



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

SUBDIVISION ADVISORY BOARD SPECIAL MEETING

DATE: 12-18-2017

PROPOSED BALDERAS RANCH SUBDIVISION, PRECINCT No. 3.

ENGINEER: R.E. GARCIA & ASSOC. DEVELOPER: LEANDRO BALDERAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST SIDE OF NORTH MOOREFIELD ROAD (F.M. 681) APPROXIMATELY 1.5 MILE NORTH OF MONTE CRISTO ROAD (F.M. 1925).

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-09-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION ON LARGE LOT AND SURFACE RUN OFF ONTO F.M. 681 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ADDITIONAL R.O.W. ONTO MOOREFIELD ROAD (F.M. 681).

H.C.R.O.W. FINAL APPROVAL DATE: 12-05-2017 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-11-2017 BY, ROBERTO SERNA ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON 11-27-2017.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: MOOREFIELD ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 11-27-2017 : 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:

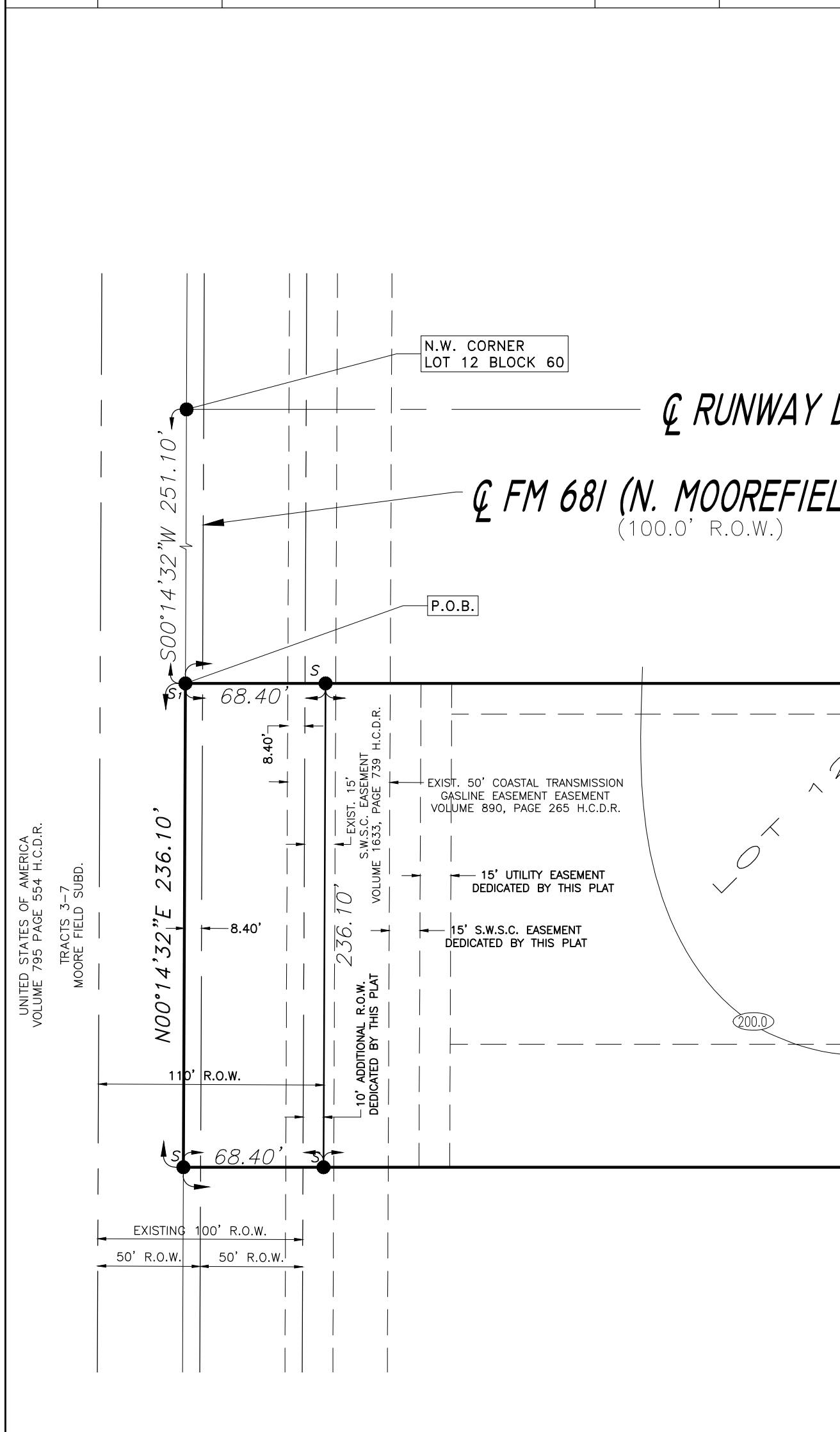
N/A

STAFF RECOMMENDS:

