



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: 8-28-2018

PROPOSED MEZQUITE MOORE SUBDIVISION, PRECINCT No. 2.

ENGINEER: NAIN ENGINEERING DEVELOPER: RICARDO CAZARES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 36 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF MOORE ROAD APPROXIMATLY ½ MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-23-2018 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MOORE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-30-2018 BY, JAIME SALINAS, PCT. 2 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: M.H.W.S.C. LINE SIZE: 8" LOCATION: MOORE ROAD.

WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 8" LOCATION: MOORE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-27-2018 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.*

MEZQUITE MOORE SUBDIVISION

A 10.00 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF MOORE ROAD FOR THE NORTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF THIS TRACT:

THENCE: S 81°28'09" E, ALONG THE NORTH OF LOT 1 AND THE CENTERLINE OF MOORE ROAD A DISTANCE OF 330.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE: S 08°31'51" W, WITH THE WEST LINE OF ROADRUNNER SUBDIVISION PHASE I, AS PER MAP RECORDED IN VOLUME 26, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, PASSING AT 20.00 FEET THE SOUTH R.O.W. LINE OF MOORE ROAD, PASSING AT 40.00 FEET TO A 1/2" IRON ROD FOR A REFERENCE ON-LINE, PASSING AT 1225.00 FEET TO A 1/2" INCH IRON ROD FOR A REFERENCE ON-LINE AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF S/D ROADRUNNER SUBDIVISION PHASE II AS THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 81°28'09" W, 330.00 FEET WITH THE SOUTH LINE OF LOT 1 AND THE NORTH LINE OF THE RESUBDIVISION OF WEST 10.00 ACRES OF LOT 9, BLOCK 30, ALAMO LAND AND SUGAR SUBDIVISION AS PER MAP RECORDED IN VOLUME 16, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 08°31'51" E, WITH THE WEST LINE OF LOT 1 AND THE EAST LINE OF A 120.00 FOOT DRAINAGE EASEMENT, PASSING AT 95.00 FEET A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "R&A" SET FOR A REFERENCE ON-LINE, PASSING AT 1280.00 FEET TO A 1/2" INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR A REFERENCE ON-LINE, PASSING AT 130.00 FEET THE SOUTH R.O.W. LINE OF MOORE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

- MIN. BUILDING SETBACK LINES: FRONT 25.0' FRONT CUL-DE-SAC 15.0' REAR 15.0' OR EASEMENT WHICH EVER IS GREATER SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER 30.0' GARAGE / CAR PORT FRONT SET BACK
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET. 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION CERTIFICATE MUST BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED. ○ - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. > - DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
- BENCH MARK: 99.50 C.P.S IN POWER POLE LOCATED OF ELDORA ROAD AND ALAMO ROAD (FM 907) NAVD 88 DATUM
- FLOOD ZONE DESIGNATION: ZONE "B" (medium shading) FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. C.P.N. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL VOLUME OF 28,885 CUBIC FEET (0.62 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT
- RICARDO CAZARES., THE OWNER & SUBDIVIDER OF HERNANDEZ MACIAS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL AND INDUSTRIAL 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.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- ALL LOTS SHALL HAVE APOST DEVELOPMENT FINISHED GRADE FROM THEREAR OF THE LOT TO CURB AND/OR ROAD DITCH AT A 0.05% SLOPE TO ACCOMLISH POSITIVE DRAINAGE
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
RICARDO CAZARES OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "MEZQUITE MOORE SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: RICARDO CAZARES
ADDRESS: 1337 W. MOORE ROAD
ALAMO, TEXAS, 78516

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICARDO CAZARES PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ON THIS THE _____ DAY OF _____, 20_____.

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

ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF ALAMO
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: _____
CITY SECRETARY DATE MAYOR OF CITY OF ALAMO DATE

THIS PLAT OF MEZQUITE MOORE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2018

CHARMAN _____
DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

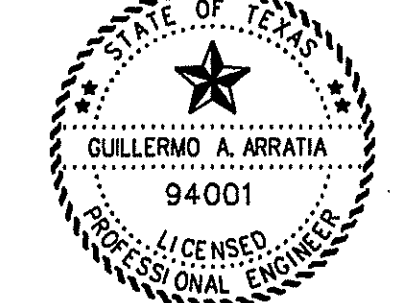
I, THE UNDERSIGNED, REYNALDO ROBLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 478
107 W. HUISACHE ST.
WESLACO, TEXAS, 78596
PH. 956-968-2422

