



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: 5-26-2020

PROPOSED COMAREX NO. 2 SUBDIVISION PRECINCT No. 3.

ENGINEER: PABLO SOTO JR. DEVELOPER: ALEX GONZALEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: EAST OF INSPIRATION ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-10-2019 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: 35.00 FEET ONTO INSPIRATION ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-04-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-08-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: INSPIRATION ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-07-2020 : 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: OCTOBER 08, 2019

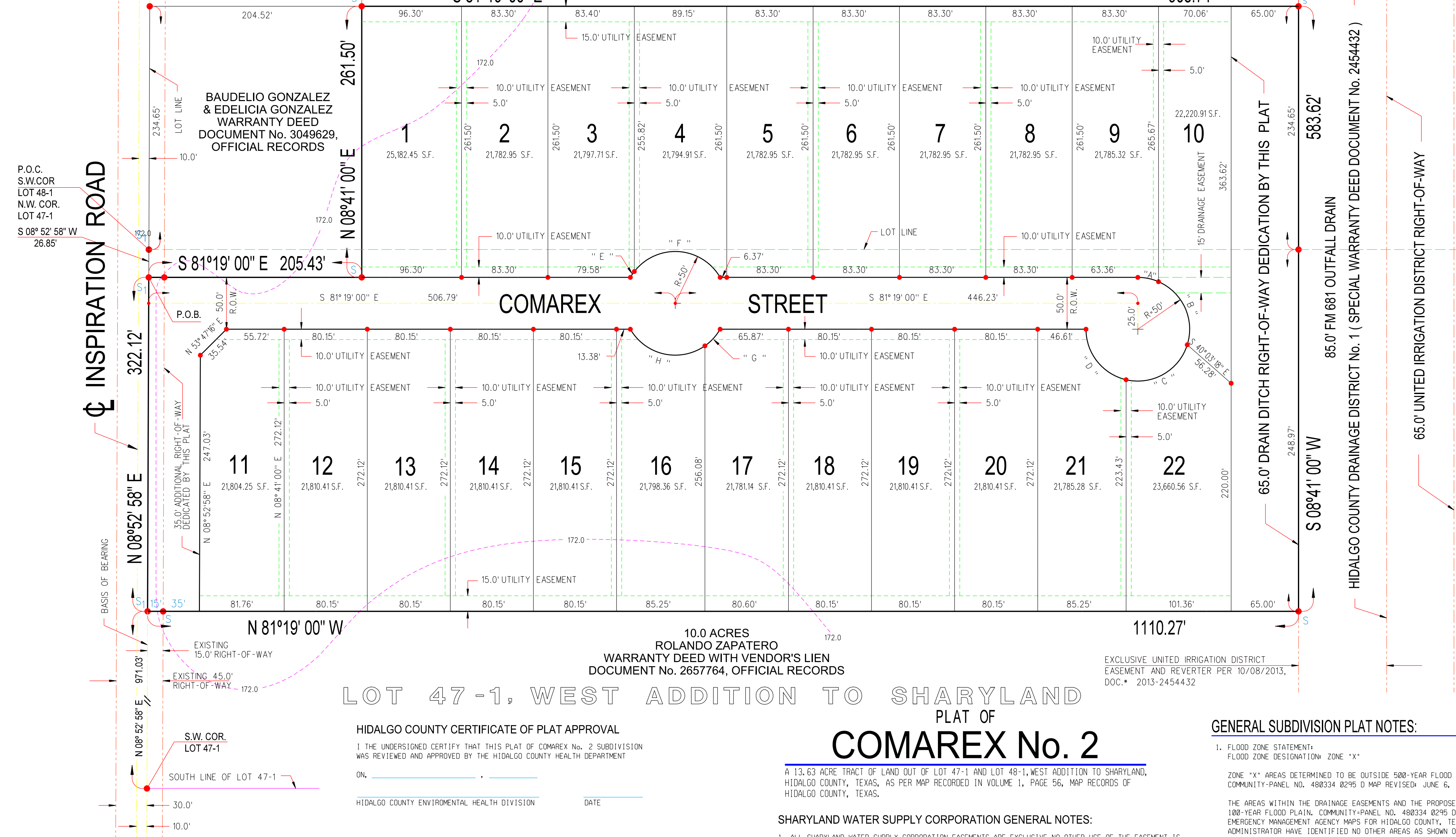
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning and other departments.

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.

LOT 48-1, WEST ADDITION TO SHARYLAND

4.95 ACRES
JOSE ALBERTO ACOSTA MARTINEZ AND MARIA DEL REFUGIO BAZARTE
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT No. 2258058, OFFICIAL RECORDS



SCALE: 1" = 60'
LEGEND:
F - FOUND 1/2" IRON ROD
S - SET 1/2" IRON ROD W/ YELLOW CAP STAMPED RPLS 4541
S1 - SET 60-D NAIL

Table with 2 columns: CURVE DATA and values for A through H, including delta, R, T, L, and CH.



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

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

1. GLEZ LIMITED LIABILITY COMPANY, AS OWNER OF THE 13.63 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COMAREX No. 2 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

ALEX GONZALEZ DATE
1112 S. McCOLL ROAD, SUITE 4
EDINBURG, TEXAS 78572

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED AND PROVED TO ME THROUGH THE [IN] 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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2020
NOTARY PUBLIC 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 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
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER) DATE

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

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (a) BY THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COMAREX No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COMMISSIONERS COURT ON THIS DAY OF 2020.

HIDALGO COUNTY JUDGE DATE
ATTEST: HIDALGO COUNTY CLERK DATE

SURVEYOR CERTIFICATE

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.

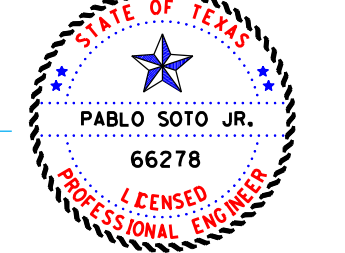
DATED THIS THE DAY OF 2020.
PABLO SOTO, JR., R.P.L.S. 4541
1208 S. IRONWOOD PHARR, TEXAS 78577
TEL: (956) 460-1605 FAX: (956) 287-4634



ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE DAY OF 2020.
REGISTERED PROFESSIONAL ENGINEER No. 68278
PABLO SOTO, JR.
66278
REGISTERED PROFESSIONAL ENGINEER



UNITED IRRIGATION CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE DAY OF 2020.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT-OF-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: PRESIDENT SECRETARY

UNITED IRRIGATION DISTRICT GENERAL NOTES:

- 1. ALL IRRIGATION EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION.
3. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
4. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

INDEX OF SHEETS FOR COMAREX No. 2
SHEET 1: HEADING & INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREET, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; 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 IN; H.C.D.U. No. 1 CERTIFICATION; I.R.I. DISTRICT
SHEET 2: WATER DISTRIBUTION AND SEPTIC SYSTEM MAP; TYPICAL WATER SERVICE CONNECTION; 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.
SHEET 3: MAP OF TOPOGRAPHY, PAVING AND DRAINAGE, RECONSTRUCTION OF DRAIN DITCH CROSS-SECTION, INLETS, HEADWALL, SCHOOL BUS SLAB AND ENGINEERS CERTIFICATION.
SHEET 4: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT, ENGINEERING COST ESTIMATE, DETAIL OF INLETS, CURB AND GUTTER DETAILS, STREET CROSS-SECTION, SAFETY-END TREATMENT DETAIL, AND WATER DETAILS.

