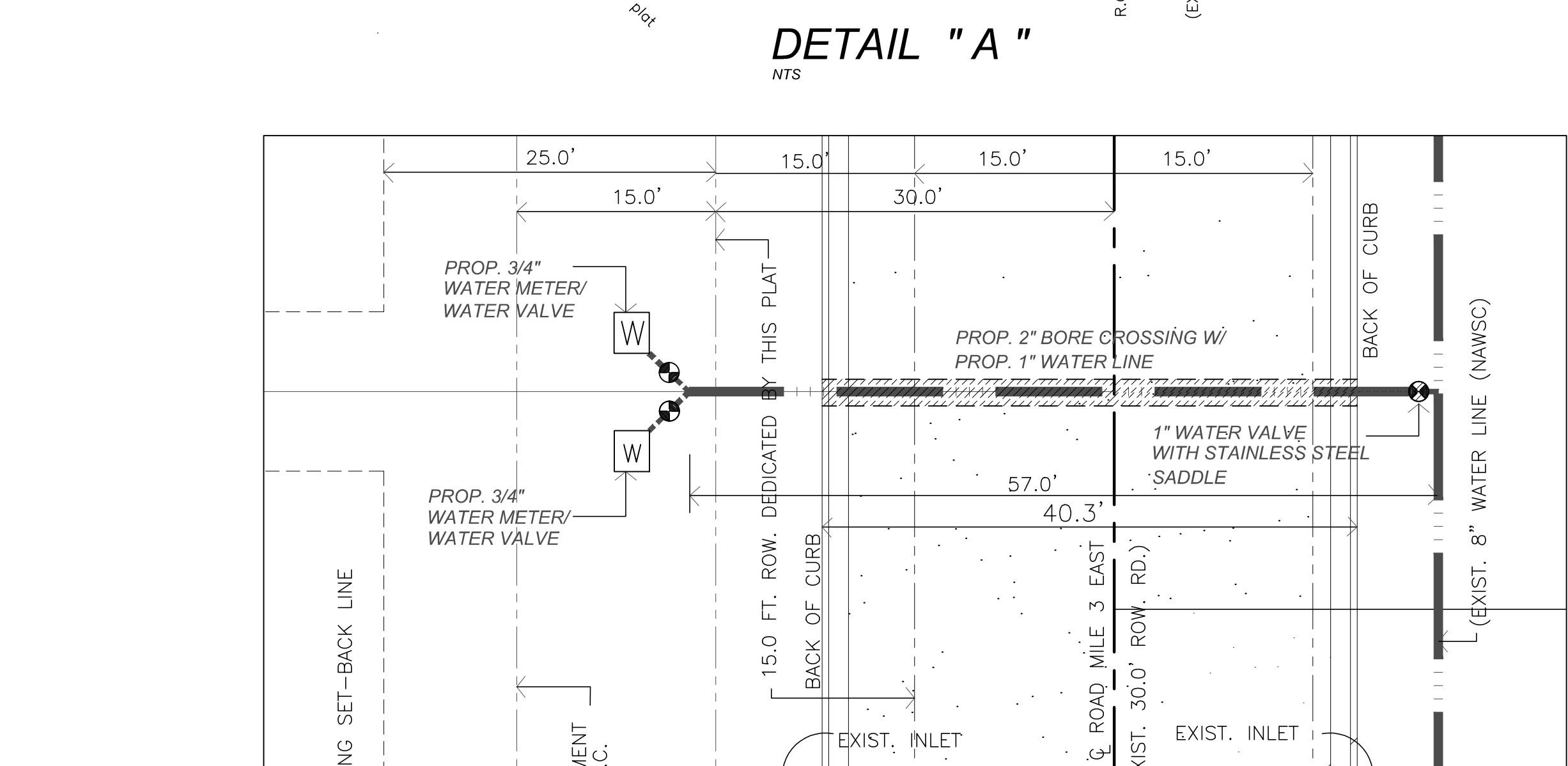
NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



