



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-26-2020

PROPOSED BELLAWOODS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: DANIEL MOFFATT MANAGER OF GRACIELA ESTATES, LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 52  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

STREETLIGHTS: 7

LOCATION DESCRIPTION: SOUTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 1,200 FEET EAST OF CESAR CHAVEZ 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 2-16-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-04-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-05-2020 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SANITARY SEWER BY: EDINBURG LINE SIZE: 10" LOCATION: CITRUS VILLAGE SUBDIVISION.

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

H.C.E.O.C. FINAL APPROVAL DATE: 2-04-2020 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 24, 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.*

REVISION NOTES

Table with columns: NO., SHEET, REVISION, DATE, APPROVED

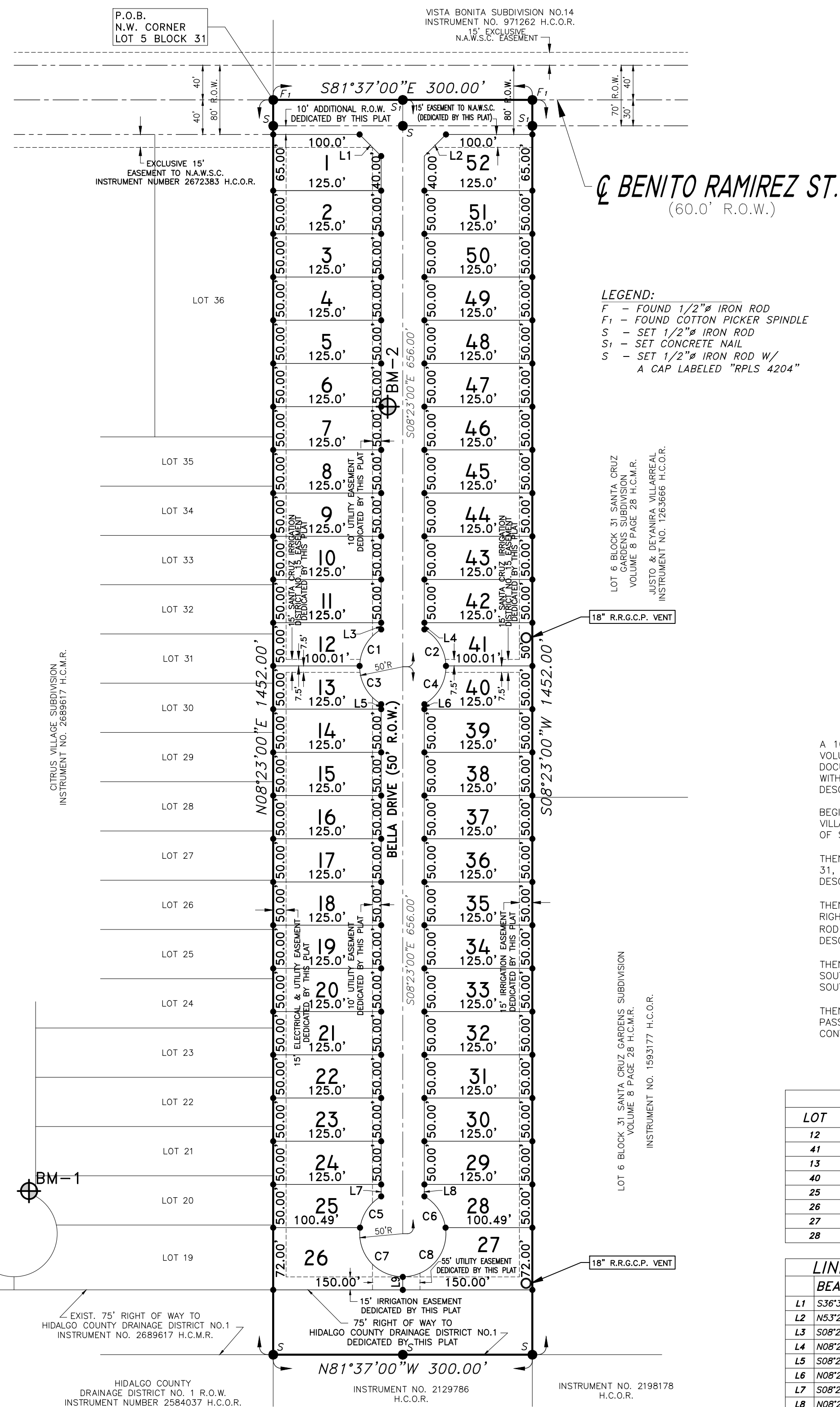
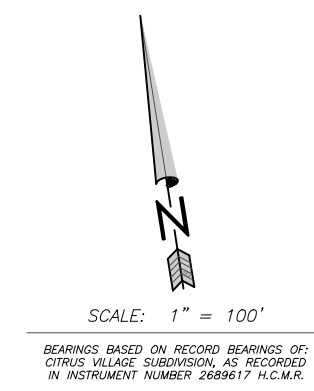
PLAT OF BELLWOODS SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 31, 2017 SCALE: 1" = 100'

PREPARED BY: R. E. GARCIA & ASSOCIATES ENGINEERS, SURVEYORS, PLANNERS

SHEET NO. 7 OF 2 SHEETS



- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (UNSHADED)" ZONE "X (UNSHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
2. SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 06.00 FEET OR EASEMENT, WHICHEVER IS GREATER GARAGE: 18.00 FEET CORNER SIDE: 15.00 FEET
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT...

METES AND BOUNDS DESCRIPTION

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING THE NORTHEAST CORNER OF CITRUS VILLAGE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 268917, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING NORTHWEST CORNER OF SAID LOT 5, BLOCK 31, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

Table with columns: LOT, CURVE, RADIUS, LENGTH, TANGENT, CORD, BEARING, DELTA. Contains data for curves C1 through C8.

Table with columns: LINE, BEARING, LENGTH, LOT NO., AREA (S.F.), AREA (AC.). Contains data for lines L1 through L9.

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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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 HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) 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.

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

BELLWOODS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON BENITO RAMIREZ STREET, 3 MILES EAST OF INTERSTATE 69C. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), BELLWOODS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

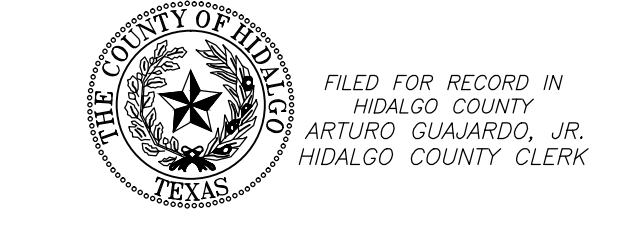
Table with columns: NO., DESCRIPTION. Lists sheet 1 (Plat with lots, streets and easement designation) and sheet 2 (Water distribution and sanitary sewer map).

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN IN THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS 31st DAY OF AUGUST 2017.

DANIEL MOFFATT, MANAGER DATE H. HOLLIS RANKIN III, MANAGER DATE



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

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION WE, GRACIELA ESTATES, LTD., AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BELLWOODS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS; (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

THE STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG DATE

CITY SECRETARY DATE

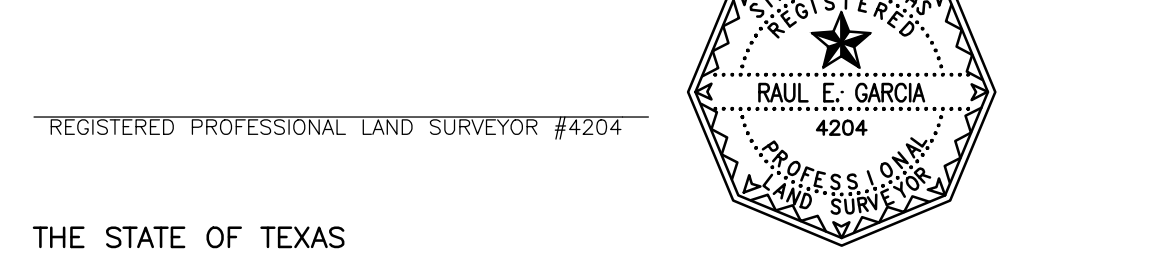
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BELLWOODS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DAY OF \_\_\_\_\_, 2017.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

THE STATE OF TEXAS COUNTY OF HIDALGO 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, 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, TEXAS.

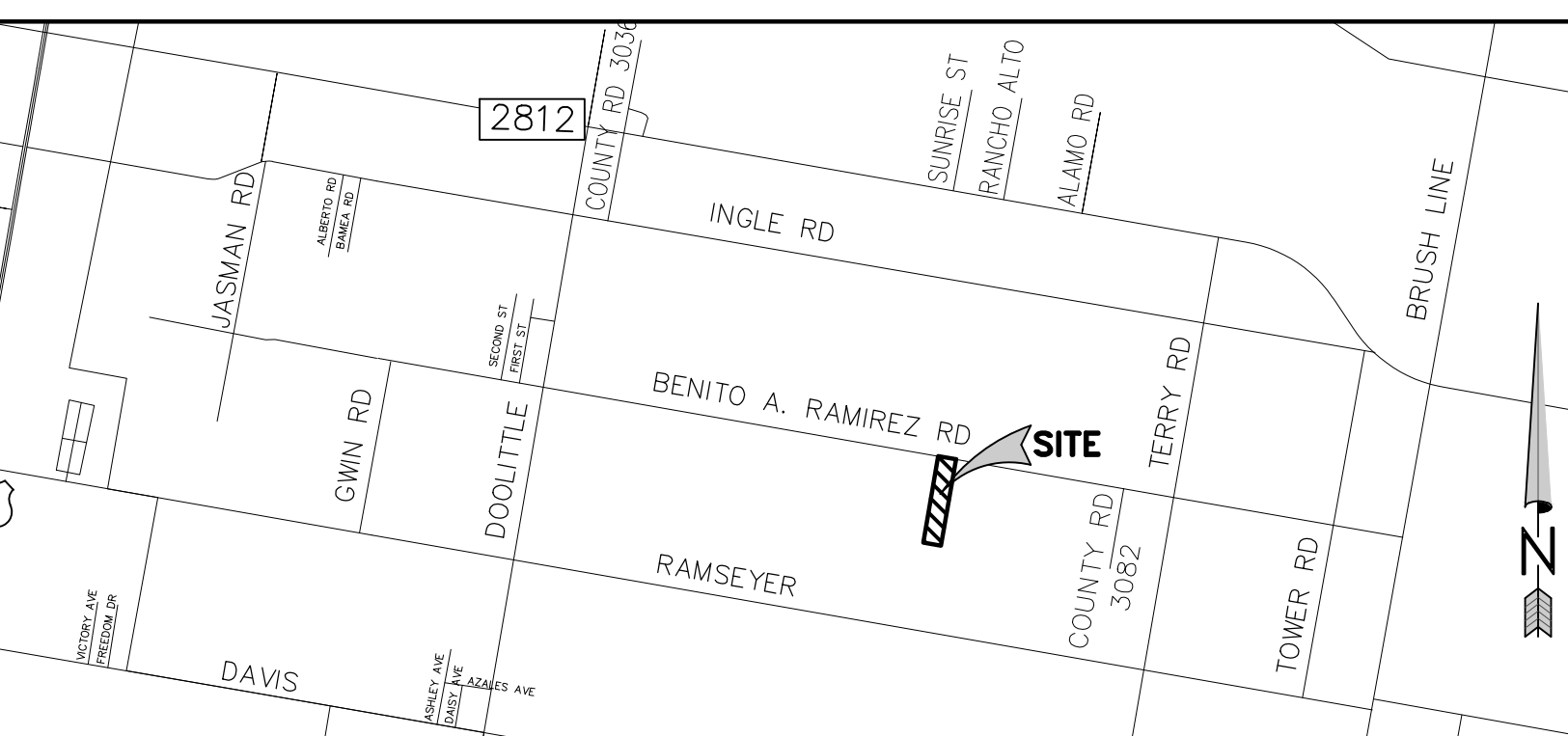
REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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



REGISTERED PROFESSIONAL ENGINEER #64790

LOCATION MAP SCALE: 1" = 1000'



PRINCIPAL CONTACTS: OWNER: DANIEL MOFFATT, MANAGER ADDRESS: 916 S. MCCOLL EDINBURG, TX 78539 CITY, STATE & ZIP: EDINBURG, TX 78539 PHONE # / FAX #: (956) 239-1888/(956) 287-8403

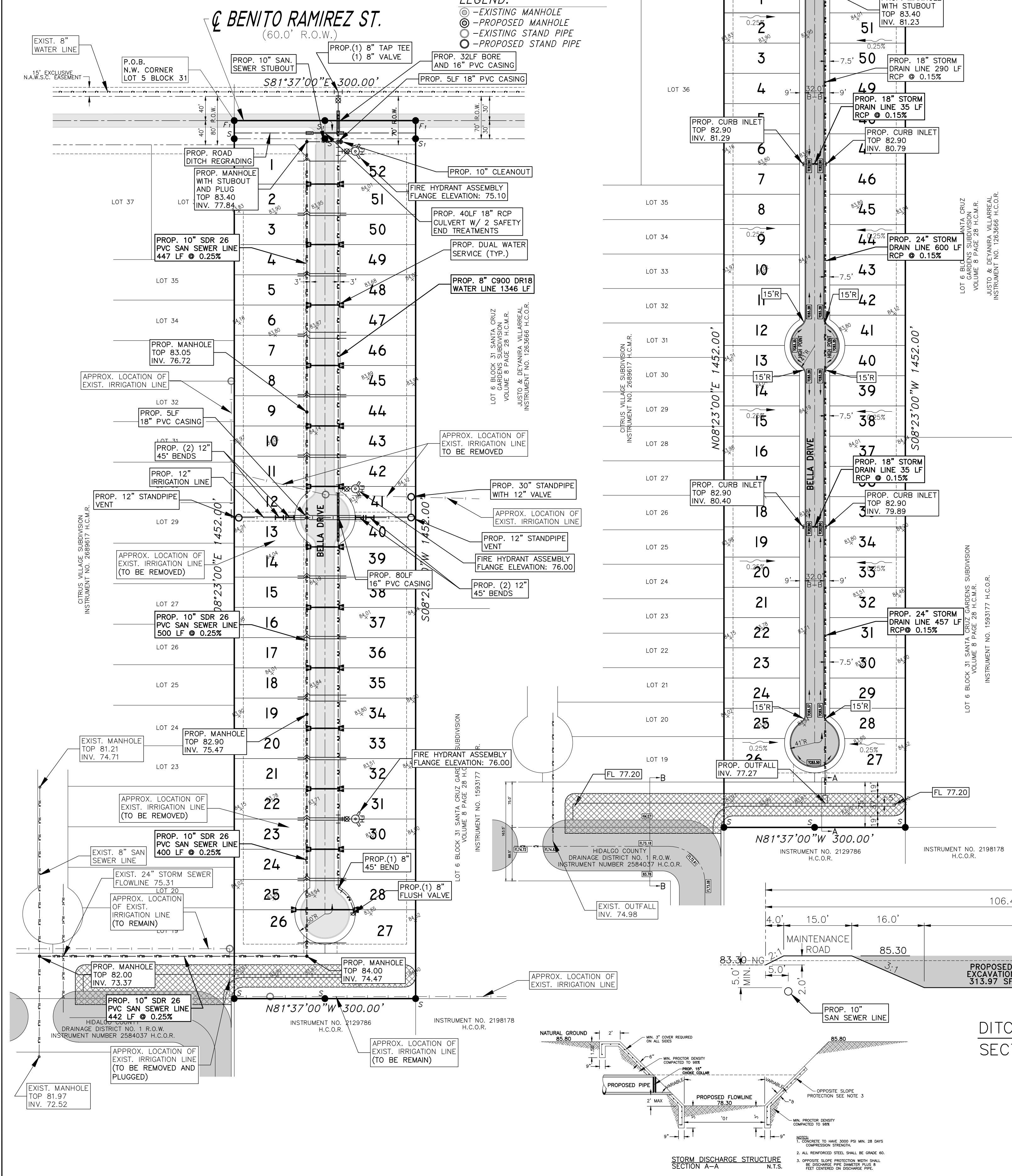
OWNER: H. HOLLIS RANKIN III, MANAGER ADDRESS: 916 S. MCCOLL EDINBURG, TX 78539 CITY, STATE & ZIP: EDINBURG, TX 78539 PHONE # / FAX #: (956) 287-8400/(956) 287-8403

OWNER: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78541 CITY, STATE & ZIP: EDINBURG, TX 78541 PHONE # / FAX #: (956) 381-1061

OWNER: RAUL E. GARCIA ADDRESS: 116 N. 12TH EDINBURG, TX 78541 CITY, STATE & ZIP: EDINBURG, TX 78541 PHONE # / FAX #: (956) 381-1061

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE	
WATER	\$59,015.00
SANITARY SEWER	\$112,628.50
PAVING	\$139,085.00
DRAINAGE	\$96,305.00
<b>TOTAL</b>	<b>\$407,033.50</b>



**FINAL ENGINEERING REPORT FOR BELLWOODS SUBDIVISION**  
 by Raul E. Garcia, P.E.  
**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
 NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF BENITO RAMIREZ STREET. THE SUBDIVIDER WILL EXTEND AN 8" WATER LINE FROM THE LINE ALONG BENITO RAMIREZ STREET TO SERVE THE SUBDIVISION.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**  
 SEWAGE FROM BELLWOODS SUBDIVISION IS TREATED BY WASTE WATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$118,115.00 WHICH EQUALS TO \$2271.00 PER LOT.  
 SEWAGE FACILITIES - SEPTIC TANKS IS ESTIMATED TO COST \$2,255.93 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$117,308.50 FOR THE ENTIRE SUBDIVISION.

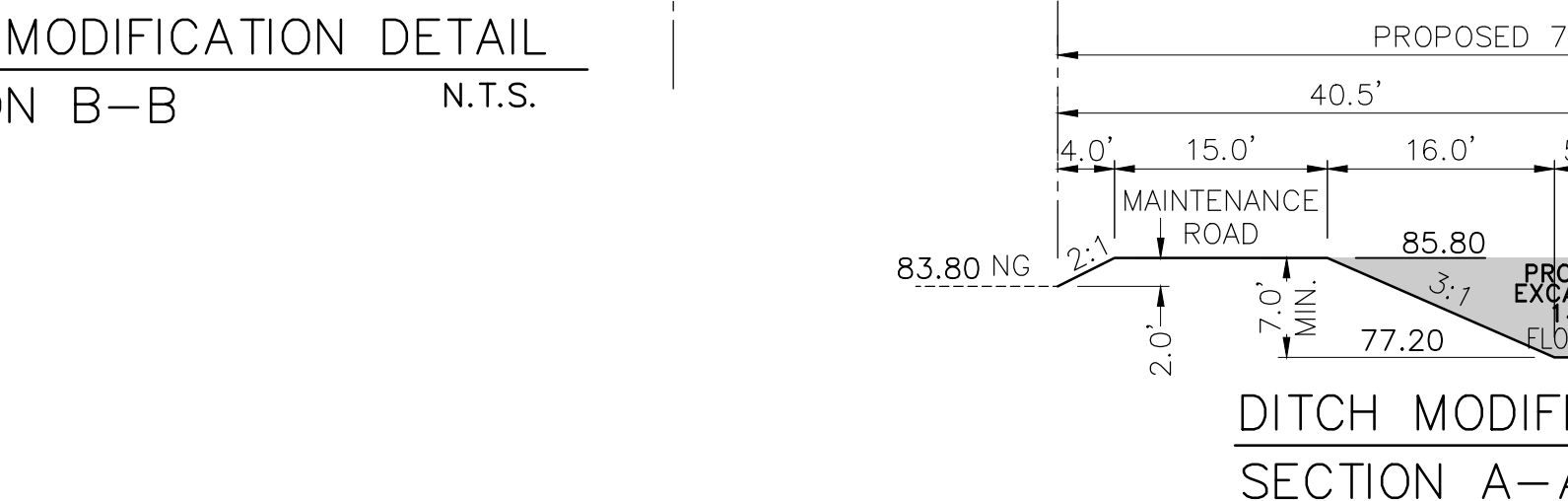
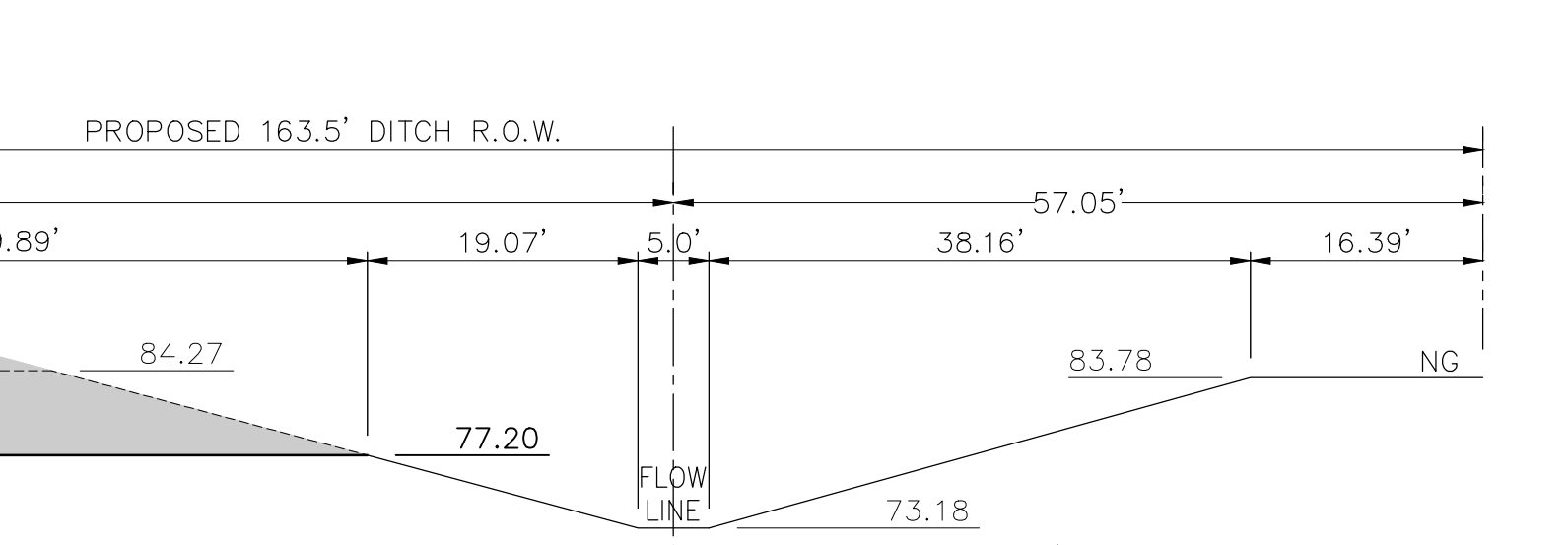
**SUBDIVIDER CERTIFICATION**  
 1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET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

**SUBDIVIDER STATEMENT:**  
 I, WE, GRACIELA ESTATES, LTD., SUBDIVIDERS OF BELLWOODS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

DANIEL MOFFATT, MANAGER DATE \_\_\_\_\_ H. HOLLIS RANKIN III, MANAGER DATE \_\_\_\_\_  
 916 S. MCCOLL DATE \_\_\_\_\_ 916 S. MCCOLL DATE \_\_\_\_\_  
 EDINBURG, TEXAS 78539 EDINBURG, TEXAS 78539

**THE STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED GRACIELA ESTATES, LTD., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.



**PLAT OF BELLWOODS SUBDIVISION**

A 10.00 ACRE TRACT OF LAND BEING LOT 5, BLOCK 31, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS; ALSO BEING THAT CERTAIN TRACT DESCRIBED BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2743511, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 2763249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 31, 2017 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
 ENGINEERS, SURVEYORS, PLANNERS  
 ENGINEER (P-5001) & SURVEYOR (10015300)  
 116 NORTH 12th AVE.  
 EDINBURG, TEXAS 78841 (936) 381-1061  
 EMAIL: REGASOCC@AOL.COM

JOB NO.: 2016-122 DRAWN BY: D.E.S.

**INFORME FINAL DE INGENIERIA BELLWOODS SUBDIVISION**  
 by Raul E. Garcia, P.E.  
**AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO**

**SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:**  
 LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.) TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO NORTE DE LA CALLE BENITO RAMIREZ. EL SUBDIVIDOR EXTENDERA UNA LINEA DE AGUA DE 8" DE LA LINEA A LO LARGO DE LA CALLE BENITO RAMIREZ SERVICIO A LA SUBDIVISION.

**DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERABILIDAD**  
 LAS AGUAS RESIDUALES DE LA SUBDIVISION BELLWOODS SON TRATADAS POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURGO. EL SUBDIVIDOR Y LA CIUDAD DE EDINBURGO HAN INSERITO EN UN CONTRATO EN EL QUE LA CIUDAD DE EDINBURGO PROMETIO TRATAR EL AGUA RESIDUAL POR AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURGO HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD DE LARGA CALIDAD SUMINISTROS PARA SERVIR EL DESARROLLO COMPLETO DE LA SUBDIVISION.

**INGENIERO CERTIFICACION:**  
 CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELADO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS, CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:  
 INSTALACIONES DE AGUA - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$118,115.00 QUE ES IGUAL A \$2271.00 POR LOTE.  
 INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SEPTICO SE ESTIMARA CON UN COSTO DE \$2,255.93 POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$117,308.50 PARA LA SUBDIVISION COMPLETA.

**INGENIERO CERTIFICACION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 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.

**DRAINAGE STATEMENT FOR BELLWOODS SUBDIVISION**  
 BELLWOODS SUBDIVISION CONSISTS OF A 10.00 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF CURRY ROAD APPROXIMATELY 575.00 FEET EAST OF 83 SUBDIVISION INTO 28 LARGE SINGLE FAMILY LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO NORTH TOWARDS ROAD DITCHES ON CURRY ROAD. CURRY ROAD FLOWS WEST AND EVENTUALLY FLOWS INTO A HIDALGO COUNTY IRRIGATION DISTRICT #1 DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 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".

THE SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN FINE SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.  
 EXISTING RUNOFF IS DIRECTED TOWARDS THE NORTH TO EXISTING ROAD DITCHES ON CURRY ROAD WHICH FLOW SOUTHWEST AND TOWARDS A DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE INTO THE UNNAMED HIDALGO COUNTY IRRIGATION DISTRICT #1 DRAINAGE DITCH ADJACENT TO THE SOUTH SIDE OF THE SUBDIVISION. THE SECTION OF THE EXISTING DITCH WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINT INTO THE DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 40,502 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 5.77 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 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.