



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-27-2018

PROPOSED REPLAT OF LOT 9 VISTA BONITA NO. 10 SUBDIVISION, PRECINCT No. 4.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS DEVELOPER: ALEJANDRO & JOSE LUIS ESCOBEDO

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 SUNRISE STREET APPROXIMATELY ¼ MILE NORTH OF FM 2812.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-19-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO SUNRISE STREET ROAD SIDE DITCH AND EXISTING DRAINAGE SWALES.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED FOR SUNRISE STREET.

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: 3-07-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: SUNRISE STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-02-2018 : 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: \_\_\_\_\_, \_\_

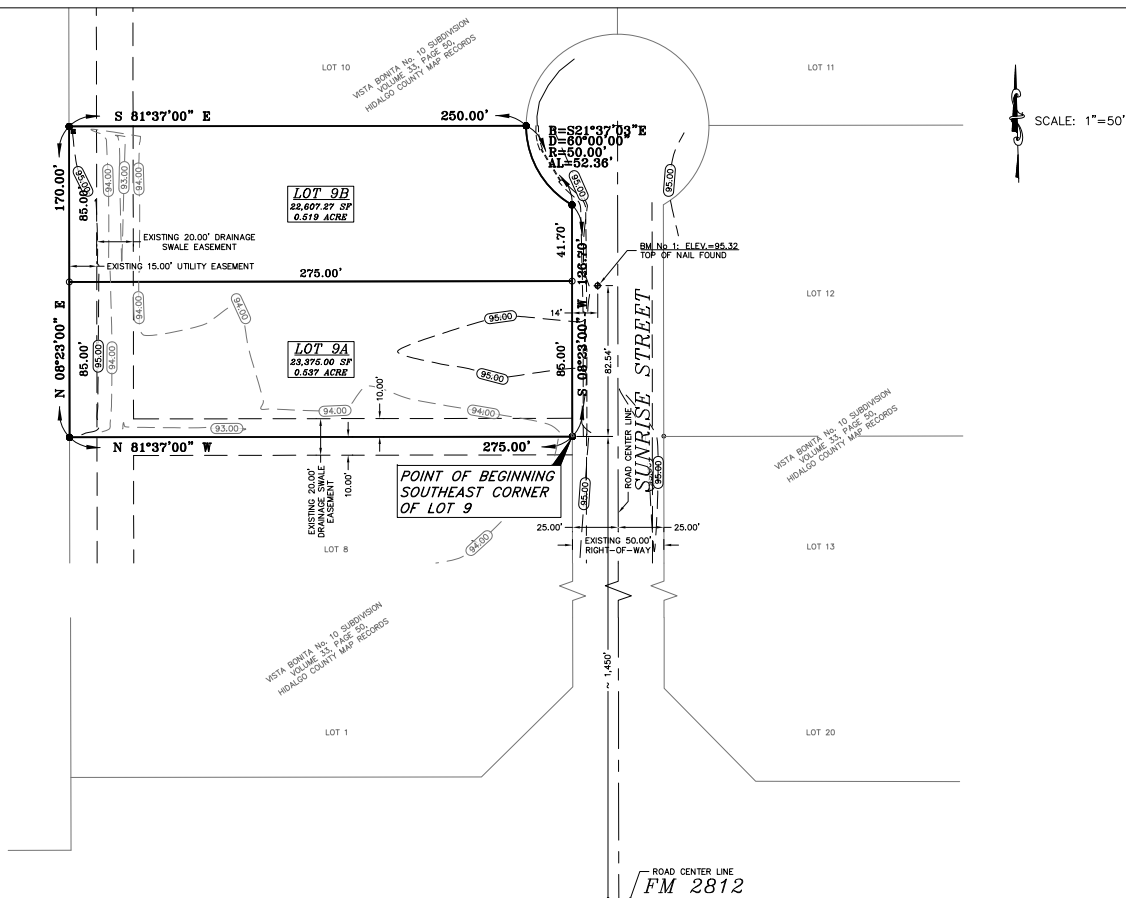
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

**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.*



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

I (WE), ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO, AS OWNERS OF THE 1.056 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

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

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

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

ALEJANDRO ESCOBEDO  
 8801 SUNRISE LANE  
 EDINBURG, TX 78542

JOSE LUIS ESCOBEDO  
 8801 SUNRISE LANE  
 EDINBURG, TX 78542

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

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

\_\_\_\_\_  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2017.

ATTEST:  
 HIDALGO COUNTY JUDGE \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

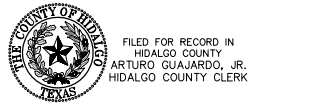
RAUL E. SESIN, P.E., C.F.M.  
 GENERAL MANAGER DATE \_\_\_\_\_

STATE OF TEXAS - CITY OF EDINBURG  
 PLAT APPROVAL CERTIFICATE

I, JESUS R. SAENZ, ADMINISTRATOR / DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE EASTERLY SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF SUNRISE STREET APPROXIMATELY 1450 FEET (0.27 OF A MILE) NORTH OF FM 2812 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 83,970 - 2015 CENSUS. REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 LIES APPROXIMATELY 0.38 OF A MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF CITY OF EDINBURG UNDER LOCAL GOVERNMENT CODE § 42.021.



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

SURVEYOR CERTIFICATE

I, JOSE MARIO GONZALEZ, 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 IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

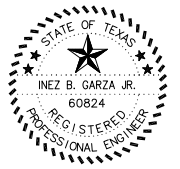


REGISTERED PROFESSIONAL SURVEYOR  
 NO. 5571 STATE OF TEXAS

ENGINEER CERTIFICATE

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.



SEWAGE FACILITIES: SEWER SERVICE CONNECTION IS ESTIMATED TO COST \$0,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$0,000.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$0,000.00 TO COVER THE COST OF SEWER SERVICE CONNECTION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

REGISTERED PROFESSIONAL ENGINEER  
 NO. 60824 STATE OF TEXAS

METES AND BOUNDS DESCRIPTION

A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 1.056 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT.

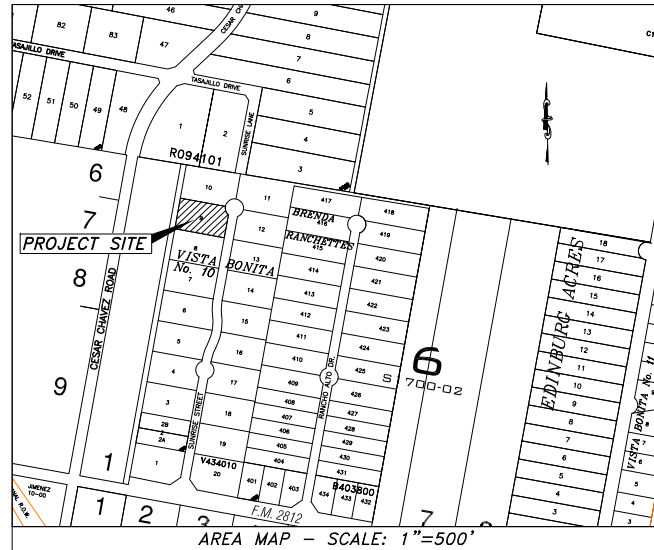
THENCE N 81°37'00" W, ALONG THE SOUTH LINE OF LOT 9, A DISTANCE OF 275.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 08°23'00" E, ALONG THE WEST LINE OF LOT 9, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 9 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 81°37'00" E, ALONG THE NORTH LINE OF LOT 9, A DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET FOR THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE WITH A CURVE TO THE RIGHT, S 81°37'00" E, 60°00'00" DELTA, 50.00' RADIUS, AND 82.36' ARC LENGTH, ALONG THE CURVE TO THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET TO A 1/2" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET FOR AN EXTERIOR CORNER OF LOT 9 AND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 08°23'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET, A DISTANCE OF 126.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.056 ACRES OF LAND MORE OR LESS.



SUBDIVISION PLAT OF:  
**REPLAT OF LOT 9  
 VISTA BONITA SUBDIVISION No. 10**  
 A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10  
 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO  
 COUNTY, TEXAS.

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

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LORR DATED MAY 17, 2001 CASE NO. 01-06-1095P)
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
 FRONT: 25.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)  
 REAR: 20% OF LOT DEPTH NOT TO EXCEED 40.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)  
 SIDES: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. (ANY OTHER NON-RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.  
 B.M. NO. 1: ELEVATION=95.32, N.A.V.D. 83;  
 DESCRIPTION: TOP OF NAIL FOUND AT ALONG WEST EDGE OF PAVEMENT OF SUNRISE STREET APPROXIMATELY 82.54' NORTH FROM SOUTHWEST CORNER OF LOT 9, AND APPROXIMATELY 14' EAST FROM WEST RIGHT-OF-WAY LINE OF SAID SUNRISE STREET.
- DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,509 CUBIC-FEET OR 0.033 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE OBTAINED ON PROPOSED DRAINAGE GREEN AREAS / SWALES. PER LOT DETENTION AS FOLLOWS:  
 LOT 9A: 768 CF OR 0.018 AC-FT  
 LOT 9B: 742 CF OR 0.017 AC-FT
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 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 HEALTH DEPARTMENT AND EXPERTS 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 APPENDIX G: COUNTY CONSTRUCTION SPECIFICATIONS 31.4.
- 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 LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR MULTI-FAMILY 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 ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE (RCP) NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH AT THE TIME OF BUILDING PERMIT.
- UTILITY PROVIDERS:  
 POWER: MVEC  
 WATER: NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.)  
 SEWER: ON-SITE SEWER FACILITY (O.S.S.F.)

NORTH ALAMO WATER SUPPLY CORPORATION  
 RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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 ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED, THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. 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 TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

ALEJANDRO ESCOBEDO  
 8801 SUNRISE LANE  
 EDINBURG, TX 78542

JOSE LUIS ESCOBEDO  
 8801 SUNRISE LANE  
 EDINBURG, TX 78542

INDEX OF SHEETS	
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W., AREA MAP, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, SURVEYOR'S, ENGINEER'S, AND CITY OF EDINBURG PLANNING & ZONING.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT. DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING DETENTION SWALE DETAIL.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE(S)	
OWNER: ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO	8801 SUNRISE LANE - EDINBURG, TX 78542	(956) 776-9756	
ENGINEER: INEZ B. GARZA JR.	P.O. BOX 5011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360	
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156	

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

DATE OF PREPARATION: DECEMBER 13, 2017  
**GARZA-GARZA CONSULTING ENGINEERS**  
 FIRM REGISTRATION No. F-004983  
 3011 SAN FELIPE ST. - SAN JUAN, TX 78589  
 OFFICE: (956) 905-2360  
 CELL: (956) 451-4729

**FINAL ENGINEERING REPORT FOR  
REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10**  
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUPPORT THE LONG TERM AVAILABILITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10. N.A.W.S.C. HAS AN EXISTING 6" (NCH) WATER LINE ON THE EAST SIDE OF SUNRISE STREET. THIS PROPERTY HAS (1) 3/4" (NCH) DIAMETER SERVICE LINE THAT WILL REMAIN TO SERVICE LOT 9A. LOT 9B WILL BE SERVICED BY (1) 3/4" (NCH) DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX, TOTALING (2) METERS. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0,000 OR \$ 0,000 PER LOT FOR THE CONSTRUCTION OF THE FOREMENTIONED WATER DISTRIBUTION SYSTEM, WHICH IT HAS BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." A TOTAL OF \$ 0,000 OR \$ 0,000 PER LOT, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH COVERS THE COSTS OF WATER RIGHTS, WATER METERS, METER BOXES, WATER SUPPLY FEES, AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. 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.

**SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FOR REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELDS ON THIS 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. THESE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAINFIELDS.

THE SEPTIC TANK SYSTEMS FOR ALL LOTS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0,000 OR \$ 0,000 PER LOT FOR THE SEPTIC TANK SYSTEM. THE PRICE IS INCLUDING THE COSTS FOR THE REQUIRED PERMITS AND LICENSES. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

**CERTIFICATION:**

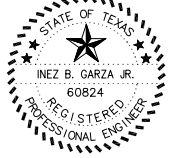
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ACTUAL COSTS FOR THE INSTALLED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

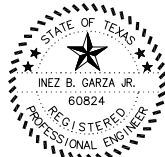
WATER FACILITY: THESE FACILITIES ARE FULLY CONSTRUCTED, INCLUDING WATER METERS AND WATER METER BOXES. THE TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$ 0,000, FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 0,000 PER LOT.

SEWAGE FACILITIES: SEPTIC TANK SYSTEM ARE FULLY CONSTRUCTED AND THE TOTAL COST WAS \$ 0,000 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 0,000 PER LOT (ALL INCLUSIVE).

COST OF IMPROVEMENTS	
DETENTION SWALE CONSTRUCTION	\$ 000.00
WATER SERVICE INSTALLATION W/FEES	\$ 000.00
SEPTIC TANK SYSTEM	\$ 000.00
<b>TOTAL</b>	<b>\$ 000.00</b>



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REG. PROFESSIONAL ENGINEER NO. 60824



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**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION  
REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10**  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC) ("NAWSC"). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR, POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO. ESTE DESARROLLO DE REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10, N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" (PULGADAS) DE DIAMETRO EN EL LADO ESTE DE LA CALLE "SUNRISE ST.". ESTA PROPIEDAD TIENE (1) SERVICIO DE AGUA DE 3/4" (PULGADA) DE DIAMETRO QUE SERVIRA A EL SOLAR 9A. EL SOLAR 9B SERA SERVIDO POR (1) SERVICIO SINGULARES DE 3/4" (PULGADA) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE 2 MEDIDORES. EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$0000 O \$0000 POR SOLAR, PARA LA CONSTRUCCION DE TODO EL SISTEMA DE AGUA YA MENCIONADO. EL SERVICIO DE AGUA CON LAS CAJAS DE MEDIDOR YA HAN SIDO INSTALADAS. EL SUBDIVIDOR TAMBIEN HA PAGADO HA "NAWSC" UNA SUMA DE \$0000 TOTAL \$0000 POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON EL SERVICIO DE AGUA. TODO EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO**

EL SISTEMA DE DRENAJE PARA REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 ES DE FOSAS SEPTICAS EN CADA SOLAR. CADA SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA ESTE 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 ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE ESTE SOLAR TIENE SUFICIENTE AREA PARA REMPLACAMIENTO DEL CAMPO DE DRENAJE.

EL SISTEMA SEPTICO PARA TODOS LOS SOLARES HAN SIDO INSTALADOS ANTES DEL TIEMPO DE APLICACION PARA APROVACION FINAL DEL "PLAT". EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$0000 O \$0000 POR CADA SOLAR PARA LA INSTALACION DE EL SISTEMA SEPTICO. ESTE PRECIO YA INCLUYE LOS PERMISOS REQUERIDOS Y LICENCIAS. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR.

**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 DE INSTALACION DE LOS SISTEMAS DE AGUA Y DE DRENAJE FUERON:

AGUA: EL SISTEMA/SERVICIO DE AGUA FUE INSTALADO Y COMPLETAMENTE CONSTRUIDO, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA CON CAJA. EL COSTO PARA ESTE SISTEMA INCLUYENDO TODAS LAS CUOTAS DE N.A.W.S.C. FUE UN TOTAL DE \$0000 PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$0000 POR SOLAR.

DRENAJE: LOS SISTEMAS DE LAS FOSAS SEPTICAS TAMBIEN HAN SIDO INSTALADAS Y COMPLETAMENTE CONSTRUIDAS CON UN TOTAL DE \$0000 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$0000 POR SOLAR (TODO INCLUSO).

**DRAINAGE STATEMENT**

DECEMBER 13, 2017  
PREPARED BY: INEZ B. GARZA JR., P.E.  
REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10  
CITY OF EDINBURG, TX  
HIDALGO COUNTY, TEXAS

REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 IS A (2) TWO RESIDENTIAL LOT SUBDIVISION CONSISTING OF A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSIST OF WILLYCY FINE SANDY LOAM (70), GROUP "B", WITH 0 TO 1 % SLOPES. THE SOIL IS WELL-DRAINED, PERMEABILITY IS MODERATE, AND WATER CAPACITY IS MODERATELY HIGH TO HIGH.

AS PER ORIGINAL SUBDIVISION PLAT, VISTA BONITA SUBDIVISION No. 10, EXISTING DRAINAGE FLOWS OVERLAND IN A SOUTHERLY DIRECTION TO FM 2812 ROADSIDE DITCH VIA EXISTING DRAINAGE SWALES AND SUNRISE STREET ROADSIDE DITCH. EXISTING AND PROPOSED RUNOFF IS VERY MINIMAL DUE TO THE SIZE OF THE PROPERTY. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.62 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 4.12 CFS OF RUNOFF FOR THE SAME 10-YEAR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF EDINBURG'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 1,509 CF OR 0.035 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ON-SITE. THIS RUNOFF WILL BE DETAINED ON EXISTING DRAINAGE SWALES / GREEN AREAS WITHIN THE PROPOSED LARGE LOTS. ALSO, THE ROADSIDE DITCH ALONG SUNRISE ST. WILL BE REGRADED / EXCAVATED TO COUNTY SPECIFICATIONS AND NEW CULVERT PIPES WILL BE INSTALLED FOR NEW DRIVEWAYS. A DRAINAGE PLAN TO BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

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



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REG. PROFESSIONAL ENGINEER NO. 60824

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

**SUBDIVIDER CERTIFICATION:**

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

**SUBDIVIDER STATEMENT:**

I (WE), ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO SUBDIVIDER(S) OF REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND/OR CITY OF MERCEDES AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEJANDRO ESCOBEDO  
8801 SUNRISE LANE  
EDINBURG, TX 78542

JOSE LUIS ESCOBEDO  
8801 SUNRISE LANE  
EDINBURG, TX 78542

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

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



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

NOTARY PUBLIC MY COMMISSION EXPIRES

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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

**REPLAT OF LOT 9  
VISTA BONITA SUBDIVISION No. 10**

A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.



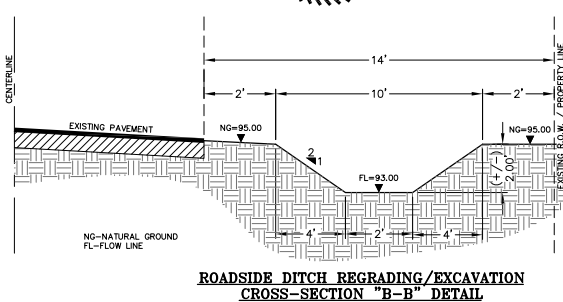
**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
TBPFS FIRM # 10013800

DATE OF PREPARATION: DECEMBER 13, 2017  
**GARZA-GARZA CONSULTING ENGINEERS**  
FIRM REGISTRATION NO: F-004983  
3011 SAN FELIPE ST. - SAN JUAN, TX 78589  
OFFICE: (956) 905-2360  
CELL: (956) 451-4729

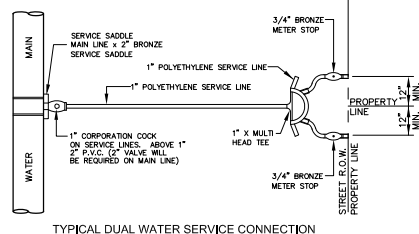
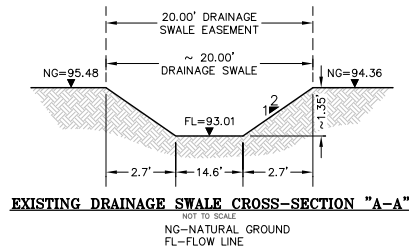
INDEX OF SHEETS	
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W. AREA MAP, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EXISTING AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, SURVEYOR'S, ENGINEER'S, AND CITY OF EDINBURG PLANNING & ZONING.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT. DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING DETENTION SWALE DETAIL.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE(S)	
OWNER: ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO	8801 SUNRISE LANE - EDINBURG, TX 78542	(956) 776-9756	
ENGINEER: INEZ B. GARZA JR., P.E.	1311 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360	
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156	

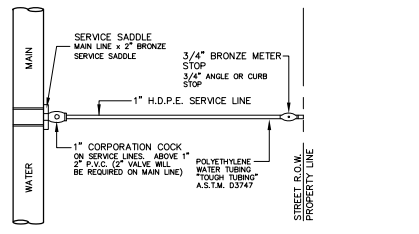
**ROADSIDE DITCH REGRADE/EXCAVATION  
CROSS-SECTION "B-B" DETAIL**



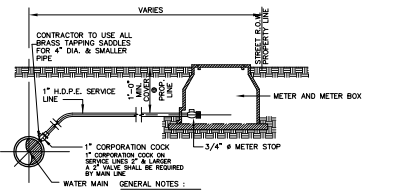
**EXISTING DRAINAGE SWALE CROSS-SECTION "A-A"**



TYPICAL DUAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION



TYPICAL WATER SERVICE CONNECTION