



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: 6-23-2020

PROPOSED REPLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: MELISSA GARCIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH SIDE OF MONTE CRISTO ROAD APPROXIMATELY 2,000 FEET EAST OF F.M. 493.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-13-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO MONTE CRISTO ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED FOR MONTE CRISTO ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-03-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-08-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF FOR LOT 2A HAS BEEN ESCROWED AND LOT 2B HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-28-2020 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

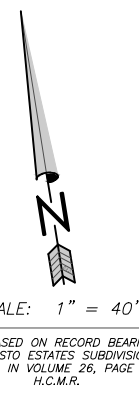
REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 1,500.00 For: (1) OSSF

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 26, 2019

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

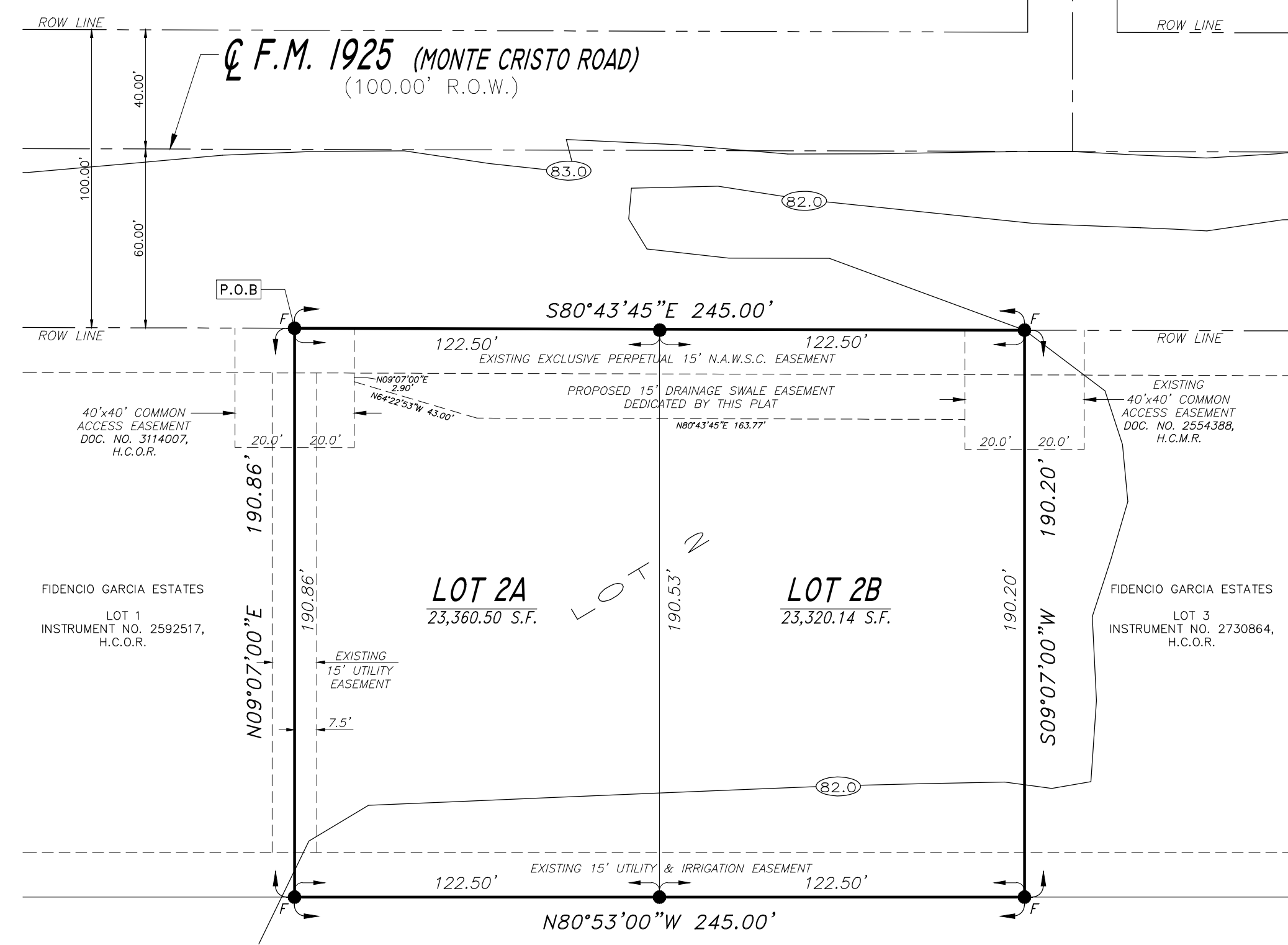


LEGEND:
 F - FOUND 1/2" IRON ROD
 F1 - FOUND COTTON PICKER SPINDLE

SCALE: 1" = 40'

MO-TEX
 INSTRUMENT NO. 1194860,
 H.C.O.R.