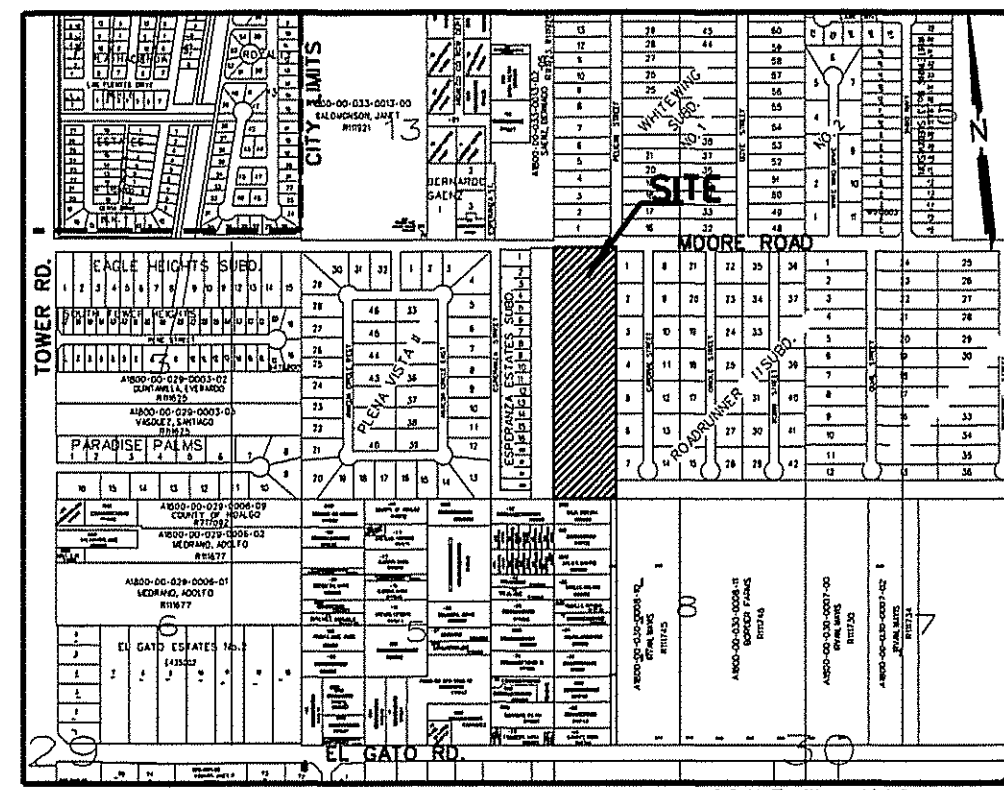
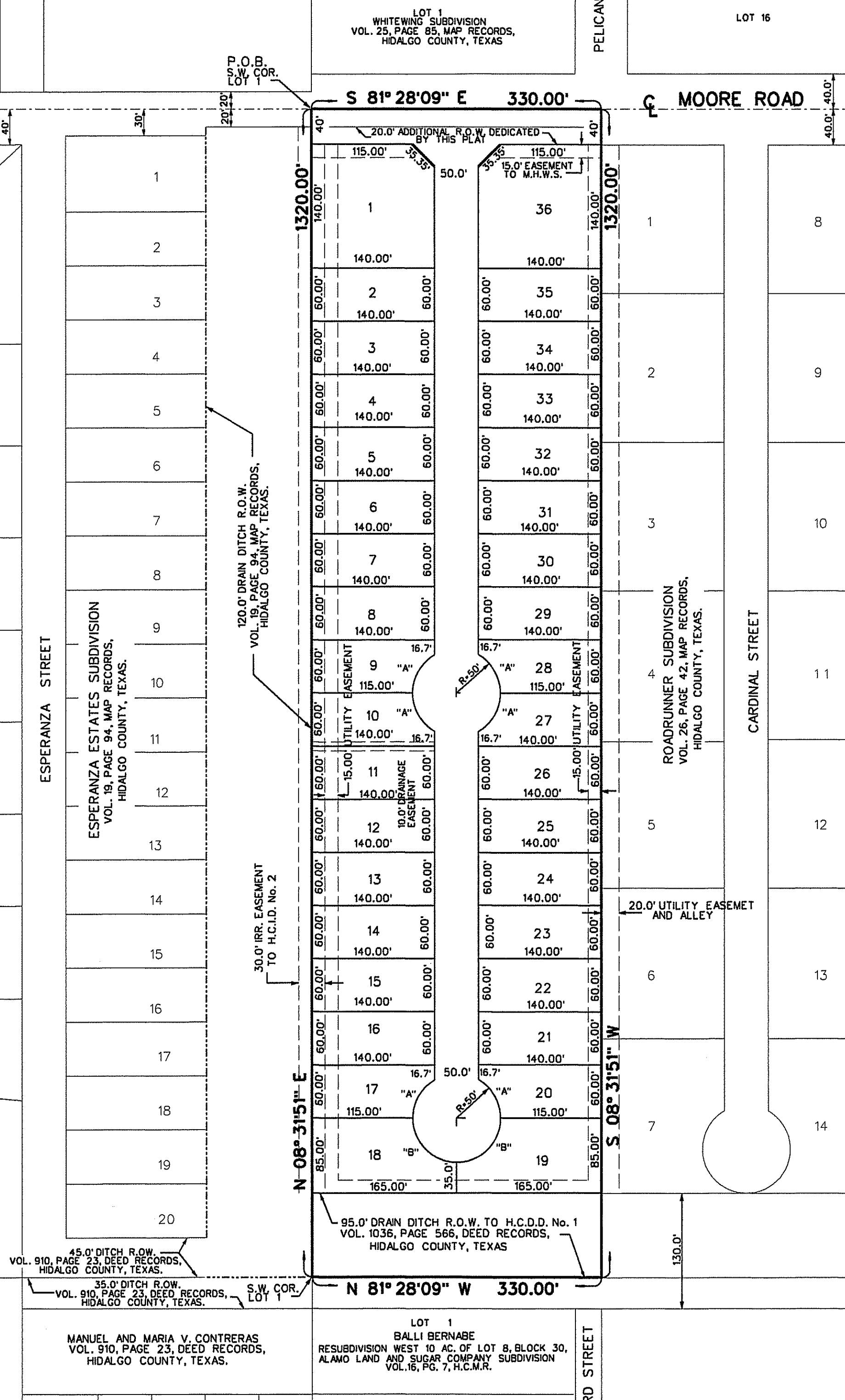
STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo A. Arratia
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
528 N. 5TH ST.
DONNA, TEXAS, 78537



