



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 BELLAWOODS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: DANIEL MOFFATT (GRACIELA ESTATES, LLC.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 52 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 1,200 FEET EAST OF CESAR CHAVEZ ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-16-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-8-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-8-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: EDINBURG LINE SIZE: 10" LOCATION: CITRUS VILLAGE SUBDIVISION.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-9-2018 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

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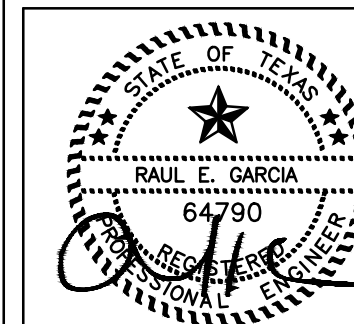
BELLAWOODS SUBDIVISION

DEVELOPER: GRACIELA ESTATES, LTD.

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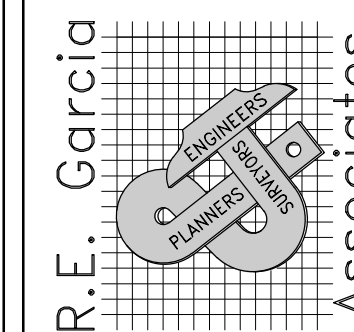
SHEET #1	COVER PAGE
SHEET #2	PLAT
SHEET #3	WATER & STREET LAYOUT
SHEET #4	SW3P PLAN
SHEET #5-6	DETAIL SHEET

PRELIMINARY,
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED
OR RELIED UPON AS A
FINAL SURVEY DOCUMENT



APRIL 4, 2018

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-3007) & SURVEYOR (00015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGASSOC@AOL.COM



PROJECT :
COVER SHEET
BELLAWOODS SUBDIVISION

JOB # 2016-122

DATE: DECEMBER 18, 2016

REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

1 / 6

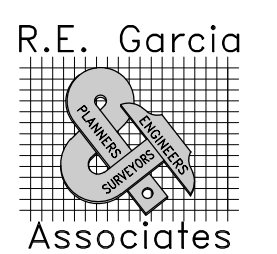
REVISION NOTES			
NO.	SHEET	REVISION	DATE

PLAT OF BELLWOODS SUBDIVISION

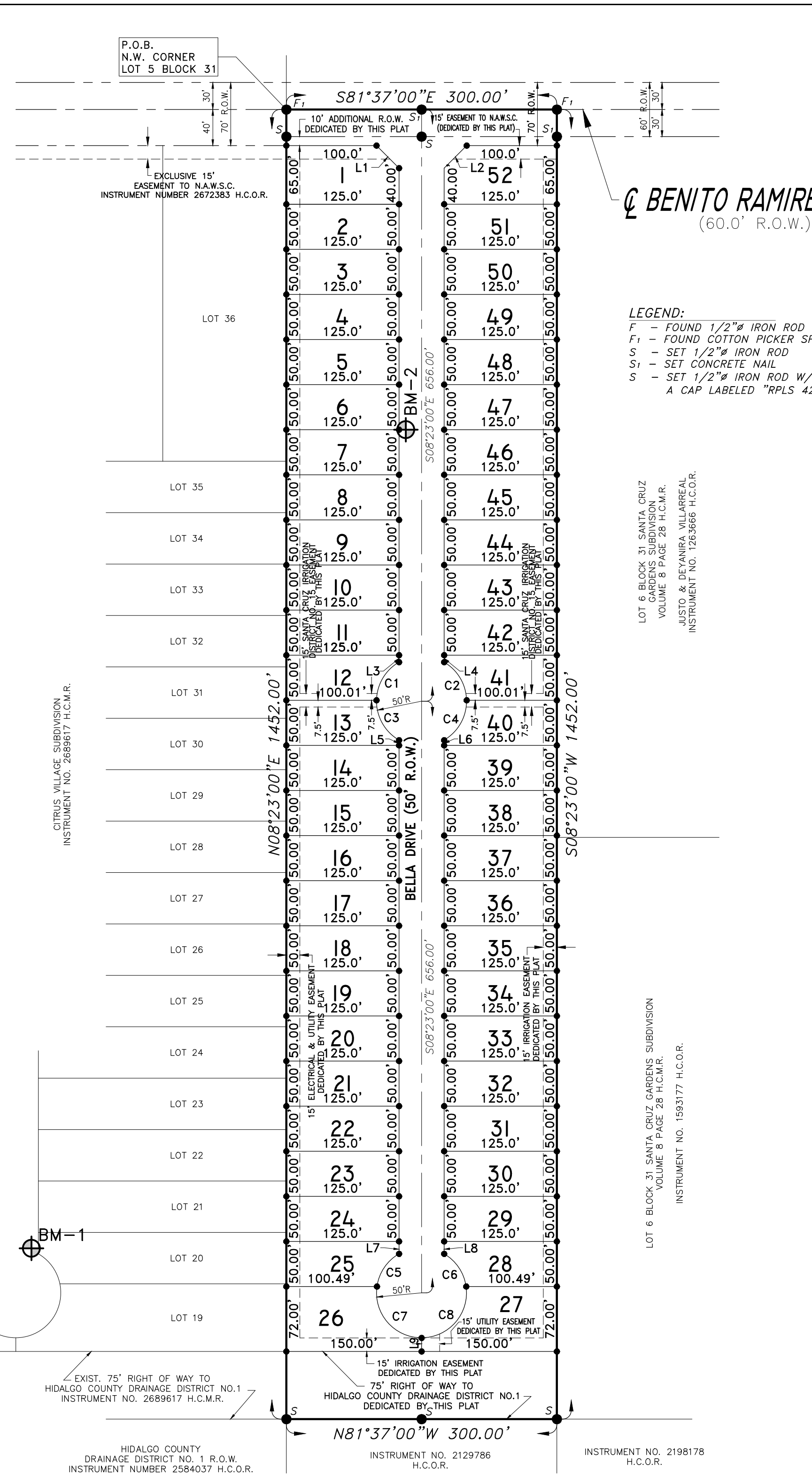
A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: AUGUST 31, 2017 SCALE: 1" = 100'

