



# 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: 7-03-2018

PROPOSED RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, PRECINCT No. 4.

ENGINEER: PEÑA ENGINEERING DEVELOPER: GOMER L. SANCHEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY 495 FEET EAST OF ALAMO ROAD (F.M. 907).

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-18-2017 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITH IN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO TRENTON ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. REQUIRED FOR TRENTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-19-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-12-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: TRENTON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-08-2018 : 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.*

VARIANCE REQUEST: VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE "B", CHAPTER 2, SECTION 8 "BLOCKS & LOTS"

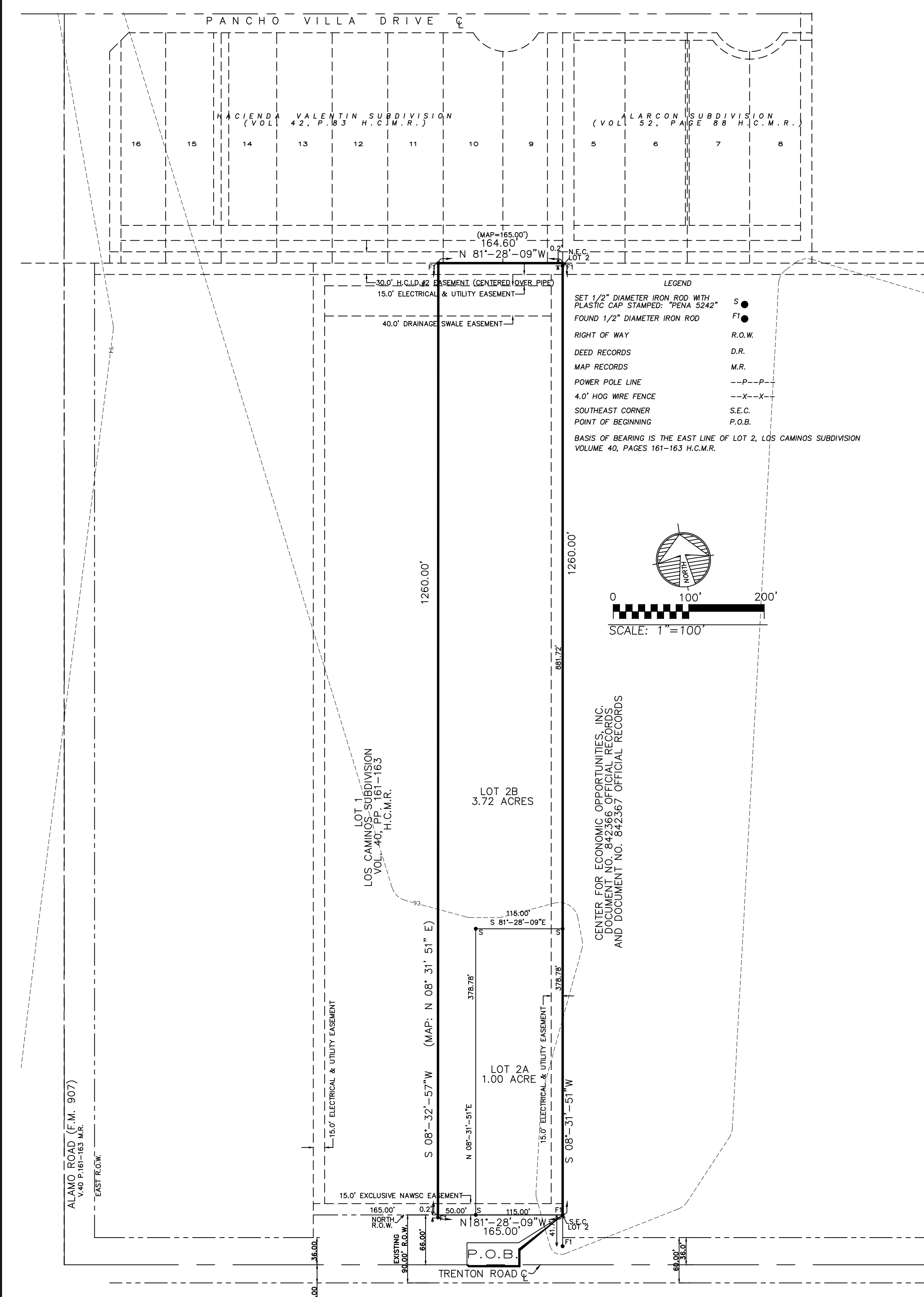
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_

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.*



**1. FLOOD ZONE STATEMENT:**  
 FLOOD ZONE DESIGNATION: ZONE "B", SHADED - AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

**2. SETBACKS:**  
 FRONT(LOT 2A): 50.00 FEET, OR IN LINE WITH THE AVERAGE SETBACKS EXISTING STRUCTURES; WHICHEVER IS GREATER.  
 FRONT(LOT 2B): 403.78 FEET, OR GREATER FOR EASEMENTS.  
 REAR:.....15.00 FEET ON TRENTON ROAD, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER.  
 SIDES:.....6.00 FEET OR GREATER FOR EASEMENTS.  
 ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

**3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

**4. 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 ALL 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 OF DEVELOPMENT PERMIT APPLICATION.