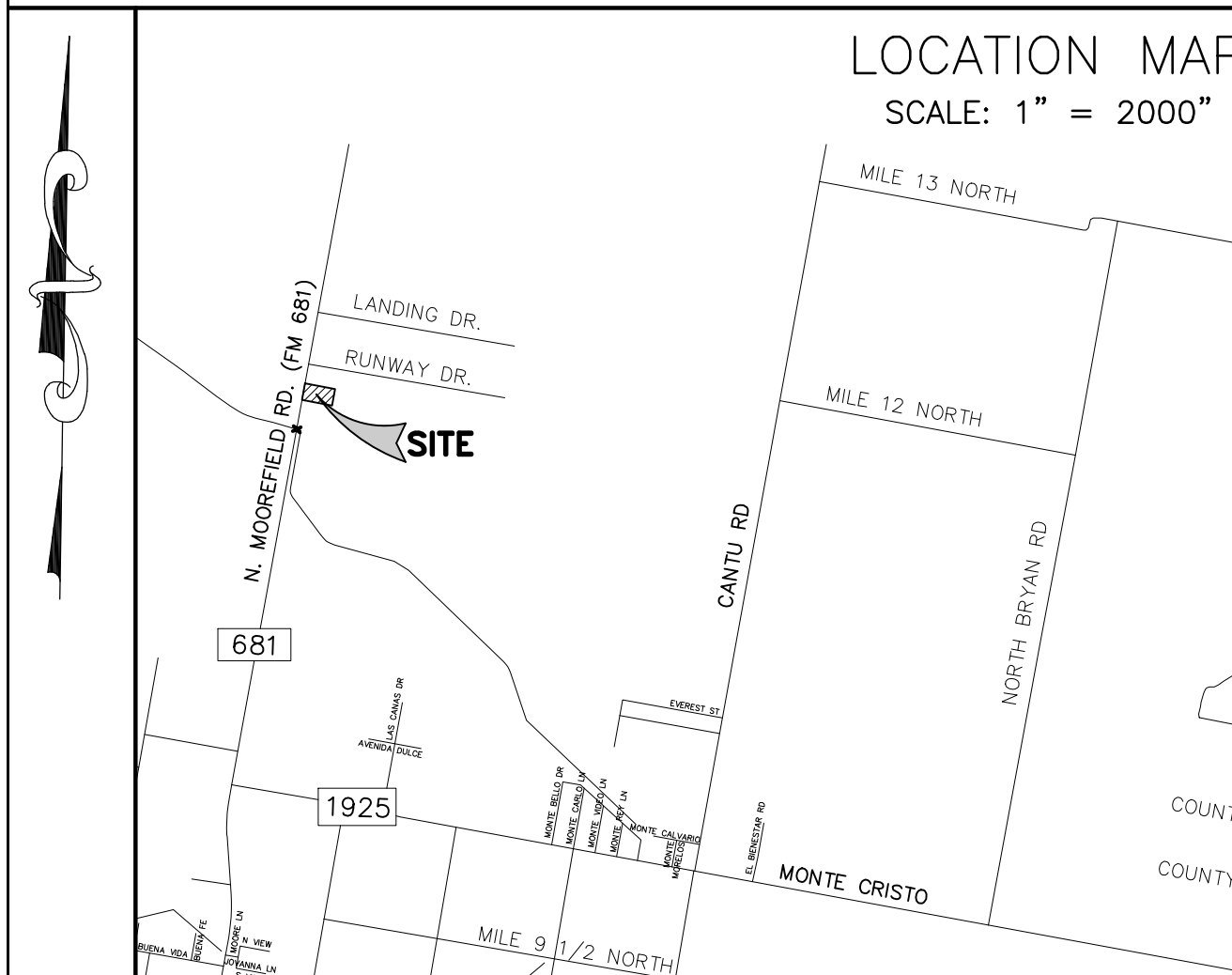
Final Approval subject to recommendations other departments

* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



LEGEND:
 F - FOUND 1/2" IRON ROD
 F1 - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD W/
 A CAP LABELED "RPLS 4204"
 S1 - CALCULATED POINT



PRINCIPAL CONTACTS:
 NAME: LEANDRO BALDERAS
 ADDRESS: 4907 KRISTIN AVE.
 CITY, STATE & ZIP: McALLEN, TX 78573
 PHONE # / FAX #: (956) 222-4564
 OWNER: LEANDRO BALDERAS
 ENGINEER: RAUL E. GARCIA
 SURVEYOR: RAUL E. GARCIA
 ADDRESS: 116 N. 12TH
 CITY, STATE & ZIP: McALLEN, TX 78539
 PHONE # / FAX #: (956) 381-1061

METES AND BOUNDS DESCRIPTION

A 7.07 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF LOTS ELEVEN (11) AND TWELVE (12), BLOCK SIXTY (60), JACKSON SUBDIVISION OF THE MELADO GRANT AS RECORDED IN VOLUME 4, PAGE 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF THE CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WITHIN THE FM 681 (MOOREFIELD ROAD) RIGHT-OF-WAY ON THE WEST LINE OF SAID LOT 12, BLOCK 60, ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS S00°14'32"W 251.10 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 60, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID TRACT.

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOTS 11 AND 12, BLOCK 60, PASS AT 58.28 A SET ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID FM 681 (MOOREFIELD ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF 1,303.96 FEET TO A SET ONE-HALF INCH IRON ROD ON THE EAST LINE OF SAID LOT 11, BLOCK 60, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 236.10 FEET ALONG SAID EAST LINE OF LOT 11, BLOCK 60, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOTS 11 AND 12, BLOCK 60, PASS AT 1,246.53 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID FM 681 (MOOREFIELD ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF 1,304.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12, BLOCK 60, WITHIN SAID FM 681 (MOOREFIELD ROAD) RIGHT-OF-WAY BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WEST ALONG SAID CENTERLINE OF AN ABANDONED 100.00 FOOT RAILROAD RIGHT-OF-WAY ALSO BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOTS 11 AND 12, BLOCK 60, PASS AT 1,246.53 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID FM 681 (MOOREFIELD ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF 1,304.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 12, BLOCK 60, WITHIN SAID FM 681 (MOOREFIELD ROAD) RIGHT-OF-WAY BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N00°14'32"E 236.10 FEET ALONG SAID WEST LINE OF LOT 12, BLOCK 60, WITHIN SAID FM 681 (MOOREFIELD ROAD) RIGHT-OF-WAY, ALSO BEING THE WEST LINE OF SAID TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 7.07 ACRES OF LAND, MORE OR LESS.

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

I, LEANDRO BALDERAS THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BALDERAS RANCH SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

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

LEANDRO BALDERAS
 4907 KRISTIN AVENUE
 PALMHURST, TEXAS 78573

DATE _____

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 CITY OF McALLEN
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

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

MAYOR, CITY OF McALLEN _____ DATE _____

**THE STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BALDERAS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

CITY OF McALLEN CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BALDERAS RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

**SUBDIVISION PLAT OF
 BALDERAS RANCH SUBDIVISION**

A 7.07 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF LOTS ELEVEN (11) AND TWELVE (12), BLOCK SIXTY (60), JACKSON SUBDIVISION OF THE MELADO GRANT AS RECORDED IN VOLUME 4, PAGE 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF THE CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JANUARY 25, 2017 SCALE IN FEET SCALE: 1" = 40'

PREPARED BY: R. E. GARCIA & ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (7-5001) & SURVEYOR (10015300)
 116 NORTH AVE
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

JOB#: 2015-161
 DRAWN BY: D.E.S.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" IS DEFINED AS:
 COMMUNITY-PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 06, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
- SETBACKS:
 FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 REAR: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 60.00 FEET ALONG THE NORTH SIDE OR EASEMENT, WHICHEVER IS GREATER
 GARAGE: 15.00 EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- 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 FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 BM-1 N.G.V.D. 83
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,086.80 CUBIC-FEET (0.53 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE REQUIRED FOR THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN POPULATION 138,082 (2015 CENSUS). ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, BALDERAS RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.
- 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE OWNER OF LOT 1 SHALL DEDICATE/DONATE THIRTY FEET (30.00') OF RIGHT-OF-WAY ALONG THE SIDE OF THE ROAD TO THE EAST SIDE OF THIS SUBDIVISION.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF IMPROVEMENTS, UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 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 EXCEPTS 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 ADSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- LEANDRO BALDERAS THE OWNER & SUBDIVIDER OF BALDERAS RANCH SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN LEANDRO BALDERAS AND THE CITY OF McALLEN EXECUTED ON DECEMBER 7, 2017 AND RECORDED IN THE FOLLOWING INSTRUMENT-DOCUMENT NO. 2871379, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 5 FOOT SIDEWALK REQUIRED ON N. MOOREFIELD RD. (FM681)

