



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-03-2018

PROPOSED RSBR DG LA BLANCA SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: ELOY Z. & ELMA GONZALEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF MONTE CRISTO ROAD (F.M. 1925) APPROXIMATELY 1,000 FEET WEST OF F.M. 493.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-11-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WITH AN OVERFLOW STRUCTURE DISCHARGING ON TO MONTE CRISTO ROAD (F.M. 1925).

ROAD R.O.W. DEDICATION: 20.00 FEET ADDITIONAL ONTO MONTE CRISTO ROAD (F.M. 1925).

H.C.R.O.W. FINAL APPROVAL DATE: 4-07-2018 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-05-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF FOR SINGLE FAMILY IS EXISTING.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: MONTE CRISTO ROAD (F.M. 1925)

H.C.O.E.C. FINAL APPROVAL DATE: 4-05-2018 : 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:

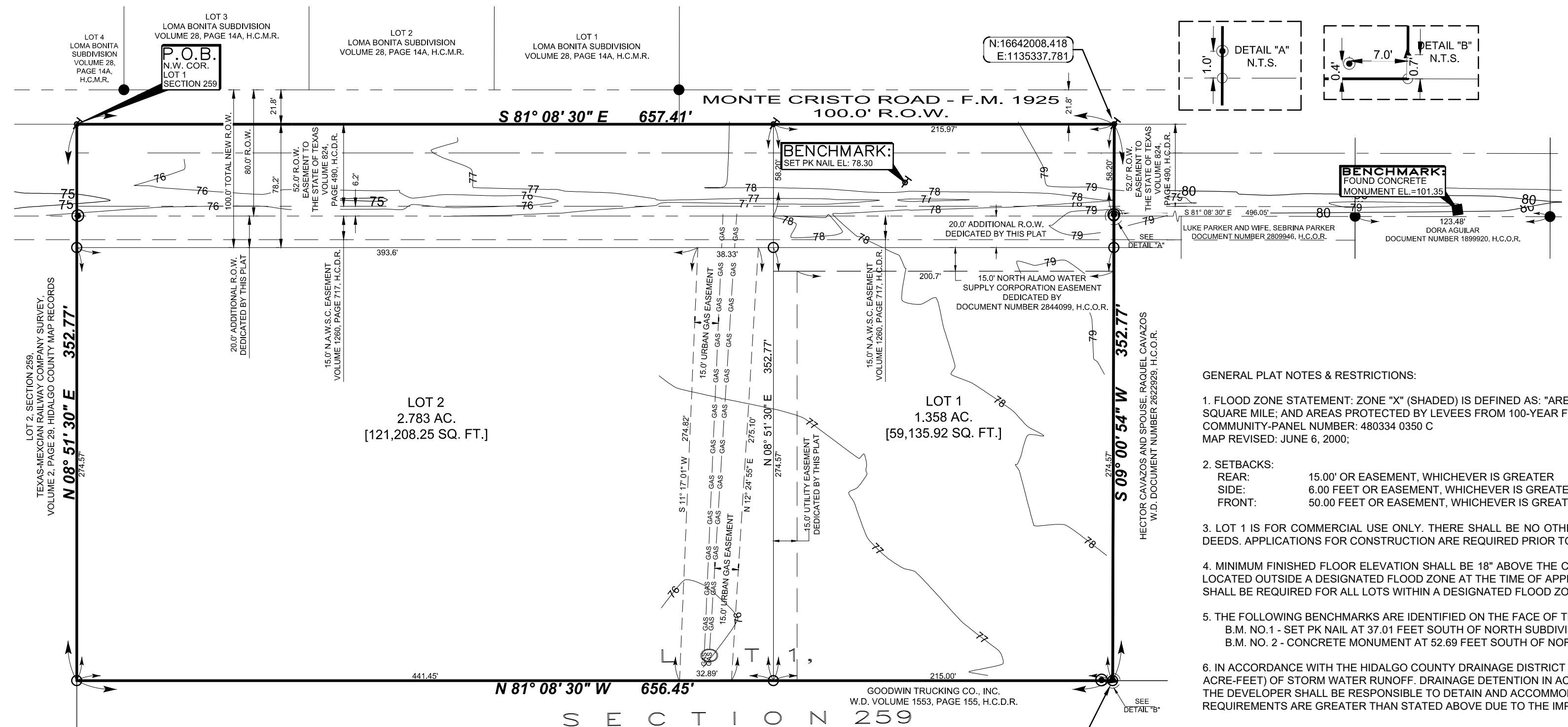
N/A

STAFF RECOMMENDS: **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.*

SUBDIVISION PLAT OF RSBR DG LA BLANCA SUBDIVISION

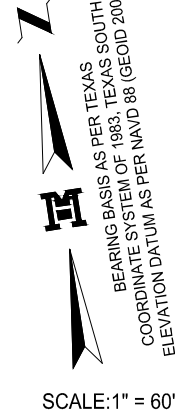
BEING A RESUBDIVISION OF 5.320 ACRES,
OUT OF LOT 1, SECTION 259,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS



GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT, ZONE "X" (SHADED) IS DEFINED AS: "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." COMMUNITY-PANEL NUMBER: 480334 0350 C MAP REVISED: JUNE 6, 2000;
- SETBACKS:
REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
FRONT: 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- LOT 1 IS FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ELEVATIONS AS PER NAVD 88 (GEOID 2003)
B.M. NO. 1 - SET PK NAIL AT 37.01 FEET SOUTH OF NORTH SUBDIVISION LINE AND 132.32 FEET WEST TO EAST PROPERTY LINE, N. 16641992.2480 E. 1135201.2410, ELEV. 78.30
B.M. NO. 2 - CONCRETE MONUMENT AT 52.69 FEET SOUTH OF NORTH PROPERTY LINE AND 437.35 FEET EAST OF EAST PROPERTY LINE, N. 16641887.8450 E. 1135761.4690, ELEV. 101.35
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7,328 CUBIC-FEET (0.168 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 DESIGN FOR COMMERCIAL USE.
- TxDOT DRIVEWAY / ENTRANCE PERMIT IS REQUIRED FOR LOT 1, PRIOR TO THE CONSTRUCTION OF A DRIVEWAY / ENTRANCE ON TO F.M. 1925. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- LARRY MILLER WITH URBAN GAS WAS CONTACTED, THERE ARE TWO 4" GAS LINES AND THEY CLAIM AN EASEMENT ON THE GAS LINES RUNNING NORTH AND SOUTH ON LOT 2 OF THIS PLAT, URBAN GAS REQUIRES A 15' EASEMENT ON EACH SIDE OF THE GAS LINES AS SHOWN HEREON THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED, BY OWNER AND INSPECTED BY COUNTY.

- LEGEND**
- FOUND No.4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND PIPE
 - FOUND CONCRETE MONUMENT
 - SET PK NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - GAS LINE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.W. COR. - NORTHWEST CORNER
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - P.O.B. - POINT OF BEGINNING
 - SQ. FT. - SQUARE FEET
 - AC. - ACRE
 - W.D. - WARRANTY DEED



APPROVED BY DRAINAGE DISTRICT: _____ HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 _____

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

ATTEST: _____ HIDALGO COUNTY CLERK _____ DATE _____

METES AND BOUNDS DESCRIPTION:

BEING A RESUBDIVISION OF 5.320 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 1, SECTION 259, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 5.320 ACRES WERE CONVEYED TO ELOY Z. GONZALEZ AND ELMA GONZALEZ BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1444, PAGE 124, HIDALGO COUNTY DEED RECORDS, SAID 5.320 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 1, SECTION 259, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 81° 08' 30" E ALONG THE NORTH LINE OF SAID LOT 1, SECTION 259, AND WITHIN THE RIGHT-OF-WAY OF MONTE CRISTO ROAD - F.M. 1925, A DISTANCE OF 657.41 FEET TO A NAIL SET (NORTHING: 16642008.418, EASTING: 1135337.781) ON THE NORTH LINE OF SAID LOT 1, SECTION 259, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 00' 54" W ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO HECTOR CAVAZOS AND SPOUSE, RAQUEL CAVAZOS BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2622929, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 78.20 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD - F.M. 1925, CONTINUING A TOTAL DISTANCE OF 352.77 FEET TO A NO. 4 REBAR SET (NORTHING: 16641660.005, EASTING: 1135282.504) ON THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 08' 30" W ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO GOODWIN TRUCKING CO., INC. BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1553, PAGE 155, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 656.45 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 51' 30" E AT A DISTANCE OF 274.57 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD - F.M. 1925, CONTINUING A TOTAL DISTANCE OF 352.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.320 ACRES, OF WHICH 1.179 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MONTE CRISTO ROAD - F.M. 1925, LEAVING 4.141 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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, A 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 LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT 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 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 DESCRIBED HEREIN FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V 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 HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____

