



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: 7-30-2019

PROPOSED REPLAT OF LOT 9 VISTA BONITA NO. 10 SUBDIVISION, PRECINCT No. 4.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS DEVELOPER: ALEJANDRO & JOSE LUIS ESCOBEDO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF SUNRISE STREET APPROXIMATELY ¼ MILE NORTH OF FM 2812.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-19-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO SUNRISE STREET ROAD SIDE DITCH AND EXISTING DRAINAGE SWALES.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED FOR SUNRISE STREET.

H.C.R.O.W. FINAL APPROVAL DATE: 7-10-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-11-2019 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF's HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: SUNRISE STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 7-03-2019 : 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.

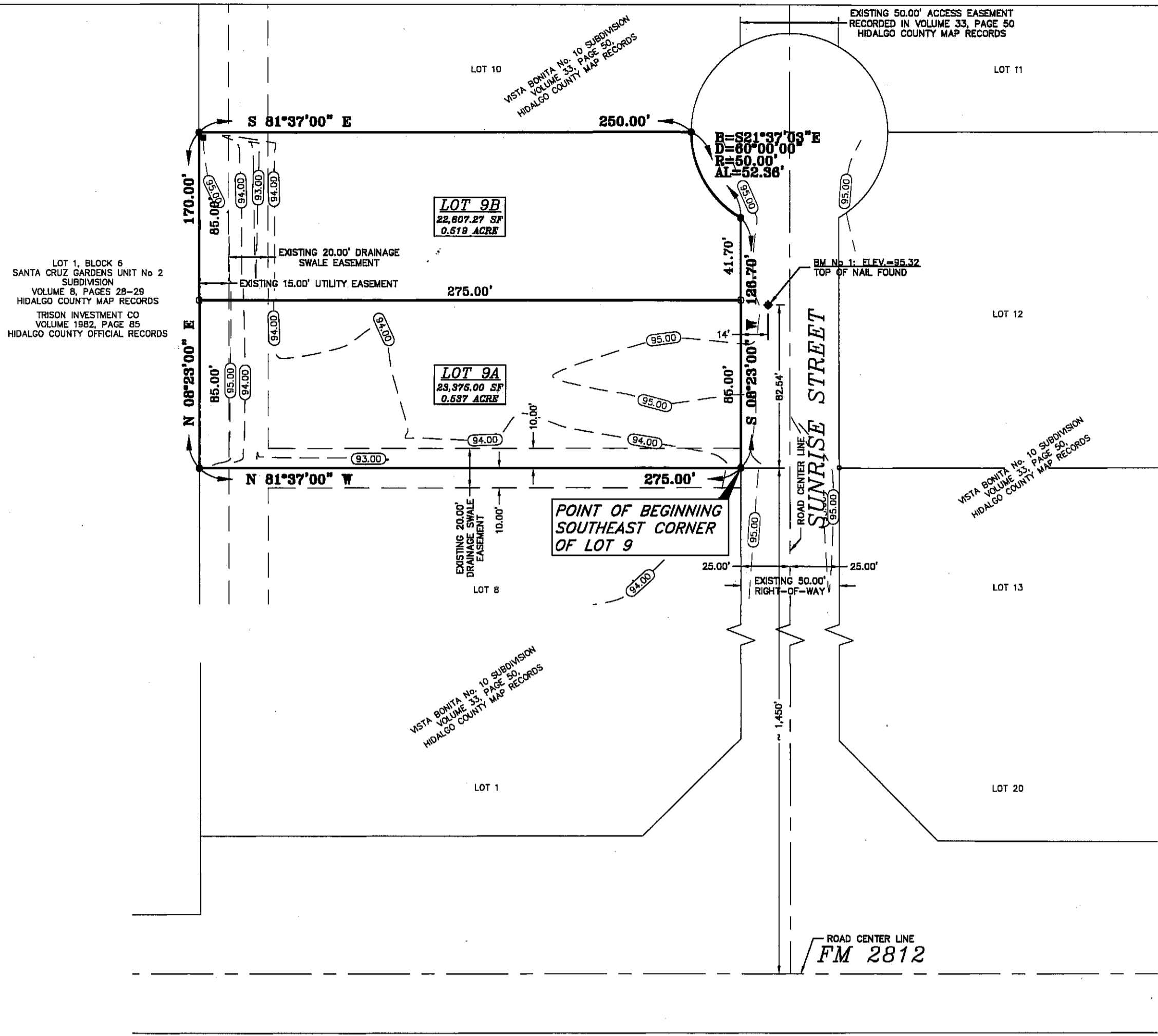
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 27, 2018

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

Final Approval subject to recommendations other departments

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.*



SCALE: 1"=50'

LEGEND	
	- FOUND 1/2" IRON ROD
	- SET 1/2" IRON ROD
	- POWER POLE
	- WATER VALVE
	- WATER METER
	- FIRE HYDRANT
	- SANITARY SEWER MANHOLE
	- IRRIGATION STAND PIPE
	- FENCE
	- DRAINAGE NATURAL FLOW
ELEVATIONS	
	- NATURAL GROUND
	- EDGE OF PAVEMENT (TOP)
	- TOP OF ASPHALT