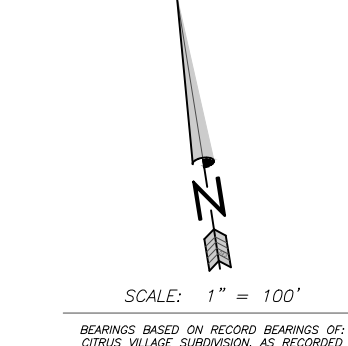
PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78841 (956) 381-1061
 EMAIL: REGAASOC@AOL.COM



SHEET NO. 1 OF 2 SHEETS



- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (UNSHADED)" ZONE "X (UNSHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 08.00 FEET OR EASEMENT, WHICHEVER IS GREATER GARAGE: 18.00 FEET CORNER SIDE: 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1 - TOP OF CURB INLET ELEVATION 80.81 N.G.V.D. 83 B.M. 2 - TOP OF CURB INLET ELEVATION 82.90 N.G.V.D. 83
- LOTS 1 AND 52 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENITO RAMIREZ 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 40,502 CUBIC-Feet (0.929 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC 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 OCCUPYING AN EASEMENT.



LEGEND:
 F - FOUND 1/2" IRON ROD
 L - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD
 S1 - SET CONCRETE NAIL
 S2 - SET 1/2" IRON ROD W/ A CAP LABELED "RPLS 4204"

LOT 6 BLOCK 31 SANTA CRUZ GARDENS SUBDIVISION VOLUME 8 PAGE 28 H.C.M.R. INSTRUMENT NO. 2689617 H.C.M.R.

LOT 6 BLOCK 31 SANTA CRUZ GARDENS SUBDIVISION VOLUME 8 PAGE 28 H.C.M.R. INSTRUMENT NO. 198177 H.C.M.R.

INSTRUMENT NO. 2129786 H.C.M.R.

METES AND BOUNDS DESCRIPTION

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING THE NORTHEAST CORNER OF CITRUS VILLAGE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2689617, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING NORTHWEST CORNER OF SAID LOT 5, BLOCK 31, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 81° 37' 00" E 300.00 FEET ALONG SAID CENTERLINE OF BENITO RAMIREZ ROAD ALSO BEING THE NORTH LINE OF SAID LOT 5, BLOCK 31, TO A FOUND COTTON PICKER SPINDLE BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 31, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 08° 23' 00" W ALONG THE EAST LINE OF SAID LOT 5, BLOCK 31, PASS AT 30.00 FEET A SET CONCRETE NAIL BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 31, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 81° 37' 00" W 300.00 FEET ALONG THE SOUTH OF SAID LOT 5, BLOCK 31, TO A SET ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID CITRUS VILLAGE SUBDIVISION ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 31, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 08° 23' 00" E ALONG THE WEST LINE OF SAID LOT 5, BLOCK 31, ALSO BEING THE EAST LINE OF SAID CITRUS VILLAGE SUBDIVISION, PASS AT 1,422.00 FEET A SET ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

CURVE DATA						
LOT	CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING DELTA
12	C1	50.00'	51.36'	28.20'	49.13'	S39°22'37"W 58°31'14"
41	C2	50.00'	51.36'	28.20'	49.13'	N21°12'23"W 58°31'14"
13	C3	50.00'	53.36'	24.36'	29.54'	S21°02'37"E 61°08'46"
40	C4	50.00'	53.36'	24.36'	29.54'	N37°48'37"E 61°08'46"
25	C5	50.00'	45.34'	24.36'	43.80'	S42°24'26"W 51°57'08"
26	C6	50.00'	85.56'	57.57'	75.50'	S32°35'34"E 98°02'32"
27	C7	50.00'	85.56'	57.57'	75.50'	N49°21'34"E 98°02'32"
28	C8	50.00'	45.34'	24.36'	43.80'	N25°38'26"W 51°57'08"

LINE DATA			
BEARING	LENGTH	LOT NO.	AREA (AC.)
L1 S36°37'00"E	35.36'	12,41	5,507.27
L2 N52°23'00"E	35.36'	13,40	5,457.27
L3 S08°23'00"W	7.70'	25,28	5,656.12
L4 N08°23'00"E	7.70'	26,27	8,487.65
L5 S08°23'00"W	7.70'		
L6 N08°23'00"E	7.70'		
L7 S08°23'00"W	13.70'		
L8 N08°23'00"E	13.70'		
L9 N08°23'00"E	15.00'		

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, A 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 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 INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

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 IN 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2017.

DANIEL MOFFATT, MANAGER DATE _____ H. HOLLIS RANKIN III, MANAGER DATE _____
 916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 WE, GRACIELA ESTATES, LTD. AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS DEPICTED 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

DANIEL MOFFATT, MANAGER DATE _____ H. HOLLIS RANKIN III, MANAGER DATE _____
 916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

THE STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED DANIEL MOFFATT AND H. HOLLIS RANKIN III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15:
 THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS _____ DAY OF _____, 20____.