MO-TEX
 INSTRUMENT NO. 1194860,
 H.C.O.R.



METES AND BOUNDS DESCRIPTION

A 1.07 ACRE TRACT OF LAND BEING ALL OF LOT 2, FIDENCIO GARCIA ESTATES SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2554388, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY GIFT DEED RECORDED IN DOCUMENT NO. 2890263, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD (FM 1925) BEING THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 80° 43' 45" E 245.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD (FM 1925) ALSO BEING THE NORTH LINE OF SAID LOT 2 TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 2 FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

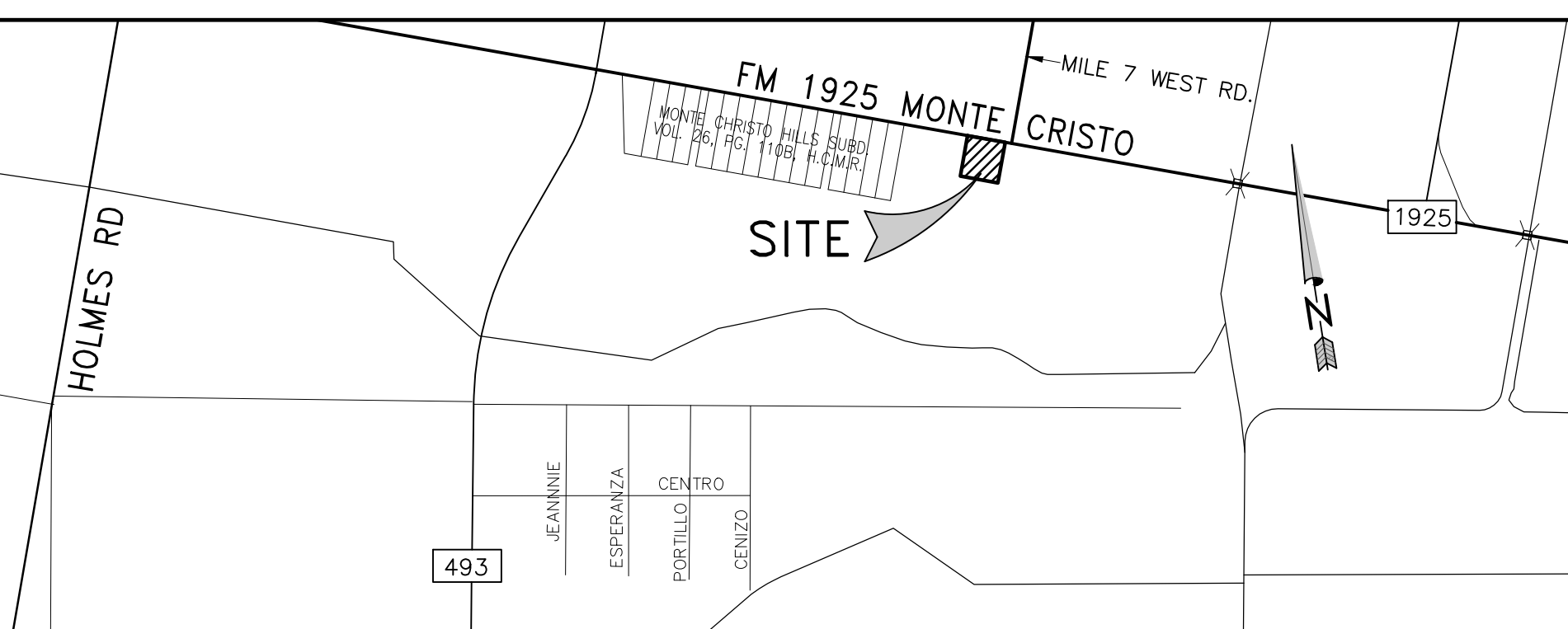
THENCE S 09° 07' 00" W 190.20 FEET ALONG THE EAST LINE OF SAID LOT 2 TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 53' 00" W 245.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 09° 07' 00" E 190.86 ALONG THE WEST LINE OF SAID LOT 2, TO THE POINT OF BEGINNING AND CONTAINING 1.07 ACRES OF LAND, MORE OR LESS.

