



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: 4-24-2018

PROPOSED A. VALADEZ #2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: ADOLFO VALADEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH SIDE OF MILE 20 NORTH ROAD APPROXIMATELY 360 FEET EAST OF VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-1-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 20 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 20 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-7-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-5-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 20 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-5-2018 : 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 comments and future recommendations by planning and other Departments.*

Final Approval *subject to recommendations other departments*

Final Approval *with financial guarantee.*

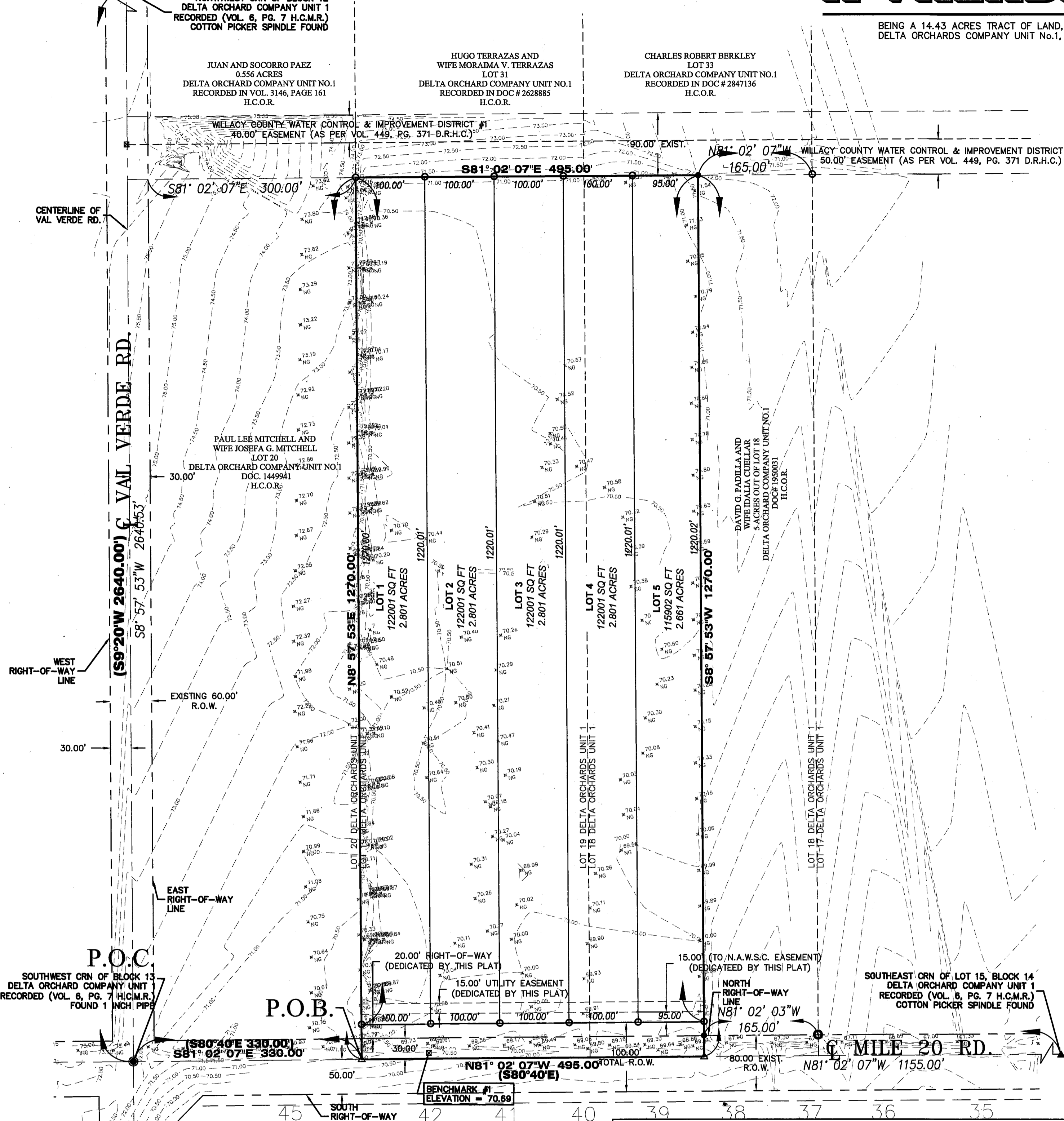
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

DATE OF PREPARATION: NOVEMBER 2, 2018

A VALADEZ SUBDIVISION #2

BEING A 14.43 ACRES TRACT OF LAND, SAME BEING THE WEST ONE-HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), DELTA ORCHARDS COMPANY UNIT No.1, RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
 I, ADOLFO VALADEZ, AS REPRESENTATIVE OF THE 14.43 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED A VALADEZ SUBDIVISION #2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT 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 THE STATE STANDARDS;

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

(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.

SCALE: 1" = 100'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
L.T.	LOT LINE
F.O.R.	FOUND ROAD
S.T.	SET COTTON PICKER SPINDLE

LEGEND

○	SET 1/2 INCH IRON ROD WITH CAP
●	FOUND 1/2 INCH IRON ROD
○	FOUND 1 INCH PIPE
○	FOUND 1/2 INCH PIPE
△	FOUND COTTON PICKER SPINDLE
□	FOUND 40-D NAIL
△	SET COTTON PICKER SPINDLE
○	POWER POLE
○	GUY WIRE
○	TRAFFIC SIGN
○	WATER METER
○	WATER VALVE
○	IRRIGATION STAND PIPE
(xxxx)	NATURAL GROUND

ADOLFO VALADEZ, OWNER DATE
 4601 E. CURRY RD. EDINBURG, TX. 78542

STATE OF TEXAS
COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADOLFO VALADEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE AND ADMIT THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ____

DRAINAGE STATEMENT

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSTRUCTION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

ADOLFO VALADEZ, OWNER DATE
 4601 E. CURRY RD. EDINBURG, TX. 78542

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A VALADEZ SUBDIVISION #2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF ____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A VALADEZ SUBDIVISION #2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF ____, 20__.

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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

ATTEST: HIDALGO COUNTY CLERK DATE

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT 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, OR 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 HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E. R.P.L.S. DATE
 REG. PROFESSIONAL ENGINEER NO. 115662