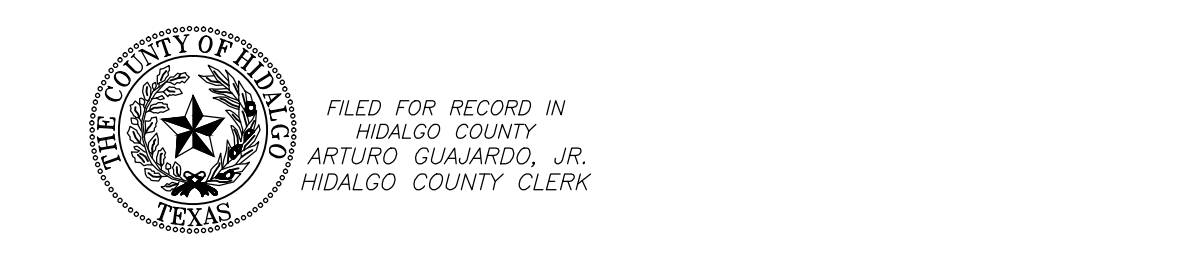
SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

ATTEST: PRESIDENT DATE _____ SECRETARY DATE _____

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BELLWOODS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE DATE _____

ATTEST: HIDALGO COUNTY CLERK DATE _____



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

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BELLWOODS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

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

MAYOR, CITY OF EDINBURG DATE _____

CITY SECRETARY DATE _____

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BELLWOODS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON _____, 20____.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE _____

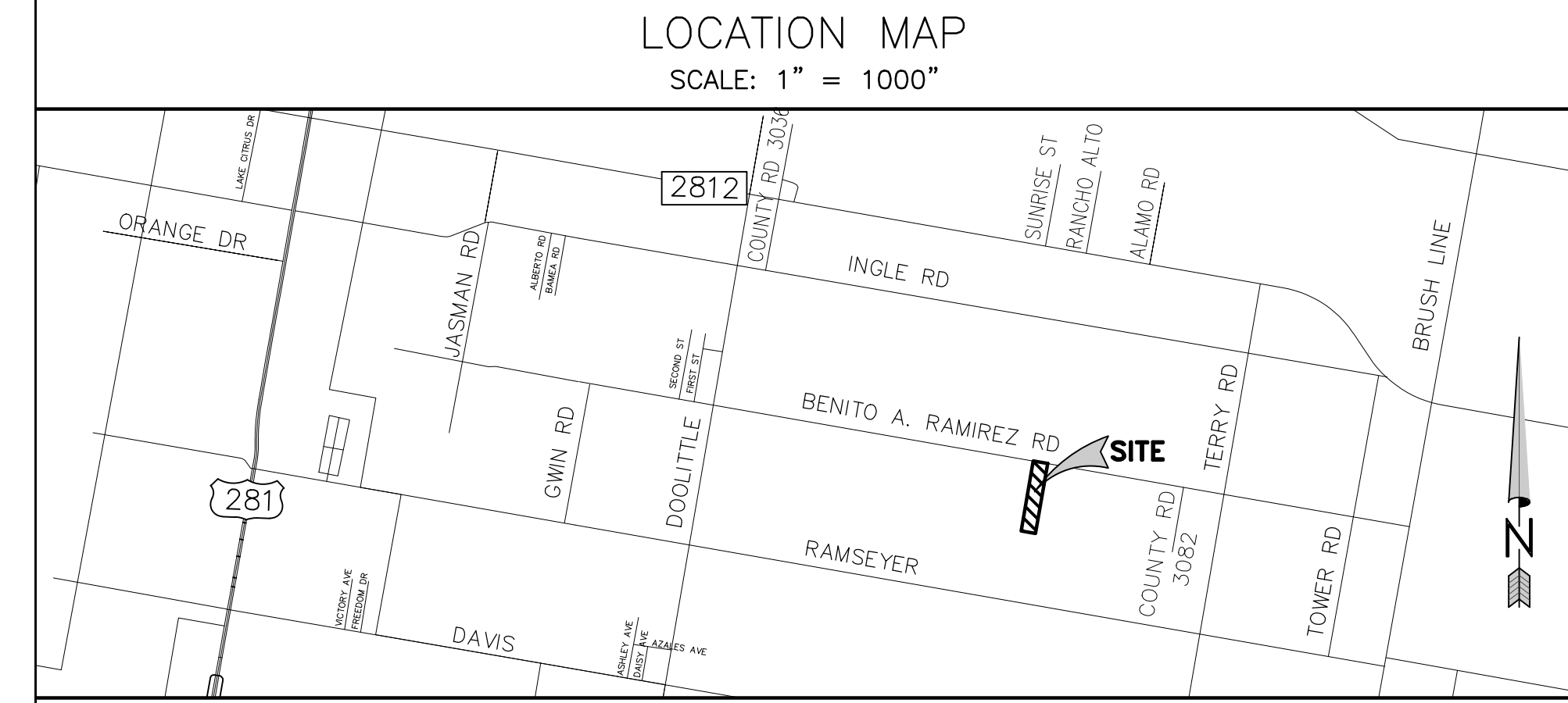
THE STATE OF TEXAS COUNTY OF HIDALGO I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, 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.

04/04/18
 REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

04/04/18
 REGISTERED PROFESSIONAL ENGINEER #64790

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



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

BELLWOODS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON BENITO RAMIREZ STREET, 3 MILES EAST OF INTERSTATE 69C. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), BELLWOODS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