**5. BENCHMARK NOTE:** 600 NAIL SET IN POWER POLE LOCATED AT DRIVEWAY ENTRANCE OF LOT 2A OF THIS SUBDIVISION. **ELEVATION 94.76** (N.G.V.D. 1929)

**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 3,382 CUBIC FEET, 0.0776 ACRE-FEET (LOT 2A: 717 C.F. AND LOT 2B: 2,665 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS; BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.

**7. 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 SEWERAGE 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 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 ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

**8. LOT GRADING:**  
 ALL LOTS SHALL HAVE POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AND / OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

**9. PURCHASE CONTRACT:**  
 EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

**10. NO PERMANENT 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 NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

**11. PUBLIC EASEMENTS:**  
 ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

**12. DRIVEWAY ACCESS:**  
 ONE INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM TRENTON ROAD ONTO EACH LOT.

**LEGAL DESCRIPTION**

A 4.77 ACRE TRACT OF LAND BEING LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 40 PAGES 161-163 OF THE MAP RECORDS OF SAID COUNTY; SAID 4.77 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT 2, THE NORTH RIGHT OF WAY OF TRENTON ROAD, NORTH 81°-28'-09" WEST 165.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT FOR THE SOUTHWEST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND BEARS SOUTH 08°-32'-57" WEST 0.20 FEET;

THENCE WITH THE WEST LINE OF SAID LOT 2, NORTH 08°-32'-57" EAST (MAP: NORTH 08°-31'-51" EAST) 1260.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT 2, SOUTH 81°28'-09" EAST 164.60 FEET (MAP: 165.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT, FOR THE NORTHEAST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND BEARS SOUTH 08°-31'-51" WEST 0.20 FEET;

THENCE WITH THE EAST LINE OF SAID LOT 2, SOUTH 08°-31'-51" WEST 1260.00 FEET TO THE PLACE OF BEGINNING, CONTAINING FOUR AND SEVENTY-SEVEN HUNDREDTHS (4.77) ACRES, MORE OR LESS;

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

WE, **GOMER L. SANCHEZ**, AS OWNERS OF THE LOT 2, LOS CAMINOS SUBDIVISION OF LAND ENCOMPASSED WITHIN THE PROPOSED **RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE "STREET, 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 CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

**GOMER L. SANCHEZ, SR.** DATE  
 5503 E. TRENTON  
 EDINBURG, TEXAS 78504

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **GOMER L. SANCHEZ**, PERSONALLY APPEARED AND PROVED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

**I, ARTURO GARCIA, JR.**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*Arturo Garcia Jr.*  
 ARTURO GARCIA, JR., P.E.  
 REGISTERED PROFESSIONAL ENGINEER NO. 69356  
 TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM F-4950  
 DATE: \_\_\_\_\_  
 PENA ENGINEERING, LLC  
 1001 W. WHITEWING AVENUE  
 MCALLEN, TEXAS 78501  
 PHONE (956)682-8812

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

I, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PABLO PENA, III, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5242  
 DATE: \_\_\_\_\_  
 PENA ENGINEERING, LLC  
 1001 W. WHITEWING AVENUE  
 MCALLEN, TEXAS 78501  
 PHONE (956) 682-8812

**CITY OF EDINBURG  
 CERTIFICATE OF APPROVAL**

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE **CITY OF EDINBURG**.

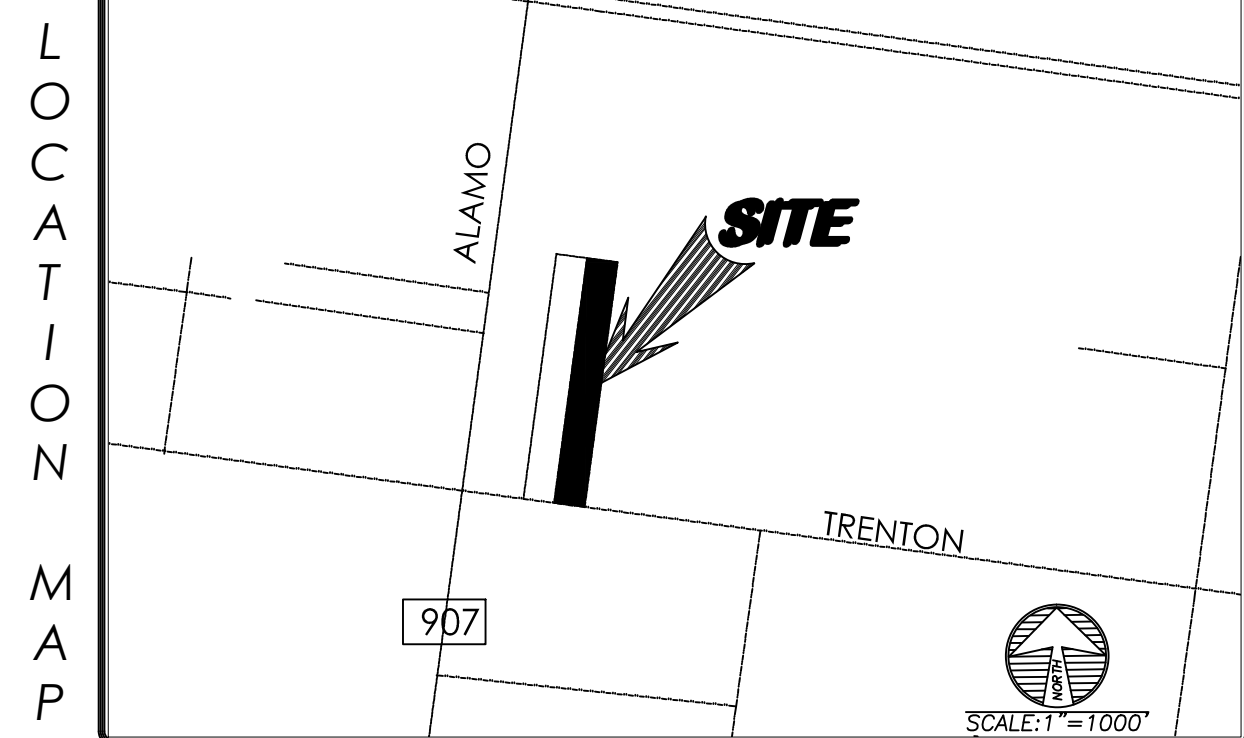
MAYOR OF CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT OF **RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIRMAN \_\_\_\_\_



