



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: 7-01-2019

PROPOSED A. VALADEZ SUBDIVISION #3, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: ADOLFO VALADEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH SIDE OF CURRY ROAD APPROXIMATELY 900 FEET EAST OF CESAR CHAVEZ ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-17-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X SHADED" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO DEDICATION ONTO CURRY ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-24-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-11-19 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's FOR LOTS 2-4 HAVE BEEN INSTALLED. LOT 1 HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CURRY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 6-10-2019 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ \$1,500.00 For: OSSF(S) 1 (LOT 1)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 3, 2018

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

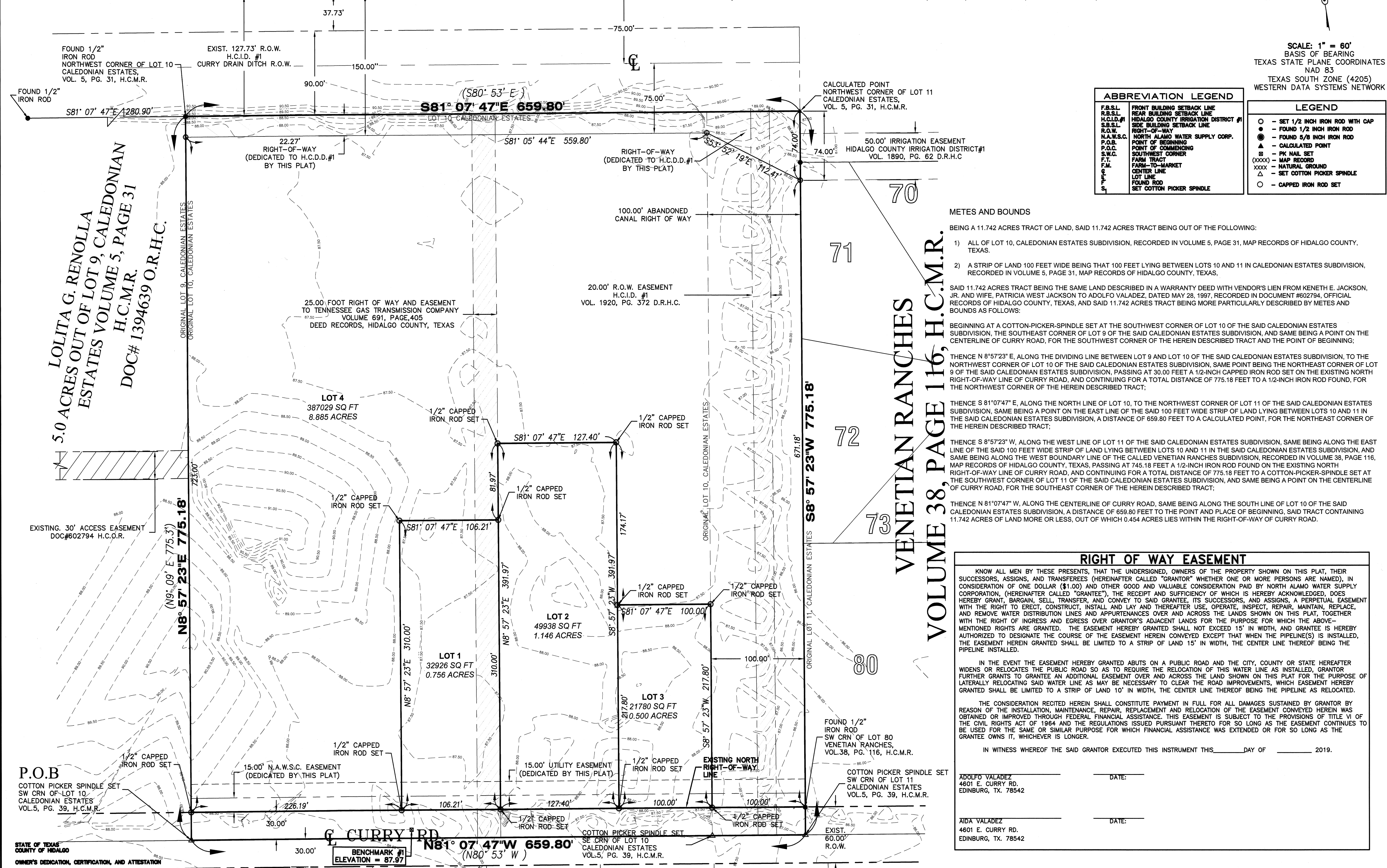
Final Approval with financial guarantee.

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.

A. VALADEZ SUBDIVISION #3

BEING A 11.742 ACRE TRACT OF LAND, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAME BEING ALL OF LOT 10 AND A STRIP OF LAND 100 FEET WIDE BEING THAT 100 FEET LYING BETWEEN LOTS 10 AND 11 IN CALEDONIAN ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS.



ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
H.C.I.D.#	HIDALGO COUNTY IRRIGATION DISTRICT #1
S.I.C.	SEWER IRRIGATION CANAL
R.O.W.	RIGHT-OF-WAY
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
P.O.C.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
S.W.M.	SEWER MAIN
C.L.	CENTER LINE
L.O.T.	LOT LINE
F.O.U.D.	FOUND 1/2" IRON ROD
S.P.S.	SET COTTON PICKER SPINDLE

LEGEND

- - SET 1/2" INCH IRON ROD WITH CAP
- - FOUND 1/2" INCH IRON ROD
- ⊙ - FOUND 5/8" INCH IRON ROD
- ⊙ - CONTROL POINT
- ⊙ - PK NAIL SET
- ⊙ - MAP RECORD
- ⊙ - NATURAL GROUND
- ⊙ - SET COTTON PICKER SPINDLE
- ⊙ - CAPPED IRON ROD SET

METES AND BOUNDS
BEING A 11.742 ACRES TRACT OF LAND, SAID 11.742 ACRES TRACT BEING OUT OF THE FOLLOWING:

- ALL OF LOT 10, CALEDONIAN ESTATES SUBDIVISION, RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- A STRIP OF LAND 100 FEET WIDE BEING THAT 100 FEET LYING BETWEEN LOTS 10 AND 11 IN CALEDONIAN ESTATES SUBDIVISION, RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 11.742 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN FROM KENNETH E. JACKSON, JR. AND WIFE, PATRICIA WEST JACKSON TO ADOLFO VALADEZ DATED MAY 28, 1997, RECORDED IN DOCUMENT #602794, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 11.742 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE SET AT THE SOUTHWEST CORNER OF LOT 10 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, THE SOUTHWEST CORNER OF LOT 9 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, AND SAME BEING A POINT ON THE CENTERLINE OF CURRY ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 8°57'23" E, ALONG THE DIVIDING LINE BETWEEN LOT 9 AND LOT 10 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, TO THE NORTHWEST CORNER OF LOT 10 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF LOT 9 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CURRY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 775.18 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°07'47" E, ALONG THE NORTH LINE OF LOT 10, TO THE NORTHWEST CORNER OF LOT 11 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, SAME BEING A POINT ON THE EAST LINE OF THE SAID 100 FEET WIDE STRIP OF LAND LYING BETWEEN LOTS 10 AND 11 IN THE SAID CALEDONIAN ESTATES SUBDIVISION, A DISTANCE OF 659.80 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°07'23" W, ALONG THE WEST LINE OF LOT 11 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, SAME BEING ALONG THE EAST LINE OF THE SAID 100 FEET WIDE STRIP OF LAND LYING BETWEEN LOTS 10 AND 11 IN THE SAID CALEDONIAN ESTATES SUBDIVISION, AND SAME BEING ALONG THE WEST BOUNDARY LINE OF THE CALLED VENETIAN RANCHES SUBDIVISION, RECORDED IN VOLUME 38, PAGE 116, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 745.18 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF CURRY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 775.18 FEET TO A COTTON-PICKER-SPINDLE SET AT THE SOUTHWEST CORNER OF LOT 11 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, AND SAME BEING A POINT ON THE CENTERLINE OF CURRY ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°07'47" W, ALONG THE CENTERLINE OF CURRY ROAD, SAME BEING ALONG THE SOUTH LINE OF LOT 10 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, A DISTANCE OF 659.80 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 11.742 ACRES OF LAND MORE OR LESS, OUT OF WHICH 0.454 ACRES LIES WITHIN THE RIGHT-OF-WAY OF CURRY ROAD.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 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 10' 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 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.