LOT 47-1, WEST ADDITION TO SHARYLAND

10.0 ACRES
ROLANDO ZAPATERO
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT No. 2657764, OFFICIAL RECORDS

COMAREX No. 2

A 13.63 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SHARYLAND WATER SUPPLY CORPORATION GENERAL NOTES:

- 1. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

SHARYLAND WATER SUPPLY CORPORATION PRELIMINARY PLAT CONDITIONAL APPROVAL

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE COMAREX No. 2 SUBDIVISION LOCATED AT NORTH INSPIRATION ROAD & STATE HIGHWAY 107 IN HIDALGO COUNTY, TEXAS. SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

- 12. ON-SITE SEWER 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.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,788 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY 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 ADSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
14. ALEX GONZALEZ, OWNER & SUBDIVIDER OF COMAREX No. 2, RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
15. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WITH 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.
17. NO ENTRANCE ALLOWED FOR LOT 11 THROUGH INSPIRATION ROAD.
18. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENT ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COMAREX No. 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON, DATE

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

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

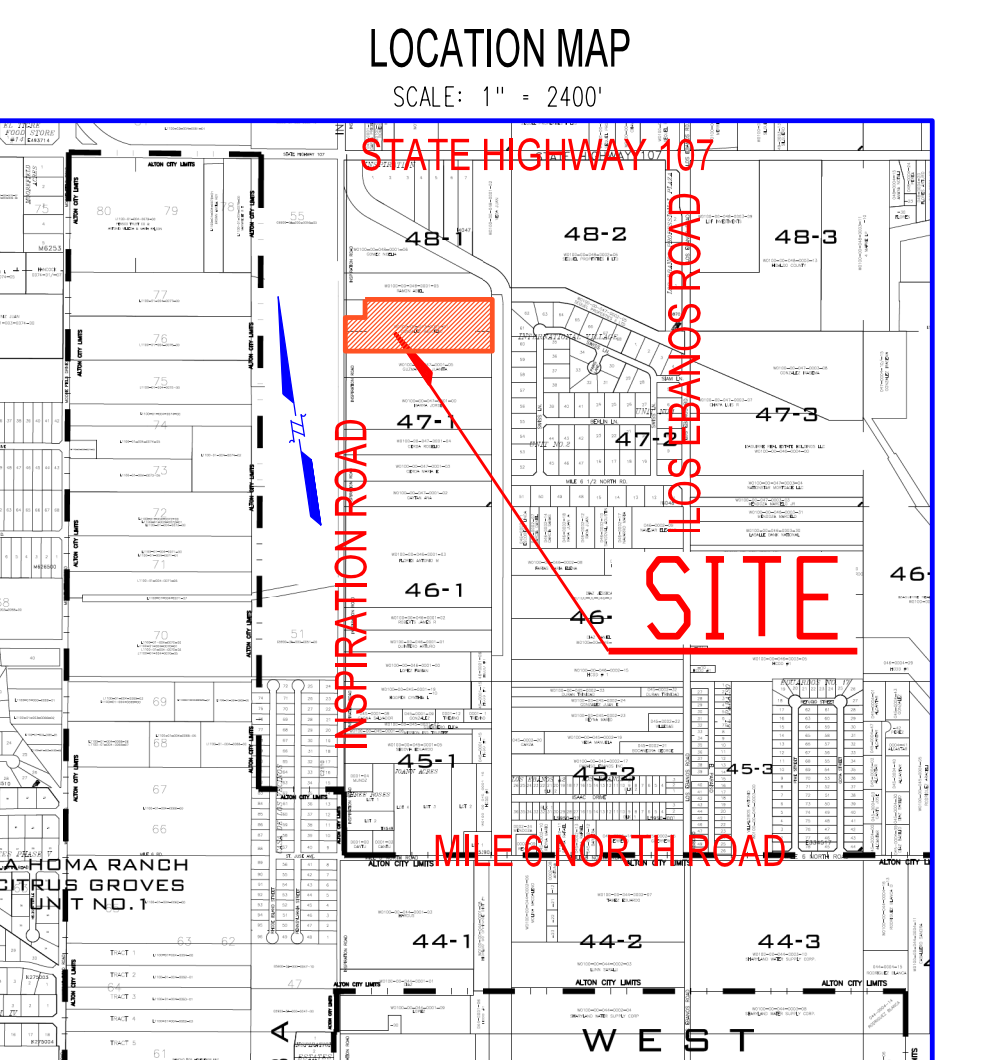
COMAREX No. 2, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/4 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 107 AND INSPIRATION ROAD ON THE EAST SIDE OF INSPIRATION ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2020 POPULATION ESTIMATE IS 18,020. COMAREX NO. 2 FALLS OUTSIDE ALTON'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42A.021.

METES AND BOUNDS:

A 13.63 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 13.63 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL SET AT THE SOUTHWEST CORNER OF LOT 48-1, ALSO BEING THE NORTHWEST CORNER OF LOT 47-1, THENCE SOUTH 08 DEGREES 52 MINUTES 58 SECONDS WEST, WITH THE WEST LINE OF LOT 47-1, A DISTANCE OF 26.85 FEET TO A 60-D NAIL SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING, THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, AT 15.00 FEET PASS A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE APPARENT EAST RIGHT-OF-WAY LINE OF INSPIRATION ROAD, AT 205.43 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH YELLOW CAP STAMPED RPLS 4541 SET FOR AN INNER CORNER OF THIS TRACT OF LAND, THENCE NORTH 08 DEGREES 41 MINUTES 00 SECONDS EAST, AT 26.85 FEET PASS THE COMMON LINE OF LOT SAID 47-1 AND LOT 48-1, AT A DISTANCE OF 261.50 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND, THENCE SOUTH 19 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 903.71 FEET TO A HALF (1/2) INCH IRON ROD WITH A YELLOW CAP STAMPED RPLS 4541 SET AT THE WEST RIGHT-OF-WAY LINE OF THE F.M. 681 OUTFALL DRAIN AS RECORDED IN DOCUMENT No. 2454432, OFFICIAL RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, THENCE SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, WITH THE WEST RIGHT-OF-WAY LINE OF SAID DRAIN DITCH, AT 234.65 FEET PASS THE COMMON LINE OF SAID LOT 47-1 AND LOT 48-1, AT 583.62 FEET IN ALL TO A HALF (1/2) INCH IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND, THENCE NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, AT 1,095.27 FEET PASS A HALF (1/2) INCH IRON ROD WITH A CAP SET AT THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD, AT 1,110.27 FEET IN ALL TO A 60-D NAIL SET AT THE WEST LINE OF SAID LOT 47-1 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THENCE NORTH 08 DEGREES 52 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 47-1, A DISTANCE OF 322.12 FEET TO THE POINT OF BEGINNING, CONTAINING 13.63 ACRES, MORE OR LESS.

Table with 3 columns: NAME, ADDRESS, PHONE & FAX. Includes Alex Gonzalez, Pablo Soto Jr., and Engineer information.



COMAREX No. 2

A 13.56 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR COMAREX No. 2

WATER SUPPLY : DESCRIPTION, COST, AND OPERABILITY DATE :

COMAREX No. 2 WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG AND WITHIN THE WEST RIGHT-OF-WAY OF INSPIRATION ROAD. THE WATER SYSTEM FOR COMAREX No. 2 CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 8" WATER LINE RUNS EAST ALONG AND WITHIN THE NORTH RIGHT-OF-WAY OF COMAREX STREET ENDING WITH A FLUSH VALVE ON THE NORTHEAST CORNER OF LOT 22.

WATER DISTRIBUTION FOR THE COMAREX No. 2 CONSISTS OF ELEVEN (11) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 41,037.00, OR \$ 1,866.32 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ 48,045.00, WHICH COVERS THE \$ 21,183.88 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$ 3,950.00 FOR A TOTAL COST OF \$ 7,900.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES : DESCRIPTION AND COSTS.

SEWAGE FROM COMAREX No. 2 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR LICENSE NUMBER IS 111111 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS :

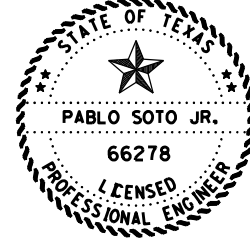
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED ESTATE DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A HIDALGO SANDY CLAY LOAM. AND TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM SOIL EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,600.00 DOLLARS INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,600.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OF ALL OSSF ON

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 COST TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES COST A TOTAL OF \$ 41,037.00. SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$ 35,200.00 DOLLARS.