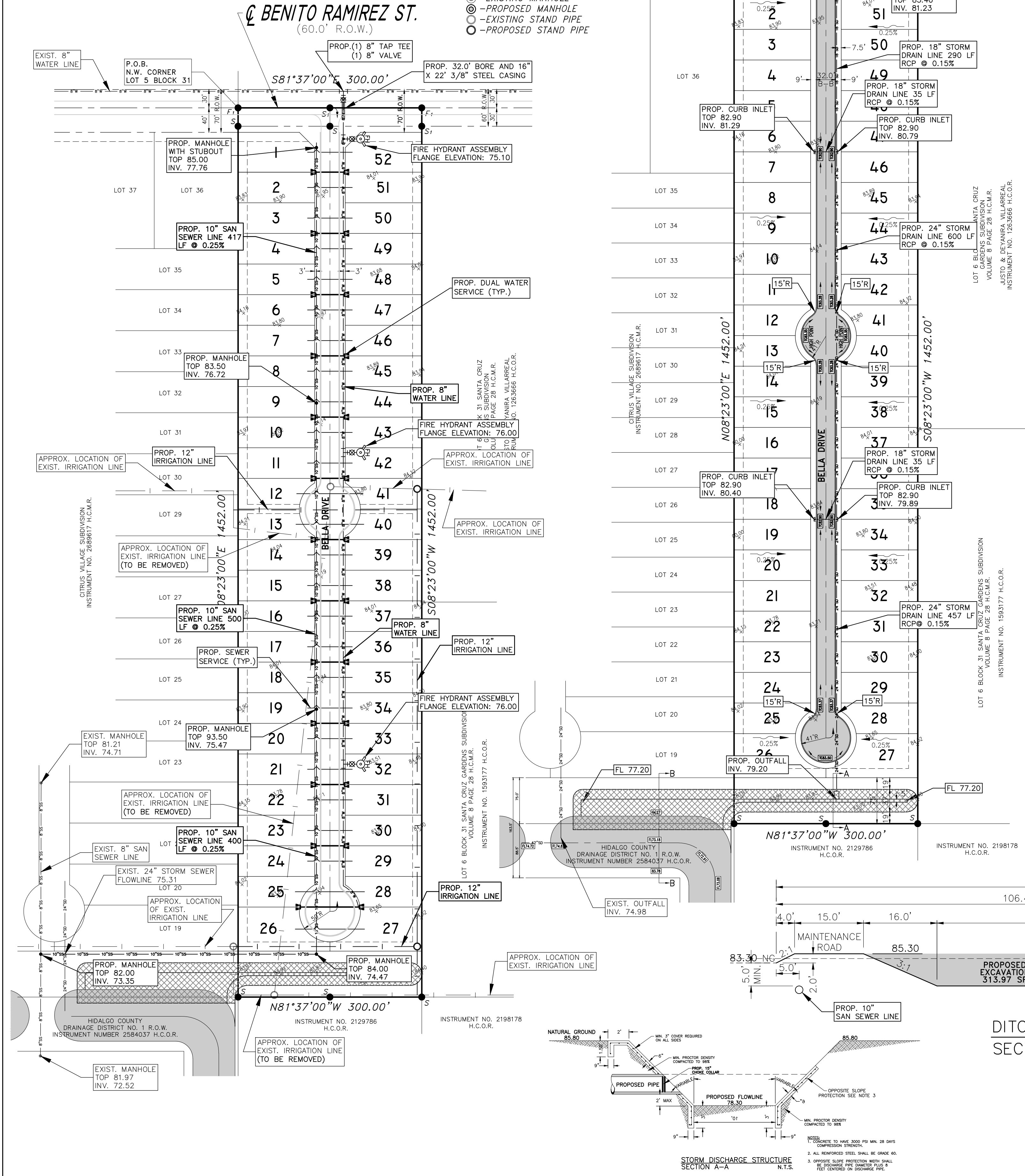
INDEX OF SHEETS

DESCRIPTION
1 PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION HEADING; INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2 WATER DISTRIBUTION AND SANITARY SEWER MAP ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:
 NAME: DANIEL MOFFATT, MANAGER ADDRESS: 916 S. MCCOLL CITY, STATE & ZIP: EDINBURG, TX 78539 PHONE # / FAX #: (956) 239-1888 / (956) 287-8403
 NAME: H. HOLLIS RANKIN III, MANAGER ADDRESS: 916 S. MCCOLL EDINBURG, TX 78539 (956) 287-8400 / (956) 287-8403
 NAME: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78541 (956) 381-1061 / (956) 381-1280
 NAME: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78541 (956) 381-1061 / (956) 381-1280

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE	
WATER	\$\$\$
OSSF	\$\$\$
PAVING	\$\$\$
DRAINAGE	\$\$\$
TOTAL	\$\$\$



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

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

BELLWOODS SUBDIVISION SERA PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVISION Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISION.

NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) TIENE UN DIAMETRO DE 8" DE LA LINEA DE AGUA QUE DISCURRE POR EL LADO SUR DEL DERECHO DE PASO DEL CURRY ROAD. LA SUBDIVIDER AMPLIARA LAS LINEAS DE AGUA DE 8" DE LA LINEA A LO LARGO DE LA CARRETERA DE CURRY PARA SERVIR A LA SUBDIVISION.

PARA LA DISTRIBUCION DE AGUA BELLWOODS LA SUBDIVISION CONSTA DE 14 - 1" DE DIAMETRO, DOS LINEAS DE SERVICIOS, DICHS SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA CAJAS PARA EL LOTE, TANTO EL DOBLE DE 1" Y 3/4" DE LOS SERVICIOS INDIVIDUALES Y DE LA CAJA DEL CONTADOR YA SE HAN INSTALADO, POR UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. ADEMÁS, EL HA PAGADO N.A.W.S.C. SUBDIVIDER LA SUMA DE \$ _____ QUE CUBRE EL COSTO DE \$ _____ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL CONTADOR DE AGUA, LA ADQUISICION DE DERECHOS, Y TODOS LOS MIEMBROS HONORARIOS U OTROS CARGOS RELACIONADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO, N.A.W.S.C. MUCHO INSTALAR RAPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE, LA TOTALIDAD DE LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DADO QUE EL SISTEMA DE DISTRIBUCION FUNCIONA A PARTIR DE LA FECHA DE GRABACION DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE BELLWOODS SUBDIVISION SERA TRATADA POR LOS SERVICIOS DE ALCANTARILLADO EN EL SITIO ("OSSF"), COMPUESTO DE UN DISEÑO ESTANDAR DE COMPARTIMIENTOS DOBLE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOS ABAJO FIRMANTES INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITIO PARA OSSF COMPARTIMENTADO Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA LA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN DRAINFIELD REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMARJO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICARON UN LIBRO DE ESTUDIO DE SUELOS ARENOSO SUELO FRANCO ARCILLOSO DE LA ZONA, AL MENOS DOS SUELOS SE REALIZARON EXCAVACIONES EN EL SITIO, EN EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES ERAN INNecesarias PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE DE AREA). EL SUELO ES UNA ARCILLA ARENOSA MARRON GRISADO OSCURO MARGA EXTENDER HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER PROPUESTA DE EXCAVACIONES. NO HAY NINGUNA INDICACION DE LAS AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DEL PROYECTO DE EXCAVACIONES. LA SUBDIVISION DRENA BIEN. EL SUELO ES UNA CLASE III EL SUELO.