ELOY Z. GONZALEZ _____ ELMA GONZALEZ _____

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELOY Z. GONZALEZ, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELMA GONZALEZ, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, ELOY Z. GONZALEZ AND ELMA GONZALEZ AS OWNERS OF THE 5.320 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PLAT OF RSBR DG LA BLANCA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

ELOY Z. GONZALEZ _____ DATE _____
13717 E. MONTE CRISTO ROAD
EDINBURG, TEXAS 78542

ELMA GONZALEZ _____ DATE _____
13717 E. MONTE CRISTO ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELOY Z. GONZALEZ AND KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELMA GONZALEZ, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____, 20____



KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 9742
STATE OF TEXAS

DATE PREPARED: 03/15/2018
ENGINEERING JOB # 17109.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS _____ DAY OF _____, 20____



FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS

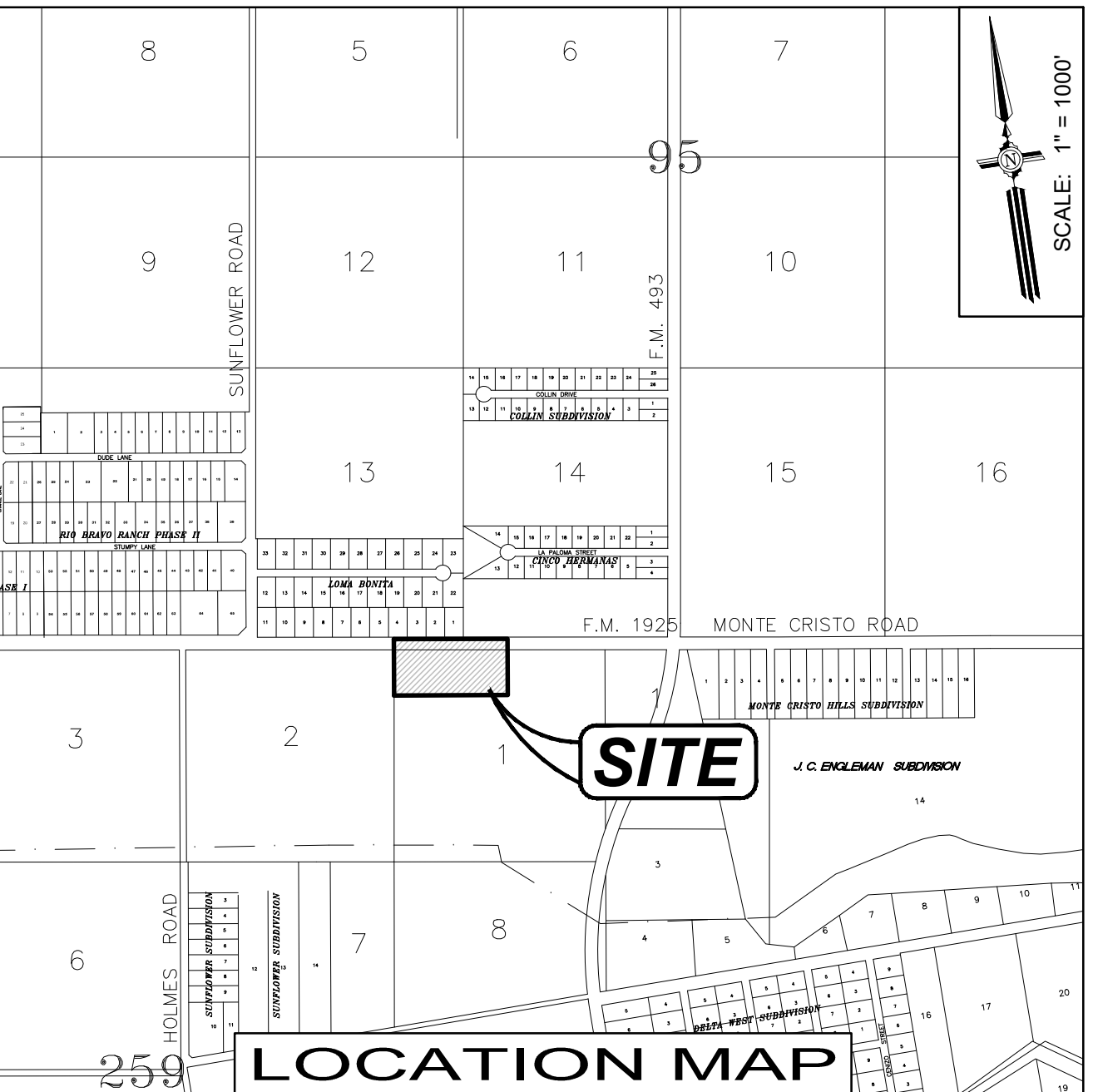
DATE SURVEYED: 07/07/17
T-1041, PG. 24
SURVEY JOB # 17109.08

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON _____ DAY OF _____, 20____

ATTEST: _____ PRESIDENT

SECRETARY _____

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.



MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MCINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD GRANDE CITY, TX 78842
PH: (956) 381-0981 PH: (956) 487-6256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: SA _____ DATE: 04-05-18
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELOY Z. GONZALEZ & ELMA GONZALEZ	13717 E. MONTE CRISTO ROAD	EDINBURG, TX 78541	(956) 262-9877	N/A
ENGINEER:	KELLEY A. HELLER-VELA	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

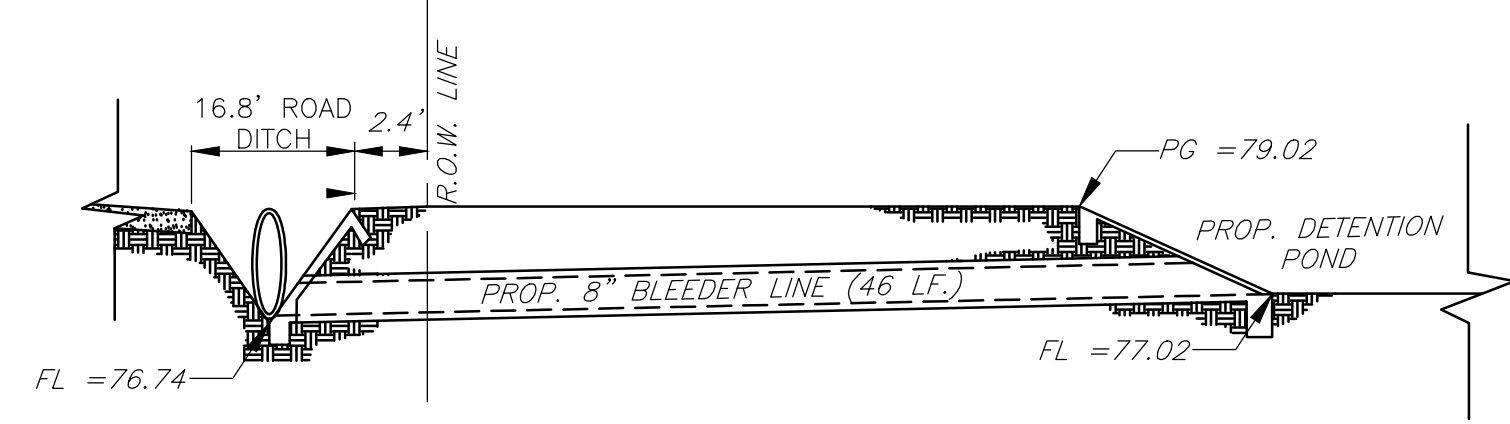
INDEX TO SHEET OF MINOR PLAT OF RSBR DG LA BLANCA SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYORS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. NO. 1, N.A.W.S.C. CERTIFICATION; COUNTY JUDGE'S CERTIFICATION.
- SHEET 2: INCLUDING LAYOUT OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE PRIOR TO DEVELOPMENT; PROPOSED SITE PLAN.