PABLO SOTO, JR., P.E. # 66278 DATE
TEXAS REGISTERED ENGINEERING FIRM # 20208
PHARR, TEXAS 78877
PHONE (956) 460-1605



COST ESTIMATE

WATER SUPPLY SYSTEM : \$ 41,037.00 DOLLARS.
SEPTIC TANK SYSTEM : \$ 35,200.00 DOLLARS.
S. W. S. C. FEES : \$ 48,045.00 DOLLARS.
DRAINAGE SYSTEM : \$ 17,558.00 DOLLARS.

SUBDIVIDER CERTIFICATION :

1 - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER (S) 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 :

1-1, ALEX GONZALEZ, SUBDIVIDER OF COMAREX No. 2 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT 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.

ALEX GONZALEZ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ, 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 PURPOSES AND CONSIDERATION THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 2020

NOTARY PUBLIC MY COMMISSION EXPIRES

- A SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B_d TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1 (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95 SPD (8" LIFTS, MECHANICAL COMPACTION)
- D-2 (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7 PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- E SELECT EARTH BACKFILL COMPACTED TO 90 % STD (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

REPORTE FINAL DE INGENIERIA PARA LA COLONIA : COMAREX No. 2

PROVISION DE AGUA : DESCRIPCION, GASTOS Y FECHAS DE INICIO :

LA SUBDIVISION COMAREX No. 2 RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION COMAREX No. 2 CONSISTE DE UN CONDUCTO DE AGUA DE 12" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA INSPIRATION ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION COMAREX No. 2 CONSISTE DE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" PULGADAS. ESTA LINEA DE 8" PULGADAS SIGUE HACIA EL ESTE Y EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CALLE COMAREX, TERMINARA CON UNA VALVULA DE PRESION DE 2" PULGADAS DE DIAMETRO LOCALIZADA AL NORESTE DE LOTE 22.

DEL CONDUCTO DE AGUA DE 12" PULGADAS SE PRODUCEN ONCE (11) CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO EL CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1" PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 41,037.00, O \$ 1,866.32 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA S.W.S.C. \$ 48,045.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 21,183.88. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RIEGO (FIRE HYDRANTS) A UN COSTO DE \$ 7,900.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 3,950.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETE ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION DEEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE : DESCRIPCION Y GASTOS :

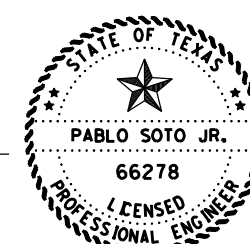
DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE. EL DRENAJE PARA LA COLONIA COMAREX No. 2 SERA TRATADO INDIVIDUAL CON FACILIDAD DE DRENAJE EN-SITIO ("OSSF"), CONSISTENDO DE UN DISEÑO ESTANDAR. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA COLONIA 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).

CADA SOLAR EN LA COLONIA PROPUESTA DEBE DE SER, DE TAMAÑO POR LO MENOS 0.50 DE ACRE. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSA (HIDALGO SANDY CLAY LOAM). SE REALIZAN DOS PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA COLONIA EN EL SOLAR (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24" PULGADAS DE FONDO DE LAS EXCAVACIONES. SI HAY PRESENCIA DE INUNDACION EN PARTE DEL SOLAR, EL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES DE \$ 1,600.00 DOLLARS INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DEL DOCUMENTO, EL SISTEMA SEPTICO ESTA INSTALADO EN CADA SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO (HIDALGO COUNTY HEALTH DEPARTMENT) DIO INSPECCION EL

CERTIFICACION :

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: FACILIDADES DE AGUA: ESTE SERVICIO COSTO TOTAL DE \$ 41,037.00 DOLLARS. FACILIDADES DE DRENAJE SEPTICO: EL SISTEMA SEPTICO COSTO TOTAL DE \$ 35,200.00 DOLLARS.

PABLO SOTO, JR., P.E. # 66278 DATE
TEXAS REGISTERED ENGINEERING FIRM # 20208
PHARR, TEXAS 78877
PHONE (956) 460-1605



DRAINAGE REPORT
COMAREX No. 2
CITY OF MISSION, ETJ.

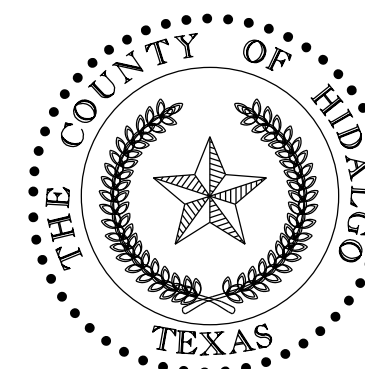
Comarex No. 2 is an 14.86 acre tract of land out of Lot 47-1 and Lot 48-1, West Addition to Sharyland Subdivision. The proposed development is located approximately 1,000 feet South of the intersection of State Highway 107 and Inspiration Road on the East side of Inspiration Road. The property is presently agricultural and the proposed use will be residential. The area lies in Flood Zone "X" as per FEMA's Flood Insurance Rate Map, Community Panel Number 480334 0295 D, Map Revised June 6, 2000. Zone "X" being areas determined to be outside 500-year flood-plain.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of Number 28, Hidalgo Sandy Clay Loam with 0 to 1 percent slopes. This soil falls in the hydrologic group "B" and unified classification (SC, CL). As per the Soil Survey Report this soil is well drained. See attached Tables for engineering index properties and physical and chemical properties.

Existing runoff flows overland in a Northeasterly direction with the existing peak runoff from a 10 year storm using the rational design method being 10.49 cfs. and the anticipated storm runoff, after development from a 50 year storm is calculated to be 34.46 cfs. an increase of 23.97 cfs.

The existing drainage for proposed Comarex No. 2 is by surface flow in a Northeasterly direction with the final outfall being the Hidalgo County FM 681 Outfall Drain located adjacent to the East side of the proposed subdivision.

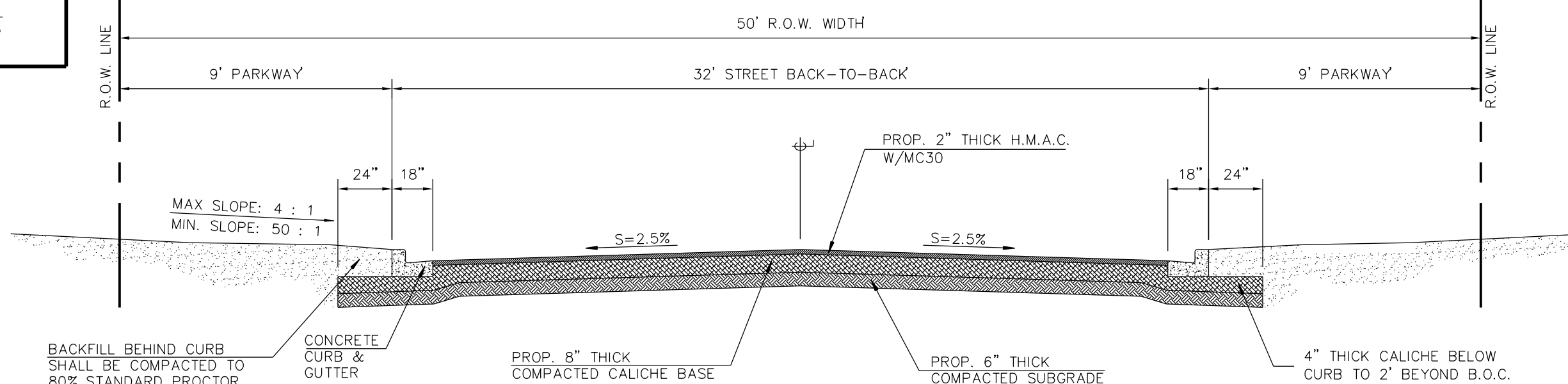
In accordance with Hidalgo County's drainage requirements of not increasing the amount of the existing runoff, we have calculated that 32,277 cf of storm runoff will require detainment within the reconstructed drain ditch located adjacent to the East side of the development. Tables and calculations are attached.