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

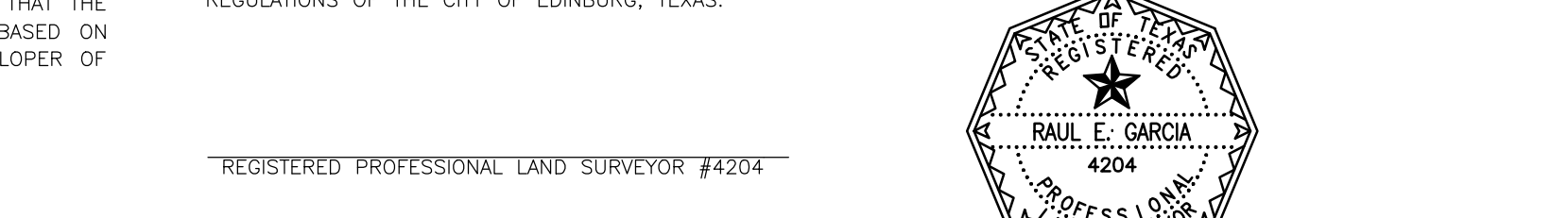
BALDERAS RANCH SUBDIVISION IS LOCATED IN WEST CENTRAL HIDALGO COUNTY IN H.C.P. #3 ON THE EAST SIDE OF MOOREFIELD ROAD, APPROXIMATELY 1 1/2 MILES NORTH OF MOOREFIELD ROAD (FM681) AND MONTE CRISTO (FM1925) INTERSECTION. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN POPULATION 138,082 (2015 CENSUS). ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, BALDERAS RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

NO.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES; CITY APPROVAL AND H.C.H.D. CERTIFICATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

**THE STATE OF TEXAS
 COUNTY OF HIDALGO**

I, RAUL GARCIA, 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, OVERLAPPING OF INTERESTS, OR UNRESOLVED DISCREPANCIES, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.



**THE STATE OF TEXAS
 COUNTY OF HIDALGO**

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

REGISTERED PROFESSIONAL ENGINEER #64790

SHEET NO. 1
 OF 2 SHEETS

DRAINAGE STATEMENT FOR BALDERAS RANCH SUBDIVISION

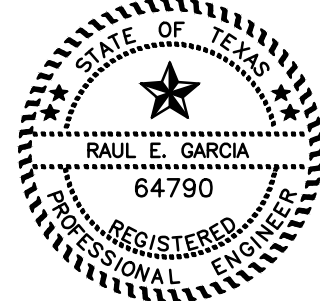
BALDERAS RANCH SUBDIVISION IS A PROPOSED 1 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 7.07 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF LOTS ELEVEN (11) AND TWELVE (12), BLOCK SIXTY (60), JACKSON SUBDIVISION OF THE MELADO GRANT AS RECORDED IN VOLUME 4, PAGE 580, DEED RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF THE CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. LOT 1 WILL BE USED FOR THE CONSTRUCTION OF A RESIDENTIAL HOME.

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0300 D MAP REVISED: JUNE 6, 2000.

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 BRENNAN FINE SANDY CLAY LOAM, WITH 0 TO 1% SLOPES; THESE SOILS ARE WELL-DRAINED SURFACE RUNOFF IS NEGLECTIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A WESTERLY DIRECTION INTO A ROADSIDE DITCH ON THE EAST SIDE OF FM 681 (MOOREFIELD ROAD). THE FM 681 (MOOREFIELD ROAD) ROADSIDE DITCHES FLOW SOUTH INTO A HIDALGO COUNTY PRECINCT 3 DRAINAGE DITCH APPROXIMATELY 680 FEET SOUTH OF THE SUBJECT SITE. THE HIDALGO COUNTY PRECINCT 3 DRAINAGE DITCH CONVEYS STORM WATER TO THE HCOB #1 NORTH MAIN DRAIN IN WHICH EVENTUALLY FLOWS INTO THE LAGUNA MADRE, USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 6.94 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 8.17 CFS OF RUNOFF 25-YR RAINFALL EVENTS RESPECTIVELY.

