



# 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: 4-24-2018

PROPOSED FUENTES LEGACY SUBDIVISION, PRECINCT No. 1.

ENGINEER: NAIN ENGINEERING DEVELOPER: ANTONIA & EFRAIN FUENTES

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: EAST SIDE OF BLACK STREET APPROXIMATELY 1,040 FEET NORTH OF ADAM STREET.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-28-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 4-17-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-3-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HEATHLH DEPARTMENT.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: BLACK STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 4-3-2018 : 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: JULY 25, 2017

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

**Final Approval** subject to recommendations other departments

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

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

# FUENTES LEGACY SUBDIVISION

A 2.00 ACRE TRACT OF LAND OUT OF THE WEST 25.78 ACRES OF FARM TRACT 1063, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
WE EFRAN FUENTES AND ANTONIA FUENTES OWNER OF THE 2.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "FUENTES LEGACY SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.  
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT  
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

METES AND BOUNDS  
BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS WEST 648.30 FEET AND NORTH 696.00 FEET FROM THE SOUTHEAST CORNER OF FARM TRACT 1063;  
THENCE WEST, PASSING A 1/2" IRON ROD FOUND AT 393.85 FEET FOR THE EAST R.O.W. LINE OF BLACK STREET, A TOTAL DISTANCE OF 418.85 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF BLACK STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE NORTH, 208.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;  
THENCE EAST, PASSING A 1/2" IRON ROD FOUND AT 25.00 FEET FOR THE EAST R.O.W. LINE OF BLACK STREET, A TOTAL DISTANCE OF 418.85 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;  
THENCE A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND MORE OR LESS.

OWNER: EFRAN FUENTES DATE \_\_\_\_\_ OWNER: ANTONIA FUENTES DATE \_\_\_\_\_  
5108 BLACK ST 5108 BLACK ST  
WESLACO, TEXAS. WESLACO, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EFRAN FUENTES AND ANTONIA FUENTES PROVIDED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

NOTARY PUBLIC FOR THE STATE OF TEXAS

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 CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF WESLACO, TEXAS, 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 WESLACO DATE \_\_\_\_\_ CITY SECRETARY DATE \_\_\_\_\_

THIS SUBDIVISION PLAT OF FUENTES LEGACY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FUENTES LEGACY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES  
REG. PROFESSIONAL LAND SURVEYOR # 4032  
P.O. BOX 476  
107 W. HUISACHE ST.  
WESLACO, TEXAS. 78586  
PH. 956-968-2422

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

*Guillermo A. Arratia* 6/21/17  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001  
526 N. 5TH ST.  
DONNA, TEXAS. 78537



SHEET 1 OF 2

INDEX TO SHEET OF FUENTES LEGACY SUBDIVISION

SHEET	INDEX	LOCATION	MAP AND ETJ'S PRINCIPAL CONTACTS
SHEET 1	1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.I.D. No. 1 CERTIFICATE; H.C.C.I.D. No. 9 CERTIFICATE	
SHEET 2	2	OF APPROVAL; REVISION NOTES	
SHEET 2	3	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION	
SHEET 2	4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS	

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 WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTOR AN 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 CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES 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

OWNER: EFRAN FUENTES DATE \_\_\_\_\_ OWNER: ANTONIA FUENTES DATE \_\_\_\_\_  
5108 BLACK ST 5108 BLACK ST  
WESLACO, TEXAS. WESLACO, TEXAS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

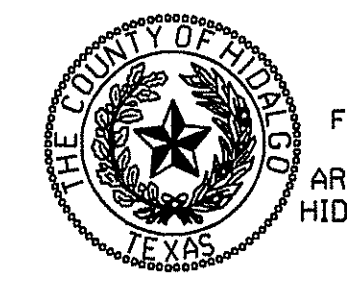
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID No. 9 RIGHTS-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WILL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER  
HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT No. 9

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(1)  
ARTURO OJAJARDO, JR.  
HIDALGO COUNTY CLERK