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY NORTH OF AND ADJACENT TO TRENTON ROAD AND 495 FEET EAST OF ALAMO ROAD (FM 907). THE NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF EDINBURG (POPULATION 63,570). RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, THIS SUBDIVISION FALLS WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY AND LIES IN PRECINCT NO. 4.

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

THIS PLAT IS HEREBY APPROVED BY THE **HIDALGO COUNTY IRRIGATION DISTRICT #2**, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON **HIDALGO COUNTY IRRIGATION DISTRICT #2** RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_ SECRETARY

PRESIDENT H.C.I.D. #2 \_\_\_\_\_

**PENA ENGINEERING**  
 1001 W. WHITEWING P.O. BOX 4320  
 MCALLEN, TEXAS 78501  
 TEL: 956-682-8812 TBPE: F-4950  
 FAX: 956-631-7362 TBPS: F-10087200

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2018.

\_\_\_\_\_ HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

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

**COUNTY CLERK'S RECORDING CERTIFICATE**

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

DOCUMENT NUMBER: \_\_\_\_\_

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

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

\_\_\_\_\_ DATE \_\_\_\_\_

**RAUL E. SESIN, P.E., C.F.M.**  
 HIDALGO COUNTY DRAINAGE DISTRICT No.1

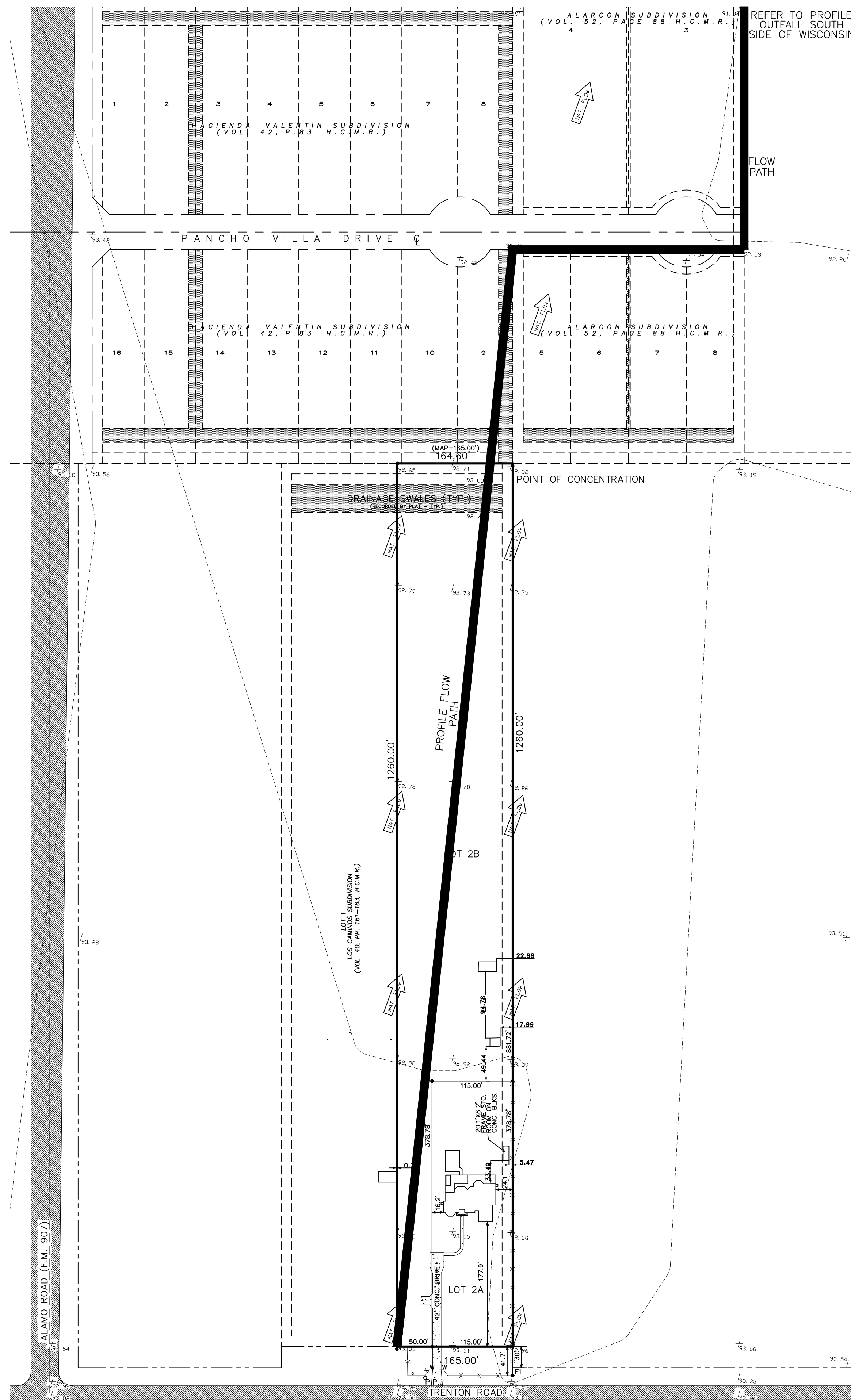
**RE-PLAT OF LOT 2,  
 LOS CAMINOS SUBDIVISION**  
 HIDALGO COUNTY, TEXAS