IN ACCORDANCE WITH THE CITY OF MCALLEN'S AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 371.8 OF OR 0.085 AC-FT. WILL NEED TO BE DETAINED ON-SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION. STORM WATER WILL BE DETAINED WITHIN LANDSCAPED DETENTION AREAS ON THE PROPOSED DEVELOPMENT AND OVERFLOW INTO THE ROADSIDE DITCHES ON FM 681 (MOOREFIELD ROAD). THESE ON CONVEYANCE TO A DRAIN DITCH AS DESCRIBED ABOVE. ENGINEERED SITE DRAINAGE DETENTION PLANS WILL BE REQUIRED BY THE CITY OF MCALLEN AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUESTS. TABLES, AND CALCULATIONS, ARE ATTACHED.



REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES

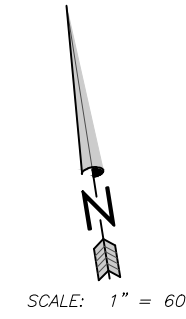
NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE

WATER	\$ 515.00
OSSF	\$1,900.00
TOTAL	\$2,415.00

LEGEND:

- F - FOUND 1/2" IRON ROD
- F1 - FOUND COTTON PICKER SPINDLE
- S - SET 1/2" IRON ROD W/
- A CAP LABELED "RPLS 4204"
- S1 - CALCULATED POINT
- W - WATER METER
- SOIL BORE



SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1. - I, LEANDRO BALDERAS SUBDIVIDER OF BALDERAS RANCH SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

LEANDRO BALDERAS _____ DATE _____
 4907 KRISTIN AVENUE
 PALMHURST, TEXAS 78573

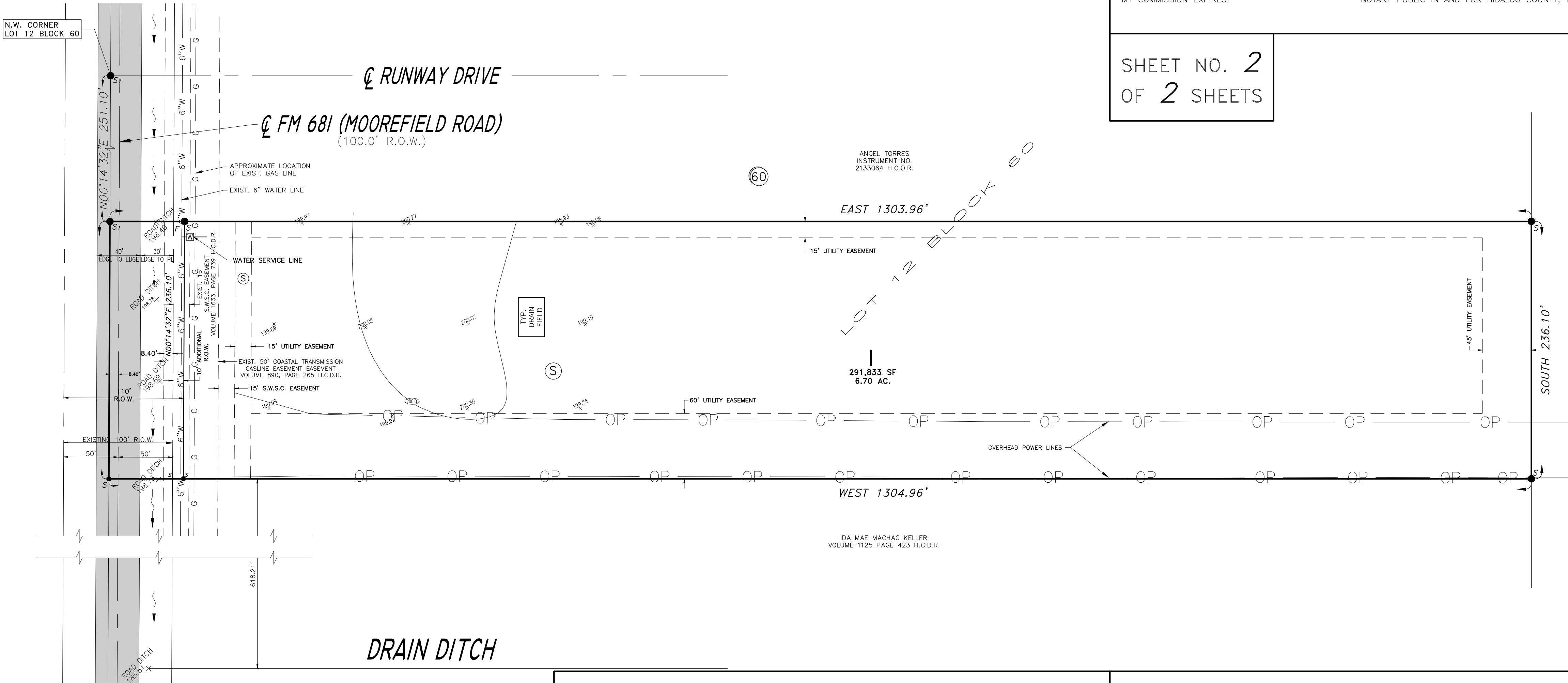
THE STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