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334-0325 D, MAP REVISED JUNE 6, 2000, (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 25.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER) REAR: 20% OF LOT DEPTH NOT TO EXCEED 40.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER) SIDES: 6.00 FEET (OR TO 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 MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1: ELEVATION=95.32, N.A.V.D. B3; DESCRIPTION: TOP OF NAIL FOUND AT ALONG WEST EDGE OF PAVEMENT OF SUNRISE STREET APPROXIMATELY 82.54' NORTH FROM SOUTHWEST CORNER OF LOT 9, AND APPROXIMATELY 14' EAST FROM WEST RIGHT-OF-WAY LINE OF SAID SUNRISE STREET.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,500 CUBIC FEET OR 0.006 ACRES FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE OBTAINED ON PROPOSED DRAINAGE GREEN AREAS / SWALES. PER LOT DETENTION AS FOLLOWS:
LOT 9A: 768 CF OR 0.018 AC-FT
LOT 9B: 742 CF OR 0.017 AC-FT
- 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 SIGNED 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 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334-0325 D, MAP REVISED JUNE 6, 2000, (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).
- ON-SITE SEWAGE FACILITIES (OSSF) 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 HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH 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.
- 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.
- 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 LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
- UTILITY PROVIDERS:
POWER: MVEC
WATER: NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.)
SEWER: ON-SITE SEWER FACILITY (O.S.S.F.)

NORTH ALAMO WATER SUPPLY CORPORATION 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, AN EXCLUSIVE 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 OF 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 HEREBY GRANTED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY 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 AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 HEREIN. 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 LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT

THIS 7th day of March, 2019.

[Signatures]
ALEJANDRO ESCOBEDO
8801 SUNRISE LANE
EDINBURG, TX 78542

JOSE LUIS ESCOBEDO
8801 SUNRISE LANE
EDINBURG, TX 78542

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

INDEX OF SHEETS	
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADINGS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATE: COUNTY PLAT APPROVAL, H.C.D.S. No. 1, SURVEYORS, ENGINEERS, AND CITY OF EDINBURG PLANNING & ZONING.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT. DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING DETENTION SWALE DETAIL.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE(S)	
OWNER: ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO	8801 SUNRISE LANE - EDINBURG, TX 78542	(956) 776-9758	
ENGINEER: INEZ B. GARZA JR.	P.O. 3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360	
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24953 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156	

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

I (WE), ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO, AS OWNERS OF THE 1.056 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND THAT:

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

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

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) 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.

[Signatures]
ALEJANDRO ESCOBEDO
8801 SUNRISE LANE
EDINBURG, TX 78542

JOSE LUIS ESCOBEDO
8801 SUNRISE LANE
EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO, PROVED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF MARCH, 2019.

[Signature]
EDMUNDO CARREON, SR.
Notary Public, State of Texas
Comm. Expires 11-29-2020
Notary ID: 130914885

NOTARY PUBLIC MY COMMISSION EXPIRES 11/29/2020

STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.022(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____ 20__

HIDALGO COUNTY JUDGE _____ ATTEST: HIDALGO COUNTY CLERK _____

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ 20__

HIDALGO COUNTY HEALTH DEPARTMENT ENVIRONMENTAL DIVISION MANAGER _____

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.011(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
[Signature]
RAUL E. SESIN, P.E., Q.S.M.
GENERAL MANAGER DATE 06/11/19

STATE OF TEXAS - CITY OF EDINBURG
PLAT APPROVAL CERTIFICATE

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE EASTERLY SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF SUNRISE STREET APPROXIMATELY 1450 FEET (0.27 OF A MILE) NORTH OF FM 2812 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 83,970 - 2015 CENSUS. REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 LIES APPROXIMATELY 0.38 OF A MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF CITY OF EDINBURG UNDER LOCAL GOVERNMENT CODE § 42.021.

SURVEYOR CERTIFICATE

I, JOSE MARIO GONZALEZ, 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, 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.

DATED THIS THE 7th DAY OF March 2019

[Signature]
REGISTERED PROFESSIONAL SURVEYOR
NO. 5571 STATE OF TEXAS

[Seal]
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
JOSE MARIO GONZALEZ
5571

ENGINEER CERTIFICATE

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER SERVICE: THESE FACILITIES WILL BE CONSTRUCTED
SEWAGE FACILITIES: SEWER SERVICE CONNECTION IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 9,000.00 TO COVER THE COST OF SEWER SERVICE CONNECTION.

DATED THIS THE 7th DAY OF March 2019

[Signature]
REGISTERED PROFESSIONAL ENGINEER
NO. 60824 STATE OF TEXAS

[Seal]
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
INEZ B. GARZA JR.
60824

METES AND BOUNDS DESCRIPTION

A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 1.056 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT.