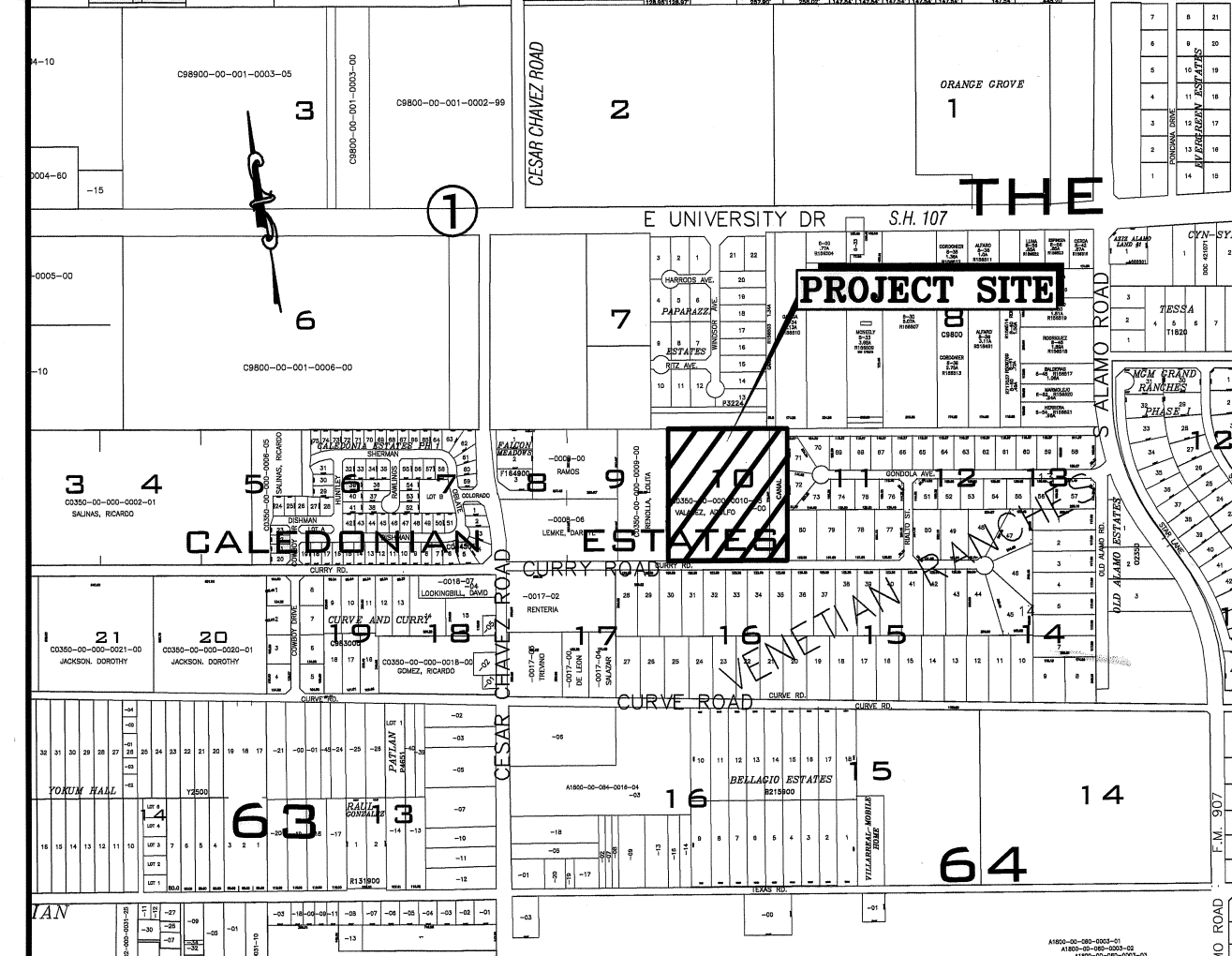
IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2019.

ADOLFO VALADEZ
4601 E. CURRY RD.
EDINBURG, TX. 78542

DATE: _____

AIDA VALADEZ
4601 E. CURRY RD.
EDINBURG, TX. 78542

DATE: _____



LOCATION MAP SCALE: 1" = 100'

LOCATION OF A. VALADEZ SUBDIVISION #3 WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

A. VALADEZ SUBDIVISION #3 IS LOCATED APPROXIMATELY, 900 FEET EAST OF THE INTERSECTION OF CESAR CHAVEZ RD. AND CURRY RD. ON THE NORTH RIGHT-OF-WAY OF CURRY RD. THIS SUBDIVISION LIES APPROXIMATELY 5 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF EDINBURG TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE # 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE # 212.001, IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 87,970 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU

- GENERAL NOTES:**
- FEMA FLOOD ZONE STATEMENT:
THE SUBDIVISION IS IN ZONE "X" (SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOODS; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.
 - SETBACKS:
FRONT: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (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.
 - LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 2 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE 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.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF CURRY ROAD, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
- B.M. NO. 1 - ELEV. 87.972 N.G.V.D. 88, DESCRIPTIONS: PK NAIL IN EDGE OF PAVEMENT, SPS POINT, GRID COORDINATES N 1683031.186, E 1110728.72.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 11,181 CUBIC FEET OR 0.256 ACRE-FEET OF STORM WATER RUNOFF FOR LOTS 1, 3, AND 4 (RESIDENTIAL). THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,818 CUBIC FEET OR 0.088 ACRE-FEET OF STORM WATER RUNOFF FOR LOT 2. COMMERCIAL RUNOFF WILL BE DETAINED BY ROAD SIDE DITCH IMPROVEMENTS.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT FLOW LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASE 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 SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSFF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 - ADOLFO VALADEZ AND AIDA VALADEZ, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
 - ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
 - THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.

STATE OF TEXAS - COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ADOLFO VALADEZ AND WIFE AIDA VALADEZ, AS OWNERS OF THE 11.742 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED A. VALADEZ SUBDIVISION #3, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

(A) THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032.

(B) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

(C) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.

(D) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

(E) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

ADOLFO VALADEZ
4601 E. CURRY RD.
EDINBURG, TX. 78542

AIDA VALADEZ
4601 E. CURRY RD.
EDINBURG, TX. 78542

DATE: _____

DATE: _____

STATE OF TEXAS - COUNTY OF HIDALGO
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

ADOLFO VALADEZ AND AIDA VALADEZ, AS OWNERS OF THE 11.742 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED A. VALADEZ SUBDIVISION #3, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

(A) THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032.

(B) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

(C) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.