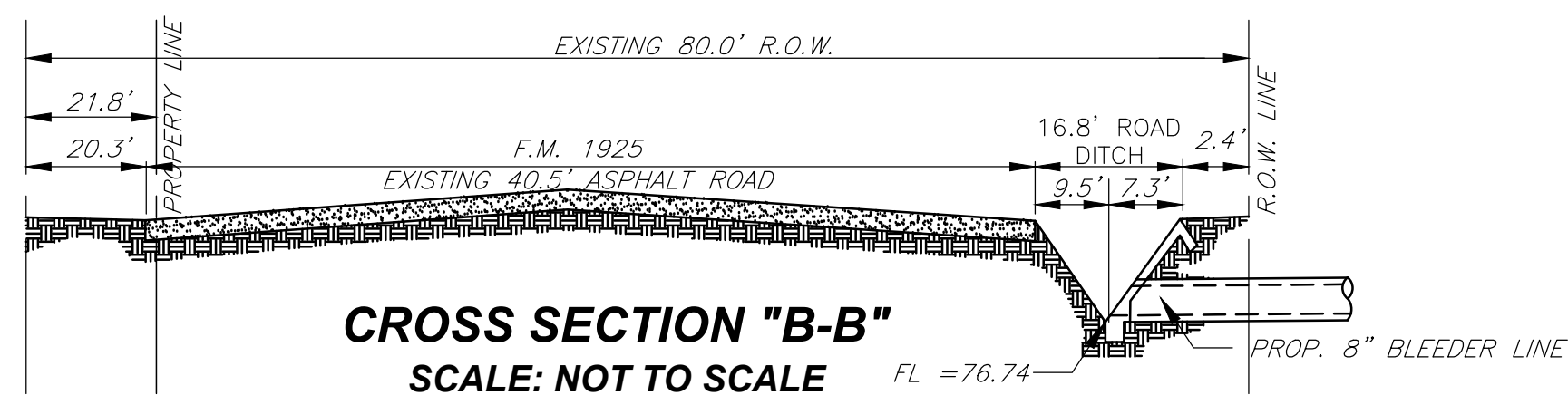


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

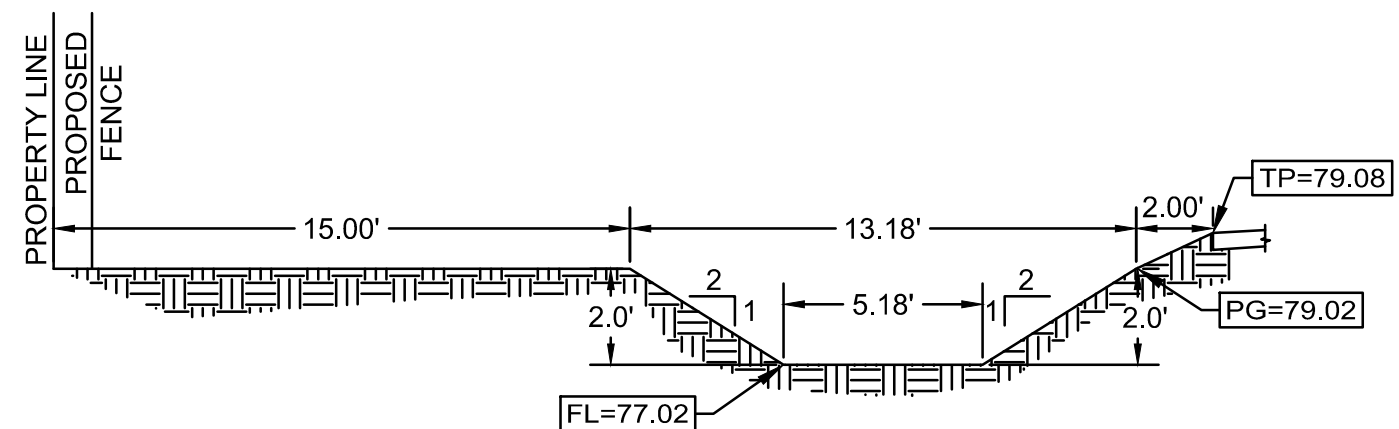
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