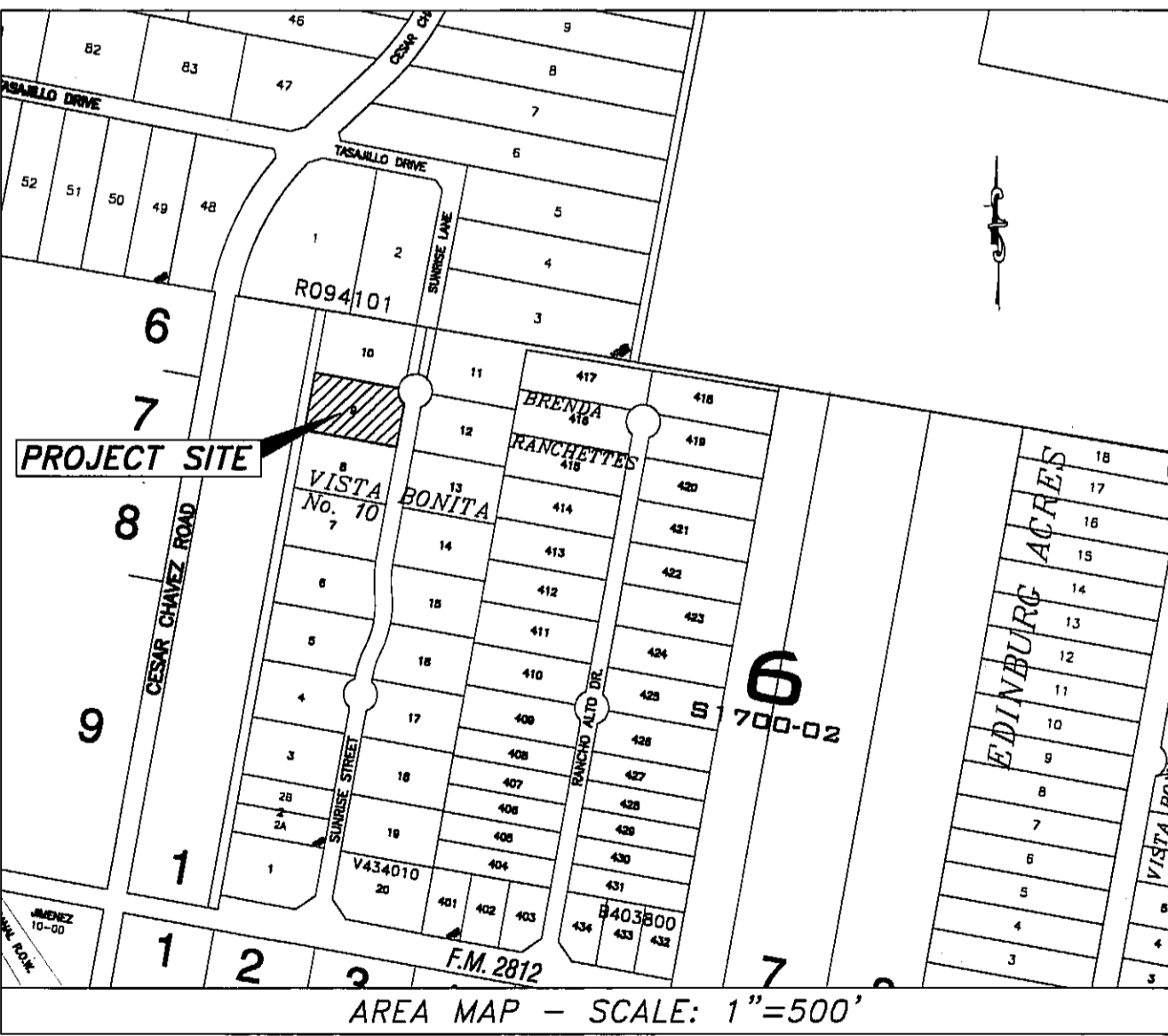
THENCE N 81°37'00" W, ALONG THE SOUTH LINE OF LOT 9, A DISTANCE OF 275.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 08°23'00" E, ALONG THE WEST LINE OF LOT 9, A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 9 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 81°37'00" E, ALONG THE NORTH LINE OF LOT 9, A DISTANCE OF 250.00 FEET TO A 1/2" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET FOR THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE WITH A CURVE TO THE RIGHT, S 21°37'03" E, 60°00'00" DELTA, 50.00' RADIUS, AND 32.36' ARC LENGTH, ALONG THE CUL-DE-SAC RIGHT-OF-WAY LINE OF SUNRISE STREET TO A 1/2" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET FOR AN EXTERIOR CORNER OF LOT 9 AND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 08°23'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SUNRISE STREET, A DISTANCE OF 126.70 FEET TO THE POINT OF BEGINNING, CONTAINING 1.056 ACRES OF LAND MORE OR LESS.



SUBDIVISION PLAT OF:
REPLAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10
A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.

[Logo]
RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIOGONZALEZ@RIO-DELTA.COM
TRPLS FIRM # 10013900

DATE OF PREPARATION: JULY 8, 2018
GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729
CITY OF EDINBURG ETJ - HIDALGO COUNTY | PAGE: 1 OF 2

FINAL ENGINEERING REPORT FOR REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10. NAWSC HAS AN EXISTING 6" (INCH) WATER LINE ON THE EAST SIDE OF SUNRISE STREET. THIS PROPERTY HAS (1) 3/4" (INCH) DIAMETER SERVICE LINE THAT WILL REMAIN TO SERVICE LOT 9A. LOT 9B WILL BE SERVICED BY (1) 3/4" (INCH) DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX, TOTALING (2) METERS. THE SUBDIVIDER HAS PAID A TOTAL OF \$1,000.00 OR \$1,000.00 PER LOT FOR THE CONSTRUCTION OF THE AFOREMENTIONED WATER DISTRIBUTION SYSTEM WHICH IT HAS BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." THE SUM OF \$1,375.00, WHICH COVERS THE \$1,375.00 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 SUBDIVIDER HAS INSTALLED ONE FIRE HYDRANT AT A TOTAL COST OF \$5,000.00. 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.