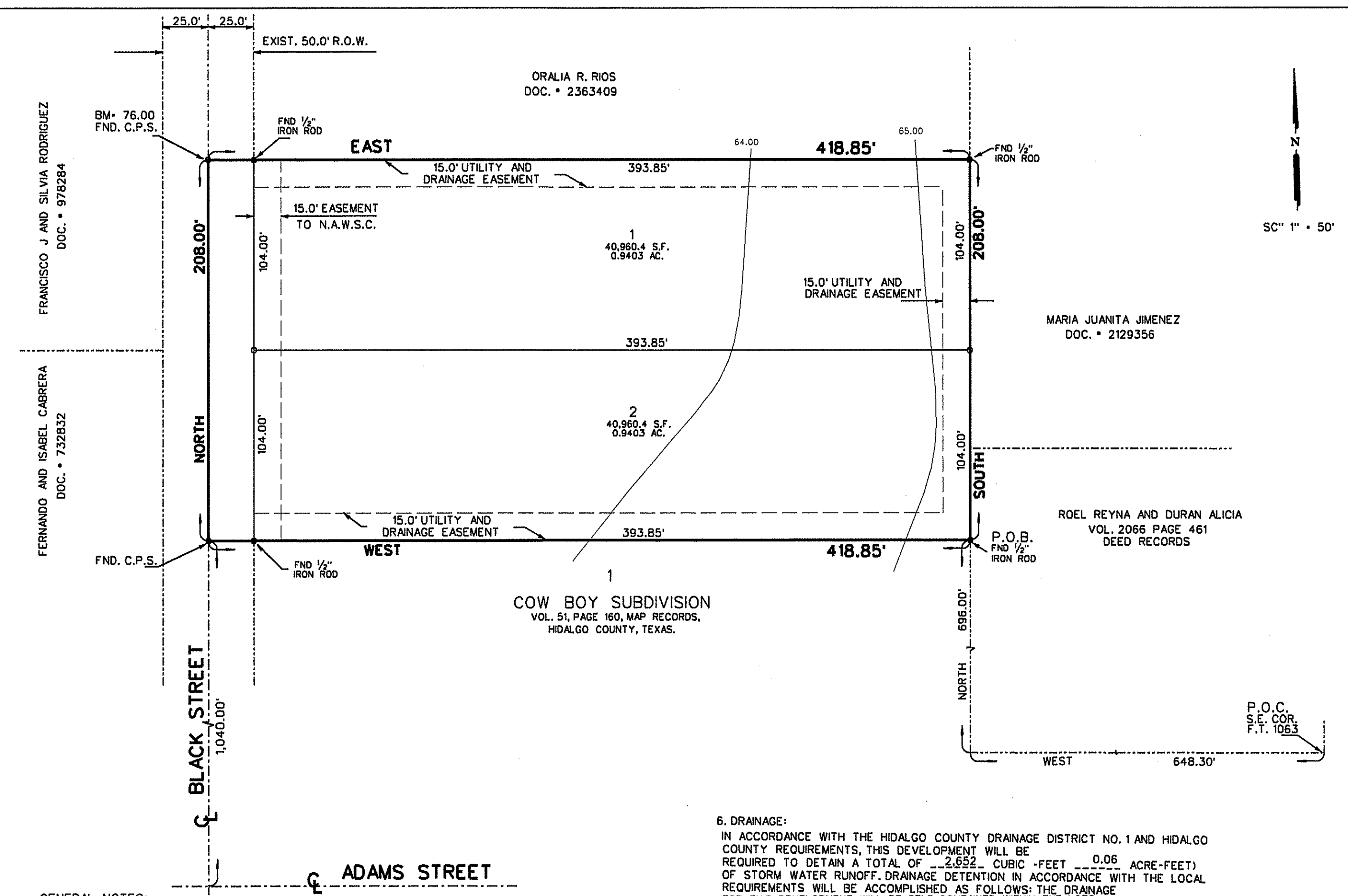
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FUENTES LEGACY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2017.