(D) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

(E) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

ADOLFO VALADEZ
4601 E. CURRY RD.
EDINBURG, TX. 78542

AIDA VALADEZ
4601 E. CURRY RD.
EDINBURG, TX. 78542

DATE: _____

DATE: _____

STATE OF TEXAS - COUNTY OF HIDALGO
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

HIDALGO COUNTY PLANNING AND ZONING DEPARTMENT APPROVAL

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A. VALADEZ SUBDIVISION #3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____ 2019.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY HEALTH DEPARTMENT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF A. VALADEZ SUBDIVISION #3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____ 2019.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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 SUBDIVIDER 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

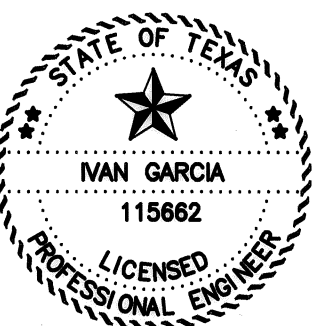
DATE: _____

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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 HEREIN, 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 SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

DATE: 4/17/19



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF A. VALADEZ SUBDIVISION #3

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, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, CITY APPROVAL CERTIFICATE.

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

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

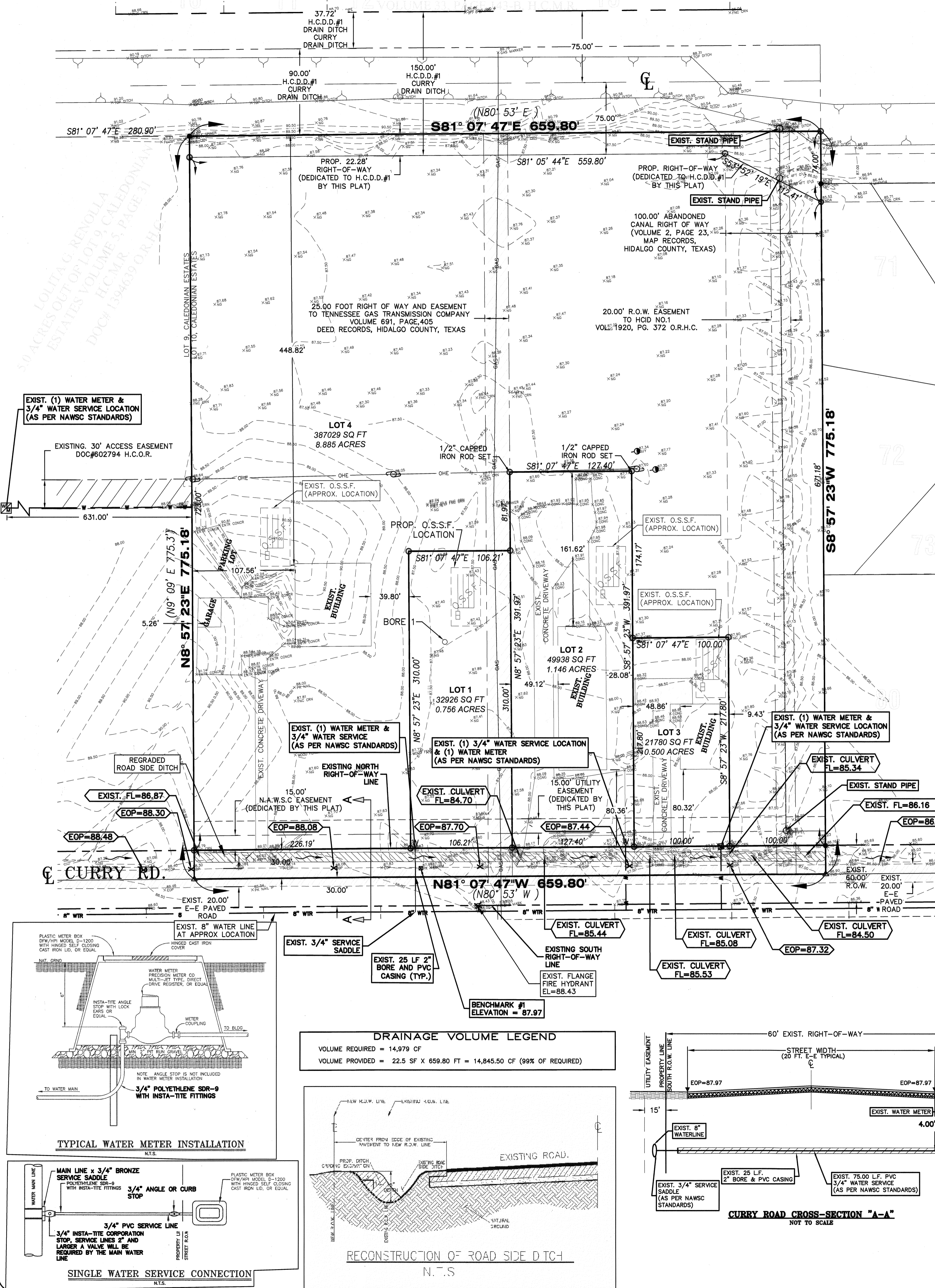
PLAT SHEET
A. VALADEZ SUBDIVISION #3
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT: SUB 17 031
PAGE NO. 1

