



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 MARIA OLIVARES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: MARIA G. OLIVARES

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 BRUSHLINE ROAD APPROXIMATELY ¼ MILE NORTH OF RAMSEYER ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-14-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO BRUSHLINE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-01-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-28-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 3" LOCATION: BRUSHLINE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 2-26-2018 : 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.

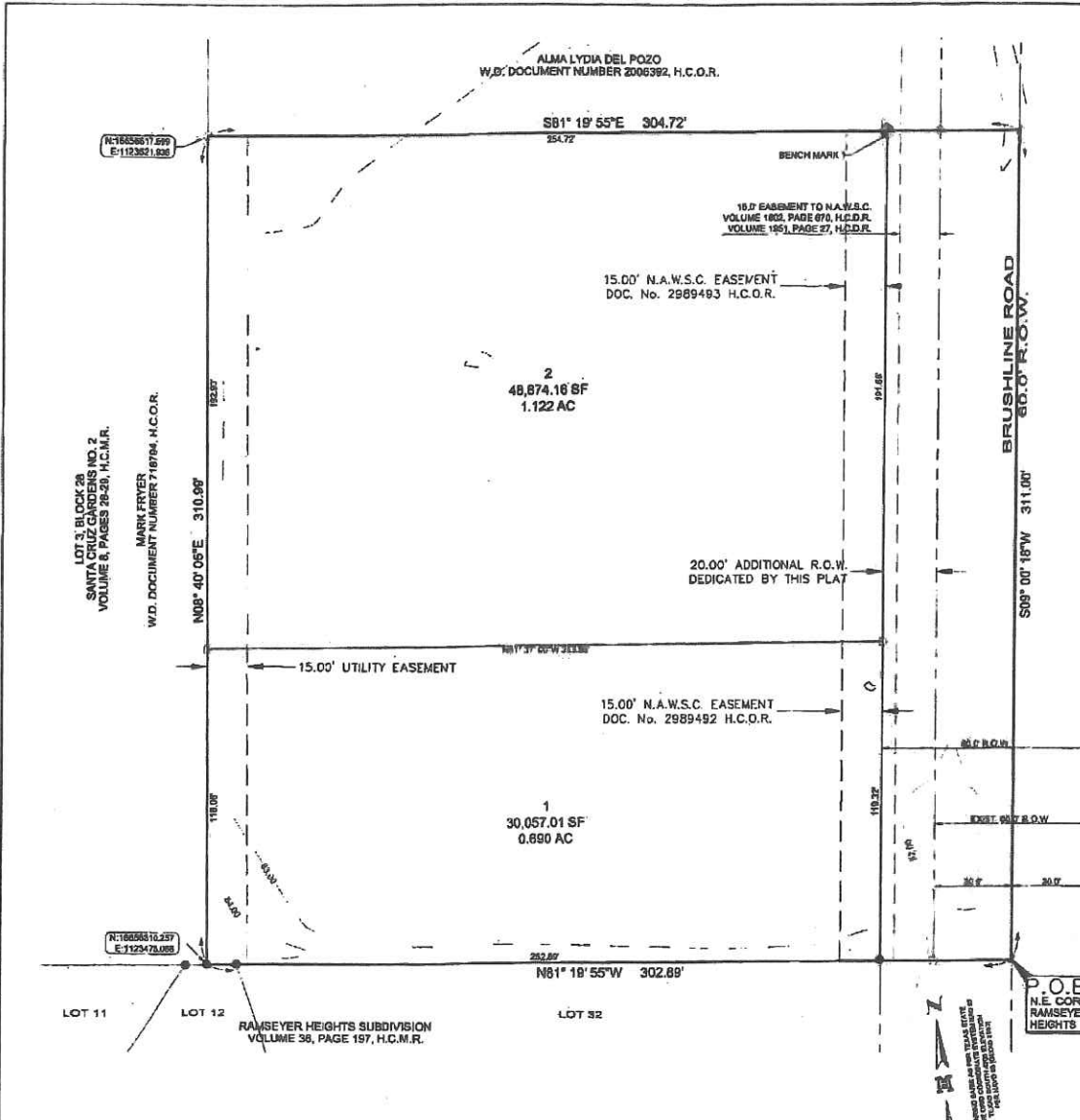
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 27, 2018