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FOR REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELDS ON THIS LOT. 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. THESE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAINFIELDS.

THE SEPTIC TANK SYSTEMS FOR ALL LOTS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER HAS PAID A TOTAL OF \$1,500.00 OR \$1,500.00 PER LOT FOR THE SEPTIC TANK SYSTEM. THE PRICE IS INCLUDING THE COSTS FOR THE REQUIRED PERMITS AND LICENSES. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

CERTIFICATION:

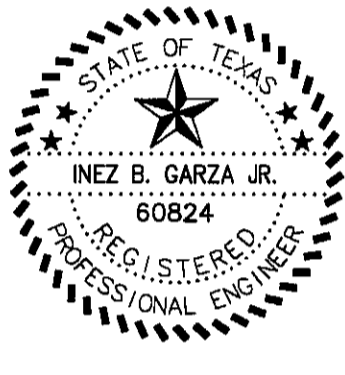
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ACTUAL COSTS FOR THE INSTALLED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITY: THESE FACILITIES ARE FULLY CONSTRUCTED, INCLUDING WATER METERS AND WATER METER BOXES. THE TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$7,375.00. FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$7,375.00 PER LOT.

SEWAGE FACILITIES: SEPTIC TANK SYSTEM ARE FULLY CONSTRUCTED AND THE TOTAL COST WAS \$1,500.00 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$1,500.00 PER LOT (ALL INCLUSIVE).

COST OF IMPROVEMENTS	
ROADSIDE DITCH REGRADING	\$500.00
WATER DISTRIBUTION SYSTEM W/FEES	\$7,375.00
SEPTIC TANK SYSTEM	\$1,500.00
TOTAL	\$9,375.00



REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC) ("NAWSC") EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR, POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" (PULGADAS) DE DIAMETRO EN EL LADO ESTE DE LA CALLE "SUNRISE ST.". ESTA PROPIEDAD TIENE (1) SERVICIO DE AGUA DE 3/4" (PULGADA) DE DIAMETRO QUE SERVIRA A EL SOLAR 9A. EL SOLAR 9B SERA SERVIDO POR (1) SERVICIO SINGULAR DE 3/4" (PULGADA) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE 2 MEDIDORES. EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$1,000.00 O \$1,000.00, POR SOLAR, PARA LA CONSTRUCCION DE TODO EL SISTEMA DE AGUA YA MENCIONADO. EL SERVICIO DE AGUA CON LAS CAJAS DE MEDIDOR YA HAN SIDO INSTALADAS. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A "NAWSC" UNA SUMA DE \$1,375.00, QUE CUBRE EL COSTO DE \$1,375.00, POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON CONECTAR EL SERVICIO DE AGUA DE CADA SOLAR A NAWSC. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA DE NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UNA BOCA DE RIEGO (FIRE HYDRANT) A UN COSTO TOTAL DE \$5,000.00. EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO

EL SISTEMA DE DRENAJE PARA REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 ES DE FOSAS SEPTICAS EN CADA SOLAR. CADA SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE. PARA ESTE SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE ESTE SOLAR TIENE SUFICIENTE AREA PARA REMPLAZAMIENTO DEL CAMPO DE DRENAJE.

EL SISTEMA SEPTICO PARA TODOS LOS SOLARES HAN SIDO INSTALADOS ANTES DEL TIEMPO DE APLICACION PARA APROBACION FINAL DEL "PLAT". EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$1,500.00, O \$1,500.00, POR CADA SOLAR PARA LA INSTALACION DE EL SISTEMA SEPTICO. ESTE PRECIO YA INCLUYE LOS PERMISOS REQUERIDOS Y LICENCIAS. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR.

CERTIFICACION:

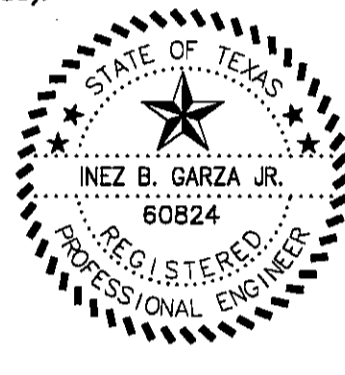
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS DE INSTALACION DE LOS SISTEMAS DE AGUA Y DE DRENAJE FUERON:

AGUA: EL SISTEMA/SERVICIO DE AGUA FUE INSTALADO Y COMPLETAMENTE CONSTRUIDO, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA CON CAJA. EL COSTO PARA ESTE SISTEMA INCLUYENDO TODAS LAS CUOTAS DE N.A.W.S.C. FUE UN TOTAL DE \$7,375.00, PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$7,375.00, POR SOLAR.

DRENAJE: LOS SISTEMAS DE LAS FOSAS SEPTICAS TAMBIEN HAN SIDO INSTALADAS Y COMPLETAMENTE CONSTRUIDAS CON UN TOTAL DE \$1,500.00, PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$1,500.00, POR SOLAR (TODO INCLUIDO).