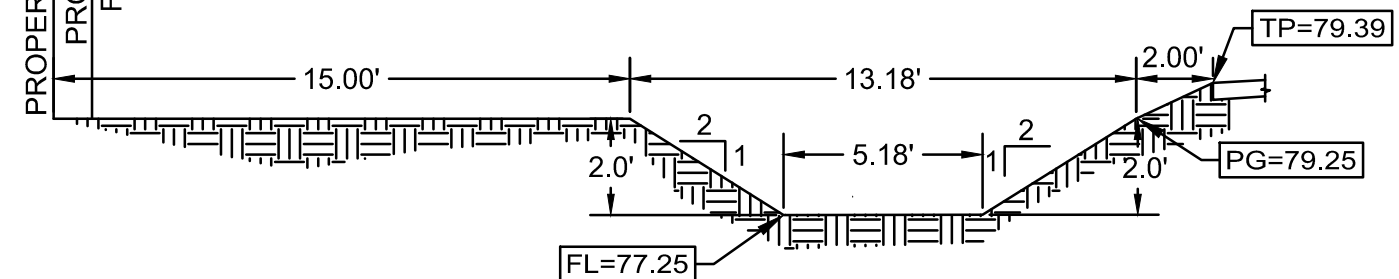
CROSS SECTION "A-A"
SCALE: NOT TO SCALE



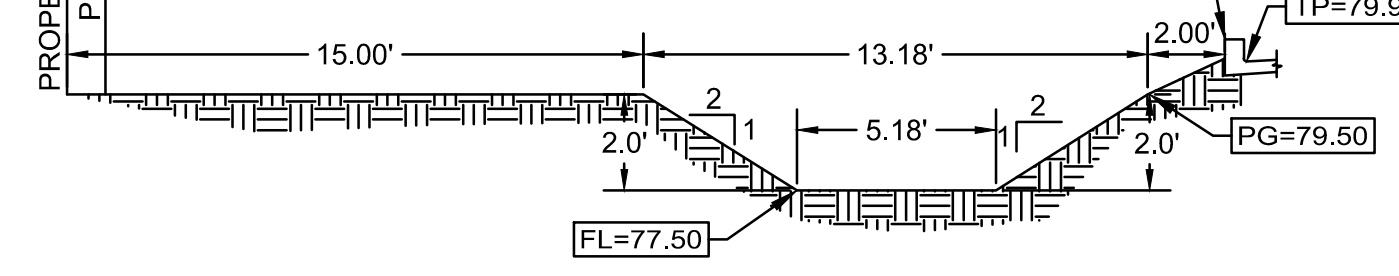
CROSS SECTION "B-B"
SCALE: NOT TO SCALE



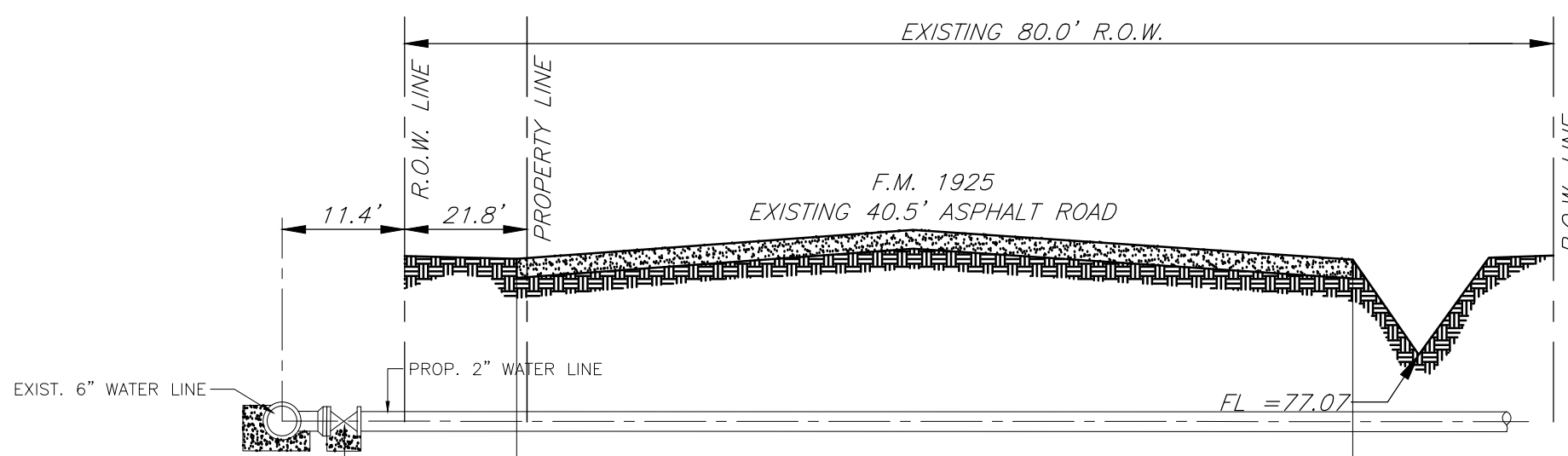
CROSS SECTION "C-C"
SCALE: NOT TO SCALE



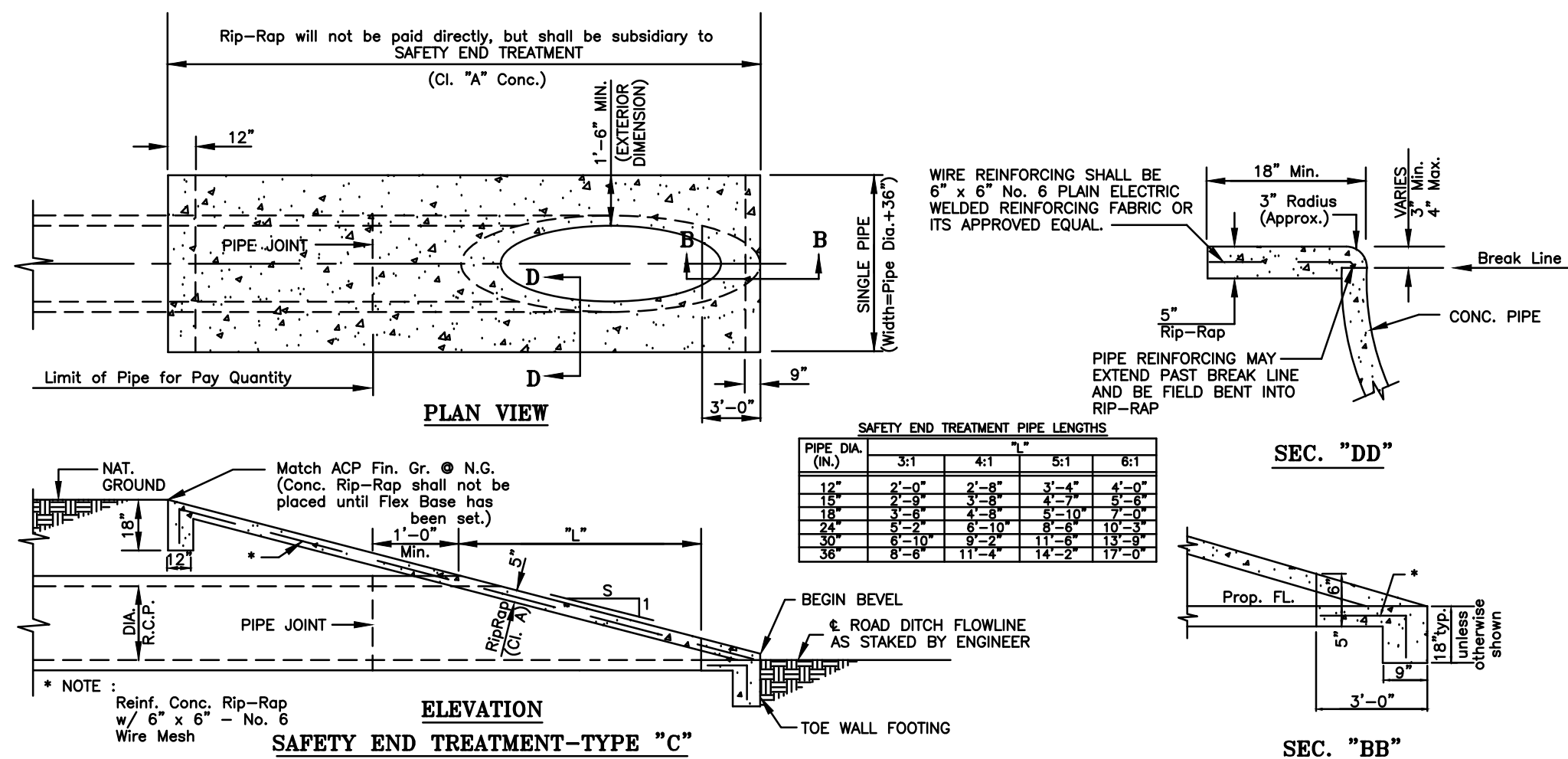
CROSS SECTION "D-D"
SCALE: NOT TO SCALE



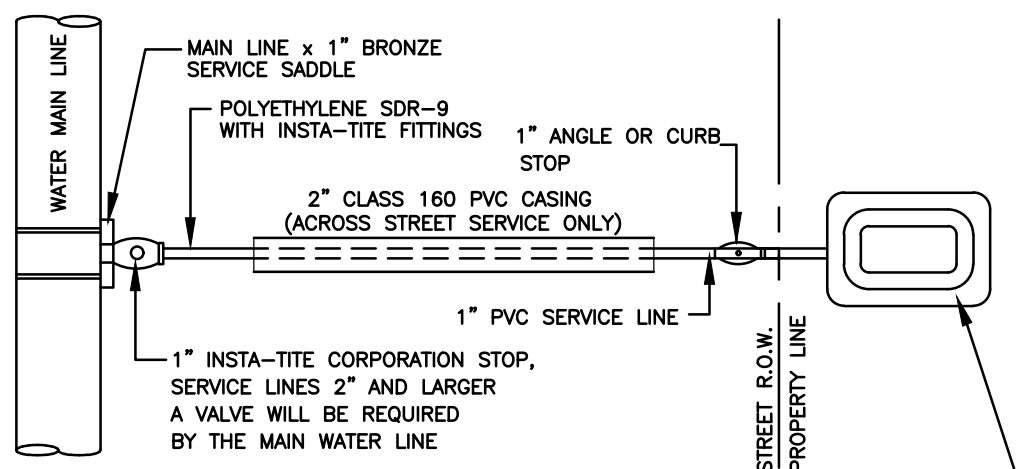
CROSS SECTION "E-E"
SCALE: NOT TO SCALE



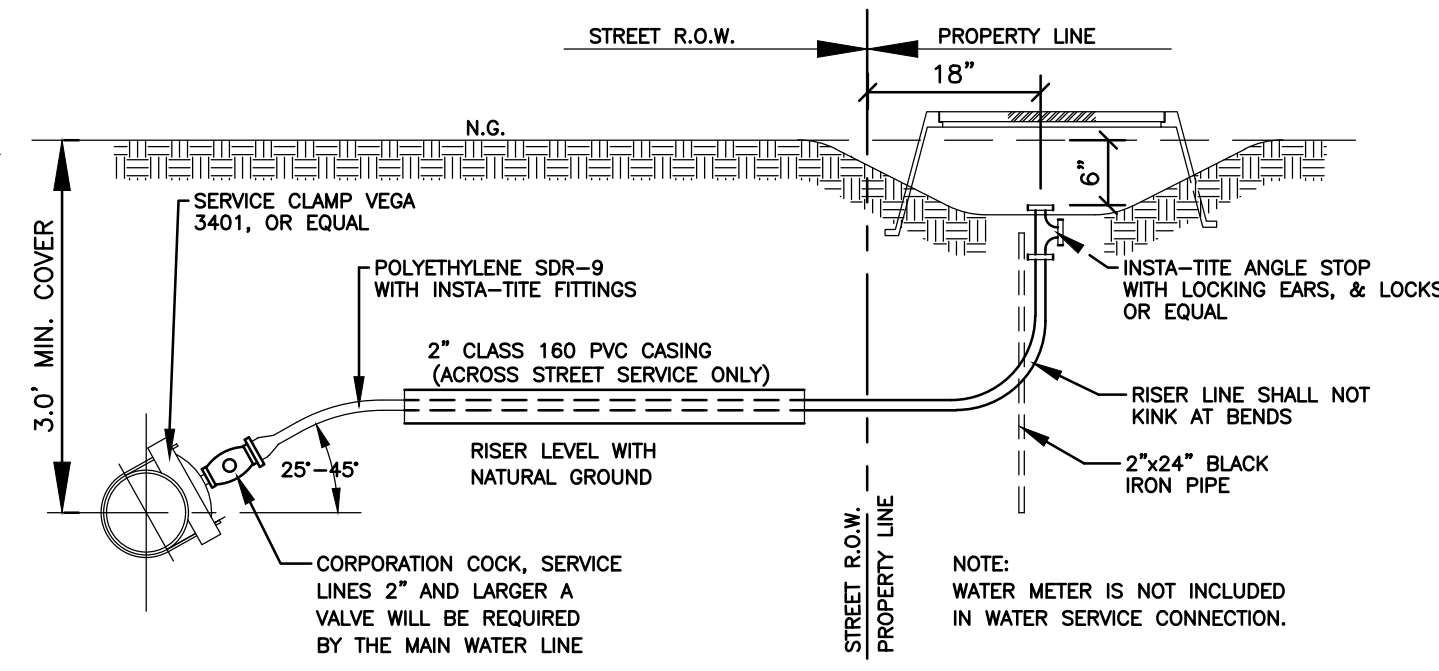
WATERLINE CROSSING
N.T.S.



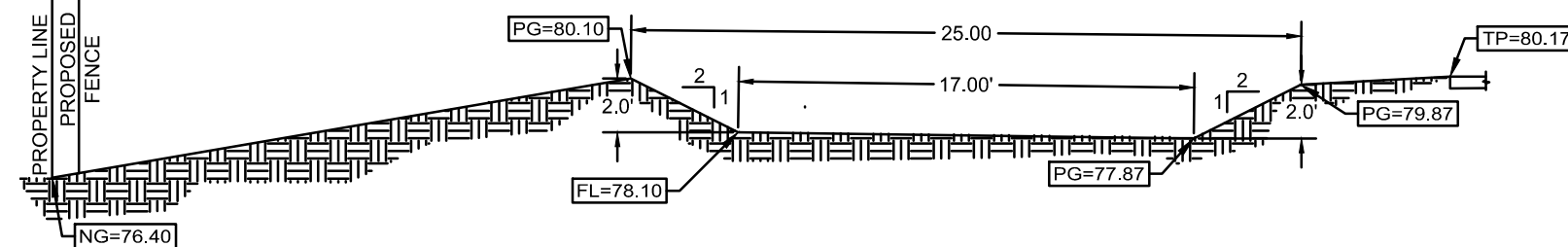
SAFETY END TREATMENT - (Type "C") DETAILS
NOT TO SCALE



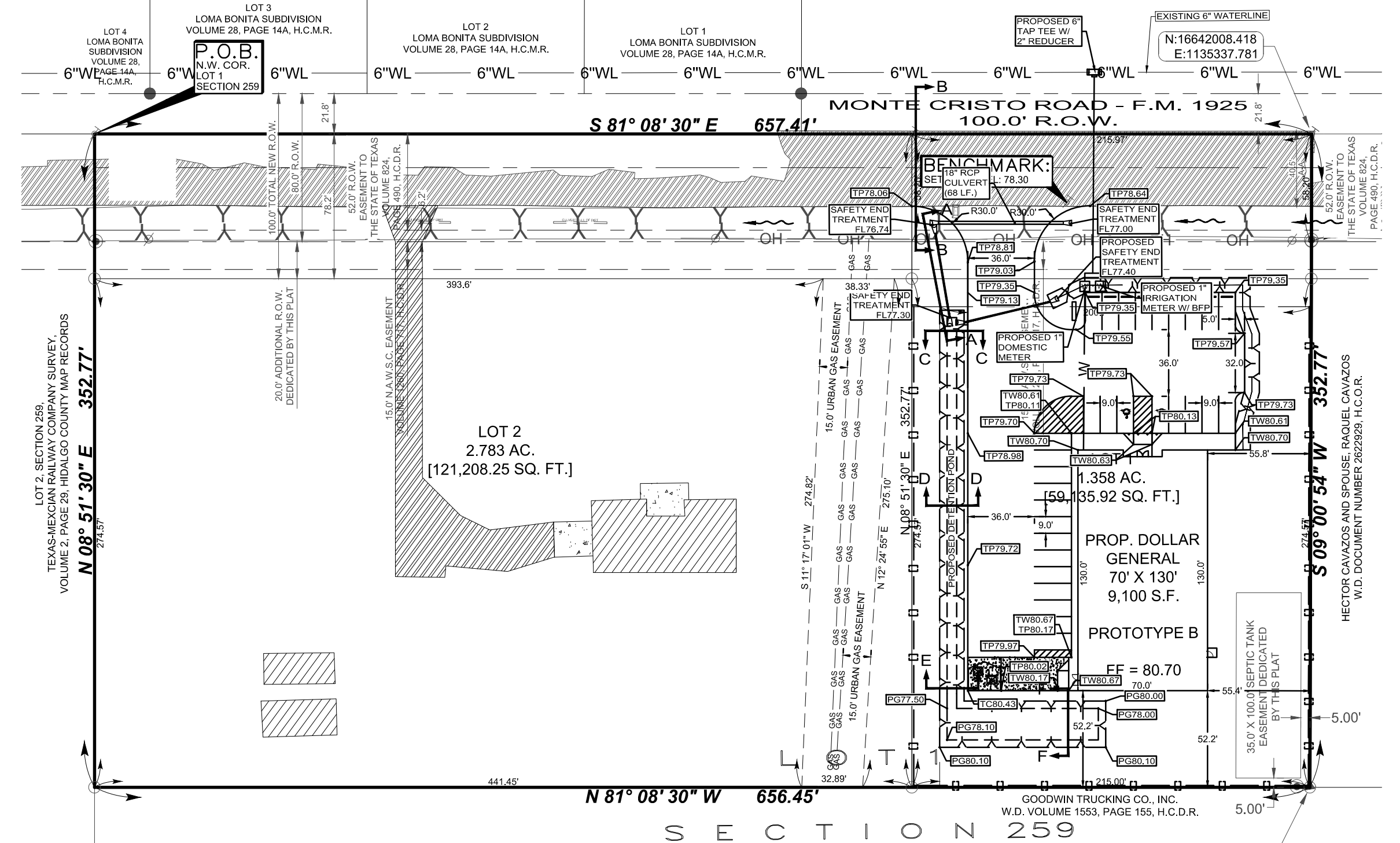
SINGLE WATER SERVICE CONNECTION
NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION ELEVATION
NOT TO SCALE



CROSS SECTION "F-F"
SCALE: NOT TO SCALE



PROPOSED SITE PLAN & PARKING LOT GRADING PLAN

STATE OF TEXAS
COUNTY OF HIDALGO

DRAINAGE STATEMENT
RSBR DG LA BLANCA SUBDIVISION
PROJECT NO.: 17109.00 DATE: JUNE 23, 2017

RSBR DG LA BLANCA SUBDIVISION IS A 5.32 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 1, SECTION 259, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED SOUTH OF MONTE CRISTO ROAD (F.M. 1925) AND WEST OF LA BLANCA ROAD (F.M. 483), IN THE COUNTY OF HIDALGO, TEXAS. THE PROPOSED RUNOFF SHALL FLOW INTO THE PROPOSED DETENTION PONDS AND GREEN AREAS. THIS WILL HAVE AN 8' BLEEDER LINE INTO THE EXISTING BAR DITCH ALONG THE NORTH SIDE AND WITHIN THE RIGHT-OF-WAY OF MONTE CRISTO ROAD (F.M. 1925).