LOCATION MAP

SCALE: 1" = 1000"



INDEX OF SHEETS	
No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.O.D. APPROVAL; H.C.O.R. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN H.C.P. #1 THE SOUTH SIDE OF FM 1925 (MONTE CRISTO ROAD) APPROXIMATELY 2.000 FEET EAST OF FM 493. 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 (75.544). RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION LIES APPROXIMATELY 5 MILE FROM THE CITY LIMITS AND IS OUTSIDE THE CITY'S ETJ.

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 LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY GRANTED 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, GRANTOR 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. 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 IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

MELISSA GARCIA
 P.O. BOX 1461
 EDICOUCH, TX 78538

DATE _____

RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER

DATE _____

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X" SHADED ZONE "X" SHADED IS DEFINED AS AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD
- COMMUNITY-PANEL NO. 480334 0350 C. EFFECTIVE DATE: JUNE 6, 2000. LOWR: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS. THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFY AN AREA AS SHOWN ON THIS PLAT 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:
 FRONT: 50.00 FEET ON FM 1925 (MONTE CRISTO ROAD)
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. 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 BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 BM-1, ELEV. 81.31 N.G.V.D. 83
 A BRASS DISK SET IN A 1' x 1' CONCRETE BLOCK APPROXIMATELY 5.00 FEET NORTH AND 20.00 FEET WEST OF THE NORTH EAST CORNER OF LOT 3 OF THIS SUBDIVISION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,788 CUBIC-FEET (0.06 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING A DETENTION SWALE ADJACENT TO AND IMMEDIATELY SOUTH OF THE NORTH ALAMO WATER SUPPLY CORPORATION EASEMENT ON THE NORTH SIDE OF THE LOTS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 OCCUPYING AN EASEMENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- 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.
 - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - AN OSSF 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 DRAINFIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- MELISSA GARCIA, THE OWNER & SUBDIVIDER OF RE-PLAT OF LOT 2 FIDENCIO GARCIA SUBDIVISION, RETAINS 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.
- 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, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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.
- DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED AS DESIGNED BY PROJECT SITE ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUE UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- LOT 1 OF FIDENCIO GARCIA ESTATES & LOT 2A OF RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES SHALL HAVE A SHARED COMMON ACCESS DRIVEWAY UNTO FM 1925 (MONTE CRISTO ROAD).
- LOT 3 OF FIDENCIO GARCIA ESTATES & LOT 2B OF RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES SHALL HAVE A SHARED COMMON ACCESS DRIVEWAY UNTO FM 1925 (MONTE CRISTO ROAD).
- TxDOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOT 2A & 2B PRIOR TO CONSTRUCTION OF DRIVEWAY/ENTRANCE ON TO FM 1925. TX-DOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- LOT OWNERS OF LOT 1, FIDENCIO GARCIA ESTATES & LOT 2A, RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SHARED DRIVEWAY BETWEEN LOT 1, FIDENCIO GARCIA ESTATES & LOT 2A, RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES AND SHALL BE CONSTRUCTED TO COUNTY & TxDOT SPECIFICATIONS.
- LOT OWNERS OF LOT 3, FIDENCIO GARCIA ESTATES & LOT 2B, RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SHARED DRIVEWAY BETWEEN LOT 3, FIDENCIO GARCIA ESTATES & LOT 2B, RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES AND SHALL BE CONSTRUCTED TO COUNTY & TxDOT SPECIFICATIONS.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM FM 1925 (MONTE CRISTO ROAD) ON TO LOTS 2A & 2B.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 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 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

RIGHT OF WAY EASEMENT

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

RE-PLAT OF LOT 2
FIDENCIO GARCIA ESTATES SUBDIVISION

A 1.07 ACRE TRACT OF LAND BEING ALL OF LOT 2, FIDENCIO GARCIA ESTATES SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2554388, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY GIFT DEED RECORDED IN DOCUMENT NO. 2890263, MAP RECORDS, HIDALGO COUNTY, TEXAS.