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.*



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.169 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OUT OF LOT 4, BLOCK 28, SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.169 ACRES WERE CONVEYED BY TWO SEPARATE DOCUMENTS AS FOLLOWS: 0.771 OF ONE ACRE (0.70 OF ONE ACRE DEED CALL) WERE CONVEYED TO JUAN CARLOS OLIVARES BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 272384, HIDALGO COUNTY OFFICIAL RECORDS, AND 1.398 ACRES (1.4003 ACRES DEED CALL) WERE CONVEYED TO MARIA GUADALUPE OLIVARES GUTIERREZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2518335, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.169 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEINGHAT AT A NAIL SET ON THE NORTHEAST CORNER OF RAMSEYER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38, PAGE 157, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
1. THENCE, N 81° 19' 55" W ALONG THE NORTH LINE OF SAID RAMSEYER HEIGHTS SUBDIVISION, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, AT A DISTANCE OF 50.00 FEET PASS THE FUTURE WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, CONTINUING A TOTAL DISTANCE OF 302.89 FEET TO A NO. 4 REBAR FOUND NORTHING: 18856310.257, EASTING: 1123270.059 ON THE WEST LINE OF SAID LOT 4, AND THE EAST LINE OF LOT 3, OF SAID SANTA CRUZ GARDENS NO. 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 2. THENCE, N 09° 40' 05" E ALONG THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 310.89 FEET TO A NO. 4 REBAR SET (NORTHING: 18856317.858, EASTING: 1123271.934) FOR THE NORTHWEST CORNER OF THIS TRACT;
 3. THENCE, S 81° 19' 55" E AT A DISTANCE OF 244.72 FEET PASS THE FUTURE WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, AT A DISTANCE OF 374.72 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD, CONTINUING A TOTAL DISTANCE OF 304.72 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
 4. THENCE, S 09° 00' 10" W WITHIN THE RIGHT-OF-WAY OF BRUSHLINE ROAD, A DISTANCE OF 311.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.169 ACRES OF WHICH 0.214 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BRUSHLINE ROAD, LEAVING A NET OF 1.955 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN 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, ASSIGN, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVEMENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 18" IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINES IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 18" IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREINAFTER WISHES TO RELOCATE 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 18" 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 AGREES THAT IF HE 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 THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT ON THE 10th DAY OF October, 2019.

JUAN CARLOS OLIVARES (LOT 1)
MARIA G. OLIVARES GUTIERREZ (LOT 2)

ACKNOWLEDGMENT

THE STATE OF TEXAS, COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUAN CARLOS OLIVARES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

ON UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2019.

Jordis Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: [Stamp]

THE STATE OF TEXAS, COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA G. OLIVARES GUTIERREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

ON UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2019.

Jordis Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: [Stamp]

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT, FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED BY THE FOLLOWING: COMMUNITY-PANEL NUMBER: 40534 0323 D MAP REVISED: JUNE 8, 2009 REVISED TO REFLECT LOWER MAY 17, 2021.
2. SETBACKS: FRONT: 50.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SITUATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 12" 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.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. -B.M. NO. 1: 5/8" DIA. SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 2 OF THIS SUBDIVISION. ELEV. 62.00. N: 8856579.31, E: 112373.34.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 3000 GALLON-FEET (3,000 GALLON-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINED AT THE DEVELOPMENT PERMIT STAGE ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, BEDS, 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.
8. 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 CONNECTIONS WILL BE MADE AVAILABLE TO THE BUYER.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 18.00 FEET AS REQUIRED BY 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.
10. THERE ARE NO VISIBLE WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS 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 SEWAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND RESULTS 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 OCCUPANCY OF A LOT.
12. MARIA G. OLIVARES GUTIERREZ & JUAN CARLOS OLIVARES, SUBDIVIDER OF MARIA OLIVARES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRAD FROM THE REAR OF THE LOT TO THE CURB AND FOR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX & CITY CONSTRUCTION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
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 (5) 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. SIEGEL P.E., C.F.M. GENERAL MANAGER DATE: _____