APPROVED BY: PRESIDENT: JOE A. PENNINGTON
 ATTEST BY: SECRETARY: RICHARD W. RUPPERT

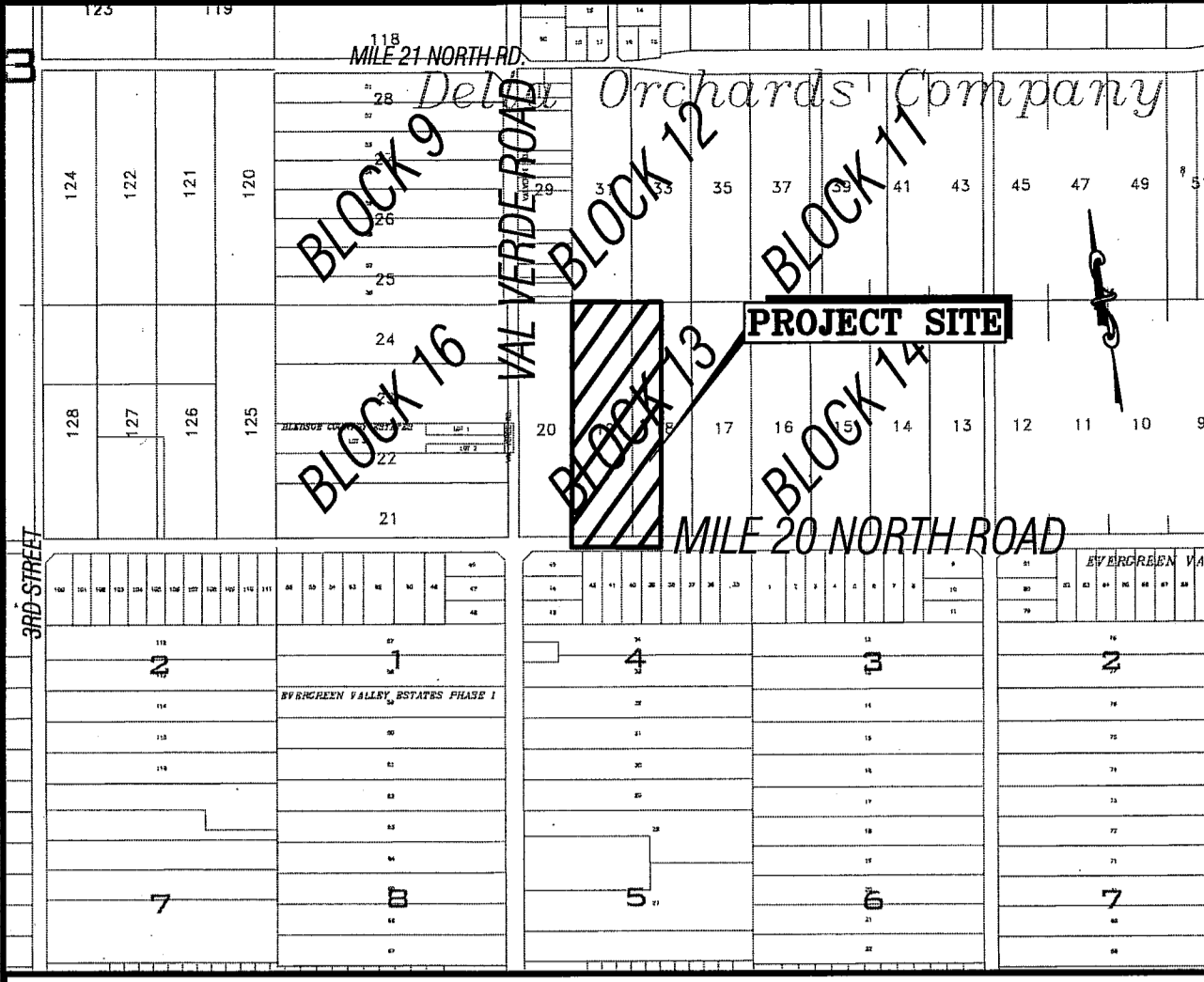
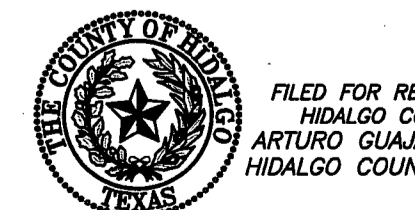
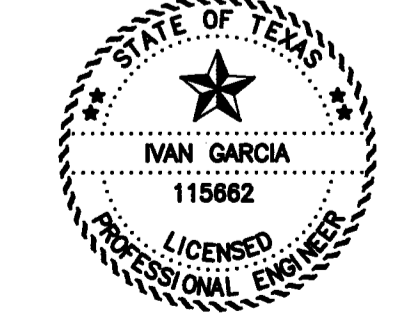
STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT 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, OR 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 HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E. R.P.L.S. DATE
 REG. PROFESSIONAL ENGINEER NO. 115662

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____, 2018.

ADOLFO VALADEZ OWNER DATE
 4601 E. CURRY RD. EDINBURG, TX. 78542



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF A VALADEZ SUBDIVISION #2 WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

A VALADEZ SUBDIVISION #2 IS LOCATED APPROXIMATELY, 360 FEET EAST OF THE INTERSECTION OF VAL VERDE RD. AND MILE 20 RD. ON THE NORTH SIDE OF MILE 20 RD. THIS SUBDIVISION LIES APPROXIMATELY 5 1/2 MILE FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001, IN HIDALGO COUNTY PRECINCT 4.

GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT:
 THE SUBDIVISION IS IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND PARTIALLY IN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.

2. SETBACKS:
 FRONT: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
 REAR: 10.00 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 THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 21 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 --B.M. NO. 1-- ELEV. 70.69 N.G.V.D. 88, DESCRIPTIONS: PK NAIL IN EDGE OF PAVEMENT . GPS POINT, GRID COORDINATES N 18653882.07, E 1130680.98.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 16,590 CUBIC-FEET OR 0.382 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS, 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 DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY 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 OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12. ADOLFO VALADEZ, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

13. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

14. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.

REVISION NOTES TABLE	
DATE	DESCRIPTION

METES AND BOUNDS
 BEING A 14.43 ACRES TRACT OF LAND, OUT OF THE WEST HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), DELTA ORCHARDS COMPANY UNIT NO.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 14.43 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH PIPE FOUND ON THE CENTERLINE OF MILE 20 ROAD, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 20 OF THE SAID DELTA ORCHARDS COMPANY UNIT NO. 1.

THENCE S 81°02'07" E, ALONG THE SOUTH LINE OF SAID LOT 20, SAME BEING ALONG THE CENTERLINE OF MILE 20 ROAD, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE SET, THE SOUTHWEST CORNER OF SAID LOT 20, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE N 8°57'53" E, ALONG THE DIVING LINE BETWEEN LOTS 20 AND 19 OF SAID DELTA ORCHARDS COMPANY UNIT NO.1, PASSING AT 30.00 FEET THE NORTH RIGHT-OF-WAY LINE OF MILE 20 ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,270.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET ON THE SOUTH LINE OF A CALLED WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1 EASEMENT, RECORDED IN VOLUME 449, PAGE 371, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°02'07" E, ALONG THE SOUTH LINE OF SAID WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT #1 EASEMENT, A DISTANCE OF 495.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND CONVEYED TO DAVID G. PADILLA AND WIFE IDALIA CUELLAR RECORDED IN DOCUMENT # 1950031, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING ACROSS SAID LOT 18, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°57'53" W, ACROSS THE SAID LOT 18, PASSING AT 1240.00 FEET THE NORTH RIGHT-OF-WAY LINE OF MILE 20 ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,270.00 FEET TO A COTTON PICKER SPINDLE SET, THE SOUTHWEST CORNER OF SAID 5.00 ACRE PADILLA TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF SAID MILE 20 ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°02'07" W, ALONG THE SOUTH LINE OF LOTS 18 AND 19 OF THE SAID DELTA ORCHARDS COMPANY UNIT No.1, SAME BEING ALONG THE CENTERLINE OF MILE 20 ROAD, A DISTANCE OF 495.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 14.43 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND 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(S) IS/ARE 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 SHALL GRANTOR 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 10' 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 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____, 2018.

