



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: 7-28-2020

PROPOSED LAS GARDENIAS SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MARICELA GARZA RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY 1 *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHWEST CORNER OF VALVERDE ROAD AND MILE 19 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-16-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN ONTO MILE 19 NORTH ROAD AND VAL VERDE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VALVERDE ROAD AND 20.00 FEET ONTO MILE 19 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-06-2019 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-10-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: VALVERDE ROAD & 8" MILE 19 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-02-2019: 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: \$ 8,500.00 For: (3) OSSF'S

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

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

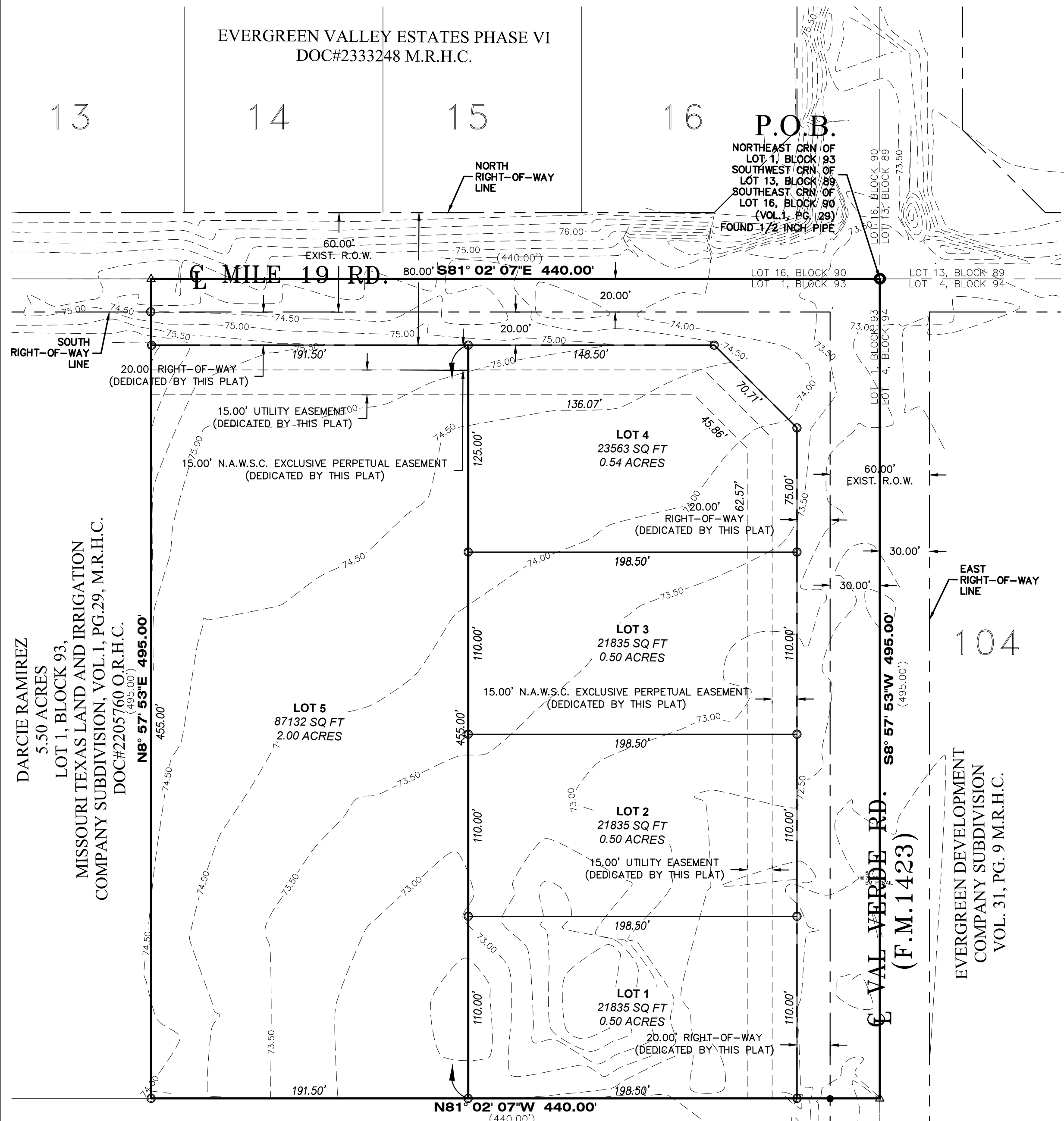
Final Approval with financial guarantee.

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.