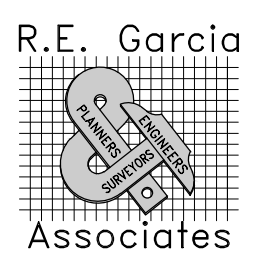
DATE: MAY 21, 2019



SCALE: 1" = 40'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS



JOB NO.: 2018-163
 DRAWN BY: E.S.

116 NORTH 12th AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

ASSOCIATES

SHEET NO.
 01 / 02



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

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

APPROVAL BY ENGLEMAN IRRIGATION DISTRICT:
 THIS PLAT APPROVED BY ENGLEMAN IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, A.D., 2020.

SECRETARY _____ CHAIRMAN _____

ENGLEMAN IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(c)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2020.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, MELISSA GARCIA, AS OWNER OF THE 1.07 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DESCRIBED 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

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

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

MELISSA GARCIA _____ DATE _____
 P.O. BOX 1461
 EDICOUCH, TX 78538

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 MELISSA GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 THE _____ DAY OF _____, 2020.

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

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

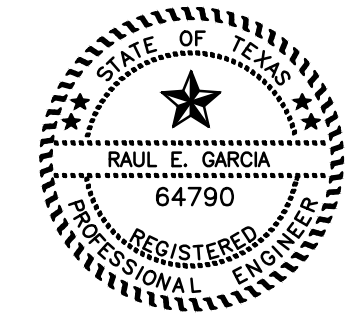
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, RAUL GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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

PRINCIPAL CONTACTS:
 NAME: MELISSA GARCIA
 ADDRESS: P.O. BOX 1461
 CITY, STATE & ZIP: EDICOUCH, TX. 78538
 PHONE # / FAX #: (956) 212-4584
 OWNER: MELISSA GARCIA
 ENGINEER: RAUL E. GARCIA
 SURVEYOR: RAUL E. GARCIA
 ADDRESS: 116 N. 12TH
 CITY, STATE & ZIP: EDINBURG, TX. 78541
 PHONE # / FAX #: (956) 381-1061 / (956) 381-1280
 ENGINEER: RAUL E. GARCIA
 SURVEYOR: RAUL E. GARCIA
 ADDRESS: 116 N. 12TH
 CITY, STATE & ZIP: EDINBURG, TX. 78541
 PHONE # / FAX #: (956) 381-1061 / (956) 381-1280

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION

A 1.07 ACRE TRACT OF LAND BEING ALL OF LOT 2, FIDENCIO GARCIA ESTATES SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2554388, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY GIFT DEED RECORDED IN DOCUMENT NO. 2890263, MAP RECORDS, HIDALGO COUNTY, TEXAS.

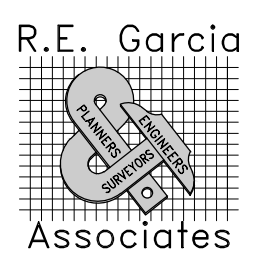
DATE: MAY 21, 2019



SCALE: 1" = 40'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS

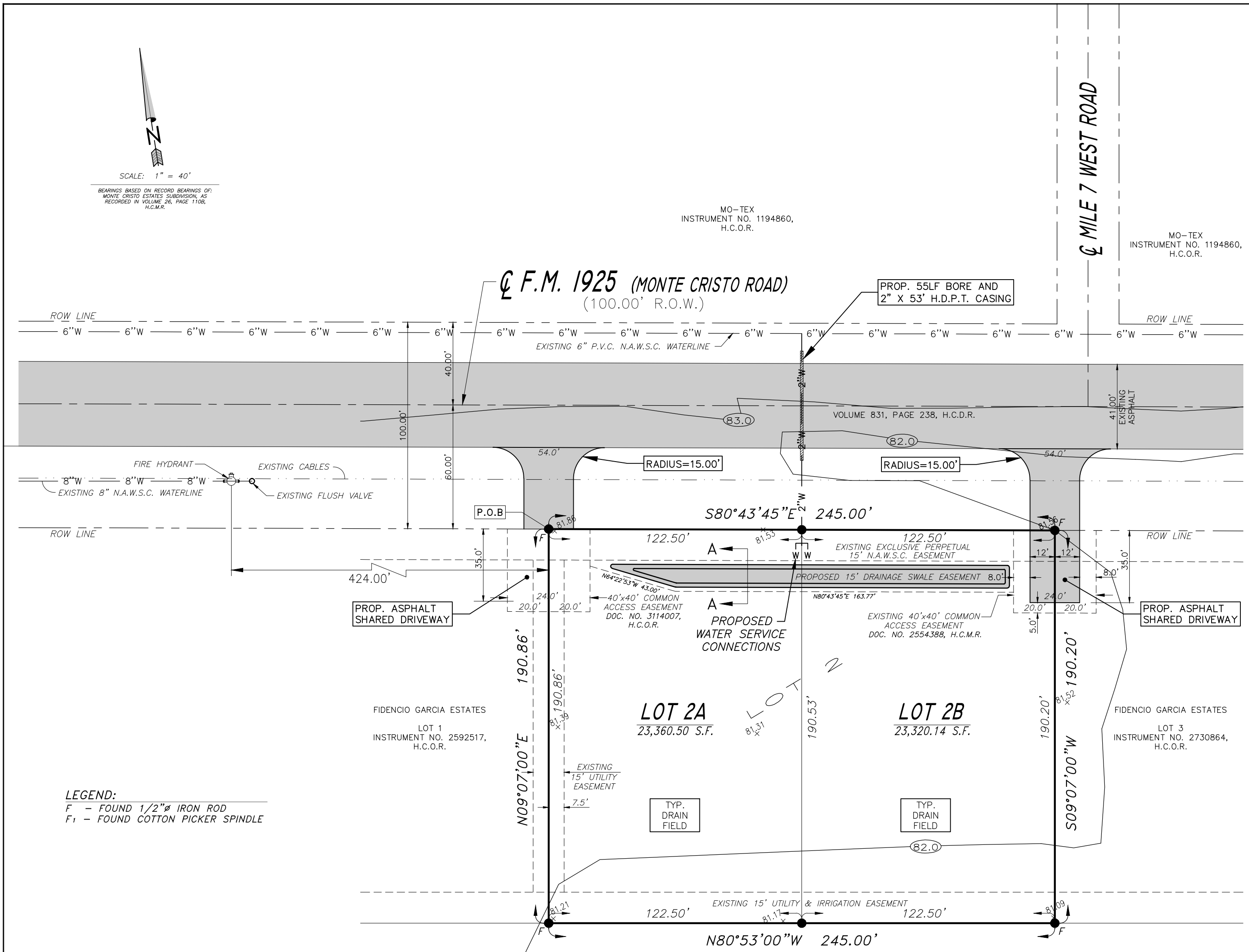


JOB NO.: 2018-163
DRAWN BY: E.S.

116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (936) 381-1061
EMAIL: REGAASSOC@AOL.COM

SHEET NO.

02
/ 02



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:

1.- I, MELISSA GARCIA, SUBDIVIDER OF RE-PLAT OF LOT 2 FIDENCIO 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.

MELISSA GARCIA DATE
P.O. BOX 1461
EDDOUCH, TEXAS 78538

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 MELISSA GARCIA, 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 THE _____ DAY OF _____, 20____.

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

FINAL ENGINEERING REPORT FOR RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION 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.

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF FM 1925 (MONTE CRISTO ROAD). THE WATER SYSTEM FOR RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 6" LINE. THIS 2" DUAL SERVICES THEN SPLIT INTO TWO SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT RUN SOUTH INTO THE LOTS AND ENDS IN WATER METERS.

WATER DISTRIBUTION FOR THE RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION CONSISTS OF A SINGLE 2" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOTS. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$3,475.00** OR **\$1,737.50** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$3,350.00** WHICH COVERS THE **\$1,675.00** 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, THE NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE NORTH ALAMO WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION, 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 EIGHT 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 III SOIL.

THE COST TO INSTALL A SEPTIC TANK ON AN INDIVIDUAL LOT IS **\$2,000.00**, INCLUDING THE REQUIRED PERMIT AND LICENSE. THE OSSF'S HAS BEEN INSTALLED FOR LOT 2B AND HAS BEEN INSTALLED AS OF THE TIME FOR FINAL PLAT APPROVAL AT A TOTAL COST OF **\$1,855.00**. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF'S FOR LOT 2B ON **APRIL 21, 2020**. NO OSSF'S HAVE BEEN INSTALLED ON LOT 2A AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF **\$1,500.00** WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 2A. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH LOT.