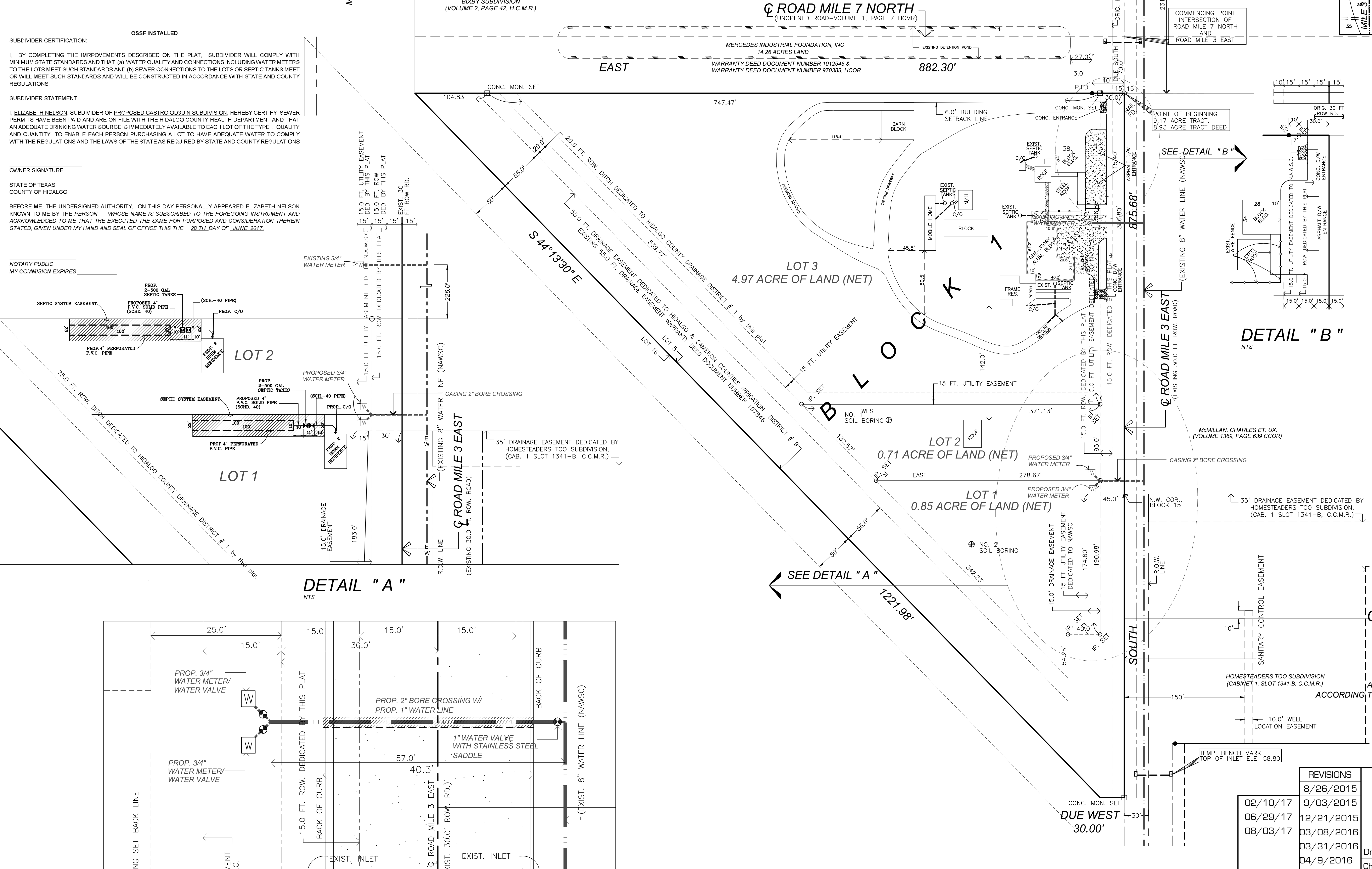
DETAIL "A"
 NTS



WATER CONNECTION DETAIL
 NTS



DETAIL "B"
 NTS



LEGEND

⊗	SECURITY LIGHT
⊙	GAS METER
⊕	POWER POLE
⊖	WATER METER
⊗	TELEVISION PEDESTAL
⊕	TELEPHONE PEDESTAL
⊖	ELECTRIC JUNCTION BOX
⊗	FIRE HYDRANT
⊕	BARBED WIRE FENCE
⊖	HOG WIRE FENCE
⊗	CHAIN LINK FENCE
⊕	WOODEN FENCE
⊖	PROPERTY LINE
⊗	POINT OF CURVATURE
⊕	P.T. POINT OF TANGENT
⊖	RIGHT-OF-WAY
⊗	BACK OF CURVE
⊕	IRON PIN FOUND
⊖	IRON PIN SET
⊗	CONC. MONUMENT FOUND
⊕	CONC. MONUMENT SET
⊖	COTTON PICKER SPINDLE
⊗	TEMPORARY BENCH MARK
T-B-M	