ADOLFO VALADEZ OWNER DATE
 4601 E. CURRY RD. EDINBURG, TX. 78542

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: ADOLFO VALADEZ-OWNER	4601 E. CURRY RD. EDINBURG, TX 78542	(956) 383-4991 (956) 383-6464
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **PRELIMINARY**

DATE: JANUARY, 2018

DESIGN: ABRAHAM JAIMES
 CHECKED: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 SCALE: 1"=100'

PLAT SHEET
A VALADEZ SUBDIVISION #2
HIDALGO COUNTY, TEXAS

PROJECT: **SUB 17 028**
 PAGE NO: **1 OF 3**

A VALADEZ SUBDIVISION #2 HIDALGO COUNTY, TEXAS

BEING A 14.43 ACRES TRACT OF LAND, SAME BEING THE WEST ONE-HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), DELTA ORCHARDS COMPANY UNIT NO.1, RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND

○	-POWER POLE
○	-FIRE HYDRANT
○	-SET IRON ROD
—	-EXIST. 8" WATER LINE
—	-EXIST. WATER SERVICE

ABBREVIATION LEGEND

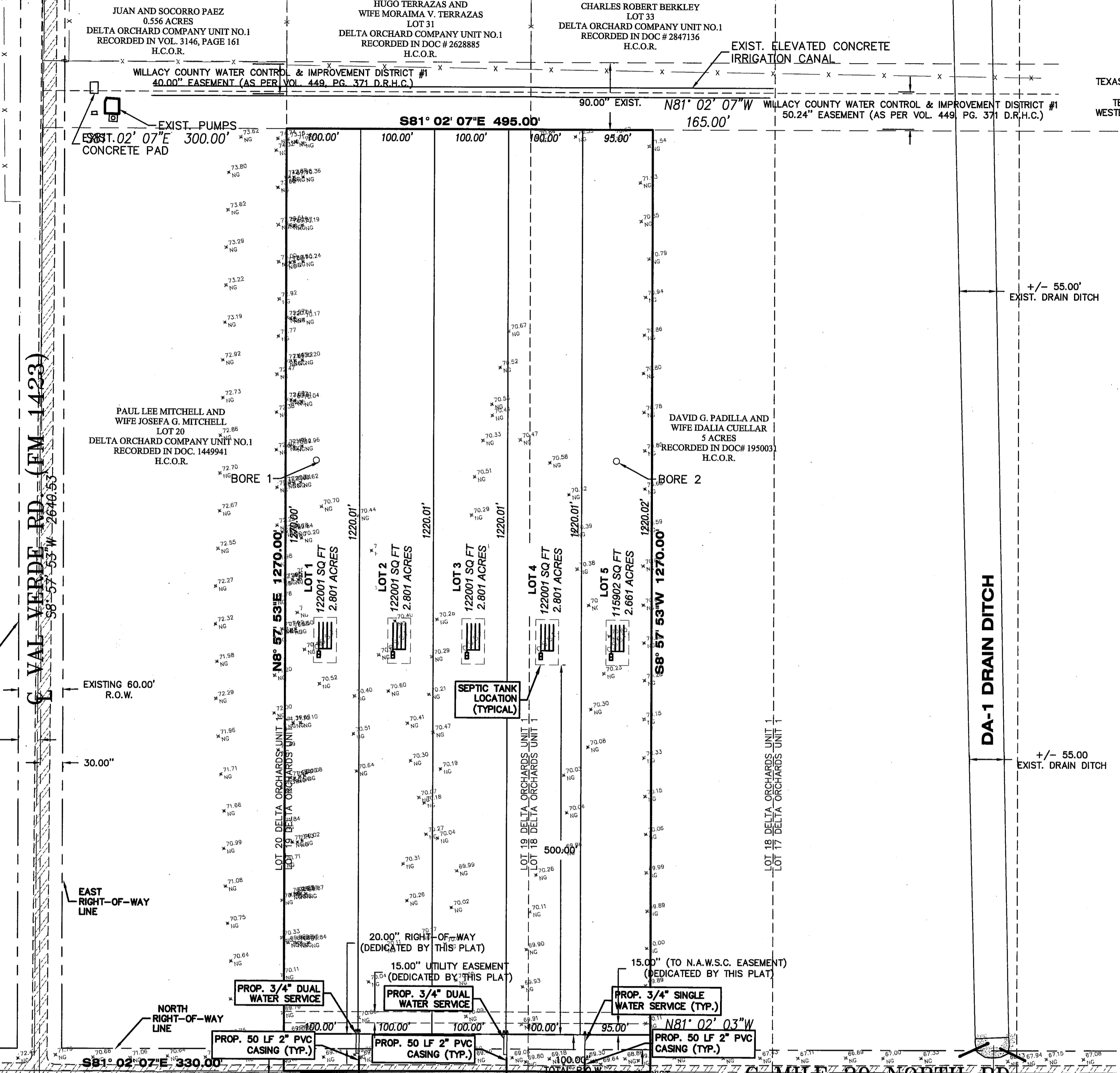
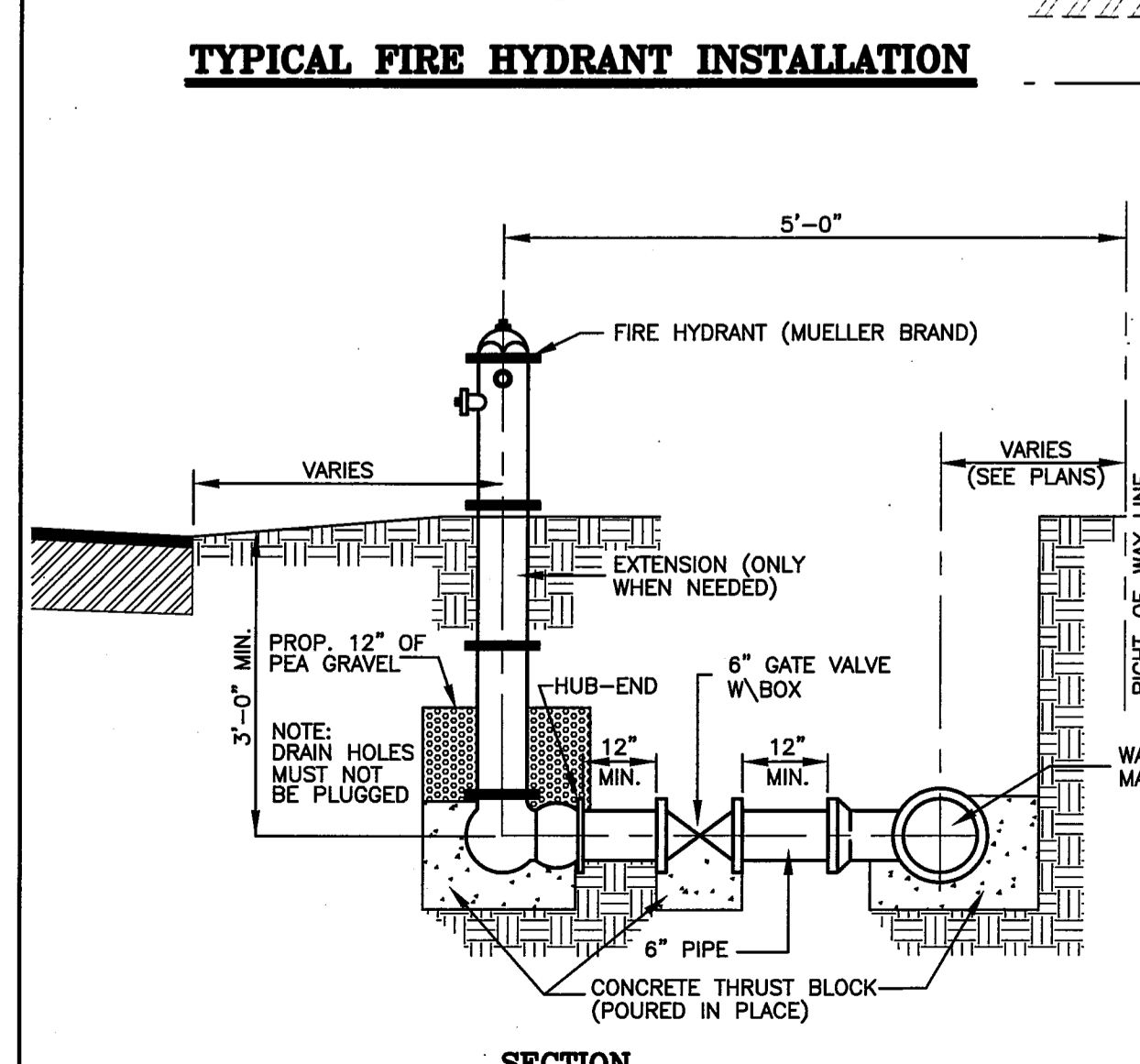
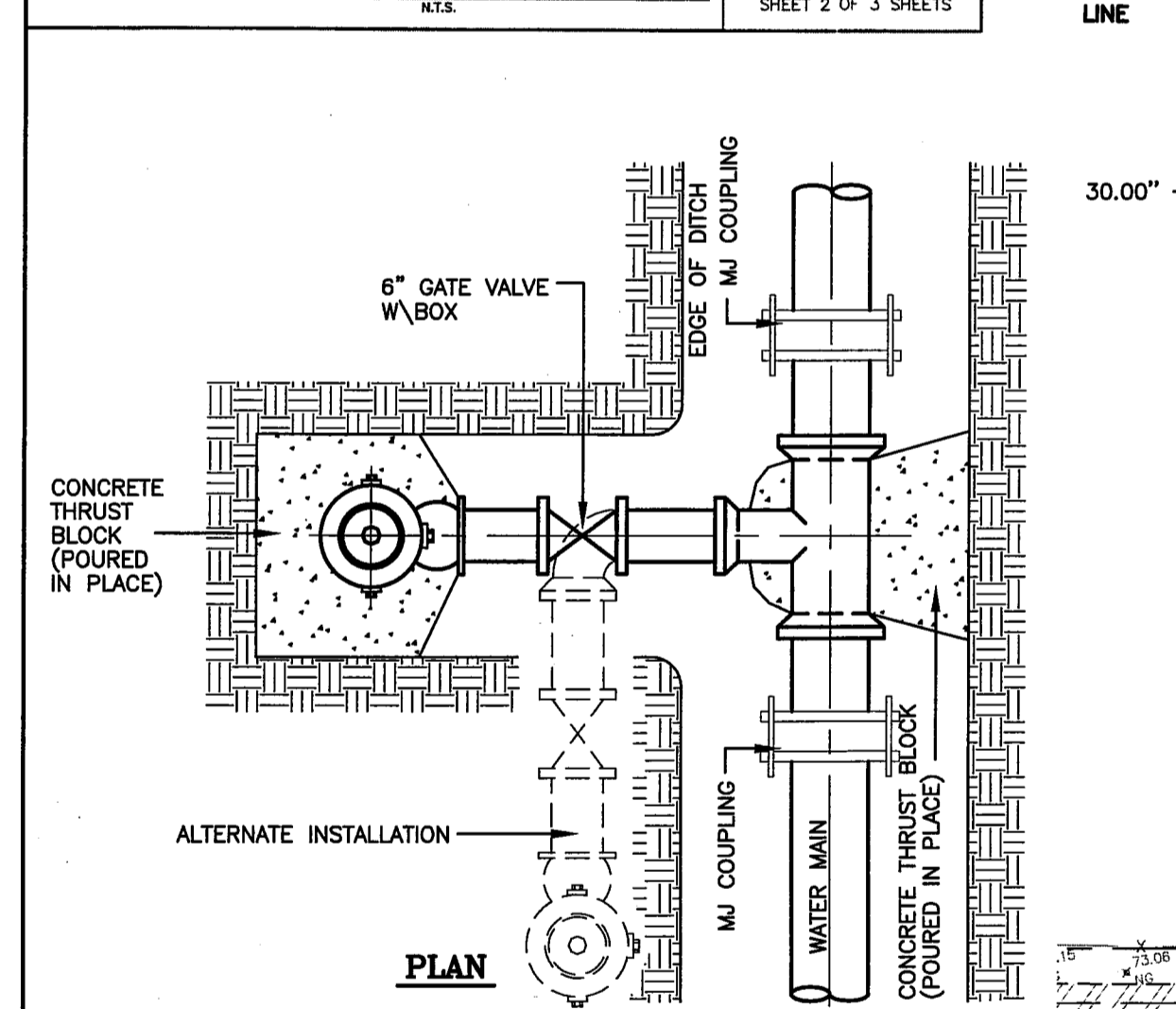
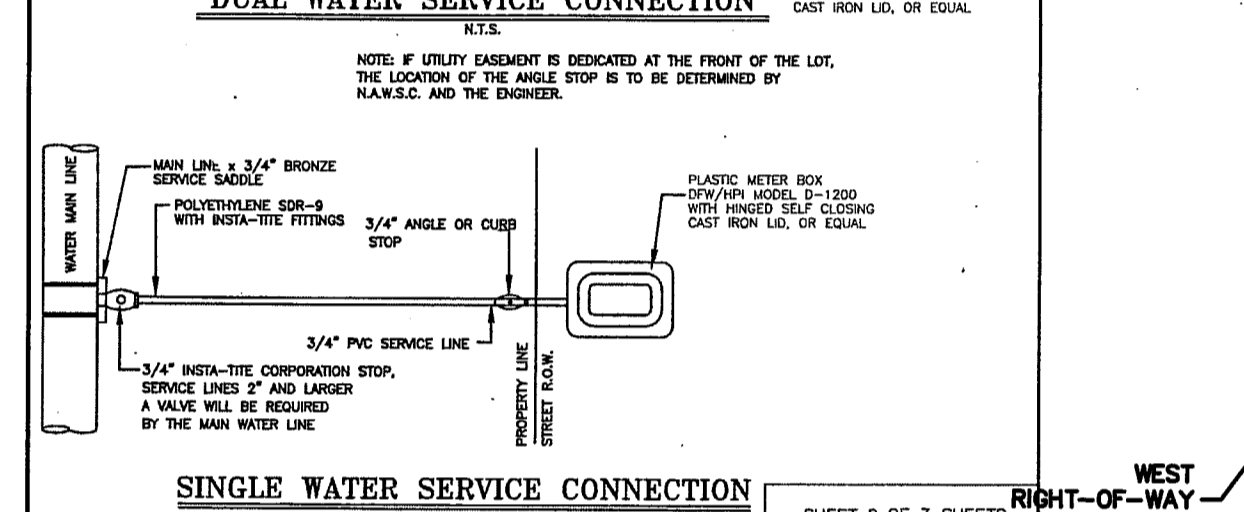
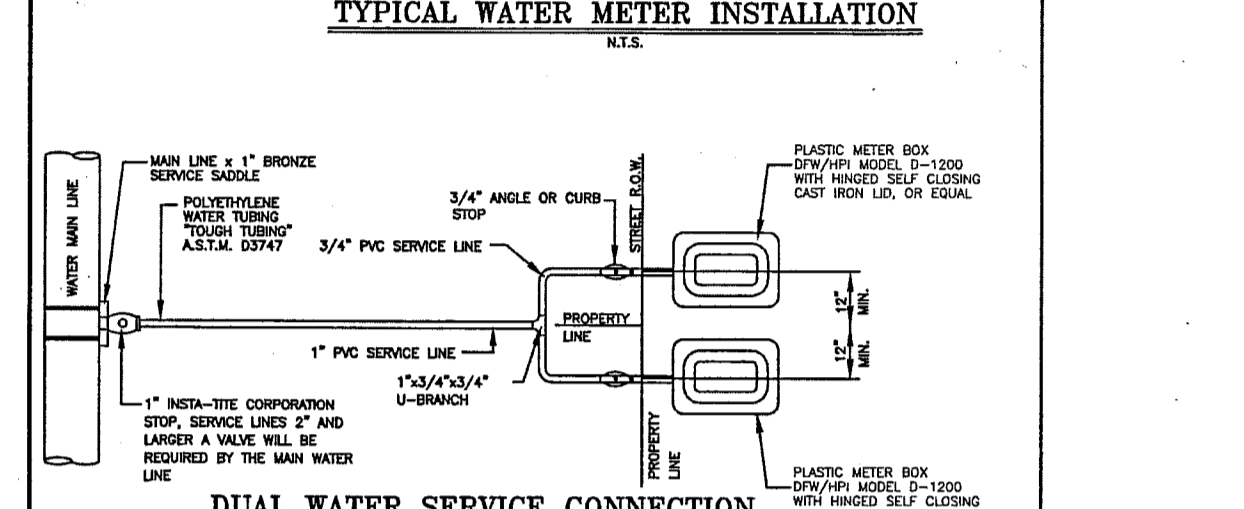
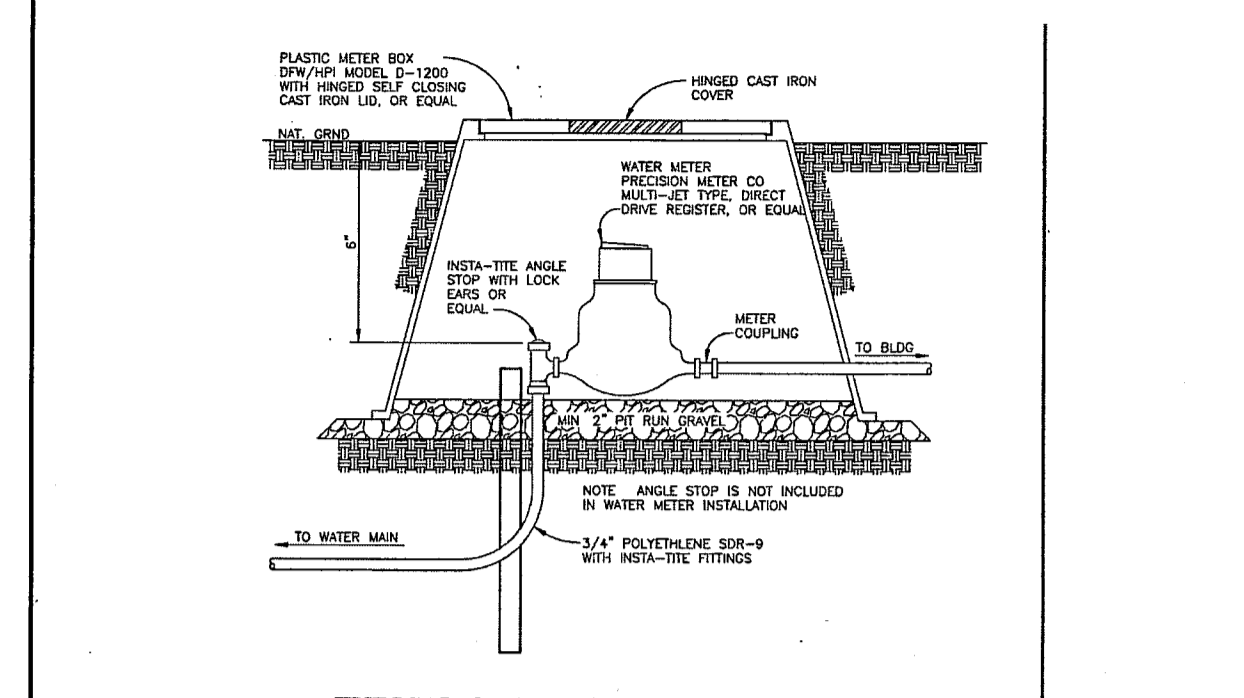
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
F.M.	FARM-TO-MARKET
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
O.S.S.F.	ON-SITE SEWAGE FACILITY
B-B	BACK TO BACK
E-E	EDGE TO EDGE
C	CENTER LINE

