



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: 12-30-2019

PROPOSED VILLARREAL ESTATES SUBDIVISION PRECINCT No. 3.

ENGINEER: PABLO SOTO JR. DEVELOPER: FRANCISCA R. VILLARREAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTH OF LUCKY "I" STREET APPROXIMATELY 200 FEET EAST OF MOOREFIELD ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-17-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING THE ROAD SIDE DITCH FRONTING THE SUBDIVISION.

ROAD R.O.W. DEDICATION: NO DEDICATION OF R.O.W. IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-15-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-20-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

WATER SERVICE PROVIDER: S.W.S.C. EXISTING LINE SIZE: 8" LOCATION: LUCKY "I" STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-13-2019: 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: _____

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

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

LOT 21
NEW CALEDONIA UNIT No. 3, VOLUME 6, PAGE 47, MAP RECORDS

RODOLFO PEDRAZA
OWNER ID# 143 381

RODOLFO PEDRAZA
DOCUMENT No. 1024280
OFFICIAL RECORDS

MOOREFIELD RD.

JESUS ANTONIO RODRIGUEZ
VOLUME 2050, PAGE 972,
OFFICIAL RECORDS

1.60 AC. TR. BEING THE E. 396.69' OF
THE W. 471.69' OF THE S. 175.35' OF
LOT 21, NEW CALEDONIA UNIT No. 3

N 08° 50' 00" E 150.35'

LOT 1
0.50 AC. NET
21,781 SQ. FT.

LOT 2
0.66 AC. NET
28,710 SQ. FT.

LUCKY "I" STREET

S 81° 10' 00" E

335.85'

N 81° 10' 00" W

335.85'

PABLO GONZALEZ
VOLUME 3231, PAGE 593, OFFICIAL RECORDS

ANDA O. GARCIA
LOT 3, PADRON SUBDIVISION, VOLUME 36, PAGE 96, H.C.M.R.

LOT 23, NEW CALEDONIA UNIT No. 3
VOLUME 6, PAGE 47, MAP RECORDS

PLAT OF

VILLARREAL ESTATES

A 1.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

HIDALGO COUNTY IRRIGATION No. 6 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

THIS PLAT APPROVED BY HIDALGO COUNTY DISTRICT No. 6 ON THIS THE _____ DAY OF _____, 2020.

ATTEST: _____ SECRETARY _____ PRESIDENT

THE STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VILLARREAL ESTATES WAS REVISED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE _____ ATTEST: _____ HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
DRAINAGE DISTRICT No. 1 CERTIFICATE

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

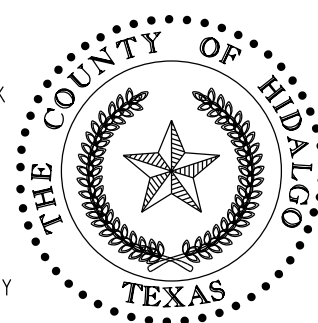
HIDALGO COUNTY DRAINAGE DISTRICT No. ONE _____ DATE _____
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

THE STATE OF TEXAS - COUNTY OF HIDALGO
COUNTY CLERK'S RECORDING CERTIFICATE

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

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

BY: _____ DEPUTY



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLARREAL ESTATES REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

METES AND BOUNDS DESCRIPTION

A 1.16 ACRE TRACT OF LAND OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.16 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE NAIL SET AT THE SOUTHWEST CORNER OF LOT 21, THENCE SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 21, A DISTANCE OF 471.69 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH RIGHT OF WAY LINE OF LUCKY "I" STREET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 10 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID LUCKY "I" STREET, A DISTANCE OF 335.85 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.35 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 335.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS.

THENCE NORTH 81 DEGREES 10 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 335.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS.

INDEX OF SHEETS FOR PAULA V. ESTATES	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREET, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION; METES AND BOUNDS; SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATE; H.C. IRRIGATION DISTRICT 6;
SHEET 2	WATER DISTRIBUTION AND SEPTIC SYSTEM MAP; TYPICAL WATER SERVICE CONNECTIONS; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION, INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION)); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION, DRAINAGE STATEMENT INCLUDING DESCRIPTION OF DRAINAGE MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION;

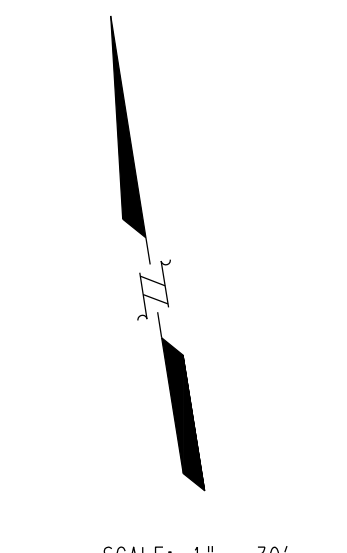
LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VILLARREAL ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/4 MILE NORTH OF THE INTERSECTION OF MILE 3 NORTH (F.M. 1924) AND MOOREFIELD ROAD AND 500 FEET EAST ON SOUTH SIDE OF LUCKY "I" STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2015 POPULATION ESTIMATE IS 83,394. PAULA V. ESTATES FALLS OUTSIDE MISSION'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42:021:

T.B.P.E. FIRM # 20208

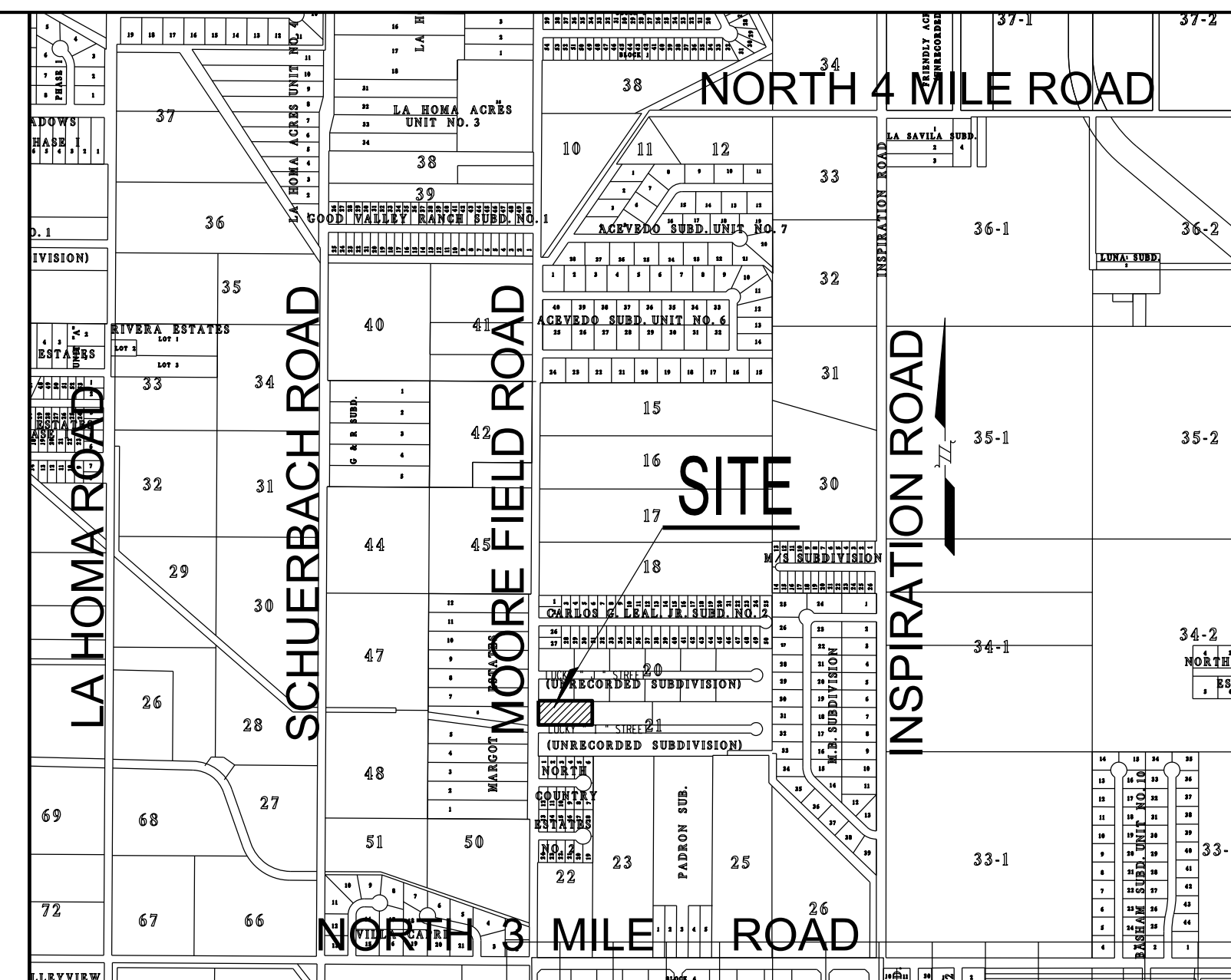
PABLO SOTO JR. P.E.

1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577



LEGEND:

- S - SET CONC. NAIL
- S₁ - SET 1/2" IRON ROD WITH YELLOW CAP STAMPED RPLS 4541
- F - FOUND 1/2" IRON ROD



LOCATION MAP
SCALE: 1" = 1000'

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "C" COMMUNITY PANEL NO. 480334 (4803) MAP REVISED: NOVEMBER 16, 1982 AREAS OF MINIMAL FLOODING. (NO SHADING)
- SETBACK: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEED AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF LUCKY "I" STREET OR NATURAL GROUND, WHICHEVER IS GREATER. AN 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 FINISH FLOOR ELEVATION AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. NO. 1: ELEVATION 181.82, N.A.V.D. B3. DESCRIPTION: SANITARY SEWER MANHOLE TOP OF RIM FOUND AT THE NORTHEAST CORNER OF MOOREFIELD ROAD & LUCKY "I" STREET INTERSECTION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1350 CUBIC FEET OR 0.03 ACRE FEET OF STORM WATER RUNOFF, PER LOT RETENTION.
 - 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.
 - OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL, OWNERS & SUBDIVIDERS OF PAULA V. ESTATES, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES 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 CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5a COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: FRANCISCA R. VILLARREAL GUADALUPE VILLARREAL	LUCKY "I" STREET MISSION, TX, 78573	(956) 219-3603
ENGINEER: PABLO SOTO JR., P.E.	1208 S. IRONWOOD PHARR, TX, 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR., R.P.L.S.	1208 S. IRONWOOD PHARR, TX, 78577	(956) 460-1605

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

WE, GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL AS OWNERS OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PAULA V. ESTATES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATES STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

GUADALUPE VILLARREAL DATE _____ FRANCISCA R. VILLARREAL DATE _____
2187 LUCKY "I" STREET 2187 LUCKY "I" STREET
MISSION, TEXAS 78573 MISSION, TEXAS 78573

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

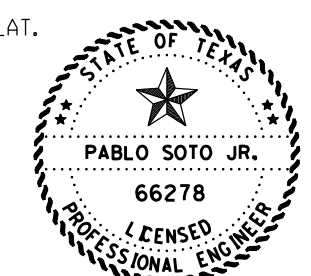
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

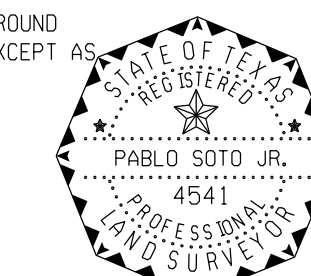
PABLO SOTO, JR., P.E.
REG. PROFESSIONAL ENGINEER No. 68278



THE STATE OF TEXAS
COUNTY OF HIDALGO

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

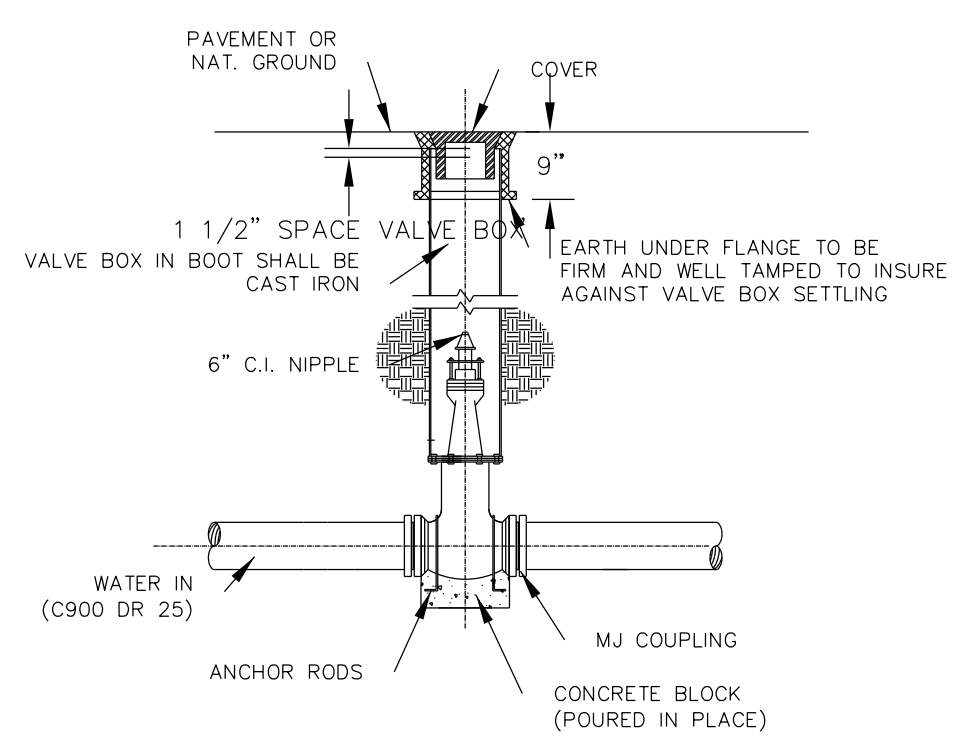
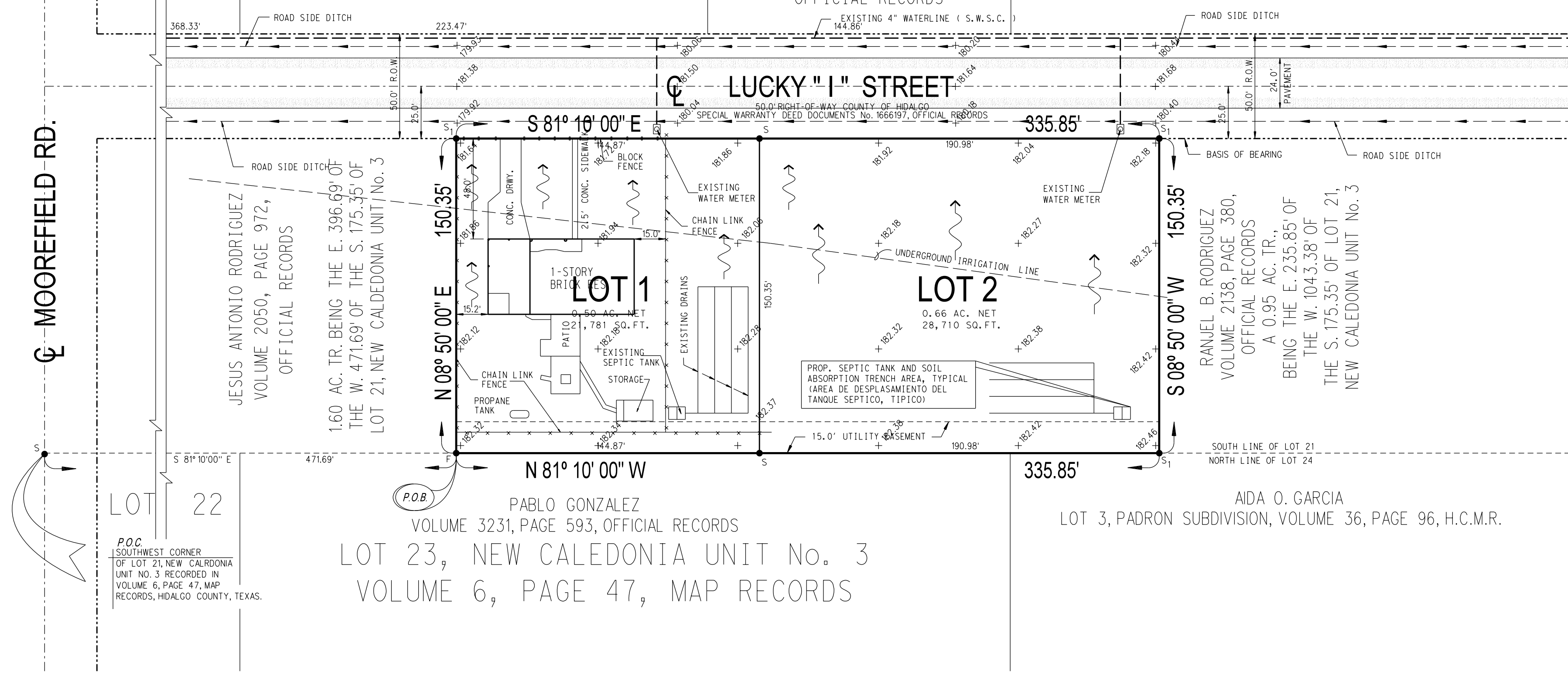
PABLO SOTO, JR., P.E.
REG. PROFESSIONAL LAND SURVEYOR No. 4541



LOT 21
NEW CALEDONIA UNIT No. 3, VOLUME 6, PAGE 47, MAP RECORDS

RODOLFO PEDRAZA
OWNER ID# 143 381

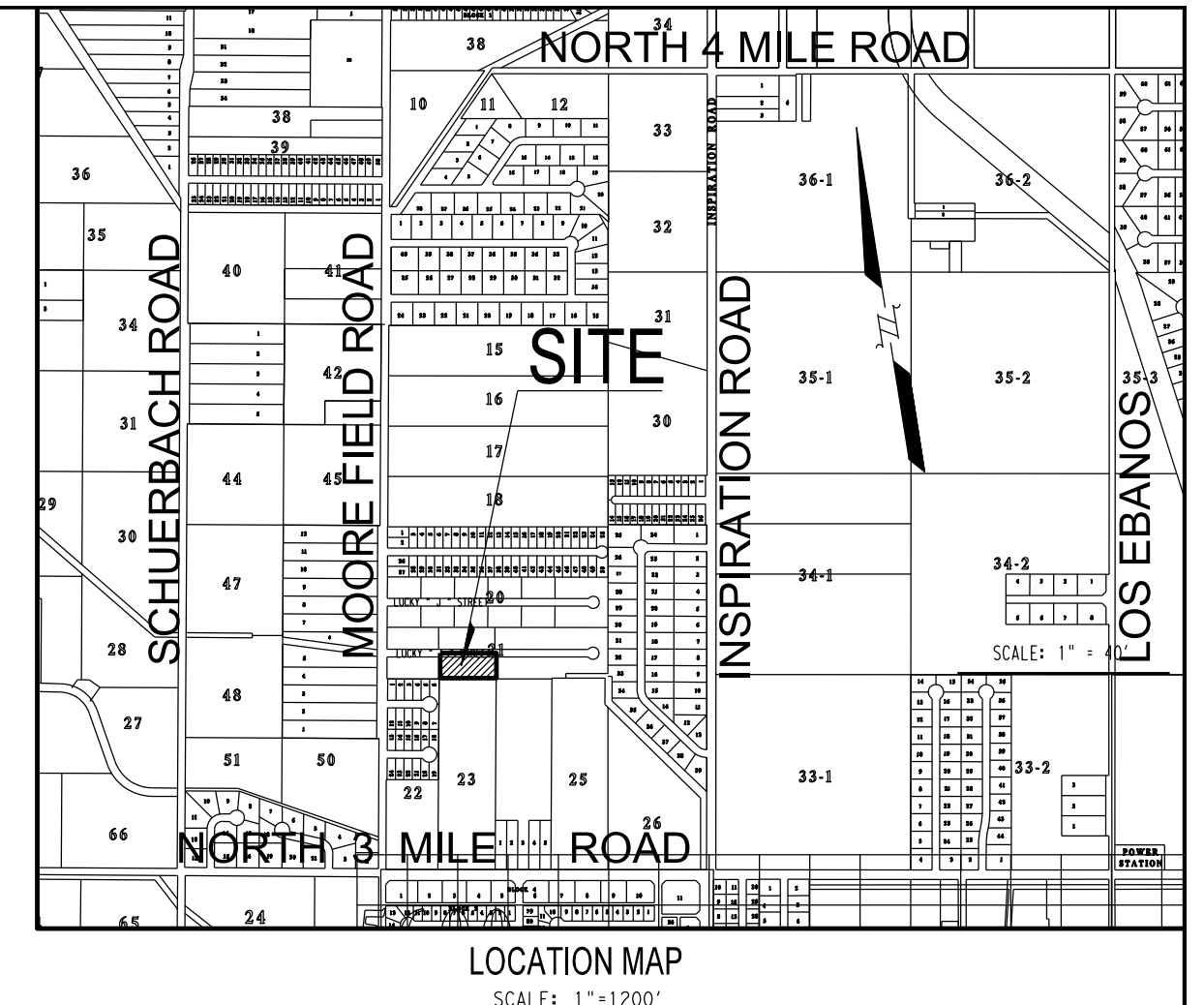
RODOLFO PEDRAZA
DOCUMENT No. 1024280
OFFICIAL RECORDS



TYPICAL VALVE & VALVE BOX INSTALLATION
NOT TO SCALE

LEGEND

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 60-D NAIL
- - SET 60-D NAIL
- - FOUND GPS
- - POWER POLE
- - WATER VALVE
- - FIRE HYDRANT
- - WATER METER
- - IRRIGATION STAND PIPE
- - IRRIGATION VALVE
- - CHAIN LINK FENCE
- - OVERHEAD ELECTRIC
- - PALM TREE
- - C.P.S. - COTTON PICKER SPINDLE
- - R.O.W. - RIGHT-OF-WAY
- - E.O.P. - EDGE OF PAVEMENT
- - P.O.B. - POINT OF BEGINNING
- - P.O.C. - POINT OF COMMENCING
- - S.E.C. - SOUTHEAST CORNER
- - NATURAL GROUND



SUBDIVIDER CERTIFICATION:
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
WE, GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL, SUBDIVIDERS OF VILLARREAL ESTATES HEREBY CERTIFY SEWER PERMITS ARE REQUIRED TO BUILDING AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GUADALUPE VILLARREAL FRANCISCA R. VILLARREAL

STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GUADALUPE VILLARREAL AND FRANCISCA R. VILLARREAL, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

UTILITY AND DRAINAGE PLAN VILLARREAL ESTATES

A 1.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH HALF 1/2 OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION " VILLARREAL ESTATES " . PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "VILLARREAL ESTATES" RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA SWSC) ("SWSC"). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA SWSC HAN FIRMADO UN CONTRATO DONDE SWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR. POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. SWSC HA PRESENTADO DOCUMENTACION DEMOSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE VILLARREAL ESTATES. S.W.S.C. TIENE UNA LINEA DE AGUA DE 4" (PULGADAS) DE DIAMETRO EN EL LADO NORTE DE LA CALLE DE LUCKY "I" STREET, LOS SOLARES SERAN SERVIDOS POR (1) SERVICIO DOBLE DE 1" (PULGADA) DE DIAMETRO QUE SE SEPARAN A SERVIDOS SINGULARES DE 1/2" (PULGADA) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE 1 MEDIDOR. EL COSTO ESTIMADO DE LA CONSTRUCCION PARA TODOS LOS SERVICIOS DE AGUA ES \$ _____ TOTAL \$ _____ POR SOLAR. NINGUN SERVICIO DE AGUA HA SIDO INSTALADO AL TIEMPO DE APLICACION PARA APROBACION FINAL. EL SUBDIVIDOR SOMETERA UNA CARTA DE CREDITO PARA EL ARCHIVO DEL PLANO (PLAT) FINAL A LA COMPAÑIA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) PARA CUBRIR EL COSTO TOTAL DEL SISTEMA DE SERVICIOS DE AGUA DE \$ _____ POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE SWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON EL SERVICIO DE AGUA. SOBRE EL PEDIDO ESCRITO POR EL DUEÑO DE MUÑO, "SWSC" INSTALARA INMEDIATAMENTE UN MEDIDOR DE AGUA PARA ESE SOLAR A NINGUN COSTO AL DUEÑO DEL SOLAR. SI NINGUN SOLAR NO HA TENIDO UN MEDIDOR DE AGUA INSTALADO PARA EL DIA "SWSC" INSTALARA UN MEDIDOR A ESE SOLAR, PARA QUE CADA SOLAR EN ESTE DESARROLLO TENDRA UN SERVICIO COMPLETO DE AGUA Y EL SISTEMA ENTERO DE AGUA ES OPERABLE EN O ANTES DEL DIA _____

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUA Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LA ESTIMACION DEL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR INDIVIDUAL ES DE \$ 1,000.00 INCLUYENDO EL PERMISO REQUERIDO DE LA LICENCIA. NINGUN SISTEMA SEPTICO HA SIDO INSTALADO AL TIEMPO DE APLICACION PARA APROBACION FINAL. EL SUBDIVIDOR SOMETERA UNA CARTA DE CREDITO PARA EL ARCHIVO DEL PLANO (PLAT) FINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$ 2,000.00 DEL SISTEMA SEPTICO. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR. A CUALQUIER MOMENTO ANTES QUE UN SOLAR SEA VENDIDO, EL COMPRADOR PODRA INSTALAR EL SISTEMA SEPTICO POR MEDIO DE MANDANDO UNA CARTA O UNA LLAMADA AL SUBDIVIDOR Y LUEGO ARCHIVANDO CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA EL PERMISO DE LA CONSTRUCCION DEL SISTEMA SEPTICO. SI EN DADO CASO QUE EL SUBDIVIDOR NO A INSTALADO EL SISTEMA SEPTICO EN CADA SOLAR ANTES DEL DIA _____ ENTONSES EL SUBDIVIDOR OBTENDRA UN PERMISO EN INSTALARA EL SISTEMA PARA EL DIA _____. SI EL SOLAR PERTENECE A ALGUN MAS QUE EL SUBDIVIDOR Y NINGUN SISTEMA SEPTICO HACIDO INSTALADO PARA EL DIA _____ ENTONSES EL SUBDIVIDOR LE RECORDARA AL DUEÑO DEL SOLAR COMO PRIMER AVISO QUE LA DISPOSICION DEL SISTEMA SEPTICO, ALMENOS QUE EL DUEÑO DEL SOLAR NOTIFIQUE AL SUBDIVIDOR Y ARCHIVANDO UN APLICACION DE PERMISO DE CONSTRUCCION DE SISTEMA. EL SUBDIVIDOR EJERCERA SU DERECHO LEGAL DE ENTRADA Y OBTENER LA LEGACION DEL PODER QUE EL PUEDA INSTALAR EL SISTEMA SEPTICO. DE CUALQUIER MODO O EVENTO EL SISTEMA SEPTICO SERA INSTALADO EN CADA SOLAR PARA EL DIA _____

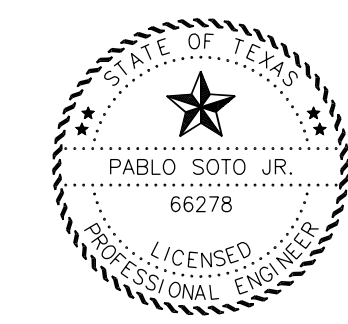
CERTIFICACION:

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 COBERNANDAS 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, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA POR UN GRAN TOTAL DE \$ _____ PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN UN GRAN TOTAL DE \$ 2,000.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$ 1,000.00 POR LOTE (TODO INCLUSO).

PABLO SOTO JR.
LICENSED PROFESSIONAL ENGINEER No. 66278



FINAL ENGINEERING REPORT FOR PAULA V. ESTATES SUBDIVISION WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

VILLARREAL ESTATES WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION ("SWSC"). THE SUBDIVIDER, AND SWSC HAVE ENTERED INTO A CONTRACT IN WHICH SWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THIS LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND SWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF VILLARREAL ESTATES. S.W.S.C. HAS A 4" (INCH) WATER LINE ON THE NORTH R.O.W. OF LUCKY "I" STREET. THE WATER DISTRIBUTION SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF (1) 1" (INCH) DIAMETER DUAL SERVICE LINE, THEN SPLITTING INTO A 1/2" (INCH) DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX, TOTALING (1) METER. THE CONSTRUCTION COST FOR ALL WATER IMPROVEMENTS IS ESTIMATED TO BE \$ _____ TOTAL \$ _____ PER LOT. NO WATER SERVICE LINE HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) TO COVER THE TOTAL WATER DISTRIBUTION SYSTEM COST OF \$ _____. THE SUBDIVIDER HAS PAID "S.W.S.C." A SUM OF \$ _____ TOTAL \$ _____ PER LOT, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH COVERS THE COSTS OF WATER RIGHTS, WATER METER BOXES, WATER SUPPLY FEES, AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON WRITTEN REQUEST BY THE OWNER OF A LOT, "SWSC" WILL PROMPTLY INSTALL A WATER METER FOR THAT LOT AT NO COST TO THE LOT OWNER. IF ANY LOT HAS NOT HAD A WATER METER INSTALLED BY FEBRUARY 28, 2020 "SWSC" SHALL INSTALL A METER TO THAT LOT SO THAT EVERY LOT IN THIS DEVELOPMENT WILL HAVE A COMPLETE WATER SERVICE AND THE ENTIRE WATER SYSTEM IS OPERABLE ON OR BEFORE OCTOBER 28, 2019.

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM VILLARREAL ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELDS ON LOT 2. IT BEING 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. LOT 2 HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD. LOT 1 HAS AN EXISTING OSSF AS SHOWN ON UTILITY PLAN.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$ 1,500.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF _____ IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF _____ THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDER WILL EXERCISE HIS RETAINED RIGHT OF ENTRY AND HIS OBTAINED POWER OF ATTORNEY SO THAT HE MAY INSTALL THE SEPTIC SYSTEM. IN ANY EVENT, THE SEPTIC SYSTEM WILL BE INSTALLED ON THE LOT BY _____

CERTIFICATION:

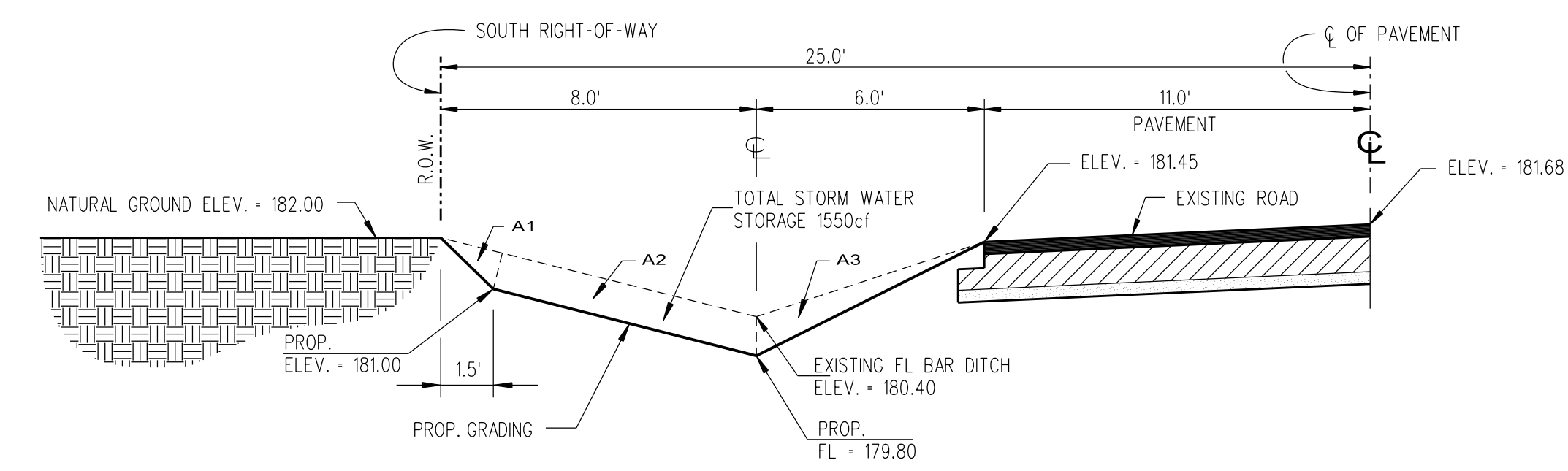
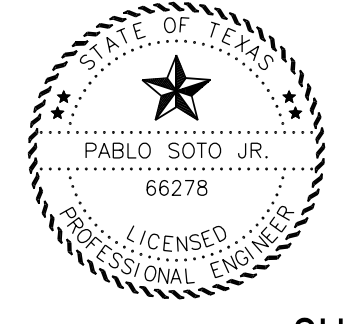
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITY: THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES: SEPTIC SYSTEM IS ESTIMATED TO COST A GRAND TOTAL OF \$ 2,000.00 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 1,000.00 PER LOT (ALL INCLUSIVE).

PABLO SOTO JR.
LICENSED PROFESSIONAL ENGINEER No. 66278



A1 = 1/2 (b) (h) = 1/2 (1.0ft) (1.5ft) = 1.5ft ² x 200ft (length) = 150 cf (STORAGE)	A1 = W X H X L = (6.5 ft) (0.8 ft) (200 ft) = 1040 cf (STORAGE)	A1 = 1/2 (b) (h) + 1/2 (6.0ft) (0.6ft) = 1.8ft ² x 200ft (length) = 360 cf (STORM)
---	---	---

TOTAL DETENTION = 1550 CF

DETENTION AREA DETAIL

N. T. S.