



# 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: 8-28-2018

PROPOSED RE-SUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MARIA SAN JUANA GARCIA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: NORTHEAST CORNER OF F.M. 493 AND MILE 17 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-21-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X & AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOT AND SURFACE RUN-OFF ONTO F.M. 493 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO F.M. 493.

H.C.R.O.W. FINAL APPROVAL DATE: 6-18-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-10-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: F.M. 493.

H.C.E.O.C. FINAL APPROVAL DATE: 7-05-2018 : 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.*

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ 5,200.00 For:  OSSF 1 MULTI FAMILY.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

**Final Approval** with financial guarantee.

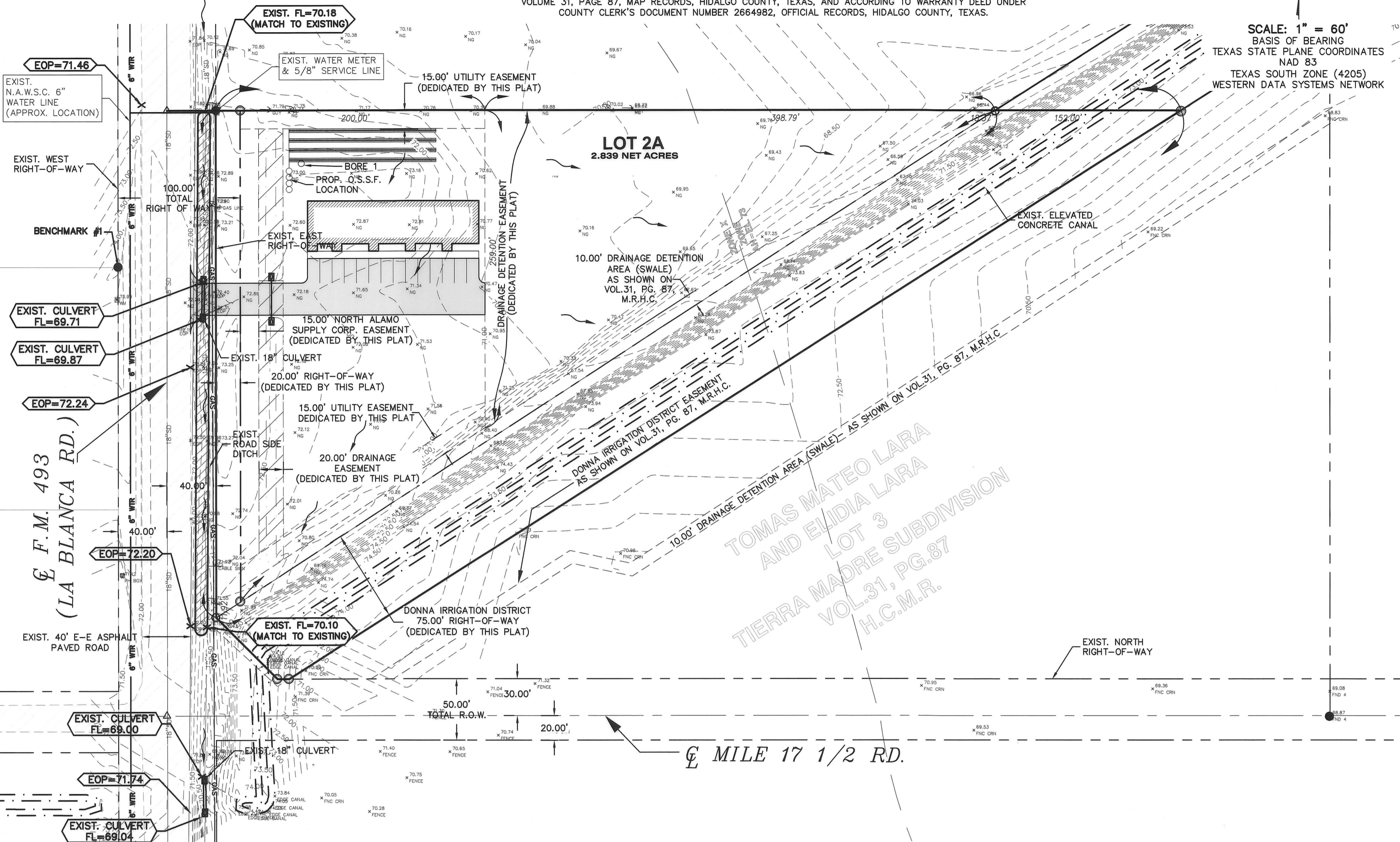
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

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



# RE-SUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION

BEING ALL OF LOT 2 OF TIERRA MADRE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 87, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2664982, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
—	CENTER LINE
U.E.	UTILITY EASEMENT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
H.C.I.D. No. 2	HIDALGO COUNTY IRRIGATION DIST. #2
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
(XXX)	PLAT CALL VOL. 37, PG. 74, H.C.M.R.
XXX	MEASURED

LEGEND	
⊕	POWER POLE
⊙	FIRE HYDRANT
○	SET IRON ROD
○	IRON ROD FOUND
—	EXIST. 8" WATER LINE
—	EXIST. WATER SERVICE
—	EXIST. FENCE LINE

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF RESUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; H.C.I.D. No. 2; CITY CERTIFICATION

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SCALE: 1" = 60'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

**DRAINAGE REPORT**  
RESUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION,  
HIDALGO COUNTY, TEXAS

RESUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION IS A PROPOSED 1 LOT MULTI-FAMILY SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, (OUTSIDE OF ANY CITY'S ETC) SAME BEING ALL OF LOT 2 OF TIERRA MADRE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 87, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2664982, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THIS LOT WILL BE USED FOR THE CONSTRUCTION OF MULTI-FAMILY APARTMENTS.

THE SUBDIVISION IS PARTIALLY IN ZONE "X" (SHADED), AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND PARTIALLY IN ZONE "A1" FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING). BASE FLOOD ELEVATIONS DETERMINED TO BE 75.00, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 0350 C MAP REVISED JUNE 6, 2000, AND REVISED WITH LOMB IN MAY 17, 2001. THE EAST 450 FEET OF THE PROPERTY, WHICH INCLUDES ALL THE AREA WITHIN ZONE "A1" WILL BE DEDICATED AS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER, AND A NOTE ON THE SUBDIVISION PLAT HAS BEEN ADDED STATING THAT NO IMPROVEMENT SHALL BE ALLOWED WITHIN THIS AREA.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 22.2% OF HIDALGO FINE SANDY LOAM (26), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. 77.8% OF HIDALGO SANDY CLAY LOAM (28), TO 1 PERCENT SLOPES, THIS SOIL IS WELL DRAINED SURFACE RUNOFF IS NEGLECTIBLE AND PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THESE SOILS ARE CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

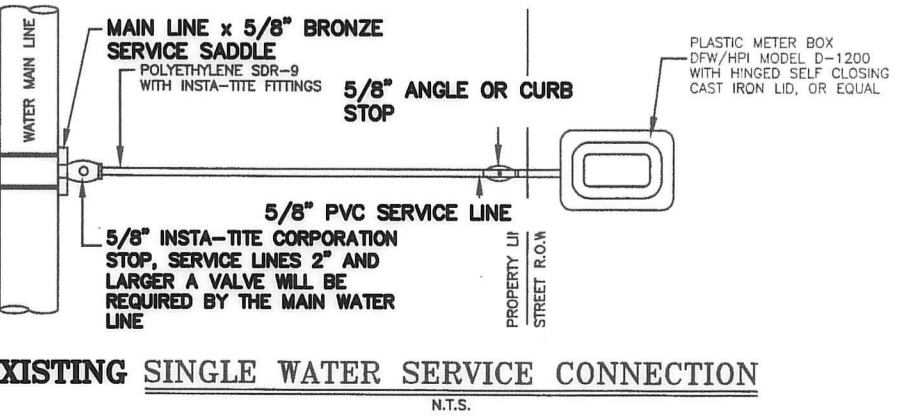
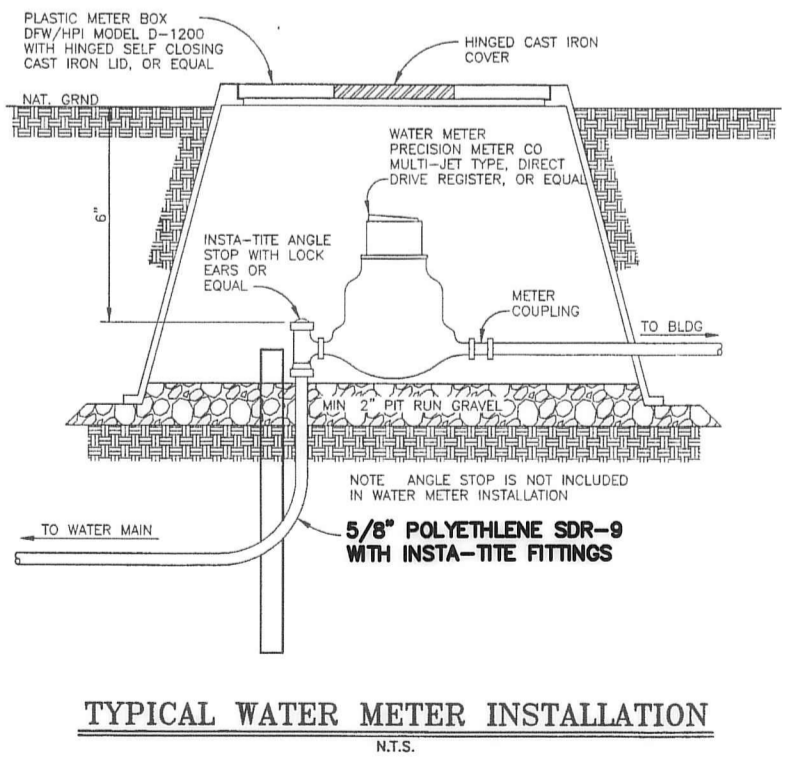
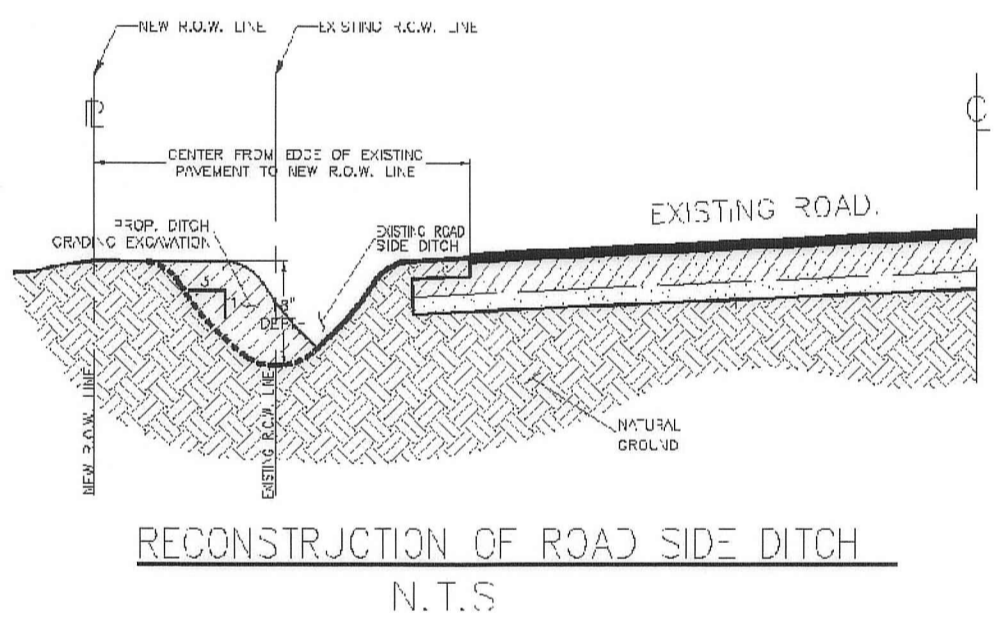
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTH WESTERLY DIRECTION AND OVERFLOWS SOUTH TO THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF FM 493 (LA BLANCA ROAD) TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN A SOUTHERLY DIRECTION, WHICH OUTFALLS VIA AN EXISTING PIPE CULVERT LOCATED APPROXIMATELY 2,600 FEET SOUTH OF THIS SUBDIVISION INTO AN EXISTING DRAIN DITCH LOCATED ON THE NORTH SIDE OF MILE 17 N. ROAD, THEN CONVEYED TO THE SOUTH MAIN DRAIN L AND FINAL OUTFALL TO THE LAGUNA MADRE. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 3.29 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 6.68 CFS OF RUNOFF FOR 10-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 1.39 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 2,783 CF OR 0.064 AC-FIT, WILL NEED TO BE OBTAINED ON SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 10-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED IN DESIGNATED DETENTION AREAS WITHIN THE PROPOSED LOT, AND DISCHARGE TO THE IMPROVED GRADE-AND-EXCAVATED ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (FM 493/LA BLANCA ROAD) TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN A SOUTHERLY DIRECTION, WHICH OUTFALLS VIA AN EXISTING PIPE CULVERT LOCATED APPROXIMATELY 2,600 FEET SOUTH OF THIS SUBDIVISION INTO AN EXISTING DRAIN DITCH LOCATED ON THE NORTH SIDE OF MILE 17 N. ROAD, THEN CONVEYED TO THE SOUTH MAIN DRAIN L AND FINAL OUTFALL TO THE LAGUNA MADRE. ENGINEERED SITE DRAINAGE DETENTION PLANS WILL BE REQUIRED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUEST. TABLES, AND CALCULATIONS, ARE ATTACHED.

