



# 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: 3-26-2019

PROPOSED RESENDEZ SUBDIVISION, PRECINCT No. 4.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: SERGIO RESENDEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTH SIDE OF CANTON ROAD APPROXIMATELY 600 FEET WEST OF TOWER ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-13-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION WILL BE REQUIRED FOR CANTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-25-2018 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-13-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: CANTON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-29-2019 : 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: \_\_\_\_\_, \_\_

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,

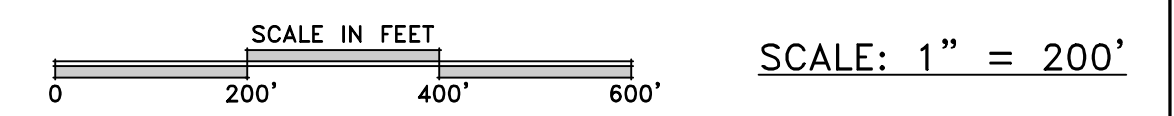
\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

# PLAT OF RESENDEZ SUBDIVISION

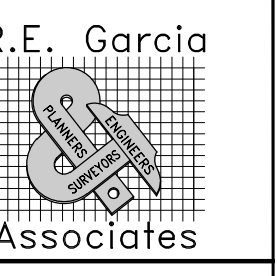
A 20.90 ACRE TRACT OF LAND BEING ALL OF LOTS 4, AND 7, BERNY ESTATES UNIT NO. II SUBDIVISION AS RECORDED IN VOLUME 47, PAGE 75, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT #1828018, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, (LOT 4) AND WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT #2643594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, (LOT 7).