THE SOILS ARE HIDALGO FINE SANDY LOAM (2526), WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS SURFACE FLOW IN A NORTHERN EASTERLY DIRECTION AND HAS A RUNOFF OF 4.89 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR RSBR DG LA BLANCA SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOT NORTH INTO THE EXISTING BAR DITCH ALONG MONTE CRISTO ROAD (F.M. 1925), WHICH FLOWS WEST. THE PROPOSED RUNOFF SHALL FLOW INTO THE PROPOSED DETENTION PONDS AND GREEN AREAS. THIS WILL HAVE AN 8' BLEEDER LINE INTO THE EXISTING BAR DITCH ALONG THE NORTH SIDE AND WITHIN THE RIGHT-OF-WAY OF MONTE CRISTO ROAD (F.M. 1925).

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THE PROPOSED RUNOFF IS 12.29 C.F.S., WHICH IS AN INCREASE OF 7.40 C.F.S. THEREFORE, AS PER ATTACHED CALCULATIONS, 8,871 CUBIC FEET OF DETENTION WILL BE PROVIDED IN THE DETENTION SWALES IN THIS SUBDIVISION. A "RECTANGLE" SHAPED SWALE SHALL BE CONSTRUCTED, 24 INCHES DEEP IN ORDER TO DETAIN RUNOFF. THE DRAINAGE AND DETENTION PLAN SHALL BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT.

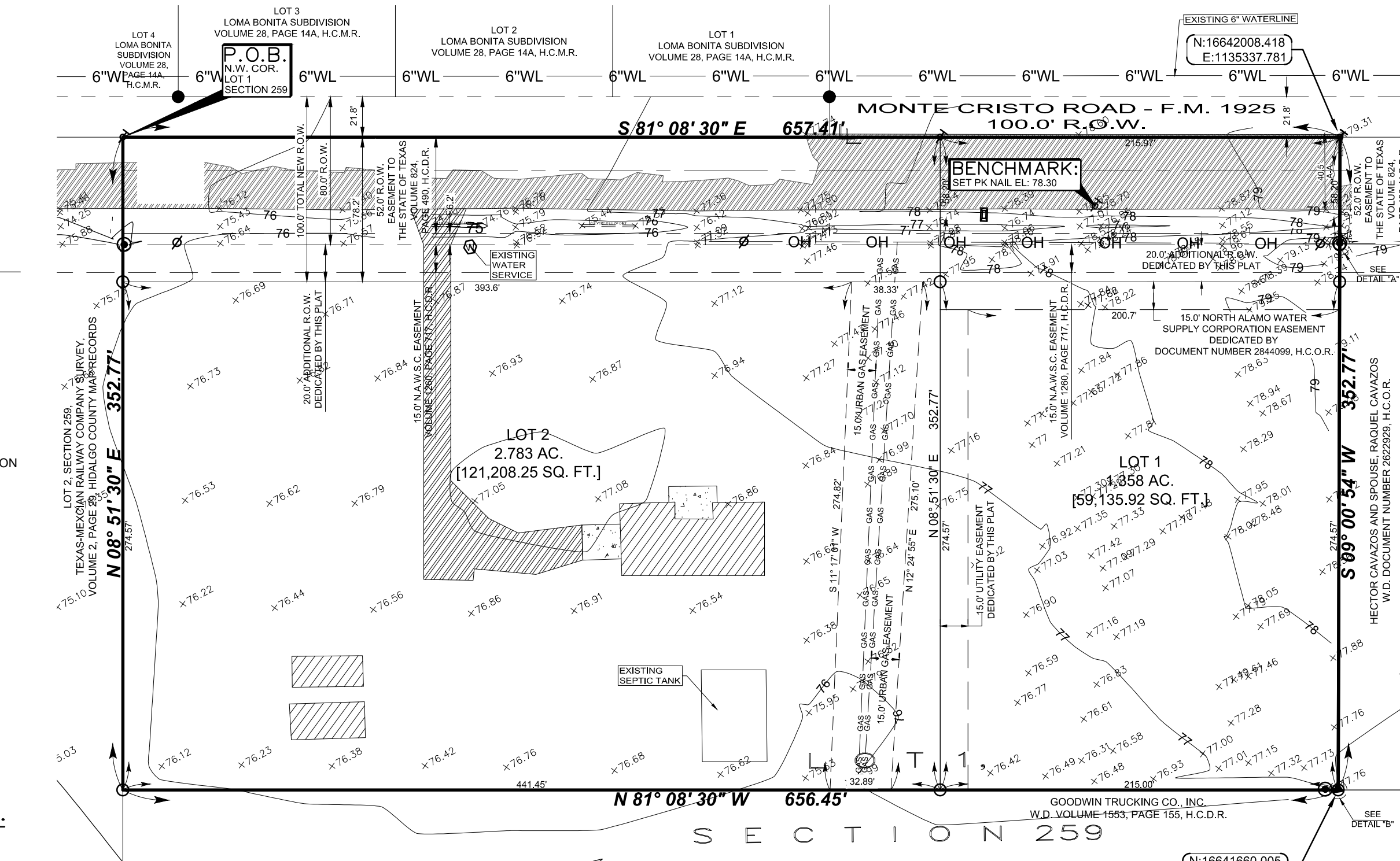
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED THIS THE ___ DAY OF _____ 20__

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 06/24/2017
ENGINEERING JOB # 17109.00



EXISTING SITE & TOPOGRAPHICAL LAYOUT

TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
PH: (956) 381-0881 FAX: (956) 381-1839 ESTABLISHED 1947
227 N. F.M. 3167 RIO GRANDE CITY, TX 78426
PH: (956) 487-8256 FAX: (956) 488-8591 www.meldenandhunt.com

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

RSBR DG LA BLANCA WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (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 AND 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 6" DIAMETER WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MONTE CRISTO ROAD (FM 1925). THE WATER SYSTEM FOR LOT 2 OF RSBR DG LA BLANCA CONSISTS OF A 1" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6" LINE. THIS 6" LINE THEN RUNS SOUTH THROUGH MONTE CRISTO ROAD (FM 1925) RIGHT-OF-WAY ENDING WITH AN EXISTING WATER SERVICE. THE WATER SYSTEM FOR LOT 1 OF RSBR DG LA BLANCA CONSISTS OF A PROPOSED 2" DIAMETER WATER LINE THAT TAPS INTO AN EXISTING 6" LINE. THIS 2" LINE THEN RUNS SOUTH THROUGH MONTE CRISTO ROAD (FM 1925) RIGHT-OF-WAY ENDING WITH A PROPOSED COMMERCIAL SERVICE.

WATER DISTRIBUTION FOR RSBR DG LA BLANCA CONSISTS OF ONE EXISTING SINGLE SERVICE FOR THE EXISTING RESIDENTIAL USE ON LOT 2 AND ONE PROPOSED SINGLE SERVICE FOR THE PROPOSED COMMERCIAL USE ON LOT 1. THE 2" LINE, THE SINGLE SERVICE, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 1,200, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THE ENTIRE WATER FACILITIES WHICH 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.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SEWAGE FROM RSBR DG LA BLANCA SUBDIVISION FOR LOT 1 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON LOT 1. SEWAGE FOR LOT 2 OF RSBR DG LA BLANCA SUBDIVISION IS CURRENTLY BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 12258, 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.

SOIL EVALUATION REPORT:
THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST NINE EXCAVATIONS WERE PERFORMED ON THE SITE. THE SOIL IS A UNIFORM FINE SANDY LOAM SOIL EXTENDING UP TO 96" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

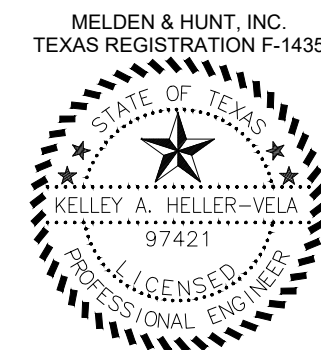
THE COST TO INSTALL A SEPTIC SYSTEM ON LOT 1, THE COMMERCIAL LOT, IS \$1,500, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE.

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 COSTS TO INSTALL WATER AND 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 \$ 1,200 WHICH EQUALS TO \$ 1,200 FOR LOT 1.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 1,500 WHICH EQUALS TO \$ 1,500 FOR LOT 1.

ENGINEER'S SIGNATURE _____ DATE _____



SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE OPERACIÓN:

RSBR DG LA BLANCA SE SUMINISTRARÁ CON AGUA POTABLE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISIÓN Y ESTABLECER LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN EXISTENTE LINEA DE 6" EN DIÁMETRO DE AGUA CORRIENTE NORTE A LO LARGO DEL DERECHO DE PASO (RIGHT-OF-WAY) DE MONTE CRISTO ROAD (FM 1925). EL SISTEMA DE AGUA PARA EL LOTE 2 DE RSBR DG LA BLANCA SUBDIVISIÓN COMPUESTO DE UNA LINEA DE 1" EN DIÁMETRO DE AGUA QUE SE NUTRE DE LA EXISTENTE LINEA DE 6". ESTA LINEA DE 6" LUEGO FUNCIONA AL SUR A TRAVÉS DE MONTE CRISTO ROAD (FM 1925) FINAL DE LA VÍA QUE TERMINA CON UN SERVICIO DE AGUA EXISTENTE. EL SISTEMA DE AGUA PARA EL LOTE 1 DEL RSBR DG LA BLANCA SUBDIVISIÓN CONSISTE EN UNA LINEA DE AGUA DE DIÁMETRO DE 2" PROPUESTA QUE SE ENCUENTRA EN UNA LINEA EXISTENTE DE 6". ESTA LINEA DE 2" LUEGO FUNCIONA AL SUR A TRAVÉS DE MONTE CRISTO ROAD (FM 1925) FINAL DE LA VÍA QUE TERMINA CON UN SERVICIO COMERCIAL PROPUESTO.

DISTRIBUCIÓN DE AGUA PARA RSBR DG LA BLANCA CONSTA DE UN SERVICIO EXISTENTE ÚNICO PARA EL USO RESIDENCIAL EN LOTE 2 Y UN SERVICIO PROPUESTO PARA EL ÚNICO USO COMERCIAL PROPUESTO EN LOTE 1. YA SE HAN INSTALADO LA LINEA DE AGUA DE 2 PULGADAS DE DIÁMETRO, EL SERVICIO SENCILLO, Y LA CAJA DE MEDIDORES. EL DUEÑO LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$1,200, CUAL SUMA REPRESENTA EL COSTO TOTAL QUE INCLUYE UN MEDIDOR, DERECHOS HONORARIOS DE ADQUISICIÓN, Y TODOS LOS MIEMBROS U OTROS CARGOS ASOCIADOS CON LA CONEXIÓN INDIVIDUAL DE CADA LOTE EN LA SUBDIVISIÓN. N.A.W.S.C. A SOLICITUD DEL PROPIETARIO, N.A.W.S.C. INSTALARÁ EL MEDIDOR DE AGUA PARA LOTE 1 SIN COSTO ALGUNO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

SUMINISTRO DE AGUAS RESIDUALES: DESCRIPCIÓN, COSTO Y FECHA DE OPERACIÓN:

EL DRENAJE SANITARIO DE LOTE 1 DE RSBR DG LA BLANCA SUBDIVISIÓN SE TRATARÁ DE FORMA INDIVIDUAL POR MEDIO DE UN TANQUE/FOSA SEPTICA PARA CADA SOLAR. DICHO TANQUE/FOSA SEPTICA SERÁ DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO, INCLUIDA TAMBIÉN EL ÁREA DE DRENAJO. EL DRENAJE SANITARIO DE LOTE 2 DE RSBR DG LA BLANCA SUBDIVISIÓN ACTUALMENTE SE ESTÁ TRATANDO POR MEDIO DE UN TANQUE/FOSA SEPTICA. EL INGENIERO JOSE A. GONZALEZ CON LICENCIA NO. 12258, HA EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISIÓN PARA Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACIÓN DE UNA TANQUE/FOSA SEPTICA (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA ÁREA ADECUADA PARA REEMPLAZAR EL ÁREA DE DRENAJO.

EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-MARGOSA". AL MENOS NUEVE PERFORACIONES SE EXCAVARON EN ESTE LUGAR. EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-MARGOSA" EXTENDIÉNDOSE HASTA 90" DEBAJO DEL FONDO DE CADA PERFORACIÓN. NO HAY NINGUNA INDICACIÓN DE AGUA EN LA SUPERFICIE, O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACIÓN. ESTA PROPIEDAD CUENTA CON BUEN DRENAJO.

EL COSTO PARA INSTALAR UN SISTEMA INDIVIDUAL DE TANQUES/FOSSAS SEPTICAS EN LOTE 1, EL LOTE COMERCIAL, ES DE: \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCIÓN 16.343 DEL CÓDIGO DEL AGUA (WATER CODE). CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR DE AGUA CON UN COSTO TOTAL DE \$1,200 QUE IGUALA A \$1,200 DOLARES PARA LOTE 1.

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSSAS SEPTICAS COSTARÁN \$1,500.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$1,500.00 QUE IGUALA A \$1,500 DOLARES PARA LOTE 1.

FIRMA DE INGENIERO _____ FECHA _____

SUBDIVIDER CERTIFICATION

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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, ROD HAMBY SUBDIVIDER(S) OF RSBR DG LA BLANCA SUBDIVISION HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO LOT 1 OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROD HAMBY
LOT 1 OWNER

STATE OF MISSOURI
COUNTY OF HOWELL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROD HAMBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I, ELOY Z. GONZALEZ & ELMA GONZALEZ, SUBDIVIDER(S) OF RSBR DG LA BLANCA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO LOT 2 OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ELOY Z. GONZALEZ
LOT 2 OWNER

ELMA GONZALEZ
LOT 2 OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELOY Z. GONZALEZ & ELMA GONZALEZ, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____ 20____.

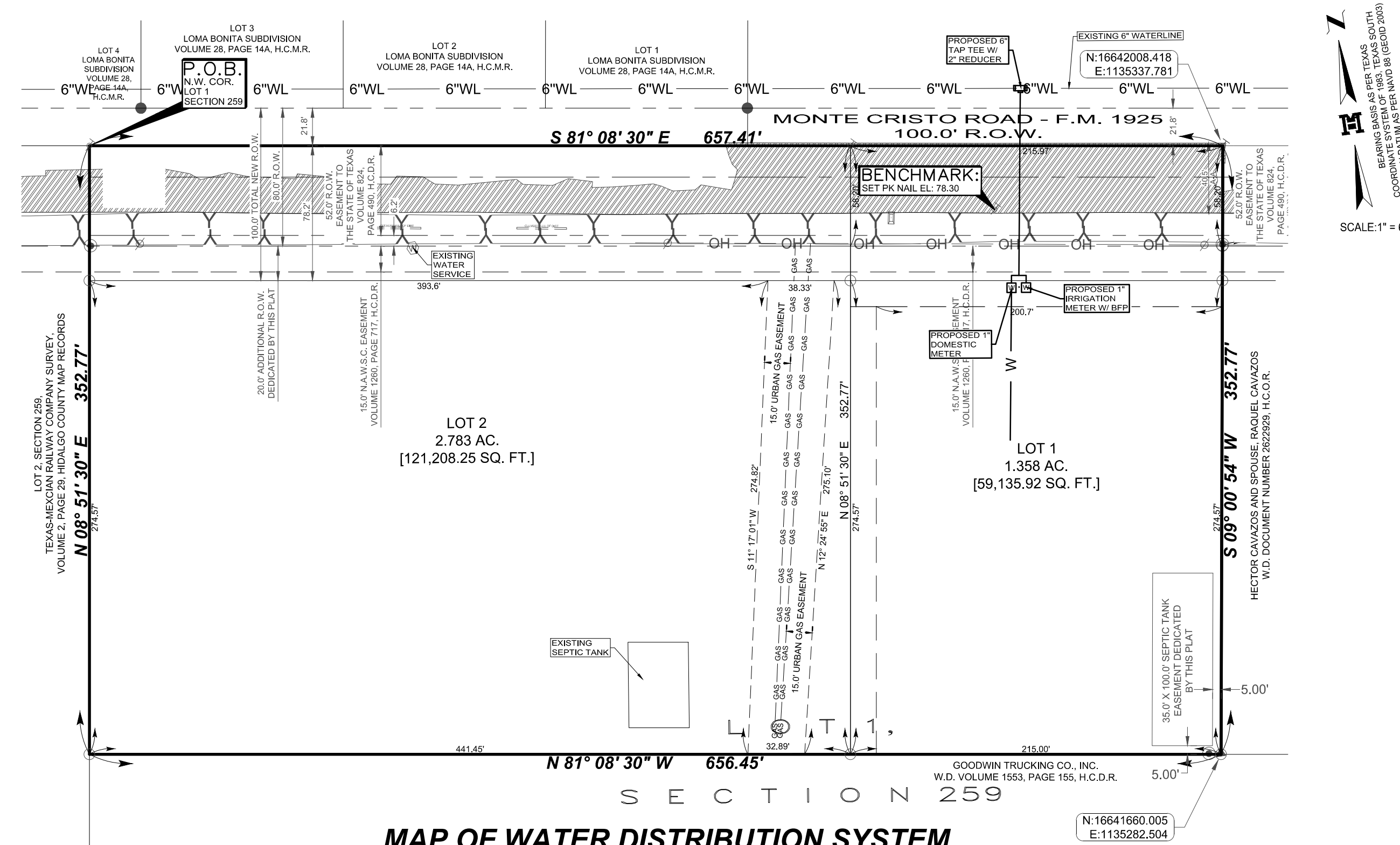
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COST ESTIMATE:

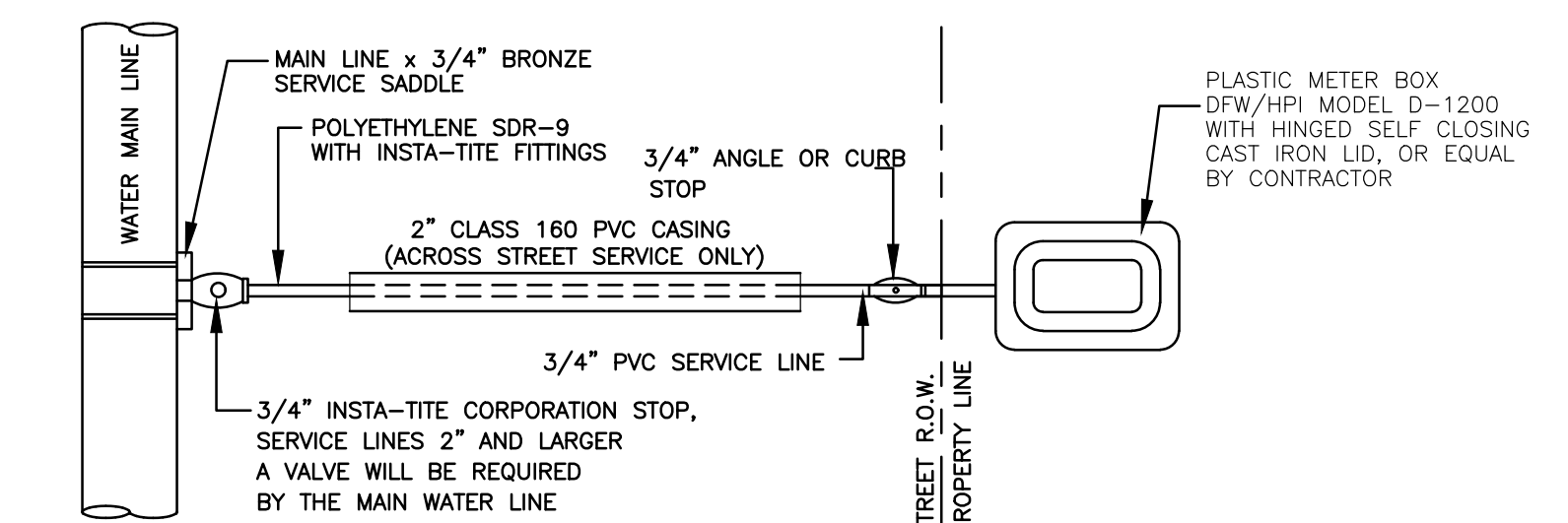
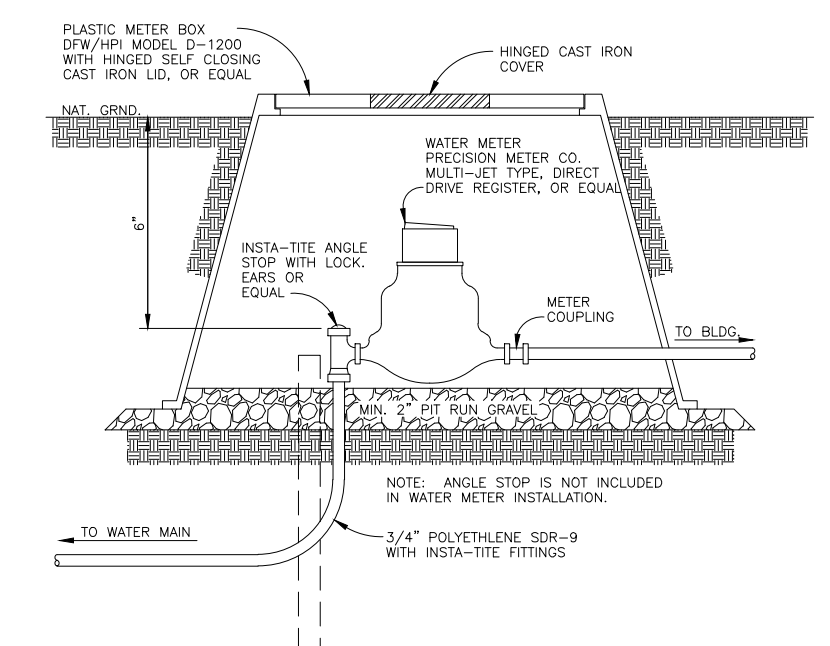
PAVING IMPROVEMENTS:	\$ 0.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
WATER DISTRIBUTION:	\$ 1,200.00
SANITARY SEWER:	\$ 1,500.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 0.00
DREAJE PLUVIAL:	\$ 0.00
SERVICIO DE AGUA POTABLE:	\$ 1,200.00
SERVICIO DE DRENAJE SANITARIO:	\$ 1,500.00



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



SINGLE WATER SERVICE CONNECTION

- LEGEND**
- FOUND No.4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND PIPE
 - FOUND CONCRETE MONUMENT
 - SET PK NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- GAS LINE
— R.O.W. - RIGHT OF WAY
— H.C.M.R. - HIDALGO COUNTY MAP RECORDS
— H.C.D.R. - HIDALGO COUNTY DEED RECORDS
— H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
— N.W. COR. - NORTHWEST CORNER
— N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
— P.O.B. - POINT OF BEGINNING
— SQ. FT. - SQUARE FEET
— AC. - ACRE
— W.D. - WARRANTY DEED

**SUBDIVISION PLAT OF
RSBR DG LA BLANCA
SUBDIVISION**

BEING A RESUBDIVISION OF 5.320 ACRES,
OUT OF LOT 1, SECTION 259,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS' ENGINEERS SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD GRANGE CITY, TX 75852
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com