Manuel J. Montemayor
 Professional Engineer #34325
 Professional land surveyor # 2977

WATER DISTRIBUTION
 &
 OSSF PLAN
 OF
 CASTRO OLGUIN SUBDIVISION
 BEING
 THE SOUTH 9.17 ACRES OF LAND-CALC.
 THE SOUTH 8.93 ACRES OF LAND-DEED
 OUT OF
 LOT 5 - BIXBY SUBDIVISION
 HIDALGO COUNTY, TEXAS
 AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD
 ACCORDING TO MAP OR PLAT VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS
 HIDALGO COUNTY, TEXAS

OWNER: ELIZABETH NELSON
 8353 MILE 3 EAST
 MERCEDES, TEXAS 78570-8165

REVISIONS	DATE
02/10/17	8/26/2015
06/29/17	9/03/2015
08/03/17	12/21/2015
	03/08/2016
	03/31/2016
	04/9/2016
	04/14/2016
	04/22/2016

MONTEMAYOR - HANSEN
 GARCIA - VILAFRANCO & ASSOCIATES
 ENGINEERS - SURVEYORS - PLANNERS
 6491 Paredes Line Road, Brownsville, TX 78526
 Office: (956) 546-0671 Fax: (956) 541-8606
 mjmonte6491@gmail.com www.montemayorengineering.com

Drawn by: J.E. Saucedo
 Checked by: J.C. Ruiz
 Approved by: M.J. Montemayor
 Project No.: ME-22967

Scale: 1"=60.0'
 Date: 7/24/2015
 Rev. Date:
 Firm # 13652
 Sheet: 3 OF 5

WATER SUPPLY DESCRIPTION, COSTS AND OPERABILITY DATE

CASTRO OLGUIN SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THIS 3 LOT SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8 INCH WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT OF WAY OF MILE 3 EAST. THE WATER SYSTEM FOR CASTRO OLGUIN SUBDIVISION CONSISTS OF A 1 INCH WATER LINE THAT TAPS INTO THE EXISTING 8 INCH WATER LINE. THIS 1 INCH WATER LINE WILL PROVIDE WATER BY A DOUBLE SERVICE LINE HAVING 2 WATER METER SERVICES TO LOTS 1 AND 2. THERE IS AN EXISTING SINGLE SERVICE LINE PROVIDING POTABLE WATER SERVICE FOR LOT 3. THIS IS AN EXISTING ACCOUNT.

THE DEVELOPER HAS PAID TO NORTH ALAMO WATER SUPPLY CORPORATION A TOTAL AMOUNT OF \$ 2,750.00 IN FEES AND OTHER INSTALLATION COSTS WHICH COVER \$1,375.00 PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS AND ALL TAP FEES AND MEMBERSHIP FEES) THE DEVELOPER HAS AN EXISTING ACCOUNT FOR WATER SERVICE FOR LOT 3. UPON REQUEST BY THE OWNER OF A LOT, NAWSCO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METERS FOR THESE LOTS. THE WATER FACILITIES ARE FULLY OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES, DESCRIPTION, COSTS AND OPERABILITY DATE

SEWAGE FROM CASTRO OLGUIN 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 HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/4 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36 INCHES 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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00. INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE TOTAL AMOUNT FOR LOTS 1 AND 2 WILL BE \$3,000.00. CASTRO OLGUIN SUBDIVISION HAS AN EXISTING SEPTIC TANK SYSTEM WITH DRAINFIELD THAT WERE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THERE WILL BE 2 CASHIER'S CHECKS WILL BE PROVIDED TO HIDALGO COUNTY PLANNING DEPARTMENT TO INSTALL 2 COMPLETE SEPTIC SYSTEM ON LOTS 1 AND 2.

- 1) A CASHIER'S CHECK NUMBER 502694560 FOR THE AMOUNT OF \$1,500.00 DOLLARS
- 2) A CASHIER'S CHECK NUMBER 502694561 FOR THE AMOUNT OF \$1,500.00 DOLLARS

THE "OSSF" WILL BE INSTALLED AS OF THE DATE OF THE RECORDING OF THE PLAT

CERTIFICATION:

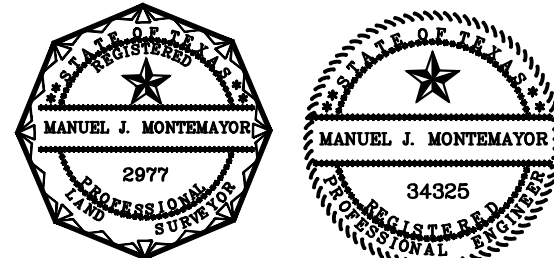
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I, CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED AFTER 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 \$ 2,750.0 WHICH EQUALS TO \$ 1,375.00 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 3,000.00 FOR THIS SUBDIVISION

MANUEL J. MONTEMAYOR, P.E./R.P.L.S. 06/30/2017 DATE



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE 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 BRICK, 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 PURPOSED FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 FEET IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE (S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET 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 HERE AFTER 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 PURPOSED 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 FEET 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EAEMENT 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 HERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PUPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID CRANTOR EXECUTED THIS INSTRUMENT THIS 30TH DAY OF 2017

DEVELOPER

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION CASTRO OLGUIN SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA NAWSCO). EL DUEÑO Y NORTH ALAMO WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO POR EL CUAL, LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NORTH ALAMO WATER SUPPLY CORPORATION TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DE DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 3 EAST. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CASTRO OLGUIN SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 1 PULGADA LA CUAL ES CONECTADA A LAS PULGADAS DE DIAMETRO. ESTE CONDUCTO DE AGUA DE 1 PULGADA PROVEERA AGUA POR UN LINEA DE SERVICIO DOBLE CON 2 SERVICIOS DE MEDIDORES DE AGUA PARA LOS SOLARES 1 Y 2. TAMBIEN HAY UN SERVICIO EXISTENTE QUE PROVEE AGUA PARA EL SOLAR 3. EXISTE UNA CUENTA PARA ESTE SOLAR 3.

EL DUEÑO HA PAGADO A NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA) UN TOTAL DE \$2,750.00 POR CORTES Y OTRAS INSTALACIONES COSTO LO CUAL CUBRE \$1,375.00 POR SOLAR, POR LOS MEDIDORES MECANICOS (INCLUYE COSTO DE INSTALACION Y COUTE CONEXIONES Y MEMBRERA). EL DUEÑO TIENE UN A CUENTA EXISTENTE DE SERVICIO DE AGUA PARA EL SOLAR 3. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA NAWSCO LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO DESPUES DE LA FECHA DE ARCHIVAMIENTO DE ESTA SUBDIVISION

DESARROLLO DE DRENAJE (OSSF), DESCRIPCION, GASTOS Y FECHAS DE INICIO

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

CADA LOTE EN LA SUBDIVISION ES MAS QUE 1/4 ACRE. EL SERVICIO CONSERVATIVO DE RECURSOS NATURALES EL LIBRO DE INCLISTA EN DICHA QUE ES UNA TIERRA DE ARENOSO AMARGA (SANDY LOAM) PARA ESTE SUBDIVISION. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION TERRENO ES UNIFORME (ARENOSO AMARGA -SANDY LOAM) Y SE EXTIENDE A 48 PULGADAS BAJO TODA LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LA EXCAVACIONES PROPUESTAS EL AGUA EN ESTA AREA FLUYE BIEN.

LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA PARA UN TOTAL DE \$ 3,000.00 DOLARES POR LOS SOLARES 1 Y 2. LA SUBDIVISION CASTRO OLGUIN TIENE UN EXISTENTE SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN SOLAR 3 QUE FUE APROBADA POR EL DEPARTAMENTO DE SALUBRIDAD DE CONDADO DE HIDALGO. EL DUEÑO PROPORCIONARA 2 CHEQUES DE CAJA (CASHIER'S CHECK) AL CONDADO DE HIDALGO DEL DEPARTAMENTO DE PLANIFICACION PARA INSTALAR 2 SISTEMAS INDIVIDUALES DE FOSAS SEPTICAS EN CADA SOLAR 1 Y 2.

- 1 CHEQUE DE CAJA (CASHIER'S CHECK) NUMERACION 502694560 POR LA CANTIDAD DE \$1,500.00 DOLARES
- 2 CHEQUE DE CAJA (CASHIER'S CHECK) NUMERACION 502694561 POR LA CANTIDAD DE \$1,500.00 DOLLARS

EL SISTEMA DE DRENAJE (OSSF) ESTARA EN FUNCIONAMIENTO COMPLETO DESPUES DE LA FECHA DE ARCHIVAMIENTO DE ESTA SUBDIVISION

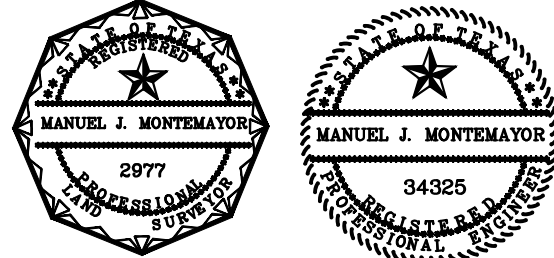
CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE (OSSF), DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS (TEXAS WATER CODE), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE (OSSF) SON:

AGUA EL SISTEMA SERVICIO DE AGUA COSTARA POR UN TOTAL DE \$2,750.00 LO CUAL ES \$ 1,375.00 POR SOLAR.

DRENAJE (OSSF) SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.0 DOLARES A UN COSTO TOTAL DE \$ 3,000.00 DOLARES PARA ESTA SUBDIVISION.

MANUEL J. MONTEMAYOR, P.E./R.P.L.S. 06/30/2017 DATE



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) WATER 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

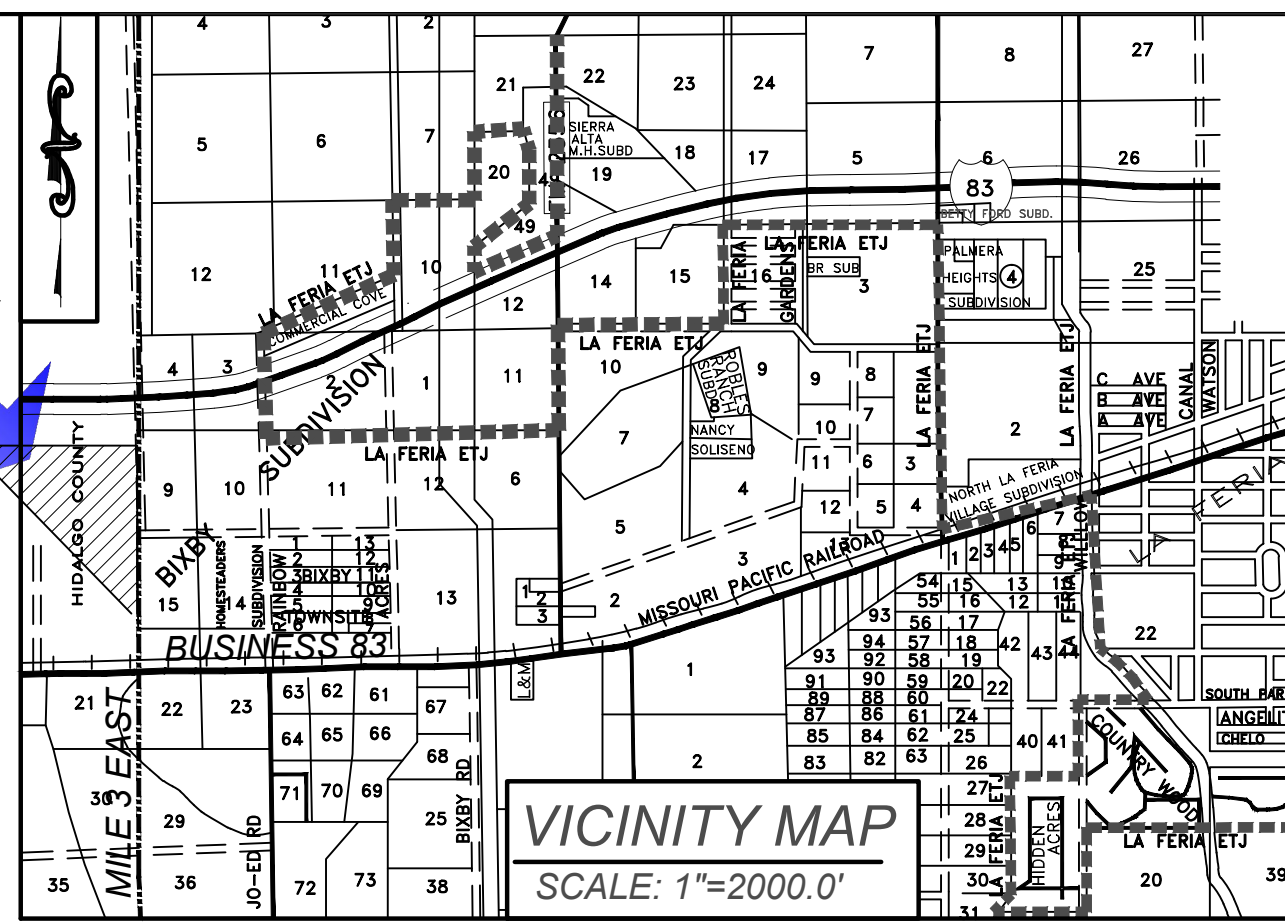
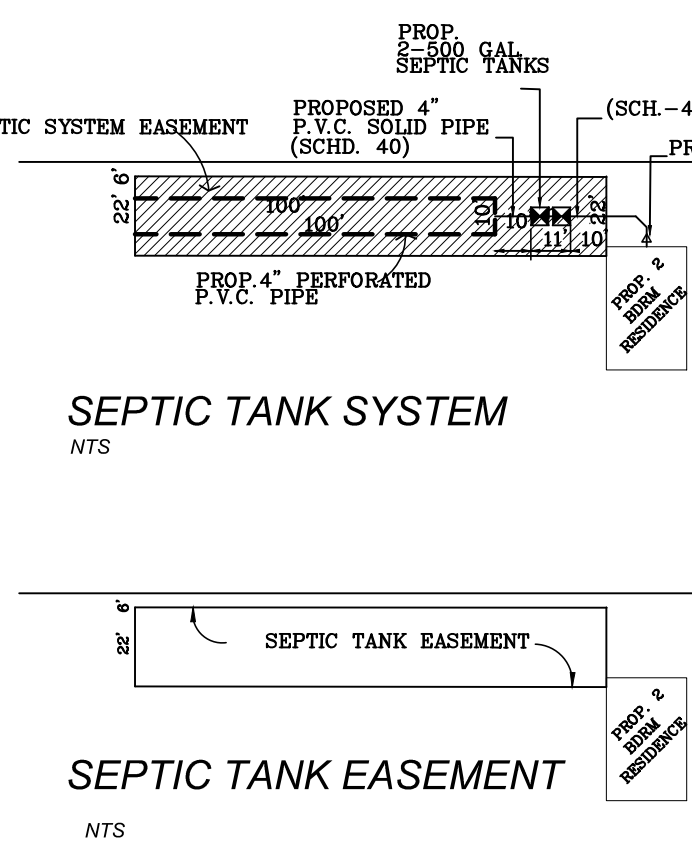
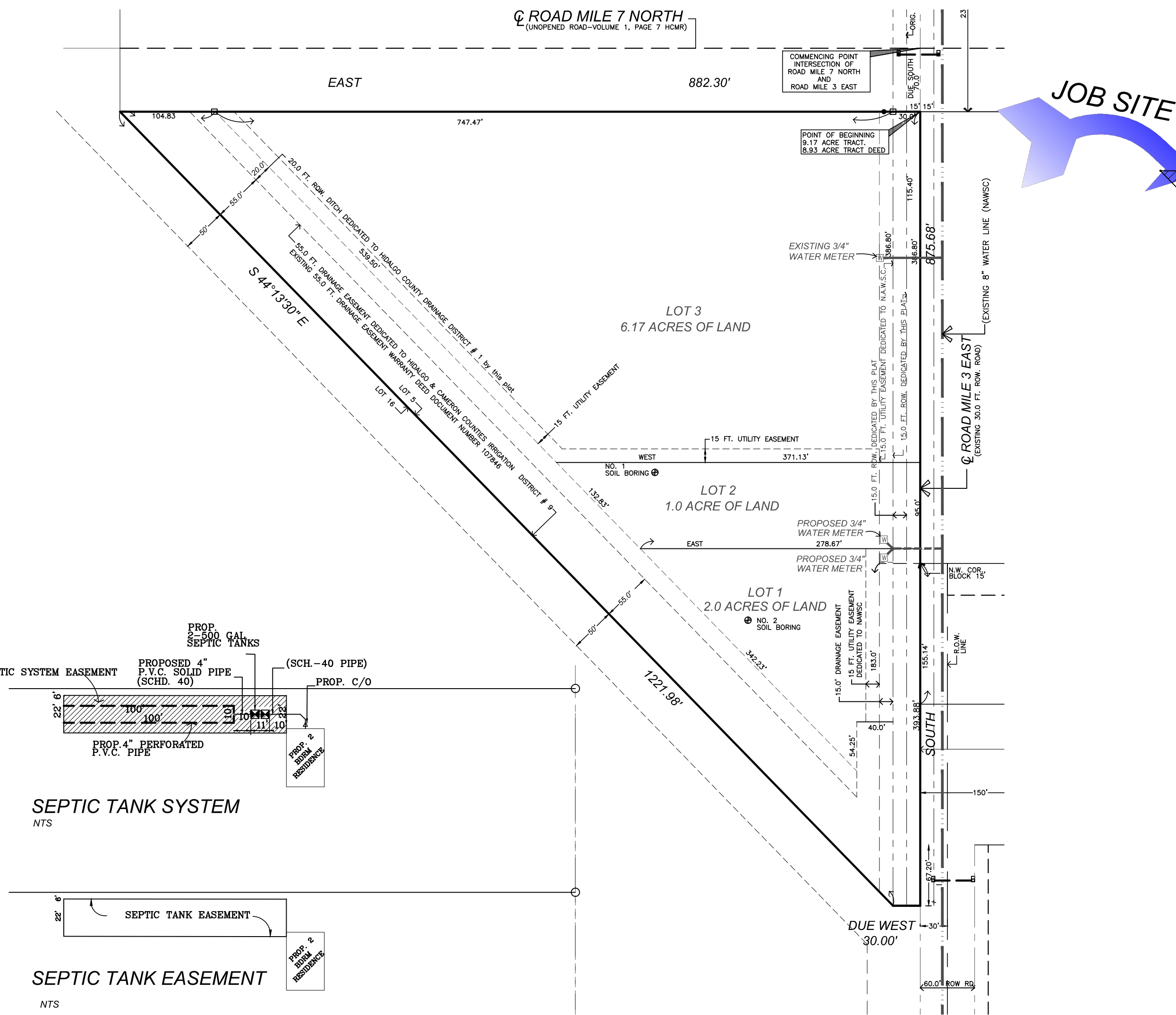
I, J. ELIZABETH NELSON SUBDIVIDER OF CASTRO OLGUIN SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON 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

ELIZABETH NELSON

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THE DAY PERSONALLY APPEARED ELIZABETH NELSON KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE (EXECUTED IN THE SAME OR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30TH DAY OF JUNE, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 23, 2019



FINAL ENGINEERING
OF
CASTRO OLGUIN SUBDIVISION
BEING
THE SOUTH 9.17 ACRES OF LAND-CALC.
THE SOUTH 8.93 ACRES OF LAND-DEED
OUT OF
LOT 5 - BIXBY SUBDIVISION
HIDALGO COUNTY, TEXAS
AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD
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HIDALGO COUNTY, TEXAS

OWNER: **ELIZABETH NELSON**
8353 MILE 3 EAST
MERCEDRES, TEXAS 78750-8165

REVISIONS	MONTEMAYOR - HANSEN GARCIA - VILLAFRANCO & ASSOCIATES ENGINEERS - SURVEYORS - PLANNERS 6491 Paredes Line Road, Brownsville, TX 78526 Office: (956) 546-0671 Fax: (956) 541-8606 mjmonte6491@gmail.com www.montemayorengineering.com				
Drawn by:	J.E. Saucedo	Scale:	1"=100.0'		
Checked by:	J.C. Ruiz	Date:	06/30/2017		
Approved by:	M.J. Montemayor	Rev. Date:			
Project No.:	ME-22967	Firm #	13652	Sheet:	5 OF 5