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

SHEET NO. 2
 OF 2 SHEETS

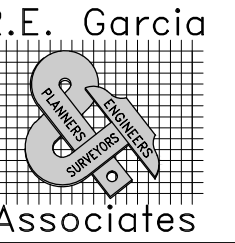


PLAT OF
BALDERAS RANCH SUBDIVISION

A 7.07 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF LOTS ELEVEN (11) AND TWELVE (12), BLOCK SIXTY (60), JACKSON SUBDIVISION OF THE MELADO GRANT AS RECORDED IN VOLUME 4, PAGE 580, DEED RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING THE SOUTH 236.10 FEET OF THE NORTH 487.20 FEET OF THE CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1561882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JANUARY 25, 2017 SCALE IN FEET: 0 40' 80' 120' SCALE: 1" = 40'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (7-3001), SURVEYOR (10015300)



JOB#: 2015-161
 DRAWN BY: D.E.S.
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

FINAL ENGINEERING REPORT FOR BALDERAS RANCH SUBDIVISION
 by Raul E. Garcia, P.E.
 FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

BALDERAS RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF FM 681 (MOOREFIELD ROAD). THE WATER SYSTEM FOR BALDERAS RANCH SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 6" LINE. THIS 5/8" SERVICE LINE THEN RUNS SOUTH INTO THE LOTS AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE BALDERAS RANCH SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$515.00 IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,660.00, 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, THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM BALDERAS RANCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

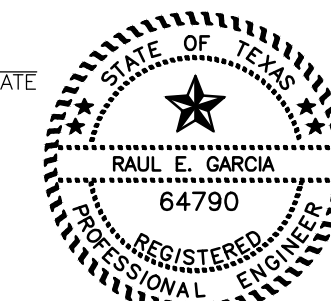
ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,175.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$2,045.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



INFORME FINAL DE INGENIERIA BALDERAS RANCH SUBDIVISION
 by Raul E. Garcia, P.E.
 AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

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

SUBDIVISION DE BALDERAS RANCH SERA SUMINISTRADA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y SHARYLAND WATER SUPPLY CORPORATION (SWSC) HAN FIRMADO UN CONTRATO EN EL QUE SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION (SWSC) TIENE UNA LINEA DE AGUA DEL DIAMETRO EXISTENTE DE 6" CORRIENDO AL LADO ESTE DE LA DERECHA DE CAMINO DE FM 681. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE RANCHOS DE BALDERAS CONSTA DE UN SOLO 5/8" LINEA DE SERVICIO DE AGUA DE DIAMETRO QUE SE APAGA EN LA LINEA EXISTENTE DE 6". ESTA LINEA DE SERVICIO DE 5/8" LUEGO SALE EN EL SUR EN LOS LOTES Y TERMINANDO EN UN MEDIDOR DE AGUA

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DEL RANCHO DE BALDERAS CONSISTE EN UNA LINEA DE SERVICIO DE DIAMETRO DE 5/8 DE PULGADA. DICHO SERVICIO TERMINO EN LAS CAJAS DEL MEDIDOR DE AGUA PARA EL LOTE. EL SERVICIO INDIVIDUAL DE 5/8 Y LA CAJA DEL MEDIDOR YA SE HAN INSTALADO, A TOTAL COSTO DE \$515.00. ADEMÁS, EL SUBDIVISOR HA PAGADO NAWSC LA SUMA DE \$1,660.00, SEGUN LO INDICADO EN EL ACUERDO DE SERVICIO DE AGUA A 30 AÑOS, QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, HONORARIOS DE ADQUISICION DE DERECHOS Y TODA LA MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PEDIDO DEL PROPIETARIO DEL LOTE, LA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) INSTALARA SIN CARGO SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DE AGUA TOTALES HAN SIDO APROBADAS Y ACEPTADAS POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) Y DICHO SISTEMA DE DISTRIBUCION PUEDE OPERARSE A LA FECHA DE LA GRABACION DE LA PLACA.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA SUBDIVISION DE BALDERAS RANCH SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE AGUAS RESIDUALES EN EL SITIO ("OSSF") CONSTITUYENDO UN TANQUE SEPTICO DE DISEÑO ESTÁNDAR DE DOBLE COMPARTIMIENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL, SUBSIGNADO HA EVALUADO LA CONVENIENCIA DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