DATE: MARCH 13, 2019

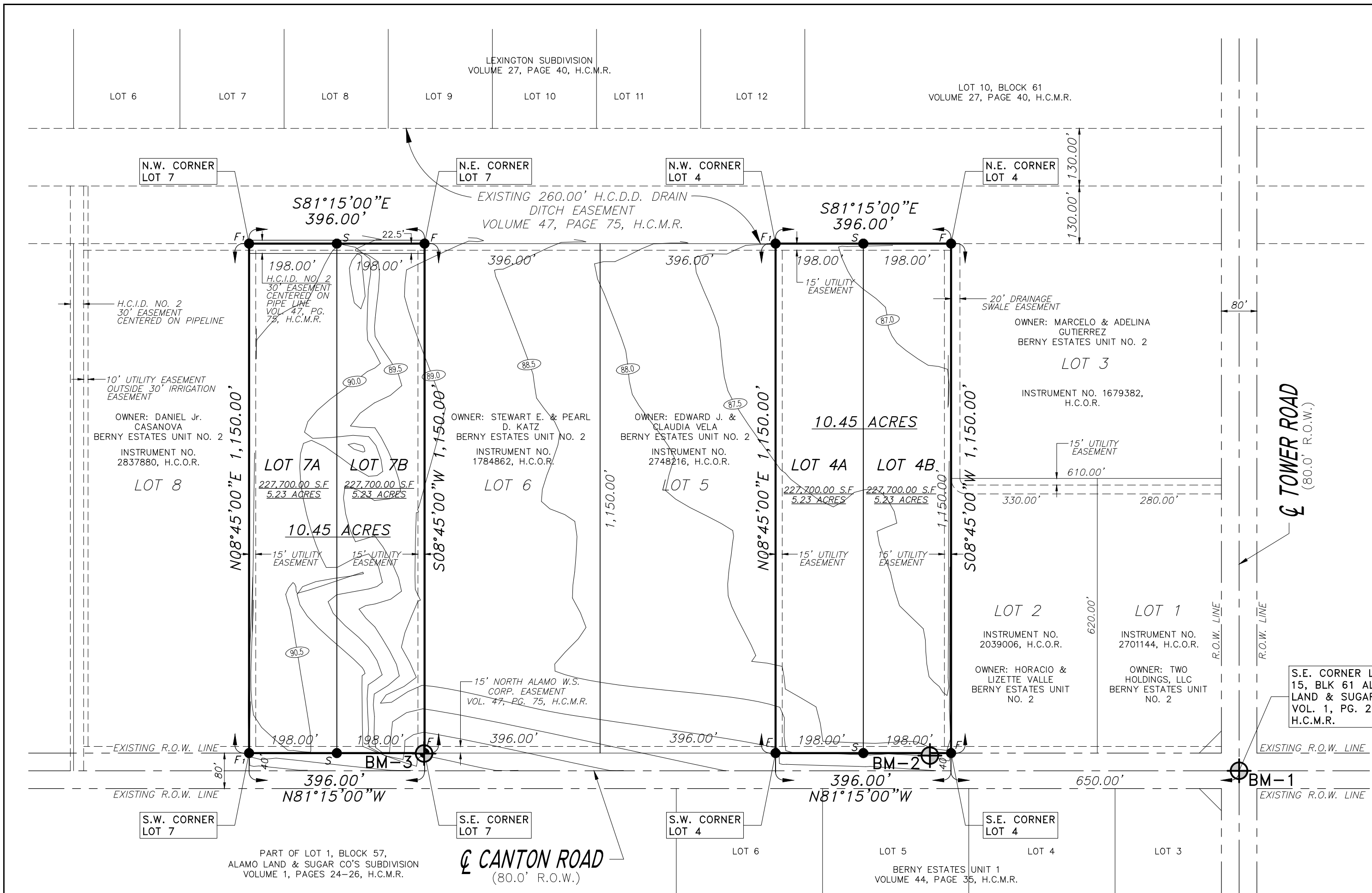


PREPARED BY:

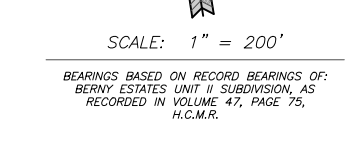
**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5001) & SURVEYOR (10015300)  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78539 (936) 381-1061  
EMAIL: REGASSOC@AOL.COM



JOB NO.: 2018-120  
DRAWN BY: E.S.



- LEGEND:**
- F - FOUND 1/2" IRON ROD
  - S - FOUND 5/8" IRON ROD
  - S1 - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
  - ⊕ - BENCHMARK
  - ⊙ - EXISTING GROUND ELEVATION



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

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 ZONE "B" IS DEFINED AS 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 CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- SETBACKS: FRONT: 40.00 FEET ON CANTON ROAD REAR: 40.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT/PERMIT APPLICATION.
- BENCHMARK NOTE: SET 60 PENNY ON THE CENTERLINE INTERSECTION OF TOWER ROAD AND CANTON ROAD. B.M. NO. 1 (SET NAIL) - ELEV. 89.52 N.A.V.D. 1988 TOP BOLT OF FIRE HYDRANT AT SOUTHEAST CORNER OF LOT 4B B.M. NO. 2 (FIRE HYDRANT) - ELEV. 88.35 N.A.V.D. 1988 TOP BOLT OF FIRE HYDRANT AT SOUTHEAST CORNER OF LOT 7B B.M. NO. 3 (FIRE HYDRANT) - ELEV. 89.24 N.A.V.D. 1988
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 34,183 CF OR 0.54 ACRE FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 6.83 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.
- ALL EASEMENTS ON THIS PLAT ARE EXISTING AS PER BERNY ESTATES UNIT II SUBDIVISION, RECORDED IN VOLUME 47, PAGE 75, H.C.M.R.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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.
  - OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - 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.
  - APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- SERGIO RESENDEZ, THE OWNERS & SUBDIVIDERS OF RESENDEZ SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/ORROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

**THE STATE OF TEXAS COUNTY OF HIDALGO**

ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS SUBDIVISION PLAT KNOWN AS RESENDEZ SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR DATE

**THE STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **SERGIO RESENDEZ & ANABEL RESENDEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**STATE OF TEXAS COUNTY OF HIDALGO**

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2: THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ATTEST: PRESIDENT DATE SECRETARY DATE

**APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE

**COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE §232.028(a) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESENDEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

**THE STATE OF TEXAS COUNTY OF HIDALGO**

CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RESENDEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

**THE STATE OF TEXAS COUNTY OF HIDALGO**

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

**THE STATE OF TEXAS COUNTY OF HIDALGO**

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

REGISTERED PROFESSIONAL ENGINEER #64790

**METES AND BOUNDS DESCRIPTION LOT 4**

A 10.45 ACRE TRACT OF LAND BEING ALL OF LOT 4, BERNY ESTATES UNIT NO. II SUBDIVISION AS RECORDED IN VOLUME 47, PAGE 75, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT #1828018, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE FOUND FIVE-EIGHTHS INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF CANTON ROAD BEING THE SOUTHEAST CORNER OF SAID LOT 4 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 81° 15' 00" W 396.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF CANTON ROAD ALSO BEING SOUTH LINE OF SAID LOT 4 TO A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 45' 00" E 1,150.00 FEET ALONG THE WEST LINE OF SAID LOT 4 TO A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 15' 00" E 396.00 FEET ALONG THE NORTH LINE OF SAID LOT 4, TO A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 45' 00" W 1,150.00 FEET ALONG SAID EAST LINE OF LOT 4, TO THE POINT OF BEGINNING AND CONTAINING 10.45 ACRES OF LAND, MORE OR LESS.