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



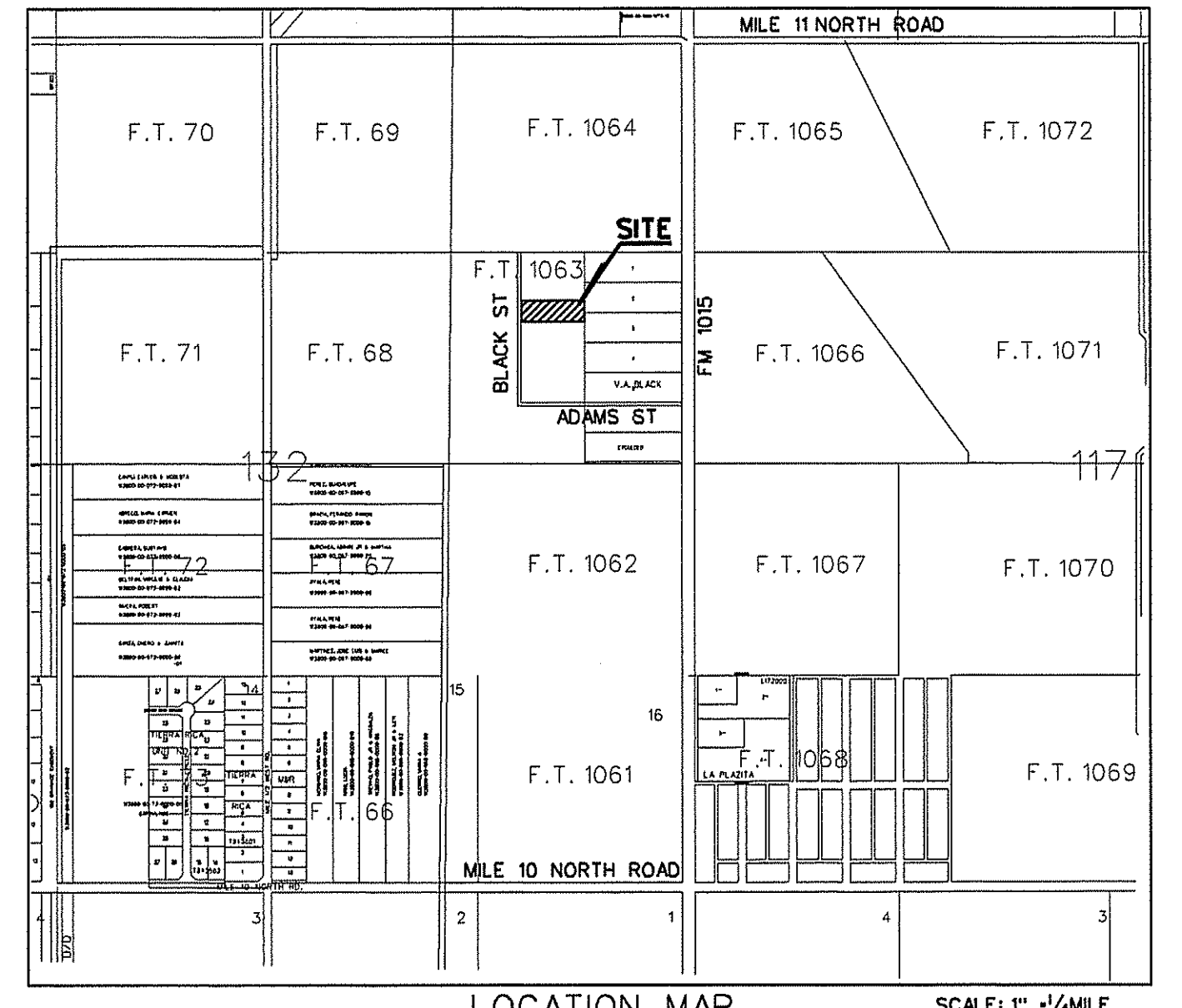
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5TH STREET PH. (956) 784-0218  
DONNA, TEXAS. 78537 FIRM NO. F-9050 E-MAIL: NAINENGINEERING@YAHOO.COM



6. 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  $2,692$  CUBIC FEET  $(0.06$  ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE LOTS.  
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

- GENERAL NOTES:
- MIN. BUILDING SETBACK LINES:  
FRONT 25.0'  
REAR 30.0' OR EASEMENT WHICH EVER IS GREATER  
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
  - MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET 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.
  - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
  - BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BENCH MARK ELEV = 78.00' N.G.V.D. 29, C.P.S. AT NORTHWEST CORNER OF THIS SUBDIVISION.
  - FLOOD ZONE DESIGNATION:  
FLOOD ZONE "X"  
AREAS OF 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.  
COMMUNITY-PANEL No. 480334 0450 C  
MAP REVISED: JUNE 6, 2000  
MAP REVISED TO REFLECT LOMR: MAY-30-2002.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY 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).
  - 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.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - 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, AND MULTI-FAMILY USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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.  
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
  - EFRAN AND ANTONIA FUENTES, THE OWNERS & SUBDIVIDERS OF FUENTES LEGACY SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
  - 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 OCCUPANCY AN EASEMENT.
  - THE PURCHASE OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCE CONCRETE PIPE NO LESS THAN 15 INCH IN DIAMETER AND 24 FEET IN LEIGHT.
  - 4.0' CONC. SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT PHASE, ALONG THE EAST SIDE OF BLACK STREET
  - A STREET LIGHT WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT



REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
FUENTES LEGACY SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1N, EAST SIDE OF HIDALGO COUNTY AND ON THE EAST SIDE OF BLACK STREET, 1040.00 FEET NORTH OF ADAMS STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO  
ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 34,701/2010 CENSUS), FUENTES LEGACY SUBDIVISION LIES APPROXIMATELY 1.2 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ANTONIA FUENTES	5108 BLACK ST	WESLACO, TEXAS.	(956) 261-1979
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78586	956-968-2422