IVAN GARCIA, P.E., R.P.L.S.

STATE OF TEXAS  
IVAN GARCIA  
115662  
LICENSED PROFESSIONAL ENGINEER

8/8/18  
DATE



**LEGAL DESCRIPTION**  
RESUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION IS A PROPOSED 1 LOT MULTI-FAMILY SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, (OUTSIDE OF ANY CITY'S ETC) SAME BEING ALL OF LOT 2 OF TIERRA MADRE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 87, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2664982, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**PROPOSED USE**  
LOT 2A IS VACANT AND WILL BE USED FOR MULTI-FAMILY PURPOSES.

**WATER SUPPLY AND DISTRIBUTION**  
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF F.M.493 LA BLANCA ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR THE RE-SUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION CONSISTS OF A EXISTING 5/8" DIAMETER SERVICE LINE THAT CONNECTS INTO THE EXISTING 6" LINE FOR LOT 2A. SAID SERVICE TERMINATES AT THE EXISTING WATER METER BOX FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED (METER WILL BE UPGRADED AS PER N.A.W.S.C. STANDARDS AT TIME OF BUILDING PERMIT STAGE). THE COST TO UPGRADE THE EXISTING WATER METER & SERVICE WILL BE DETERMINED AT BUILDING PERMIT STAGE. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION, INSPECTION FEES AND ANY OTHER ASSOCIATED COSTS TO N.A.W.S.C. AS REQUIRED AT BUILDING PERMIT STAGE.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA**  
SEWAGE FROM RE-SUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF (1) STANDARD DESIGN QUAD COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOT 2A. 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. LOT 2A HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT**  
THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE, ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 22.2% OF HIDALGO FINE SANDY LOAM (26), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. 77.8% OF HIDALGO SANDY CLAY LOAM (28), TO 1 PERCENT SLOPES, THIS SOIL IS WELL DRAINED SURFACE RUNOFF IS NEGLECTIBLE AND PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THESE SOILS ARE CLASSIFIED AS GROUP (B). THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$6,200, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR LOT 2A AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ASSOCIATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$6,200, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2A. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

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

**ENGINEER CERTIFICATION:**  
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.  
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES**  
THE COST TO UPGRADE THE EXISTING WATER METER & SERVICE WILL BE DETERMINED AT BUILDING PERMIT STAGE. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION, INSPECTION FEES AND ANY OTHER ASSOCIATED COSTS TO N.A.W.S.C. AS REQUIRED AT BUILDING PERMIT STAGE.