A. VALADEZ SUBDIVISION #3

BEING A 11.742 ACRE TRACT OF LAND, SAME BEING ALL OF LOT 10, AND A STRIP OF LAND 100 FEET WIDE LYING BETWEEN LOTS 10 AND 11 IN CALEDONIAN ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REVISION NOTES TABLE	
DATE	DESCRIPTION



LEGEND

- - SET 1/2" HIGH IRON ROD WITH CAP
- - FOUND 1/2" HIGH IRON ROD
- - FOUND 3/4" HIGH IRON ROD
- ▲ - FOUND COTTON PICKER SPINDLE
- ▲ - PK MAIL SET
- ▲ - SET COTTON PICKER SPINDLE
- - POWER POLE
- - GUY WIRE
- - TRAFFIC SIGN
- - NATURAL GROUND
- - WATER METER
- - WATER VALVE
- - IRRIGATION STAND PIPE
- - MAP RECORD
- - NATURAL GROUND
- - SET COTTON PICKER SPINDLE
- - CAPPED IRON ROD SET

ABBREVIATION LEGEND

- F.B.S.L. FRONT BUILDING SETBACK LINE
- R.B.S.L. REAR BUILDING SETBACK LINE
- S.B.S.L. SIDE BUILDING SETBACK LINE
- F.S. FRONT SETBACK
- R.S. REAR SETBACK
- S.S. SIDE SETBACK
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORP.
- P.O.C. POINT OF COMINGLING
- P.D.C. POINT OF DEPARTING
- S.W.C. SOUTHWEST CORNER
- F.M. FROM TRAIL
- F.A.M. FROM MARKET
- F.L. LOT LINE
- F.R. FOUND ROAD
- S.C. SET COTTON PICKER SPINDLE

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

DRAINAGE REPORT

A VALADEZ SUBDIVISION #3 IS A PROPOSED 4 LOT (3 RESIDENTIAL AND 1 COMMERCIAL) SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS (CITY OF EDINBURG ET), BEING A 11.742 ACRE TRACT OF LAND, SAME BEING ALL OF LOT 10, AND A STRIP OF LAND 100 FEET WIDE LYING BETWEEN LOTS 10 AND 11 IN CALEDONIAN ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOT 1 IS VACANT AND WILL BE USED FOR A SINGLE-FAMILY RESIDENTIAL HOME, LOT 2 IS CURRENTLY OCCUPIED BY AN EXISTING EMERGENCY MEDICAL RESPONSE SERVICE BUILDING, AND LOTS 3 AND 4 ARE ALREADY OCCUPIED BY SINGLE-FAMILY HOMES RESPECTIVELY.

THE SUBDIVISION IS IN ZONE "X" (SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF 50-YEAR FLOODS, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOODS, ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 48034 025 D MAP REVISED, JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING TUBESHEET SHEETS OVERLAND IN A SOUTH EASTERLY DIRECTION AND OVERLAYS TO THE EXISTING ROADSIDE DITCH ON THE NORTH RIGHT-OF-WAY OF CURRY RD. TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION WHICH OUTFALLS INTO AN EXISTING GRATED INLET LOCATED APPROXIMATELY 900 FEET EAST OF THIS SUBDIVISION (PART OF THE DRAINAGE COLLECTION SYSTEM FOR VENETIAN RANCHES SUBDIVISION, RECORDED IN VOLUME 38, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND FROM THERE FLOWS NORTH INTO THE CURRY DRAIN DITCH, THEN CONVEYED TO THE SOUTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 6.75 CFS OF STORM RUNOFF FOR LOTS 1, 3, AND 4 (RESIDENTIAL). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 1.74 CFS OF STORM RUNOFF FOR A 10-YR RAINFALL EVENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.35 CFS OF STORM RUNOFF FOR LOT 2 (COMMERCIAL). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 7.63 CFS OF RUNOFF FOR A 25-YR RAINFALL EVENT FOR LOT 2 (COMMERCIAL). THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 5.29 CFS OF STORM RUNOFF FOR A 10-YR RAINFALL EVENT P-10.

IN ACCORDANCE WITH THE CITY OF EDINBURG'S COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 11,161 CF OR 0.256 AC-FT. WILL NEED TO BE DETAINED FOR LOTS 1, 3, AND 4 (RESIDENTIAL) FOR A 10-YR RAINFALL EVENT. WE HAVE ALSO CALCULATED THAT APPROXIMATELY A TOTAL OF 3,818 CF OR 0.088 AC-FT. WILL NEED TO BE DETAINED FOR LOT 2 (COMMERCIAL) FOR A 10-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (CURRY RD.), TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION WHICH OUTFALLS INTO AN EXISTING GRATED INLET LOCATED APPROXIMATELY 900 FEET EAST OF THIS SUBDIVISION (PART OF THE DRAINAGE COLLECTION SYSTEM FOR VENETIAN RANCHES SUBDIVISION, RECORDED IN VOLUME 38, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND FROM THERE FLOWS NORTH INTO THE CURRY DRAIN DITCH, THEN CONVEYED TO THE SOUTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.