**MAP OF WATER DISTRIBUTION SYSTEM  
MAPA DE DISTRIBUCION DE AGUA**

**FUENTES LEGACY  
SUBDIVISION**

**MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA DE TOPOGRAFIA Y DRENAJE**

A 2.00 ACRE TRACT OF LAND OUT OF THE WEST 25.78 ACRES OF FARM TRACT 1063, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT:**

MAY 2017

DRAINAGE REPORT:  
BY: GUILLERMO A. ARRATIA, P.E.  
FUENTES LEGACY SUBDIVISION  
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:  
THE PROPERTY IS LOCATED ON THE EAST SIDE OF BLACK STREET  
1,040.00 FEET NORTH OF ADAMS STREET

FLOOD PLAIN:  
THE SUBJECT TRACT LIES IN ZONE "X"  
AREAS OF 500-YEAR FLOOD AREAS OF 100 YEAR  
FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR  
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE  
AND ARE PROTECTED BY LEVEES FROM 100-YEAR  
FLOOD.  
COMMUNITY-PANEL No. 480334 0450 C  
MAP REVISED: JUNE 6, 2000.  
MAP REVISED TO REFLECT LOMR: MAY 30, 2002.

SOIL CONDITIONS:  
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES  
IN AN AREA OF PREDOMINANTLY HIDALGO SANDY CALY LOAM SOIL THAT HAS A POOR LOW  
SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:  
THE SUBJECT TRACT IS CURRENTLY DEVELOPED, LOT 2, HAVE AN EXISTING HOUSE  
THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.02% EXISTING RUNOFF  
(1.41 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS  
THE WEST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF TWO LOTS FOR RESIDENTIAL USE.  
THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL BE INCREASED 0.76 CFS FOR A TOTAL 1.90 CFS.  
I HAVE CALCULATE THAT 2,652 OF STORM SEWER FOR A 25-YEAR DESIGN FREQUENCY AND WILL  
DETERMED WITHIN THE PROPERTY BY EXISTING NATURAL LOW AND OUTFALLING INTO THE RE-GRADED  
ROAD SIDE DITCH OF BLACK STREET. AN 18 PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT  
DRIVEWAYS

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A  
FLOOD ZONE "X"  
AREAS OF 500-YEAR FLOOD AREAS OF 100 YEAR  
FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR  
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE  
AND ARE PROTECTED BY LEVEES FROM 100-YEAR  
FLOOD.  
COMMUNITY-PANEL No. 480334 0450 C  
MAP REVISED: JUNE 6, 2000.  
MAP REVISED TO REFLECT LOMR: MAY 30, 2002.

GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER NO. 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO**

LA SUBDIVISION DE FUENTES LEGACY SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA  
SUBDIVISION Y LA COMPANIA AGUA 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 ACESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE FUENTES LEGACY SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE  
DE 4 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA BLACK STREET

DEL CONDUCTO DE AGUA DE 4 PULGADAS EXISTE UN MEDIDOR DE AGUA PARA EL LOTE 2, Y PARA EL LOTE 1 SE INSTALARA UN CONDUCTO  
DE AGUA DE UNA PULGADA DOBLE DEL CONDUCTO DE AGUA DE 4 PULGADAS Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$600.00  
PARA EL LOTE 1. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$7,500.00 POR EL LOTE 1 Y 2 QUE CUBRE EL COSTO  
DEL MEDIDOR MECANICO DE AGUA PARA EL LOTE 1. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS  
DE CONEXION, CUANDO EL DUENO DEL LOTE 1 Y 2 SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO  
AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION  
SEA REGISTRADA EN EL CONDADO DE HIDALGO.

YA EXISTE UN MEDIDOR DE AGUA PARA EL LOTE 2

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.**

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA 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 APROVADO  
POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.  
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES PROPUESTOS EN LA  
SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME)  
EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES  
PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN  
ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL  
COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA  
APROVACION FINAL. A UN COSTO TOTAL DE \$1,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO  
TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