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.004(C) AND § 212.011(B)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARIA OLIVARES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG

ON _____ DAY OF _____ 20____

MAYOR OF THE CITY EDINBURG

ATTEST: SECRETARY OF THE CITY OF EDINBURG

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARIA OLIVARES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, JUAN CARLOS OLIVARES & MARIA G. OLIVARES GUTIERREZ AS OWNERS OF THE 2.169 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARIA OLIVARES SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND SAID RIGHTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 212.002 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 STANDARDS 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.

Juan Carlos Olivares (LOT 1) DATE: MARIA G. OLIVARES GUTIERREZ (LOT 2) DATE:
6220 SELENA DRIVE 23405 BRUSHLINE ROAD
EDINBURG, TX 78424 EDINBURG, TX 78451

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN CARLOS OLIVARES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2019.

Jordis Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: [Stamp]

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA G. OLIVARES GUTIERREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2019.

Jordis Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: [Stamp]

STATE OF TEXAS COUNTY OF HIDALGO

THE UNDERSIGNED, MARIA A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____

MARIA A. REYNA, PROFESSIONAL ENGINEER NO. 117263
STATE OF TEXAS

DATE PREPARED: 08/05/17 SURVEY JOB NO. 17070.00
ENGINEERING JOB # 17070.00

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE MARIA OLIVARES SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-05-2017 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

DATE PREPARED: 08-05-17 SURVEY JOB NO. 17070.00
T-1041 PG. 6

FRED L. KURTH, RLS # 4750
DATE PREPARED: 08-05-17 SURVEY JOB NO. 17070.00

CHAIRMAN PLANNING & ZONING COMMISSION

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.004(C) AND § 212.011(B)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLY TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MAY

DATE: _____ CHAIRMAN PLANNING & ZONING COMMISSION

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 3 SHEETS

SUBDIVISION MAP OF MARIA OLIVARES SUBDIVISION
A SUBDIVISION OF 2.169 ACRES OUT OF LOT 4, BLOCK 28 SANTA CRUZ GARDENS UNIT No.2 VOLUME 8, PAGE 28-29 H.C.M.R. HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
 - 5/8" DIA. SET IN CONCRETE
 - 1/2" DIA. SET IN CONCRETE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTH EAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - AC - OF ONE ACRE
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY

INDEX TO SHEET OF MARIA OLIVARES SUBDIVISION

- SHEET 1: HEADING INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION METES AND BOUNDS; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEPTIC TANK; ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); CERTIFICATION; DETAILS;
- SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION DETAILS.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
118 W. MCINTYRE - EDINBURG, TX 78541
PH: (989) 381-0981 - FAX: (989) 381-1838
ESTABLISHED 1947 - www.meldenandhunt.com

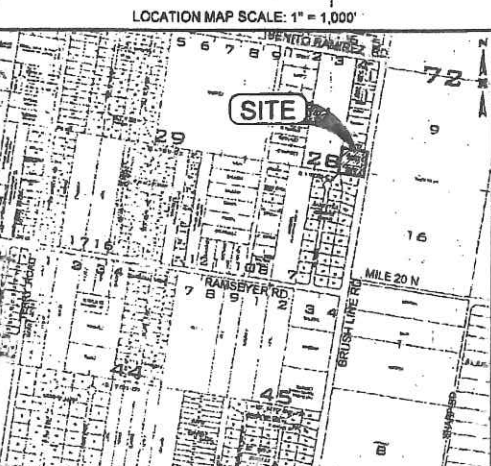
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARIA G. OLIVARES	23303 BRUSHLINE ROAD	EDINBURG, TX 78411	(956) 692-3456	
ENGINEER: FRED L. KURTH	118 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0281	(956) 381-1838
SURVEYOR: FRED L. KURTH	118 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0281	(956) 381-1838