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

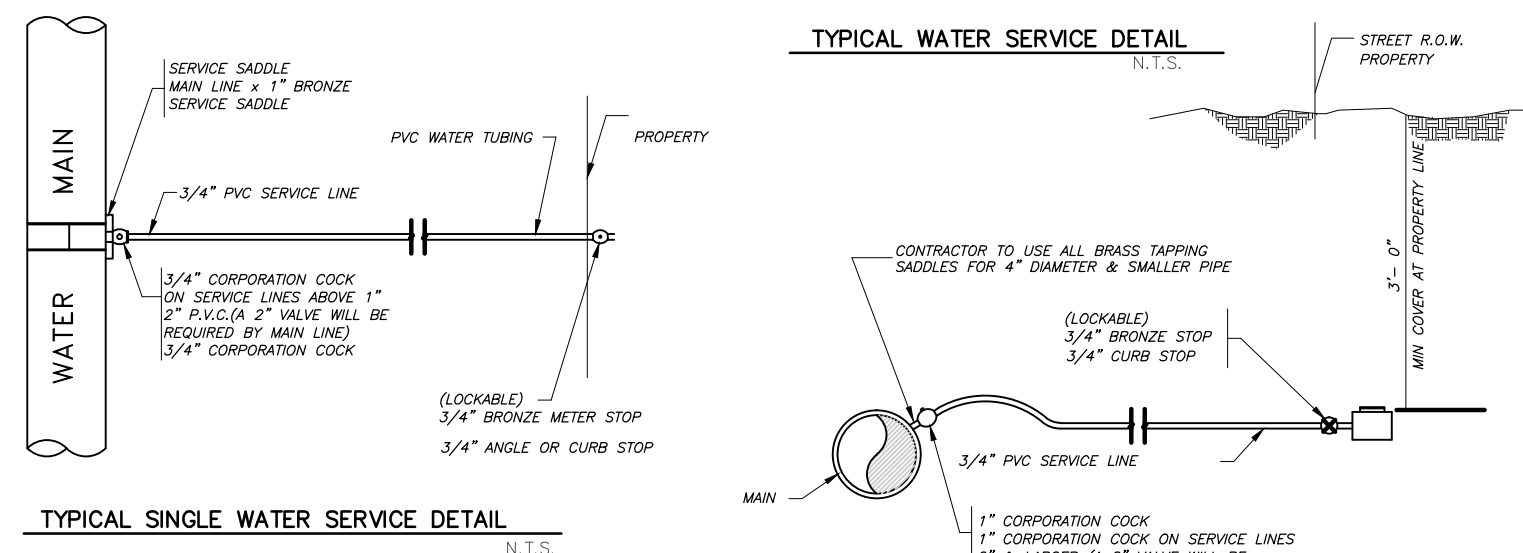
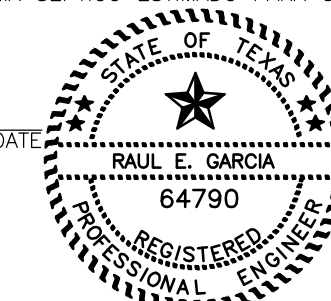
ENGINEER CERTIFICATION:

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

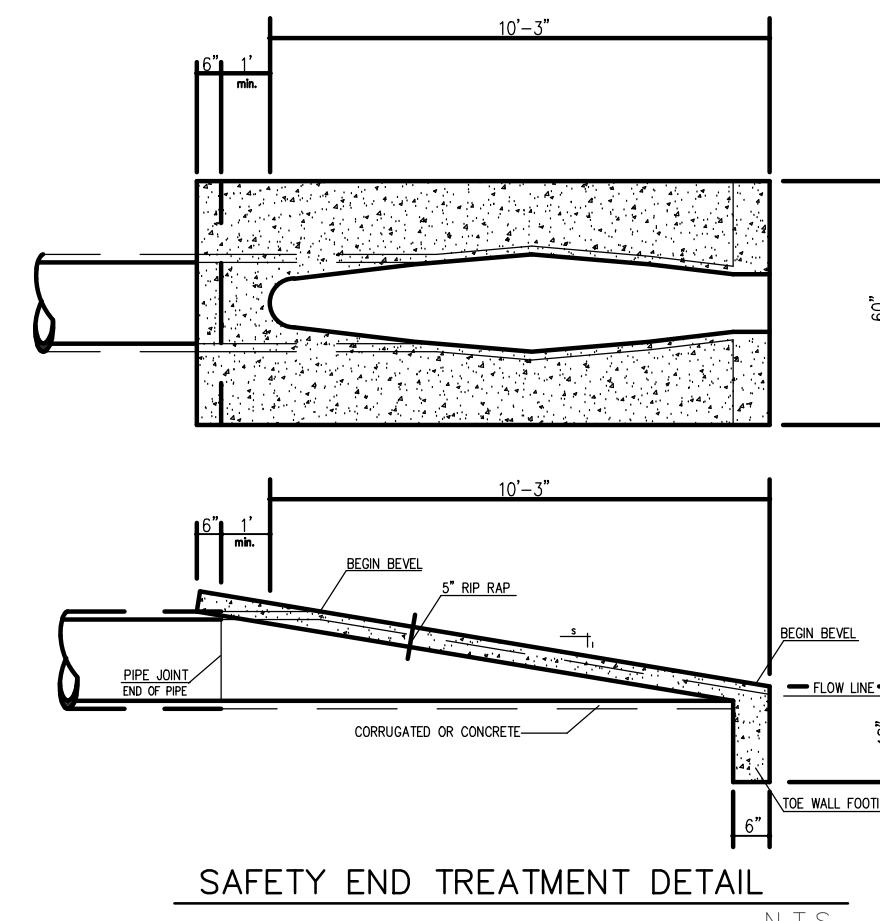
INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARA UN GRAN TOTAL DE \$2,175.00.

INSTALACIONES DE AGUAS RESIDUALES - SISTEMA SEPTICO ESTIMADO PARA COSTAR UN TOTAL DE \$2,045.00 PARA TODA LA SUBDIVISION.

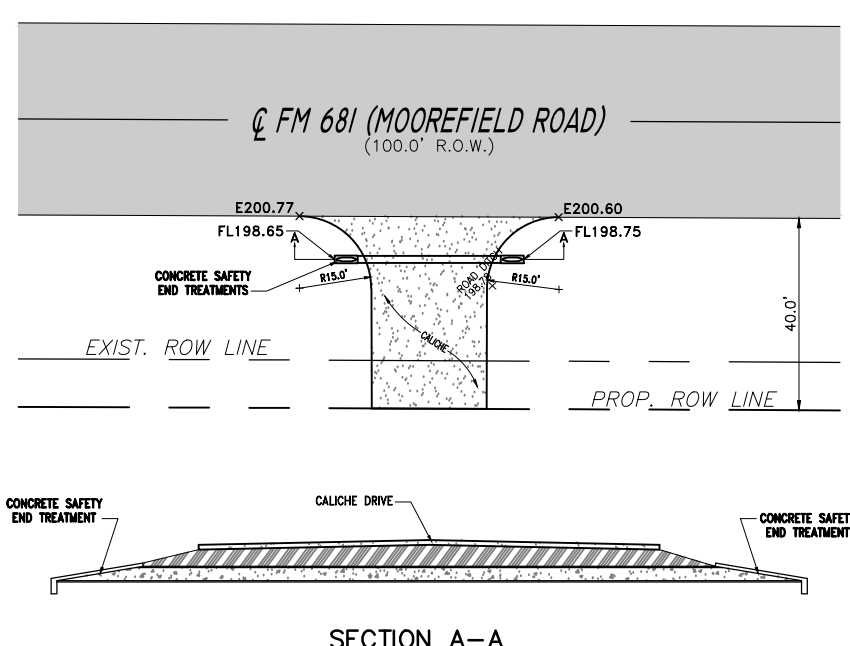
ENGINEER'S SIGNATURE _____ DATE _____



TYPICAL SINGLE WATER SERVICE DETAIL N.T.S.



SAFETY END TREATMENT DETAIL N.T.S.



SECTION A-A