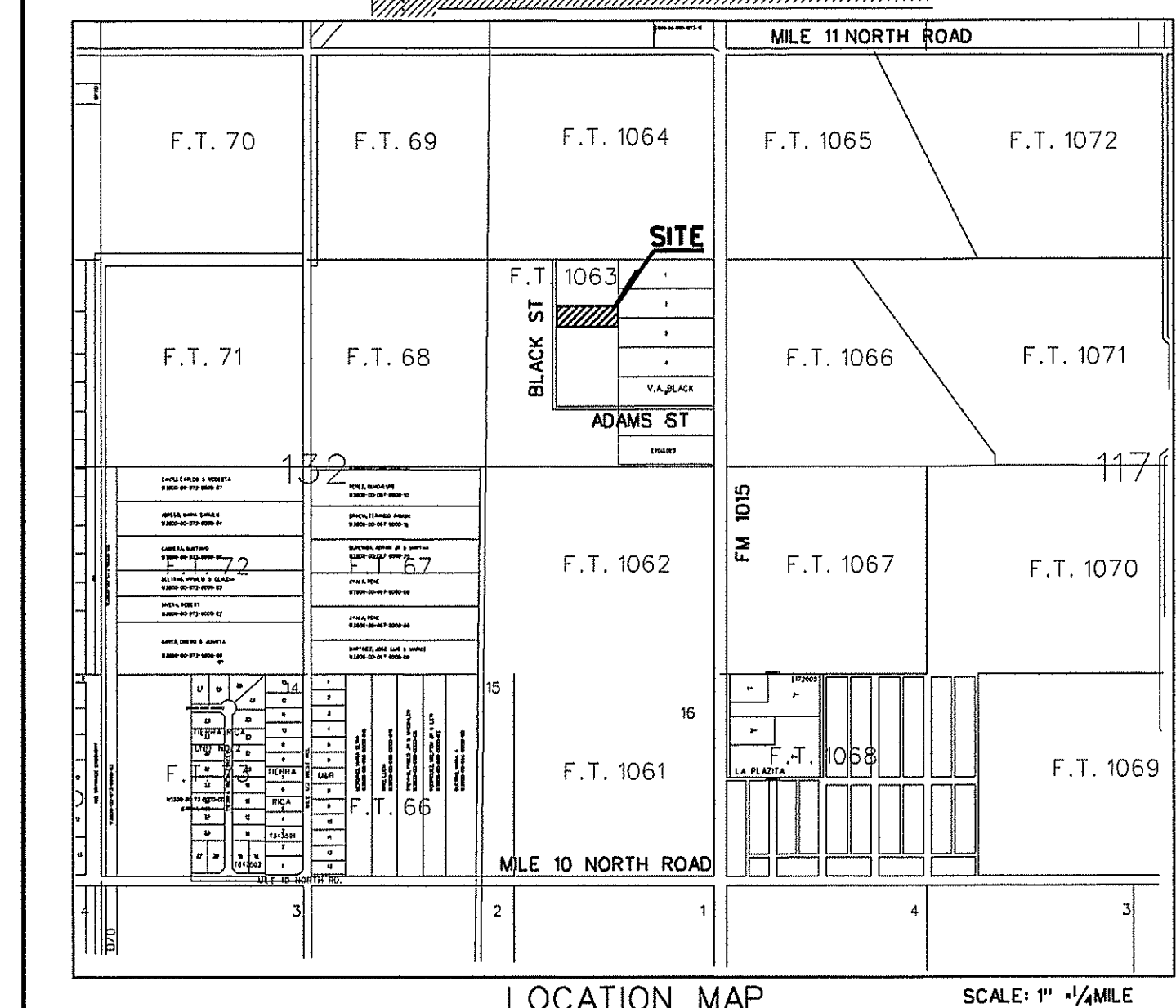
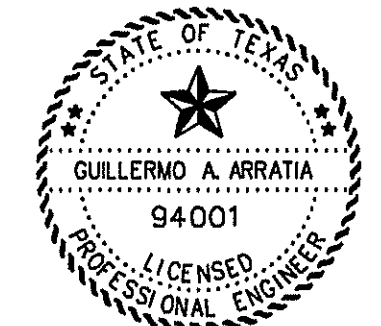
YA EXISTE UNA FOSA SEPTICA EN EL LOTE 2

**CERTIFICATION:**

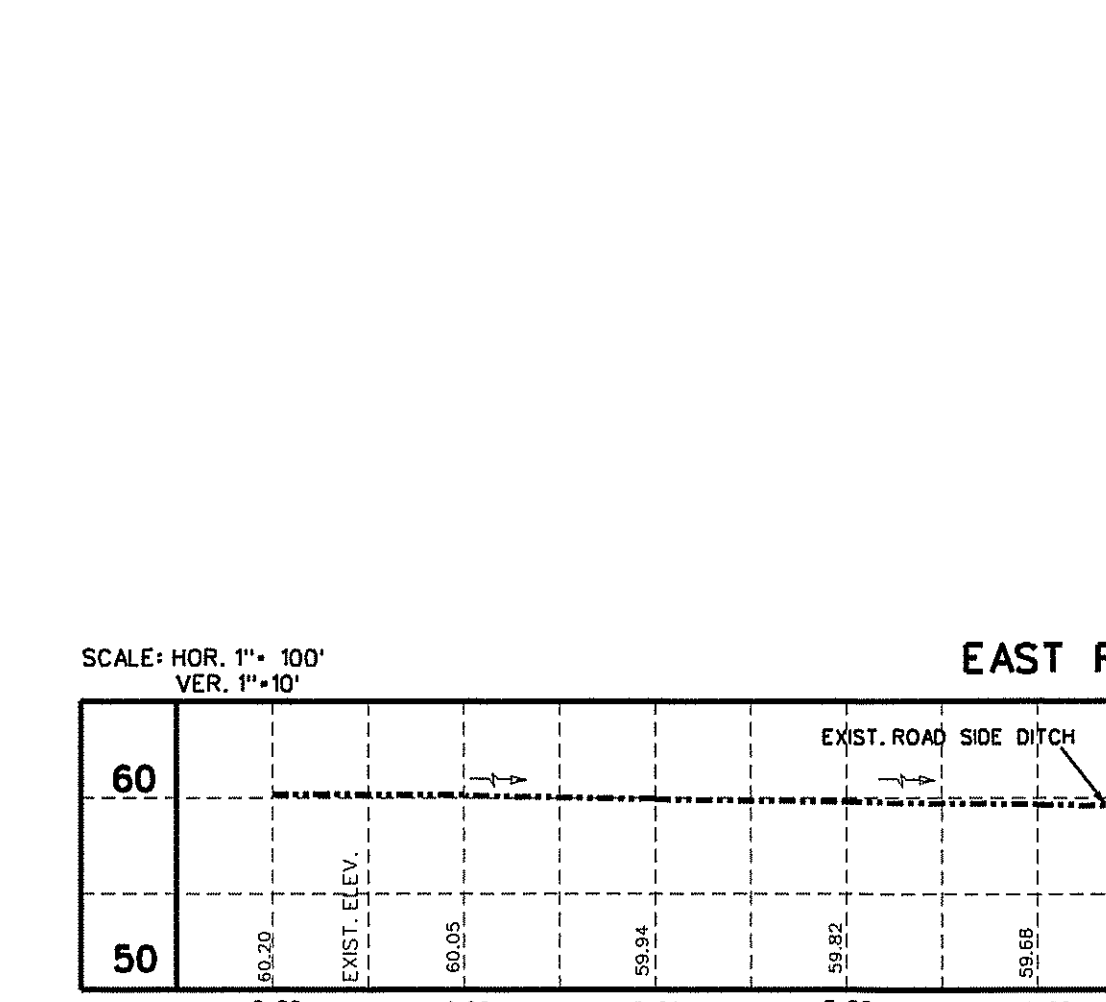
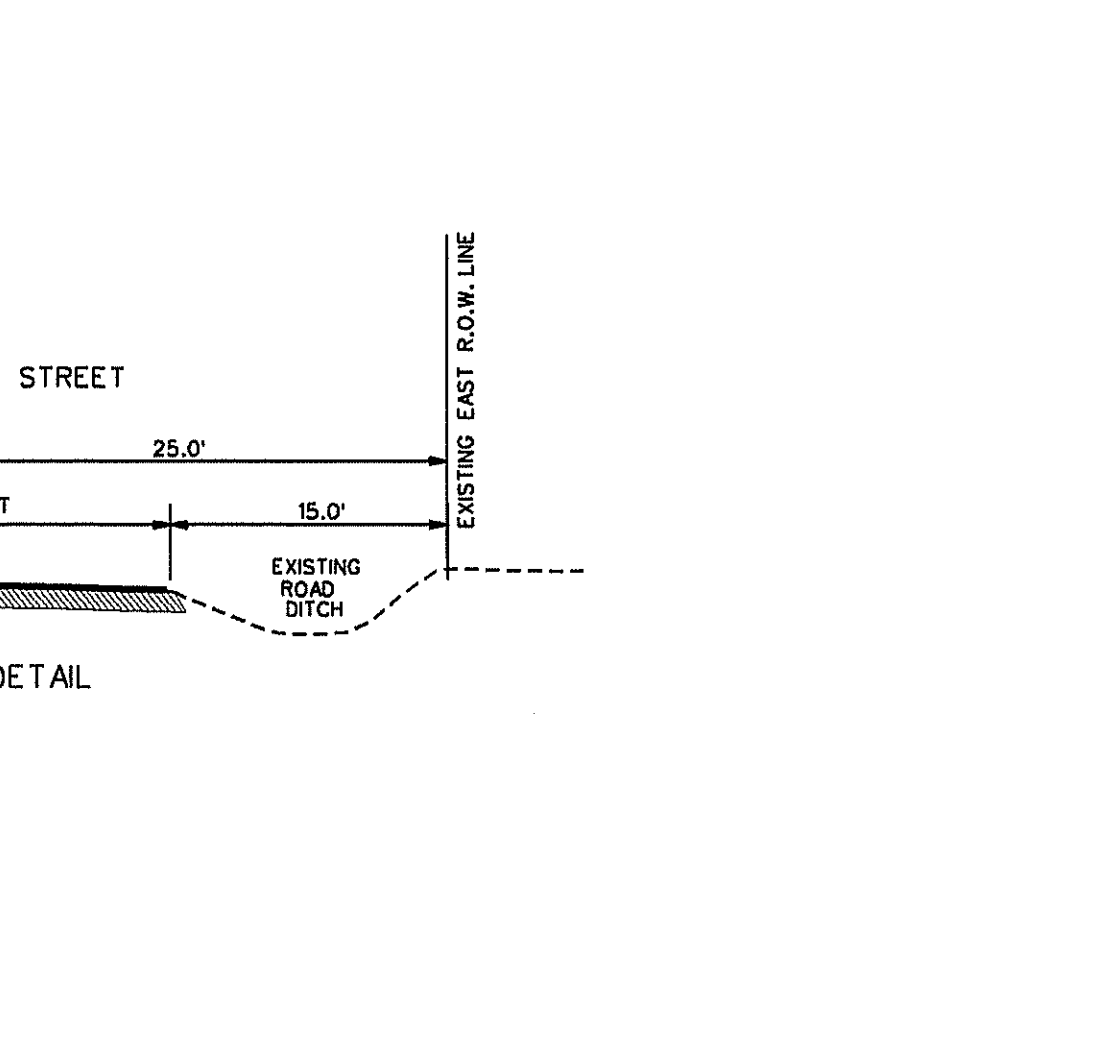
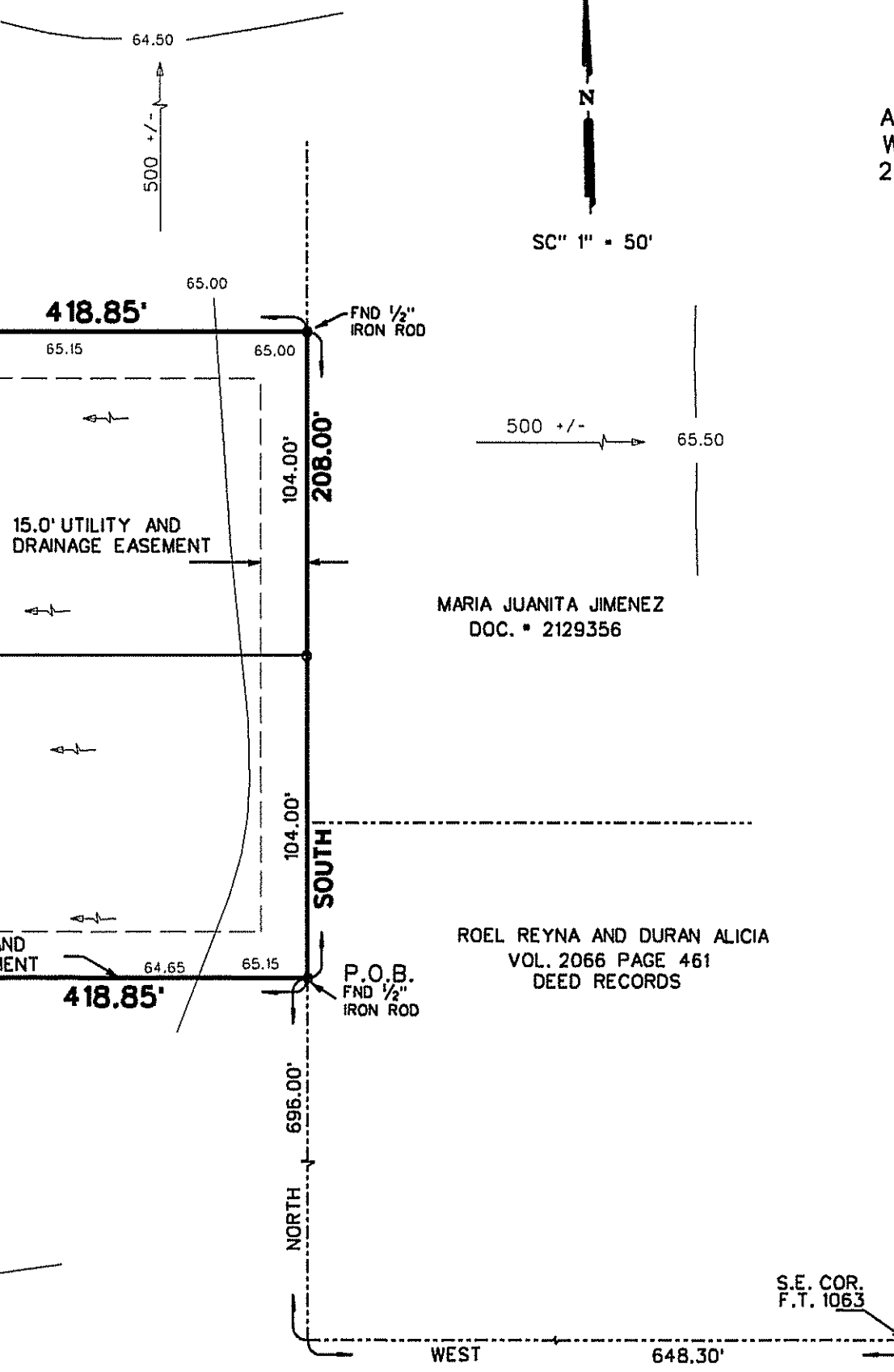
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO  
CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA  
SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR  
LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA  
QUE COSTARA UN TOTAL DE \$1,350.00  
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 PARA EL LOTE 1.