INDEX TO SHEETS OF A VALADEZ SUBDIVISION #2

SHEET 1:	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (DATES AND ISSUANCE), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C.O.D. No. 1, H.R.000
SHEET 2:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

REVISION NOTES TABLE

DATE	DESCRIPTION



SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ENGINEERING REPORT FOR A VALADEZ SUBDIVISION #2

BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 14.43 ACRES TRACT OF LAND, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF THE WEST HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), DELTA ORCHARDS COMPANY UNIT NO.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PROPOSED USE
THE PROPOSED USE FOR THIS SUBDIVISION IS 5 RESIDENTIAL LOTS.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. 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 8" DIAMETER WATER LINE RUNNING EAST AND WEST WITHIN A N.A.W.S.C. EASEMENT ALONG THE SOUTH SIDE OF MILE 20 NORTH ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR A VALADEZ SUBDIVISION #2 CONSISTS OF (3) TIE-INS ACROSS MILE 20 NORTH ROAD TO THE EXISTING 8" DIAMETER WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF MILE 20 NORTH ROAD.

WATER DISTRIBUTION FOR THE A VALADEZ SUBDIVISION #2 CONSISTS OF (2) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND (1) 3/4" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE \$_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OF 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 SUBDIVIDER HAS INSTALLED 1 FIRE HYDRANTS AT A UNIT COST OF \$_____ FOR A TOTAL COST OF \$_____ FOR 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
SEWAGE FROM A VALADEZ SUBDIVISION #2 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 THE SITE EVALUATOR _____ HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION ARE AT LEAST 0.5 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A 11.6% OF HEAVILY SANDY CLAY LOAM, WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE PERMEABILITY IS MODERATELY TO HIGH AND THE WATER CAPACITY IS MODERATE. 29.3% OF RACOMBS SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, THIS SOIL IS MODERATELY WELL DRAINED SURFACE RUNOFF IS NEGLECTABLE AND PERMEABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS HIGH, AND 59.1% OF WILLCY FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. THIS SOIL IS WELL DRAINED SURFACE RUNOFF IS NEGLECTABLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT ACROSS THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOILS ARE 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$2,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON THE 5 LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATIONS:
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:

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

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

IVAN GARCIA, P.E., R.P.L.S. DATE _____

REPORT DE INGENIERIA DE A VALADEZ SUBDIVISION #2
POR: IVAN GARCIA, P.E., R.P.L.S.
ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION A VALADEZ SUBDIVISION #2 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 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION A VALADEZ SUBDIVISION #2 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA (MILE 20 NORTH RD). EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION A VALADEZ SUBDIVISION #2 CONSISTE DE TRES CRUCES A TRAVES DE LA CARRETERA (MILE 20 NORTH RD) PARA CONECTAR EL CONDUCTO DE AGUA DE 8 PULGADAS.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (2) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE, Y (1) CONDUCTO INDIVIDUAL DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA UN LOTE Y SE HAN INSTALADO LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LA HA PAGADO A LA COMPANIA N.A.W.S.C. \$_____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE \$_____ EN ESTE PRECIO INCLUYE EL MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UNA BOCA DE RIEGO (FIRE HYDRANT) A UN COSTO TOTAL DE \$_____ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SE REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE A VALADEZ SUBDIVISION #2. LA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORT DE EVALUACION DE TIERRA
CADA LOTE EN LA SUBDIVISION TIENE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES IGUALMENTE UNIFORME). EL TERRENO ES UNIFORME (11.6% HEAVILY SANDY CLAY LOAM, 29.3% RACOMBS SANDY CLAY LOAM AND 59.1% WILLCY FINE SANDY CLAY LOAM) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARriba DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS EN LA AGUA EN ESTA AREA FLUYE BIEN CON 0 A 1% DE LA PENDIENTE Y CON CALIDAD DE AGUA ALTA.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS 5 LOTES SON \$1,500.00 DOLARES POR LOTE, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICA EN EL PROCESO DE LA APROBACION FINAL AL SOMETER ESTE PLAT PARA APROBACION FINAL. EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAMBIO LA CANTIDAD DE \$2,000.00 LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOS 5 LOTES. EL DUEÑO INCLUIRA EL SOTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

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 \$_____ POR LOTE.

DRENAJE SANITARIO: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$_____ A UN COSTO TOTAL DE \$_____ TODA LA SUBDIVISION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE _____

SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) 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, ADOLFO VALADEZ, SUBDIVIDER OF A VALADEZ SUBDIVISION #2, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT 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.

