



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: 3-27-2018

PROPOSED MARIA OLIVARES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: MARIA G. OLIVAREZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF BRUSHLINE ROAD APPROXIMATELY ¼ MILE NORTH OF RAMSEYER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-14-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN OFF ONTO BRUSHLINE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO BRUSHLINE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-08-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-28-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 3" LOCATION: BRUSHLINE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-26-2018 : 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: _____, __

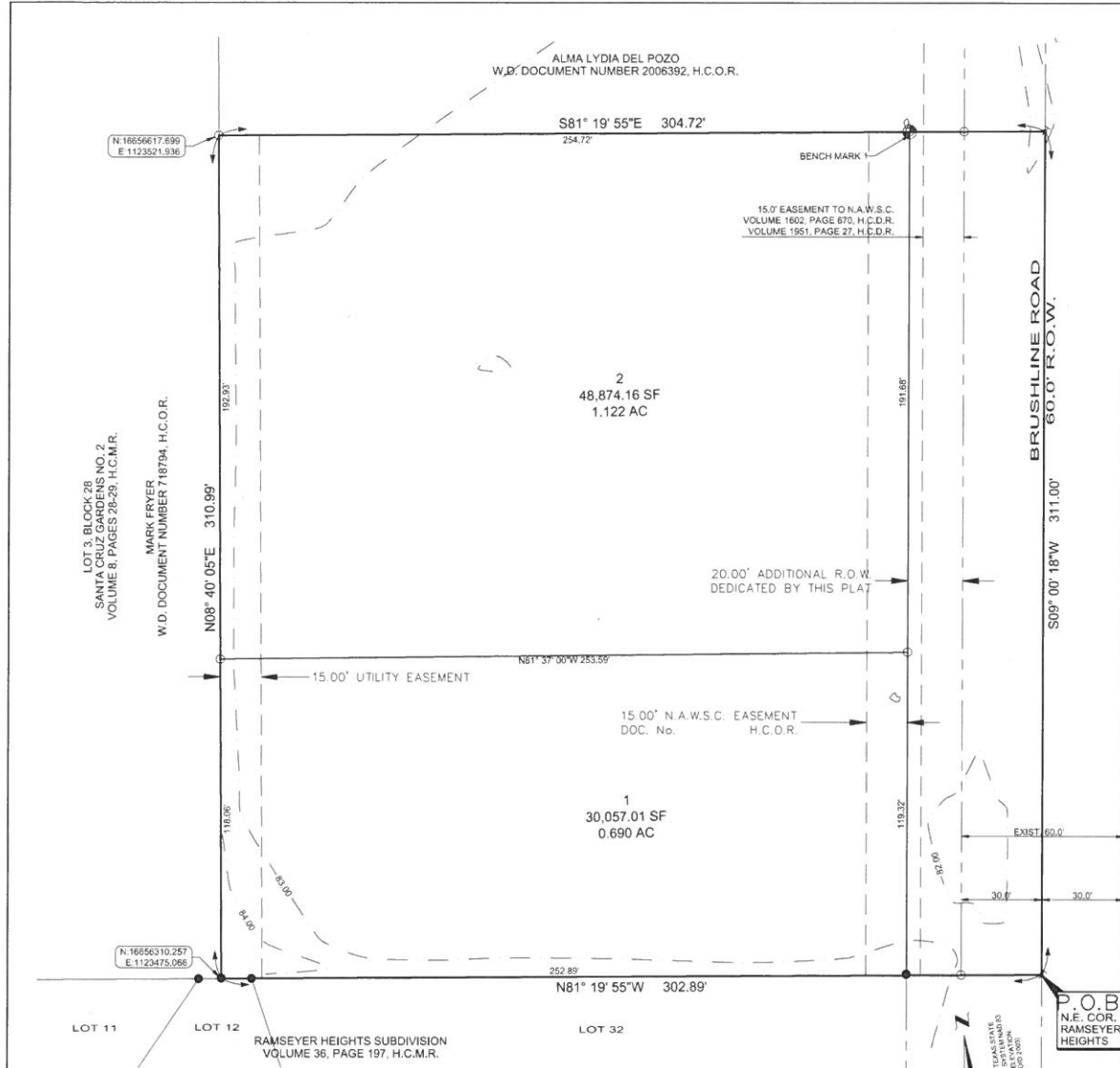
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.*