COST OF IMPROVEMENTS	
ROADSIDE DITCH REGRADING	\$500.00
WATER DISTRIBUTION SYSTEM W/FEES	\$7,375.00
SEPTIC TANK SYSTEM	\$1,500.00
TOTAL	\$9,375.00



DRAINAGE STATEMENT
 DECEMBER 13, 2017
 PREPARED BY: INEZ B. GARZA JR., P.E.
 REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10
 CITY OF EDINBURG ETJ
 HIDALGO COUNTY, TEXAS

REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 IS A (2) TWO RESIDENTIAL LOT SUBDIVISION CONSISTING OF A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

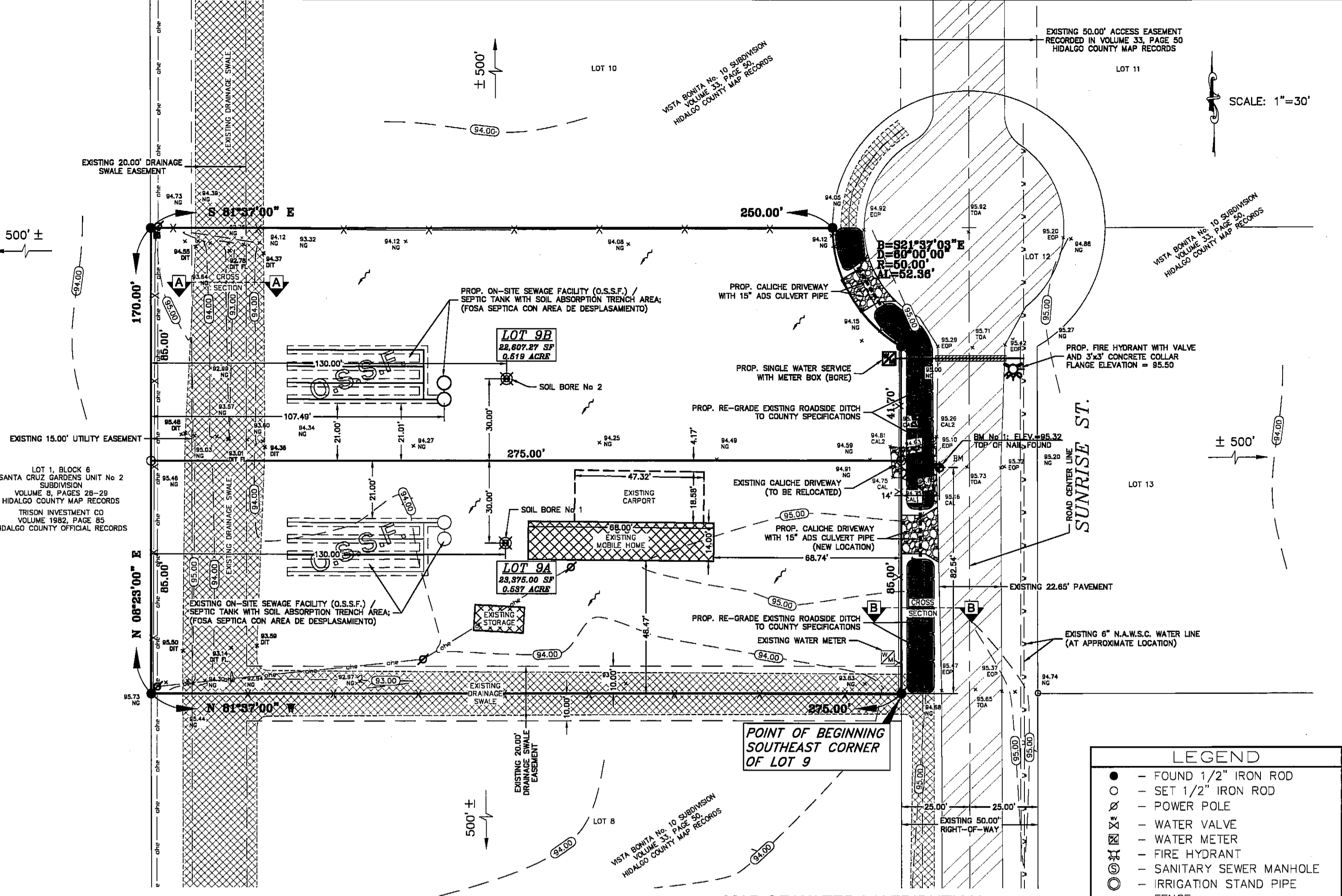
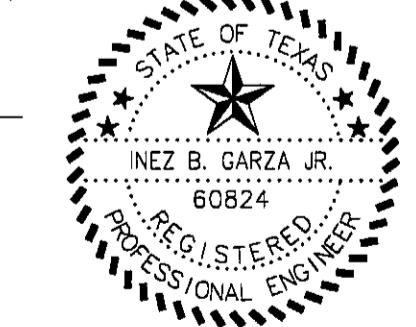
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSIST OF WILLY FAC SANDY LOAM (70), GROUP "B", WITH 0 TO 1% SLOPES. THIS SOIL IS WELL-DRAINED, PERMEABILITY IS MODERATE, AND WATER CAPACITY IS MODERATELY HIGH TO HIGH.