**METES AND BOUNDS DESCRIPTION LOT 7**

A 10.45 ACRE TRACT OF LAND BEING ALL OF LOT 7, BERNY ESTATES UNIT NO. II SUBDIVISION AS RECORDED IN VOLUME 47, PAGE 75, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT #2643594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE FOUND FIVE-EIGHTHS INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF CANTON ROAD BEING THE SOUTHEAST CORNER OF SAID LOT 7 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 81° 15' 00" W 396.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF CANTON ROAD ALSO BEING SOUTH LINE OF SAID LOT 7 TO A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 7, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 45' 00" E 1,150.00 FEET ALONG THE WEST LINE OF SAID LOT 7 TO A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 7 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 15' 00" E 396.00 FEET ALONG THE NORTH LINE OF SAID LOT 7, TO A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 7, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 45' 00" W 1,150.00 FEET ALONG SAID EAST LINE OF LOT 7, TO THE POINT OF BEGINNING AND CONTAINING 10.45 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 TRANSFERREES (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 THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE 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 AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EGRESS OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HERE IN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE COVENANTS THAT IT 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 TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SERGIO RESENDEZ DATE 4506 PHYLLIS LANE EDINBURG, TEXAS 78539  
ANABEL RESENDEZ DATE 4506 PHYLLIS LANE EDINBURG, TEXAS 78539

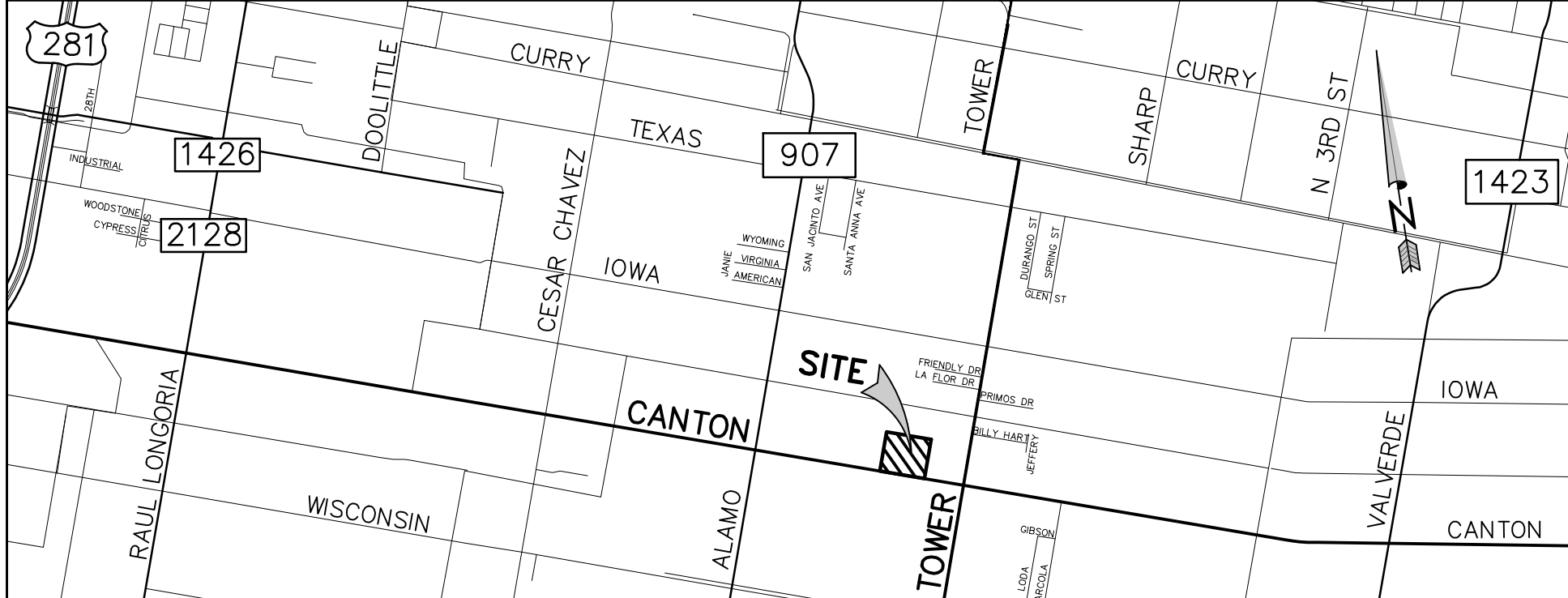
**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

