



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: 6-06-2019

PROPOSED MIDNIGHT RUN SUBDIVISION PRECINCT No. 4.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: LUIS GARCIA JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTHWEST CORNER OF ROGERS ROAD AND CITATION STREET.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-12-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ROGERS ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO ROGERS 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: ROGERS ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-29-2018 : 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: _____, __

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 MIDNIGHT RUN SUBDIVISION

A 0.50 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NO. 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: APRIL 1, 2019

SCALE IN FEET: 0 20' 40' 60'

SCALE: 1" = 20'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78841 (936) 381-1061
EMAIL: REGASSOC@AOL.COM

R.E. Garcia Associates

JOB NO.: 2018-149
DRAWN BY: E.S.

SHEET NO. 1
OF 2 SHEETS

PLAT NOTES:

- FLOOD ZONE STATEMENT: COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 LOMAR: MAY 17, 2001 FLOOD ZONE DESIGNATION: ZONE "X (SHADED)" ZONE "X (SHADED)" IS DEFINED AS AREAS OF 500-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER CORNER CLIP: 20.00 FEET
- 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.
- LOT ACCESS SHALL BE FROM CITATION DRIVE ONLY. NO COMMERCIAL USAGE SHALL BE ALLOWED.
- 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: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M.-2 TOP OF CURB INLET ELEVATION 80.81 N.G.V.D. 83
B.M.-2 TOP OF CURB INLET ELEVATION 82.90 N.G.V.D. 83
- LUIS GARCIA JR., THE OWNER & SUBDIVIDER OF MIDNIGHT RUN SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT 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/OR ROADSIDE 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 ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH. DRIVEWAY SHALL BE INSTALLED BY OWNER AT BUILDING PERMIT STAGE.
- 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.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAS 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 AND ZONING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINAGE SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

THE STATE OF TEXAS COUNTY OF HIDALGO

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

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR _____ DATE _____

METES AND BOUNDS DESCRIPTION

A 0.54 ACRE TRACT OF LAND BEING THE NORTH 145.68 FEET OF LOTS 14 AND 15, THE STABLES SUBDIVISION, AS RECORDED IN VOLUME 22, PAGE 186, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN QUICKCLAIM DEED RECORDED IN DOCUMENT #2692334, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF ROGERS ROAD BEING THE NORTHWEST CORNER OF SAID LOT 15 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 01' 00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ROGERS ROAD ALSO BEING THE NORTH LINE OF SAID LOT 15, PASS AT 66.00 FEET A POINT BEING NORTHEAST CORNER OF SAID LOT 15 ALSO BEING THE NORTHWEST CORNER OF SAID LOT 14, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 14 ALSO BEING THE SAID SOUTH RIGHT-OF-WAY LINE OF ROGERS ROAD FOR A TOTAL DISTANCE OF 147.00 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE POINT OF CURVATURE OF A CURVE TO THE RIGHT BEING THE MOST WESTERLY NORTHEAST CORNER SAID LOT 14 FOR THE MOST WESTERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE 23.56 FEET IN A SOUTHEASTERLY DIRECTION CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ROGERS ROAD ALSO BEING THE NORTH LINE OF SAID LOT 14, BEING A CURVE TO THE RIGHT WHOSE RADIUS IS 15.00 FEET, WHOSE CHORD BEARING IS S 36° 01' 00" E AND WHOSE CHORD LENGTH IS 21.21 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF CITATION DRIVE BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 14 FOR THE MOST EASTERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 59' 00" W 130.68 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF CITATION DRIVE ALSO BEING THE EAST LINE OF SAID LOT 14 TO A FOUND ONE-HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 81° 01' 00" W PARALLEL TO THE NORTH LINE OF SAID LOT 14, PASS AT 96.00 FEET A POINT BEING THE WEST LINE OF SAID LOT 14 ALSO BEING THE EAST LINE OF SAID LOT 15, AND CONTINUING FOR A TOTAL DISTANCE OF 162.00 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID LOT 15, ALSO BEING THE EAST LINE OF ALAMO BRISAS SUBDIVISION AS RECORDED IN VOLUME 28, PAGE 52, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 59' 00" E 145.80 FEET ALONG SAID WEST LINE OF SAID LOT 15, ALSO BEING THE EAST LINE OF SAID ALAMO BRISAS SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 0.54 OF AN ACRE (23,552 SQUARE FEET) OF LAND, MORE OR LESS.