AS PER ORIGINAL SUBDIVISION PLAT, VISTA BONITA SUBDIVISION No. 10, EXISTING DRAINAGE FLOWS OVERLAND IN A SOUTHERLY DIRECTION TO FM 2812 ROADSIDE DITCH VIA EXISTING DRAINAGE SWALES AND SUNRISE STREET ROADSIDE DITCH. EXISTING AND PROPOSED RUNOFF IS VERY MINIMAL DUE TO THE SIZE OF THE PROPERTY. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.62 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 4.12 CFS OF RUNOFF FOR THE SAME 10-YEAR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF EDINBURG'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 1,509 CF OR 0.035 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINEED ONSITE. THIS RUNOFF WILL BE DETAINEED ON EXISTING DRAINAGE SWALES / GREEN AREAS WITHIN THE PROPOSED LARGE LOTS. ALSO, THE ROADSIDE DITCH ALONG SUNRISE ST. WILL BE REGRADED / EXCAVATED TO COUNTY SPECIFICATIONS AND NEW CULVERT PIPES WILL BE INSTALLED FOR NEW DRIVEWAYS. A DRAINAGE PLAN TO BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

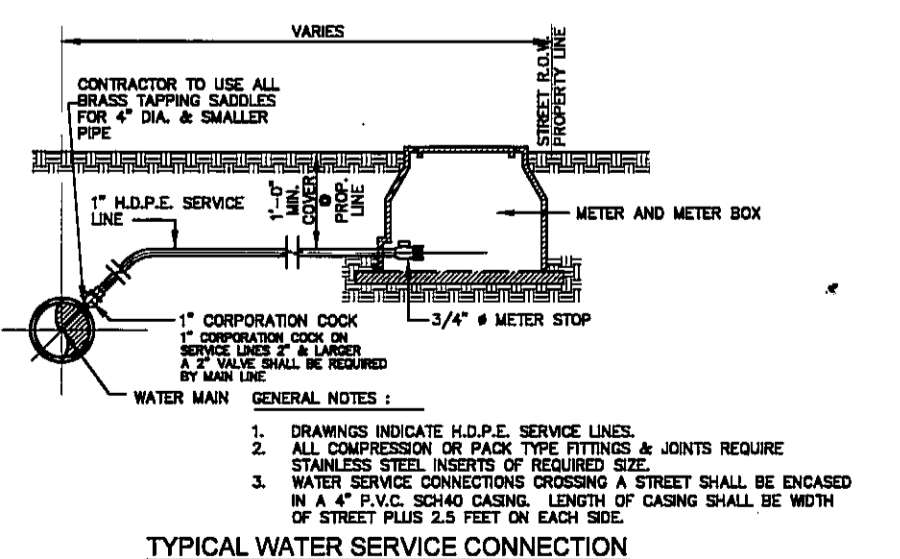
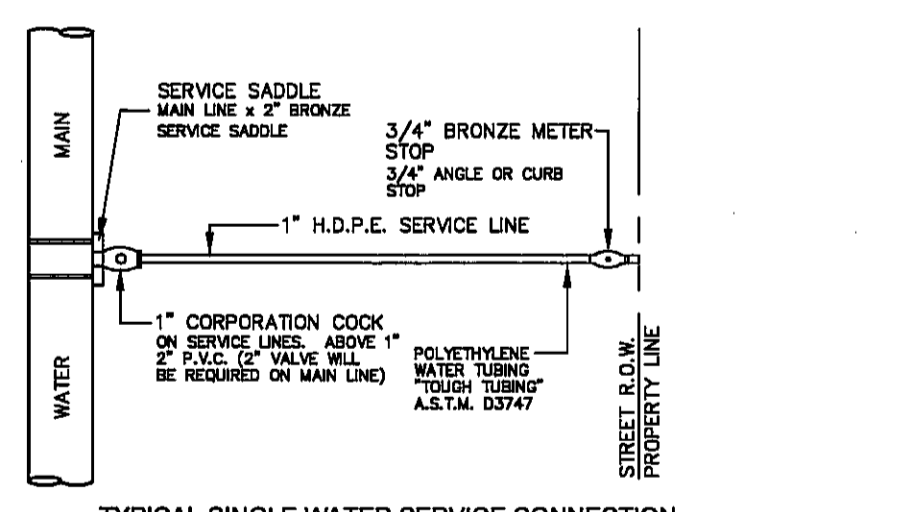
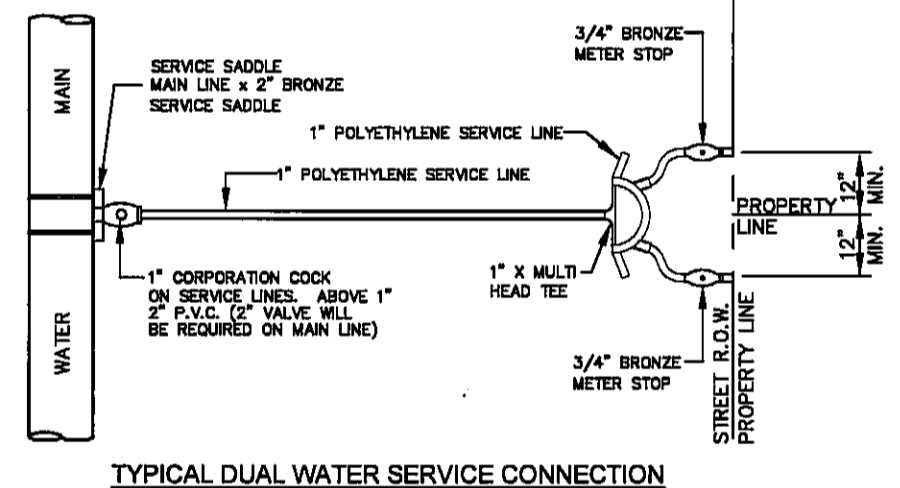
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