DRAWN BY: SMD DATE: 08-28-2018

CHECKED BY: J.C. DATE: 8-29-17

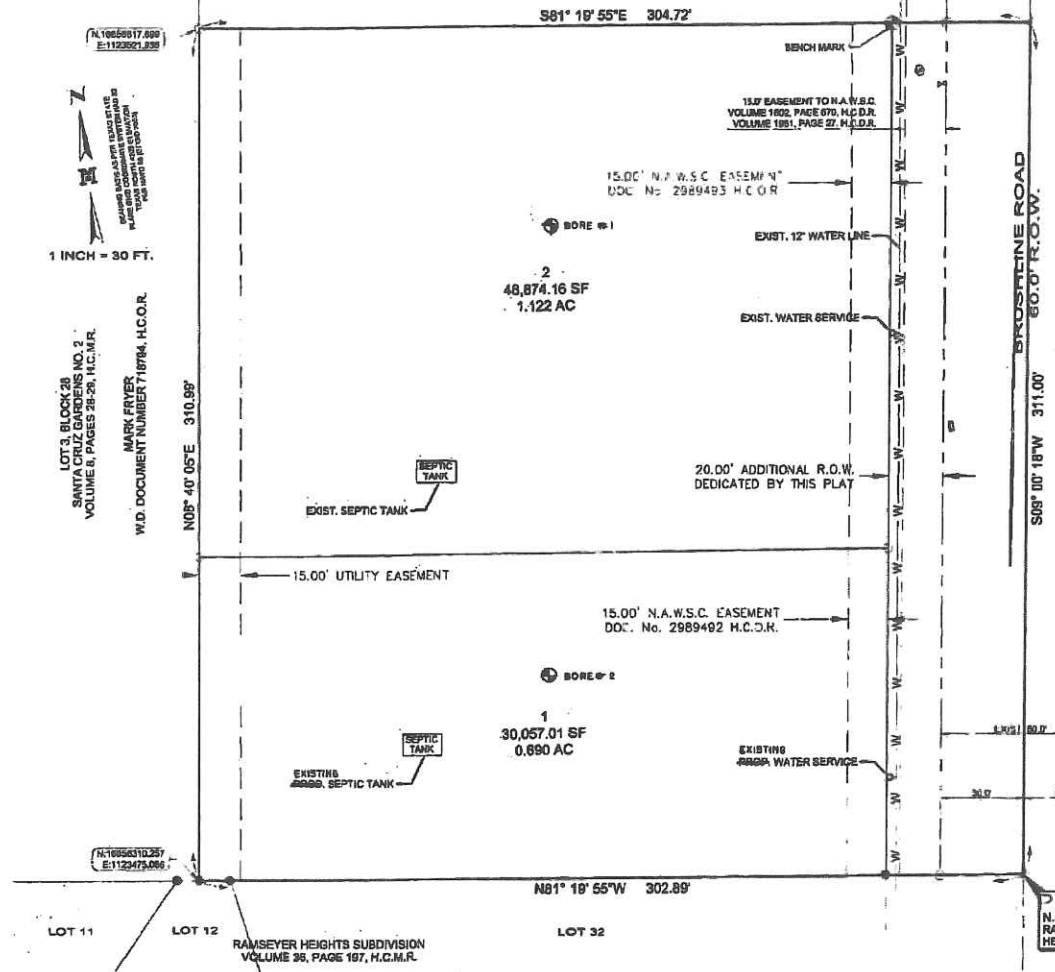
SURVEY CHECK DATE:



MARIA OLIVARES SUBDIVISION

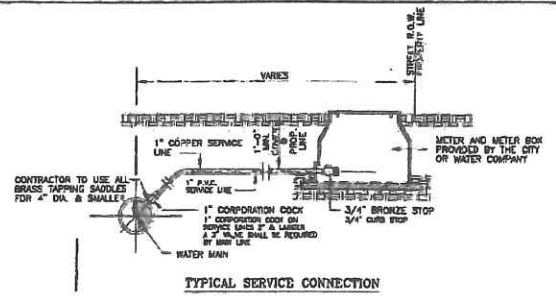
A SUBDIVISION OF 2.169 ACRES
OUT OF LOT 4, BLOCK 28
SANTA CRUZ GARDENS UNIT NO. 2
VOLUME 8, PAGE 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS

ALMA LYDIA DEL POZO
W.D. DOCUMENT NUMBER 2095392, H.C.O.R.