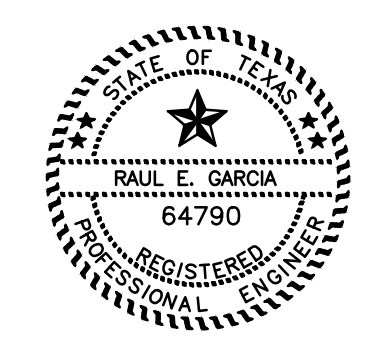
AT ANY TIME THAT LOT 2A IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AS APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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:

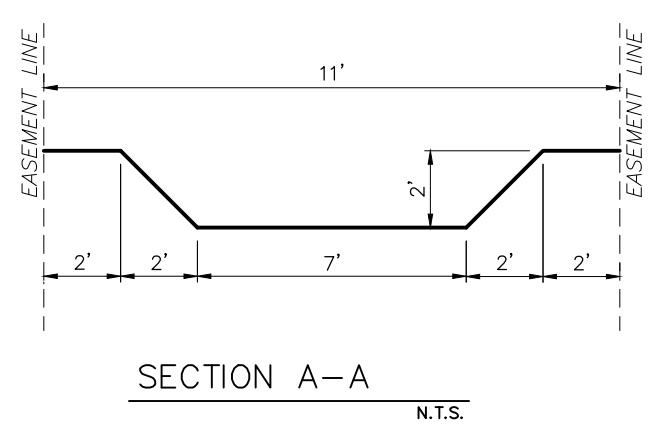
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF **\$6,825.00**.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST **\$1,750.00** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$3,500.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



COST ESTIMATE

WATER	\$3,475
OSSF	\$1,855
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$5,330



DRAINAGE STATEMENT FOR RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES SUBDIVISION

THE RE-PLAT OF LOT 2, FIDENCIO GARCIA ESTATES SUBDIVISION CONSISTS OF A 1.07 ACRE TRACT OF LAND BEING ALL OF LOT 2, FIDENCIO GARCIA ESTATES SUBDIVISION, AS RECORDED IN DOCUMENT #2554388, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #2890263, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF FM 1925 (MONTE CRISTO ROAD) APPROXIMATELY ONE-HALF MILE EAST OF FM 493. THE PROPERTY IS AN EXISTING COMMERCIAL LOT THAT IS BEING SUBDIVIDED INTO 2 RURAL SIZED RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE NORTHEAST TOWARDS FM 1925 (MONTE CRISTO ROAD). FM 1925 (MONTE CRISTO ROAD) FLOWS EAST AND DISCHARGES INTO THE SOUTH MAIN DRAIN I DRAINAGE DITCH APPROXIMATELY 1/4 MILE EAST 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 0350 C DATED 5/17/2001. 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 ON THIS PROPERTY IS (25) - HIDALGO FINE SANDY LOAM BEING A DARK GRAYISH BROWN FINE SANDY LOAM WHICH IS MODERATELY PERVIOUS. 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.

THE PROPOSED SUBDIVISION WILL UTILIZE A DETENTION SWALE ADJACENT TO AND IMMEDIATELY SOUTH OF THE NORTH ALAMO WATER SUPPLY CORPORATION EASEMENT ON THE NORTH SIDE OF THE LOTS. THIS SWALE WILL OVERFLOW TOWARDS FM 1925 (MONTE CRISTO ROAD). FM 1925 (MONTE CRISTO ROAD) FLOWS EAST AND DISCHARGES IN THE SOUTH MAIN DRAIN OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 LOCATED EAST OF THE SITE. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 2,788 CUBIC FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT ($Q_{10} = 1.13$ CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT ($Q_{50} = 2.68$ CFS) BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.13 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.



REGISTERED PROFESSIONAL ENGINEER #64790

INFORME FINAL DE INGENIERIA RE-PLAT OF LOT 2 FIDENCIO GARCIA ESTATES SUBDIVISION BY RAUL E. GARCIA, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCION, COSTO, Y FECHA OPERABILIDAD:

REPLATEAR DE LOTE 2 LA SUBDIVISION DE FIDENCIO GARCIA ESTATES SERA PROPORCIONADA CON AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO. EL SUBDIVIDER Y LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO HAN INSCRITO EN UN CONTRATO EN EL QUE LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO TIENE LA PROPIEDAD CONCRETA DE SU PROPIEDAD, Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO TIENE UNA LINEA DE AGUA DE 6" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO NORTE DEL DERECHO DE CAMINO DE FM 1925 (MONTE CRISTO ROAD). EL SISTEMA DE AGUA PARA REEMPLAZAR LOTE 2 FIDENCIO GARCIA ESTATOS CONSISTE DE LA SUBDIVISION DE UNA SOLA LINEA DE SERVICIO DE AGUA DE DIAMETRO DE 5/8" QUE SE ENCUENTRA EN LA LINEA EXISTENTE DE 6". ESTE SERVICIO DUAL DE 2" SE DIVIDE EN DOS LINEAS UNICAS DE SERVICIO DE AGUA DE DIAMETRO DE 5/8" QUE CORREN AL SUR EN LOS LOTES Y TERMINA EN MEDIDORES DE AGUA.