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.169 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 28, SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.169 ACRES WERE CONVEYED BY TWO SEPARATE DOCUMENTS AS FOLLOWS: 0.771 OF ONE ACRE (0.70 OF ONE ACRE DEED CALL) WERE CONVEYED TO JUAN CARLOS OLIVAREZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 270786, HIDALGO COUNTY OFFICIAL RECORDS, AND 1.398 ACRES (1.4065 ACRES DEED CALL) WERE CONVEYED TO MARIA GUADALUPE OLIVARES GUTIERREZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 251533, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.169 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, N 81° 19' 55" E ALONG THE NORTH LINE OF SAID RAMSEYER HEIGHTS SUBDIVISION AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, AT A DISTANCE OF 50.00 FEET PASS THE FUTURE WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, CONTINUING A TOTAL DISTANCE OF 302.89 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16656310.257, EASTING: 1123475.086) ON THE WEST LINE OF SAID LOT 4, AND THE EAST LINE OF LOT 3, OF SAID SANTA CRUZ GARDENS NO. 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 40' 05" E ALONG THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 3 A DISTANCE OF 310.99 FEET TO A NO. 4 REBAR SET (NORTHING: 16656517.899, EASTING: 1123521.938) FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 19' 55" E AT A DISTANCE OF 254.72 FEET PASS THE FUTURE WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, AT A DISTANCE OF 274.72 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, CONTINUING A TOTAL DISTANCE OF 304.72 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 09° 00' 18" W WITHIN THE RIGHT-OF-WAY OF BRUSHLINE ROAD, A DISTANCE OF 311.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.169 ACRES OF WHICH 0.214 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BRUSHLINE ROAD, LEAVING A NET OF 1.955 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHEN ONE OR MORE PERSONS ARE NAMED; IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE 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 IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT

THE _____ DAY OF _____ 20____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS & COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA G. OLIVARES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

- GENERAL PLAT NOTES & RESTRICTIONS:**
1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D. MAP REVISED: JUNE 6, 2009. REVISED TO REFLECT LOMR: MAY 17, 2001.
 2. SETBACKS:
FRONT: 50.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 3. 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1' ABOVE THE CENTER LINE OF STREET OR 15' 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.
 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-B.M. NO. 1-MH DISK SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 2 OF THIS SUBDIVISION, ELEV. 82.00, N.16656517.899, E.1123773.74.
 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3045 CUBIC FEET (0.070 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS); THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 7. NO STRUCTURE SHALL BE PERMITTED OVER 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.
 8. EACH PURCHASE 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.
 9. 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.
 10. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 11. 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.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FOOT 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 DRAIN FIELD SYSTEM.
 - E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 12. MARIA G. OLIVARES, THE OWNER & SUBDIVIDER OF MARIA OLIVARES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
 13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRAD 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.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, MARIA G. OLIVARES AS OWNER OF THE 2.169 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARIA OLIVARES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 231.002 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.

MARIA G. OLIVARES _____ DATE: _____
23303 BRUSHLINE ROAD
EDINBURG, TX 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA G. OLIVARES, WHO HAS PRODUCED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____. MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

MARIA A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS

DATE PREPARED: 06/05/17
ENGINEERING JOB # 17070.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE MARIA OLIVARES SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06/05/2017, AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, RPLS # 4750
DATE PREPARED: 05-08-17 SURVEY JOB No # 17070.08
T-1041 PG. 6

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS _____ DAY OF _____ 2017.

THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSET WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL SUCH NECESSARY FACILITIES. THERE WILL BE NO BUILDINGS ALLOWED ON TOP OF A DISTRICT IRRIGATION LINE. THERE WILL BE A FIFTEEN (15) FOOT EASEMENT ON BOTH SIDES OF IT IRRIGATION LINE OR CANAL.

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

PRESIDENT _____ DATE _____
ATTEST: SECRETARY _____ DATE _____

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

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

HIDALGO COUNTY JUDGE _____
ATTEST: HIDALGO COUNTY CLERK _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

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

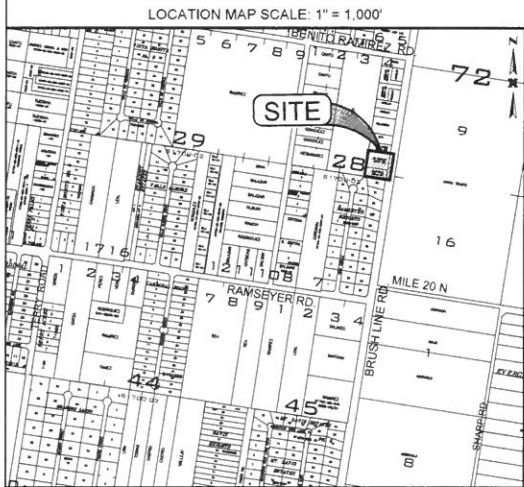
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

