



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: 11-26-2019

PROPOSED JOSIE VERA SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MARK A. VERA & JESSICA RIOS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF CESAR CHAVEZ ROAD APPROXIMATELY 185 FEET SOUTH OF RICHARDSON ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-16-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO CESAR CHAVEZ ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CESAR CHAVEZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-4-2019 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-18-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 4" LOCATION: CESAR CHAVEZ ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-1-2019 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED SMALL CONSTRUCTION SITE NOTICE AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 23, 2019

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.

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JOSIE VERA SUBDIVISION

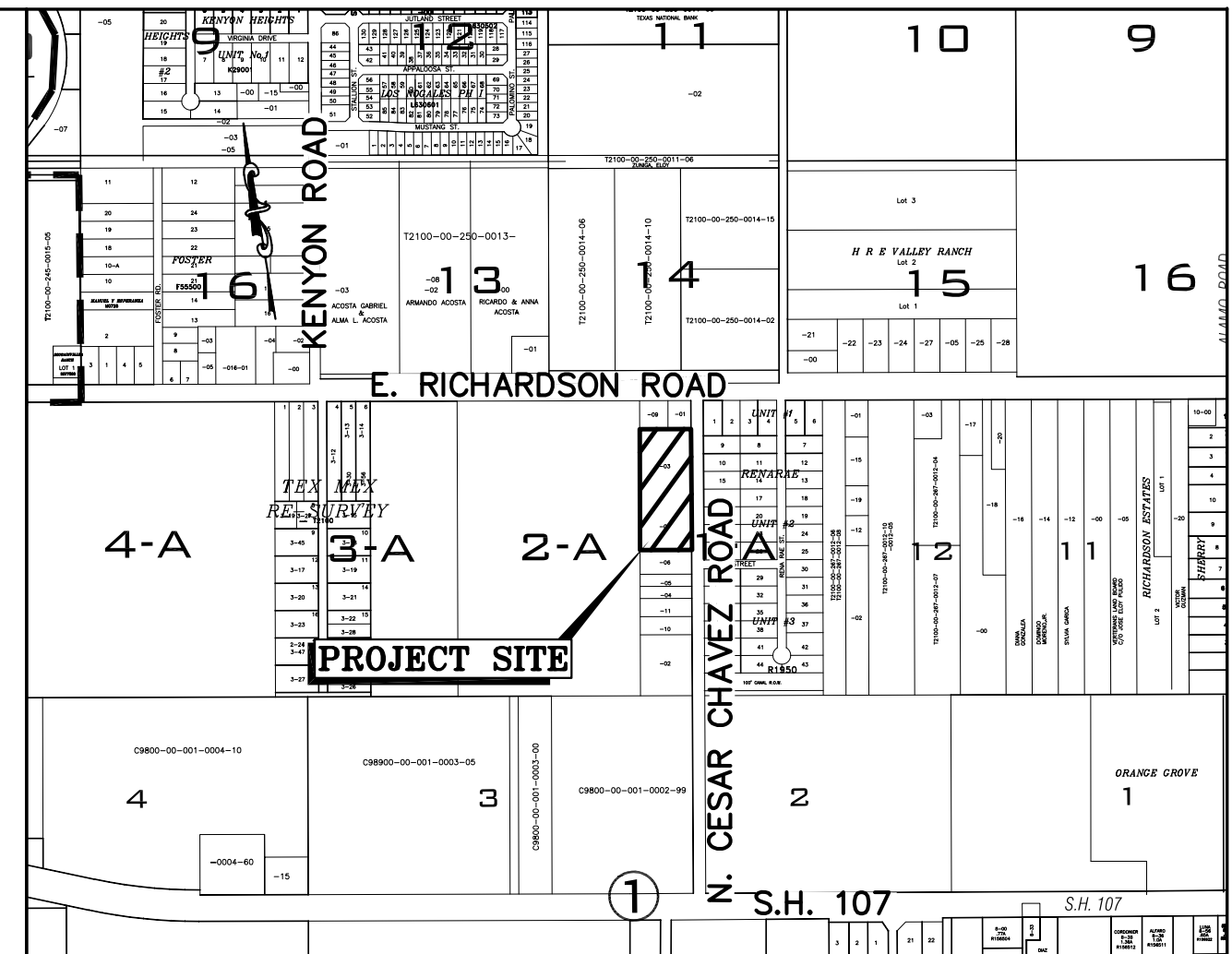
BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

WYATT AGRI PRODUCTS CORPORATION LLC.
8.05 ACRES OUT OF LOT 2A, SECTION 267,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
VOL. 1, PG. 16 H.C.M.R.
DOC# 2619815 O.R.H.C.

SCALE: 1" = 50'
BASIS OF BEARING:
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
○	SET 1/2 INCH IRON ROD WITH CAP
●	FOUND 1/2 INCH IRON ROD
○	FOUND 5/8 INCH IRON ROD
▲	CALCULATED POINT
△	PK NAIL SET
(XXXX)	DEED RECORD DOC #2804041
XXXX	NATURAL GROUND
△	SET COTTON PICKER SPINDLE

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
S.T.	SETTLEMENT
S.P.	SET COTTON PICKER SPINDLE



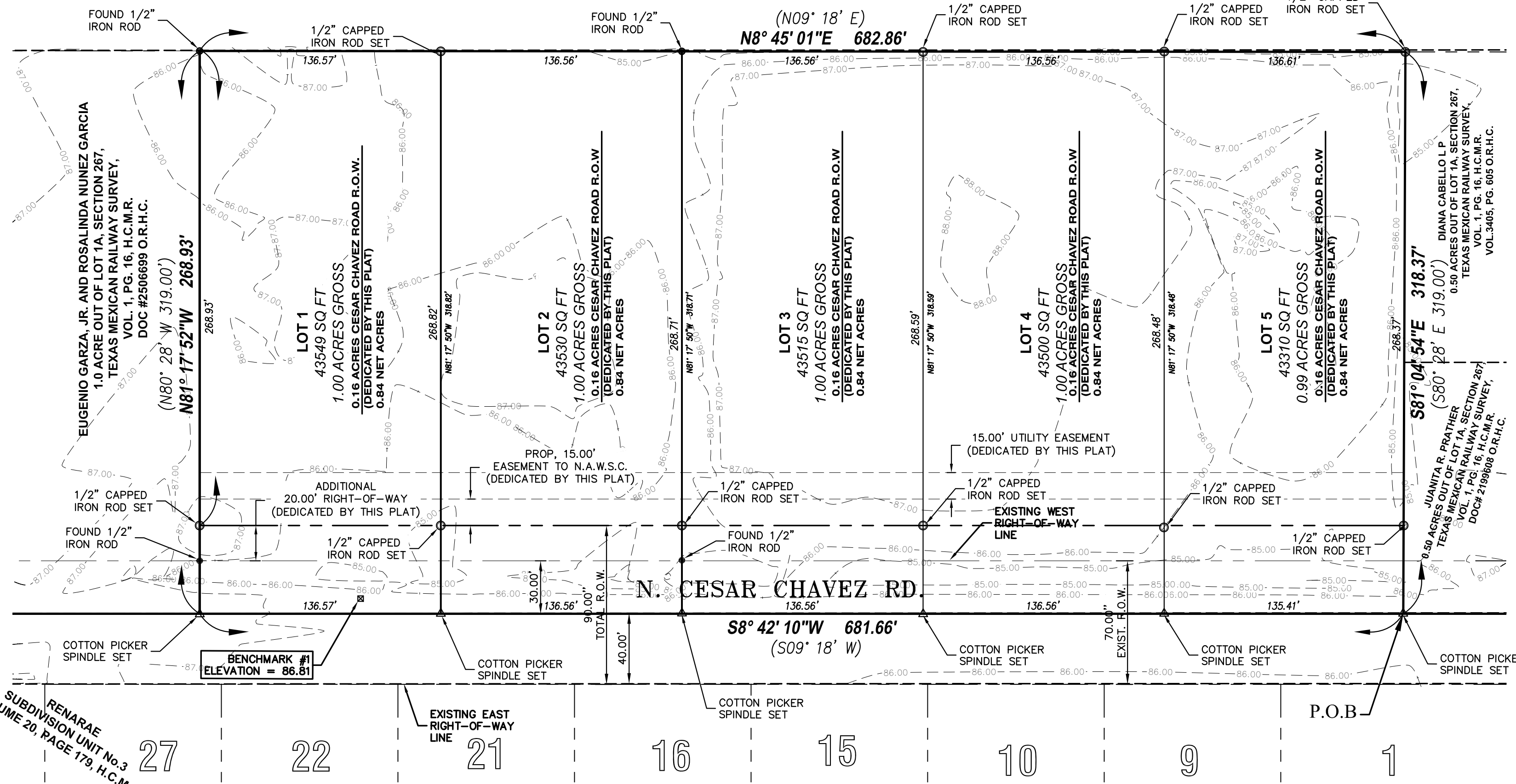
LOCATION MAP SCALE: 1" = 1000'

LOCATION OF JOSIE VERA SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

JOSIE VERA SUBDIVISION IS LOCATED APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ RD. AND RICHARDSON RD. ON THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ RD. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF EDINBURG TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 87,970 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU.

GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT:
THE SUBDIVISION IS IN ZONE "X" (SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000 AND REVISED WITH LOMR IN MAY 17, 2001.
- SETBACKS:
FRONT: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF N. CESAR CHAVEZ ROAD, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---268.81--- ELEV. 86.81 N.O.I.D. 86. DESCRIPTIONS: PK NAIL IN EDGE OF PAVEMENT . GPS POINT, GRID COORDINATES N 16634456.77, E 1110284.810.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,848 CUBIC-FEET OR 0.155 ACRE-Feet OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GRASS AREAS IN THE LOTS AND BY RE-GRADING AND EXCAVATING THE ROADSIDE DITCH, SEPARATE DETENTION PER LOT.
- 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.
- 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 RULES REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY 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 DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- MARK A. VERA AND SPOUSE, JESSICA RIOS, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO CONCRETE SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR ONE RESIDENTIAL DWELLING PER LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.1.1.



METES AND BOUNDS

BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A POINT IN THE CENTERLINE OF N. CESAR CHAVEZ RD. FOR THE NORTHEAST OF THE HEREIN DESCRIBED TRACT;
- THENCE S 84°21'0" W ALONG THE CENTERLINE OF N. CESAR CHAVEZ RD. A DISTANCE OF 681.66 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE N 91°17'52" W, PASSING AT 30.00 FEET A 1/2 INCH-IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF N. CESAR CHAVEZ RD. AND CONTINUING FOR A TOTAL DISTANCE OF 318.93 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE N 84°51'0" E, A DISTANCE OF 682.86 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE S 81°04'54" E, PASSING AT 268.37 FEET A 1/2 INCH CAPPED IRON ROD SET, AND CONTINUING FOR A TOTAL DISTANCE OF 318.37 TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.00 ACRES GROSS OF LAND MORE OR LESS, OUT OF WHICH 0.78 ACRE LIES IN N. CESAR CHAVEZ RD. RIGHT-OF-WAY.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE 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.

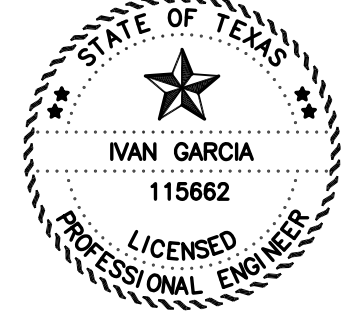
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

NAME	DATE	NAME	DATE
MARK A. VERA 2206 E. DAVIS RD. EDINBURG, TX. 78573		ANTONIO VERA 2206 E. DAVIS RD. EDINBURG, TX. 78573	
JESSICA RIOS 2206 E. DAVIS RD. EDINBURG, TX. 78573		MARCO A. VERA 2206 E. DAVIS RD. EDINBURG, TX. 78573	

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



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

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MARK A. VERA, JESSICA RIOS, ANTONIO VERA AND MARCO A. VERA, AS OWNERS OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JOSIE VERA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032
- (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 THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C), AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.
- (C) ELECTRICAL CONNECTION 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.

NAME	DATE	NAME	DATE
MARK A. VERA 2206 E. DAVIS RD. EDINBURG, TX. 78543		ANTONIO VERA 2206 E. DAVIS RD. EDINBURG, TX. 78543	
JESSICA RIOS 2206 E. DAVIS RD. EDINBURG, TX. 78543		MARCO A. VERA 2206 E. DAVIS RD. EDINBURG, TX. 78543	

RENARAE SUBDIVISION UNIT No.2 VOLUME 20, PAGE 21, H.C.M.R.

RENARAE SUBDIVISION UNIT No.3 VOLUME 20, PAGE 179, H.C.M.R.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. VERA, JESSICA RIOS, ANTONIO VERA AND MARCO A. VERA, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 2018.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS ____ DAY OF ____ 2019 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

SECRETARY PRESIDENT
DATE DATE

STATE OF TEXAS CITY OF EDINBURG COUNTY OF HIDALGO

I, _____ CHAIRMAN OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS JOSIE VERA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF ____ 2019 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JOSIE VERA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF ____ 2019.

HIDALGO COUNTY JUDGE DATE
HIDALGO COUNTY CLERK DATE

ATTEST: CHAIRMAN OF PLANNING AND ZONING DEPARTMENT
DATE

NAME	ADDRESS	PHONE & FAX
OWNERS: MARK A. VERA-OWNER	2206 E. DAVIS RD. EDINBURG, TX 78543	(956) 239-3030
JESSICA RIOS-OWNER	2206 E. DAVIS RD. EDINBURG, TX 78543	(956) 239-3030
ANTONIO VERA-OWNER	2206 E. DAVIS RD. EDINBURG, TX 78543	(956) 239-3030
MARCO A. VERA-OWNER	2206 E. DAVIS RD. EDINBURG, TX 78543	(956) 239-3030
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

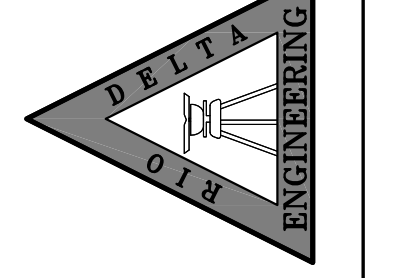
DATE	DESCRIPTION

INDEX TO SHEETS OF JOSIE VERA SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; CITY OF EDINBURG APPROVAL CERTIFICATE, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

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

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON FEBRUARY 26, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MAY 2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PLAT SHEET
JOSIE VERA SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E., R.P.L.S.
CHECKED:	IVAN GARCIA P.E., R.P.L.S.
DRAWN:	ABRAHAM JAIMES
SCALE:	1"=50'
DATE:	FEBRUARY, 2019
PROJECT:	SUB 18 009
REVISIONS:	
PAGE NO.	1

JOSIE VERA SUBDIVISION

BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

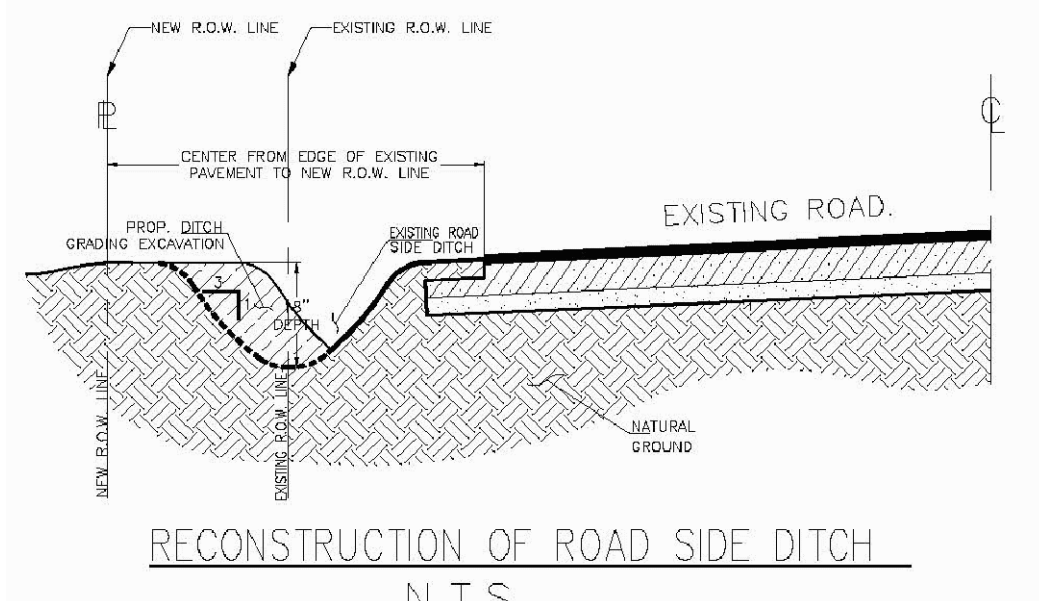
WYATT AGRI PRODUCTS CORPORATION LLC.

8.05 ACRES OUT OF LOT 2A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, VOL. 1, PG. 16 H.C.M.R. DOC# 2619815 O.R.H.C.

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
○	SET 1/2 INCH IRON ROD WITH CAP
●	FOUND 1/2 INCH IRON ROD
●	FOUND 5/8 INCH IRON ROD
●	CALCULATED POINT
●	PK. NAIL SET
●	POWER POLE
●	GUY WIRE
●	TRAFFIC SIGN
●	WATER METER
●	WATER VALVE
●	IRRIGATION STAND PIPE
(XXXX)	MAP RECORD
XXXX	NATURAL GROUND
○	SET COTTON PICKER SPINDLE
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
T.	TOWN TRACT
F.M.	FARM-TO-MARK
F.L.	FOUND ROD
P.P.	POINT OF PICKER
S ₁	SET COTTON PICKER SPINDLE



DRAINAGE REPORT

JOSIE VERA SUBDIVISION IS A PROPOSED 5 LOT RESIDENTIAL SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS (INSIDE THE CITY OF EDINBURG ETI), BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE-FAMILY HOMES.

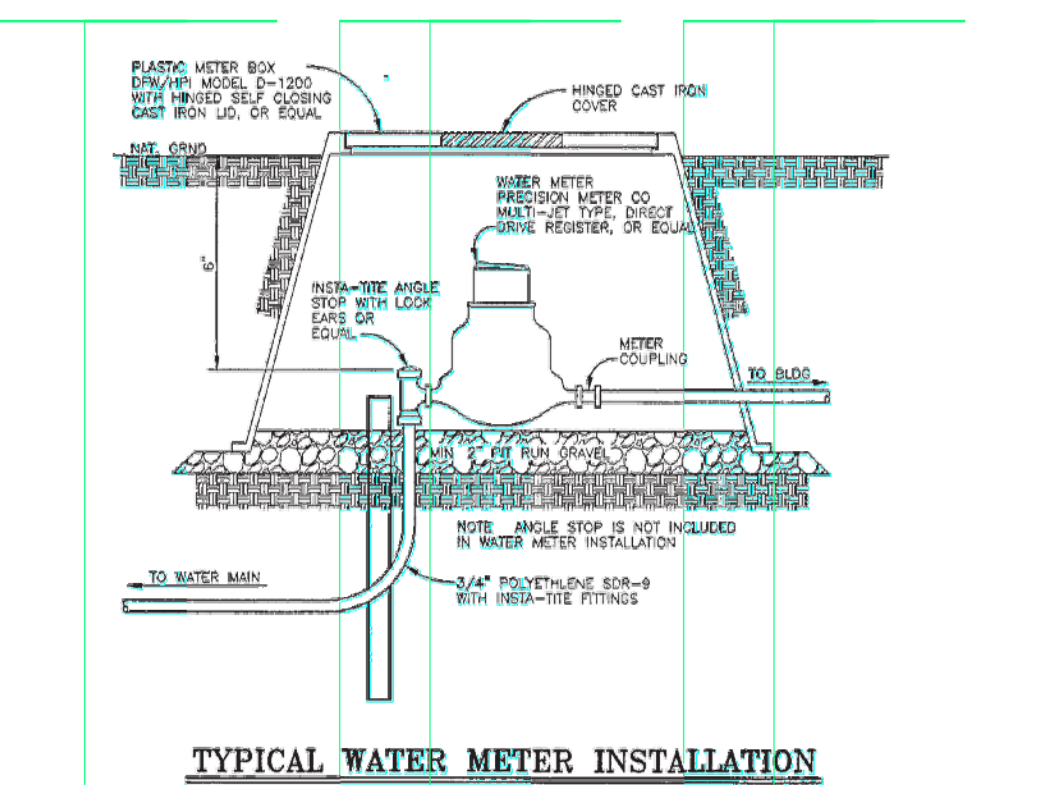
THE SUBDIVISION IS IN ZONE "X" (SHADED) OF THE FLOOD INSURANCE RATE. AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 48834 025 D MAP REVISED: JUNE 6, 2000 AND REVISED WITH LOMR IN MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 22.9% OF HIDALGO SANDY CLAY LOAM (S2), WITH 0 TO 1 % SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). THE SITE ALSO CONSISTS OF 77.1% OF RAYMONDVILLE CLAY LOAM (S2), WITH 0 TO 1 % SLOPES, THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS MODIUM, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (C). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

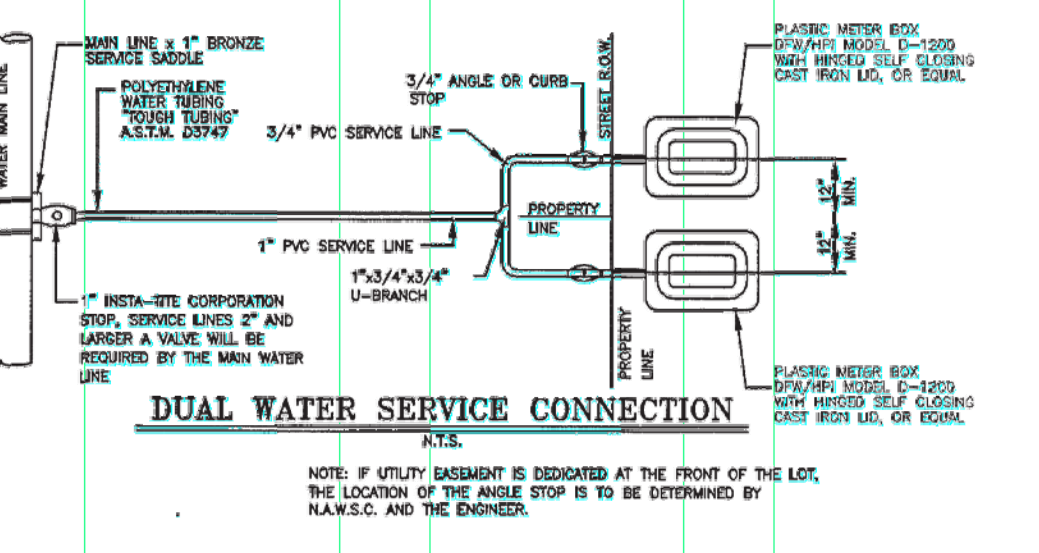
EXISTING RUNOFF SHEET FLOWS OVERLAND TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A NORTHEASTERLY DIRECTION AND OVERLAND TO THE EXISTING ROADSIDE DITCH ALONG THE WEST RIGHT-OF-WAY OF N. CESAR CHAVEZ DR., WHICH OUTFALLS VIA AN EXISTING TxDOT GRATED INLET LOCATED APPROXIMATELY 150 FEET NORTH OF THIS SUBDIVISION ON THE SOUTH SIDE OF E. RICHARDSON RD., WHICH OUTFALLS EAST INTO THE SCHUNOR DRAIN, THEN EAST INTO THE DONNA NORTH LATERAL, THEN NORTH INTO THE SOUTH MAIN DRAIN I, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 5.00 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 7.43 CFS AND 8.59 CFS OF RUNOFF FOR 10-YR AND 25-YR RAINFALL EVENTS RESPECTIVELY.

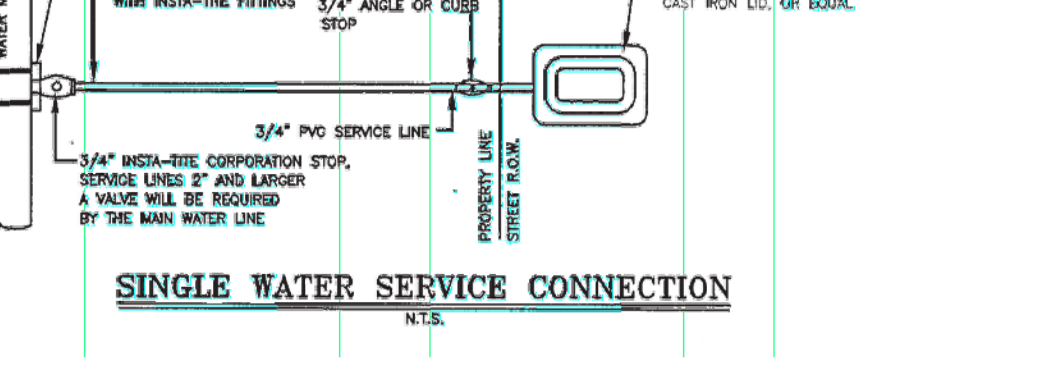
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 5,243 CF OR 0.120 AC-FT, WILL NEED TO BE DETAINED ON-SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 10-YR STORM, WHICH YIELDS AN AVERAGE DETENTION PER LOT OF 1049 CF RESPECTIVELY. STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY IN CESAR CHAVEZ DR., WHICH OUTFALLS VIA AN EXISTING TxDOT GRATED INLET LOCATED APPROXIMATELY 150 FEET NORTH OF THIS SUBDIVISION ON THE SOUTH SIDE OF E. RICHARDSON RD., WHICH OUTFALLS EAST INTO THE SCHUNOR DRAIN, THEN EAST INTO THE DONNA NORTH LATERAL, THEN NORTH INTO THE SOUTH MAIN DRAIN I, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES, AND CALCULATIONS, ARE ATTACHED.



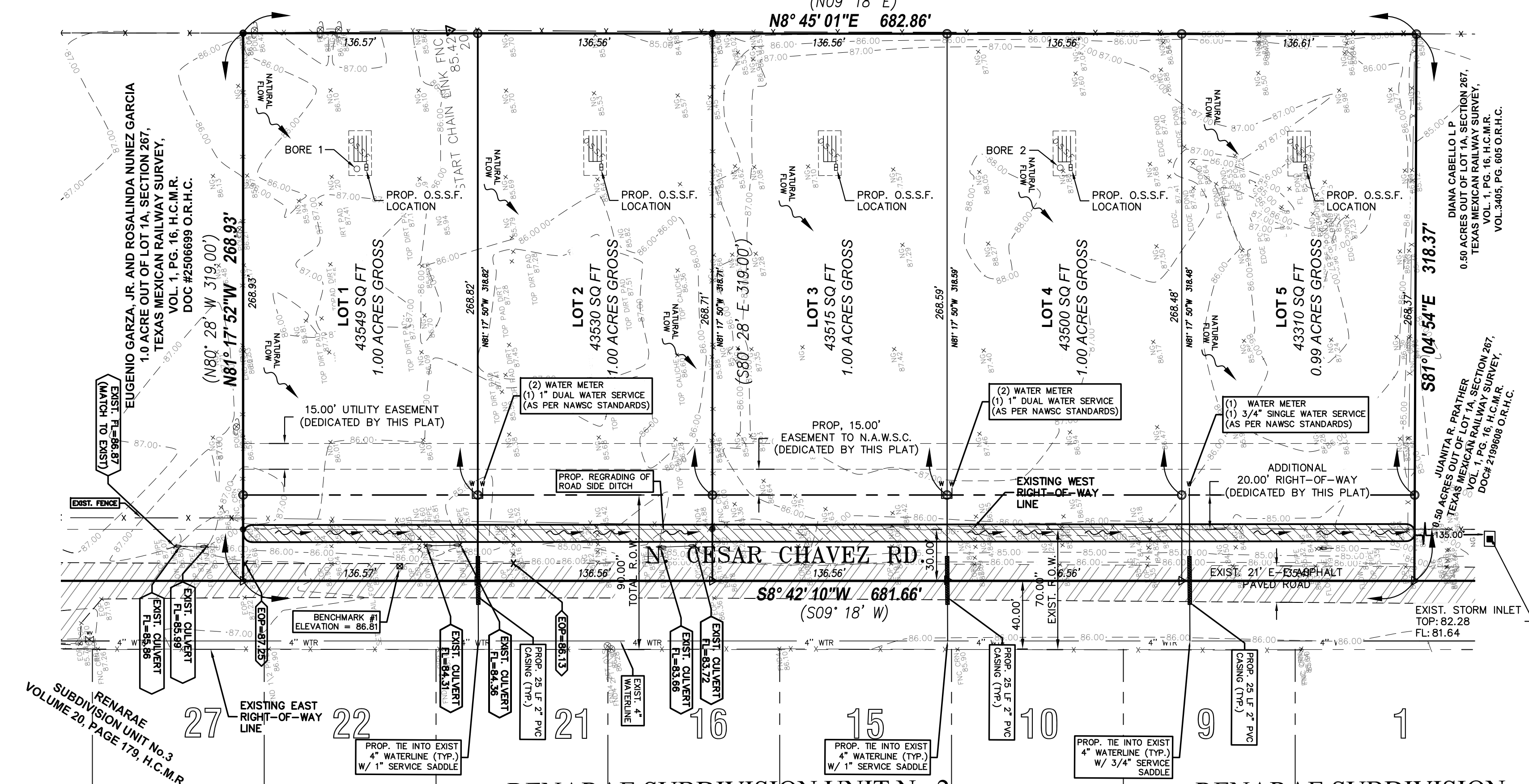
TYPICAL WATER METER INSTALLATION



DUAL WATER SERVICE CONNECTION



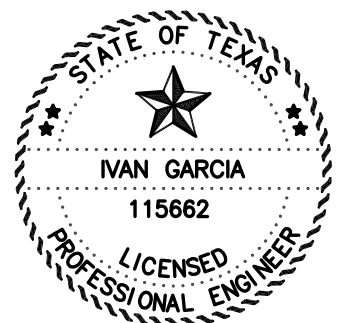
SINGLE WATER SERVICE CONNECTION



RENARAE SUBDIVISION UNIT No.2 VOLUME 20, PAGE 21, H.C.M.R.

RENARAE SUBDIVISION UNIT No.1 VOLUME 19, PAGE 165, H.C.M.R.