LA DISTRIBUCION DE AGUA PARA EL REPLATEADO DE LA SUBDIVISION DE LOS ESTADOS DE FIDENCIO GARCIA LOTE 2 CONSTA DE UNA SOLA LINEA DE SERVICIO DE 2" DIAMETROS. DICHO SERVICIO TERMINA EN LAS CAJAS DEL MEDIDOR DE AGUA PARA LOS LOTES. EL SERVICIO INDIVIDUAL DE 5/8" Y LA CAJA DEL MEDIDOR YA HAN SIDO INSTALADO, A UN COSTO TOTAL DE **\$3,475.00** O **\$1,737.50** POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE **\$3,350.00**, QUE CUBRE EL COSTO DE **\$1,675.00** POR LOTE ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, DERECHOS DE ADQUISICION DE TARIFAS Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS ASOCIACIONES ASOCIADAS CON LA CONEXION DE LAS LOTAS INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO. LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESTE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A LA FECHA DE LA GRABACION DE LA PLACA.

INSTALACIONES DE ALCANTARILLADO DESCRIPCION; COSTO Y OPERATIVIDAD FECHAS

LAS AGUAS RESIDUALES PROVENIENTES DE LA REUBICACION DEL LOTE 2 DE LA SUBDIVISION DE FIDENCIO GARCIA ESTATES, SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE RESIDUOS EN EL SITIO ("OSSF") QUE CONSISTEN EN UN DISEÑO ESTANDAR DE COMPARTIMIENTO DOBLE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL NO FIRMADO HA EVALUADO LA IDONEIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES EL LIBRO DE ENCUESTA DE SUELOS INDICO UNA ARENA DE ARCILLA ARENA PARA LA ZONA. AL MENOS OCHO EXCAVACIONES DE SUELO SE REALIZARON EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (LOS ABASTECIMIENTOS ADICIONALES NO SON NECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE LA ZONA LIMITADA). EL SUELO ES UN LOAM DE ARCILLA DE ARENA MARRON CRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN TANQUE SEPTICO EN UN LOTE INDIVIDUAL ES **\$2,000.00**, INCLUYENDO EL PERMISO Y LICENCIA REQUERIDOS. EL OSSF SE HA INSTALADO PARA EL LOTE 2B Y SE HA INSTALADO EN EL MOMENTO DE LA APROBACION FINAL DE LA PLACA CON UN COSTO TOTAL DE **\$1,855.00**. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE OSSF'S PARA LOTE 2B EL **21 DE ABRIL DE 2020**. NO SE HAN INSTALADO OSSF EN LOTE 2A EN EL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DE LA PLATAFORMA. CON LA PRESENTACION DE ESTA PLATAFORMA FINAL, EL SUBDIVIDOR PROPORCIONA GARANTIAS FINANCIERAS ADECUADAS DE RENDIMIENTO EN FORMA DE UN CHEQUE PERSONAL QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" QUE DEBERA TENER EL CONDADO DE HIDALGO EN FIDECOMISO EN LA CANTIDAD DE **\$1,500.00** QUE ES EL TOTAL ESTIMADO COSTO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN EL LOTE 2A. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO QUE SE VENGA EL LOTE 2A, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE ARCHIVAR CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO COMO SOLICITUD DE UN PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBE INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA LUZ FINAL Y UNA AUTORIZACION DE AGUA.

ENGINEER CERTIFICATION:

POR MI FIRMA ABAJO, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DE AGUAS RESIDUALES DESCRITAS ANTERIORMENTE ESTAN CUMPLIDAS CON EL MODELO DE REGLAS APROBADO BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUAS SIN CONSTRUIR EN EL AGUA Y EN EL SITIO, DISCUTIDAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$6,825.00**.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMADO A COSTO **\$1,750.00** POR LOTE (TODO INCLUIDO), POR UN TOTAL DE **\$3,500.00** PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____