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

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

SUBDIVISION MAP OF
MARIA OLIVARES SUBDIVISION
A SUBDIVISION OF 2.169 ACRES
OUT OF LOT 4, BLOCK 28
SANTA CRUZ GARDENS UNIT No.2
VOLUME 8, PAGE 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
 - ⊕ MH DISK SET IN CONCRETE
- R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
AC. - OF ONE ACRE
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY



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

MARIA OLIVARES SUBDIVISION IS LOCATED IN THE NORTH EAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF BRUSHLINE ROAD, APPROXIMATELY 1,430 FEET NORTH OF ITS INTERSECTION WITH RAMSEYER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970 (2015 Census)), MARIA OLIVARES SUBDIVISION LIES 2.65 MILES FROM THE CITY LIMITS, AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 212.002. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE EDINBURG, TX 78541
227 N. F.W. 3187 MIDLAND, TX 79701
115 W. MCINTYRE EDINBURG, TX 78541

OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-8581
ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARIA G. OLIVARES	23303 BRUSHLINE ROAD	EDINBURG, TX 78541	(956) 562-3458	
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

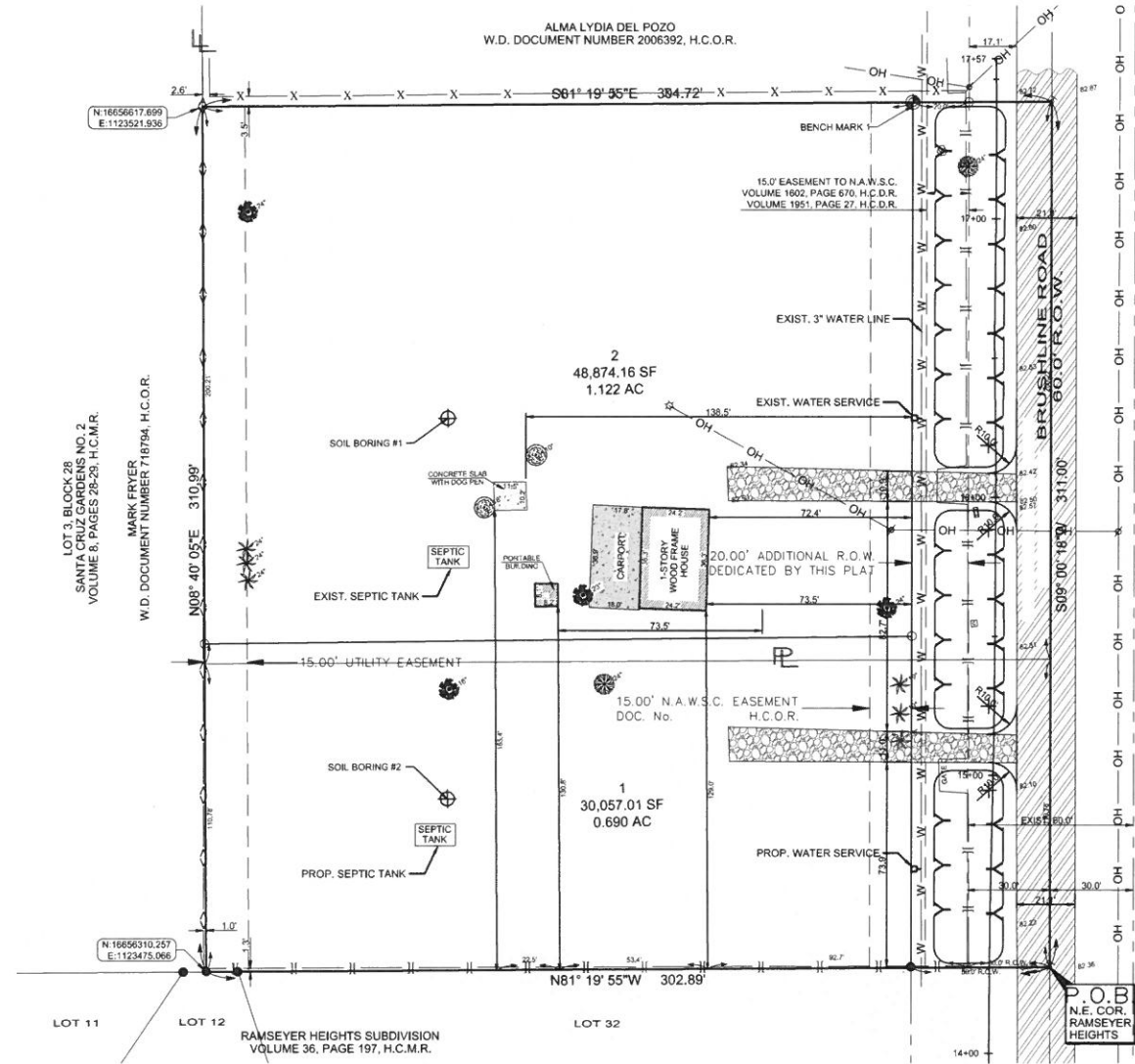
- INDEX TO SHEET OF MARIA OLIVARES SUBDIVISION
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.O.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.
 - SHEET 2: ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND SEPTIC TANK, ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), CERTIFICATION, DETAILS.
 - SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, DETAILS.