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, **LUIS GARCIA JR.**, AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE SUBDIVISION PLAT KNOWN AS **MIDNIGHT RUN SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

LUIS GARCIA JR. DATE _____
2602 CITATION ST.
EDINBURG, TEXAS 78542

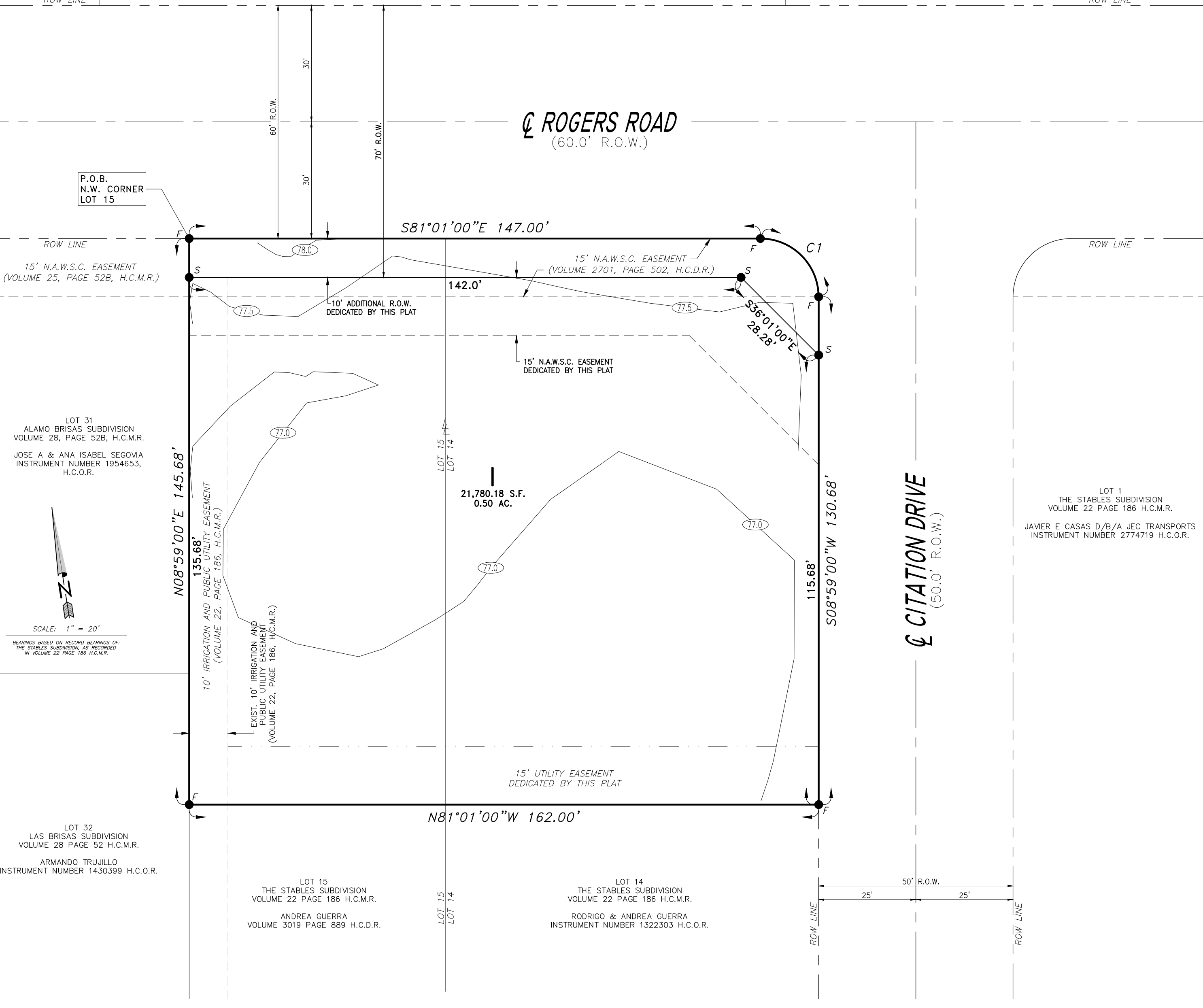
APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE GRASS 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. DATE _____
GENERAL MANAGER

APPROVAL BY IRRIGATION DISTRICT NO. 1:
THIS PLAT IS HEREBY APPROVED BY ENGLEMAN IRRIGATION DISTRICT, SUBJECT TO THE CONDITION THAT IF THE EXISTING IRRIGATION LINE IS REQUIRED TO RELOCATE DUE TO THE WIDENING OF CURRY RD. IT WILL BE DONE SO AT NO COST TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF _____, A.D., 20____.