*Guillermo A. Arratia*  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER # 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537



LOCATION OF SUBDIVISION WITH RESPECT TO THE  
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
FUENTES LEGACY SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 11N  
EAST SIDE OF HIDALGO COUNTY AND ON THE EAST SIDE OF BLACK STREET, 1,040.00 FEET NORTH  
OF ADAMS STREET, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO  
ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF  
WESLACO (POPULATION 34,701/2010CENSUS), FUENTES LEGACY SUBDIVISION LIES APPROXIMATELY  
1.2 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 2 MILE  
EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021



**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 LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET  
OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.- WE EFRAIN FUENTES AND ANTONIA FUENTES SUBDIVIDERS OF FUENTES LEGACY SUBDIVISION HEREBY CERTIFY  
SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING  
WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THIS TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON  
PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY  
STATE AND COUNTY REGULATIONS.

OWNER: EFRAIN FUENTES DATE: 5/08 BLACK ST WESLACO, TEXAS.  
OWNER: ANTONIA FUENTES DATE: 5/08 BLACK ST WESLACO, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
EFRAIN FUENTES AND ANTONIA FUENTES PROVIDED TO BE THROUGH THEIR TEXAS DEPARTMENT  
OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DECLARED THAT THEIR  
STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE  
SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017

NOTARY PUBLIC FOR THE STATE OF TEXAS

**FINAL WATER AND SEWER ENGINEERING REPORT**

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
FUENTES LEGACY SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY  
(N.A.W.S.C.). THE SUBDIVIDER, AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C.  
HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C.  
HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF  
THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF  
OF BLACK STREET

WATER DISTRIBUTION FOR FUENTES LEGACY SUBDIVISION CONSIST OF AN EXISTING WATER METER ON LOT 2,  
A PROPOSED 1-3/4" SINGLE WATER SERVICE LINE FOR LOT 1, SAID SERVICE TERMINATE AT THE WATER METER BOX,  
AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$600.00, IN ADDITION THE  
THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$750.00, WHICH COVERS THE COST FOR LOTS 1 AND 2, AS STATED  
IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE 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 LOT 1  
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.  
LOT 2 HAS AN EXISTING WATER METER

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:  
SEWAGE FROM FUENTES LEGACY SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF")  
CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT.  
THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION  
SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE  
REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS  
ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION  
SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE  
PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 60" 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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED  
PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL  
COST OF \$1,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF  
ALL OSSF ON

LOT 2 HAVE AN EXISTING OSSF  
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 COST TO INSTALL THE WATER  
DISTRIBUTION SYSTEM 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 \$1,350.00  
SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:  
NAME ADDRESS CITY & ZIP PHONE  
OWNER: ANTONIA FUENTES 5108 BLACK ST WESLACO, TEXAS. (956) 261-979  
ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST DONNA, TX 78537. (956) 784-0218  
SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESLACO, TEXAS. 78596. 956-968-2422.

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5TH STREET DONNA, TEXAS, 78537  
FIRM NO. F-9050 PH. (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 20F 2

INDEX TO SHEET OF FUENTES LEGACY SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION; METES AND BOUNDS; SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL; REVISION NOTES
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS