



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-26-2020

PROPOSED SUNSET VALLEY PHASE V PRECINCT No. 1.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: JOSE SANDOVAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 30 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

LOCATION DESCRIPTION: EAST SIDE OF VICTORIA ROAD APPROXIMATELY 660.00 FEET SOUTH OF STITES ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-22-2020 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: 20.00 FEET ONTO VICTORIA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-10-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-05-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-13-2019: BY 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: _____, __

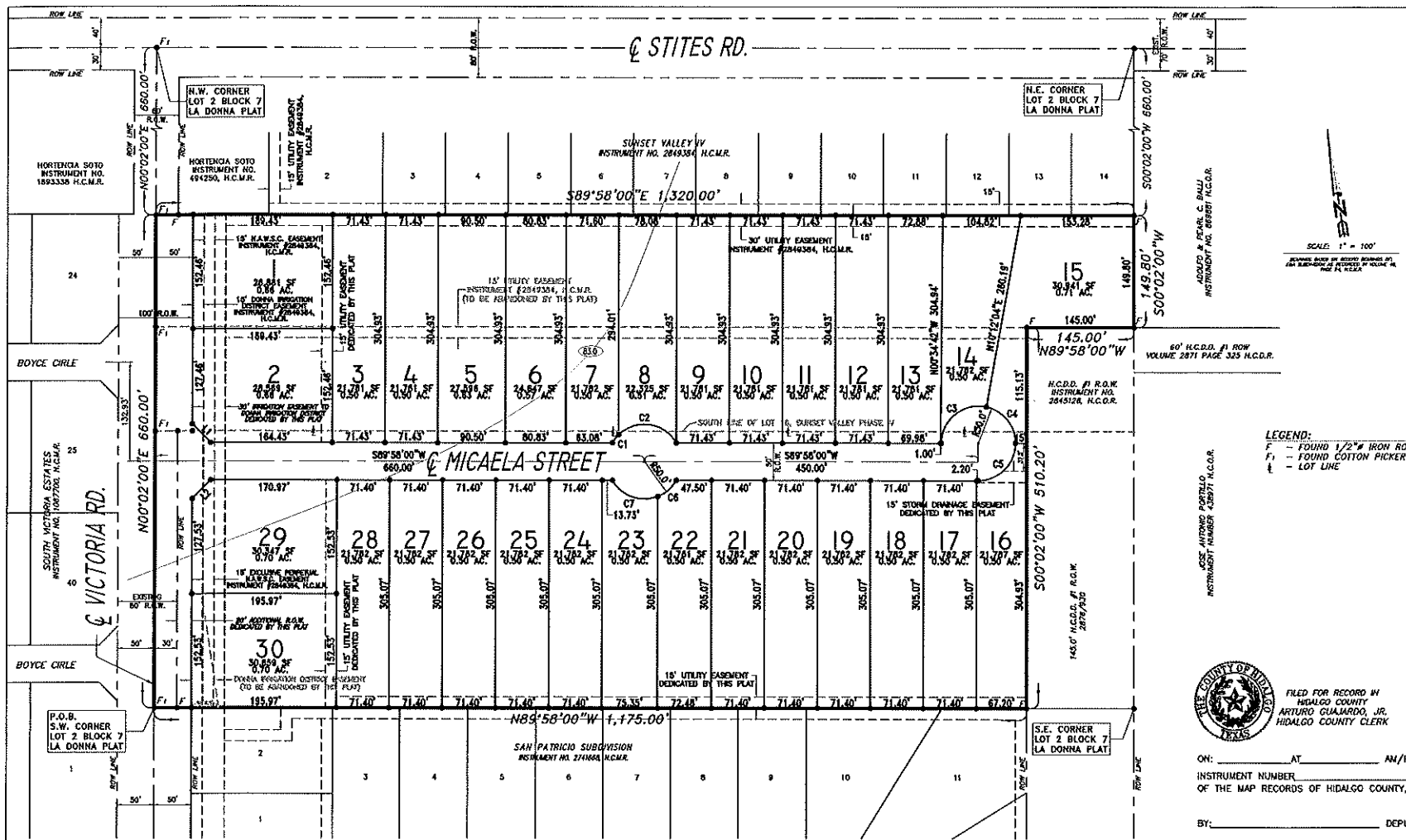
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of DONNA.

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.*



REVISION NOTES			
NO.	SHEET	REVISION	DATE

LINE DATA		CURVE DATA		
BEARING	LENGTH	LOT	CURVE	RADIUS
N89°58'00" E	1,320.00'	7	C1	30.00'
N89°58'00" W	1,175.00'	7	C2	30.00'
N89°58'00" E	1,320.00'	8	C3	30.00'
N89°58'00" W	1,175.00'	8	C4	30.00'
N89°58'00" E	1,320.00'	9	C5	30.00'
N89°58'00" W	1,175.00'	9	C6	30.00'
N89°58'00" E	1,320.00'	10	C7	30.00'
N89°58'00" W	1,175.00'	10	C8	30.00'
N89°58'00" E	1,320.00'	11	C9	30.00'
N89°58'00" W	1,175.00'	11	C10	30.00'
N89°58'00" E	1,320.00'	12	C11	30.00'
N89°58'00" W	1,175.00'	12	C12	30.00'
N89°58'00" E	1,320.00'	13	C13	30.00'
N89°58'00" W	1,175.00'	13	C14	30.00'
N89°58'00" E	1,320.00'	14	C15	30.00'
N89°58'00" W	1,175.00'	14	C16	30.00'
N89°58'00" E	1,320.00'	15	C17	30.00'
N89°58'00" W	1,175.00'	15	C18	30.00'
N89°58'00" E	1,320.00'	16	C19	30.00'
N89°58'00" W	1,175.00'	16	C20	30.00'
N89°58'00" E	1,320.00'	17	C21	30.00'
N89°58'00" W	1,175.00'	17	C22	30.00'
N89°58'00" E	1,320.00'	18	C23	30.00'
N89°58'00" W	1,175.00'	18	C24	30.00'
N89°58'00" E	1,320.00'	19	C25	30.00'
N89°58'00" W	1,175.00'	19	C26	30.00'
N89°58'00" E	1,320.00'	20	C27	30.00'
N89°58'00" W	1,175.00'	20	C28	30.00'
N89°58'00" E	1,320.00'	21	C29	30.00'
N89°58'00" W	1,175.00'	21	C30	30.00'
N89°58'00" E	1,320.00'	22	C31	30.00'
N89°58'00" W	1,175.00'	22	C32	30.00'
N89°58'00" E	1,320.00'	23	C33	30.00'
N89°58'00" W	1,175.00'	23	C34	30.00'
N89°58'00" E	1,320.00'	24	C35	30.00'
N89°58'00" W	1,175.00'	24	C36	30.00'
N89°58'00" E	1,320.00'	25	C37	30.00'
N89°58'00" W	1,175.00'	25	C38	30.00'
N89°58'00" E	1,320.00'	26	C39	30.00'
N89°58'00" W	1,175.00'	26	C40	30.00'
N89°58'00" E	1,320.00'	27	C41	30.00'
N89°58'00" W	1,175.00'	27	C42	30.00'
N89°58'00" E	1,320.00'	28	C43	30.00'
N89°58'00" W	1,175.00'	28	C44	30.00'
N89°58'00" E	1,320.00'	29	C45	30.00'
N89°58'00" W	1,175.00'	29	C46	30.00'
N89°58'00" E	1,320.00'	30	C47	30.00'
N89°58'00" W	1,175.00'	30	C48	30.00'

**PLAT OF
SUNSET VALLEY PHASE V**

A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: FEBRUARY 3, 2020

SCALE IN FEET
0 100' 200' 300'

SCALE: 1" = 100'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE
EDINBURG, TEXAS 78541 (512) 381-1051
EMAIL: REGAASO@GMAIL.COM

JOB NO.: 2019-164
DRAWN BY: E.S.

R.E. Garcia
Associates

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAID THEREAFTER USE, OPERATE, 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(S) IS/ARE 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 16 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 _____ 2020.

JOSE SANDOVAL, PARTNER
MEL GROUP, L.P., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 1057
DONNA, TEXAS 78537

DATE _____

LOCATION MAP
SCALE: 1" = 1000'

INDEX OF SHEETS

NO.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETO; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETO OF A MUNICIPALITY; H.C.D.D. #2 APPROVAL; REVISION NOTES; THE CITY OF DONNA CERTIFICATION; ENVIRONMENTAL HEALTH DIVISION MANAGER; HIDALGO COUNTY JUDGE; DONNA IRRIGATION DISTRICT
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBMERGER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT
3	STORM DRAINAGE AND STREET LAYOUT MAP; CONSTRUCTION DETAILS

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

SUNSET VALLEY PHASE V SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN H.C.P. #1 ON THE EAST SIDE OF VICTORIA ROAD, 660.00 FEET SOUTH OF THE INTERSECTION OF STITES ROAD & VICTORIA ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (23,668). SUNSET VALLEY PHASE V SUBDIVISION IS ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY, STATE & ZIP	PHONE #
OWNER: JOSE SANDOVAL	P.O. BOX 1057	DONNA, TEXAS 78537	(956) 464-4406
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

**SHEET NO. 1
OF 3 SHEETS**

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X SHADDED"
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480354 0450 C
EFFECTIVE DATE: JUNE 6, 2000 LOWR: MAY 30, 2002
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFY NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS ARE AS FOLLOWS:
FRONT 25.00' OR EASEMENT, WHICHEVER IS GREATER.
GARAGE 18.00' OR EASEMENT, WHICHEVER IS GREATER.
SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER.
CORNER SIDE 20.00' OR EASEMENT, WHICHEVER IS GREATER.
REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. USE SHALL BE ALLOWED FOR LOTS 3 THROUGH 28.
- MINIMUM FINISH FLOOR NOTES: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB OR 24" PLAIN 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM-1 ELEV: _____ DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
BM-2 ELEV: _____ DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 48,182 CUBIC FEET (0.111 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLETES 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 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 DRAIN FIELD SYSTEM.
- APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- MEL GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, THE OWNER AND SUBDIVISION OF SUNSET VALLEY PHASE V, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSFF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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 PURCHASED CONTRACT MADE BETWEEN A SUBDIVISION AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- THE PURCHASER EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CURB/REINFORCED CONCRETE PIPE NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH FOR LOTS 1-2, 29 & 30 FRONTING VICTORIA ROAD.
- ALL LOTS WITHIN SUNSET VALLEY PHASE V, SHALL HAVE ACCESS TO DONNA IRRIGATION DISTRICT FACILITIES. INDIVIDUAL IRRIGATION VALVES MAY BE INSTALLED AT THE LOT OWNERS EXPENSE FOR IRRIGATING INDIVIDUAL LOTS. ALL GATES, VALVES AND CONTROL FACILITIES MUST MEET DONNA IRRIGATION DISTRICT SPECIFICATIONS. ALL CONSTRUCTION OF INDIVIDUAL IRRIGATION FACILITIES SHALL BE REVIEWED AND APPROVED BY DONNA IRRIGATION DISTRICT PRIOR TO INSTALLATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCUMULATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE INTERFERING AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT 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 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

METES AND BOUNDS DESCRIPTION

A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF SOUTH VICTORIA ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF SAN PATRICIO SUBDIVISION AS RECORDED IN DOCUMENT NO. 2741668, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 00° 02' 00" E 860.00 FEET ALONG SAID CENTERLINE OF SOUTH VICTORIA ROAD ALSO BEING THE WEST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, TO A FOUND COTTON PICKER SPINDLE BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 499250, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 89° 58' 00" E PARALLEL TO THE SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH VICTORIA ROAD, PASS AT 50.00 FEET A POINT BEING THE SOUTHERLY EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION BEING THE NORTHEAST CORNER OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 00° 02' 00" W 149.80 FEET ALONG SAID EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE EAST LINE OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RIGHT-OF-WAY DESCRIBED AS TRACT 1 IN THE SOUTH DONNA DRAIN PARCEL 13 & 18 EASEMENT RECORDED IN VOLUME 2876, PAGE 930, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, BEING PARALLEL TO THE EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, PASS AT 139.48 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 510.20 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE NORTH LINE OF SAID SAN PATRICIO SUBDIVISION, BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 89° 58' 00" W 145.00 FEET ALONG SAID NORTH LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RIGHT-OF-WAY DESCRIBED AS TRACT 1 IN THE SOUTH DONNA DRAIN PARCEL 13 & 18 EASEMENT RECORDED IN VOLUME 2876, PAGE 930, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 00° 02' 00" W ALONG THE WEST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RIGHT-OF-WAY DESCRIBED AS TRACT 1 IN THE SOUTH DONNA DRAIN PARCEL 13 & 18 EASEMENT RECORDED IN VOLUME 2876, PAGE 930, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, BEING PARALLEL TO THE EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, PASS AT 139.48 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 89° 58' 00" W ALONG SAID SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE NORTH LINE OF SAID SAN PATRICIO SUBDIVISION, PASS AT 1,145.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.30 ACRES OF LAND, MORE OR LESS.

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(c) & § 212.0115(b)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SUNSET VALLEY PHASE V WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____ 20____.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.026(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SUNSET VALLEY PHASE V SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

**THE STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, 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, 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.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

**THE STATE OF TEXAS
COUNTY OF HIDALGO**

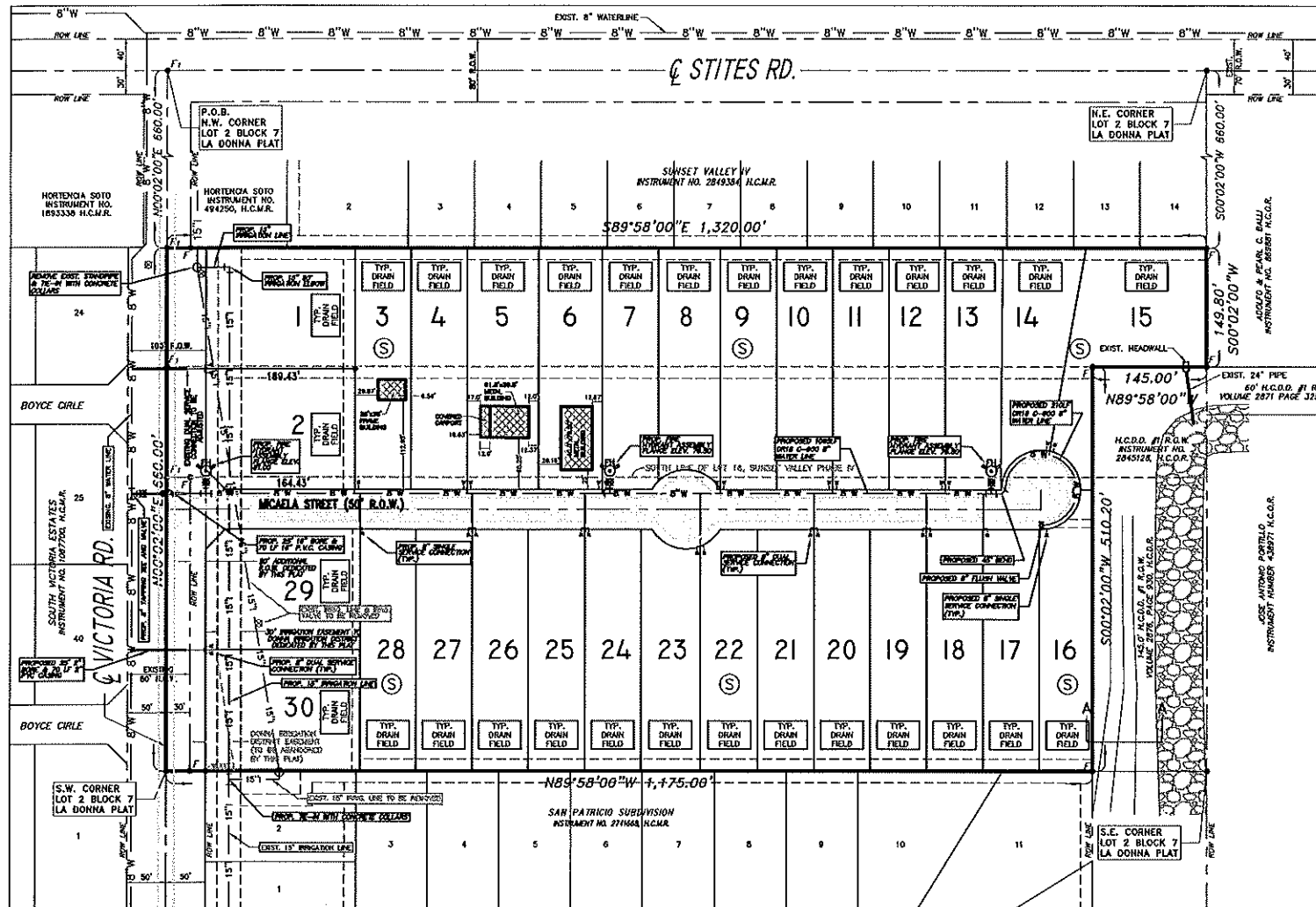
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL ENGINEER #64790

**COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL**
AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____



REVISION NOTES			
NO.	SHEET	REVISION	DATE

**PLAT OF
SUNSET VALLEY PHASE V**

A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: FEBRUARY 3, 2020

SCALE IN FEET: 0 100' 200' 300'

SCALE: 1" = 100'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (936) 381-1061
EMAIL: REGAASSOC@GAL.COM

JOB NO.: 2019-164
DRAWN BY: E.S.

- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F1 - FOUND COTTON PICKER SPINDLE
 - O - STAND PIPE
 - R - IRRIGATION VALVE
 - ⊖ - NATURAL GROUND ELEVATION
 - ⊕ - PROPOSED FIRE HYDRANT ASSEMBLY
 - ⊕ - PROPOSED 8" DUAL WATER SERVICE CONNECTION
 - ⊕ - PROPOSED 8" SINGLE WATER SERVICE CONNECTION
 - ⊕ - 8" INCH WATER LINE
 - 24"SD - 24" INCH STORM DRAIN LINE
 - 15" - 15" IRRIGATION LINE

COST ESTIMATE

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0

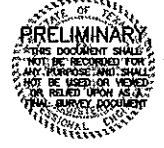
DRAINAGE STATEMENT FOR SUNSET VALLEY PHASE V

SUNSET VALLEY SUBDIVISION, PHASE V, CONSISTS OF A THIRTY LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NUMBER 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF DONNA EXTRA JURISDICTIONAL DEVELOPMENT AREA. THE PROPERTY IS CURRENTLY A VACANT AGRICULTURAL AND HEAVY BRUSH AREA WITH TYPICAL IMPROVED AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADDED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 48034. THESE AREAS ARE REVISED TO REFLECT LUMP DATED MAY 30, 2002 ZONE "X SHADDED" 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 PREDOMINANT SOIL FOR THIS PROPERTY IS AN HIDALGO DARK GRAYISH SANDY CLAY LOAM (28) 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 A RANCH SITE WITH TYPICAL RANCH STRUCTURES. EXISTING RUNOFF IS DIRECTED WEST TOWARDS ROAD DITCHES LOCATED ON VICTORIA ROAD. THE VICTORIA ROAD ROAD DITCHES FLOW NORTH INTO STITES ROAD ROAD DITCHES. STITES ROAD DISCHARGES INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAINAGE DITCH LOCATED NORTH AND EAST OF THE SUBJECT SITE. THE SECTION OF THE EXISTING DITCH ON THE EAST SIDE OF SUBJECT SUBDIVISION WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINTS 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 48,167 CF OR 0.111 ACRE FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q₁₀ = 12.71 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q₅₀ = 32.78 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 12.71 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR (Q₅₀ = 32.78) RAINFALL EVENT.



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, **JOSE SANDOVAL**, SUBDIVIDER OF **SUNSET VALLEY PHASE V**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.M.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.

JOSE SANDOVAL, PARTNER
MELI GROUP, L.P., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 1057
DONNA, TEXAS 78537

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 **JOSE SANDOVAL**, 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.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FINAL ENGINEERING REPORT FOR SUNSET VALLEY PHASE V SUBDIVISION

by Raul E. Garcia, P.E.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SUNSET VALLEY PHASE V WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM SUNSET VALLEY PHASE V 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. 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST SIX 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 THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS II SOIL.

AT ANY TIME THAT LOTS 1, 2 AND 15 ARE 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 AS 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.

THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 16 WAS UNCOVERED, INSPECTED REPAIRED AND PLACED IN PROPER WORKING ORDER BY ISAAC MATA, OSSF LICENSE #004378 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

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:

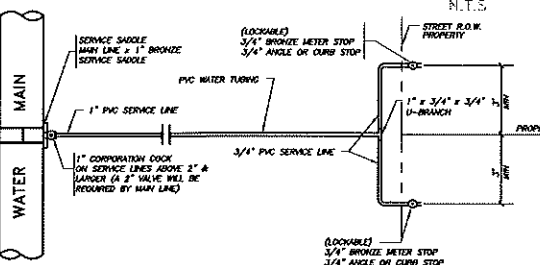
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,416.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

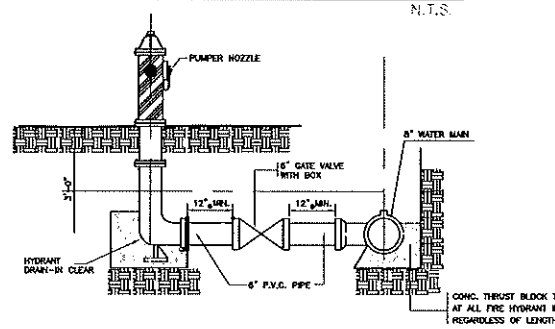
ENGINEER'S SIGNATURE _____ DATE _____



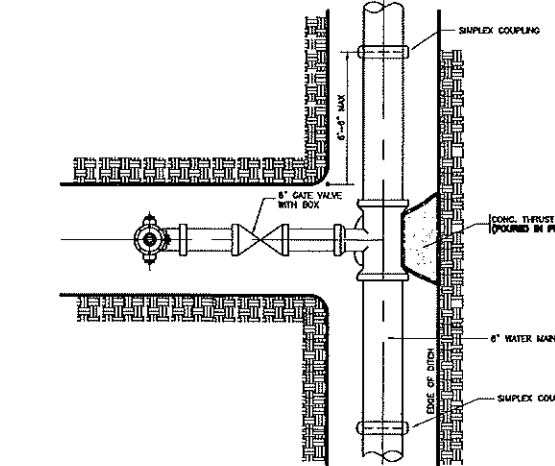
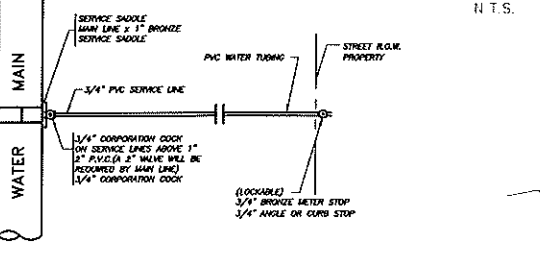
TYPICAL DUAL WATER SERVICE DETAIL



TYPICAL FIRE HYDRANT DETAIL



TYPICAL SINGLE WATER SERVICE DETAIL



TYPICAL WATER SERVICE DETAIL