DRAWN BY: FM DATE: 06-05-17
IRRIGATION CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

SUBDIVISION MAP OF MARIA OLIVARES SUBDIVISION

A SUBDIVISION OF 2.169 ACRES
OUT OF LOT 4, BLOCK 28
SANTA CRUZ GARDENS UNIT No.2
VOLUME 8, PAGE 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS

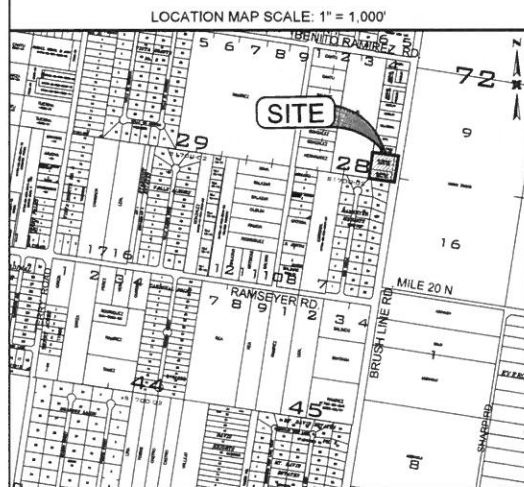
ALMA LYDIA DEL POZO
W.D. DOCUMENT NUMBER 2006392, H.C.O.R.



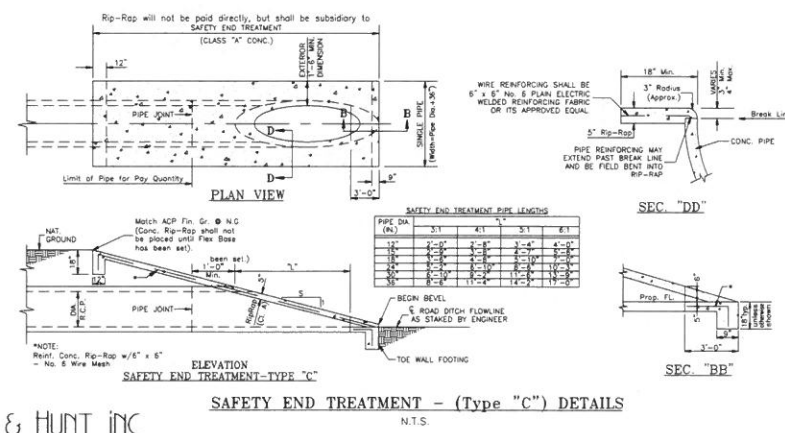
COST ESTIMATES:

DRAINAGE IMPROVEMENTS	\$
WATER DISTRIBUTION	\$
SANITARY SEWER	\$
PAVING IMPROVEMENTS	\$
TOTAL	\$

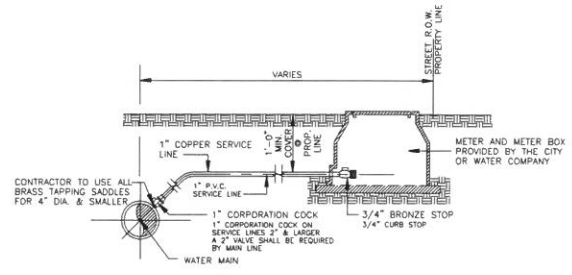
WATER AND SEWER LAYOUT



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONROE ST. EDINBURG, TX 78541
227 N. F.W. 3167 RIO GRANDE CITY, TX 78382
TEL: (956) 381-2881 FAX: (956) 381-1839
TEL: (956) 487-8256 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.