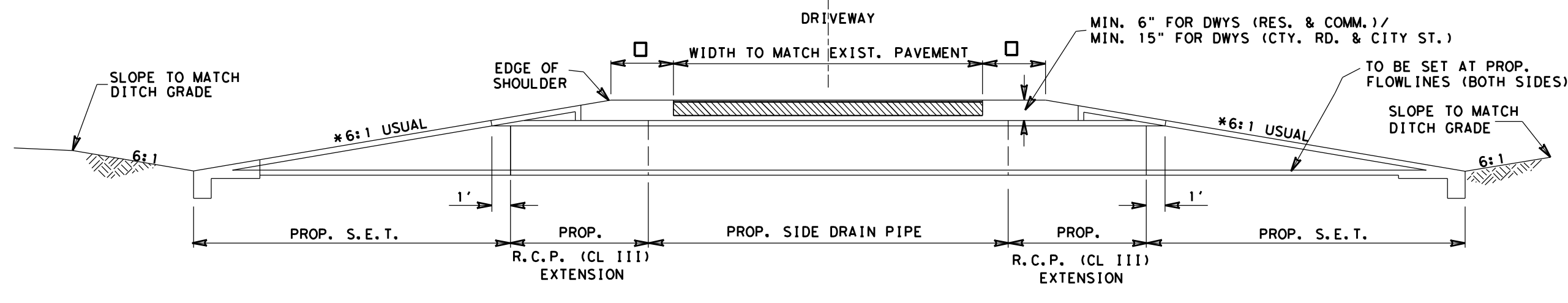
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

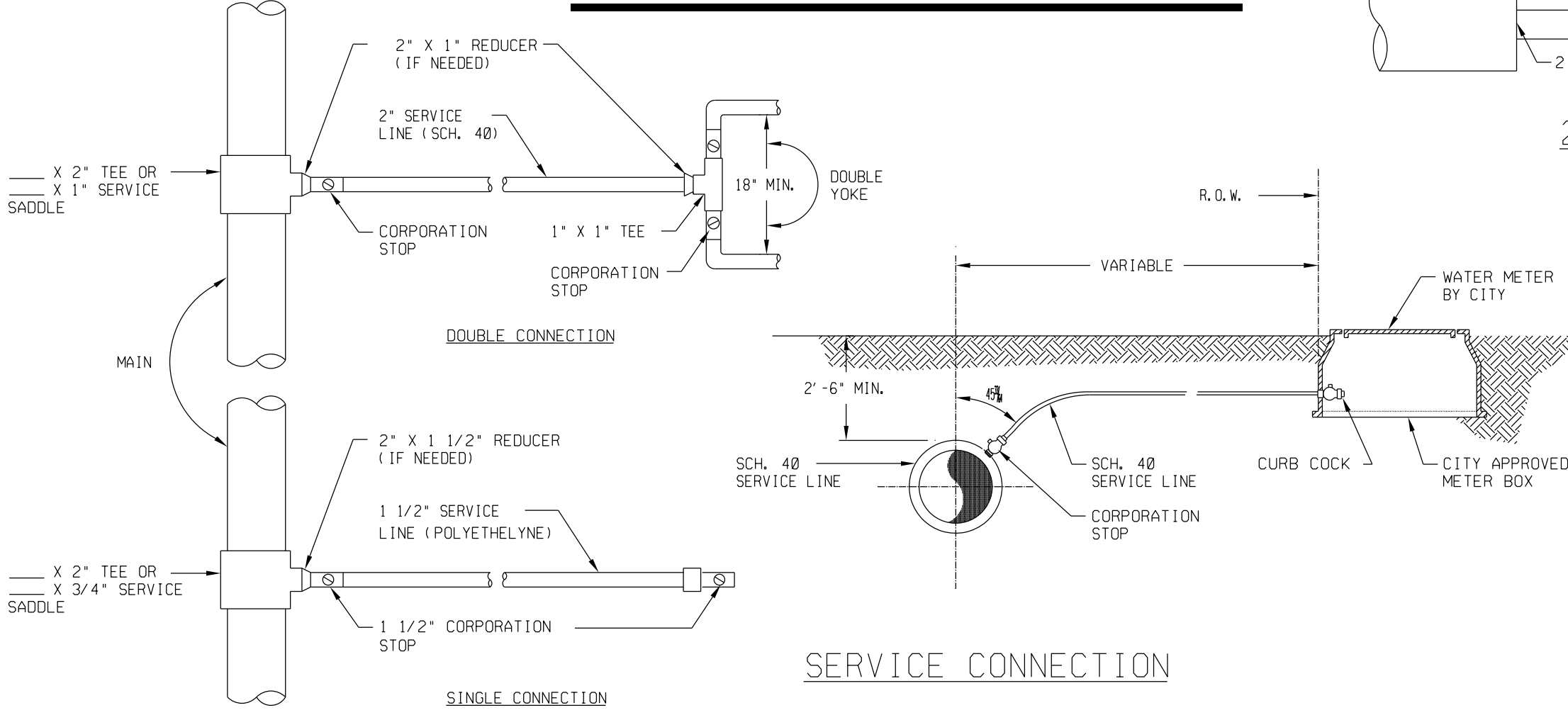
BY: _____ DEPUTY



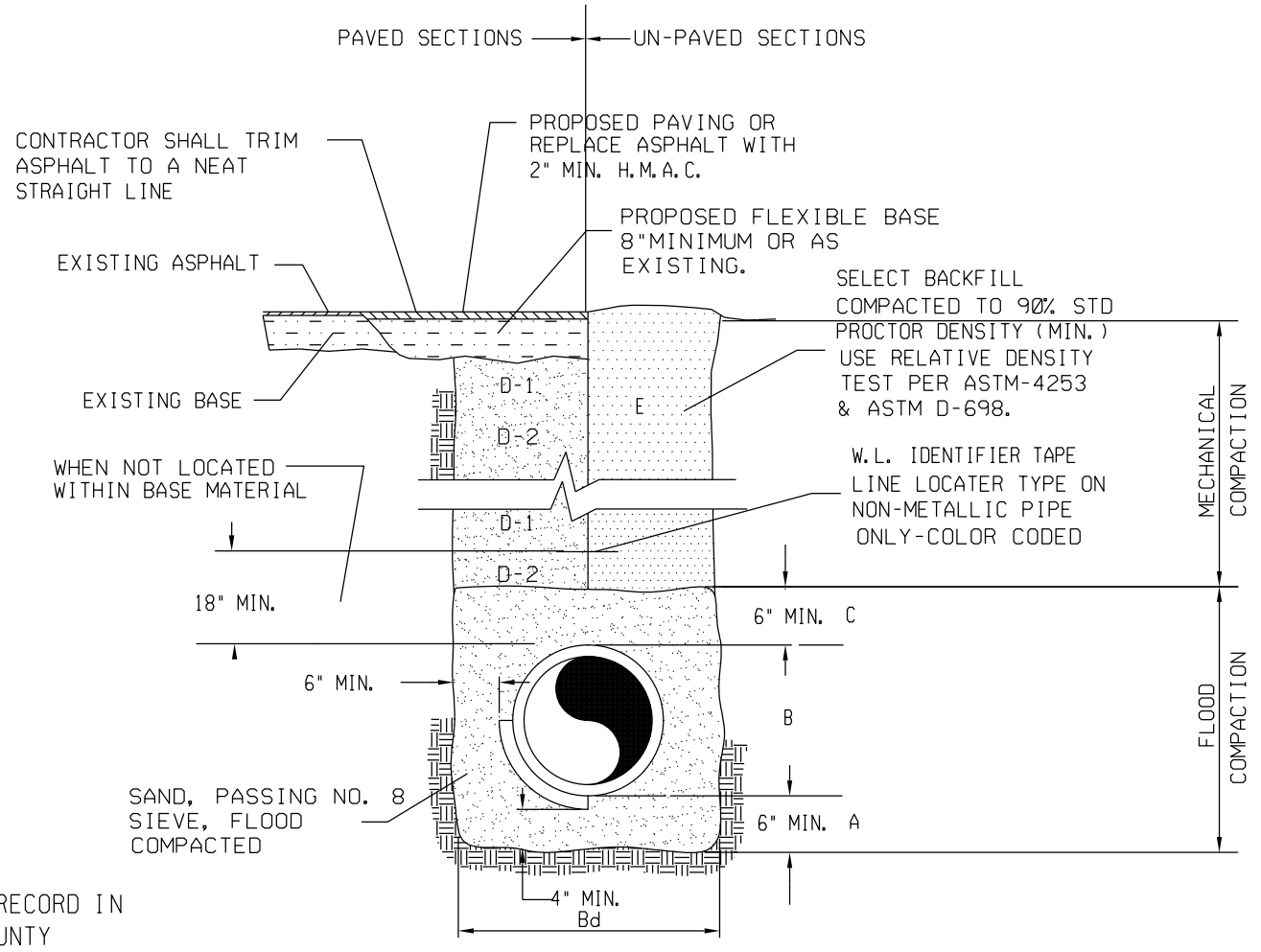
MINOR RESIDENTIAL STREET CROSS-SECTION
(32' BB - 50' R.O.W.) - DETAIL



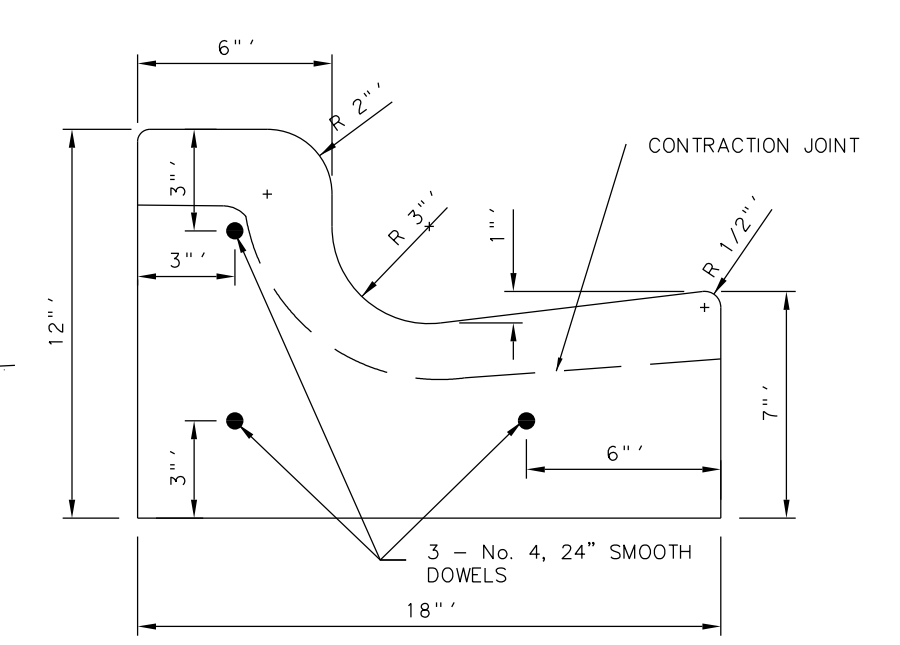
SAFETY-END TREATMENT DETAIL



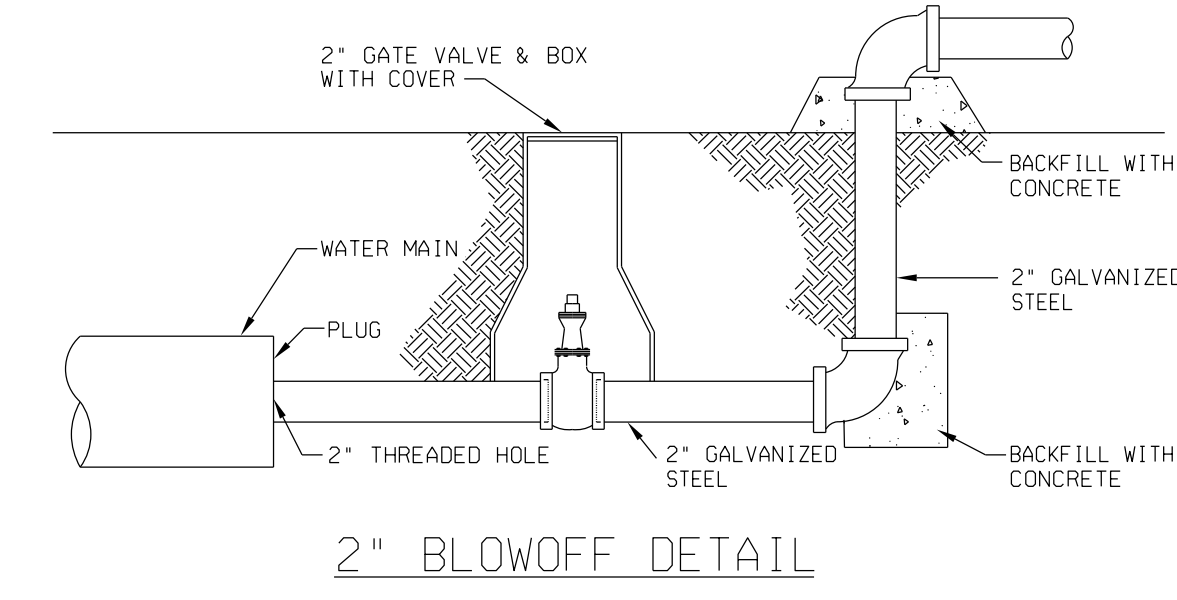
TYP. SERVICE CONNECTIONS
(STREET CROSSING)



