



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: 10-08-2019

PROPOSED COMAREX NO. 2 SUBDIVISION PRECINCT No. 3.

ENGINEER: PABLO SOTO JR. DEVELOPER: ALEX GONZALEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

LOCATION DESCRIPTION: EAST OF INSPIRATION ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-10-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO INSPIRATION ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-19-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-19-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: S.L.W.S.C. LINE SIZE: 8" LOCATION: INSPIRATION ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-19-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

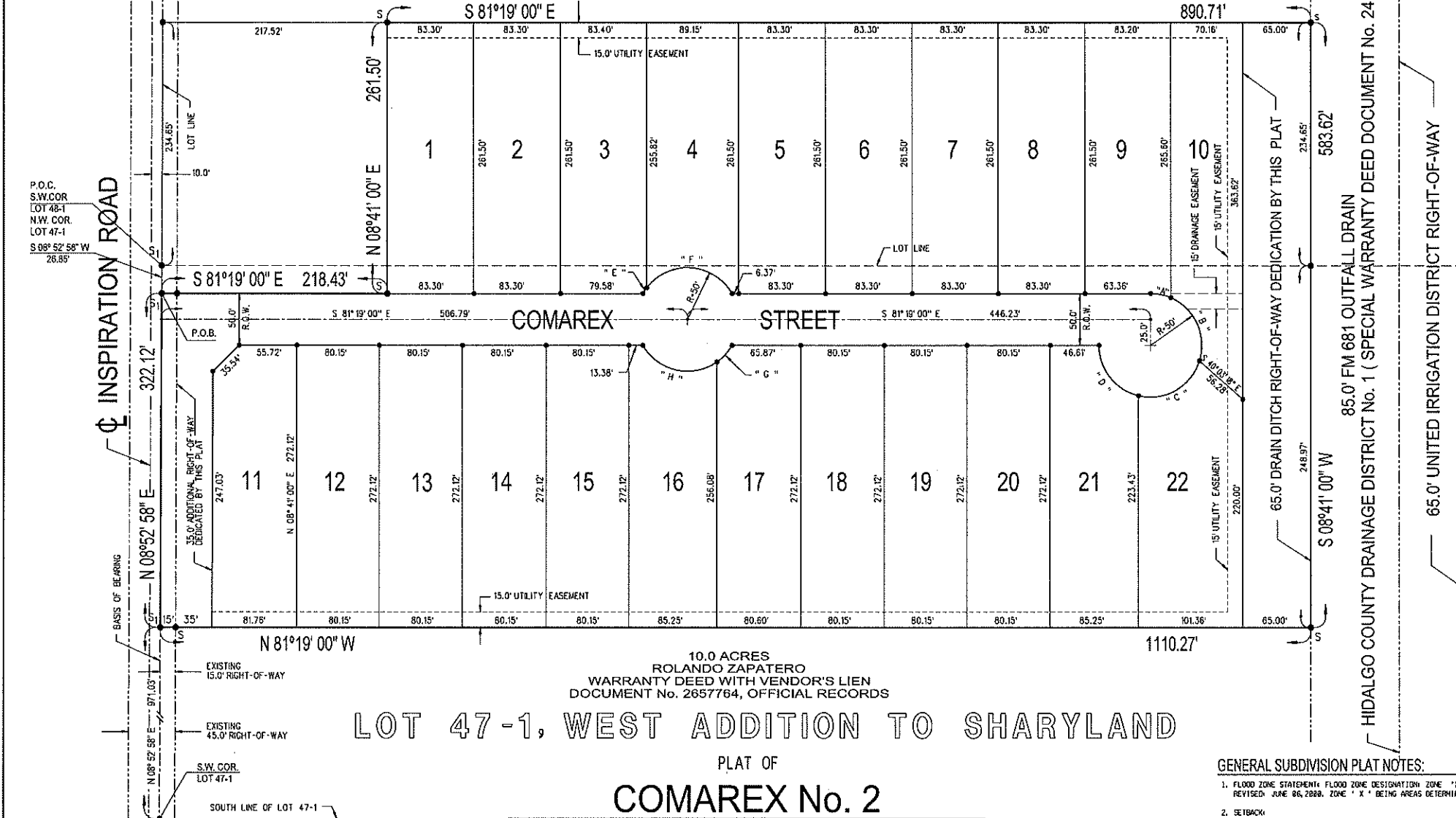
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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

LOT 48-1, WEST ADDITION TO SHARYLAND

4.95 ACRES
 JOSE ALBERTO ACOSTA MARTINEZ AND MARIA DEL REFUGIO BAZARTE
 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2258058, OFFICIAL RECORDS



LEGEND:
 F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD W/
 YELLOW CAP STAMPED RPLS 4541
 S₁ - SET 60-D NAIL

SCALE: 1" = 60'

CURVE DATA "A"
 A - 23°22' 36" R - 50.00' I - 10.34'
 L - 20.40' CH - 20.26'

CURVE DATA "B"
 A - 84°04' 33" R - 50.00' I - 45.08'
 L - 73.37' CH - 66.95'

CURVE DATA "C"
 A - 85°40' 07" R - 50.00' I - 46.38'
 L - 74.78' CH - 67.99'

CURVE DATA "D"
 A - 78°52' 05" R - 50.00' I - 38.68'
 L - 67.08' CH - 62.16'

CURVE DATA "E"
 A - 7°50' 58" R - 50.00' I - 3.43'
 L - 6.95' CH - 6.84'

CURVE DATA "F"
 A - 112°09' 03" R - 50.00' I - 74.34'
 L - 97.87' CH - 82.98'

CURVE DATA "G"
 A - 28°09' 10" R - 50.00' I - 11.15'
 L - 21.77' CH - 21.77'

CURVE DATA "H"
 A - 94°57' 51" R - 50.00' I - 54.42'
 L - 82.77' CH - 73.64'

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

I, GLEZ LIMITED LIABILITY COMPANY, AS OWNER OF THE 13.95 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COMAREX No. 2 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARKS, 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 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 STATES STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (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 IS TRUE AND COMPLETE.

ALEX GONZALEZ DATE
 1112 S. MCCOLL ROAD, SUITE 4
 EDINBURG, TEXAS 78912

THE STATE OF TEXAS - COUNTY OF HIDALGO
 PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES 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 THEY RECURRED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

THE STATE OF TEXAS - COUNTY OF HIDALGO
 CITY OF MISSION PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COMAREX No. 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

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

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING COMMISSION _____ 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 OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
 RAL. SESIN, P.E., C.F.M. (GENERAL MANAGER) DATE _____

STATE OF TEXAS - HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COMAREX No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COMMISSIONERS COURT ON THIS _____ DAY _____, 2019.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2019.

PABLO SOTO, JR., R.P.L.S. 4541
 1208 S. IRONWOOD PHARR, TEXAS 78577
 TEL: (361) 488-1605 FAX: (361) 287-4634

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE _____ DAY OF _____, 2019.

REGISTERED PROFESSIONAL ENGINEER No. 66278

UNITED IRRIGATION CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 2019.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT-OF-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY _____

UNITED IRRIGATION DISTRICT GENERAL NOTES:

- ALL IRRIGATION EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, BRIVENWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

T.B.P.E. FIRM No. 20208

LOT 47-1, WEST ADDITION TO SHARYLAND

10.0 ACRES
 ROLANDO ZAPATERO
 WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2657764, OFFICIAL RECORDS

LOT 47-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: ALEX GONZALEZ	1112 S. MCCOLL ROAD, SUITE 4 EDINBURG, TX 78912	(936) 215-3185
ENGINEER: PABLO SOTO JR., P.E.	1208 S. IRONWOOD PHARR, TX 78577	(361) 488-1605
SURVEYOR: PABLO SOTO JR., R.P.L.S.	1208 S. IRONWOOD PHARR, TX 78577	(361) 488-1605

METES AND BOUNDS:
 A 13.95 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 13.95 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL SET AT THE SOUTHWEST CORNER OF LOT 48-1, ALSO BEING THE NORTHWEST CORNER OF LOT 47-1, THENCE SOUTH 88 DEGREES 52 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF LOT 47-1, A DISTANCE OF 26.95 FEET TO A 60-D NAIL SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, AT 16.89 FEET PASS A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE APPROPRIATE EAST RIGHT-OF-WAY LINE OF INSPIRATION ROAD, AT 218.43 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH YELLOW CAP STAMPED RPLS 4541 SET FOR AN INNER CORNER OF THIS TRACT OF LAND;

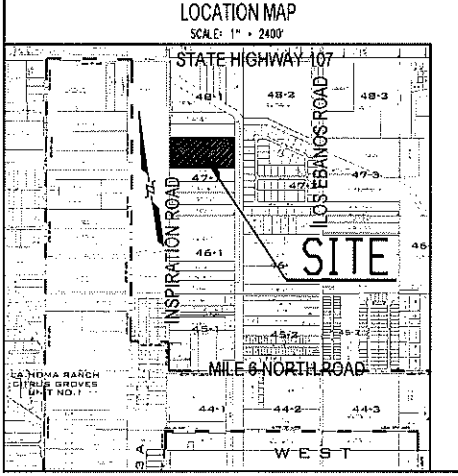
THENCE NORTH 08 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 261.50 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 890.71 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE WEST LINE OF THE F.M. 681 OUTFALL DRAIN AS RECORDED IN DOCUMENT No. 2454432, OFFICIAL RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 88 DEGREES 41 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID DRAIN DITCH RIGHT-OF-WAY, AT 234.85 FEET PASS THE COMMON LINE OF SAID LOT 47-1 AND LOT 48-1, AT 653.62 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 01 DEGREES 19 MINUTES 00 SECONDS WEST, AT 1,095.27 FEET PASS A HALF (1/2) INCH IRON ROD WITH A CAP SET AT THE APPROPRIATE EAST RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD, AT 1,118.27 FEET IN ALL TO A 60-D NAIL SET AT THE WEST LINE OF SAID LOT 47-1 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 52 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 47-1, A DISTANCE OF 322.12 FEET TO THE POINT OF BEGINNING, CONTAINING 13.95 ACRES, MORE OR LESS.



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COMAREX No. 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

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

BY: _____ DEPUTY

- HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE _____
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - ALEX GONZALEZ, OWNER & SUBDIVIDER OF COMAREX No. 2, RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
 - 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, ELECTRICAL, 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 CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
 - NO ENTRANCE ALLOWED FOR LOT 11 THROUGH INSPIRATION ROAD.

- GENERAL SUBDIVISION PLAT NOTES:
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X", COMMUNITY-PANEL No. 48834 8295 D MAP REVISED: JUNE 06, 2008. ZONE "X" BEING AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN
 - SETBACK:
 FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
 - BEHIND/IN (B.I.M.I.) ELEVATION = 171.95 ON TOP OF RIM AT STORM SEWER MANHOLE LOCATED AT THE NORTHEAST OF PROPERTY NORTH OF DRAIN DITCH
 - DRAINAGE:
 IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No. 1, THIS DEVELOPMENT IS REQUIRED TO DETAINE A TOTAL OF 32,277 OF OR 0.74 ACRES-FEET OF STORM WATER RUNOFF.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP STAMPED RPLS 4541, OR AS NOTED.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINE AND ACCORDATING MORE THAN THE DETAINE VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPER PERMIT STAGE, THAT THE DETAINE REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - ON-SITE SEWER FACILITIES (OSSF) NOTICE: THIS SUBDIVISION SHALL USE ON-SITE SEWER FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,788 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

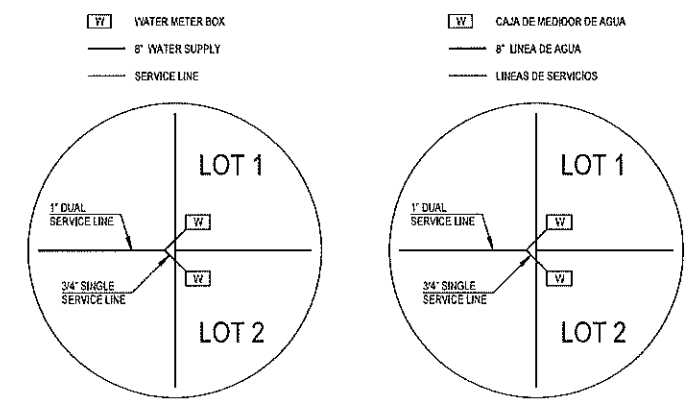
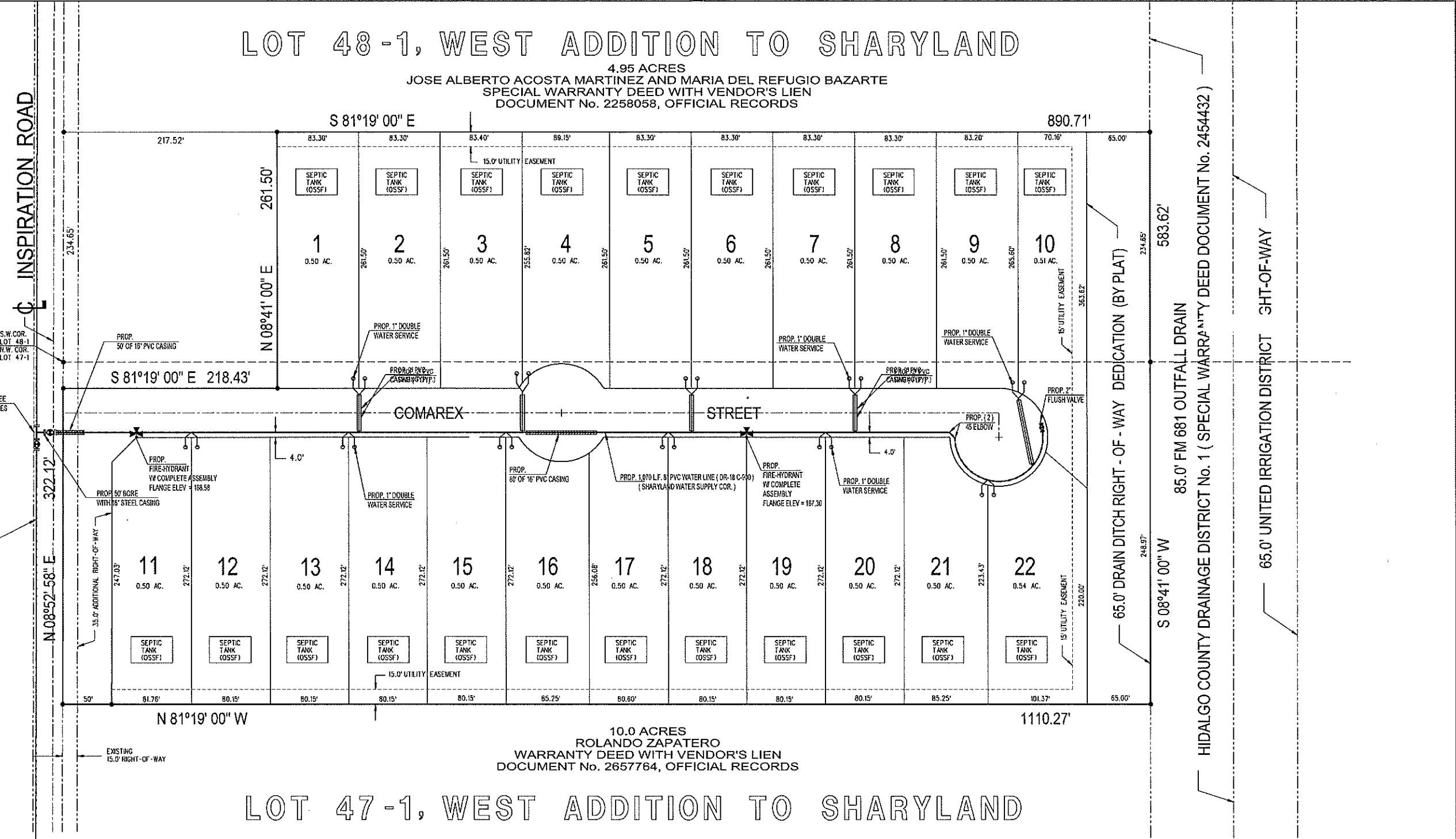
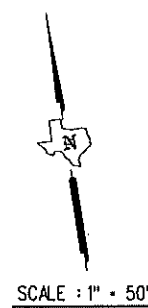
PABLO SOTO JR., P.E.
 1208 S. IRONWOOD STREET TEL: (361) 488-1605
 PHARR, TEXAS 78577

LOT 48-1, WEST ADDITION TO SHARYLAND

4.95 ACRES
 JOSE ALBERTO ACOSTA MARTINEZ AND MARIA DEL REFUGIO BAZARTE
 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2258058, OFFICIAL RECORDS

LOT 47-1, WEST ADDITION TO SHARYLAND

10.0 ACRES
 ROLANDO ZAPATERO
 WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2657764, OFFICIAL RECORDS



PABLO SOTO, JR. P.E.
 P.E. No. 66278

COST ESTIMATE

WATER DISTRIBUTION :	\$ 50,000.00
DRAINAGE IMPROVEMENTS :	\$ 20,000.00
PAVING IMPROVEMENTS :	\$ 60,000.00
SEPTIC TANK (OSSF) :	\$ 1500.00 EA.

B-1
 TEST BORINGS
 SEPTIC TANK (OSSF)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED
 ALEX GONZALEZ
 WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.



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

COMAREX No. 2

A 13.66 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MFP RECORDED IN VOLUME 1, PAGE 56, MFP RECORDS OF HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION

I, 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, I (WE), ALEX GONZALEZ, SUBDIVISION OF COMAREX No. 2, HEREBY CERTIFY SEWER PERMIT, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEX GONZALEZ
 1112 S. McCOLL RD. STE 4
 EDINBURG, TX 78539

JOB NO. _____
 DATE: _____
 REVISION: _____
 SCALE: _____
 DRAWN BY: _____
 SHEET: _____

COMAREX No. 2 WATER LINE LAYOUT PLAN

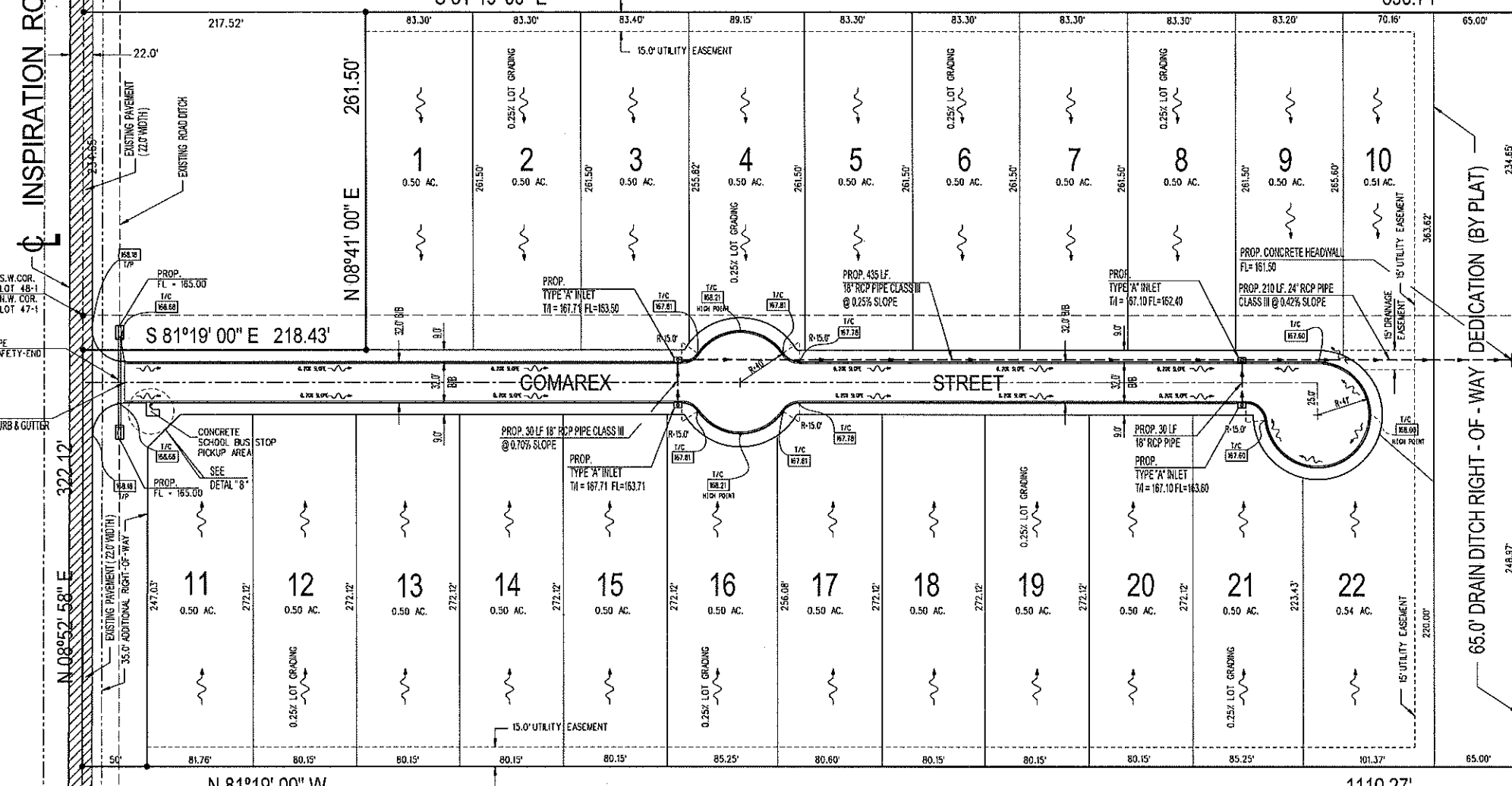
PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 TEL: (956) 460-1605

LOT 48-1, WEST ADDITION TO SHARYLAND

4.95 ACRES
 JOSE ALBERTO ACOSTA MARTINEZ AND MARIA DEL REFUGIO BAZARTE
 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2258058, OFFICIAL RECORDS

SCALE : 1" = 50'

INSPIRATION ROAD



10.0 ACRES
 ROLANDO ZAPATERO
 WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2657764, OFFICIAL RECORDS

LOT 47-1, WEST ADDITION TO SHARYLAND

COMAREX No. 2

A 13.56 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP REFERRED TO IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



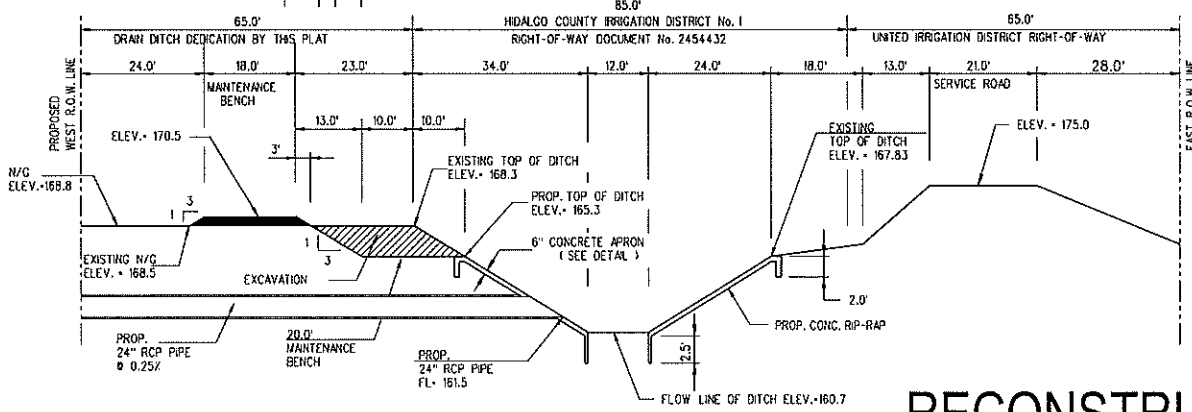
PABLO SOTO, JR. P.E.
 P.E. No. 66278



FILED FOR RECORD IN
 HIDALGO COUNTY
 AFTER GUAYLO, JR.
 HIDALGO COUNTY CLERK

ON _____ AT _____ AN/PN
 INSTRUMENT NUMBER
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

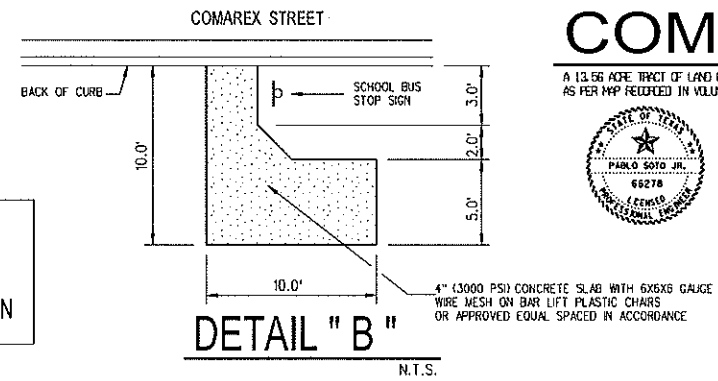
BY _____ DEPUTY



$$A = W \times H = 30.0 \text{ ft.} \times 3.0 \text{ ft.} = 90 \text{ ft}^2$$

$$= 90 \text{ ft}^2 \times 400 \text{ ft. (LENGTH)}$$

$$= 36,000 \text{ cf OF STORM DETENTION}$$



RECONSTRUCTION OF DRAIN DITCH

COMAREX No. 2
 STREET AND DRAINAGE

PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 TEL: (956) 460-1605

COMAREX No. 2

A 13.56 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARPLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR COMAREX No. 2

WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:
 COMAREX No. 2 WILL BE PROVIDED WITH POTABLE WATER BY SHARPLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND SHARPLAND WATER SUPPLY CORP. HAVE ENTERED INTO A CONTRACT IN WHICH SHARPLAND WATER SUPPLY CORP. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARPLAND WATER SUPPLY CORP. 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. SHARPLAND WATER SUPPLY CORP. HAS AN 8" WATER LINE RUNNING ALONG ON THE WEST RIGHT-OF-WAY LINE OF INSPIRATION ROAD.

THE WATER SYSTEM FOR COMAREX No. 2 SHALL CONSIST OF AN 8" DIAMETER WATER LINE RUNNING EAST ALONG THE SOUTH SIDE OF PROPOSED COMAREX STREET, FROM THE 8" WATER LINE (11) 1" DOUBLE WATER SERVICE RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICE GOING TO THE WATER BOXES FOR EACH LOT.

THE 8" DIAMETER THE 1" DOUBLE SERVICE LINE, THE 3/4" SINGLE SERVICE LINE, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY SHARPLAND WATER SUPPLY CORPORATION THE SUM OF \$ _____ OR \$ _____ 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO SHARPLAND WATER SUPPLY CORPORATION UPON REQUEST OF THE LOT OWNER OF A LOT. SHARPLAND WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL A WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARPLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION AND COSTS.

SEWAGE FROM COMAREX No. 2 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A GRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER 15-1) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A HIDALGO SANDY CLAY LOAM, AND TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM SOIL EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,100.00 DOLLARS INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,100.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSSF.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 WATER CODE. I CERTIFY THAT THE COST TO INSTALL WATER SYSTEM AND ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES COST A TOTAL OF \$ _____ DOLLARS. SEWER FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$ _____ DOLLARS.

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 TEXAS REGISTERED ENGINEERING FIRM # 20208
 PHARR, TEXAS 78577
 PHONE (956) 460-1605



COST ESTIMATE

WATER SUPPLY SYSTEM: \$ 68,000.00 DOLLARS.
 SEPTIC TANK SYSTEM: \$ 1500.00 each DOLLARS.
 S.W.S.C. FEES: \$ 00,000.00 DOLLARS.
 DRAINAGE SYSTEM: \$ 00,000.00 DOLLARS.