EL COSTE DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ _____ INCLUYENDO EL COSTO DE LA LICENCIA Y DEL PERMISO REQUERIDO. TODOS OSSF'S SE HAN INSTALADO A PARTIR DE LA FECHA DE SOLICITUD DE HOMOLOGACION PLAT FINAL POR UN COSTO TOTAL DE \$ _____ AL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS OSSF EN AGOSTO DE 2016 POR EL DEPARTAMENTO DE SALUD.

ENGINEER CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUA, CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE \$ _____ LO QUE EQUIVALE A \$ _____ POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ _____ POR LOTE (TODDO INCLUIDO), PARA UN TOTAL DE \$ _____ PARA LA SUBDIVISION ENTERO.

PRELIMINARY,
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

04/04/18
 ENGINEER'S SIGNATURE

RAUL E. GARCIA
 REGISTERED PROFESSIONAL ENGINEER
 64790

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

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

DANIEL WOFFATT, MANAGER DATE _____
 916 S. MCCOLL
 EDINBURG, TEXAS 78539

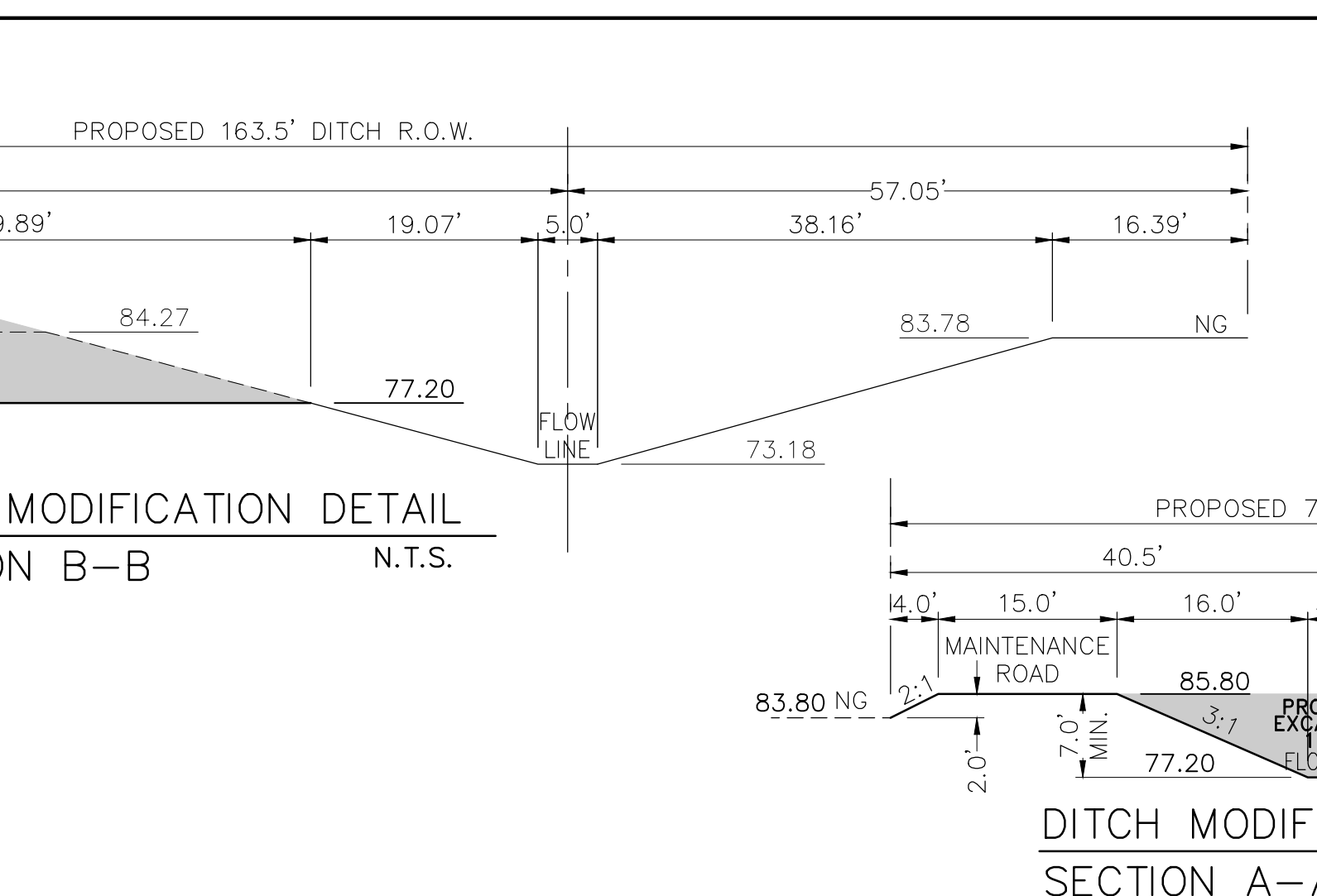
H. HOLLIS RANKIN III, MANAGER DATE _____
 916 S. MCCOLL
 EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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



PLAT OF BELLWOODS SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: AUGUST 31, 2017

SCALE IN FEET
 0 100' 200' 300'

SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 R.E. Garcia Associates

JOB NO.: 2016-122
 DRAWN BY: D.E.S.