WATER AND SEWER LAYOUT

COST ESTIMATES
DRAINAGE IMPROVEMENTS: \$ 7,000.00
WATER DISTRIBUTION: \$ 1,000.00
SANITARY SEWER: \$ 2,500.00



- GENERAL NOTES:**
- DRAWINGS INDICATE COPPER SERVICE LINES.
 - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 - ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 3" P.V.C. SCHED. CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 1.00 FEET.
- TYPICAL WATER SERVICE CONNECTIONS**
N.T.S.

FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MARIA OLIVARES 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 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF BRUSH LINE ROAD. THE WATER SYSTEM FOR MARIA OLIVARES SUBDIVISION CONSISTS OF A 1" WATER SERVING LOT 1 AND AN EXISTING WATER SERVICE FOR LOT 2. BOTH WATER SERVICES CONNECTS TO THE EXISTING 12" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF BRUSH LINE ROAD TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE MARIA OLIVARES SUBDIVISION CONSISTS OF ONE (1) 1/2" DIAMETER SINGLE SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR LOT 1. THE SINGLE SERVICE, AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$1,000.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,875.00, STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER 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 COSTS TO INSTALL WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,875.00 WHICH EQUALS TO \$2,875.00 PER LOT.

M. A. Reyna 9-9-19
ENGINEER'S SIGNATURE DATE

ENGINEERS REPORT FOR MARIA OLIVARES SUBDIVISION

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
SEWAGE FROM MARIA OLIVARES 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. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 12258, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

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

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 2,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 2,500.00. LOT 2 HAS AN EXISTING OSSF. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 2/18/2018.

ENGINEER 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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 2,500.00 FOR THE ENTIRE SUBDIVISION.

M. A. Reyna 9-9-19
ENGINEER'S SIGNATURE DATE

- LEGEND**
- FOUND N4 REBAR
 - SET N4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET MAIL
 - POWER POLE
 - SERVICE POLE
 - LIGHT POLE
 - UNDERGROUND CABLE MARKER
 - MAIL BOX
 - WATER METER
 - WATER VALVE MARKER
 - WATER FACILITY
 - 2" PLUMB VALVE
 - SEPTIC TANK
 - BARBED WIRE FENCE
 - HOG WIRE FENCE
 - CHAIN LINK FENCE
 - OVERHEAD POWER LINE
 - (C) - SPOTTED CABLE LINE (APPROXIMATE LOCATION)
 - ASPHALT AREA
 - CONCRETE AREA
 - COVERED AREA
 - GRAVEL DRIVEWAY
 - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - EDGE OF PAVEMENT
 - HIDALGO COUNTY MAP RECORDS
 - HIDALGO COUNTY OFFICIAL RECORDS
 - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - OF ONE ACRE
 - (1) - RECORDED PLAT CALLS
 - LOT LINE
 - PROPERTY LINE
 - ANACUA TREE (SIZE AS NOTED)
 - MESQUITE TREE (SIZE AS NOTED)
 - OAK TREE (SIZE AS NOTED)
 - PALM TREE (SIZE AS NOTED)

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN CARLOS OLIVARES** KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF September 2019.

Juan Carlos Olivares
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/01/2022

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MARIA C. OLIVARES GUTIERREZ** KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF September 2019.

Maria C. Olivares Gutierrez
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/01/2022

REPORTE FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION MARIA OLIVARES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION MARIA OLIVARES SUBDIVISION CONSISTE DE CONDUCTO DE AGUA DE 12" QUE PASA POR EL LADO OESTE DE BRUSHLINE ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MARIA OLIVARES SUBDIVISION CONSISTE DE SERVICIO DE 1" EN LOTE 1 Y UN SERVICIO EXISTENTE EN LOTE 2 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 12" SE PRODUCEN UN CONDUCTO INDIVIDUALES DE AGUA DE 1" PARA LOTE 1. SE HAN INSTALADO EL CONDUCTO DE 1", Y UN MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 1,000.00 EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 1,875.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOJOTE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 2,875.00 PARA UN LOTE.

M. A. Reyna 9-9-19
ENGINEER'S SIGNATURE DATE

REPORTE DE INGENIERIA DE MARIA OLIVARES SUBDIVISION

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
DRENAJE SANITARIO DE MARIA OLIVARES SUBDIVISION SE TRATARA DE FORMA INDIVIDUAL POR MEDIO DE UN TANQUE/FOSEA SEPTICA PARA CADA SOLAR. DICHO TANQUE/FOSEA SEPTICA SERA DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO, INCLUIDA TAMBIEN EL AREA DE DRENADO. EL INGENIERO JOSE A. GONZALEZ CON LICENCIA No. 12258, HA EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISION PARA Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACION DE UNA TANQUE/FOSEA SEPTICA (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA AREA ADECUADA PARA REEMPLAZAR EL AREA DE DRENADO.

CADA LOTE EN ESTA SUBDIVISION CUENTA CON UNA AREA DE AL MENOS 1/2 ACRE. EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "HIDALGO ARENOSA-ARCILLOSA FINO". AL MENOS DOS PERFORACIONES SE INDICARON EN ESTE LUGAR EN DOS PUNTOS OPUESTOS EN EL AREA DONDE EL TANQUE/FOSEA SEPTICA SE INSTALARA (PERFORACIONES ADICIONALES FUERON NECESARIAS DEBIDO A QUE EL TIPO DE SUELO ES BASTANTE UNIFORME EN ESTA AREA). EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA" EXTENDIENDOSE HASTA 36" DEBAJO DEL FONDO DE CADA PERFORACION. NO HAY NINGUNA INDICACION DE AGUA EN LA SUPERFICIE O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACION. ESTA PROPIEDAD CUENTA CON BUEN DRENAJE.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSEAS SEPTICAS POR LOTE ES DE \$ 2,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSEAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISION A UN COSTO TOTAL DE \$ 2,500.00. EXISTEN TANQUES/FOSEAS EN LOTE 2. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSEAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE 2/18/2018.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DEL AGUA (WATER CODE). CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSEAS SEPTICAS COSTARAN \$ 2,500.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$ 2,500.00 POR TODA LA SUBDIVISION.

M. A. Reyna 9-9-19
ENGINEER'S SIGNATURE DATE

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

118 W. McINTYRE - EDINBURG, TX 78841
PH: (855) 361-0951 - FAX: (936) 361-1839
ESTABLISHED 1947 - www.meldenandhunt.com

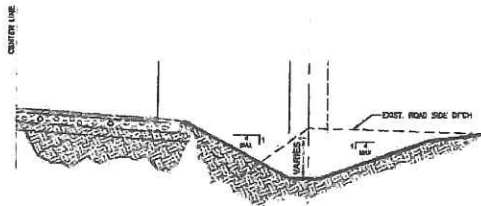


MARIA OLIVARES SUBDIVISION

SUBDIVISION MAP OF
 A SUBDIVISION OF 2.189 ACRES
 OUT OF LOT 4, BLOCK 28
 SANTA CRUZ GARDENS UNIT No.2
 VOLUME 8, PAGE 28-29 H.C.M.R.
 HIDALGO COUNTY, TEXAS

LEGEND

- ⊙ FOUND No. 4 REBAR
- ⊙ SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET MAIL
- 2 TOWER POLE
- 3 SURVEY POLE
- LIGHT POLE
- UNDERGROUND CABLE MARKER
- ⊙ MAIL BOX
- ⊙ WATER METER
- ⊙ WATER VALVE MARKER
- ⊙ WATER FAUCET
- ⊙ 2" FLUSH VALVE
- ⊙ SEPTIC TANK
- BARRIERS WIRE FENCE
- HOOD WIRE FENCE
- CHAIN LINK FENCE
- OH OVERHEAD POWER LINE
- SPOTTED DABLE LINE (APPROXIMATE LOCATION)
- ASPHALT AREA
- CONCRETE AREA
- COVERED AREA
- GRAVEL DRIVEWAY
- EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. RIGHT OF WAY
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. NORTHWEST CORNER
- P.O.B. POINT OF BEGINNING
- W.D. WARRANTY DEED
- AC. OF ONE ACRE
- () RECORDED PLAT CALLS
- LOT LINE
- PROPERTY LINE
- AMALIA TREE (SIZE AS NOTED)
- MESQUITE TREE (SIZE AS NOTED)
- CHERRY TREE (SIZE AS NOTED)
- PALM TREE (SIZE AS NOTED)



RECONSTRUCTION OF ROAD SIDE DITCH SECTION A - A
 DETENTION PROVIDED 3,825 CF

DRAINAGE STATEMENT
 MONTES SUBDIVISION

MARIA OLIVARES SUBDIVISION IS A 2.189 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OUT OF LOT 4, BLOCK 28, SANTA CRUZ GARDENS UNIT No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.189 ACRES WERE CONVEYED BY TWO WARRANTY DEEDS RECORDED IN VOLUME 8, PAGES 28-29 OF ONE ACRE DEED CALL HEREIN CONVEYED TO JUAN GARCIA OLIVERA BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 28788, HIDALGO COUNTY OFFICIAL RECORDS, AND 1.189 ACRES (LESS AREA USED) SAID WERE CONVEYED TO MARIA OLIVARES OLIVERA BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 28788, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS A PROPOSED 2-LOT RESIDENTIAL TRACT AND IS LOCATED IN THE COUNTY OF HIDALGO WITHIN THE CITY OF EDINBURG, TEXAS. THIS SUBDIVISION IS IN SOME "C" ZONING AND IS SUBJECT TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4833H, EDS D, MAP REVISED JUNE 8, 2006 REVISED TO REFLECT FEMA, MAY 17, 2007, ZONE "C" (SPECIAL) AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN.

THE SOIL IS HEALD FINE SANDY LOAM, WHICH IS MODERATELY FINE IN TEXTURE TO MODERATELY COARSE IN TEXTURE. THIS SOIL HAS A MODERATE RATE OF WATER TRANSMISSION. THIS SOIL IS HYDROLOGIC GROUP "C". (SEE EXPLANATION FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS)

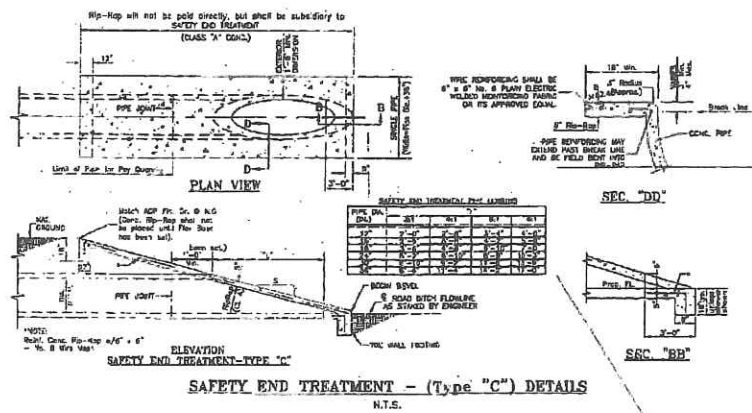
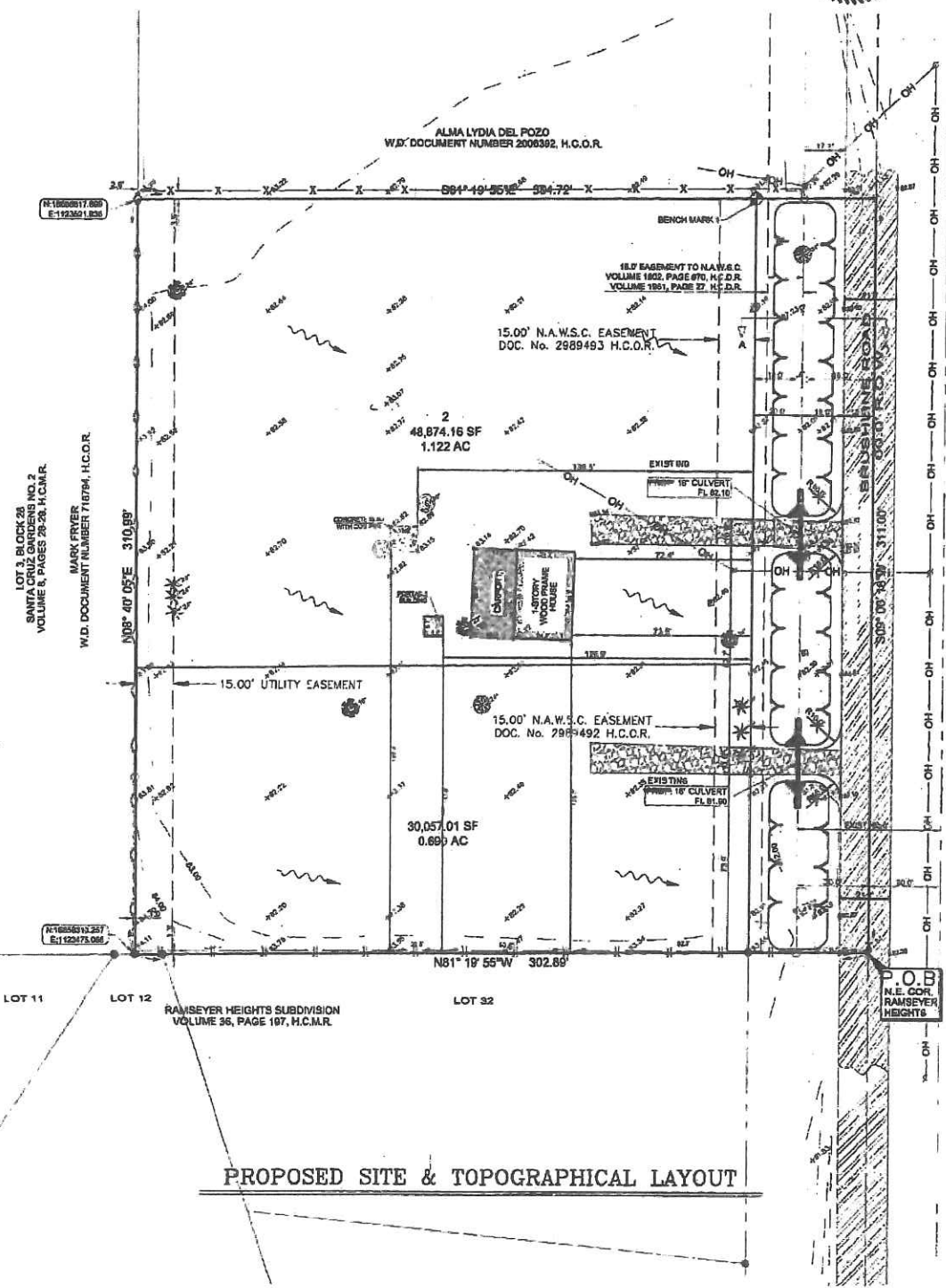
EXISTING RUNOFF IS SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 1.84 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 1.84 C.F.S., DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 1.37 C.F.S.

THE PROPOSED DRAINAGE FOR MARIA OLIVARES SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM IN A SOUTHWEST DIRECTION AND DISCHARGES INTO THE WEST ROAD SIDE DITCH OF BRUSHLINE ROAD. DUE TO THE NATURE OF THIS DEVELOPMENT NO SUBSTANTIAL INCREASE IN RUN OFF WILL OCCUR DUE TO THIS SUBDIVISION.

AS PER ATTACHED CALCULATIONS, 3,843 CUBIC FEET (38.43 AC-FT) WILL DISCHARGE INTO THE WEST ROAD SIDE DITCH OF BRUSHLINE ROAD. THE REQUIRED DETENTION WILL BE PROVIDED WITHIN THE EXPANSION OF THE ROAD SIDE DITCH.



BY: Mario A. Reyna DATE: 9-4-13
 MARIO A. REYNA, P.E. VICE-PRESIDENT



SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.