Inez B. Garza Jr., P.E.
 REG. PROFESSIONAL ENGINEER NO. 60824
 DATE: 3/7/19



MAP OF WATER DISTRIBUTION, SANITARY SEWER SYSTEM, TOPOGRAPHY LAYOUT, & DRAINAGE PLAN

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
—	POWER POLE
—	WATER VALVE
—	WATER METER
—	FIRE HYDRANT
—	SANITARY SEWER MANHOLE
—	IRRIGATION STAND PIPE
-x-x-	FENCE
- - -	DRAINAGE NATURAL FLOW
ELEVATIONS	
—	NATURAL GROUND
—	EDGE OF PAVEMENT (TOP)
—	TOP OF ASPHALT



SOIL BORING NUMBER: 1

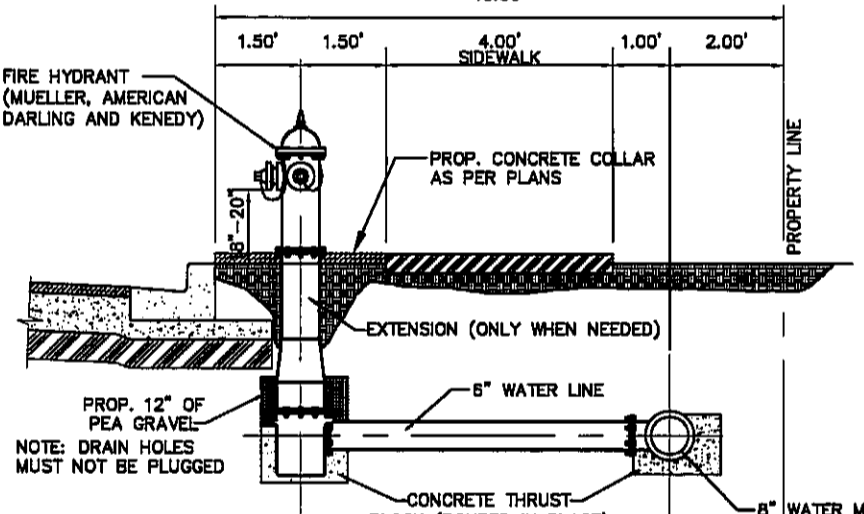
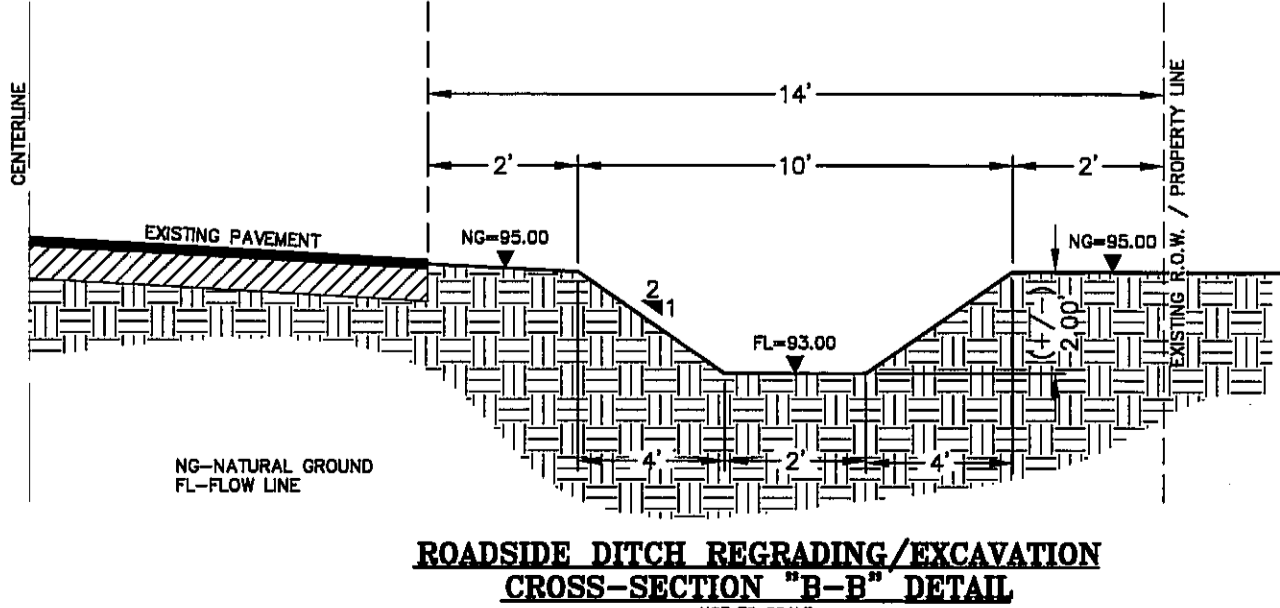
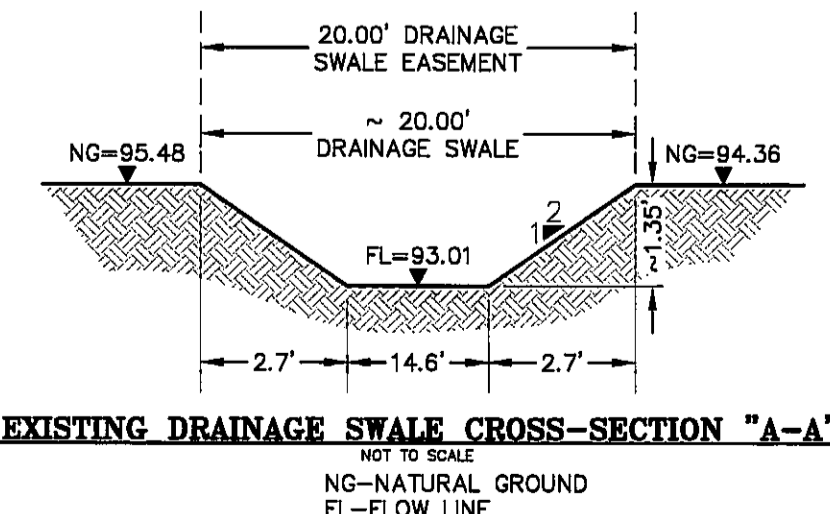
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (PER CLASS II BLOODY PLAT OR MARSH)	DRAINAGE (WATERS/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
2	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
3	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
4	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
5	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.