**SANITARY SEWER FACILITIES**  
THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR LOT 2A WILL BE \$6,200.  
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$6,200, FOR THE ENTIRE SUBDIVISION.

**REPORT DE INGENIERIA DE RE-SUBDIVISION DE LOT 2 TIERRA MADRE SUBDIVISION**  
POR: IVAN GARCIA, P.E., R.P.L.S.

**ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD**  
LA SUBDIVISION RE-SUBDIVISION DE LOT 2 TIERRA MADRE SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 6" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA FM 493 LA BLANCA ROAD. EL SISTEMA REQUERIDO PARA RE-SUBDIVISION DE LOT 2 TIERRA MADRE SUBDIVISION CONSISTE EN UNA LINEA DE AGUA DE 5/8" DE DIAMETRO LA CUAL SERA CONECTADA A LA LINEA DE 6" DE DIAMETRO PARA LOT 2A. EL CONDUCTO DE AGUA DE 6" PULGADAS SE PRODUCE UNA LINEA DE AGUA DE 5/8" DE DIAMETRO PARA EL LOTE, Y TERMINA EN EL MEDIDOR DE AGUA (EXISTING WATER METER) QUE SERA INSTALADO AL MOMENTO DEL PERMISO DE CONSTRUCCION. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE SERA DETERMINADO AL MOMENTO DEL PERMISO DE CONSTRUCCION. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y SERVICIO DETERMINADO AL MOMENTO DEL PERMISO DE CONSTRUCCION.

**ORDENES, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
SE INSTALARA UNA FOSA SEPTICA PARA LA RE-SUBDIVISION DE LOT 2 TIERRA MADRE SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE (1) TANQUE SEPTICO DE MODELO QUAD Y DE UN CAMPO DE DRENAJE PARA EL LOTE 2A. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL LOTE EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE, DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A. SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE DE 22.2% DE HIDALGO FINE SANDY LOAM (26), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. 77.8% OF HIDALGO SANDY CLAY LOAM (28), TO 1 PERCENT SLOPES, THIS SOIL IS WELL DRAINED SURFACE RUNOFF IS NEGLECTIBLE AND PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THESE SOILS ARE CLASSIFIED AS GROUP (B). NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA EL LOTE 2A SON \$6,200 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPÓSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$6,200. LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOTE 2A. EL DUEÑO INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

**CERTIFICACION:**  
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 EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

**AGUA:**  
EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE SERA DETERMINADO AL MOMENTO DEL PERMISO DE CONSTRUCCION. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y SERVICIO DETERMINADO AL MOMENTO DEL PERMISO DE CONSTRUCCION.

**DRENAJE:**  
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA EL LOTE 2A SON \$6,200 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EL SISTEMA SEPTICO SE ESTIMA PARA UN TOTAL DE \$6,200 POR TODA LA SUBDIVISION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S.

8/8/18  
DATE

STATE OF TEXAS  
IVAN GARCIA  
115662  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
IVAN GARCIA  
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STATE OF TEXAS  
IVAN GARCIA  
115662  
LICENSED PROFESSIONAL ENGINEER

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 KNOWN TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
MY COMSTUART EXPIRES 10-23-2021

ABRAHAM JAIMES MENDOZA  
Notary Public, State of Texas  
Comm. Expires 10-23-2021  
Notary ID: 13125163

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:  
**FINAL**

**UTILITY AND DRAINAGE LAYOUT**  
RE-SUBDIVISION OF LOT 2 TIERRA MADRE SUBDIVISION  
HIDALGO COUNTY, TEXAS

PROJECT:  
SUB 17 024

REVISIONS:  
SUB 17 024

PAGE NO:  
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