116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78841 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM

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

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

BELLWOODS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CURRY ROAD. THE SUBDIVIDER WILL EXTEND 8" WATER LINES FROM THE LINE ALONG CURRY ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR RANCHITOS DE SAN CARLOS SUBDIVISION CONSISTS OF 14 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX 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 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

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

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

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 2016 BY THE HEALTH DEPARTMENT.

ENGINEER CERTIFICATION:

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

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

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$37,660.00 FOR THE ENTIRE SUBDIVISION.

04/04/18
 ENGINEER'S SIGNATURE

RAUL E. GARCIA
 REGISTERED PROFESSIONAL ENGINEER
 64790

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DRAINAGE STATEMENT FOR BELLWOODS SUBDIVISION

BELLWOODS SUBDIVISION CONSISTS OF A 10.00 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO.3, AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF CURRY ROAD APPROXIMATELY 575.00 FEET EAST OF 83 SUBDIVISION. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO NORTH TOWARDS ROAD DITCHES ON CURRY ROAD. CURRY ROAD FLOWS WEST AND EVENTUALLY FLOWS INTO A HIDALGO COUNTY IRRIGATION DISTRICT #1 DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 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".

THE SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN FINE SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

EXISTING RUNOFF IS DIRECTED TOWARDS THE NORTH TO EXISTING ROAD DITCHES ON CURRY ROAD WHICH FLOW WESTWARD AND TOWARDS A DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE INTO THE UNNAMED HIDALGO COUNTY IRRIGATION DISTRICT #1 DRAINAGE DITCH ADJACENT TO THE SOUTH SIDE OF THE SUBDIVISION. THE SECTION OF THE EXISTING DITCH WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINT INTO THE DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 40,502 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 5.77 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

CERTIFICATION:

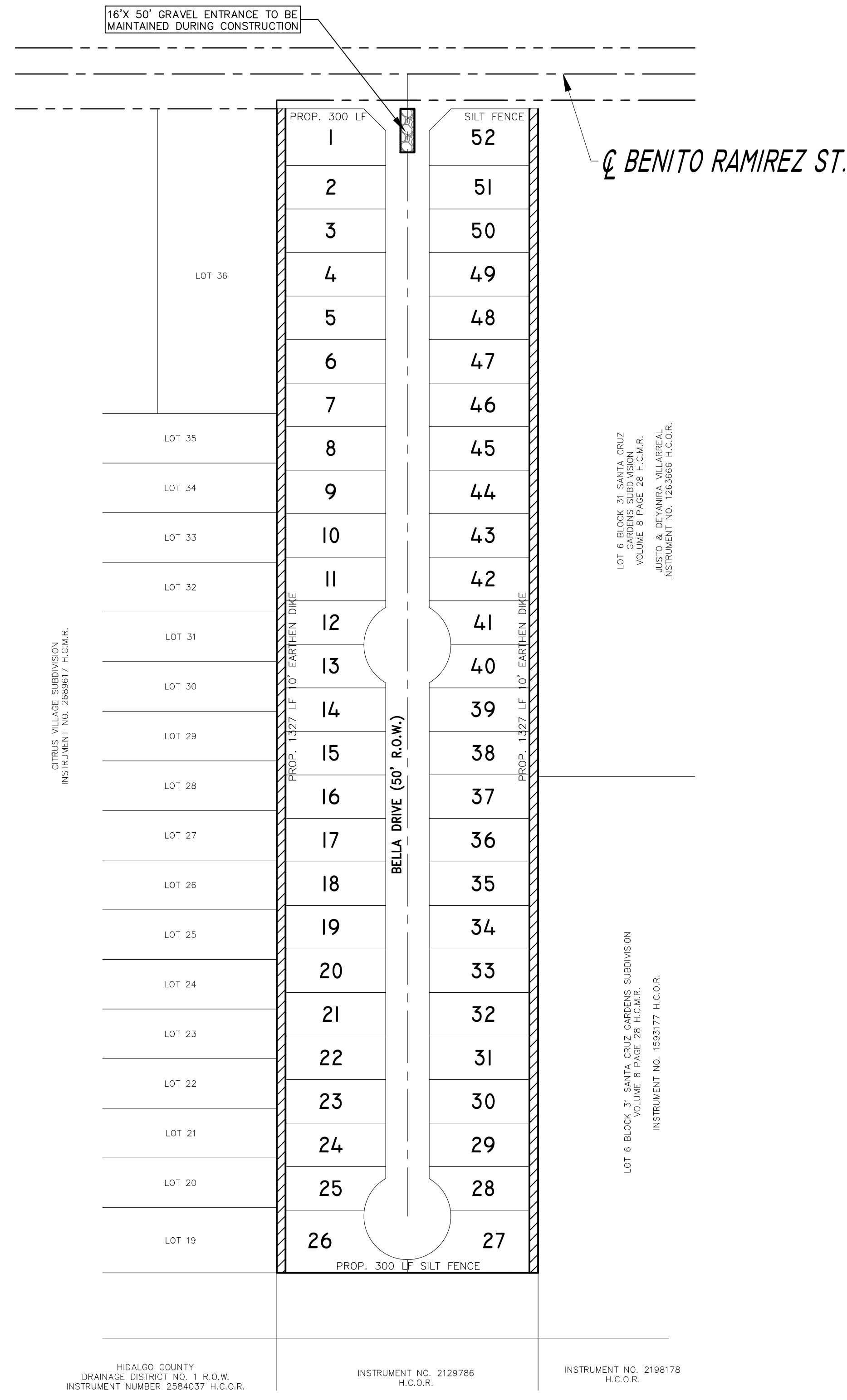
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

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04/04/18
 ENGINEER'S SIGNATURE

RAUL E. GARCIA
 REGISTERED PROFESSIONAL ENGINEER
 64790

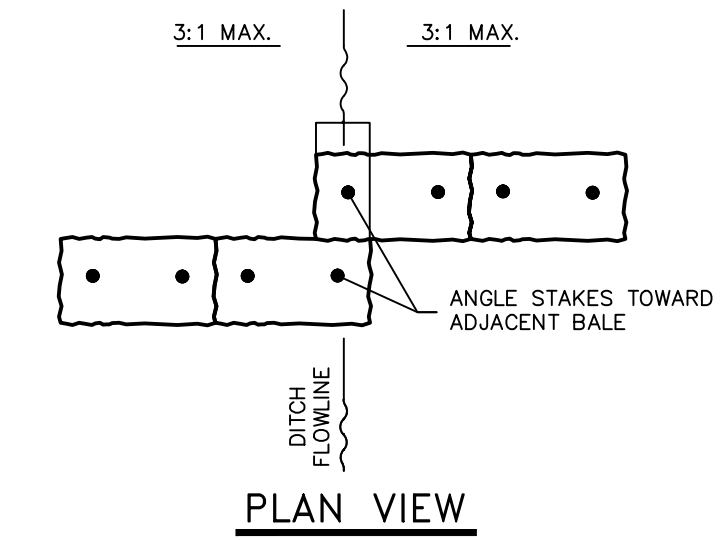
SHEET NO. 2
OF 2 SHEETS



BEST MANAGEMENT EROSION PROTECTION DETAILS

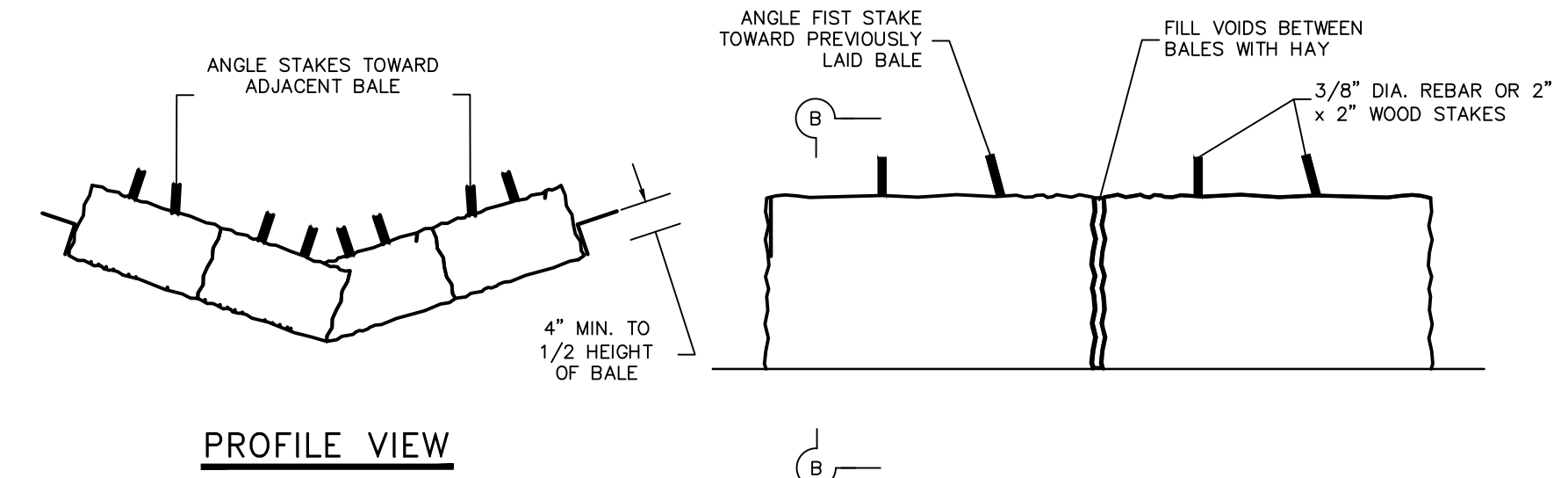
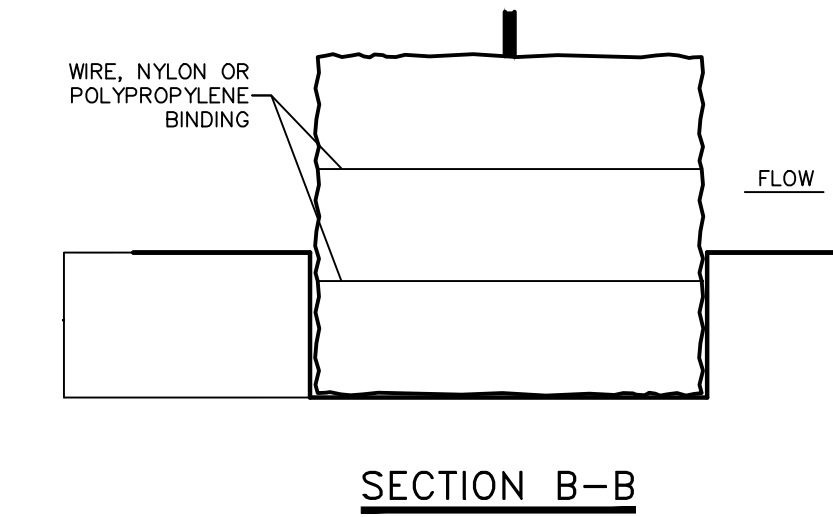
GENERAL NOTES

- HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
- HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
- HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE BALE.
- HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
- HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PLAN SHEET LEGEND