ADOLFO VALADEZ
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMSTUARY EXPIRES _____

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PRELIMINARY

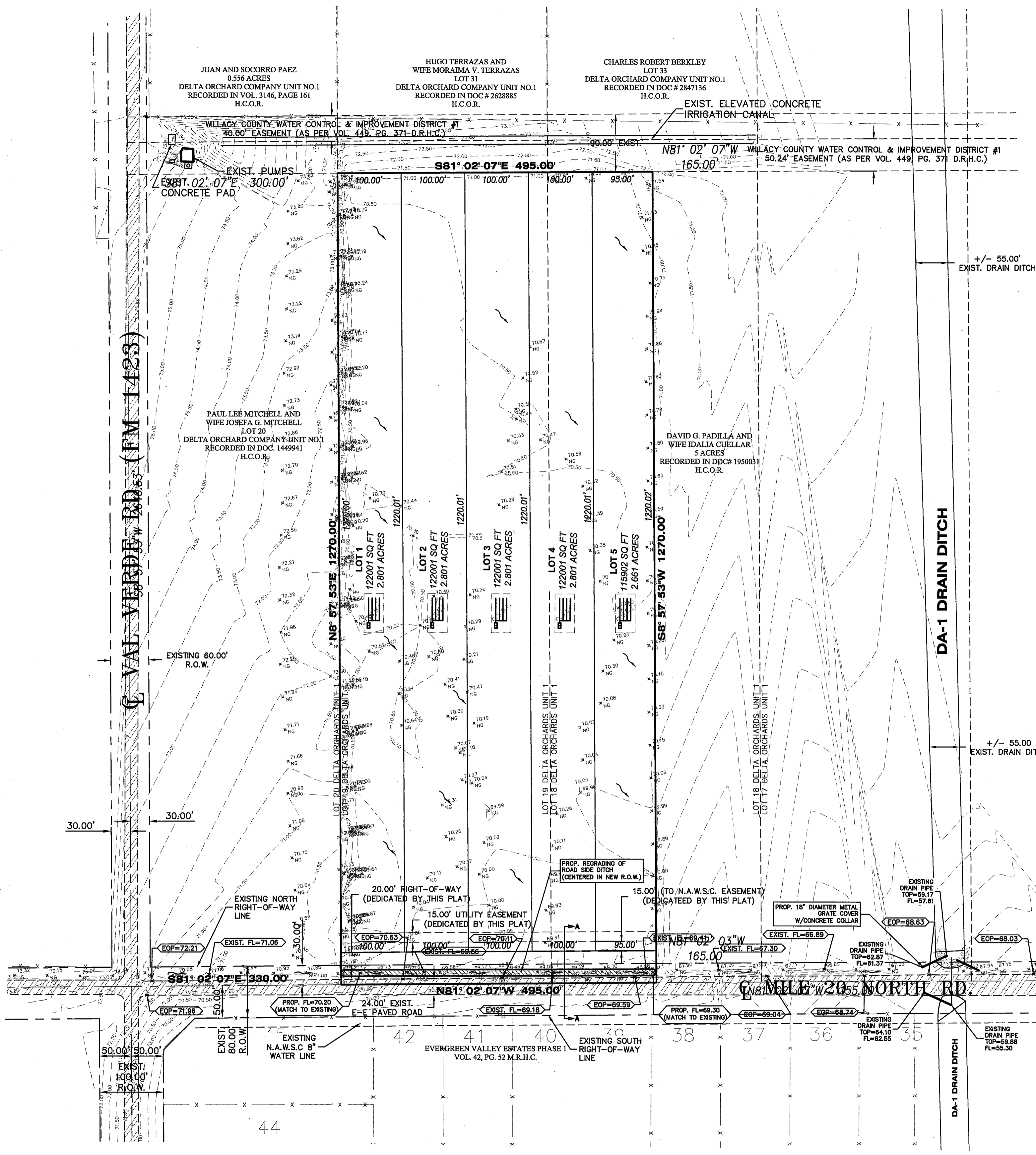
PLAT SHEET 2-UTILITY LAYOUT
A VALADEZ SUBDIVISION #2
HIDALGO COUNTY, TEXAS

PROJECT: _____
ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: OSCAR ALARCON JR./ABRAHAM JAMES
SCALE: _____
DATE: N.T.S.
PROJECT: JANUARY 2018
REVISIONS: SUB 17 028
PAGE NO: 1 OF 2

A VALADEZ SUBDIVISION #2 HIDALGO COUNTY, TEXAS

BEING A 14.43 ACRES TRACT OF LAND, SAME BEING THE WEST ONE-HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), DELTA ORCHARDS COMPANY UNIT NO.1, RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

REVISION NOTES TABLE	
DATE	DESCRIPTION



SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	-POWER POLE
	-FIRE HYDRANT
	-SET IRON ROD
	-EXIST. 8" WATER LINE
	-EXIST. WATER SERVICE

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
F.M.	FARM-TO-MARKET
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
O.S.S.F.	ON-SITE SEWAGE FACILITY
B-B	BACK TO BACK
E-E	EDGE TO EDGE
C	CENTER LINE

A VALADEZ SUBDIVISION #2 IS A PROPOSED 5 LOT RESIDENTIAL SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS (OUTSIDE OF ANY CITY'S ETC), SAME BEING A 14.43 ACRES TRACT OF LAND BEING OUT OF THE WEST HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19), DELTA ORCHARDS COMPANY UNIT NO.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2845883, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. ALL LOTS, WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

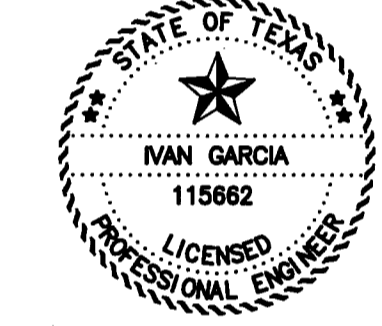
THE SUBDIVISION IS IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND PARTIALLY IN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 11.8% OF HIDALGO SANDY CLAY LOAM (29), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. 29.3% OF RACOMBS SANDY CLAY LOAM (48), 0 TO 1 PERCENT SLOPES, THIS SOIL IS MODERATELY WELL DRAINED SURFACE RUNOFF IS NEGLIGIBLE AND PERMEABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. AND 58.1% OF WILLYAY FINE SANDY LOAM (70), 0 TO 1 PERCENT SLOPES, THIS SOIL IS WELL-DRAINED SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THESE SOILS ARE CLASSIFIED AS GROUP (8). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTH EASTERLY DIRECTION AND OVERFLOWS EAST TO THE EXISTING ROADSIDE DITCH ON THE NORTH RIGHT-OF-WAY OF MILE 20 RD, WHICH OUTFALLS VIA AN EXISTING PIPE/INLET LOCATED APPROXIMATELY 400 FEET EAST OF THIS SUBDIVISION INTO THE DA-1 DRAIN DITCH, THEN CONVEYED TO THE NORTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 8.41 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 11.88 CFS OF RUNOFF FOR 10-YR RAINFALL EVENTS RESPECTIVELY, THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 2.57 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 16,590 CF OR 0.381 AC-FT, WILL NEED TO BE DETAINED ONSITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 10-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (MILE 20 ROAD), WHICH OUTFALLS VIA AN EXISTING PIPE/INLET LOCATED APPROXIMATELY 400 FEET EAST OF THIS SUBDIVISION INTO THE DA-1 DRAIN DITCH, WHICH CONVEYS TO THE NORTH MAIN DRAIN I, WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.

IVAN GARCIA, P.E., R.P.L.S.