SECRETARY _____ CHAIRMAN _____
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON ENGLEMAN IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS.



CURVE DATA

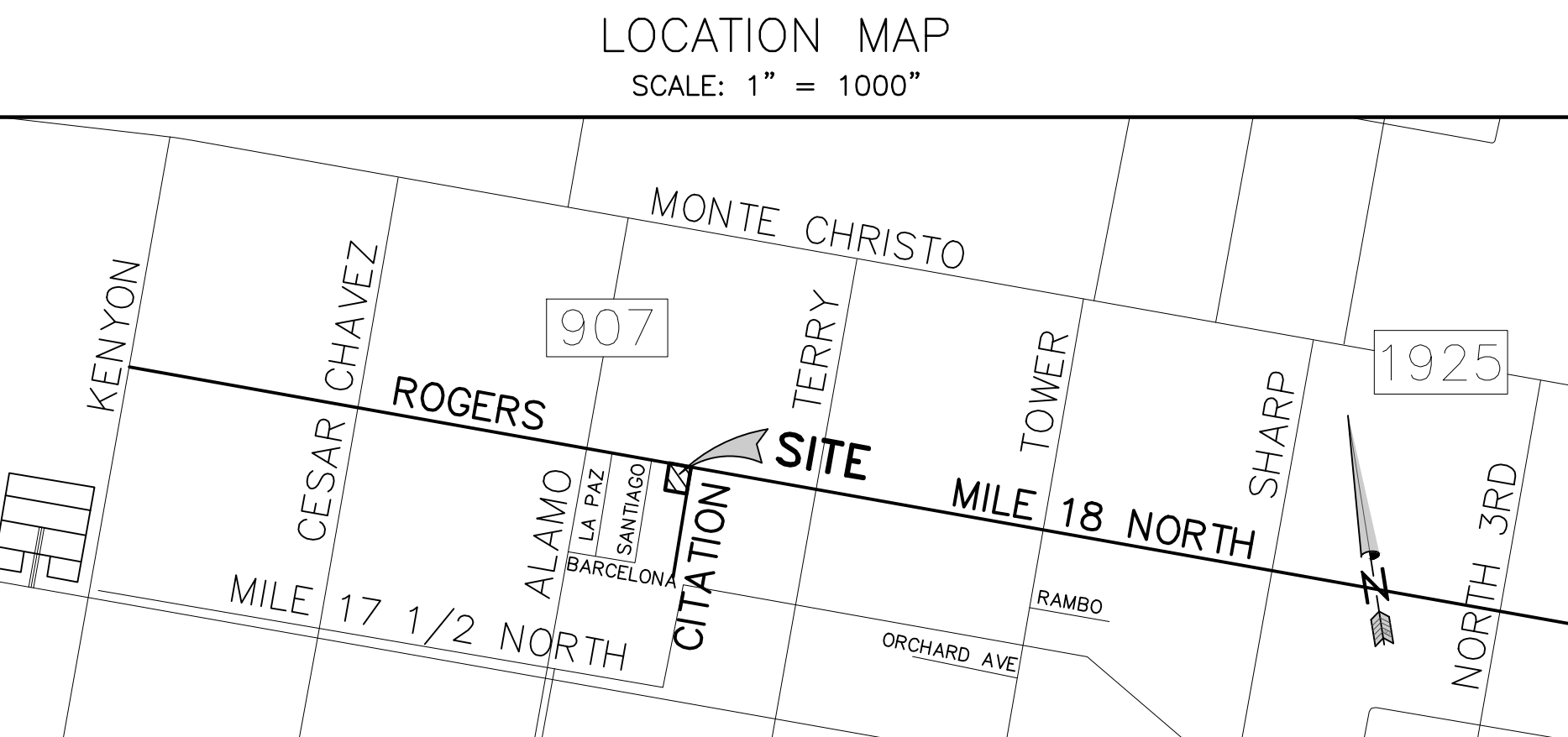
LOT	CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
1	C1	15.00'	23.56'	15.00'	21.21'	S36°01'00"E	90°00'00"

LEGEND:
F - FOUND 1/2" IRON ROD
S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"

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

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

BY: _____ DEPUTY



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

MIDNIGHT RUN SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY ON ROGERS ROAD & CITATION, 3 MILES EAST OF INTERSTATE 690, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), MIDNIGHT RUN SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

NO.	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION HEADINGS; LOCATION MAP AND ETC. 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 SANITARY SEWER 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

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNER: LUIS GARCIA JR.	2602 CITATION ST.	EDINBURG, TX 78542	(956) 223-9084
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78541	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX 78541	(956) 381-1061

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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN 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 CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT 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 GRANTEE 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.