IVAN GARCIA, P.E., R.P.L.S. DATE



ENGINEERING REPORT FOR JOSIE VERA SUBDIVISION

BEING A 5.00 ACRE TRACT OF LAND OUT OF BEING A PART OR PORTION OF LOT 1A, SECTION TWO HUNDRED SIXTY-SEVEN (267), TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PROPOSED USE: ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.
WATER SUPPLY AND DISTRIBUTION: THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. 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 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF N. CESAR CHAVEZ ROAD RIGHT-OF-WAY. THE WATER SERVICE FOR JOSIE VERA SUBDIVISION CONSISTS OF (2) 1" DIAMETER DUAL SERVICE LINE AND (1) 3/4" DIAMETER SINGLE SERVICE LINE THAT CONNECT INTO THE EXISTING 4" LINE FOR ALL LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOTS. THE (2) 1" DUAL SERVICE LINE, (1) 3/4" SINGLE SERVICE LINE AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 7,500.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$ 1,500.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DETAILS: SEWAGE FROM JOSIE VERA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON ALL LOTS. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT: BOTH LOTS IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 22.9% OF HIDALGO SANDY CLAY LOAM (S2), WITH 0 TO 1 % SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SITE ALSO CONSISTS OF 77.1% OF RAYMONDVILLE CLAY LOAM (S2), WITH 0 TO 1 % SLOPES, THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS MODIUM, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS MODERATE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, FOR A TOTAL OF \$ 7,500.00 FOR ALL LOTS, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 7,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOTS.

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

ENGINEER CERTIFICATION: I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL HAVE A TOTAL COST OF \$ 7,500.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$ 1,500.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES: THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$ 1,500.00. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$ 7,500.00 FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE JOSIE VERA SUBDIVISION

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

LA SUBDIVISION JOSIE VERA 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 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 4" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA N. CESAR CHAVEZ. EL SISTEMA REQUERIDO PARA JOSIE VERA SUBDIVISION CONSISTE EN (2) DOS LINEAS DE AGUA DE 1" DE DIAMETRO LA CUAL SERA CONECTADA Y (1) UNA LINEA DE AGUA DE 3/4" DE DIAMETRO LA CUAL SERA CONECTADA A LA LINEA DE 4" DE DIAMETRO PARA TODOS LOS LOTES, Y TERMINA EN LOS MEDIORES DE AGUA. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE JOSIE VERA SUBDIVISION SE ESTIMA DE \$ 7,500.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$ 1,500.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

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

SE INSTALARA DOS FOSAS SEPTICAS PARA JOSIE VERA SUBDIVISION. LAS FOSAS SEPTICAS CONSISTEN DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA TODOS LOS LOTES. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS DOS LOTES EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE. DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A., SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSTA DE 22.9% DE MEZCLA DE HIDALGO SANDY CLAY LOAM, CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTA SUPERFICIAL, ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA-ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. EL SITO CONSTA TAMBIEN DE 77.1% DE MEZCLA RAYMONDVILLE CLAY LOAM, CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN MODERADAMENTE BIEN DRENADOS EN LOS QUE LA ESCORPENTA SUPERFICIAL ES MEDIANA, PERMEABILIDAD ES MODERADAMENTE BAJA A MODERADAMENTE ALTA Y LA CAPACIDAD DE AGUA ES MODERADA.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA EL LOTE ES \$ 1,500.00 DOLARES, EN UN COSTO TOTAL POR DOS FOSAS SEPTICAS ES \$ 7,500.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICA EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL, REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$ 7,500.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSAS SEPTICAS PARA LOS LOTES. EL DUEÑO INCLUIRA EL SOTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTES.

CERTIFICACION:

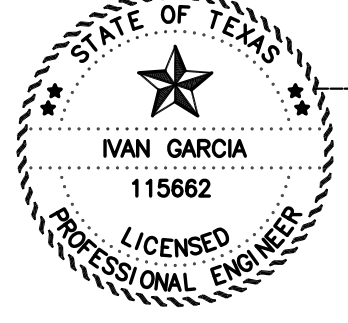
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$ 7,500.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$ 1,500.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DESENALC: EL COSTO ESTIMADO PARA LA INSTALACION DE DOS SISTEMAS INDIVIDUALES DE FOSAS SEPTICAS PARA LOS LOTES SON \$ 7,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE



NOTARY PUBLIC MY COMSTUART EXPIRES

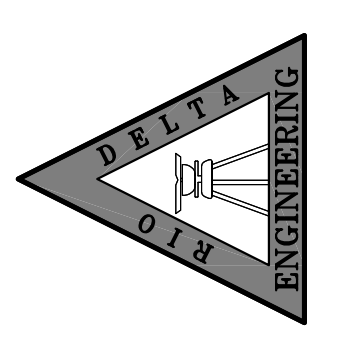
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF JOSIE VERA SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; DELTA LAKE IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



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ISSUED FOR: PRELIMINARY

UTILITY & DRAINAGE LAYOUT
JOSIE VERA SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: ABRAHAM JAIMES

SCALE: 1"=50'
DATE: FEBRUARY, 2019
PROJECT: SUB 18 009
REVISIONS:
PAGE NO. 2