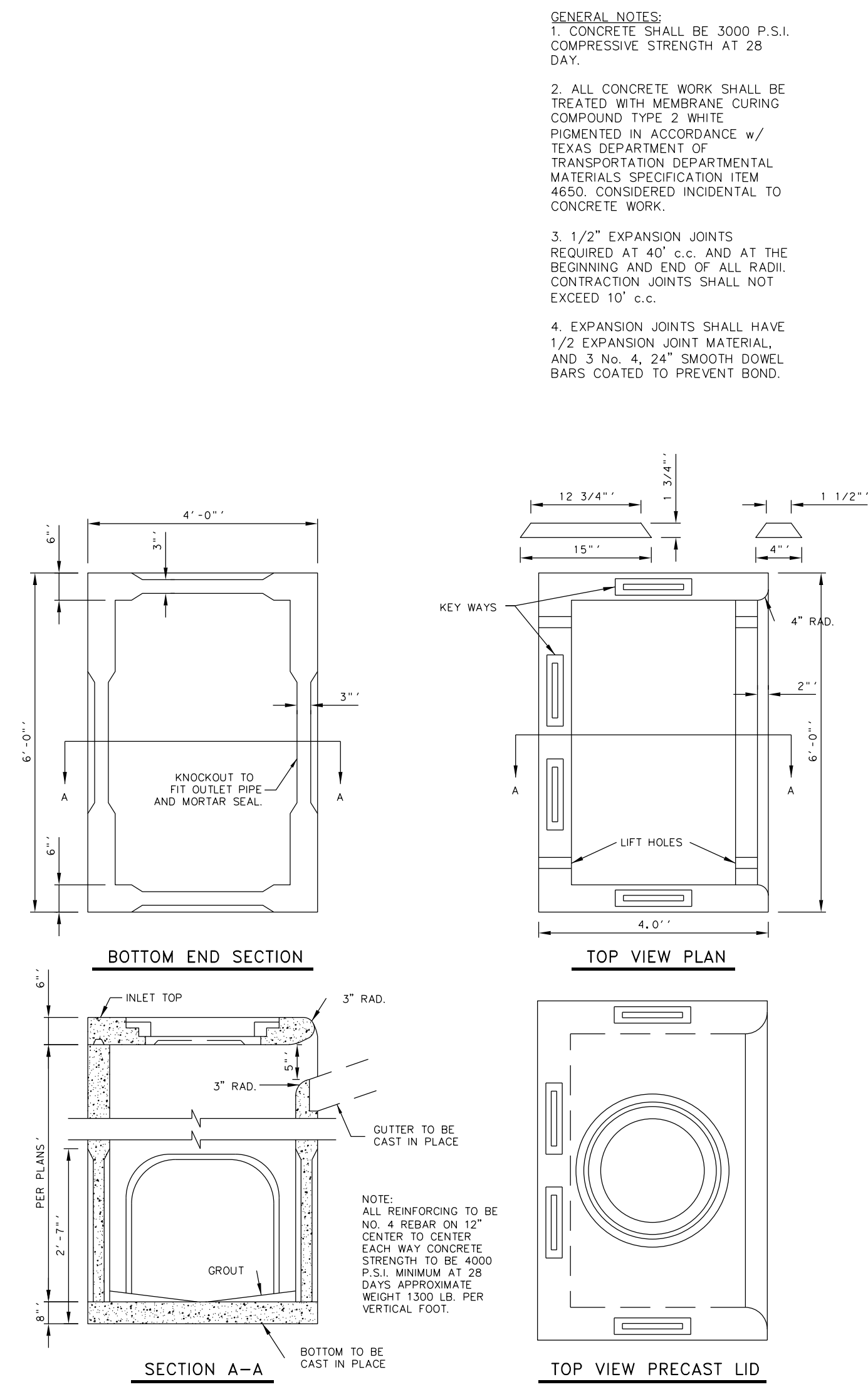
WATER LINE BEDDING DETAIL



CURB AND GUTTER DETAIL
NOT TO SCALE



2" BLOWOFF DETAIL



TYPE "A" INLET - DETAILS

GENERAL NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAY.
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATION ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. 1/2" EXPANSION JOINTS REQUIRED AT 40' c.c. AND AT THE BEGINNING AND END OF ALL RADI. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.
4. EXPANSION JOINTS SHALL HAVE 1/2" EXPANSION JOINT MATERIAL, AND 3 No. 4, 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

JOB NO. :
DATE :
REVISION :
SCALE :
DRAWN BY :
SHEET :

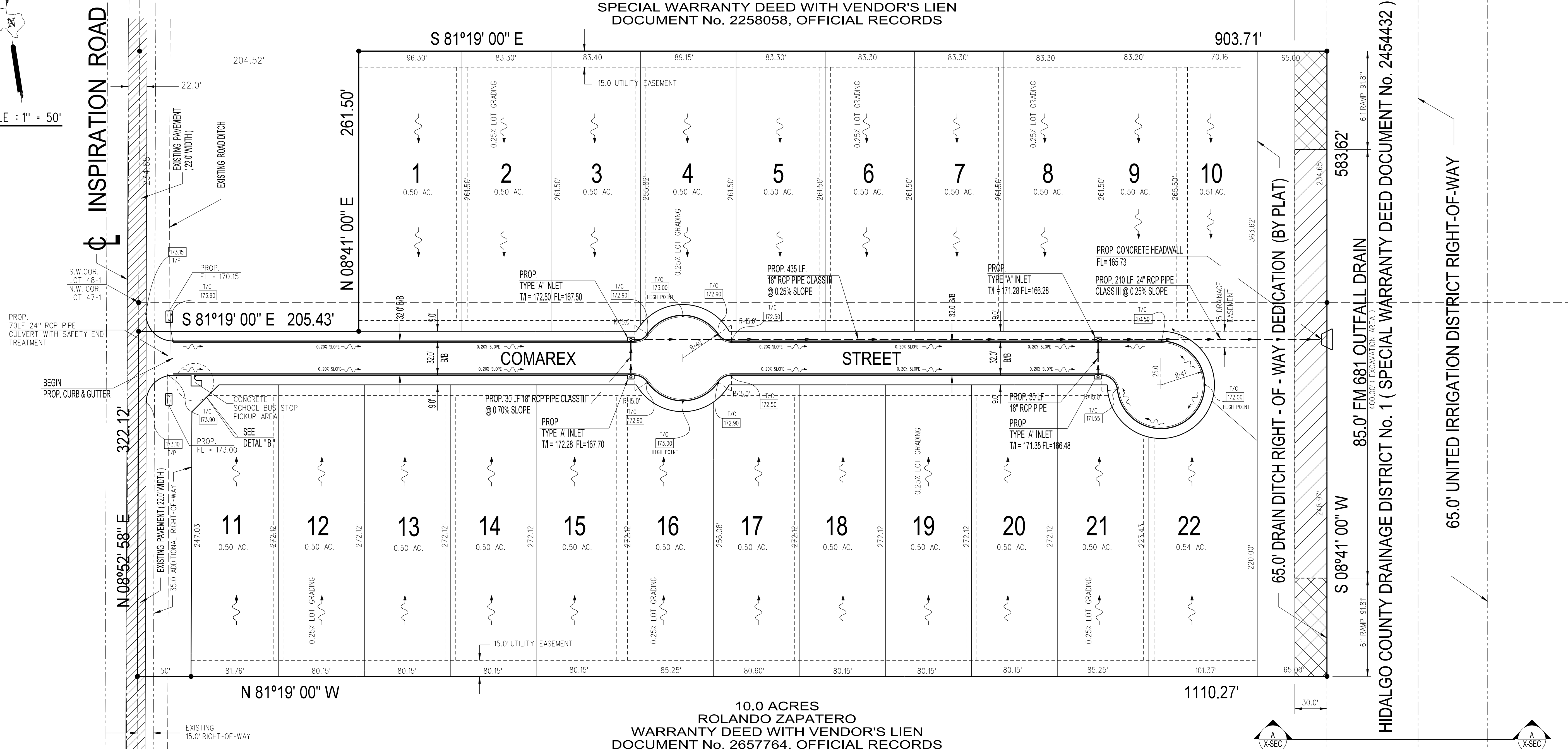
COMAREX No. 2
UTILITY NOTES & STANDARD DETAILS

PABLO SOTO JR., P.E.
1208 S. IRONWOOD STREET
PHARR, TEXAS 78577
TEL: (956) 460-1605

LOT 48 -1, WEST ADDITION TO SHARYLAND

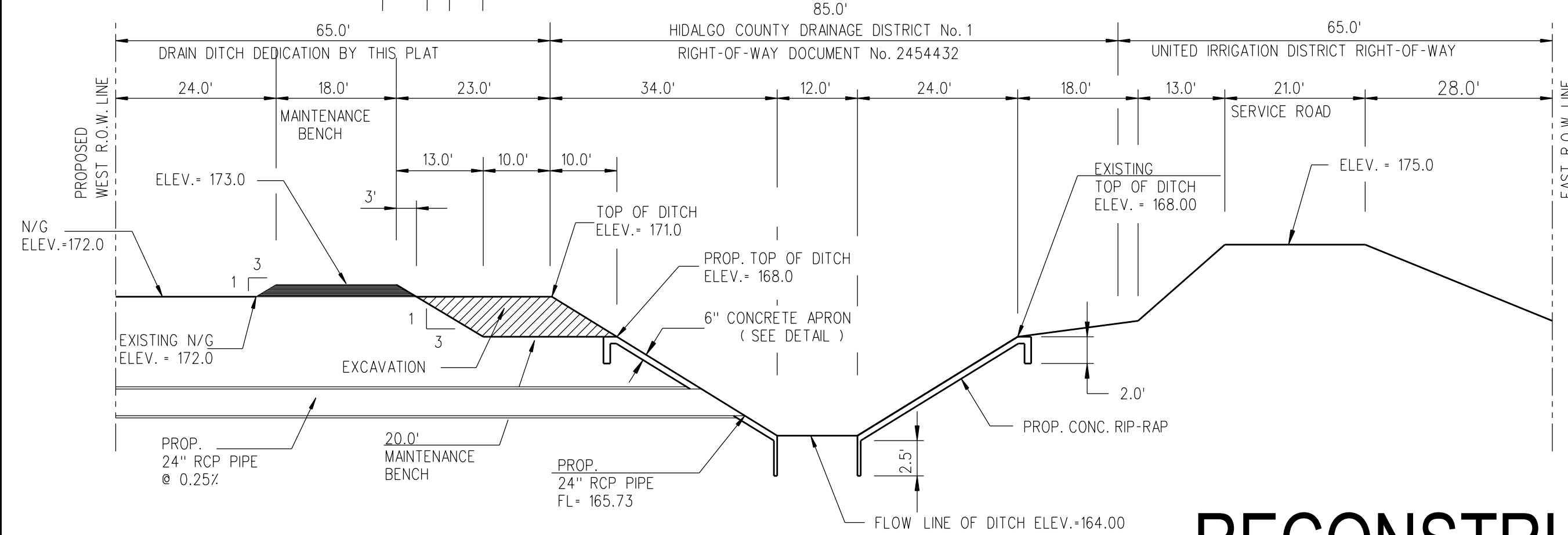
4.95 ACRES
 JOSE ALBERTO ACOSTA MARTINEZ AND MARIA DEL REFUGIO BAZARTE
 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2258058, OFFICIAL RECORDS