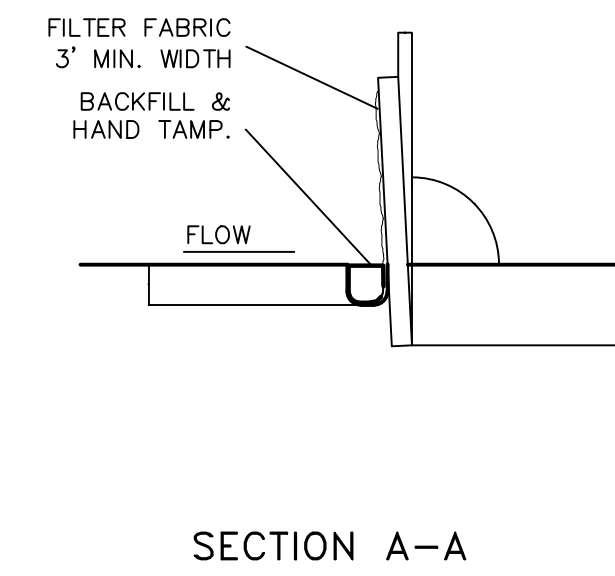
BALED HAY (BH)



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GENERAL NOTES

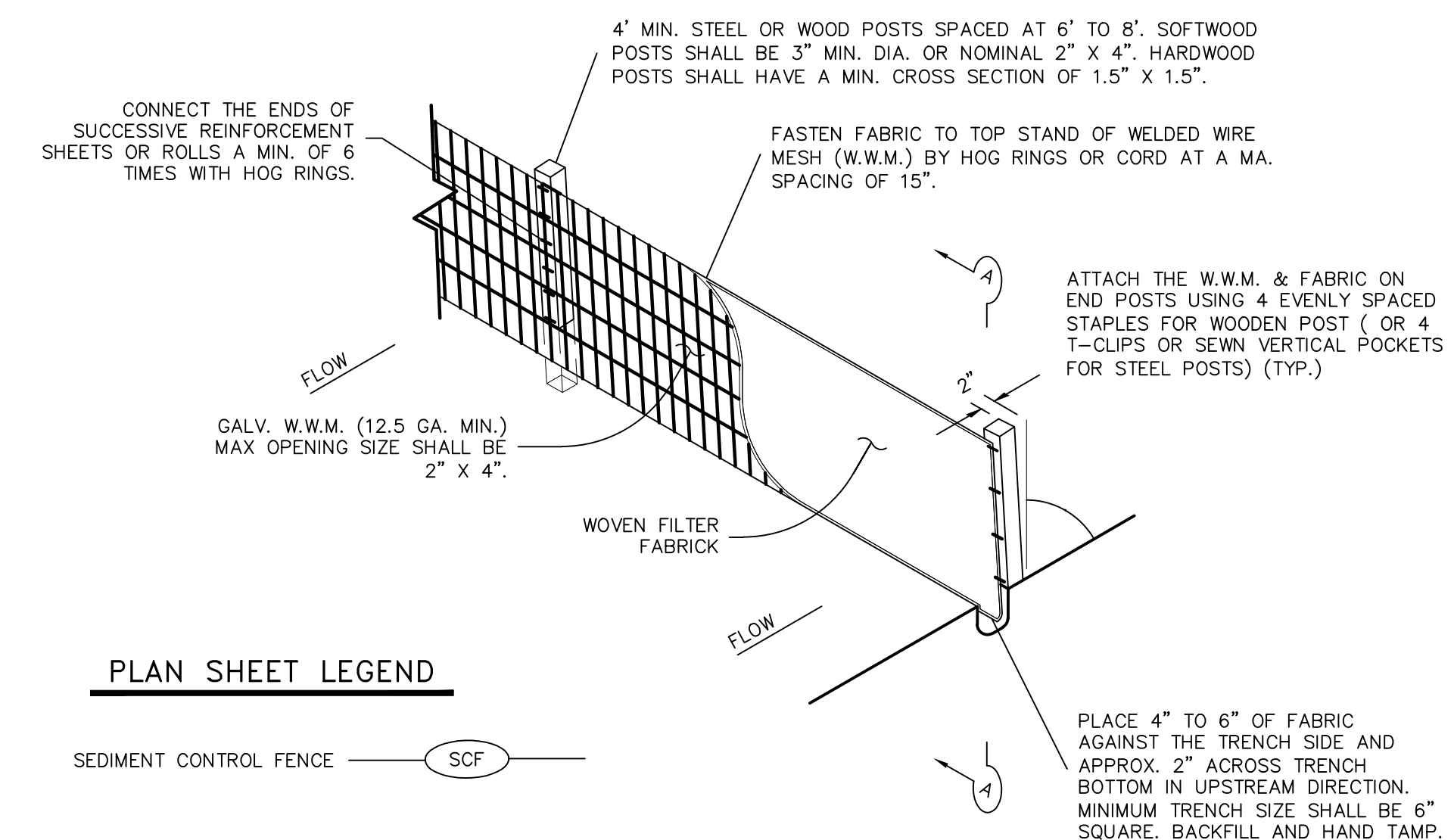
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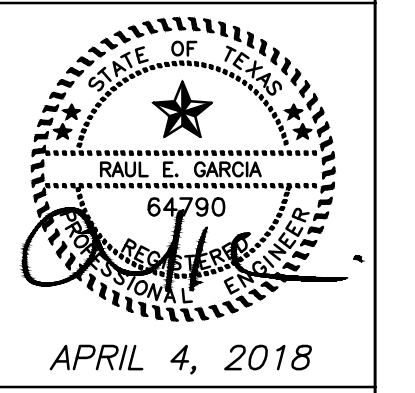
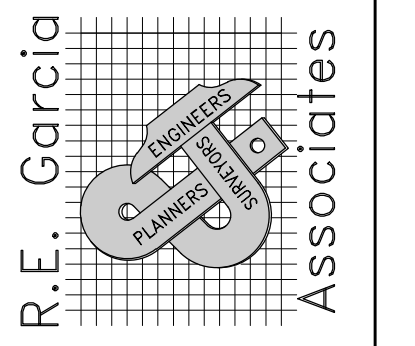
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT². SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-3007) & SURVEYOR (00015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM



PROJECT :
SW3P PLAN
BELLAWOODS SUBDIVISION

JOB # 2016-122

DATE: DECEMBER 18, 2017

REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

4 / 6