ALL OF LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 40, PAGES 161 - 163, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

**SHEET 1 OF 2**

MAIN CONTACT INFORMATION					
OWNER'S	NAME	ADDRESS	CITY, STATE, & ZIP	PHONE	FAX
OWNER'S	GOMER L. SANCHEZ	5503 E. TRENTON	EDINBURG, TEXAS 78504	(956) 581-1539	
ENGINEER	ARTURO GARCIA, JR.	1001 WEST WHITEWING	MCALLEN, TEXAS 78501	(956) 682-2812	(956) 631-7362
SURVEYOR	PABLO PENA III	1001 WEST WHITEWING	MCALLEN, TEXAS 78501	(956) 682-2812	(956) 631-7362

INDEX-NORTH ARROW-SCALE-HEADING-LEGAL DESCRIPTION-LOCATION MAP AND E.T.I. NOTICE-MAIN CONTACTS  
 SUBDIVISION LAYOUT-LEGAL NOTES-OWNER DEDICATION, CERTIFICATION, AND ATTESTATION-HEALTH DEPT.  
 CERTIFICATION-NOTARY PUBLIC-ENGINEER & SURVEYOR CERTIFICATE-CITY CERTIFICATION-DRAINAGE  
 & IRRIGATION DISTRICT DEDICATION-COUNTY CLERK'S CERTIFICATE-REVISION NOTE  
 FINAL ENGINEERING REPORT FOR WATER & SANITARY SEWER-ENGLISH-SPANISH-LEGEND-DRAINAGE REPORT  
 TOPOGRAPHY & DRAINAGE LAYOUT-UTILITY LAYOUT-SUBDIVIDER CERTIFICATE & STATEMENT-ESTIMATE-ROAD  
 SECTION-DETAILS-REVISION NOTE-SHEET NUMBER



**LEGEND**

SET 1/2" DIAMETER IRON ROD WITH PLASTIC CAP STAMPED: "PENA 5242"  
 FOUND 1/2" DIAMETER IRON ROD

RIGHT OF WAY  
 DEED RECORDS  
 MAP RECORDS  
 POWER POLE LINE  
 4.0' HOE WIRE FENCE  
 SOUTHEAST CORNER  
 POINT OF BEGINNING

MAP-165.00'  
 164.60'

MAP-165.00'  
 164.60'

MAP-165.00'  
 164.60'

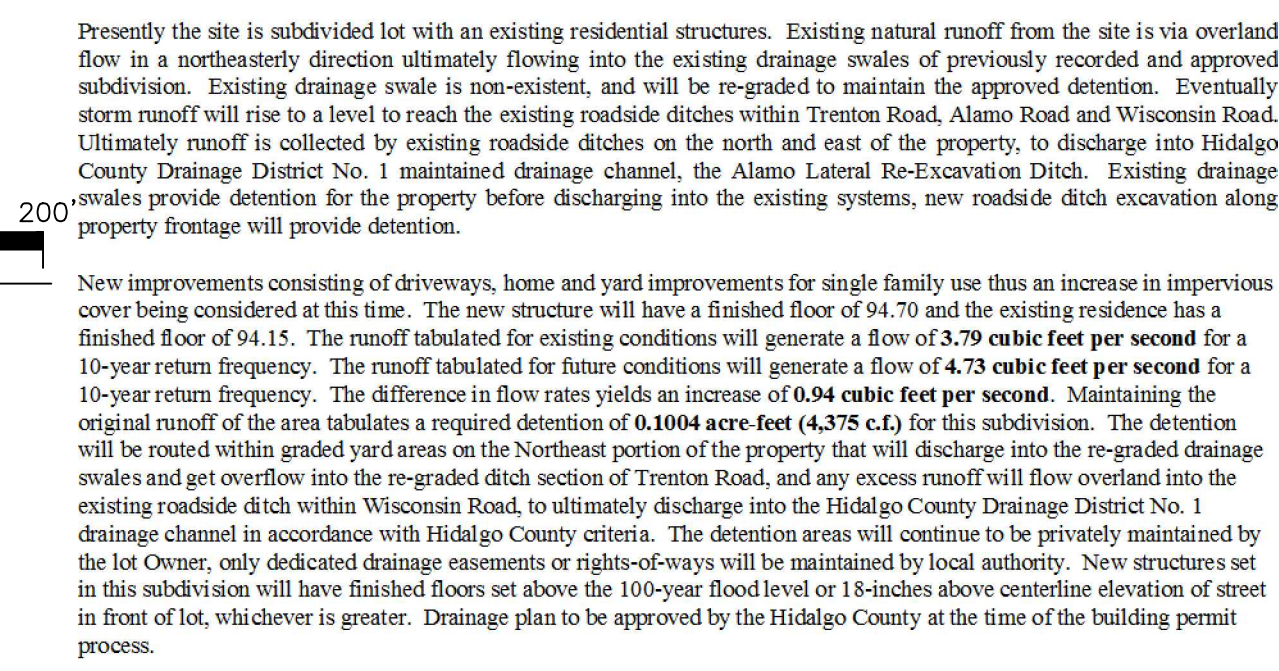
**Drainage Statement**  
 For  
**Re-Plat of Lot 2, Los Caminos Subdivision - Hidalgo County, Texas**

Being a tract of land containing 4.72 acres is located on the north side of Trenton Road, and 495 feet east of the intersection between Alamo Road (FM 907) and Trenton Road within the City of Edinburg ETJ within Precinct 4.

The property falls within Zone "B", by graphical representation of the Flood Insurance Rate Map, Community Panel No. 480134 0425 C Map effective date of November 16, 1982. Nearby is an existing Base Flood Elevation of 92.00 which is East of this proposed subdivision. Observed flooding has occurred on the west side of Alamo Road. Topographic maps of the general area indicate the natural ground slope to the northeast. This site falls within areas of soils designated as Hidalgo Sandy Clay Loam, sandy clay loam soils, (Map Symbol 28) and is within Hydrologic Group B, and is well drained and has slow runoff with moderate permeability, and ground slopes between 0 to 1 percent, in accordance with the Soil Survey of Hidalgo County, Texas as published by the United States Department of Agriculture, Soil Conservation Service in cooperation with the Texas Agricultural Experiment Station.

Presently the site is subdivided with an existing residential structure. Existing natural runoff from the site is via overland flow in a northeasterly direction ultimately flowing into the existing drainage swales previously recorded and approved subdivision. Existing drainage swale is non-existent, and will be re-graded to maintain the approved detention. Eventually storm runoff will rise to a level to reach the existing roadside ditches within Trenton Road, Alamo Road and Wisconsin Road. Ultimately runoff is collected by existing roadside ditches on the north and east of the property, to discharge into Hidalgo County Drainage District No. 1 maintained drainage channel, the Alamo Lateral Re-Excavation Ditch. Existing drainage swales provide detention for the property before discharging into the existing systems, new roadside ditch excavation along property frontage will provide detention.

New improvements consisting of driveways, home and yard improvements for single family use thus an increase in impervious cover being considered at this time. The new structure will have a finished floor of 94.70 and the existing residence has a finished floor of 94.15. The runoff tabulated for future conditions will generate a flow of 3.79 cubic feet per second for a 10-year return frequency. The runoff tabulated for existing conditions will generate a flow of 4.73 cubic feet per second for a 10-year return frequency. The difference in flow rates yields an increase of 0.94 cubic feet per second. Maintaining the original runoff of the area tabulates a required detention of 0.1004 acre feet (4.375 c.f.) for this subdivision. The detention will be routed within graded yard areas on the Northeast portion of the property that will discharge into the re-graded drainage swales and get overflow into the re-graded ditch section of Trenton Road, and any excess runoff will flow overland into the existing roadside ditch within Wisconsin Road, to ultimately discharge into the Hidalgo County Drainage District No. 1 drainage channel in accordance with Hidalgo County criteria. The detention areas will continue to be privately maintained by the lot Owner, only dedicated drainage easements or rights-of-way will be maintained by local authority. New structures set in this subdivision will have finished floors set above the 100-year flood level or 18-inches above centerline elevation of street in front of lot, whichever is greater. Drainage plan to be approved by the Hidalgo County at the time of the building permit process.



**FINAL ENGINEERING REPORT FOR LOT 2A & 2B, LOS CAMINOS SUBDIVISION**

**WATER SUPPLY**  
 RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 4-INCH DIAMETER WATER LINE RUNNING ALONG ON THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD THAT CAN SERVE THE TWO LOTS. LOT 2A & 2B, LOS CAMINOS SUBDIVISION WILL CONSIST OF ONE 1-INCH DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX AND AN EXISTING 1-INCH WATER METER FROM THE 4-INCH WATER MAIN. ALONG THE NORTH SIDE OF TRENTON ROAD A 3-INCH WATER MAIN THAT IS ALSO AVAILABLE TO SERVE THE PROPERTY. THE ESTIMATED TOTAL COST OF WATER IMPROVEMENTS IS \$1,600.00. UPON REQUEST BY THE OWNER OF A LOT THAT HAS NOT REQUESTED INSTALLATION OF A METER BY RECORDING OF PLAT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROCEED TO INSTALL THE WATER METER ON THE LOT. THUS, IN ANY EVENT, ALL THE WATER METERS WILL BE INSTALLED AND THE ENTIRE WATER FACILITIES WILL BE OPERABLE ON OR BEFORE DECEMBER 2017.

**SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:**  
 SEWAGE FROM RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS 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.

**HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:**  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A HIDALGO SANDY CLAY LOAM, AND TWO (2) TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 54 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.  
 THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,100.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. IF NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.  
 THE SUBDIVIDER HAS SEPTIC TANKS AND DRAINFIELDS INSTALLED IN EACH LOT IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE TO SALE PRICE OF THE LOT.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.  
 I CERTIFY THAT THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
**WATER FACILITIES:** THESE FACILITIES COST A TOTAL OF \$1,600.00  
**SEWAGE FACILITIES:** THESE FACILITIES COST A TOTAL OF \$1,100.00

*Arturo Garcia Jr.*

**ARTURO GARCIA JR., PE #69356**  
**ARTURO GARCIA ENGINEERING SERVICES, PLLC**  
 TBPE: F-4950  
 1001 W. WHITEWING AVE.  
 EDINBURG, TEXAS 78501

**FOR REVIEW ONLY**  
 JUNE 8, 2018

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LOT 2A & 2B, LOS CAMINOS**

**PROVISION DE AGUA:**  
 LA SUBDIVISION RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR NORTH ALAMO WATER SUPPLY CORPORATION. NORTH ALAMO WATER SUPPLY CORPORATION QUE PRESENTAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO. NORTH ALAMO WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA EXISTENTE DE 4-PULGADAS DE DIAMETRO QUE CORRE EN EL LADO SUR DEL "DERECHO-DE-VIA" DEL CAMINO TRENTON ROAD, EL SERVICIO DE AGUA PARA LA SUBDIVISION RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION CONSISTE EN UN SERVICIO DE AGUA SENCILLO DE 1-PULGADA DE DIAMETRO QUE CORRE AL SOLAR TERMINANDO EN LA CAJA DE MEDIDOR OTRO SERVICIO QUE EXISTE ES DE 1-PULGADA QUE LE DA SERVICIO DE AGUA A EL LOTE. EN EL DERECHO-DE-VIA DEL CAMINO EN EL SUR EXISTE UN LINEA DE AGUA DE 3-PULGADAS QUE PUEDE DAR SERVICIO AL LOS LOTES. EL COSTO ESTIMADO TOTAL DEL SISTEMA DE DISTRIBUCION DE AGUA ES DE \$1,600.00. SI PARA EL 2017, EL DUEÑO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA, LA PRECEDERA LA INSTALACION DEL MEDIDOR EN EL SOLAR. EN CUALQUIER CASO, TODOS LOS MEDIDORES DE AGUA SE INSTALARAN Y TODAS LAS FACILIDADES DE LA CIUDAD DE EDINBURG DE AGUA SERAN INSTALADAS Y OPERABLES EN O ANTES DEL 2017.

**DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE**  
 EL DRENAJE PARA DESARROLLO RE-PLAT DE LOT 2, LOS CAMINOS SUBDIVISION, SERA TRATADO COMO UN INDIVIDUAL "ON-SITE SEWAGE FACILITY" (OSSF) CONSISTIENDO DE UN DISEÑO STANDARD. SE INSTALADO UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE 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 ESTAS FOSAS SEPTICAS ("OSSF"), EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DEL SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"), EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

**PUNTOS PRINCIPALES DEL REPORTE:**  
 CADA SOLAR EN LA SUBDIVISION PROPUUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZAN DOS (2) PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN LOS LOTES (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL AREA DELIMITADA. EL SUELO ES UNIFORME, DE MARGA ARENA FINA DE HIDALGO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.  
 EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$1,100.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA APLICACION FINAL DEL PLAT EL DUEÑO DEL DESARROLLO PONDRÁ UN CARTA DE CREDITO CUANDO SE REGISTRE EL DOCUMENTO FINAL DEL DESARROLLO AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL PARA EL SISTEMA SEPTICO DE \$1,100.00. EL DUEÑO DE LA SUBDIVISION INCLUIRA LA FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR. EL DUEÑO CON EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO PARA OBTENER EL PERMISO DE CONSTRUIR LA FOSA SEPTICA.

**CERTIFICACION:**  
 CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.  
 CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
**FACILIDADES DE AGUA:** ESTE SERVICIO A UN COSTO ESTIMADO TOTAL DE \$1,600.00  
**FACILIDADES DE DRENAJE SEPTICO:** EL SISTEMA SEPTICO A UN COSTO ESTIMADO TOTAL DE \$1,100.00.

**SUBDIVIDER CERTIFICATION:**

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER(S) 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 STATE, COUNTY, AND CITY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.- I, GOMER L. SANCHEZ, SR. SUBDIVIDER OF RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

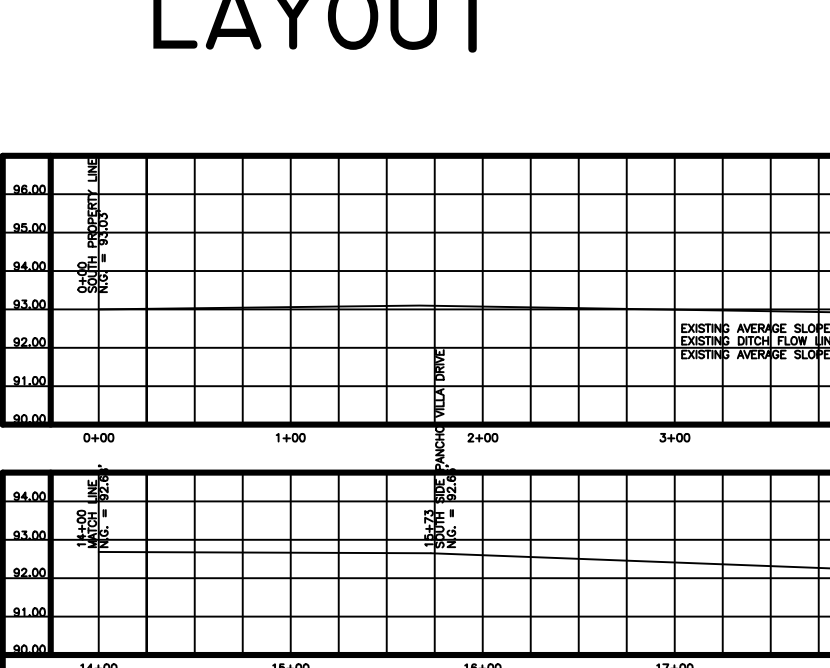
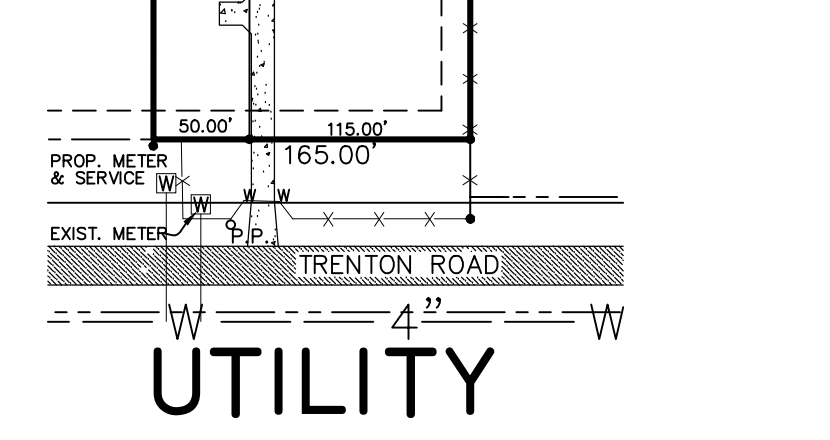
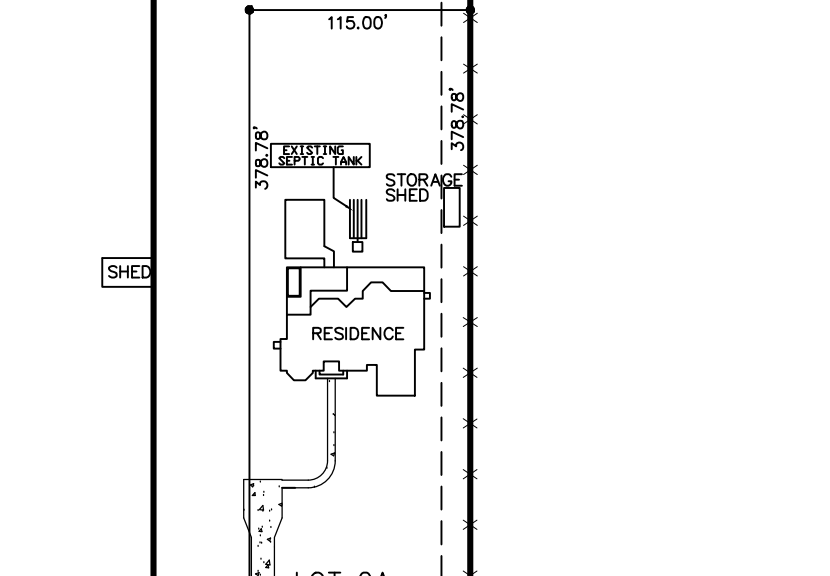
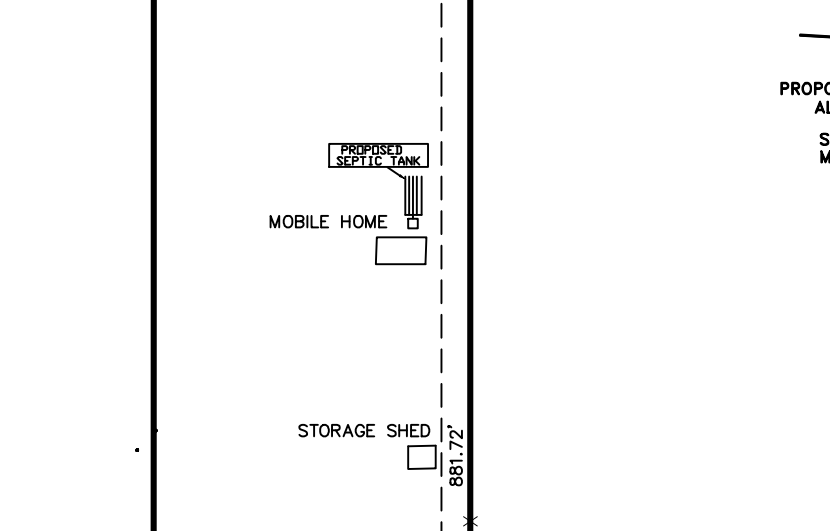
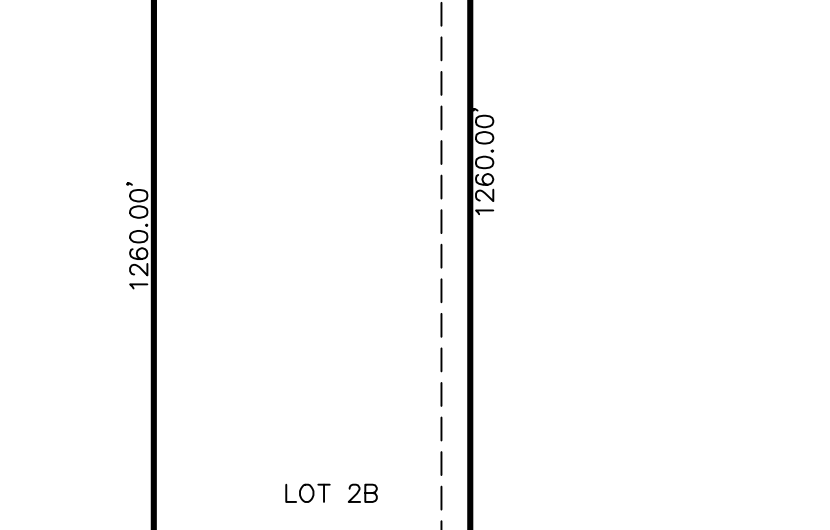
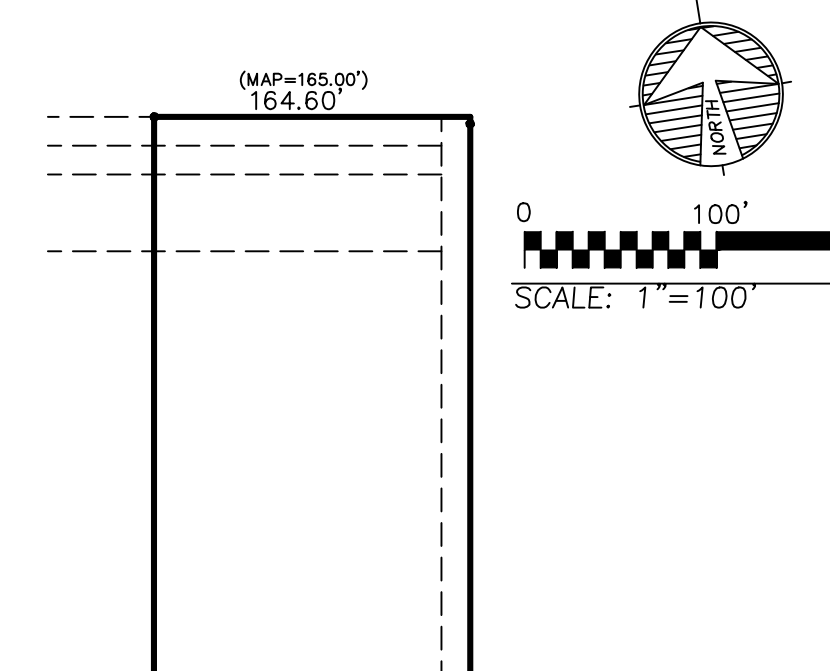
**GOMER L. SANCHEZ, SR.**

**STATE OF TEXAS**  
**COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC



**PENA ENGINEERING**  
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**WATER/SEWER DESIGN, TOPOGRAPHY & DRAINAGE LAYOUT**  
**MAPA DE DISEÑO DE AGUA/OSSF, TOPOGRAFIA Y DRENAJE**  
 OF  
**RE-PLAT OF LOT 2, LOS CAMINOS SUBDIVISION,**  
**HIDALGO COUNTY, TEXAS**  
 ALL OF LOT 2, LOS CAMINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 40, PAGES 161-163, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.  
**SHEET 2 OF 2**

MAIN CONTACT INFORMATION					
NAME	ADDRESS	CITY, STATE, & ZIP	PHONE	FAX	
OWNER: GOMER L. SANCHEZ	2720 GRAMBLING AVE.	EDINBURG, TEXAS 78504	(956) 581-1519		
ENGINEER: ARTURO GARCIA JR.	1001 WEST WHITEWING	EDINBURG, TEXAS 78501	(956) 682-2812	(956) 631-7362	
SURVEYOR: PABLO PENA III	1001 WEST WHITEWING	EDINBURG, TEXAS 78501	(956) 682-2812	(956) 631-7362	