RESENDEZ SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON CANTON ROAD, OFF OF TOWER ROAD, 3 MILES EAST OF INTERSTATE 69C. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), RESENDEZ SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

**INDEX OF SHEETS**

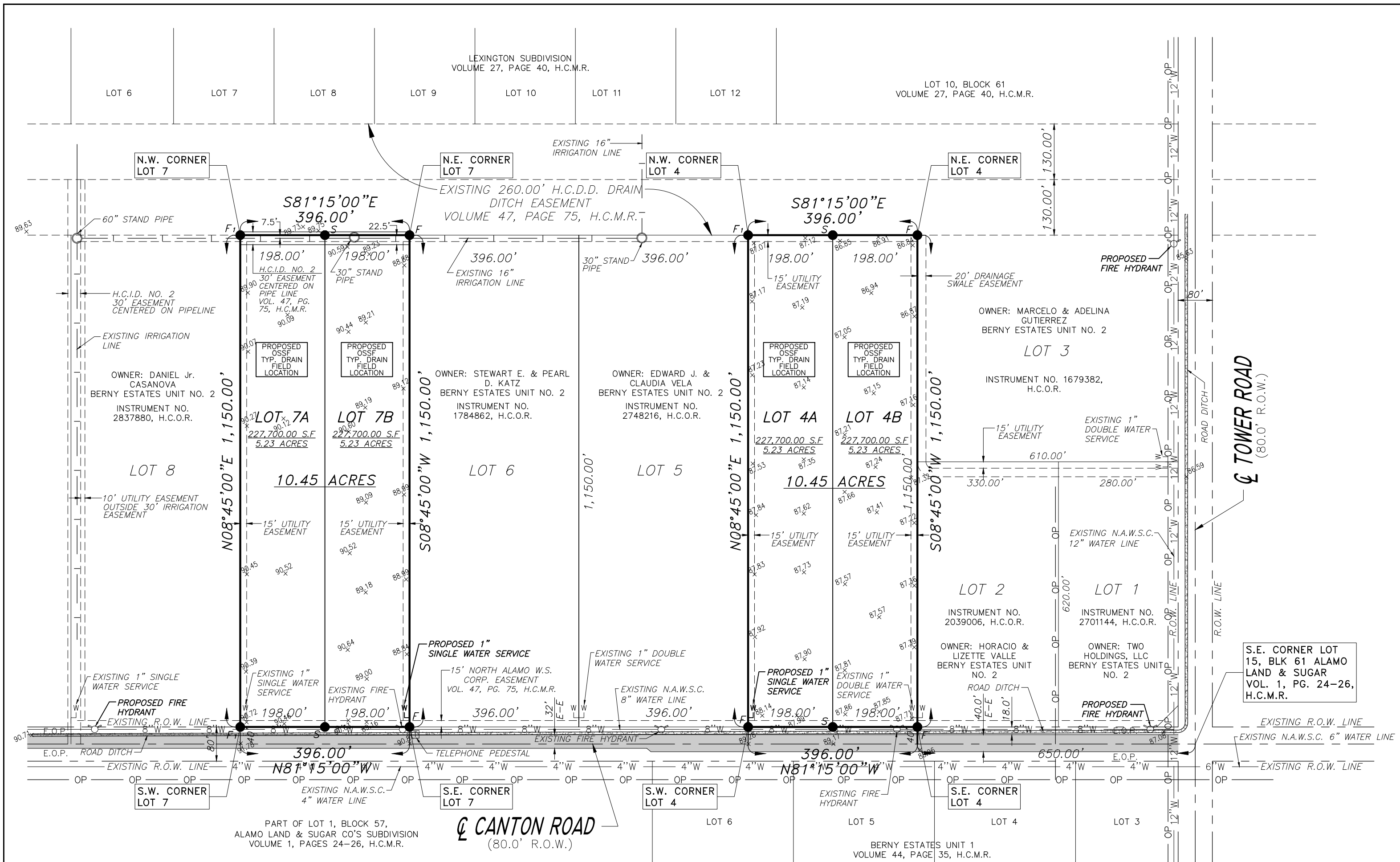
DESCRIPTION
1 PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2 WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITIES (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