SOIL BORING NUMBER: 2

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (PER CLASS II BLOODY PLAT OR MARSH)	DRAINAGE (WATERS/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
2	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
3	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
4	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
5	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.

THESE LOTS IN THIS PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CLAY LOAM SOIL. 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 LIMITS AREA). THE SOIL IS A UNIFORM SANDY 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.

CADA SOLAR MIDE POR LO MENOS MEDIO ACRE. SE HICIERON POR LO MENOS DOS ESCAVACIONES EN LUGARES OPUESTOS EN LA SUBDIVISION (ESCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELOS LABRADOS) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.



SUBDIVIDER CERTIFICATION:
 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:
 I (WE), ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO, SUBDIVIDER(S) OF REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10 HEREBY CERTIFY THAT THE SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND/OR CITY OF MERCEDES 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.

Alejandro Escobedo
 8901 SUNRISE LANE
 EDINBURG, TX 78542

Jose Luis Escobedo
 8901 SUNRISE LANE
 EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO, PROVIDED TO ME THROUGH HIS/HER/HIS/HERS STATE DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF March, 2019.

EDMUNDO CARREON, SR.
 Notary Public, State of Texas
 Comm. Expires 11-29-2020
 Notary ID 130914885

MAP OF WATER DISTRIBUTION, SANITARY SEWER SYSTEM, TOPOGRAPHY LAYOUT & DRAINAGE PLAN FOR: REPEAT OF LOT 9 VISTA BONITA SUBDIVISION No. 10
 A 1.056 ACRE TRACT OF LAND BEING ALL OF LOT 9, VISTA BONITA No. 10 SUBDIVISION, AS RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.

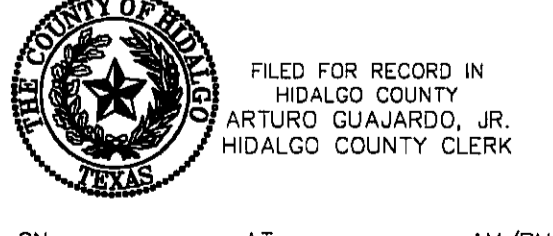
DATE OF PREPARATION: JULY 8, 2018
GARZA-GARZA CONSULTING ENGINEERS
 FIRM REGISTRATION No. F-004983
 3011 SAN FELIPE ST. - SAN JUAN, TX 78589
 OFFICE: (956) 905-2360
 CELL: (956) 451-4729
 CITY OF EDINBURG ETJ - HIDALGO COUNTY PAGE: 2 OF 2

INDEX OF SHEETS

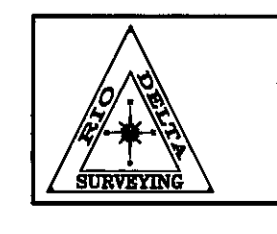
SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (NETS AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: COUNTY PLAT APPROVAL; H.C.D.D. No. 1, SURVEYOR'S, ENGINEER'S, AND CITY OF EDINBURG PLANNING & ZONING.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT. DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING DETENTION SWALE DETAIL.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: ALEJANDRO ESCOBEDO AND JOSE LUIS ESCOBEDO	8801 SUNRISE LANE - EDINBURG, TX 78542	(956) 778-8756
ENGINEER: INEZ B. GARZA JR., P.E.	3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156



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



RIO DELTA SURVEYING
 24593 FM 88, MONTE ALTO, TX 78538
 (TEL) 956-380-5154 (FAX) 956-380-5156
 EMAIL: MARIORDELTA@SURVEYING.COM
 TPLS FIRM # 10013900