SUBDIVIDER CERTIFICATION

1.- 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 LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I, **ADOLFO VALADEZ AND AIDA VALADEZ**, SUBDIVIDERS OF A VALADEZ SUBDIVISION #3 HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY 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.

ADOLFO VALADEZ
OWNER

AIDA VALADEZ
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ADOLFO VALADEZ AND AIDA VALADEZ**, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, AND UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF May 2019.

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

LEGAL DESCRIPTION

BEING A 11.742 ACRE TRACT OF LAND, SAME BEING ALL OF LOT 10, AND A STRIP OF LAND 100 FEET WIDE LYING BETWEEN LOTS 10 AND 11 IN CALEDONIAN ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE

LOT 1 IS VACANT AND WILL BE USED FOR A SINGLE-FAMILY RESIDENTIAL HOME, LOT 2 IS CURRENTLY OCCUPIED BY AN EXISTING EMERGENCY MEDICAL RESPONSE SERVICE BUILDING, AND LOTS 3 AND 4 ARE ALREADY OCCUPIED BY SINGLE-FAMILY HOMES RESPECTIVELY.

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. THE SUBDIVIDER HAS AGREED 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 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF CURRY ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR A VALADEZ SUBDIVISION #3 CONSISTS OF FOUR 3/4" DIAMETER SERVICE LINES AND WATER METERS, LOTS 2, 3, AND 4 HAVE EXISTING WATER METERS AND 3/4" SERVICE LINES CONNECTED TO THE EXISTING HOUSE AND BUSINESS. LOTS 2, 3, AND 4 HAVE SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOTS. LOT 1 HAS 3/4" SINGLE SERVICE CONNECTED TO THE EXISTING HOUSE AND WATER METER BOX. ALREADY BEEN INSTALLED, THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$1,172.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM A VALADEZ SUBDIVISION #3 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOTS. 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 FOR A REPLACEMENT DRAIN FIELD. LOT 2, LOT 3 AND LOT 4 HAVE EXISTING ON-SITE SEWAGE FACILITIES ("OSSF") GIVING SERVICE TO THE EXISTING HOUSES AND BUSINESSES.

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 100% OF HIDALGO SANDY CLAY LOAM, WITH 0 TO 1% SLOPES. THIS SOIL IS CONSIDERED WELL-DRAINED IN WHICH SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE. 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 LOT 1 IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE 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 \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 1. 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, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT.

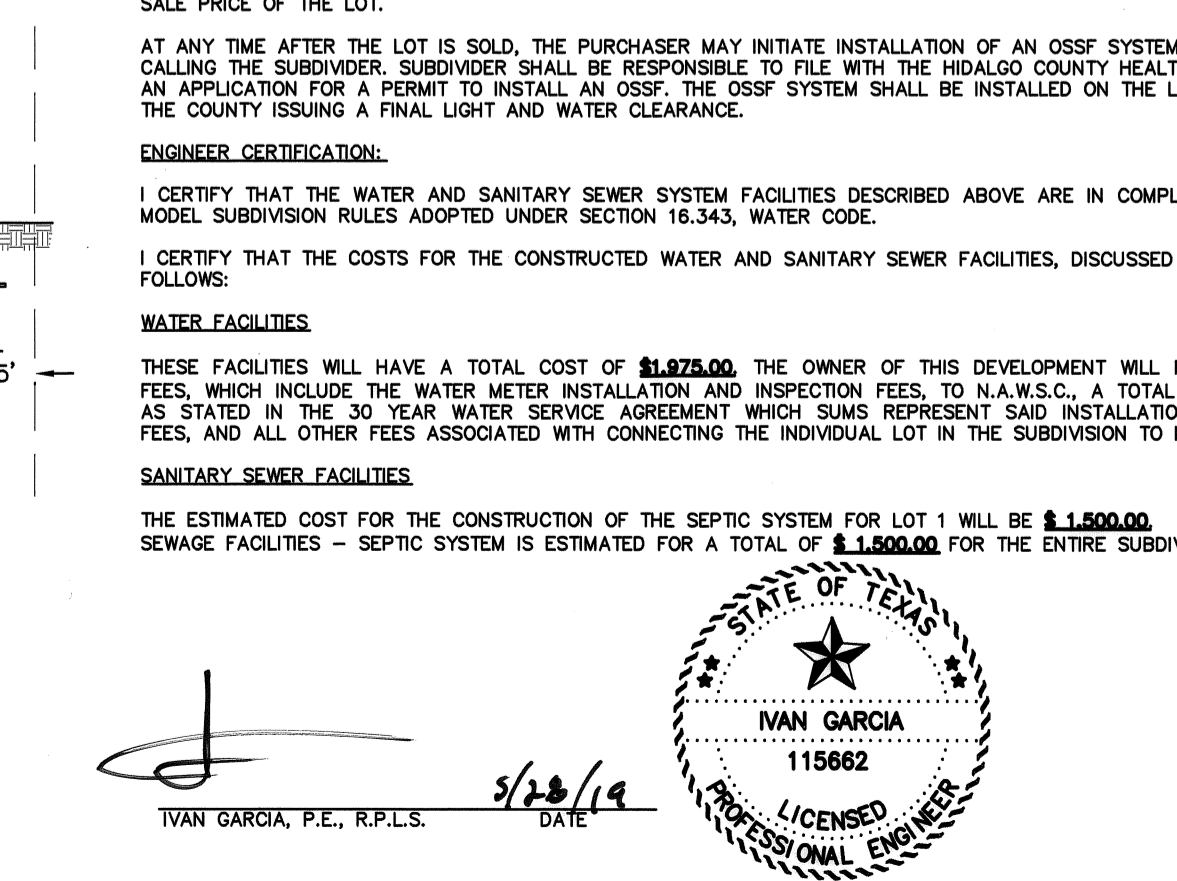
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES

THESE FACILITIES WILL HAVE A TOTAL COST OF \$1,875.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$2,500.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES

THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR LOT 1 WILL BE \$1,500.00. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.



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REPORT DE INGENIERIA DE A VALADEZ SUBDIVISION #3
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION A VALADEZ SUBDIVISION #3 RECIBIRA SU FONTO 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 AÑOS. 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 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA CURRY ROAD. EL SISTEMA REQUERIDO PARA A VALADEZ SUBDIVISION #3 CONSISTE EN CUATRO LINEAS DE AGUA DE 3/4" DE DIAMETRO Y MEDIDORES DE AGUA. LOS LOTES 2, 3, Y 4 CONSISTEN DE MEDIDORES DE AGUA EXISTENTES DE 3/4" DE DIAMETRO. LA CUAL ESTA CONECTADA A LA LINEA EXISTENTE DE 8" DE DIAMETRO DANDO SERVICIO A LA CASA Y AL NEGOCIO EXISTENTE. DICHS SERVICIOS TERMINARAN EN EL MEDIDOR DE AGUA PARA LOS LOTES. EL LOTE 1 CONSISTE EN UN SOLO SERVICIO DE 3/4" DE DIAMETRO CONECTADO A LA LINEA EXISTENTE DE 8" DE DIAMETRO. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE A VALADEZ SUBDIVISION #3 SE ESTIMA DE \$1,875.00, A UN COSTO TOTAL DE \$1,875.00. LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA. LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$2,500.00, POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

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

SE INSTALARA UNA FOSA SEPTICA PARA A VALADEZ SUBDIVISION #3. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y UN CAMPO DE DRENAJE PARA LOS LOTES. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL TERRENO Y HA DADO SERVICIO A 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 2, 3, 4 CONSISTE EN UNA FOSA SEPTICA EXISTENTE DE MODELO DOBLE DANDO SERVICIO A LA CASA EXISTENTE.

EL LOTE EN LA SUBDIVISION MIDE 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 CONSTA DE 100% DE MEZCLA DE CENIZO BARRO Y MARL (28), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENIA SUPERFICIAL ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA-ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. 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 1 SON \$1,500.00 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 CALAJOR LA CANTIDAD DE \$1,500.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOTE 1. EL DUEÑO INCLUIRA EL SOTO 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).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA:

EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$1,875.00, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA. LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$2,500.00, POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA EL LOTE 1 SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

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.

RECONSTRUCTION OF ROAD SIDE DITCH

N.T.S.

TYPICAL WATER METER INSTALLATION

MAIN LINE x 3/4" BRONZE SERVICE SADDLE WITH INSTA-TITE FITTINGS

3/4" ANGLE OR CURB STOP

3/4" INSTA-TITE COPPERATION STOP, SERVICE LINES 2" AND LARGER A VALVE WILL BE REQUIRED BY THE MAIN WATER LINE

3/4" PVC SERVICE LINE

PLASTIC WATER BOX WITH HINGED SELF-CLOSING CAP (1/2" OR 3/4")

WATER METER PRECISION METER CO. WITH HINGED SELF-CLOSING CAP (1/2" OR 3/4")

WATER METER REGISTER ON DECK

INSTA-TITE ANGLE EARS OR EQUAL

NOTE: ANGLE STOP IS NOT INCLUDED IN WATER METER INSTALLATION.

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 14,979 CF

VOLUME PROVIDED = 22.5 SF X 659.80 FT = 14,845.50 CF (99% OF REQUIRED)

CURRY ROAD CROSS-SECTION 'A-A'

NOT TO SCALE

INDEX TO SHEETS OF A VALADEZ SUBDIVISION #3

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, ATTESTATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.D. No. 1, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

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

DRAINAGE REPORT

A VALADEZ SUBDIVISION #3 IS A PROPOSED 4 LOT (3 RESIDENTIAL AND 1 COMMERCIAL) SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS (CITY OF EDINBURG ET), BEING A 11.742 ACRE TRACT OF LAND, SAME BEING ALL OF LOT 10, AND A STRIP OF LAND 100 FEET WIDE LYING BETWEEN LOTS 10 AND 11 IN CALEDONIAN ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOT 1 IS VACANT AND WILL BE USED FOR A SINGLE-FAMILY RESIDENTIAL HOME, LOT 2 IS CURRENTLY OCCUPIED BY AN EXISTING EMERGENCY MEDICAL RESPONSE SERVICE BUILDING, AND LOTS 3 AND 4 ARE ALREADY OCCUPIED BY SINGLE-FAMILY HOMES RESPECTIVELY.