SHEET 1 OF 2



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MEZQUITE MOORE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 2 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF MOORE ROAD, 1/2 MILE EAST OF TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149 / 2015 CENSUS). MEZQUITE MOORE SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS OF ALAMO AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: RICARDO CAZARES 1337 W. MOORE ROAD ALAMO, TEXAS, 78516 (956) 884-8093
ENGINEER: GUILLERMO A. ARRATIA 528 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESLACO, TEXAS, 78596 956-968-2422

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

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

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA

MEZQUITE MOORE
SUBDIVISION

A 10.00 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MEZQUITE MOORE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE MILITARY WATER SUPPLY CORPORATION (M.W.S.C.) THE SUBDIVIDER, AND M.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. M.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MOORE ROAD AND AN 8 INCH PVC WATERLINE WILL TAP AND RUNN SOUTH FOR THE PROPOSED MEZQUITE MOORE SUBDIVISION. WATER DISTRIBUTION FOR MEZQUITE MOORE SUBDIVISION CONSIST OF A PROPOSED 3/4" DIAMETER SINGLE WATER SERVICE WITH TWO FIRE HYDRANTS FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$30,000.00, IN ADDITION THE

THE SUBDIVIDER HAS PAID M.W.S.C. THE SUM OF \$15,000.00, WHICH COVERS THE COST FOR ALL THE LOTS. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO M.W.S.C. UPON REQUEST BY THE LOT OWNER, M.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.W.S.C., AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

MEZQUITE MOORE SUBDIVISION WILL BE PROVIDED WITH WASTEWATER SERVICE BY THE MILITARY WATER SUPPLY CORPORATION (M.W.S.C.) THE SUBDIVIDER, AND M.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. M.W.S.C. HAS AN EXISTING 8" DIAMETER SANITARY SEWERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MOORE ROAD AND AN 8 INCH PVC SANITARY SEWER WILL TAP WITH A MAN HOLE AND RUNN SOUTH FOR THE PROPOSED MEZQUITE MOORE SUBDIVISION.

WASTEWATER DISTRIBUTION FOR MEZQUITE MOORE SUBDIVISION CONSIST OF A PROPOSED 36 - 4" DIAMETER SEWER SERVICE AND TWO MAN HOLES

THE 8 INCH SANITARY SEWER LINE, 36 - 4 INCH SEWER SERVICES AND THREE MANHOLESHAVE ALREADY INSTALLED AT A TOTAL COST OF \$ 45,000.00 OR \$ 1,250.00 PER LOT, IN ADDITION THE SUBDIVIDER PAID M.W.S.C. THE SUM OF \$15,000.00 WHICH COVERS THE \$416.66 COST PER LOT. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL \$ 45,000.00

SEWAGE FACILITIES - SEWAGE FACILITIES SYSTEM IS ESTIMATED TO COST \$1,666.66 PER LOT AND FOR A TOTAL OF \$60,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE MEZQUITE MOORE SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE MILITARY WATER SUPPLY CORPORATION, EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA M.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. M.W.S.C., HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE MEZQUITE MOORE SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MOORE ROAD DE LA CUAL SE CONECTARA UNA LINE DE AGUA DE 8 PULGADAS PARA LA SUBDIVISION Y SE INSTALARAN 36 SERVICIOS DE AGUA DE 3/4" SENCILLOS Y DOS HYDRANTES DE AGUA PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO A UN COSTO TOTAL DE \$35,000.00

EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A M.W.S.C., \$15,000.00 POR LOTE, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA. LA COMPANIA DE M.W.S.C., LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

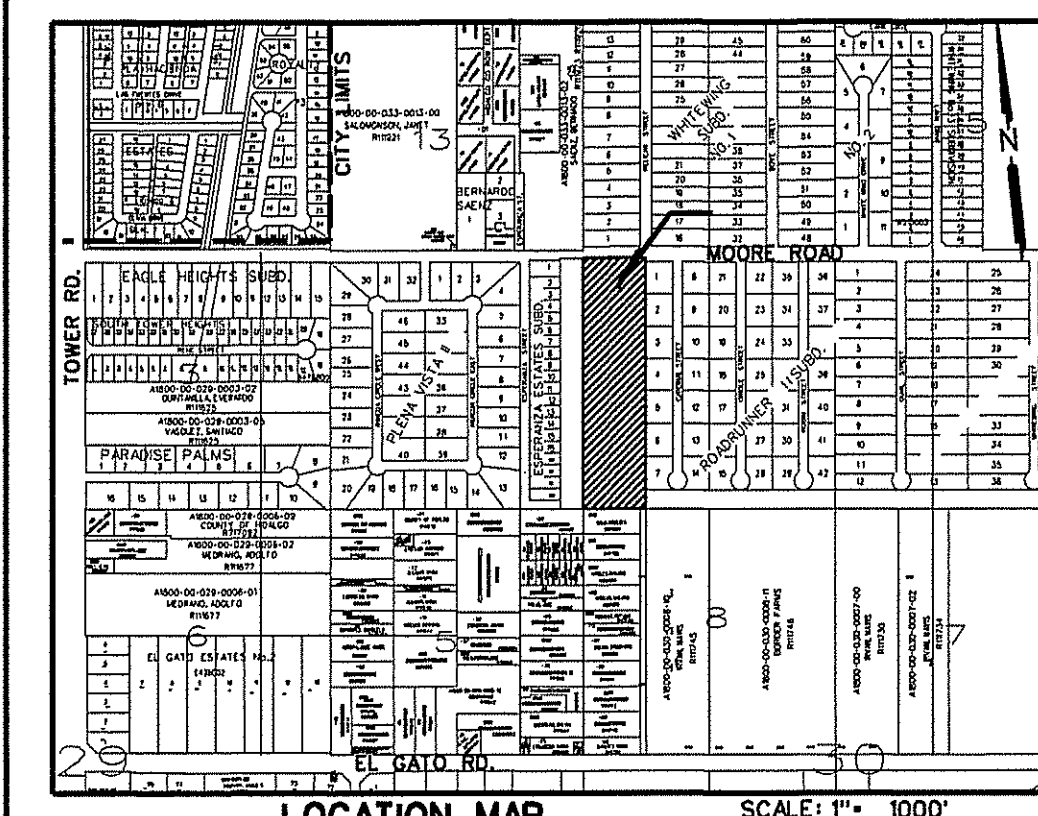
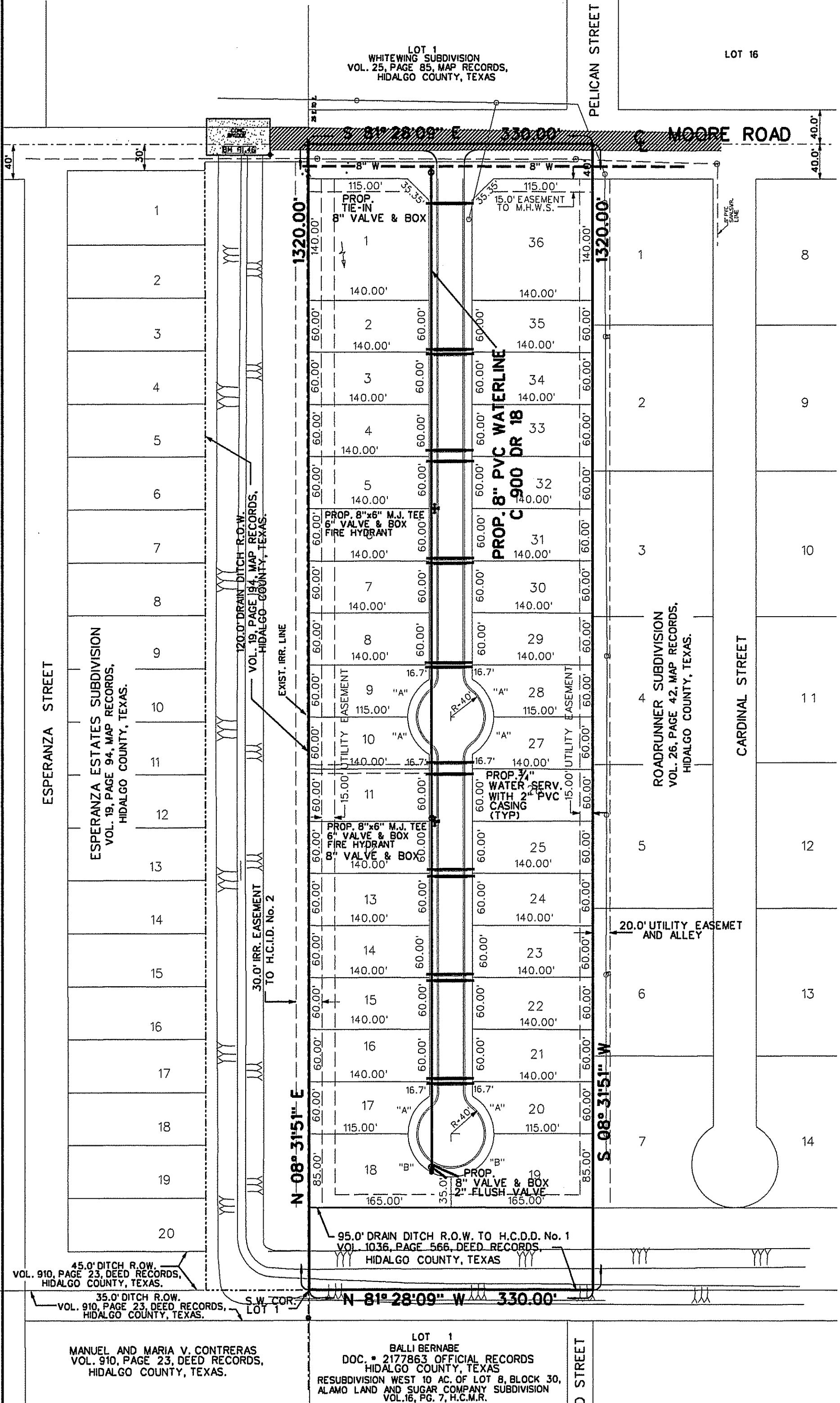
LA SUBDIVISION DE MEZQUITE MOORE SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE MILITARY WATER SUPPLY CORPORATION, EL DUENO DE LA SUBDIVISION Y LA COMPANIA M.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. M.W.S.C., HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION DE MEZQUITE MOORE SUBDIVISION CONSISTE DE UN CONDUCTO SANITARIO EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MOORE ROAD DE LA CUAL SE CONECTARA UNA LINE DE AGUA DE 8 PULGADAS PARA LA SUBDIVISION Y SE INSTALARAN 36 SERVICIOS DE SANITARIOS DE 4" SENCILLOS Y TRES MANHOLES PARA ESTA SUBDIVISION A UN COSTO TOTAL DE \$45,000.00

EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA DE M.W.S.C. UN COSTO TOTAL DE \$15,000.00 O \$416.66 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICATION:

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 45,000.00
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 1,500.00 PARA TODA LA SUBDIVISION



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MEZQUITE MOORE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 2 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF MOORE ROAD, 1/2 MILE EAST OF TOWER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, TEXAS. ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149 /2015 CENSUS), MEZQUITE MOORE SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS OF ALAMO AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RICARDO CAZARES	1337 W. MOORE ROAD	ALAMO, TEXAS 78516	(956) 884-8093
ENGINEER: GUILLERMO A. ARRATIA	528 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR: REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS 78759	956-988-2422

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

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICARDO CAZARES PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

SUBDIVIDER CERTIFICATION:
I, _____, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
I, _____, RICARDO CAZARES SUBDIVIDER OF MEZQUITE MOORE SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

COST ESTIMATE:

STREET PAVING:	\$ 000.00
WATER SUPPLY SYSTEM	\$ 45,000.00
SEPTIC TANK SYSTEM	\$ 1,500.00
DRAINAGE	\$ 000.00

Guillermo A. Arratia 8/17/18
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
528 N. 5TH ST.
DONNA, TEXAS 78537



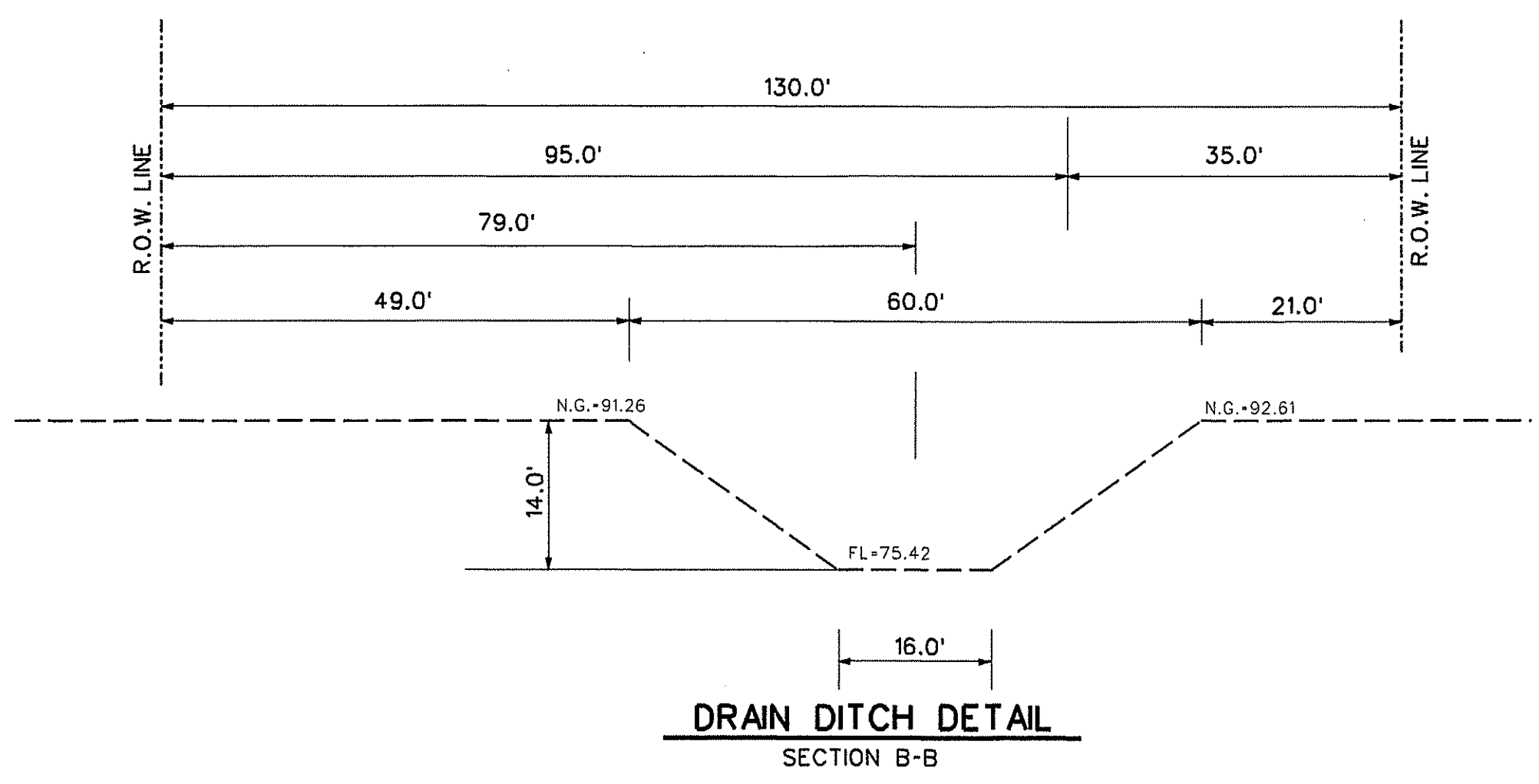
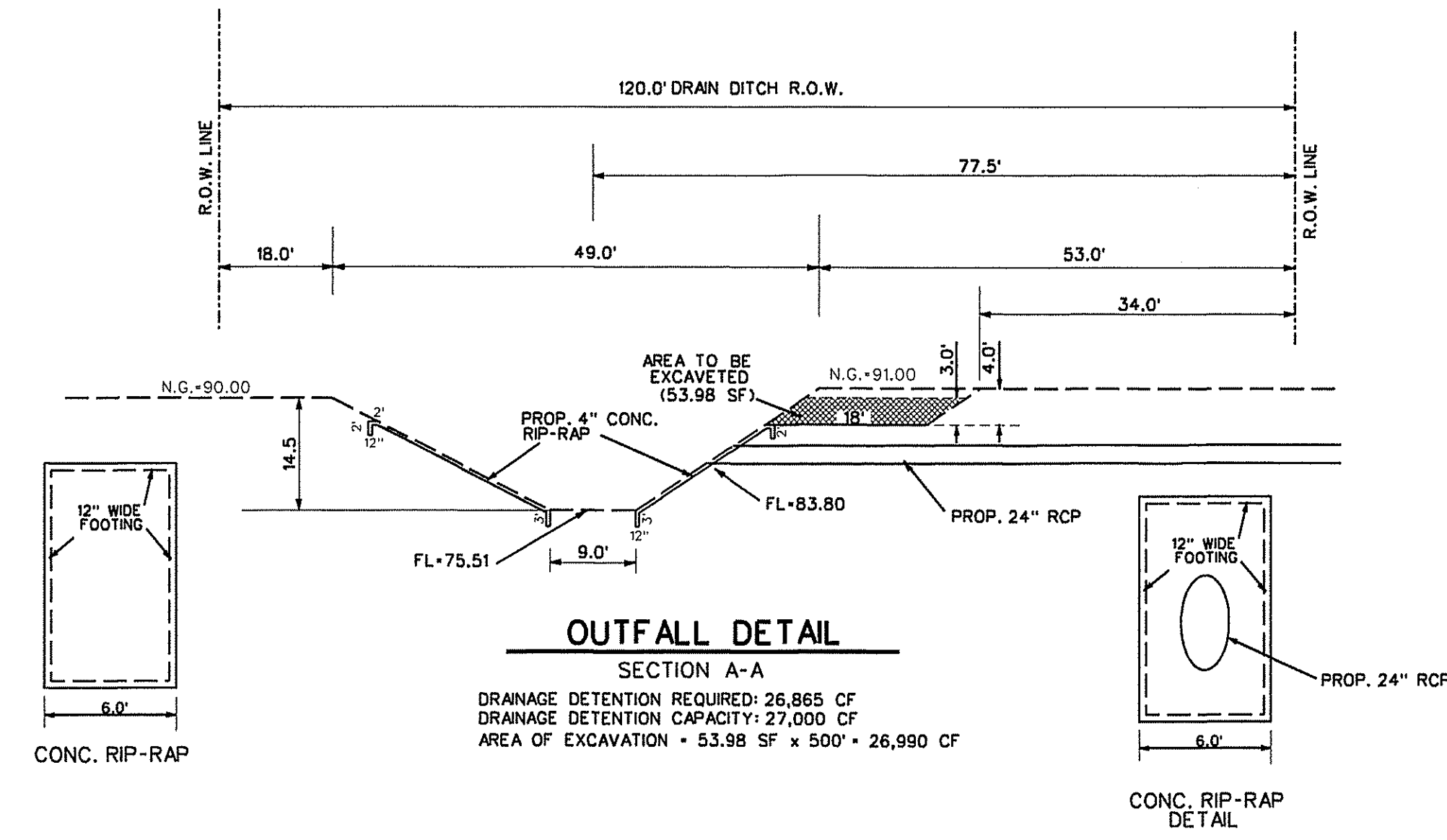
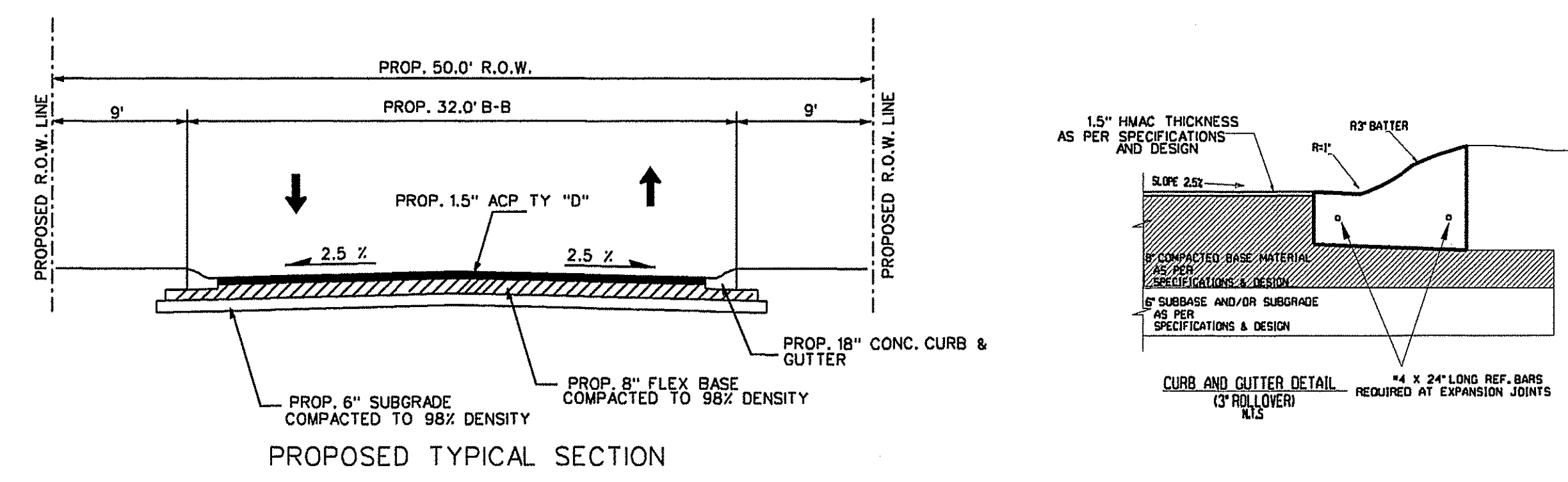
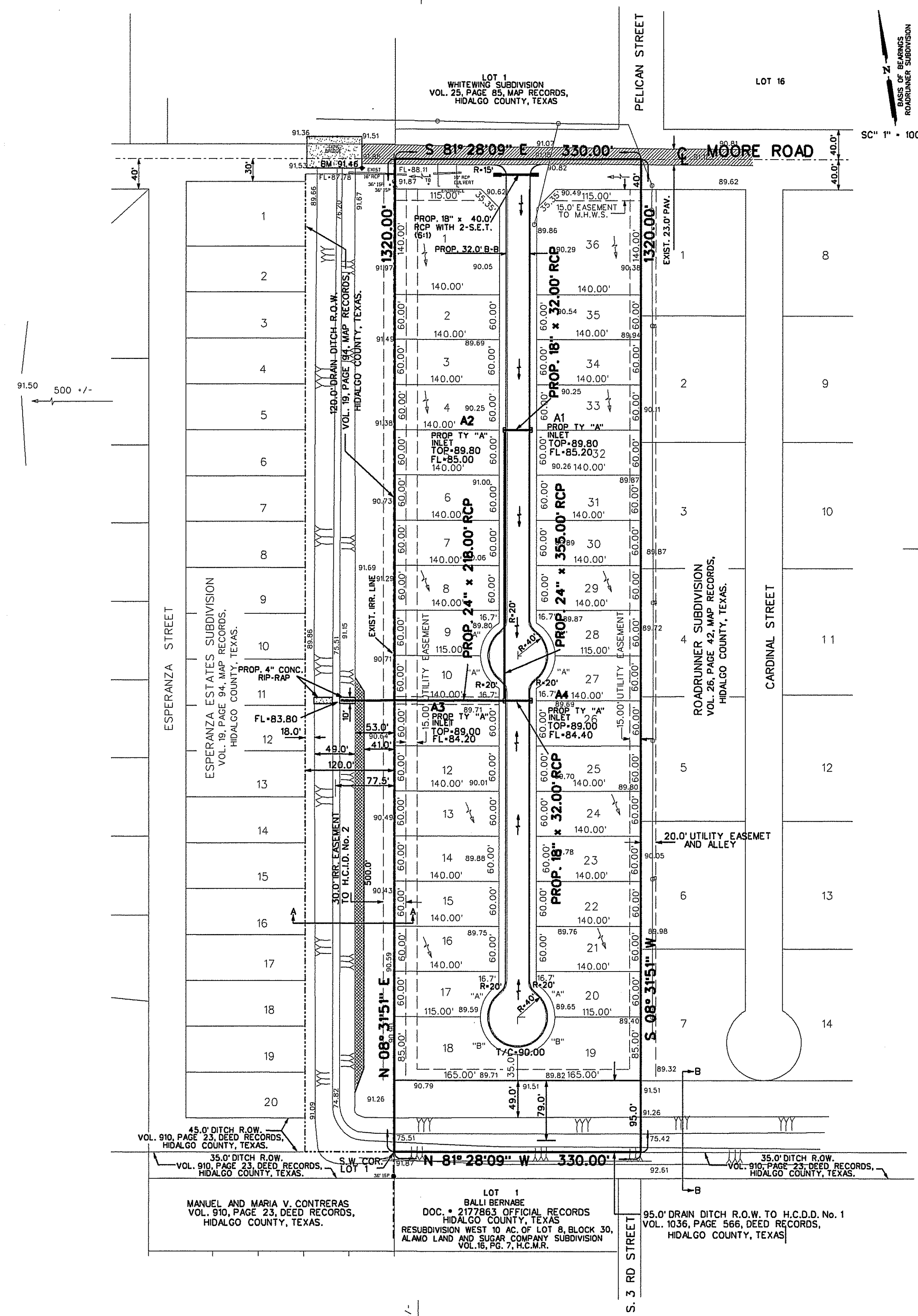
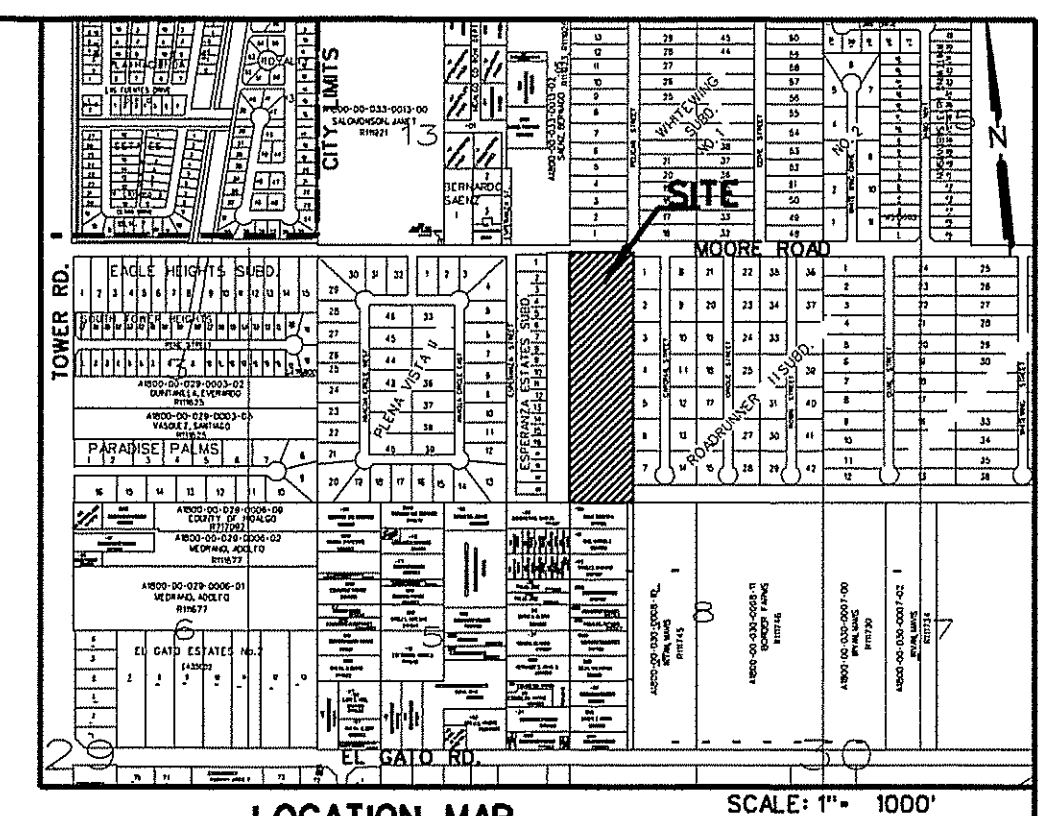
INDEX TO SHEET OF MEZQUITE MOORE SUBDIVISION

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

MEZQUITE MOORE SUBDIVISION

A 10.00 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE MAPA DE TOPOGRAFIA Y DRENAJE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MEZQUITE MOORE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 2 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF MOORE ROAD, 1/2 MILE EAST OF TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149 / 2015 CENSUS). MEZQUITE MOORE SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS OF ALAMO AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

DRAINAGE REPORT:
JUNE 10, 2018
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.
MEZQUITE MOORE SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF MOORE ROAD 1/2 MILE EAST OF TOWER ROAD

FLOOD PLAN:
THE SUBJECT TRACT LIES IN ZONE "B"; (MEDIUM SHADING) FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (2B) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1%. EXISTING RUNOFF (3.81 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 36 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASE 4.59 CFS FOR A TOTAL 8.4 CFS. I HAVE CALCULATED THAT 26,865 CF OF STORM RUNOFF FOR A 10 YEAR DESIGN FREQUENT AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 24" WITH CURB INLETS AND OUT FALLING INTO A DRAIN DITCH LOCATED ON THE WEST SIDE OF THIS SUBDIVISION AND OWNED BY H.C.D.D.NO.1. DETENTION OF 26,865 CF WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME ON S/D DRAIN DITCH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE "B"; (MEDIUM SHADING) FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
IN ACCORDANCE WITH FEMA FIRM MAP NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo A. Arratia 6/10/18
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

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SURVEYOR: REYNALDO ROBLES	107 W. HUSACHE ST.	WESLACO, TEXAS, 78596	956-968-2422

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E-MAIL: NAINENGINEERING@YAHOO.COM

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