OF _____ IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2017.

LUIS GARCIA JR. DATE _____
2602 CITATION ST.
EDINBURG, TEXAS 78542

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 **LUIS GARCIA JR.**, 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 THE ____ DAY OF _____, 20____.

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

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MIDNIGHT RUN 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 **MIDNIGHT RUN 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, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **MIDNIGHT RUN SUBDIVISION** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE ____ DAY OF _____, 201__.

CHAIRMAN, PLANNING & ZONING COMMISSION _____ 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 ARE SHOWN 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.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

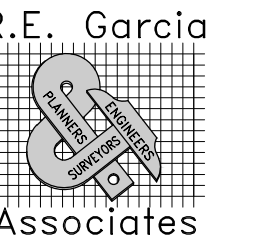
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT

UTILITY SHEET OF MIDNIGHT RUN SUBDIVISION

A 0.50 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NO. 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

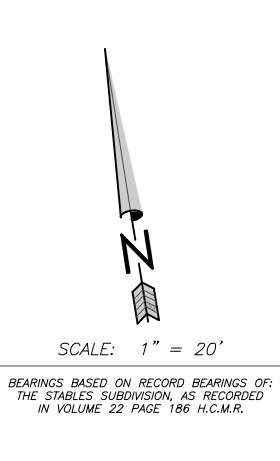
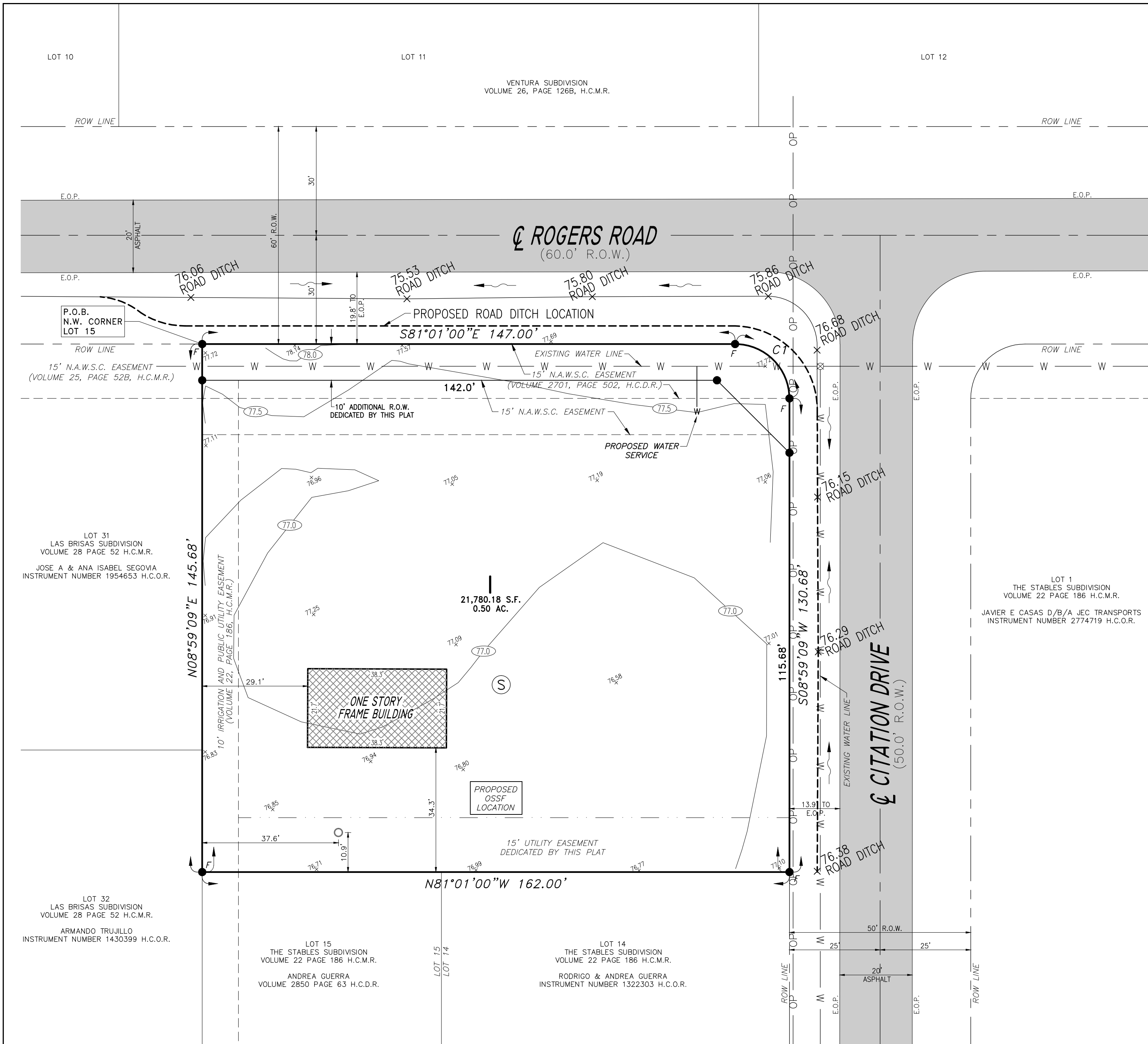
DATE: APRIL 1, 2019 SCALE IN FEET SCALE: 1" = 20'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 77625 (856) 381-1061
EMAIL: REGASSOC@AOL.COM



SHEET NO. 2
OF 2 SHEETS

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
 - W - WATER VALVE
 - OP - OVERHEAD POWER LINE
 - O - SEPTIC TANK
 - ⊙ - SOIL BORING EXCAVATION
 - E.O.P. - EDGE OF PAVEMENT

COST ESTIMATE

WATER	\$
OSFF	\$
PAVING	\$
DRAINAGE	\$
TOTAL	\$

INFORME FINAL DE INGENIERIA DE MIDNIGHT RUN SUBDIVISION
by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

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

MIDNIGHT RUN SUBDIVISION SERA PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVIDER Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION MIDNIGHT RUN POR AL MENOS 30 AÑOS Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) TIENE UN DIAMETRO DE 8" DE LA LINEA DE AGUA QUE DISCORRE POR EL LADO SUR DEL DERECHO DE PASO DEL CURRY ROAD. LA SUBDIVIDER AMPLIARA LAS LINEAS DE AGUA DE 8" DE LA LINEA A LO LARGO DE LA CARRETERA DE CURRY PARA SERVIR A LA SUBDIVISION.

PARA LA DISTRIBUCION DE AGUA LA SUBDIVISION MIDNIGHT RUN CONSTA DE 14 - 1" DE DIAMETRO, DOS LINEAS DE SERVICIOS, DICHS SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA Cajas PARA EL LOTE. TANTO EL DOBLE DE 1" Y 3/4" DE LOS SERVICIOS INDIVIDUALES Y DE LA CAJA DEL CONTADOR YA SE HAN INSTALADO, POR UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. ADEMAS, EL HA PAGADO N.A.W.S.C. SUBDIVIDER LA SUMA DE \$ _____ QUE CUBRE EL COSTO DE \$ _____ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DE AGUA, LA ADQUISICION DE DERECHOS, Y TODOS LOS MIEMBROS HONORARIOS U OTROS CARGOS RELACIONADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO, N.A.W.S.C. MUCHO INSTALAR RAPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LA TOTALIDAD DE LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DIJO QUE EL SISTEMA DE DISTRIBUCION FUNCIONA A PARTIR DE LA FECHA DE LA GRABACION DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO Y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA SUBDIVISION MIDNIGHT RUN SERA TRATADA POR LOS SERVICIOS DE ALCANTARILLADO EN EL SITIO ("OSFF"), COMPUESTO DE UN DISEÑO ESTANDAR DE COMPARTIMIENTOS DOBLE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOS ABAD FIRMANTES INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITIO PARA OSFF COMPARTIMENTADO Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA LA OSFF, EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN DRAINFIELD REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICARON UN LIBRO DE ESTUDIO DE SUELOS ARENOSO SUELO FRANCO ARCILLOSO DE LA ZONA, AL MENOS DOS SUELOS SE REALIZARON EXCAVACIONES EN EL SITIO, EN EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES ERAN INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE DE AREA). EL SUELO ES UNA ARCILLA ARENOSA MARRON GRISACEO OSCURO MARGA EXTENDER HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER PROPUESTA DE EXCAVACIONES. NO HAY NINGUNA INDICACION DE LAS AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DEL PROYECTO DE EXCAVACIONES. LA SUBDIVISION DRENA BIEN. EL SUELO ES UNA CLASE III EL SUELO.

EL COSTE DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ _____ INCLUYENDO EL COSTO DE LA LICENCIA Y DEL PERMISO REQUERIDO. TODOS OSFF'S SE HAN INSTALADO A PARTIR DE LA FECHA DE SOLICITUD DE HOMOLOGACION PLAT FINAL POR UN COSTO TOTAL DE \$ _____ AL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS OSFF EN _____ 2019 POR EL DEPARTAMENTO DE SALUD.

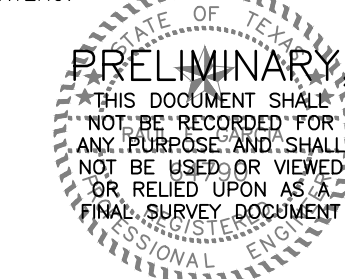
CERTIFICACION DE INGENIERO:

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 LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$ _____ PARA LA SUBDIVISION ENTERO.

FIRMA DEL INGENIERO _____ FECHA _____



SUBDIVIDER CERTIFICATION

I, _____ 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:

I, _____ SUBDIVIDER OF MIDNIGHT RUN 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.

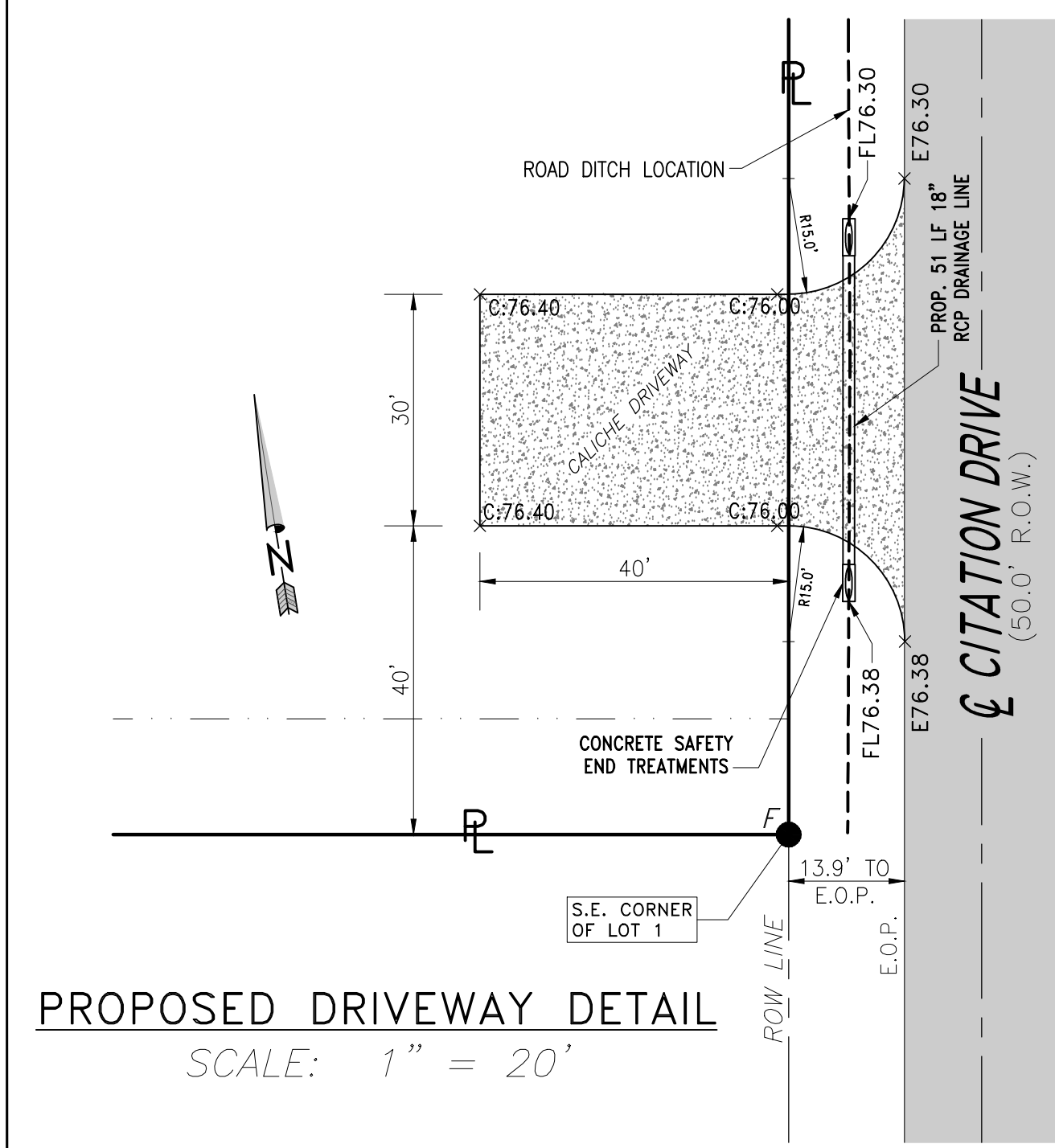
LUIS GARCIA JR. DATE _____
2602 CITATION ST.
EDINBURG, TEXAS 77642

**THE STATE OF TEXAS
COUNTY OF HIDALGO**

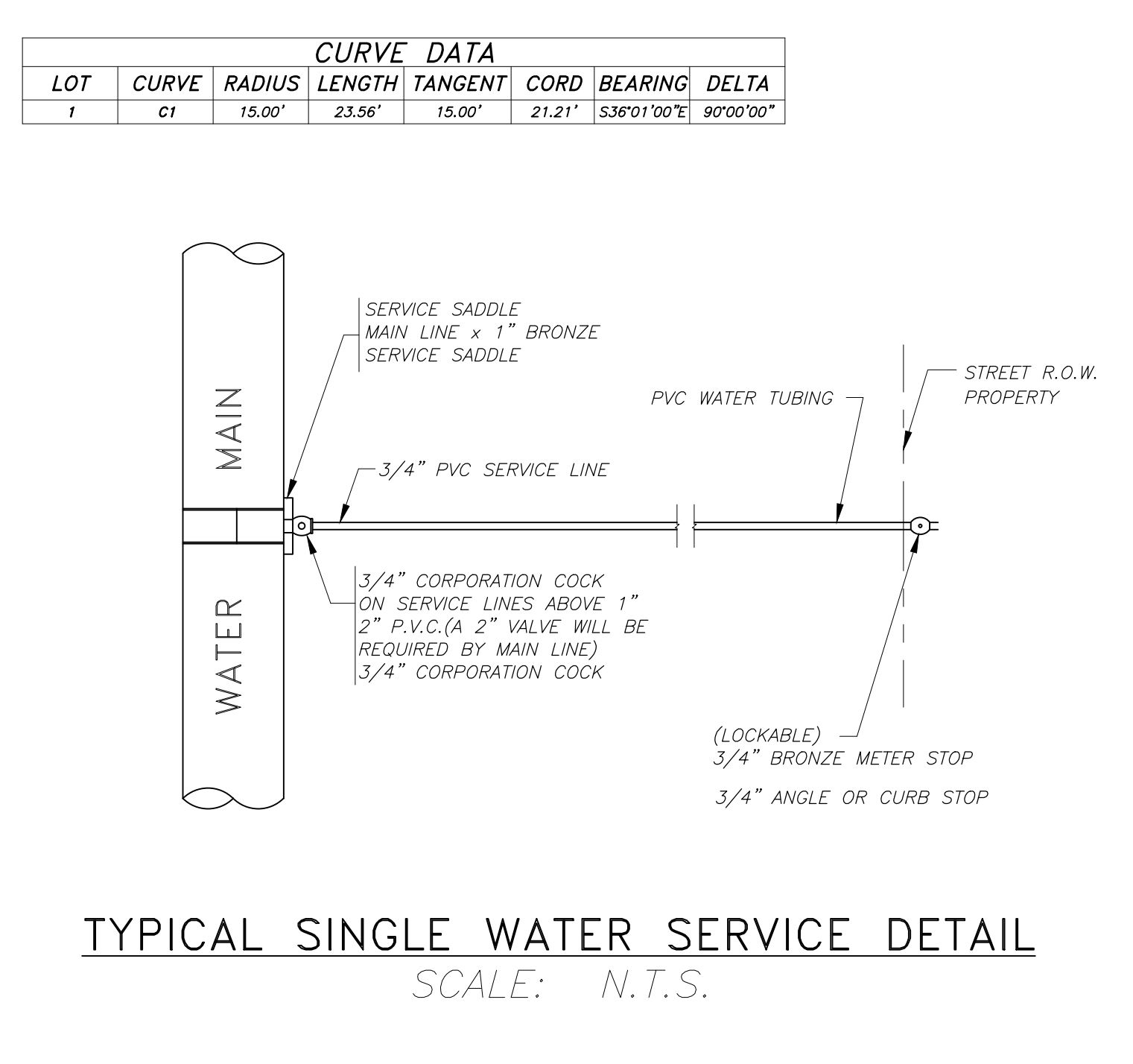
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LUIS GARCIA JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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