THE SUBDIVISION IS IN ZONE "X" (SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF 50-YEAR FLOODS, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOODS, ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 48034 025 D MAP REVISED, JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING TUBESHEET SHEETS OVERLAND IN A SOUTH EASTERLY DIRECTION AND OVERLAYS TO THE EXISTING ROADSIDE DITCH ON THE NORTH RIGHT-OF-WAY OF CURRY RD. TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION WHICH OUTFALLS INTO AN EXISTING GRATED INLET LOCATED APPROXIMATELY 900 FEET EAST OF THIS SUBDIVISION (PART OF THE DRAINAGE COLLECTION SYSTEM FOR VENETIAN RANCHES SUBDIVISION, RECORDED IN VOLUME 38, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND FROM THERE FLOWS NORTH INTO THE CURRY DRAIN DITCH, THEN CONVEYED TO THE SOUTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 6.75 CFS OF STORM RUNOFF FOR LOTS 1, 3, AND 4 (RESIDENTIAL). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 1.74 CFS OF STORM RUNOFF FOR A 10-YR RAINFALL EVENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.35 CFS OF STORM RUNOFF FOR LOT 2 (COMMERCIAL). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 7.63 CFS OF RUNOFF FOR A 25-YR RAINFALL EVENT FOR LOT 2 (COMMERCIAL). THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 5.29 CFS OF STORM RUNOFF FOR A 10-YR RAINFALL EVENT P-10.

IN ACCORDANCE WITH THE CITY OF EDINBURG'S COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 11,161 CF OR 0.256 AC-FT. WILL NEED TO BE DETAINED FOR LOTS 1, 3, AND 4 (RESIDENTIAL) FOR A 10-YR RAINFALL EVENT. WE HAVE ALSO CALCULATED THAT APPROXIMATELY A TOTAL OF 3,818 CF OR 0.088 AC-FT. WILL NEED TO BE DETAINED FOR LOT 2 (COMMERCIAL) FOR A 10-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (CURRY RD.), TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION WHICH OUTFALLS INTO AN EXISTING GRATED INLET LOCATED APPROXIMATELY 900 FEET EAST OF THIS SUBDIVISION (PART OF THE DRAINAGE COLLECTION SYSTEM FOR VENETIAN RANCHES SUBDIVISION, RECORDED IN VOLUME 38, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND FROM THERE FLOWS NORTH INTO THE CURRY DRAIN DITCH, THEN CONVEYED TO THE SOUTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.

ADOLFO VALADEZ
OWNER

AIDA VALADEZ
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ADOLFO VALADEZ AND AIDA VALADEZ**, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, AND UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF May 2019.

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

REPORT DE INGENIERIA DE A VALADEZ SUBDIVISION #3
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION A VALADEZ SUBDIVISION #3 RECIBIRA SU FONTO 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 AÑOS. 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 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA CURRY ROAD. EL SISTEMA REQUERIDO PARA A VALADEZ SUBDIVISION #3 CONSISTE EN CUATRO LINEAS DE AGUA DE 3/4" DE DIAMETRO Y MEDIDORES DE AGUA. LOS LOTES 2, 3, Y 4 CONSISTEN DE MEDIDORES DE AGUA EXISTENTES DE 3/4" DE DIAMETRO. LA CUAL ESTA CONECTADA A LA LINEA EXISTENTE DE 8" DE DIAMETRO DANDO SERVICIO A LA CASA Y AL NEGOCIO EXISTENTE. DICHS SERVICIOS TERMINARAN EN EL MEDIDOR DE AGUA PARA LOS LOTES. EL LOTE 1 CONSISTE EN UN SOLO SERVICIO DE 3/4" DE DIAMETRO CONECTADO A LA LINEA EXISTENTE DE 8" DE DIAMETRO. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE A VALADEZ SUBDIVISION #3 SE ESTIMA DE \$1,875.00, A UN COSTO TOTAL DE \$1,875.00. LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA. LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$2,500.00, POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

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

SE INSTALARA UNA FOSA SEPTICA PARA A VALADEZ SUBDIVISION #3. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y UN CAMPO DE DRENAJE PARA LOS LOTES. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL TERRENO Y HA DADO SERVICIO A 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 2, 3, 4 CONSISTE EN UNA FOSA SEPTICA EXISTENTE DE MODELO DOBLE DANDO SERVICIO A LA CASA EXISTENTE.

EL LOTE EN LA SUBDIVISION MIDE 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 CONSTA DE 100% DE MEZCLA DE CENIZO BARRO Y MARL (28), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENIA SUPERFICIAL ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA-ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. 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 1 SON \$1,500.00 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 CALAJOR LA CANTIDAD DE \$1,500.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOTE 1. EL DUEÑO INCLUIRA EL SOTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS