



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: 10-22-2019

PROPOSED JOSEFINA SUBDIVISION PRECINCT No. 1.

ENGINEER: URBAN INFRASTRUCTURE GROUP INC. DEVELOPER: JOSEFINA ESPERICUETA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: NORTHEAST CORNER OF VALVERDE ROAD AND CANTON ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-06-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO CANTON ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VALVERDE ROAD AND ONTO CANTON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-03-2019 BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-02-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF FOR LOT 1 IS EXISTING AND OSSF FOR LOT 2 WILL BE INSTALLED AT PERMIT STAGE.

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

H.C.E.O.C. FINAL APPROVAL DATE: 6-24-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

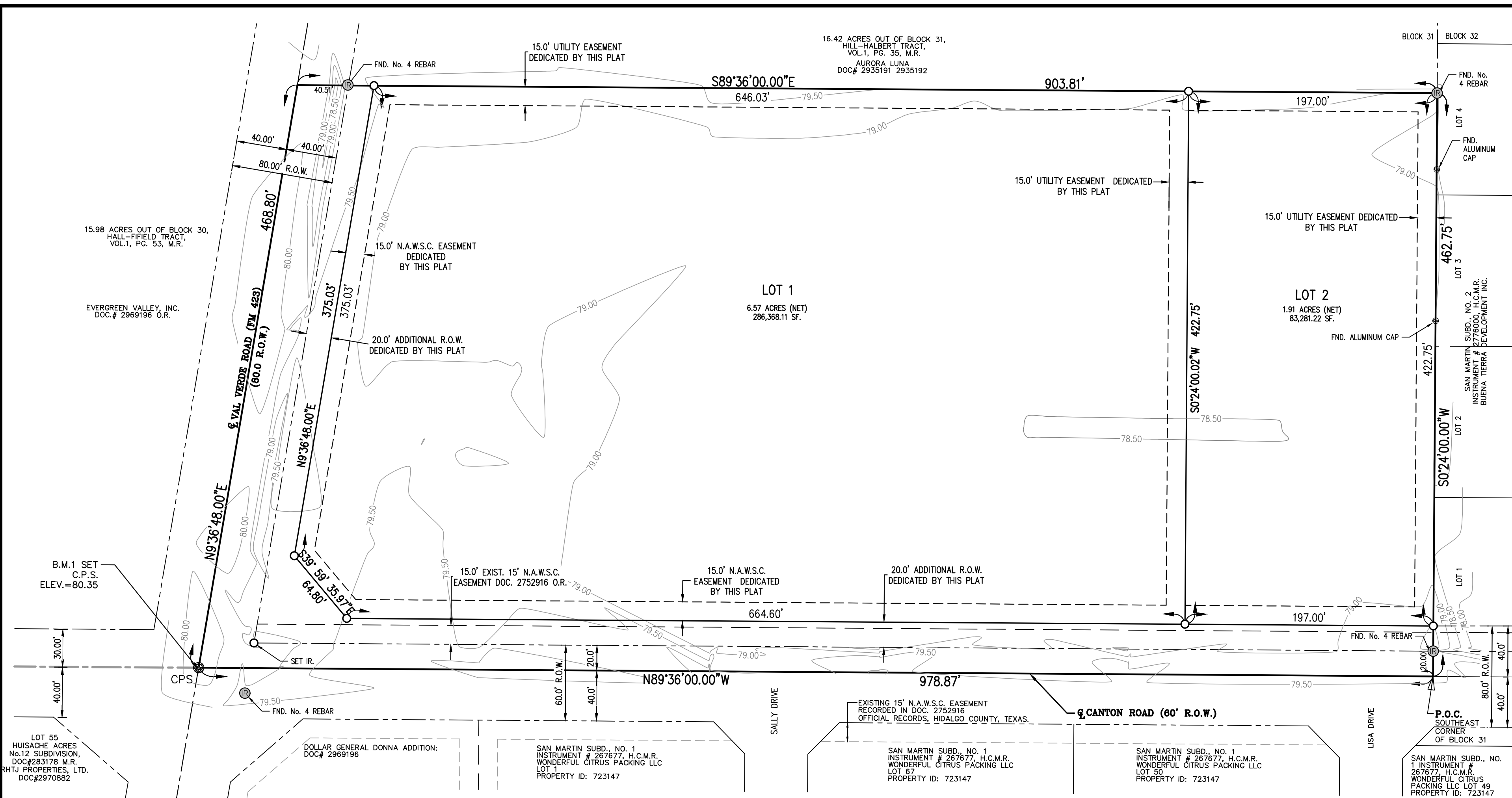
The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 8, 2019

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other Departments.*

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.

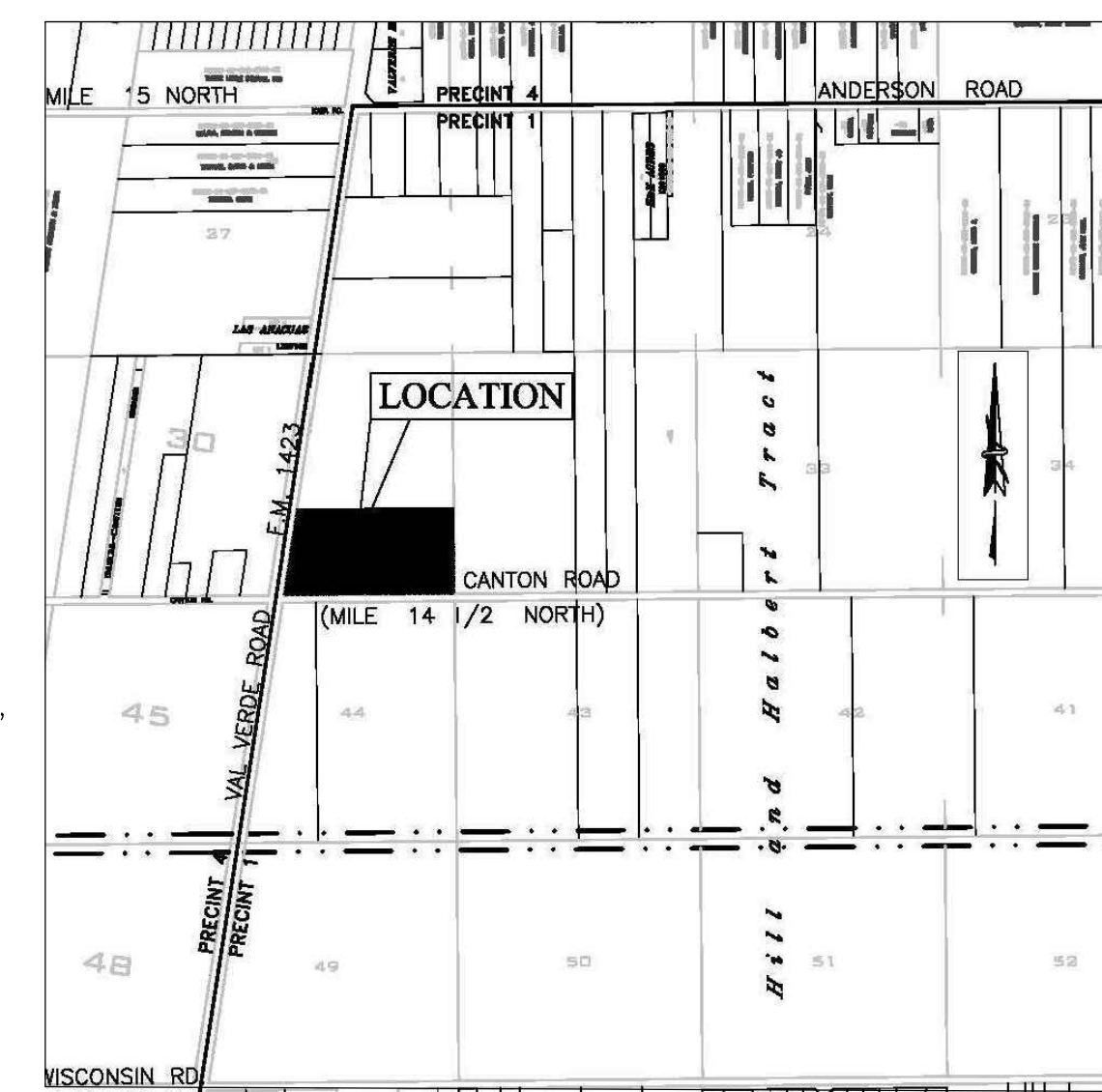
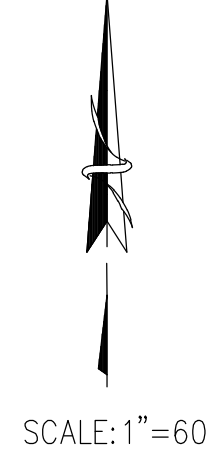


HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.026(g)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF JOSEFINA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

DONNA IRRIGATION DISTRICT
 HIDALGO COUNTY 1
 THIS PLAT IS APPROVED BY DONNA IRRIGATION DISTRICT ON THIS _____ DAY OF _____ 20____

SECRETARY _____ PRESIDENT _____



LOCATION MAP
 N.T.S.

JOSEFINA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY, PRECINCT NO.1 IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY, AT THE NORTHEAST CORNER OF THE INTERSECTION OF VAL VERDE ROAD (FM 1423) AND CANTON ROAD, A NEARBY MUNICIPALITY IS THE CITY OF EDINBURG WITH A POPULATION OF 77,100 ACCORDING TO THE 2010 U.S. CENSUS. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF EDINBURG ETJ UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.

METES AND BOUNDS DESCRIPTION:
 A 10.00- ACRE TRACT OF LAND BEING OUT OF THE SOUTH 10 ACRES OF BLOCK 31, HILL-HALBERT TRACT, HIDALGO, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CANTON ROAD CENTERLINE, AND THE APPARENT SOUTHEAST CORNER OF SAID BLOCK 31 AND OF SAID 10.00 ACRE TRACT, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00- ACRE TRACT HEREIN DESCRIBED;

THENCE, N 89°36'00" W, WITH THE SAID EXISTING CANTON ROAD CENTERLINE, AND THE SOUTH LOT LINE OF SAID BLOCK 31 AND 10.00-ACRE TRACT, A DISTANCE OF 978.87 FEET TO SET COTTON PICKER SPINDLE (C.P.S.) TO A POINT BEING THE APPARENT INTERSECTION OF THE APPARENT EXISTING CENTERLINES OF CANTON AND VAL VERDE (FM 1423) ROADS FOR THE SOUTHWEST CORNER OF SAID 10.00-ACRE TRACT HEREIN DESCRIBED;

THENCE, N 09°36'48" E, WITH SAID EXISTING VAL VERDE ROAD (FM 1423) CENTERLINE, AND THE WEST LOT LINE OF SAID BLOCK 31 AND 10.00-ACRE TRACT, A DISTANCE OF 468.80 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER SAID 10.00-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 89°36'00" E, WITH A LINE PARALLEL TO THE SAID SOUTH LOT LINE OF SAID BLOCK 31 AND 10.00-ACRE TRACT, AND THE NORTH LOT LINE OF SAID 10.00-ACRE TRACT, A DISTANCE OF 451.00 FEET TO A POINT FOR THE APPARENT EXISTING VAL VERDE ROAD WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 903.81 TO A FOUND NO. 4 REBAR FOR THE NORTHEAST CORNER OF THE SAID 10.00-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 00°24'00" W, WITH THE APPARENT EAST LOT LINE OF SAID BLOCK 31 AND 10.00-ACRE TRACT, A DISTANCE OF 442.75 FEET TO A FOUND NO.4 REBAR ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID CANTON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 462.75 FEET FOR THE SOUTHEAST CORNER OF SAID 10.00-ACRE TRACT HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 10.00 ACRES OF LAND, OF WHICH 0.861 OF AN ACRE IS EXISTING ROAD RIGHT-OF-WAYS AND 0.322 OF AN ACRE IN THE NORTH ALAMO WATER SUPPLY CORPORATION FOR A NET OF 8.817 ACRES OF LAND, MORE OR LESS.

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 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER _____ DATE _____

HOMERO LUIS GUTIERREZ
 R.P.L.S. No. 2791 _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.



STATE OF TEXAS
 COUNTY OF HIDALGO

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

CRAIG A. GONZALEZ
 LICENSED PROFESSIONAL ENGINEER NO. 99268
 FIRM NO. F-13094 _____ DATE _____



DATE OF PREPARATION: 09-06-2019

JOSEFINA SUBDIVISION

THE SOUTH TEN (10.00) ACRE TRACT OF LAND BEING OUT OF OF BLOCK THIRTY-ONE (31), HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

LOT 1: RESIDENTIAL LOT 2: COMMERCIAL

INDEX TO SHEET OF JOSEFINA SUBDIVISION

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF EDINBURG MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF EDINBURG PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT NO.1 APPROVAL; LOT 1 RESIDENTIAL; LOT 2 COMMERCIAL.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

PLAT NOTES

- FLOOD ZONE DESIGNATION:
 ZONE "C" PANEL NO. 480334 0425C AREAS OF MINIMAL FLOODING (NO SHADING)
 MAP REVISED: NOV. 16, 1982
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
- SETBACKS:
 FRONT: 40.00 FEET (CANTON ROAD), 50.00 FEET (VAL VERDE ROAD) 20.0 FEET CORNER SETBACK
 REAR: 15.00 FEET
 SIDE: 6.00 FEET
- LOT 1 MAY BE FOR RESIDENTIAL USE OR COMMERCIAL USE. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. (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. ON LOT 2 THERE SHALL BE NO OTHER USE THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ON LOT 2 THE DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING LOT 2.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLAN, B.M. 1 - SET COTTON PICKER SPINDLE LOCATED ON THE SOUTHWEST CORNER OF THIS 10.00 ACRE TRACT (INTERSECTION OF VAL VERDE ROAD CENTERLINE AND CANTON ROAD CENTERLINE), ELEV=80.35, DATUM=NAD83
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2.51 ACRES FEET OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. 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.
- TWOOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1423. TWOOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSEFINA ESPERICUETA AS OWNERS OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JOSEFINA COMMERCIAL SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §322.032 AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
 (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: JOSEFINA ESPERICUETA DATE _____
 P.O. BOX 695
 DONNA, TX 78537

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEFINA ESPERICUETA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

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 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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE 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 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ OF 20____

JOSEFINA ESPERICUETA DATE _____
 P.O. BOX 695
 DONNA, TX 78537

LEGEND

- - SET No.4 REBAR
- ⊕ - FD. No.4 REBAR
- ◆ - BENCH MARK
- ⊙ - SET COTTON PICKER SPINDLE
- ⊖ - ALUMINUM CAP

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 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER _____ DATE _____

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

ON _____ AT _____ A.M./P.M.
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY CLERK



PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: JOSEFINA ESPERICUETA	JOSEFINA ESPERICUETA	P.O. BOX 696, DONNA, TX 78537 (956) 784-1833
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ	1704 E. ROBERTS AVE., DONNA, TX 78537 (956) 464-4710
SURVEYOR: HOMERO L. GUTIERREZ	HOMERO L. GUTIERREZ	P.O. BOX 548, McALLEN, TX 78805 (956) 369-0988

URBAN INFRASTRUCTURE GROUP, INC.

1704 E. ROBERTS AVE. (956) 464-4710
 PO BOX 729 TBPE FIRM NO. F-13094
 DONNA, TEXAS 78537 WWW.UIGTEXAS.COM

DRAINAGE STATEMENT

INTRODUCTION

THE PROPOSED JOSEFINA SUBDIVISION INCLUDES 2 COMMERCIAL LOTS ON A 10.00-ACRE TRACT (9.35 ACRES NET AREA). THE PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG AT THE NORTHEAST CORNER OF THE INTERSECTION OF VAL VERDE RD. (FM 1423) AND CANTON RD. A LOCATION MAP IS PROVIDED IN ATTACHMENT A.

FLOODPLAIN INFORMATION

THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE JOSEFINA SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 48033404250, REVISED NOVEMBER 16, 1982. A FEMA MAP SHOWING THE PROPERTY IS PROVIDED IN ATTACHMENT B. THE ATTACHED MAP SHOWS THAT THE PROPERTY IS LOCATED WITHIN A FEMA ZONE C (NO SHADING) DEFINED AS AREAS OF MINIMAL FLOODING.

SOIL SURVEY

THE SOIL ON THE PROPERTY IS 100% HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 28), AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY. THE SOIL IS WELL DRAINED. THE MAIN SOIL HYDROLOGIC GROUP IS B, AND THE SOIL UNIFIED SYSTEM CLASSIFICATION IS CL. SC. THE SOIL REPORT IS PROVIDED IN ATTACHMENT C.

HYDROLOGY

STORMWATER GENERALLY FLOWS FROM THE NORTHWEST TO THE SOUTHEAST ON THE TRACT. THE EXISTING 9.35 ACRES IS UNDEVELOPED LAND WITH THE EXCEPTION OF AN ASPHALT DRIVEWAY AND STORAGE SHED. THE PROPOSED IMPERVIOUS COVER FOR LOT 1 IS UNKNOWN AT THIS POINT. A SITE PLAN FOR LOT 2 IS PROVIDED IN ATTACHMENT E. HYDROLOGY CALCULATIONS ARE PRESENTED FOR EACH LOT. THE RATIONAL METHOD WAS USED TO CALCULATE THE EXISTING AND POST-DEVELOPMENT STORMWATER PEAK FLOW RATES FOR THE 10-YEAR AND 50-YEAR FREQUENCY STORM EVENTS. RUNOFF COEFFICIENTS, "C" VALUES, WERE DETERMINED BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) HYDRAULIC DESIGN MANUAL, DATED JULY 2016. THE COMPOSITE "C" VALUE FOR THE EXISTING CONDITIONS FOR LOT 1 IS 0.18, AND THE COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR LOT 1 IS ASSUMED TO BE 0.80; THAT IS AN INCREASE OF 0.62. THE CALCULATED EXISTING PEAK 10-YEAR FLOW RATE FOR LOT 1 IS APPROXIMATELY 3.42 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 43.11 CFS. THE COMPOSITE "C" VALUE FOR LOT 2 EXISTING CONDITIONS IS 0.18 AND THE COMPOSITE "C" VALUE FOR THE POST-DEVELOPMENT CONDITIONS FOR LOT 2 BASED ON THE PROPOSED SITE PLAN IS 0.46; THAT IS AN INCREASE OF 0.28. THE EXISTING PEAK 10-YEAR FLOW RATE IS APPROXIMATELY 0.86 CFS, AND THE POST-DEVELOPMENT PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 6.65 CFS. THE CALCULATED "C" VALUES AND PEAK FLOW RATES ARE FOUND IN ATTACHMENT D.

DETENTION

THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOT 1 WITH THE ASSUMED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 97,832 OR 2.25 ACRES-FEET. STORMWATER RUNOFF WILL BE DETAINED ON-SITE BY MEANS OF A DETENTION POND. THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT FOR LOT 2 WITH THE PROPOSED IMPROVEMENTS (SEE ATTACHED SITE PLAN) WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 11,442 OR 0.26 ACRES-FOOT. STORMWATER RUNOFF WILL BE DETAINED ON-SITE BY MEANS OF A DETENTION POND. DETENTION PONDS FOR EACH LOT WILL HAVE OUTLET STRUCTURES SIZED TO RELEASE THE EXISTING 10-YEAR FLOW RATE AND WILL DRAIN INTO THE ROADSIDE DITCH ON CANTON RD. THEN OUTFALL INTO DONNA NORTH LATERAL OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1. THE OUTFALL PIPES AND DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE OUTFALL WILL BE LOCATED IN THE SOUTHEAST CORNER OF THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN WHAT IS STATED IN THIS REPORT.

FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
JOSEFINA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CANTON RD.
WATER DISTRIBUTION FOR LOT 2 JOSEFINA SUBDIVISION CONSISTS OF ONE SINGLE SERVICE LINE THAT WILL TAP INTO THE EXISTING 8" DIAMETER WATER LINE. LOT 1 ALREADY HAD AN EXISTING 2" SERVICE LINE WHICH HAS BEEN EXTENDED TO THE NEW R.O.W. LINE. THE EXISTING WATER METER HAS BEEN RELOCATED TO THE NEW R.O.W. LINE. A NEW 1" SERVICE LINE EXTENDING TO THE NEW R.O.W. LINE WILL BE INSTALLED TOGETHER WITH THE METER BOX ON LOT 2. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE COST FOR THE SERVICE LINE EXTENSION FOR LOT 2 AND METER RELOCATION FOR LOT 1 IS \$_____. THE COST FOR THE NEW SERVICE LINE FOR LOT 2 IS \$_____. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE COST FOR LOT 1 AND LOT 2 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING LOT 2 IN THE SUBDIVISION TO N.A.W.S.C. ALSO, THE SUBDIVIDER HAS PAID THE WATER SUPPLY FEE OF \$_____ TO N.A.W.S.C. FOR LOT 1 AND LOT 2. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR LOT 2. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:
SEWAGE FROM JOSEFINA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOT 1 HAS EXISTING AN OSSF THAT IS CURRENTLY OPERABLE. THE UNDERIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF EACH LOT 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. EACH LOT HAS ADEQUATE AREA FOR A DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE IN EACH LOT AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A SANDY CLAY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL AN OSSF SYSTEM ON LOT 2, THE COMMERCIAL LOT, IS \$_____, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$_____, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

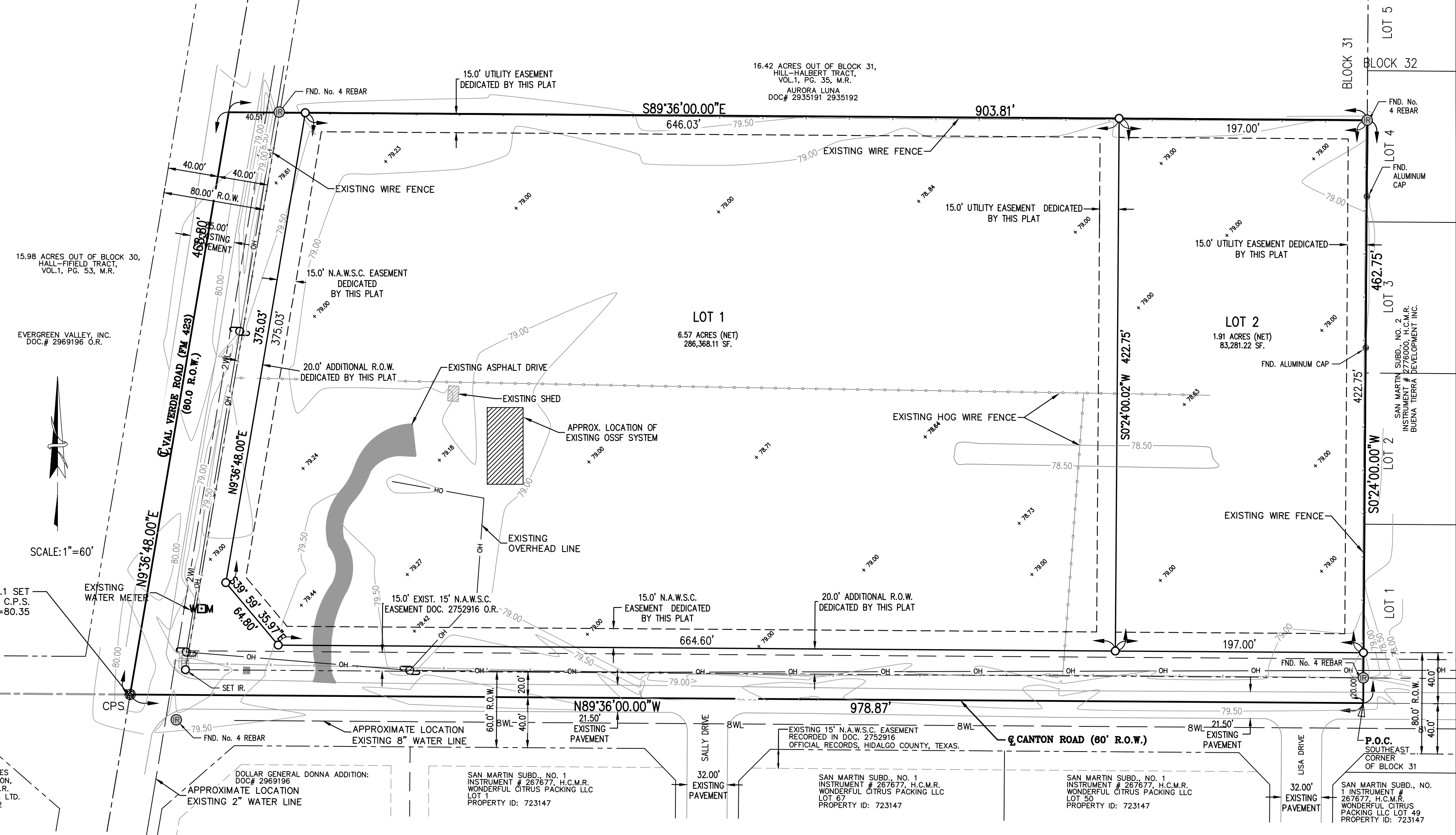
AT ANY TIME AFTER LOT 2 IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER FOR LOT 2 COST A TOTAL OF \$_____. THE RELOCATION OF THE EXISTING WATER METER FOR LOT 1 COST A TOTAL OF \$_____. THE GRAND TOTAL COST FOR THE SUBDIVISION IS \$_____.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$_____ FOR LOT 2 (ALL INCLUSIVE).

CRAIG A. GONZALEZ, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER No. 99268
DATE OF PREPARATION: 09-06-2019



EXISTING SITE & TOPOGRAPHICAL LAYOUT

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:
LA SUBDIVISIÓN JOSEFINA RECIBIRÁ SU CONTRATO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN JOSEFINA CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT-OF-WAY) DE LA CALLE CANTON RD.
LA DISTRIBUCIÓN DE AGUA DE LA SUBDIVISIÓN JOSEFINA CONSISTE DE DOS DISTINTOS CONDUCTOS DE AGUA QUE SE CONECTAN AL EXISTENTE CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO. EL LOTE 1 YA TENÍA UN CONDUCTO DE AGUA DE 2 PULGADAS DE DIÁMETRO QUE HA SIDO EXTENDIDO HASTA EL NUEVO LÍMITE DEL DERECHO DE VÍA. UN NUEVO CONDUCTO DE AGUA DE 1 PULGADA DE DIÁMETRO QUE SE EXTIENDE HASTA EL NUEVO LÍMITE DEL DERECHO DE VÍA HA SIDO INSTALADO JUNTO CON UNA CAJA DE MEDIDOR DE AGUA EN EL LOTE 2. TALES SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE CADA LOTE. EL COSTO POR LA EXTENSIÓN DEL CONDUCTO DE AGUA Y LA REUBICACIÓN DEL MEDIDOR DE AGUA PARA EL LOTE 1 ES \$_____. EL COSTO POR EL NUEVO CONDUCTO DE AGUA PARA EL LOTE 2 ES \$_____. ADÉMÁS, EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$_____ QUE CUBRE EL COSTO DEL MEDIDOR DE AGUA PARA EL LOTE 1 Y LOTE 2. SEGÚN EL CONTRATO DE SERVICIO DE 30 AÑOS, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DEL MEDIDOR DE AGUA, CUOTAS DE ADQUISICIÓN DE DERECHOS Y CUOTAS DE MEMBRÍA U OTRAS CUOTAS RELACIONADAS CON LA CONCIÓN DEL LOTE 2 A LA COMPAÑÍA N.A.W.S.C. TAMBIÉN EL DUEÑO DE LA SUBDIVISIÓN HA PAGADO LA CUOTA DEL SUMINISTRO DE AGUA DE \$_____ A LA COMPAÑÍA N.A.W.S.C. PARA EL LOTE 2. CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ SIN ALGÓN COBRO AL DUEÑO. EL SISTEMA DE AGUA HA SIDO APROBADO Y ACEPTADO POR LA COMPAÑÍA N.A.W.S.C. Y TAL SISTEMA DE DISTRIBUCIÓN DE AGUA ESTÁ EN FUNCIONAMIENTO A LA FECHA DEL REGISTRO DEL PLANO DE LA SUBDIVISIÓN.

DRENAJE SANITARIO, DESCRIPCIÓN, GASTOS Y FECHA DE INICIO:
LAS AGUAS NEGRAS DE LA SUBDIVISIÓN JOSEFINA SERÁN TRATADAS POR UN SISTEMA DE FOSA SÉPTICA EN CADA LOTE. ESTE SISTEMA DE FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE DISEÑO ESTÁNDAR DE DOS COMPARTIMENTOS Y UN CAMPO DE DRENAJE EN EL LOTE. LOTE 1 EL INGENIERO ABAJO FIRMANTE HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA ENTREGADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SÉPTICAS. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). EL LOTE CONTIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA MIDE POR LO MENOS MEDIO ACRE. EL ESTUDIO DEL SUELO DEL NATURAL RESOURCES CONSERVATION SERVICE INDICA QUE EL ÁREA CONTIENE SUELO FRANCO AROLLO ARENOSO. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN CADA LOTE EN LUGARES OPUESTOS A LA PROPUESTA ÁREA DE ELIMINACIÓN. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL SUELO ES FRANCO AROLLO LIMOSO/ARENOSO Y SE EXTIENDE HASTA 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACIÓN DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA A 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISIÓN DRENA APROPIADAMENTE.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA DE FOSA SÉPTICA EN EL LOTE 2, EL LOTE RESIDENCIAL, ES \$_____, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL DEL PLANO DE LA SUBDIVISIÓN. CON EL REGISTRO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISIÓN PROPORCIONARÁ UNA ADECUADA GARANTÍA FINANCIERA DE CUMPLIMIENTO EN FORMA DE UN (CHEQUE DE CASH O CHEQUE PERSONAL) REPRESENTANDO UN DEPÓSITO EN EFECTIVO MANTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$_____, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SÉPTICA EN EL LOTE 2. EL DUEÑO DE LA SUBDIVISIÓN INCLUIRÁ EL COSTO DEL SISTEMA DE FOSA SÉPTICA EN EL PRECIO DE VENTA DEL TERRENO.

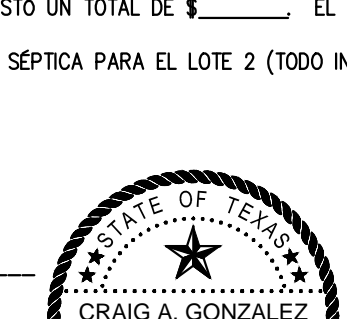
EN CUALQUIER MOMENTO DESPUÉS DE QUE EL LOTE 2 SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA SÉPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISIÓN. EL DUEÑO DE LA SUBDIVISIÓN SERÁ RESPONSIBLE DE PRESENTAR EN EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO UNA SOLICITUD PARA UN PERMISO DE CONSTRUIR UN SISTEMA SÉPTICO. LAS FOSAS SÉPTICAS DEBEN DE ESTAR INSTALADAS EN EL LOTE ANTES QUE EL CONDADO DE HIDALGO APRUEBE LA AUTORIZACIÓN DE LUZ Y AGUA.

CERTIFICACIÓN DEL INGENIERO:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SANITARIO SON:

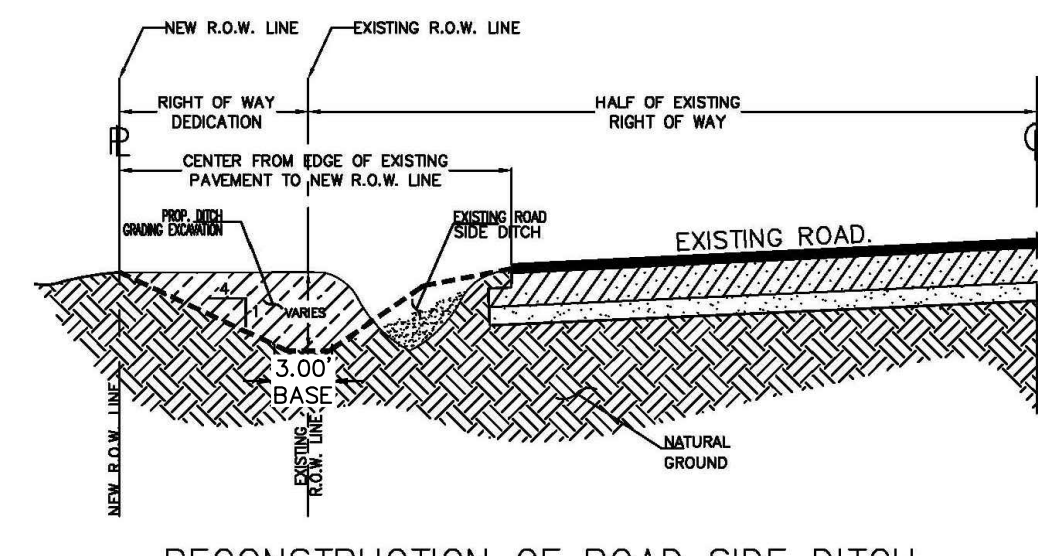
AGUA: EL SISTEMA/SERVICIO DE AGUA COMPLETAMENTE CONSTRUÍDO JUNTO CON LA INSTALACIÓN DEL MEDIDOR DE AGUA EN EL LOTE 1 COSTÓ UN TOTAL DE \$_____. LA REUBICACIÓN DEL MEDIDOR DE AGUA EXISTENTE PARA EL LOTE 2 COSTÓ UN TOTAL DE \$_____. EL GRAN TOTAL POR LA SUBDIVISIÓN ES \$_____.

DRENAJE SANITARIO: EL COSTO ESTIMADO POR EL SISTEMA DE FOSA SÉPTICA PARA EL LOTE 2 (TODO INCLUIDO) ES \$_____.

CRAIG A. GONZALEZ, P.E. FECHA _____
INGENIERO PROFESIONAL REGISTRADO No. 99268
DATE OF PREPARATION: 09-06-2019



PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: JOSEFINA ESPERICUETA	P.O. BOX 696, DONNA, TX 78537	(956) 784-1833
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	1704 E. ROBERTS AVE., DONNA, TX 78537	(956) 464-4710
SURVEYOR: HOMERO L. GUTIERREZ	P.O. BOX 548, MALLEN, TX 78505	(956) 369-0988



RECONSTRUCTION OF ROAD SIDE DITCH

LEGEND

- - SET No.4 REBAR
- ⊕ - FD. No.4 REBAR
- ⊖ - BENCH MARK
- ⊙ - SET COTTON PICKER SPINDLE
- ⊕ - ALUMINUM CAP

EXISTING LEGEND

- ⊙ - WATER METER
- ⊕ - COTTON PICKER SPINDLE
- ⊖ - IRON ROD
- ⊙ - ALUMINUM CAP
- ⊕ - POWER POLE
- ⊖ - WIRE FENCE
- ⊙ - HOG WIRE FENCE
- ⊕ - TELEPHONE MARKER

JOSEFINA SUBDIVISION

THE SOUTH TEN (10.00) ACRE TRACT OF LAND BEING OUT OF OF BLOCK THIRTY-ONE (31), HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

LOT 1: RESIDENTIAL LOT 2: COMMERCIAL

INDEX TO SHEET OF JOSEFINA SUBDIVISION

1	HEADING, INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF EDINBURG MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF EDINBURG PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL; LOT 1 RESIDENTIAL; LOT 2 COMMERCIAL.
2	WATER DISTRIBUTION AND SANITARY SERVICE (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.



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