PROPOSED DRIVEWAY DETAIL
SCALE: 1" = 20'



TYPICAL SINGLE WATER SERVICE DETAIL
SCALE: N.T.S.

CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
1	GT	15.00'	23.56'	15.00'	21.21'	S36°01'00"E	90°00'00"

FINAL ENGINEERING REPORT FOR MIDNIGHT RUN SUBDIVISION
by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MIDNIGHT RUN 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 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CURRY ROAD. THE SUBDIVIDER WILL EXTEND 8" WATER LINES FROM THE LINE ALONG CURRY ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR MIDNIGHT RUN SUBDIVISION CONSISTS OF 14 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT 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 ENTIRE WATER FACILITIES 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM MIDNIGHT RUN SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSFF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSFF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSFF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSFF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSFF ON _____ 2019 BY THE HEALTH DEPARTMENT.

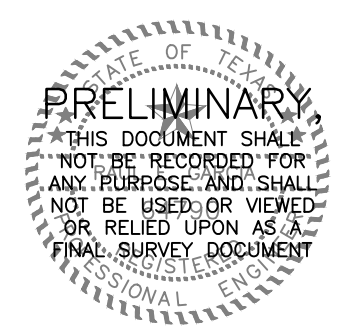
ENGINEER CERTIFICATION:

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 \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$37,660.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



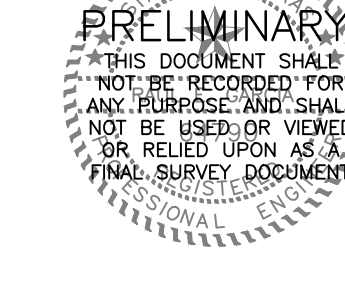
DRAINAGE STATEMENT FOR MIDNIGHT RUN SUBDIVISION

MIDNIGHT RUN SUBDIVISION CONSISTS OF A ONE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 0.54 ACRE TRACT OF LAND BEING THE NORTH 145.68 FEET OF LOTS 14 AND 15, THE STABLES SUBDIVISION, AS RECORDED IN VOLUME 22, PAGE 186, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE CITY OF EDINBURG EXTRATERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY VACANT ADJACENT TO RESIDENTIAL AREAS WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED BY LOMA DATED MAY 17, 2001. ZONE "X SHADED" 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 100 YEAR 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 PVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

CURRENTLY THE PROPERTY IS A VACANT AREA ON THE SOUTHWEST CORNER OF THE ROGERS ROAD AND CITATION STREET INTERSECTION. EXISTING RUNOFF IS DIRECTED NORTH TOWARDS ROAD DITCHES LOCATED ON ROGERS ROAD. ROGERS ROAD DISCHARGES SOUTH INTO EXISTING ROAD DITCHES LOCATED ON ALAMO ROAD. ALAMO ROAD THEN FLOWS SOUTH AND DISCHARGES IN THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 NORTH BRANCH DRAIN LOCATED SOUTH OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION WILL UTILIZE ALL AVAILABLE VOLUME WITHIN ROADSIDE DITCH IMPROVEMENTS ON BOTH ROGERS ROAD AND CITATION DRIVE TO DETAIN STORM RUNOFF AND DISCHARGE THE STORM FLOW TOWARDS THE ROAD DITCHES ON ROGERS ROAD. THE ONE ADDITIONAL RESIDENTIAL LOT WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SUBDIVISION.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 1.358 OR 0.03 ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 0.68 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.



REGISTERED PROFESSIONAL ENGINEER #64790