SUBDIVIDER CERTIFICATION:

I - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER (S) 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 - ALEX GONZALEZ, SUBDIVIDER OF COMAREX No. 2 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON TO PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEX GONZALEZ DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2019

NOTARY PUBLIC MY COMMISSION EXPIRES

REPORTE FINAL DE INGENIERIA PARA LA COLONIA: COMAREX No. 2

PROVISION DE AGUA: DESCRIPCION Y GASTOS
 LA COLONIA COMAREX No. 2 RECIBIRA SU PROVISION DE AGUA DE SHARPLAND WATER SUPPLY CORPORATION EL DUEÑO DE LA COLONIA Y SHARPLAND WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO POR CUAL LA COLONIA RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS Y LA SHARPLAND WATER SUPPLY CORPORATION TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ASESERABLE PARA SERVIR EL FUTURO DESARROLLO DE LA COLONIA COMAREX No. 2. SHARPLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE CORRE EN EL LADO ESTE Y AL SUR DE LA CALLE COMAREX STREET EL SERVICIO DE AGUA PARA LA COLONIA COMAREX No. 2 CONSISTE EN UN 1" SERVICIO DE AGUA SENCILLO DE 1" Y UN SERVICIO DOBLE DE 1" QUE CORRE AL SUR PARA REUNIRSE EN SERVICIO DE AGUA DE 3/4" DE DIAMETRO TERMINANDO EN LA CAJA DEL MEDIDOR. EL DUEÑO HA PAGADO UN TOTAL DE \$ _____ DOLLARES POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA EN ADICION EL DUEÑO LE PAGARA A (SHARPLAND WATER SUPPLY CORPORATION) LA CANTIDAD DE \$ _____ DOLLARES POR EL SERVICIO DE AGUA DE 30 AÑOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA SE INSTALARAN Y TODAS LAS FACILIDADES DE AGUA SERAN INSTALADAS Y OPERADAS. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA COLONIA SEA ARCHIVADA EN EL CONDADO DE HIDALGO.

DRENAJE, DESCRIPCION Y GASTOS:

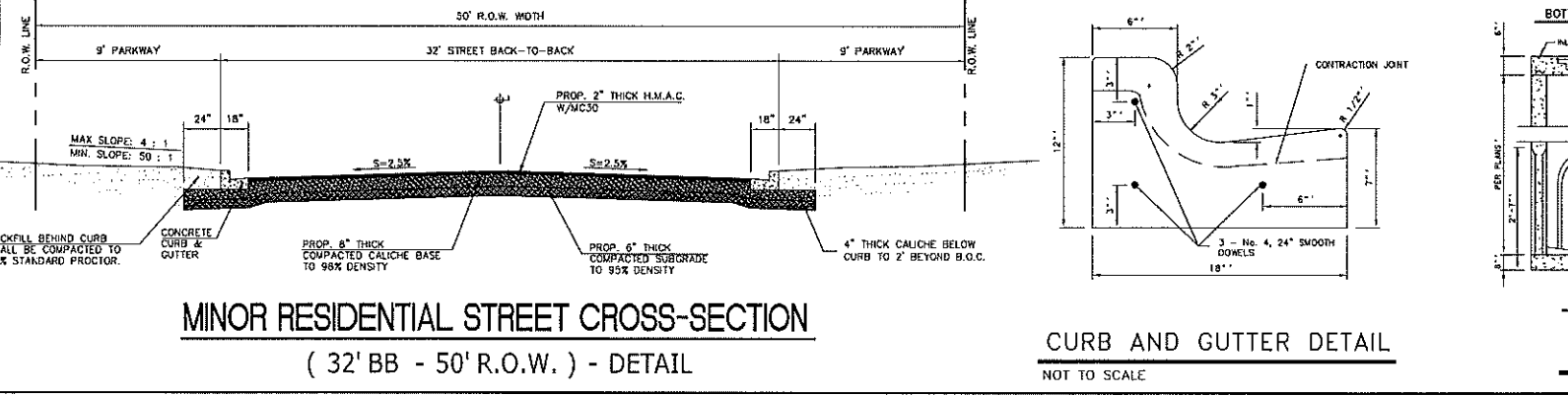
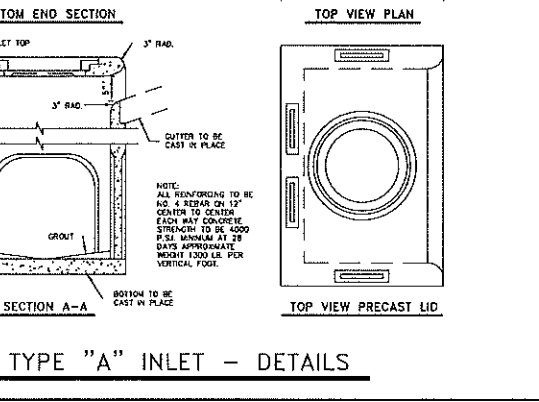
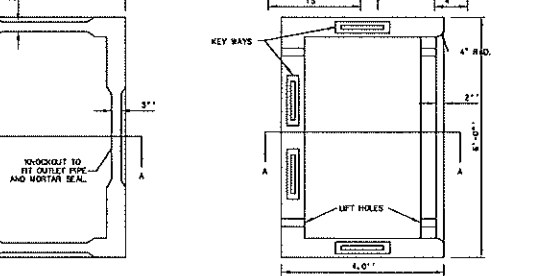
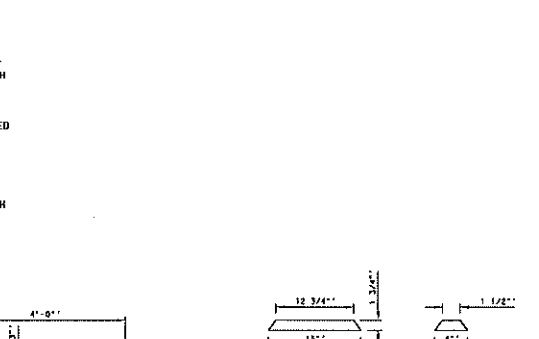
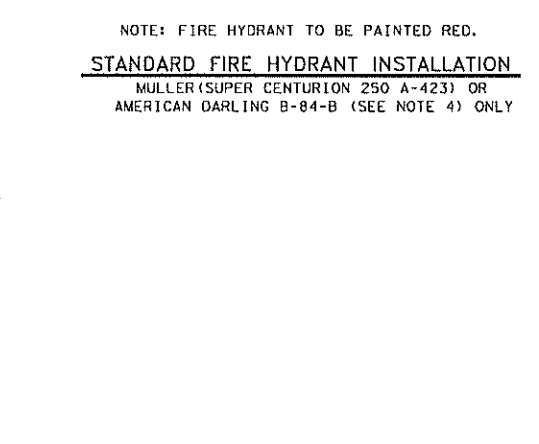
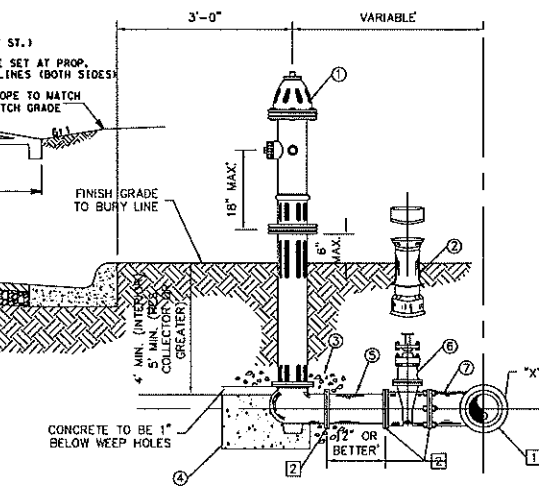
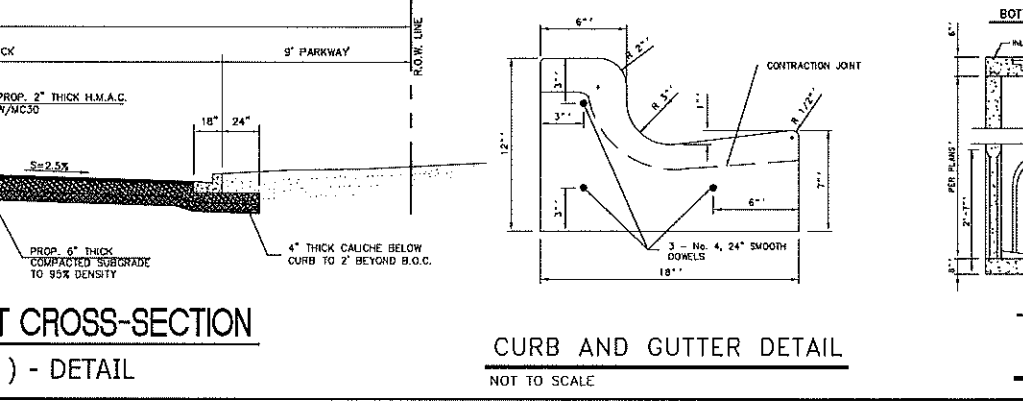
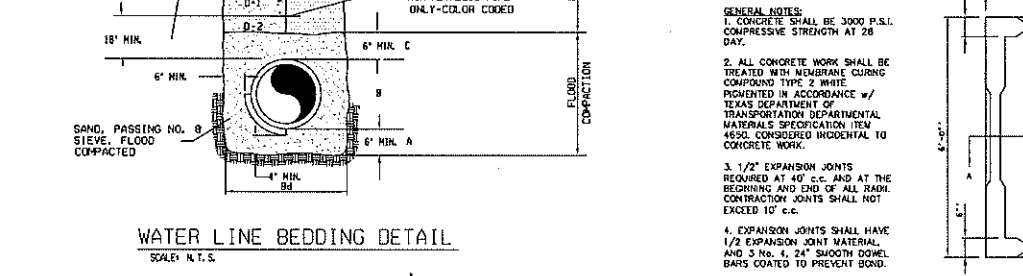
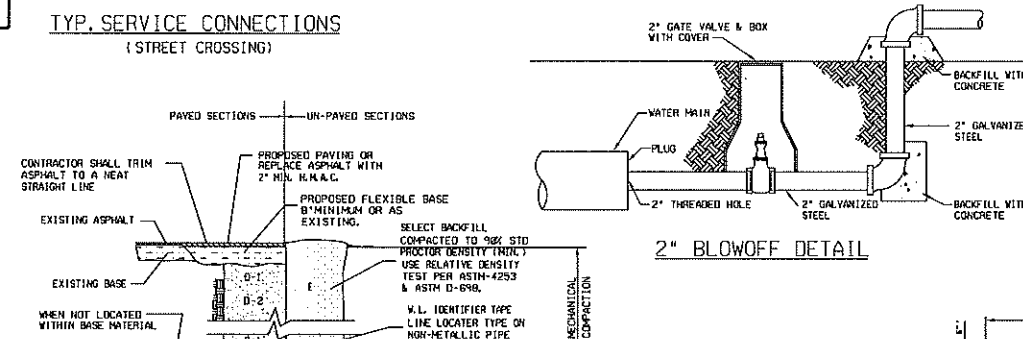
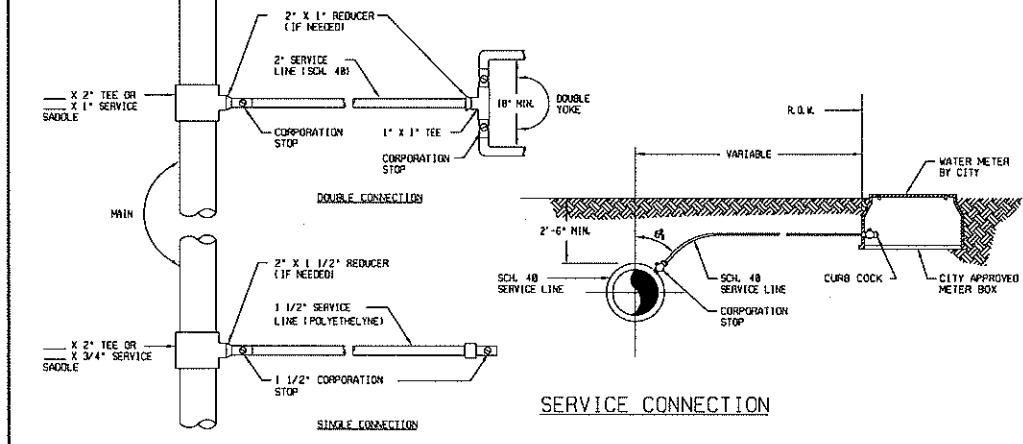
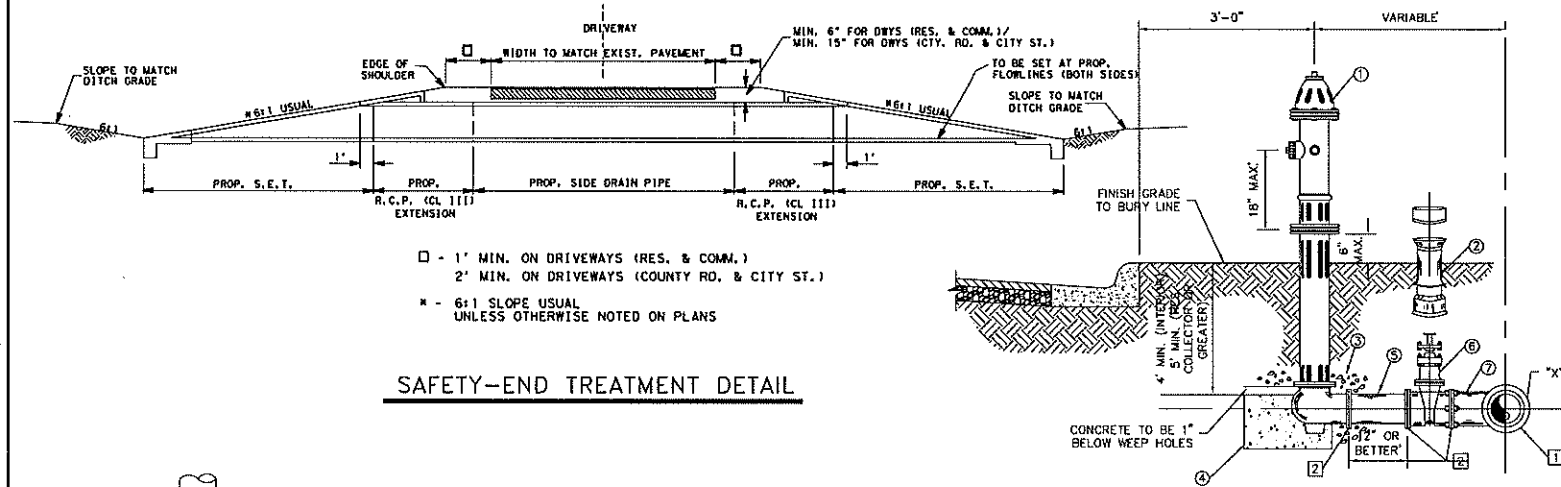
DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE EL DRENAJE PARA LA COLONIA COMAREX No. 2 SERA TRATADO INDIVIDUAL COMO FACILIDAD DE DRENAJE EN SITIO "OSSF" CONSISTIENDO DE UN DISEÑO ESTANDAR. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR EL INGENIERO AUTOP DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCONTRARA LA COLONIA 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 Y HIDALGO COUNTY HEALTH DEPARTMENT.

CADA SOLAR EN LA COLONIA PROPUESTA DEBE DE SER, DE TAMAÑO POR LO MENOS 0.50 DE ACRE. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS USUARIA UNICA UNA METRA DE BARRO ARENOSA Y HIDALGO SANDY CLAY LOAM. SE REALIZAN DOS PAREDES CON AGUJEROS EN AREAS DISTINTAS DE LA COLONIA EN EL SOLAR Y FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL FONDO DE CUALQUIER EXCAVACION, NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24" PULGADAS DE FONDO DE LAS EXCAVACIONES. SI HAY PRESENCIA DE INDICACION EN PARTE DEL SOLAR, EL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES DE \$ 1,100.00 DOLLARES INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DEL DOCUMENTO, EL SISTEMA SEPTICO ESTA INSTALADO EN CADA SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO HIDALGO COUNTY HEALTH DEPARTMENT O INSPECCION EL

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA, CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON FACILIDADES DE AGUA ESTE SERVICIO COSTO TOTAL DE \$ _____ DOLLARES. FACILIDADES DE DRENAJE SEPTICO: EL SISTEMA SEPTICO COSTO TOTAL DE \$ _____ DOLLARES.

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 PHONE (956) 460-1605



JOB NO. _____
 DATE: _____
 REVISION: _____
 SCALE: _____
 DRAWN BY: _____
 SHEET: _____

COMAREX No. 2 STANDARD DETAILS

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 1208 S. IRONWOOD STREET
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