SCALE : 1" = 50'

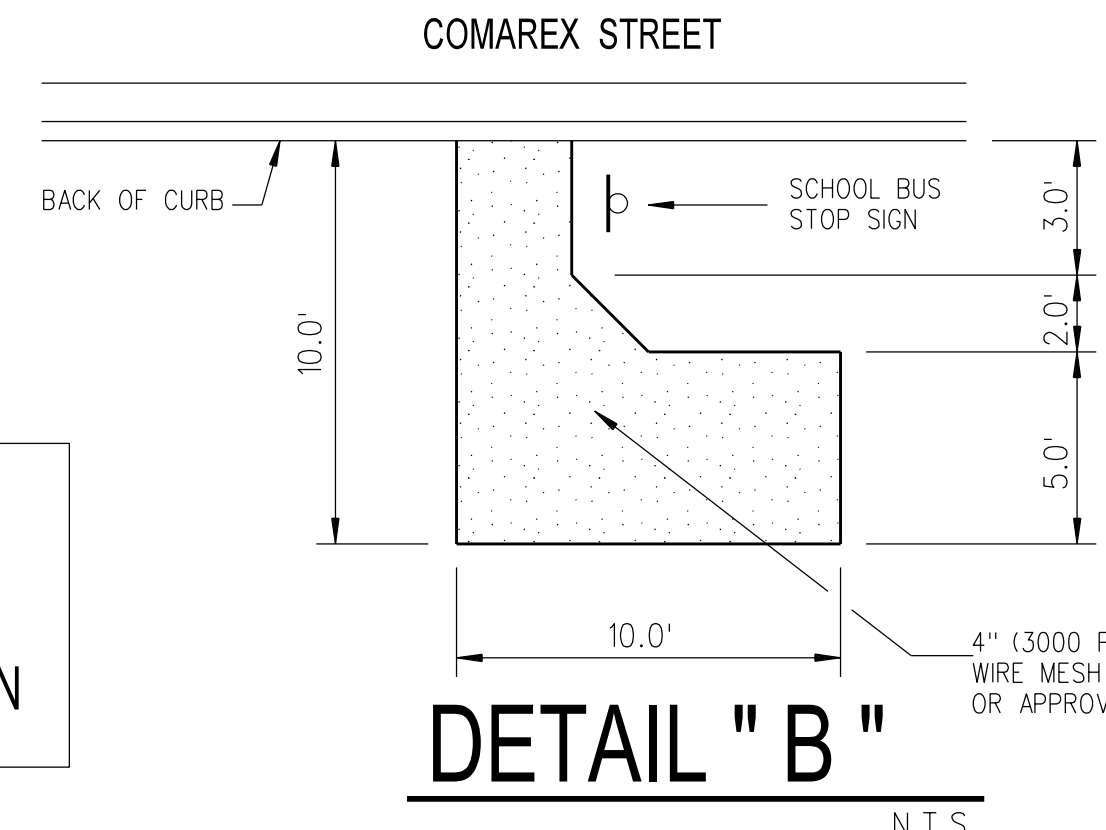


10.0 ACRES
 ROLANDO ZAPATERO
 WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2657764, OFFICIAL RECORDS

LOT 47 -1, WEST ADDITION TO SHARYLAND

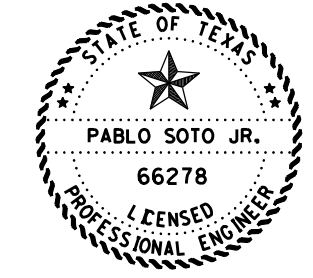


$A = W \times H = 30.0 \text{ ft.} \times 3.0 \text{ ft.} = 90 \text{ ft}^2$
 $= 90 \text{ ft}^2 \times 400 \text{ ft. (LENGTH)}$
 $= 36,000 \text{ cf OF STORM DETENTION}$



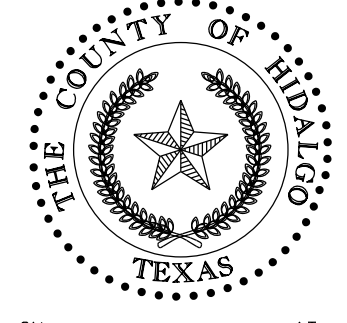
COMAREX No. 2

A 13.56 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MFP RECORDED IN VOLUME 1, PAGE 56, MFP RECORDS OF HIDALGO COUNTY, TEXAS.



PABLO SOTO, JR. P.E.
 P.E. No. 66278

DATE



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

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 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

JOB NO.: _____
 DATE: _____
 REVISION: _____
 SCALE: _____
 DRAWN BY: _____
 SHEET: _____

COMAREX No. 2 STREET AND DRAINAGE

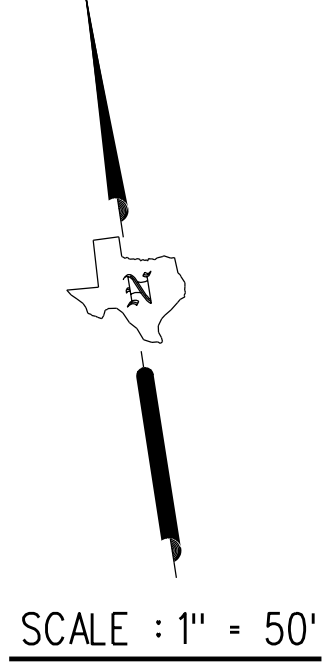
PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 TEL: (956) 460-1605

LOT 48-1, WEST ADDITION TO SHARYLAND

4.95 ACRES
 JOSE ALBERTO ACOSTA MARTINEZ AND MARIA DEL REFUGIO BAZARTE
 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2258058, OFFICIAL RECORDS

LOT 47-1, WEST ADDITION TO SHARYLAND

10.0 ACRES
 ROLANDO ZAPATERO
 WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT No. 2657764, OFFICIAL RECORDS

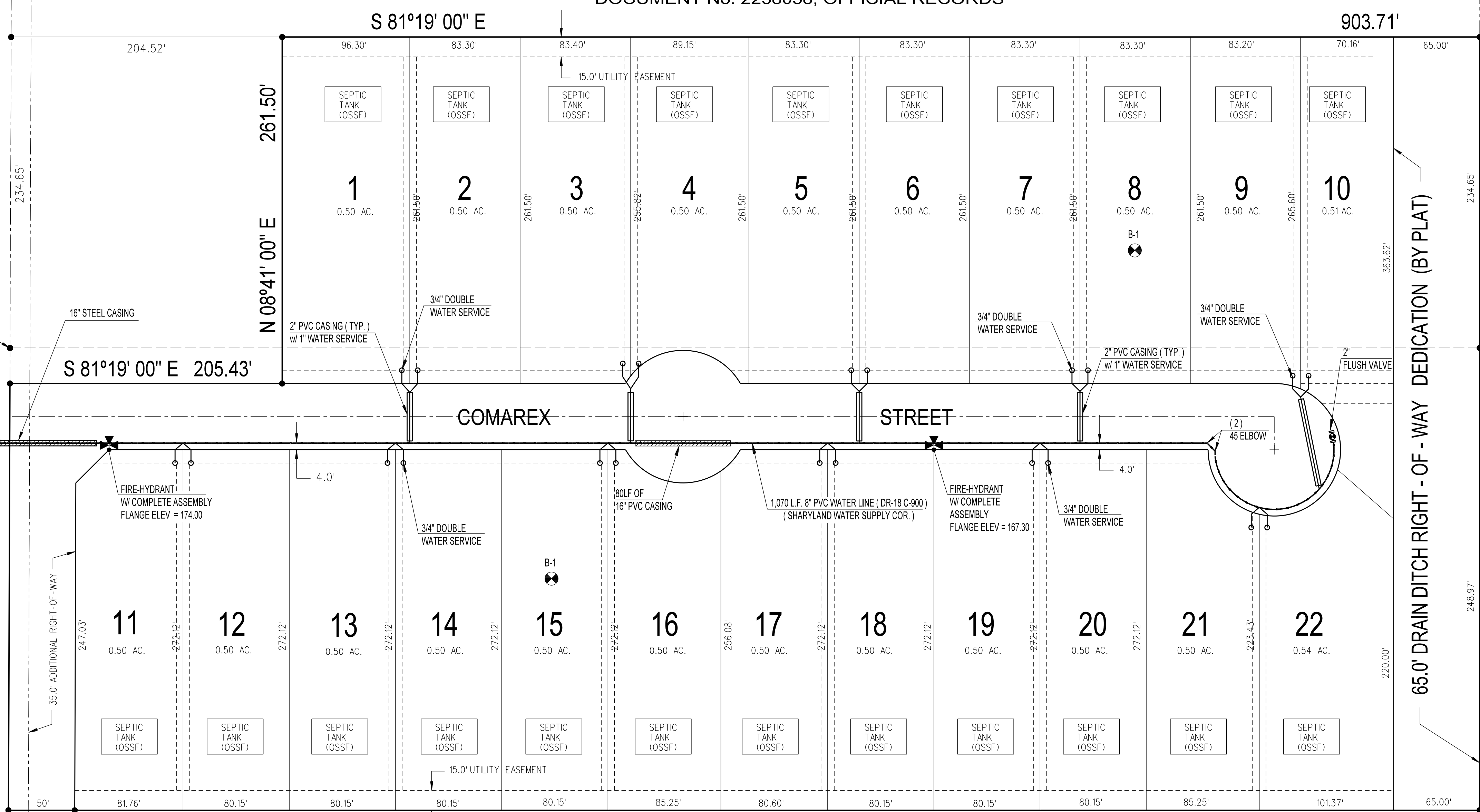


INSPIRATION ROAD

N 08°52' 58" E 322.12'

N 08°41' 00" E 261.50'

N 81°19' 00" W



65.0' DRAIN DITCH RIGHT-OF-WAY DEDICATION (BY PLAT)

85.0' FM 681 OUTFALL DRAIN

65.0' UNITED IRRIGATION DISTRICT RIGHT-OF-WAY

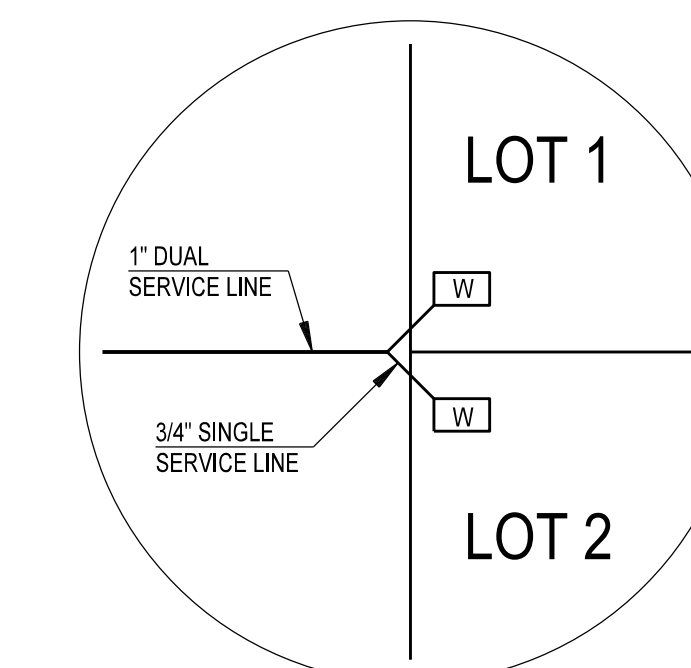
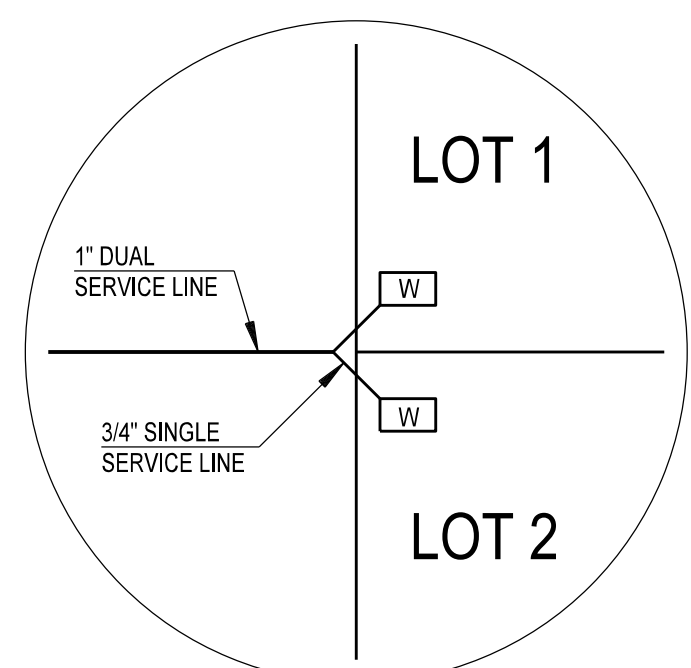
JOB NO.: _____
 DATE: _____
 REVISION: _____
 SCALE: _____
 DRAWN BY: _____
 SHEET: _____

COMAREX No. 2
 WATER LINE LAYOUT PLAN

PABLO SOTO JR. P.E.
 1235 S. IRONWORK STREET
 PHARR, TEXAS 76577
 TEL.: (956) 460-1605

2 SHEET
 OF 4

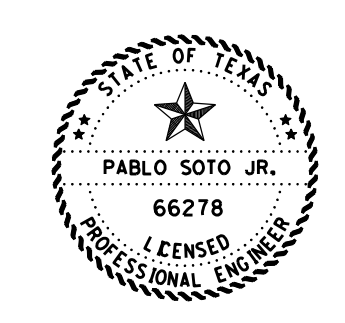
- W WATER METER BOX
- 8" WATER SUPPLY
- SERVICE LINE
- W CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



COST ESTIMATE

WATER DISTRIBUTION :	\$ 41,037.00
DRAINAGE IMPROVEMENTS :	\$ 17,558.00
PAVING IMPROVEMENTS :	\$ 41,448.00
SEPTIC TANK (OSSF) :	\$ 35,200.00

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)



PABLO SOTO, JR. P.E.
 P.E. No. 66278

DATE _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVE LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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



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

NOTARY PUBLIC

AS-BUILT COMAREX No. 2

A 13.56 ACRE TRACT OF LAND OUT OF LOT 47-1 AND LOT 48-1, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MFP RECORDED IN VOLUME 1, PAGE 56, MFP RECORDS OF HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION

I, 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:

I, (I (WE), ALEX GONZALEZ, SUBDIVIDER OF COMAREX No. 2, HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEX GONZALEZ
 1112 S. MCCOLL RD. STE 4
 EDINBURG, TX. 78539

DATE _____