**LOCATION MAP**  
SCALE: 1" = 1000"



**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNER: SERGIO & ANABEL RESENDEZ	4506 PHYLLIS LANE	EDINBURG, TX 78539	(936) 328-9729
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(936) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78539	(936) 381-1061



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

## PLAT OF RESENDEZ SUBDIVISION

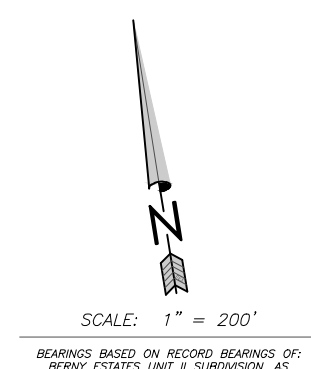
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DATE: MARCH 13, 2019 SCALE IN FEET  
0 200' 400' 600' SCALE: 1" = 200'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGASSOC@AOL.COM

R.E. Garcia  
Associates

**LEGEND:**  
 F - FOUND 1/2" IRON ROD  
 F<sub>1</sub> - FOUND 5/8" IRON ROD  
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"  
 -8"W - EXISTING N.A.W.S.C. 8 INCH WATER LINE  
 -6"W - EXISTING N.A.W.S.C. 6 INCH WATER LINE  
 -12"W - EXISTING N.A.W.S.C. 12 INCH WATER LINE  
 -OP - OVERHEAD POWER LINE  
 -I - IRRIGATION LINE  
 -E - NATURAL GROUND ELEVATION  
 -E - EDGE TO EDGE  
 E.O.P. - EDGE OF PAVEMENT



**COST ESTIMATE**

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
<b>TOTAL</b>	<b>\$0</b>

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

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

RESENDEZ SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF TOWER ROAD, WHICH IS THE PRIMARY LINE FOR THIS SUBDIVISION AND A 4" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF CANTON ROAD. AN 8" DIAMETER WATER LINE IS EXISTING FOR THE NORTH SIDE OF CANTON ROAD FROM TOWER ROAD TO THE WEST PROPERTY LINE. EXISTING WATER SERVICE FOR LOTS 4A, 4B, 7A, 7B UNIT II, CONSISTS OF 1" DIAMETER SERVICE LINES GOING TO AN EXISTING WATER METER BOX.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM RESENDEZ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. SANITARY SEWER SERVICE FACILITIES ARE CONSTRUCTED AND FULLY COMPLETED TO LOT 8 CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. RAUL PALMA, 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 HALF ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL SURVEY BOOK OF HIDALGO COUNTY, TEXAS INDICATED A BRENNAN FINE SANDY LOAM, AND HIDALGO FINE SANDY LOAM AND TWO TEST BORINGS WERE MADE AT VARIOUS AREAS OF THE SUBDIVISION. THE SOIL IS A UNIFORM EXTENDING MORE THAN 48 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOTS 4A, 4B, 7A, 7B IS APPROX. \$ \_\_\_\_\_, PER LOT INCLUDING THE COSTS 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**INFORME FINAL DE INGENIERIA RESENDEZ SUBDIVISION**  
by Raul E. Garcia, P.E.  
**AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO**

**SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:**

LA SUBDIVISION DE RESENDEZ SERA SUMINISTRADA CON AGUA POTABLE POR EL NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER Y NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) HA PROMETIDO PROVEER AGUA SUFFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y AL NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) HA DOCUMENTACION PROPORCIONADA PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) TIENE UNA LINEA DE AGUA DE DIAMETRO DE 12" EXISTENTE EN EL LADO OESTE DE TOWER ROAD, QUE ES LA LINEA PRINCIPAL PARA ESTA SUBDIVISION Y UNA LINEA DE AGUA DE DIAMETRO DE 4" EN EL SUR DE CANTON ROAD. UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTE PARA EL LADO NORTE DE CANTON ROAD DESDE LA RUTA DE LA TORRE A LA LINEA DE PROPIEDAD DEL OESTE. SERVICIO DE AGUA EXISTENTE PARA LOTES 4A, 4B, 7A, 7B UNIDAD II, CONSTA DE LINEAS DE SERVICIO DE DIAMETROS DE 1" QUE LLEGAN A UNA CAJA DE AGUA SALIENTE.

**INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS**

LAS AGUAS RESIDENCIALES DE LA SUBDIVISION DE RESENDEZ SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES ("OSSF") QUE CONSTITUYEN UN TANQUE SEPTICO DE DOBLE COMPARTIMENTO ESTANDAR Y UN CAMPO DE DRENAJE. LAS INSTALACIONES DE SERVICIO DE ALCANTARILLADO SANITARIO ESTAN CONSTRUIDAS Y COMPLETAMENTE COMPLETADAS PARA LOTE 8 CONSTITUYENDO UN TANQUE SEPTICO DE DISEÑO ESTANDAR DUAL Y UN CAMPO DE DRENAJE. RAUL PALMA, HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y SOMETIDO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO, LOS ASPECTOS DESTACADOS DEL INFORME SON LOS SIGUIENTES:

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS MEDIO ACRE EN TAMAÑO. EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS, LIBRO DE ENCUESTAS DE SUELO DEL CONDADO DE HIDALGO, TEXAS INDICO UNA BRENNAN FINE SANDY LOAM, HIDALGO FINE SANDY LOAM Y DOS PRUEBAS DE PRUEBA FUERON REALIZADAS EN VARIAS AREAS DE LA SUBDIVISION, EL SUELO ES UN UNIFORME QUE EXTIENDE MAS DE 48 PULGADAS DEBAJO DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION SE MUEVE BIEN.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO PARA LOTES INDIVIDUALES 4A, 4B, 7A, 7B ES APROPIADO. \$ \_\_\_\_\_, POR LOTE INCLUYENDO LOS COSTOS PARA EL PERMISO REQUERIDO Y LA LICENCIA.

**ENGINEER CERTIFICATION:**

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE \$ \_\_\_\_\_, LO QUE EQUIVALE A \$ \_\_\_\_\_ POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ \_\_\_\_\_ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ \_\_\_\_\_ PARA LA SUBDIVISION ENTERO.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

**SUBDIVIDER CERTIFICATION**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1. - WE, SERGIO & ANABEL RESENDEZ, SUBDIVIDERS OF RESENDEZ SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SERGIO RESENDEZ DATE \_\_\_\_\_  
4506 PHYLLIS LAINE  
EDINBURG, TEXAS 78539

ANABEL RESENDEZ DATE \_\_\_\_\_  
4506 PHYLLIS LAINE  
EDINBURG, TEXAS 78539

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**DRAINAGE STATEMENT FOR RESENDEZ SUBDIVISION**

RESENDEZ SUBDIVISION CONSISTS OF A FOUR LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 20.90 ACRE TRACT OF LAND BEING ALL OF LOTS 4 AND 7, BERNY ESTATES, UNIT II, SUBDIVISION AS RECORDED IN VOLUME 47, PAGE 75, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE CITY OF EDINBURG EXTRATERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY TWO LARGE RESIDENTIAL LOTS WITHIN A RESIDENTIAL AREA WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A "ZONE "B" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 G. ZONE "B" IS DEFINED AS "AREAS OF THE 500YEAR FLOOD; AREAS OF 100YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100YEAR FLOOD".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A HIDALGO SANDY CLAY LOAM (28) WHICH A DARK, GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

CURRENTLY THE PROPERTY IS TWO LARGE VACANT SUBDIVIDED RESIDENTIAL LOTS. EXISTING RUNOFF IS DIRECTED SOUTH TOWARDS ROAD DITCHES LOCATED ON CANTON ROAD. CANTON DISCHARGES EAST INTO EXISTING ROAD DITCHES LOCATED ON TOWER ROAD. TOWER ROAD THEN FLOW NORTH AND DISCHARGES IN THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SOUTH MAIN DRAIN LOCATED ON THE NORTH SIDE OF THE SUBJECT TRACTS. THE PROPOSED SUBDIVISION WILL UTILIZE RECONSTRUCTED ROADSIDE DITCH IMPROVEMENTS TO DETAIN STORM RUNOFF. THE TWO ADDITIONAL, LARGE RESIDENTIAL LOTS WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SUBDIVISION.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 34,183 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE FIVE DEVELOPED 10 YEAR EVENT (Q<sub>10</sub> = 5.86 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q<sub>50</sub> = 16.82 CFS) BE OBTAINED WITH A MAXIMUM DISCHARGE RATE OF 5.86 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR (Q<sub>50</sub> = 16.82) RAINFALL EVENT.

"REGISTERED" PROFESSIONAL ENGINEER #64790