TYPICAL SERVICE CONNECTION

- GENERAL NOTES:**
- DRAWINGS INDICATE COPPER SERVICE LINES.
 - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 - ALL COMPRESSION OR RACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS
N.T.S.

DRAINAGE STATEMENT
MONTES SUBDIVISION

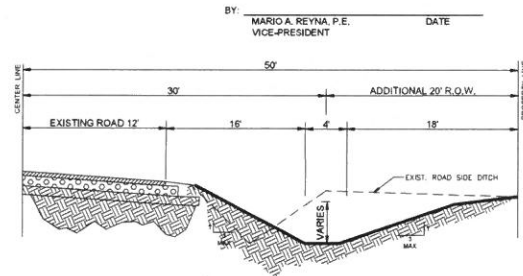
MARIA OLIVARES SUBDIVISION IS A 2.169 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 28, SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.169 ACRES WERE CONVEYED BY TWO SEPARATE DOCUMENTS AS FOLLOWS: 0.771 OF ONE ACRE (0.75 OF ONE ACRE DEED CALL) WERE CONVEYED TO JUAN CARLOS OLIVARES BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 270788, HIDALGO COUNTY OFFICIAL RECORDS, AND 1.398 ACRES (1.4005 ACRES DEED CALL) WERE CONVEYED TO MARIA GUADALUPE OLIVARES GUTIERREZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 211513, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS A PROPOSED 3-LOT RESIDENTIAL TRACT AND IS LOCATED IN THE COUNTY OF HIDALGO WITHIN THE CITY OF EDINBURG ET AL. THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48334 0325 D, MAP REVISED JUNE 8, 2000 REVISED TO REFLECT LOMR: MAY 17, 2001, ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SOIL IS HIDALGO FINE SANDY LOAM, WHICH IS MODERATELY FINE IN TEXTURE TO MODERATELY COARSE IN TEXTURE. THE SOIL HAS A MODERATE RATE OF WATER TRANSMISSION. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 1.28 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATION. PROPOSED RUNOFF AFTER DEVELOPMENT IS 2.46 C.F.S., DURING THE 10-YEAR STORM FREQUENCY. PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 1.17 C.F.S.

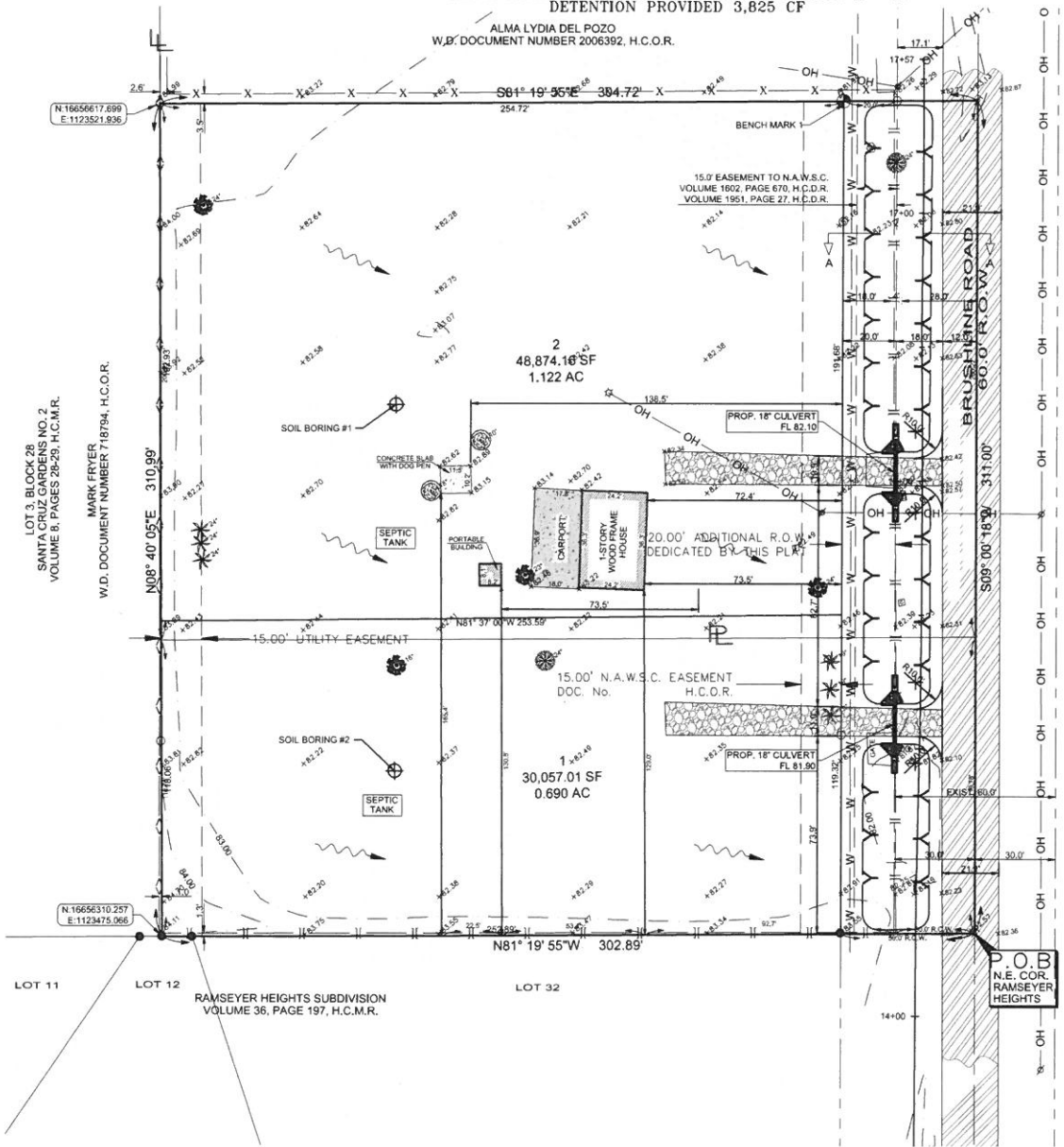
THE PROPOSED DRAINAGE FOR MARIA OLIVARES SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM IN A SOUTHEASTERLY DIRECTION AND DISCHARGES INTO THE WEST ROAD SIDE DITCH OF BRUSHLINE ROAD. DUE TO THE NATURE OF THIS DEVELOPMENT NO SUBSTANTIAL INCREASE IN RUN OFF WILL OCCUR DUE TO THE SUBDIVISION.

AS PER ATTACHED CALCULATIONS, 3.045 CUBIC FEET (87.0 ACFT) WILL DISCHARGE INTO THE WEST ROAD SIDE DITCH OF BRUSHLINE ROAD. THE REQUIRED DETENTION WILL BE PROVIDED WITHIN THE EXPANSION OF THE ROAD SIDE DITCH.



RECONSTRUCTION OF ROAD SIDE DITCH SECTION A - A
DETENTION PROVIDED 3,825 CF

ALMA LYDIA DEL POZO
W.D. DOCUMENT NUMBER 2006392, H.C.O.R.

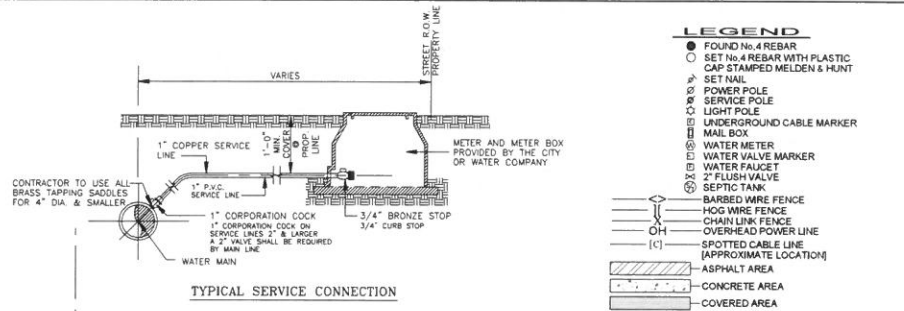
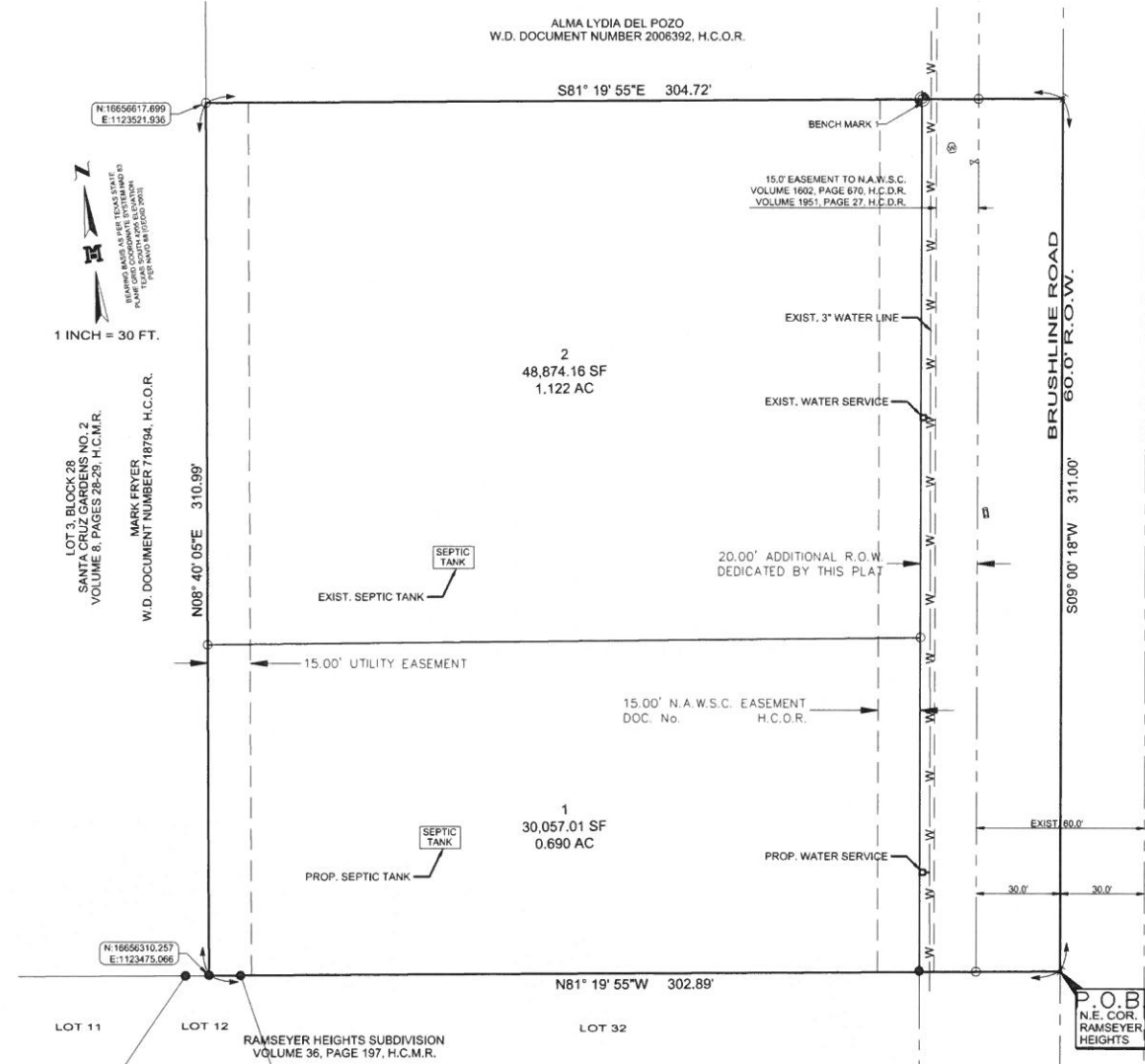


PROPOSED SITE & TOPOGRAPHICAL LAYOUT

SUBDIVISION MAP OF MARIA OLIVARES SUBDIVISION

A SUBDIVISION OF 2.169 ACRES
OUT OF LOT 4, BLOCK 28
SANTA CRUZ GARDENS UNIT No.2
VOLUME 8, PAGE 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS

ALMA LYDIA DEL POZO
W.D. DOCUMENT NUMBER 2006392, H.C.O.R.



- GENERAL NOTES:**
1. DRAWINGS INDICATE COPPER SERVICE LINES.
 2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

N.T.S.

FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 3" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF BRUSH LINE ROAD. THE WATER SYSTEM FOR MARIA OLIVARES SUBDIVISION CONSISTS OF A 1" WATER SERVING LOT 1 AND AN EXISTING WATER SERVICE FOR LOT 2. BOTH WATER SERVICES CONNECTS TO THE EXISTING 3" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF BRUSH LINE ROAD TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE MARIA OLIVARES SUBDIVISION CONSISTS OF ONE (1) 1" DIAMETER SINGLE SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR LOT 1. THE SINGLE SERVICE, AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$1,000.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$500.00, 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.

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 COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,500.00 WHICH EQUALS TO \$1,500.00 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM MARIA OLIVARES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 127258, 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 REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY 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 UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER 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 \$ 2,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 2,500.00. LOT 2 HAS AN EXISTING OSSF. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 2/20/18.

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 2,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ▲ SET NAIL
 - ◆ POWER POLE
 - ⊙ SERVICE POLE
 - LIGHT POLE
 - ⊞ UNDERGROUND CABLE MARKER
 - ⊞ MAIL BOX
 - ⊞ WATER METER
 - ⊞ WATER VALVE MARKER
 - ⊞ WATER FAUCET
 - ⊞ 2" FLUSH VALVE
 - ⊞ SEPTIC TANK
 - ⊞ BARBED WIRE FENCE
 - ⊞ HOG WIRE FENCE
 - ⊞ CHAIN LINK FENCE
 - ⊞ OVERHEAD POWER LINE
 - ⊞ SPOTTED CABLE LINE [APPROXIMATE LOCATION]
 - ▨ ASPHALT AREA
 - ▨ CONCRETE AREA
 - ▨ COVERED AREA
 - ▨ GRAVEL DRIVEWAY
 - ▨ EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - A. - OF ONE ACRE
 - () - RECORDED PLAT CALLS
 - LF - LOT LINE
 - PL - PROPERTY LINE
 - ⊙ ANACUA TREE (SIZE AS NOTED)
 - ⊙ MESQUITE TREE (SIZE AS NOTED)
 - ⊙ OAK TREE (SIZE AS NOTED)
 - ⊙ PALM TREE (SIZE AS NOTED)

COST ESTIMATES:
DRAINAGE IMPROVEMENTS: \$ 7,500.00
WATER DISTRIBUTION: \$ 1,000.00
SANITARY SEWER: \$ 2,500.00

WATER AND SEWER LAYOUT

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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. I, MARIA OLIVARES, SUBDIVIDER OF MARIA OLIVARES SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MARIA OLIVARES
STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA OLIVARES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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REPORT FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION MARIA OLIVARES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION MARIA OLIVARES SUBDIVISION CONSISTE DE CONDUCTO DE AGUA DE 3" QUE PASA POR EL LADO OESTE DE BRUSHLINE ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MARIA OLIVARES SUBDIVISION CONSISTE DE SERVICIO DE 1" EN LOTE 1 Y UN SERVICIO EXISTENTE EN LOTE 2 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 3" SE PRODUCEN UN CONDUCTO INDIVIDUALES DE AGUA DE 1" PARA LOTE 1. SE HAN INSTALADO EL CONDUCTO DE 1" Y UN MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 1,000.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 500.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE 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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 1,500.00 PARA UN LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

REPORT DE INGENIERIA DE MARIA OLIVARES SUBDIVISION
POR: FRED L. KURTH
DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
EL DRENAJE SANITARIO DE MARIA OLIVARES SUBDIVISION SE TRATARA DE FORMA INDIVIDUAL POR MEDIO DE UN TANQUE/FOSEA SEPTICA PARA CADA SOLAR. DICHO TANQUE/FOSEA SEPTICA SERA DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO, INCLUIDA TAMBIEN EL AREA DE DRENADO. EL INGENIERO JOSE A. GONZALEZ CON LICENCIA NO. 127258, HA EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISION PARA Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACION DE UNA TANQUE/FOSEA SEPTICA (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA AREA ADECUADA PARA REEMPLAZAR EL AREA DE DRENADO.

CADA LOTE EN ESTA SUBDIVISION CUENTA CON UNA AREA DE AL MENOS 1/2 ACRE. EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "HIDALGO ARENOSA-ARCILLOSA FINO". AL MENOS DOS PERFORACIONES SE EXCAVARON EN ESTE LUGAR EN DOS PUNTOS ORQUESTOS EN EL AREA DONDE EL TANQUE/FOSEA SEPTICA SE INSTALARA (PERFORACIONES ADICIONALES FUERON NECESARIAS DEBIDO A QUE EL TIPO DE SUELO ES BASTANTE UNIFORME EN ESTA AREA). EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA" EXTENDIENDOSE HASTA 36" DEBAJO DEL FONDO DE CADA PERFORACION. NO HAY NINGUNA INDICACION DE AGUA EN LA SUPERFICIE, O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACION. ESTA PROPIEDAD CUENTA CON BUEN DRENADO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSEAS SEPTICAS POR LOTE ES DE: \$ 2,500.00. DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSEAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISION A UN COSTO TOTAL DE \$ 2,500.00. EXISTEN TANQUES/FOSEAS EN LOTE 2. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSEAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE: 2/20/18

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DEL AGUA (WATER CODE). CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSEAS SEPTICAS COSTARAN \$ 2,500.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$ 2,500.00 POR TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE DATE _____