



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 RIVIERA SUBDIVISION, PRECINCT No. 4.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: CLAUDIA VIERA

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 SKINNER ROAD APPROXIMATELY ½ MILE NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-12-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA. A PORTION OF FLOOD ZONE "AE" HAS BEEN REMOVED VIA LOMR-F CASE# 18-06-07-49A DATED 2-07-2018 AND REVISED TO ZONE "X" SHADED BFE: 72.00.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION ON LARGE LOT AND SURFACE RUN-OFF ONTO SKINNER ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO SKINNER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-27-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-6-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF FOR LOT 1 HAS BEEN INSTALLED AND OSSF FOR LOT 2 HAS BEEN ESCROWED.

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

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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ \$1,500.00 For: OSSF 1 FOR LOT 2. LOT 1 HAS AN EXISTING OSSF.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 6, 2018

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments.

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.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF RIVIERA SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 10, BLOCK 94, J.C. ENGLEMAN JR., RESUBDIVISION OF SECTION 95 AND THE EAST 1/2 OF SECTION 94 OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 5, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #2384418, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

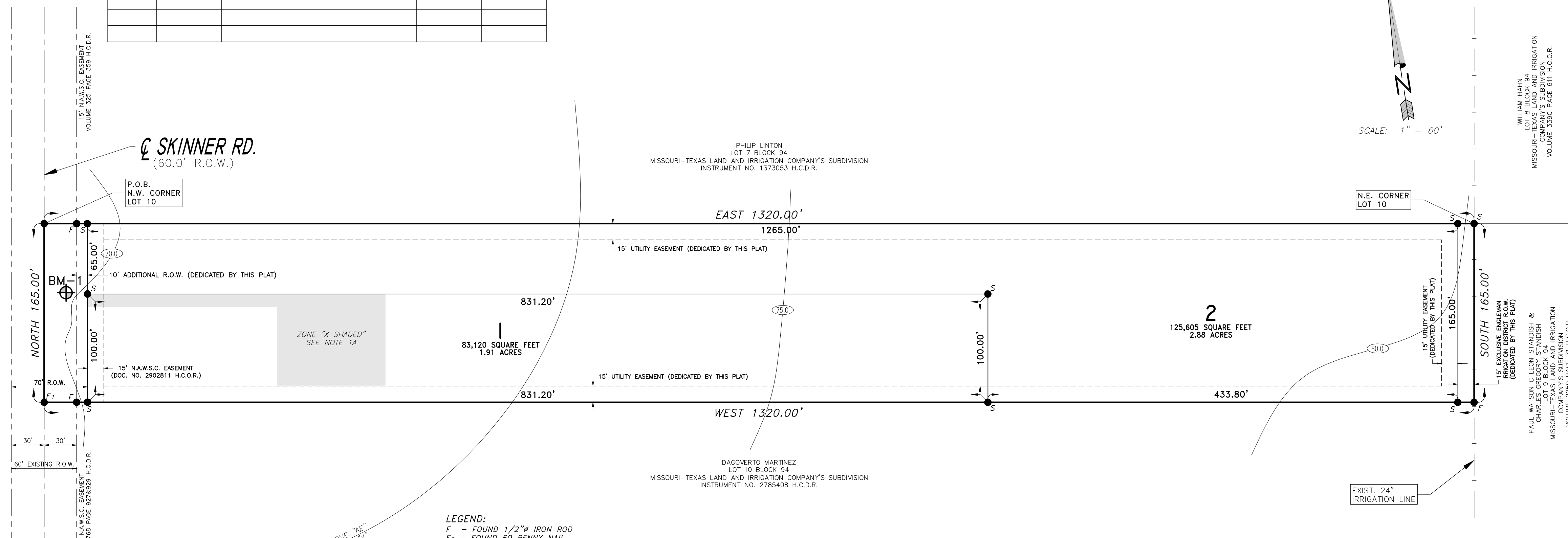
DATE: NOVEMBER 20, 2015 SCALE IN FEET
0 60' 120' 180' SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia Associates

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X SHADED" & "AE"
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
- SETBACKS:
FRONT: 40.00 FEET
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 60.00 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 OCCUPYING 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 THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M.-1: TOP OF MANHOLE
ELEV.: 69.43 N.G.V.D. 83
- 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 7,678 CUBIC-FEET (0.180 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE SHALL BE NO COMMERCIAL USE FOR LOTS 1 AND 2.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- LOT 2 SHALL ELEVATE DRIVEWAY ABOVE DESIGNATED BFE FOR THAT PORTION OF THE DRIVEWAY WITHIN THE SFHA DURING BUILDING PERMIT STAGE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED PERSONNEL.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSORTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THE OWNERS & SUBDIVIDERS OF RIVIERA SUBDIVISION, RETAINS AN EASEMENT ON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- 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.
- NO BUILDING CONSTRUCTION SHALL BE PERMITTED WITHIN FLOOD ZONE "AE" ON LOTS 1 AND 2.
- BUILDING CONSTRUCTION FOR LOT 1 SHALL BE WITHIN THE REVISED ZONE "X" SHADED OUTLINE AREA.



LEGEND:
F - FOUND 1/2" IRON ROD
F1 - FOUND 60 PENNY NAIL
S - SET 1/2" IRON ROD

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 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 OF THE ABOVEMENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE 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 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 _____, 2015.

CLAUDIA VIERA _____ DATE
403 SOUTHLAND AVE.
EDINBURG, TEXAS 78539

METES AND BOUNDS DESCRIPTION

A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 10, BLOCK 94, J.C. ENGLEMAN JR., RESUBDIVISION OF SECTION 95 AND THE EAST 1/2 OF SECTION 94 OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 5, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #2384418, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF SKINNER ROAD BEING THE NORTHWEST CORNER OF SAID LOT 10, SECTION 94, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10, SECTION 94, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID SKINNER ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 10, SECTION 94, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE SOUTH 165.00 FEET ALONG THE EAST LINE OF SAID LOT 10, SECTION 94, TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1058644, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE WEST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1058644, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 10, SECTION 94, PASS AT 1,290.00 FEET A ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID SKINNER ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A FOUND SIXTY PENNY (60D) NAIL ON SAID CENTERLINE OF SKINNER ROAD ALSO BEING THE WEST LINE OF SAID LOT 10, SECTION 94, BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1058644, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE NORTH 165.00 FEET ALONG SAID CENTERLINE OF SKINNER ROAD ALSO BEING THE WEST LINE OF SAID LOT 10, SECTION 94, TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.



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

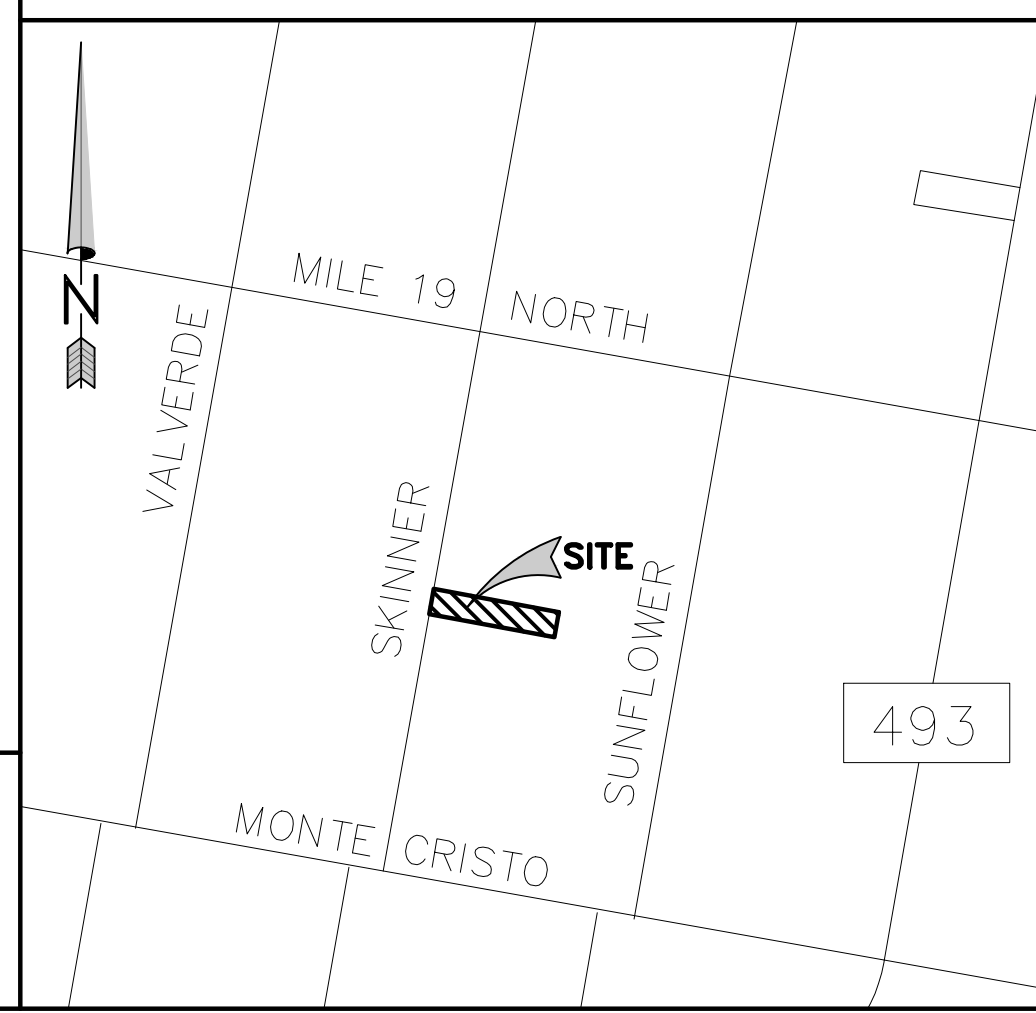
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RIVIERA SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4. 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 POPULATION 83,970. RIVIERA SUBDIVISION LIES APPROXIMATELY HALF MILE NORTH OF MONTE CRISTO ON SKINNER ROAD APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IS NOT INSIDE THE CITY'S ETJ ACCORDING TO LOCAL GOVERNMENT CODE SECTION #42.021.

LOCATION MAP

SCALE: 1" = 2,000'



THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, CLAUDIA VIERA AS OWNER OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE #232.032 AND THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- 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.

CLAUDIA VIERA _____ DATE
403 SOUTHLAND AVE.
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 CLAUDIA VIERA, 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 _____ 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 ENGLEMAN IRRIGATION DISTRICT:
THIS PLAT APPROVED BY ENGLEMAN IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, A.D., 20____.

SECRETARY _____ CHAIRMAN _____

ENGLEMAN IRRIGATION DISTRICT 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.

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

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST:
HIDALGO COUNTY CLERK _____ DATE _____

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

RAUL E. GARCIA _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER #64790

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, 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 THE CITY OF EDINBURG, TEXAS.



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, 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 THE CITY OF EDINBURG, TEXAS.



PRINCIPAL CONTACTS:
NAME: CLAUDIA VIERA
OWNER: RAUL E. GARCIA
ENGINEER: RAUL E. GARCIA
SURVEYOR: RAUL E. GARCIA

ADDRESS: 403 SOUTHLAND AVE.
116 N. 12TH
116 N. 12TH

CITY, STATE & ZIP: EDINBURG, TX. 78539
EDINBURG, TX. 78541
EDINBURG, TX. 78541

PHONE # / FAX #: (956) 530-4077
(956) 381-1061 / (956) 381-1280
(956) 381-1061 / (956) 381-1280

SHEET NO. 1
OF 2 SHEETS

DRAINAGE STATEMENT FOR RIVIERA SUBDIVISION

RIVIERA SUBDIVISION CONSISTS OF A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 10, BLOCK 94, J. C. ENGLEMAN JR., RE-SUBDIVISION OF SECTION 95 AND THE EAST 1/2 OF SECTION 94 OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 5, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE EAST SIDE OF SKINNER ROAD APPROXIMATELY 3000 FEET NORTH OF MONTE CRISTO RD. THE PROPERTY IS BEING SUBDIVIDED INTO 2 LARGE RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE WEST TOWARDS SKINNER ROAD. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" AND ZONE "AE" WITH A BFE OF 71.50" FLOOD HAZARD AREAS AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0326 D DATED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS OF MINIMAL FLOODING" AND ZONE "AE" IS DEFINED AS "SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION DETERMINED".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN FINE SANDY LOAM WHICH IS HIGHLY PERVIOUS. THIS SOILS ARE 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 A SINGLE FAMILY RESIDENTIAL RESIDENCE.

THE PROPOSED SUBDIVISION WILL CREATE TWO LARGE SINGLE FAMILY RESIDENTIAL LOTS WHICH WILL NOT SIGNIFICANTLY IMPACT THE DRAINAGE DISCHARGE FROM THE SITE. THE MINOR AMOUNT OF DETENTION REQUIRED WILL BE ACHIEVED BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS WHICH WILL OVERFLOW WEST TOWARDS ROAD DITCHES ON SKINNER ROAD. SKINNER ROAD THEN FLOWS NORTH AND DISCHARGES INTO A HIDALGO COUNTY DRAINAGE DITCH APPROXIMATELY 1100 FEET NORTH OF THE SITE. THE AREA ENCOMPASSING THE RESIDENTIAL STRUCTURE, DRIVEWAY AND SEPTIC SYSTEM WITHIN LOT 1 HAS BEEN REMOVED FROM THE ZONE "AE" BY LOMA-F CASE NUMBER 18-06-0749A DATED 02/07/2018 BY PLACING FILL ABOVE THE DESIGNATED BFE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT # 1 POLICY, THE INCREASED DISCHARGE RATE OF 6.387 CFS WILL REQUIRE A MINIMUM OF 7,676 CUBIC FEET OF STORM RUNOFF TO BE DETAINED ALLOWING FOR A MAXIMUM DISCHARGE RATE OF 2.511 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

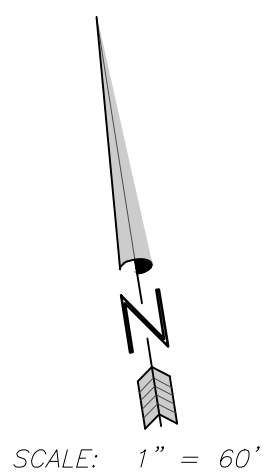
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED" & "AE". AREAS OF THE 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

LEGEND:
S - SOIL BORE SAMPLES



COST ESTIMATE	
WATER	\$1,300.00
OSSF	\$3,047.50
TOTAL	\$4,347.50

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. - I, CLAUDIA VIERA SUBDIVIDER OF RIVIERA 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.

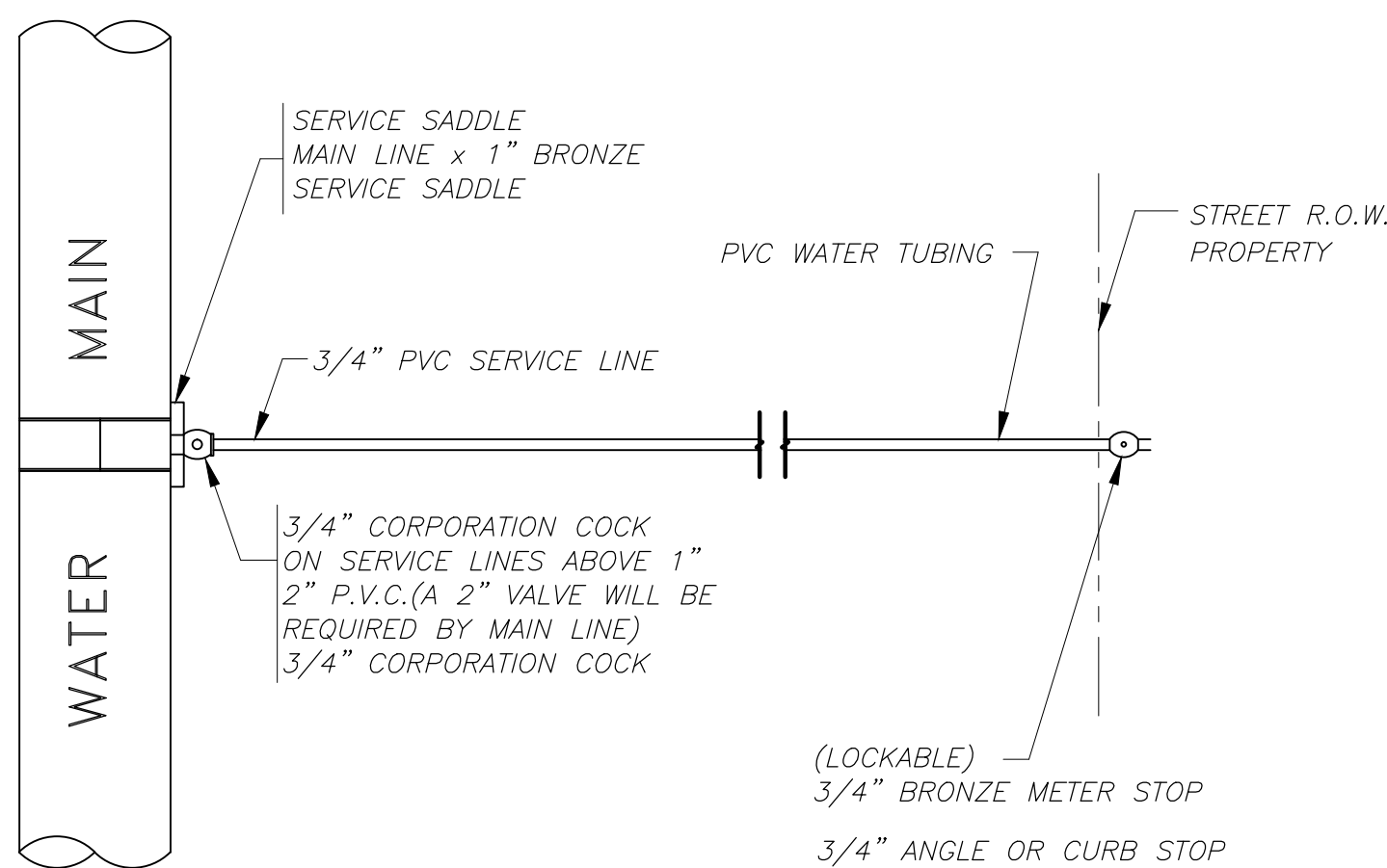
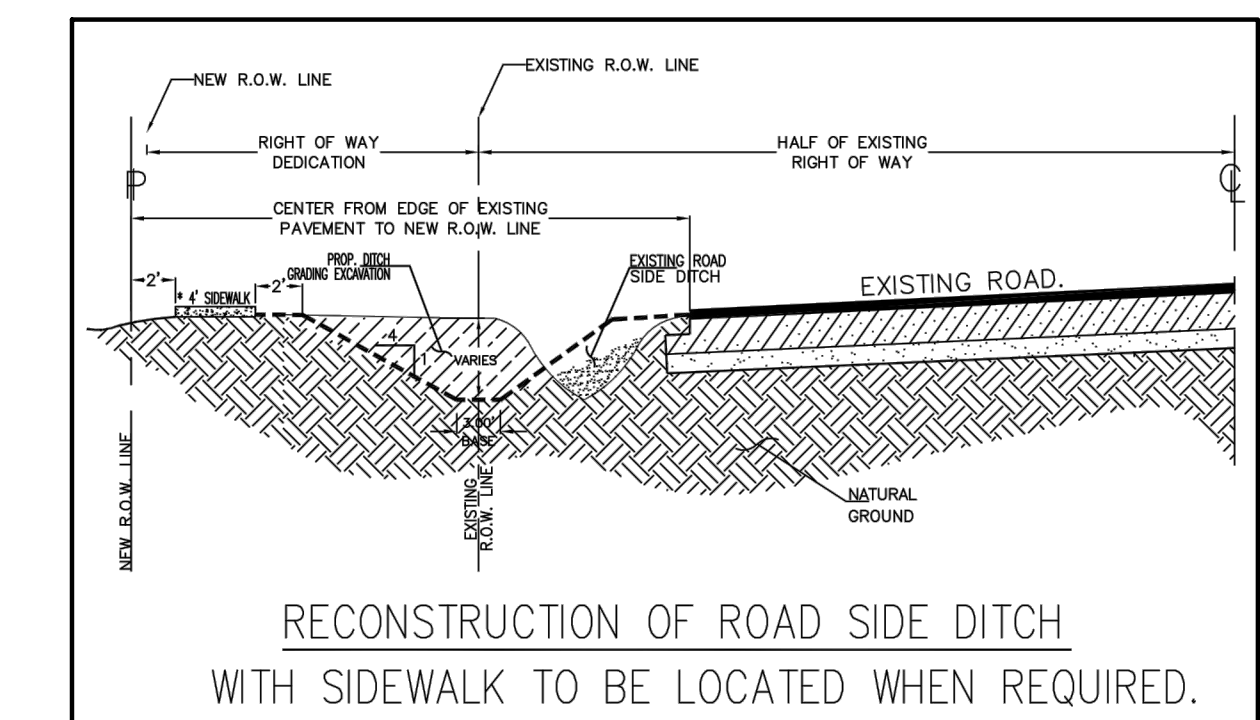
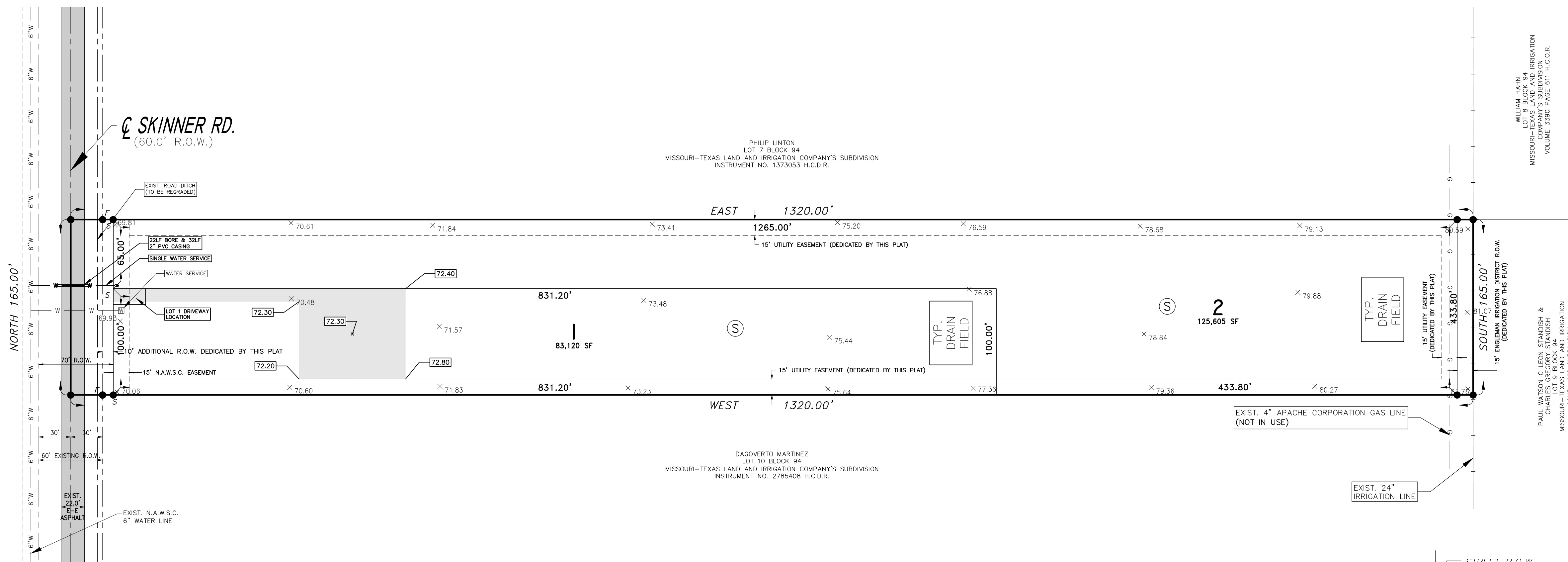
CLAUDIA VIERA DATE _____
403 SOUTHLAND AVE.
EDINBURG, TEXAS 78539

THE STATE OF TEXAS
COUNTY OF HIDALGO

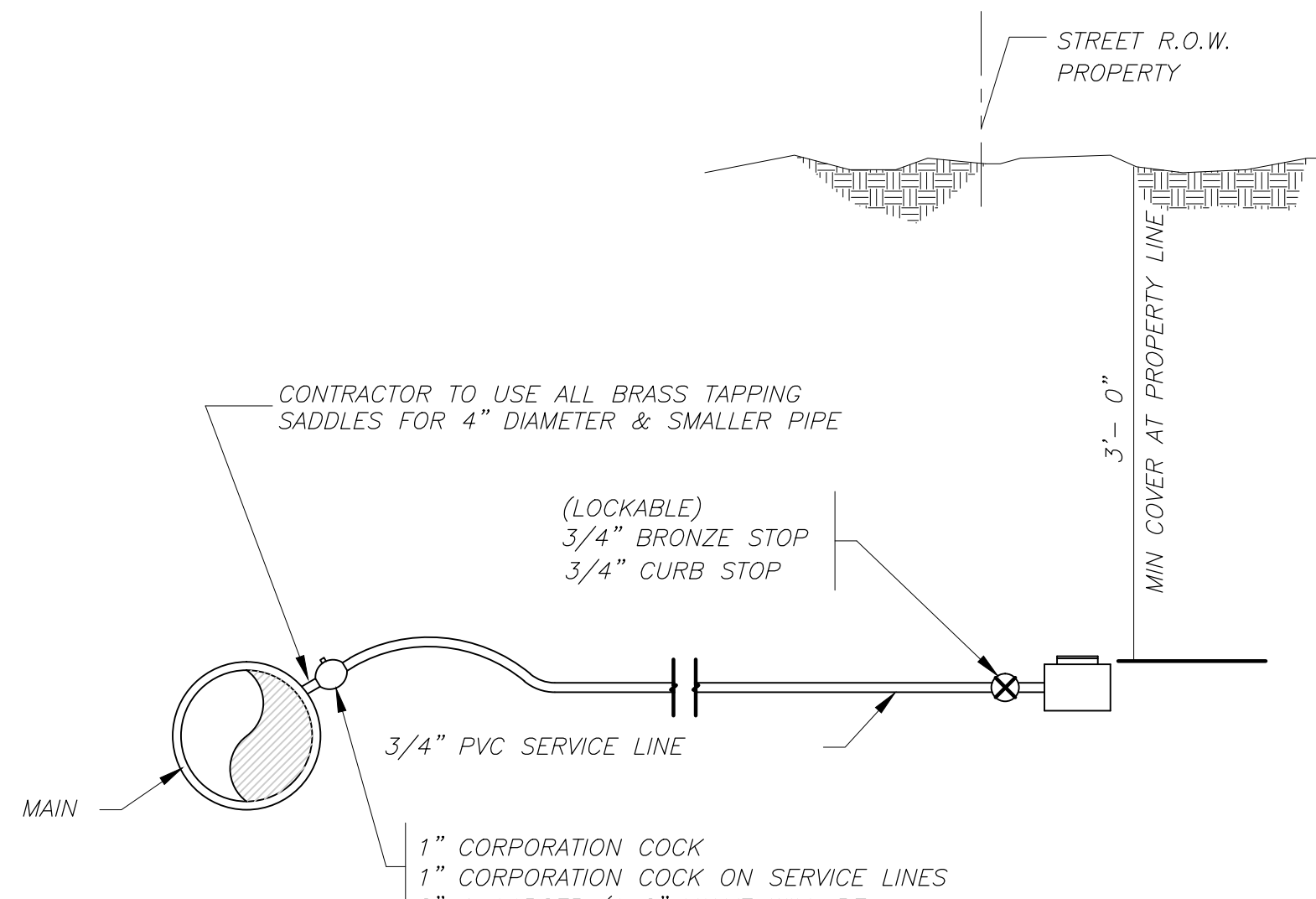
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED CLAUDIA VIERA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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



TYPICAL SINGLE WATER SERVICE DETAIL
N.T.S.



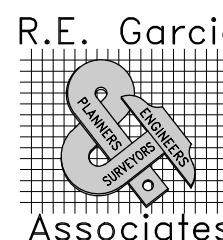
TYPICAL WATER SERVICE DETAIL
N.T.S.

UTILITIES OF
RIVIERA SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE NORTH 5.00 ACRES OF LOT 10, BLOCK 94, J. C. ENGLEMAN JR., RESUBDIVISION OF SECTION 95 AND THE EAST 1/2 OF SECTION 94 OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 5, PAGES 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #2384418, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 20, 2015 SCALE IN FEET: 0 60' 120' 180' SCALE: 1" = 60'

PREPARED BY: R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS
JOB#: 2015-125 DRAWN BY: D.E.S.
116 NORTH 12TH AVE. EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGA@SSOCBAOL.COM



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

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
RIVIERA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE THE FULL DURATION OF THIS SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF SKINNER ROAD. THE WATER SYSTEM FOR RIVIERA SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 5/8" SERVICE LINE THEN RUNS EAST INTO THE LOT AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE RIVIERA SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE LINE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$1,300.00 OR \$650.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,800.00, WHICH COVERS THE \$950.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS OF WAY, THE INSTALLATION OF THE WATER METER, 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, THE NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THE LOT. THE WATER METER HAS BEEN APPROVED AND ACCEPTED BY THE NORTH ALAMO WATER SUPPLY CORPORATION 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 RIVIERA 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.

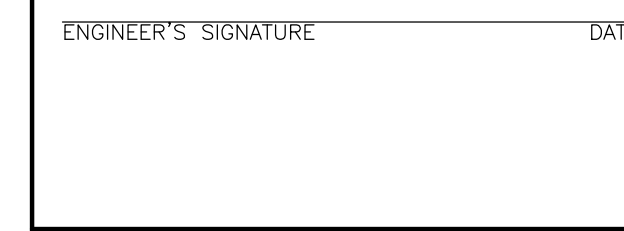
SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (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 TANK ON AN INDIVIDUAL LOT IS \$1,547.50, INCLUDING THE REQUIRED PERMIT AND LICENSE. THE OSSF'S HAS BEEN INSTALLED FOR LOT 1 AND HAS BEEN INSTALLED AS OF THE TIME FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$1,402.20, THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF'S FOR LOT 1 ON APRIL 2, 2015. THE COST TO INSTALL A SEPTIC TANK ON AN INDIVIDUAL LOT IS \$1,547.50, INCLUDING THE REQUIRED PERMIT AND LICENSE. THE OSSF'S FOR LOT 2 HAS NOT BEEN INSTALLED. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$1,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH LOT.

AT ANY TIME THAT LOT 2 ARE SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AS APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 816.343, 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 \$1,300.00.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,547.50 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$3,047.50 FOR THE ENTIRE SUBDIVISION.



ENGINEER'S SIGNATURE DATE _____
R. E. GARCIA
REGISTERED PROFESSIONAL ENGINEER
64790

INFORME FINAL DE INGENIERIA PARA LA SUBDIVISION DE RIVIERA
INFORME FINAL DE INGENIERIA DE AGUAS E ALCANTARILLADO
SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE OPERACION:
LA SUBDIVISION DE RIVIERA SERA SUMINISTRADA CON AGUA POTABLE POR ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER Y NORTH ALAMO WATER SUPPLY CORPORATION HAN ENTRODO EN UN CONTRATO EN EL QUE NORTH ALAMO WATER SUPPLY CORPORATION HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE EL MENOS 30 AÑOS Y NORTH ALAMO WATER SUPPLY CORPORATION HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER LA CANTIDAD DE LARGO PLAZO Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA DE DIAMETRO EXISTENTE DE 8" EN EL LADO OESTE DEL DERECHO DE VIA DE SKINNER ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE RIVIERA CONSTA DE UNA SOLA LINEA DE SERVICIO DE AGUA DE DIAMETRO DE 5/8" QUE SE ENCUENTRA EN LA LINEA EXISTENTE DE 8". ESTA LINEA DE SERVICIO DE 5/8" LUEGO CORRE AL ESTE Y TERMINA EN UN MEDIDOR DE AGUA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE RIVIERA CONSTA DE UNA LINEA DE SERVICIO DE DIAMETRO DE 5/8" SOLO DICHA CONEXION TERMINO EN LAS CAJAS DEL MEDIDOR DE AGUA PARA EL LOTE. EL SERVICIO INDIVIDUAL DE 5/8" Y LA CAJA DE MEDIDORES YA SE HAN INSTALADO. A UN COSTO TOTAL DE \$1,300.00 POR LOTE. ADEMAS, EL SUBDIVIDER HA PAGADO N.A.W.S.C. LA SUMA DE \$1,800.00, QUE CUBRE LOS \$950.00 COSTO POR LOTE SEGUN LO ESTABLECIDO EN EL ACUERDO DE 30 AÑOS DE AGUA QUE SUMA EL COSTE TOTAL DEL MEDIDOR DE AGUA, HONORARIOS DE ADQUISICION DE DERECHOS, TODOS LOS DERECHOS DE AFILIACION U OTROS ASOCIADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A PETICION DEL PROPIETARIO DEL LOT. LA CORPORACION DE ALAMO WATER SUPPLY DEL NORTE INSTALARA SIN CARGO SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DE AGUA TOTALES HAN SIDO APROBADAS POR LA CORPORACION DE ABASTECIMIENTO DE AGUA DE ALAMO DEL NORTE Y DICHO SISTEMA DE DISTRIBUCION PUEDE OPERARSE A LA FECHA DE LA GRABACION DE LA PLACA.

DESCRIPCION DE INSTALACIONES DE ALCANTARILLADO FECHAS DE COSTOS Y OPERABILIDAD
LAS AGUAS RESIDUALES DE LA SUBDIVISION DE RIVIERA SERAN TRATADAS EN INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL LUGAR ("OSSF") QUE CONSISTIRAN EN UN COMPARTIMIENTO ESTANDAR DE UN COMPLEJO DOBLE DE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL INSIGNIFICADO HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y SOMETE UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REMPLAZOS.

INFORME DE EVALUACION DEL SUELO:
CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE EN TAMANO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES LIBRO DE ENCUESTAS DE SUELO INDICO UN SUELO DE ARCILLA SANDIA PARA EL AREA. AL MENOS DOS EXCAVACIONES DE SUELO SE REALIZARON EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (LOS AGUJEROS ADICIONALES FUERON INNECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LÍMITE). EL SUELO ES UNA MARRON DE ARCILLA MARRON OSCURO GRIS OSCURO QUE SE EXTIENDE HASTA 36" DEBAJO DE LA FONDO DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LAS 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN EN UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN TANQUE SEPTICO EN UN TERRENO INDIVIDUAL ES DE \$1,547.50, INCLUYENDO EL PERMISO REQUERIDO Y LA LICENCIA. EL OSSF'S HA SIDO INSTALADO PARA EL LOTE 1 Y HA SIDO INSTALADO AL MOMENTO DE LA APROBACION FINAL DE PLAT A UN COSTO TOTAL DE \$1,402.20. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE LOS OSSF PARA EL LOTE 1 EN FEBRERO ABRIL 2, 2015. EL COSTO PARA INSTALAR UN TANQUE SEPTICO EN EL LOTE 2 AL MOMENTO DE LA APLICACION PARA LA APROBACION FINAL DE PLAT, CON LA PRESENTACION DE ESTA PLACA FINAL, EL SUBDIVIDER OFRECE ADECUADOS GARANTIAS FINANCIERAS EN FORMA DE UN CHECK PERSONAL QUE REPRESENTA UN DEPOSITO EN EFECTIVO QUE CELEBRARA EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$1,500.00 QUE ES EL TOTAL ESTIMADO COSTO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN EL LOTE 2. EL SUBDIVIDER INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DE CUALQUIER MOMENTO EN QUE SE VENGA EL LOTE 2.

EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF POR ESCRITO O LLAMANDO AL SUBDIVIDER. EL SUBDIVIDER SERA RESPONSABLE DE PRESENTAR CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO COMO APLICACION PARA UN PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF SE INSTALARA EN EL LOTE ANTES DE QUE EL CONDADO EMITTE UNA LUZ FINAL Y DESPACHO DE AGUA.

CERTIFICACION DE INGENIERO:
SEGUN MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA SON CONFORME A LAS NORMAS MODELO ADOPTADAS EN CONFORMIDAD CON LA SECCION 816.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR AGUA NO CELULAR Y LAS INSTALACIONES DE ALCANTARILLADO IN SITU, ANTES MENCIONADOS, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE CONTADORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$1,300.00.
INSTALACIONES DE ALCANTARILLADO - EL SISTEMA SEPTICO ES ESTIMADO PARA COSTAR \$1,547.50 POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$3,047.50 PARA LA SUBDIVISION EN SU TOTALIDAD.



ENGINEER'S SIGNATURE DATE _____
R. E. GARCIA
REGISTERED PROFESSIONAL ENGINEER
64790