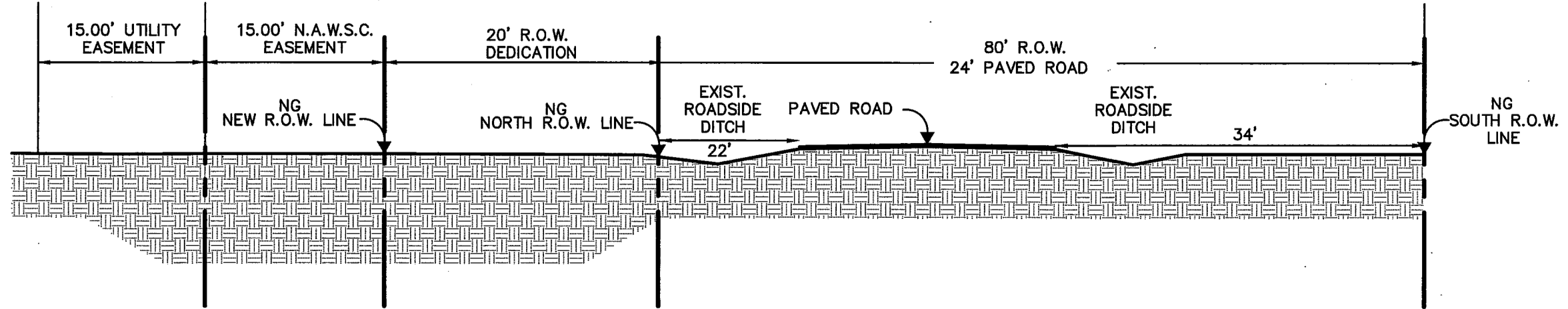
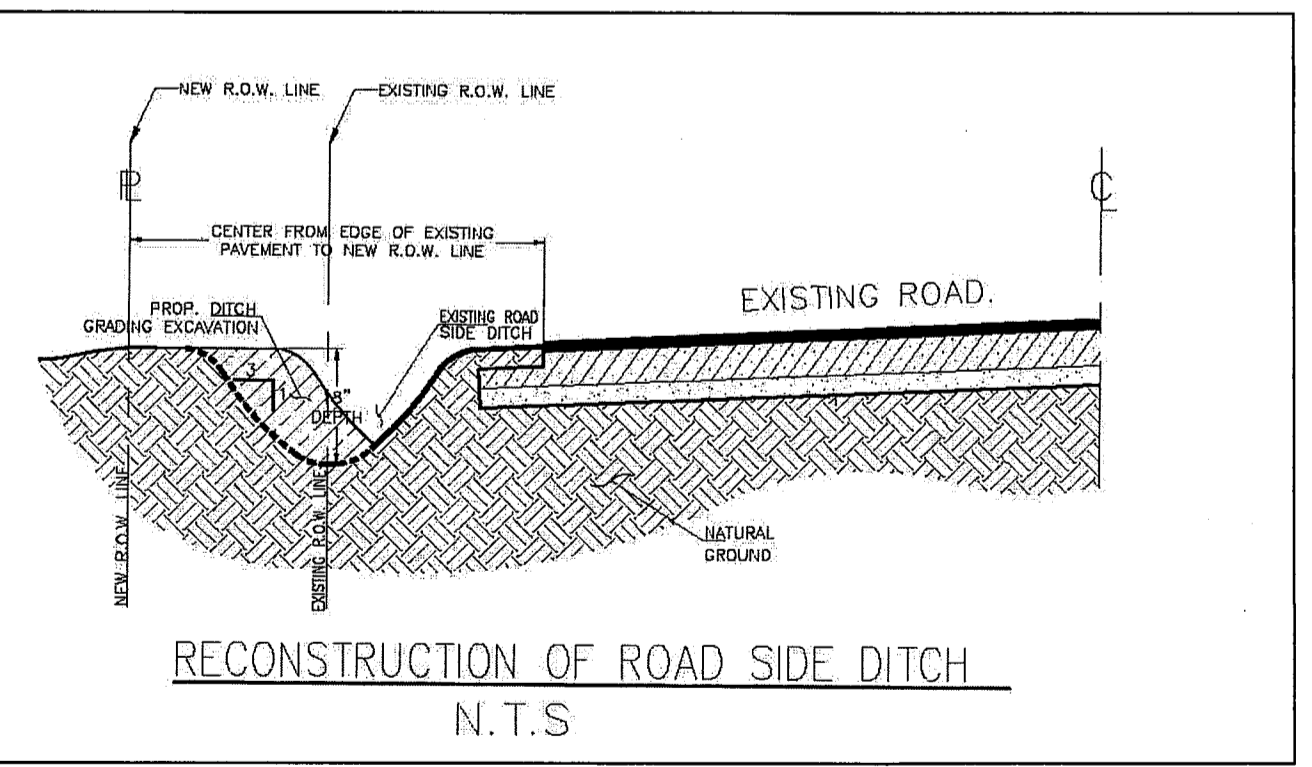


DATE

DETENTION NOTES:

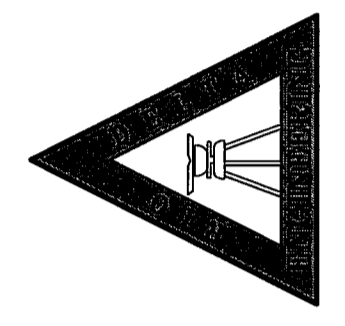
TOTAL ON SITE DETENTION REQUIRED AS PER ENGINEER
DRAINAGE CALCULATIONS:
16,590 CF 0.381 AC-FT

TO BE DETAINED IN GREEN AREAS AND OVERFLOW TO
ROAD SIDE DITCH AS PER NATURAL FLOW TOPOGRAPHY
ROAD SIDE DITCH VOLUME = 8,475 CF 0.195 AC-FT



EXISTING ROAD SECTION A-A
MILE 21 ROAD

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



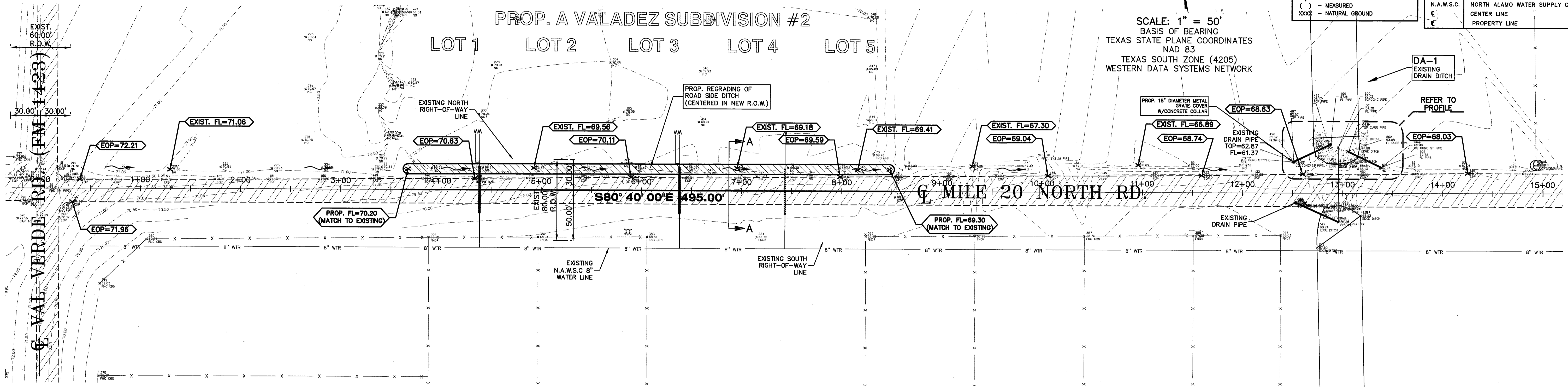
ISSUED FOR:
PRELIMINARY

PLAT SHEET 3-DRAINAGE LAYOUT
A VALADEZ SUBDIVISION #2
HIDALGO COUNTY, TEXAS

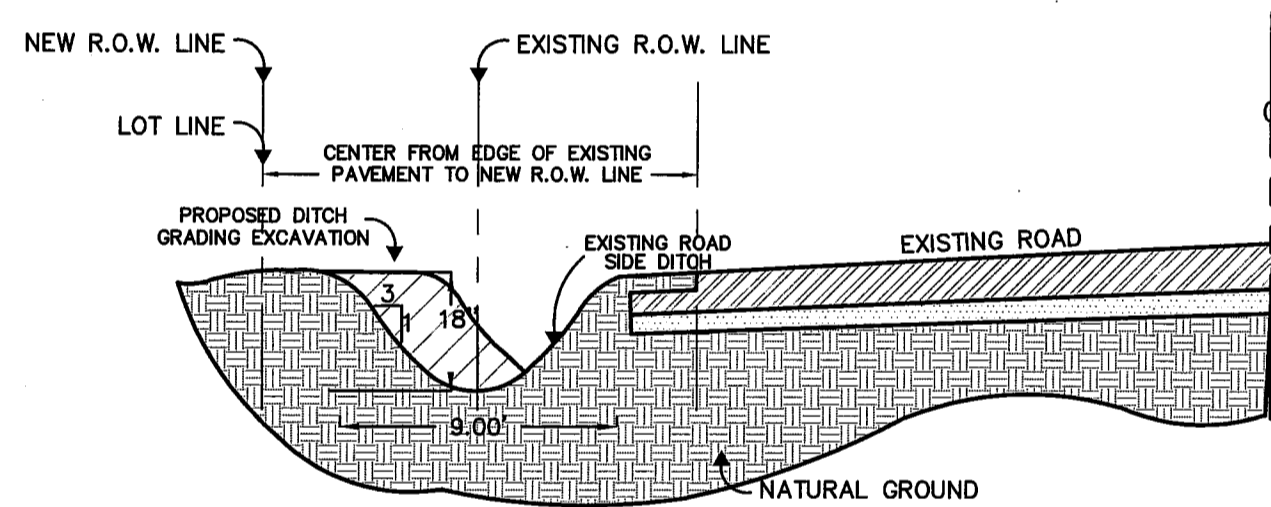
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
OSCAR ALARCON JR./ABRAHAM JAMES
SCALE:
1" = 100
DATE:
JANUARY 2018
PROJECT:
SUB 17 028
REVISIONS:
PAGE NO:
3 OF 3

A VALADEZ SUBDIVISION #2 HIDALGO COUNTY, TEXAS

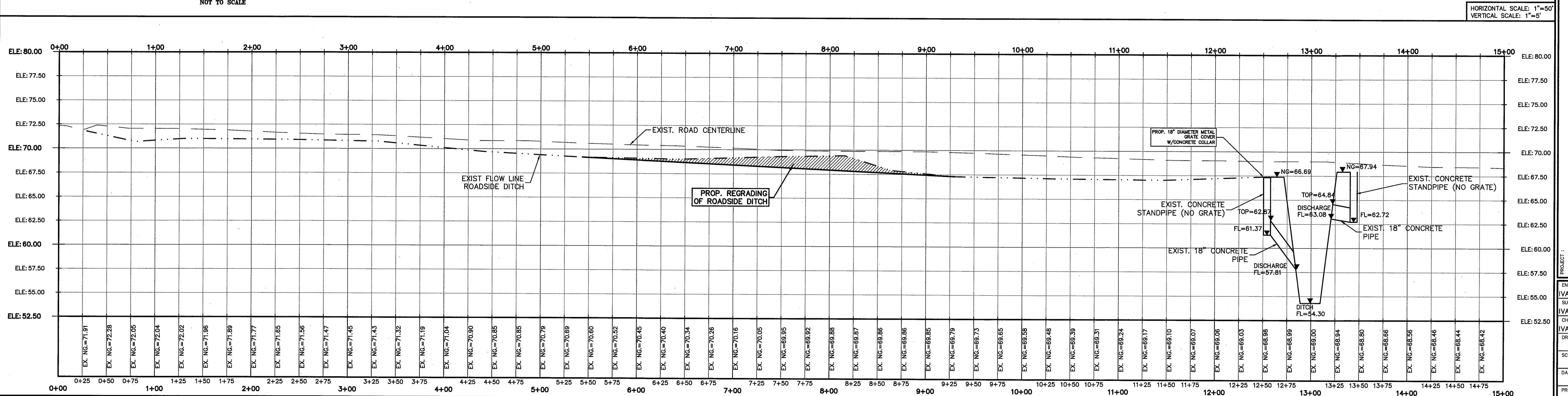
BEING A 15.34 ACRES TRACT OF LAND, SAME BEING THE WEST ONE-HALF OF LOT EIGHTEEN (18) AND ALL OF LOT NINETEEN (19),
DELTA ORCHARDS COMPANY UNIT No.1, RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.



MILE 20 NORTH RD. PLAN



**RECONSTRUCTION OF ROAD SIDE DITCH
DETAIL A-A
NOT TO SCALE**

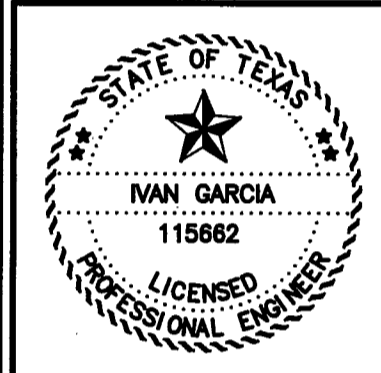
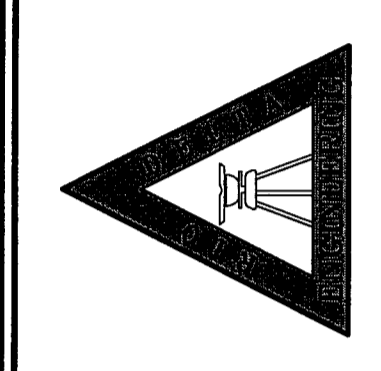


MILE 20 NORTH RD. PROFILE

LEGEND		ABBREVIATION LEGEND	
⊙	- FOUND 4 INCH IRON PIPE	R.O.W.	RIGHT-OF-WAY
○	- SET 1/2 INCH IRON ROD	P.O.B.	POINT OF BEGINNING
●	- FOUND 1/2 INCH IRON ROD	P.O.C.	POINT OF COMMENCING
▲	- FOUND COTTON PICKER SPINDLE	S.W.C.	SOUTHWEST CORNER
△	- SET COTTON PICKER SPINDLE	F.T.	FARM TRACT
△	- CALCULATED POINT	F.M.	FARM-TO-MARKET
○	- CAPPED IRON ROD SET	U.E.	UTILITY EASEMENT
⊙	- FOUND CONCRETE MONUMENT	M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
⊙	- BENCHMARK	N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
()	- MEASURED	CL	CENTER LINE
XXXX	- NATURAL GROUND	PL	PROPERTY LINE

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR
REVIEW

DRAINAGE LAYOUT
A VALADEZ SUBDIVISION #2
HIDALGO COUNTY, TEXAS

PROJECT :
ENGINEER :
Ivan Garcia P.E. R.P.L.S.
SURVEYOR :
Ivan Garcia P.E. R.P.L.S.
CHECKED :
Ivan Garcia P.E. R.P.L.S.
DRAWN :
Oscar Alarcon Jr.
SCALE :
1" = 100'
DATE :
NOVEMBER 2017
PROJECT :
SUB 17 028
REVISIONS :
PAGE NO. :
C3

Y:\RDC SUBDIVISIONS\2017\SUB 17 028 - 14.47 ACRES ADOLFO VALADEZ SUBDIVISION\DWG\SUB 17 028 - SH1 4 PLAN AND PROFILE.dwg ABRHAM 4/4/2018 2:37 PM