LAS GARDENIAS SUBDIVISION

BEING A 5.00 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.00 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN CONVEYED TO MARICELA GARZA RODRIGUEZ, RECORDED IN DOCUMENT# 2082430, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;



EVERGREEN VALLEY ESTATES PHASE I VOL. 42, PG. 52 M.R.H.C.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I, MARICELA GARZA RODRIGUEZ, AS REPRESENTATIVE OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS GARDENIAS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MARICELA GARZA RODRIGUEZ, OWNER
21917 N. VAL VERDE RD.,
EDINBURG, TX. 78542

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MARICELA GARZA RODRIGUEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LAS GARDENIAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LAS GARDENIAS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE DATE

ATTEST:
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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.

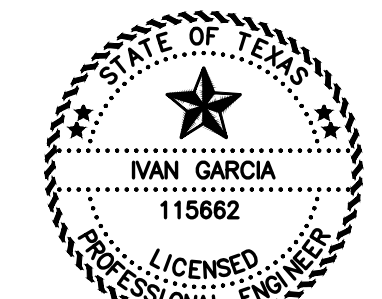
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662



DRAINAGE STATEMENT

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSTRUCTION OF DELTA LAKE IRRIGATION DISTRICT (WILACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

MARICELA GARZA RODRIGUEZ, OWNER DATE
21917 N. VAL VERDE RD.
EDINBURG, TX. 78542

THE STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILACY

THIS PLAT, LAS GARDENIAS SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT AFFECTED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT. (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED). DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICT EASEMENTS OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER.

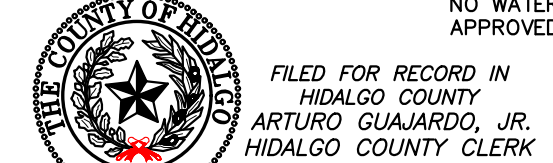
ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF WILACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

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

APPROVED BY: _____ PRESIDENT: CHUCK McDONALD

ATTEST BY: _____ SECRETARY: MATTHEW KLOSTERMANN

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

METES AND BOUNDS
BEING A 5.00 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 5.00 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN CONVEYED TO MARICELA GARZA RODRIGUEZ, RECORDED IN DOCUMENT# 2082430, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

SAID 5.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH PIPE FOUND, THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 93, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 13, BLOCK 89 OF THE SAID MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, SAME BEING A POINT AT THE INTERSECTION OF VAL VERDE ROAD AND MILE 19 ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, S85°53'11"W ALONG EAST LINE OF SAID LOT 1, BLOCK 93, SAME BEING ALONG THE CENTERLINE OF VAL VERDE ROAD, A DISTANCE OF 495.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°02'07"W PARALLEL TO THE NORTH LINE OF THE SAID LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, SAME BEING ALONG THE NORTH LINE OF A CALLED 5.00 ACRES TRACT DESCRIBED IN A WARRANTY DEED CONVEYED TO EVANGELINA GUTIERREZ, RECORDED IN DOCUMENT# 2470067, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 30.00 FEET AN IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF VAL VERDE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 440.00 FEET TO A 1/2" CARPED IRON ROD SET, THE SOUTHWEST CORNER OF A CALLED 5.00 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO DARCI RAMIREZ, RECORDED IN DOCUMENT# 2205760, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N85°57'53"E ACROSS LOT 1 BLOCK 93, TO A POINT ON THE NORTH LINE OF THE SAID LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 ROAD, PASSING AT 475.00 FEET A 1/2-INCH CARPED IRON ROD SET, ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 19 ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 495.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°02'07"E ALONG THE NORTH LINE OF THE SAID LOT 1, BLOCK 93, SAME BEING ALONG THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.34 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF VAL VERDE ROAD AND 0.18 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 19 ROAD.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: MARICELA GARZA RODRIGUEZ-OWNER	21917 N. VAL VERDE RD., EDINBURG, TX 78542	(956) 250-4060
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH ST., EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH ST., EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.M.	FARM TRACT
F.M.	FARM-TO-MARKET CENTER LINE
L.O.L.	LOT LINE
F.O.U.R.	FOUND ROUND SET COTTON PICKER SPINDLE

LEGEND

- - SET 1/2 INCH IRON ROD WITH CAP
- - FOUND 1/2 INCH IRON ROD
- - FOUND 1 INCH PIPE
- - FOUND 1 1/2 INCH PIPE
- - FOUND COTTON PICKER SPINDLE
- - FOUND 60-D NAIL
- △ - SET COTTON PICKER SPINDLE
- ⊕ - POWER POLE
- ⊖ - GUY WIRE
- ⊗ - TRAFFIC SIGN
- ⊙ - WATER METER
- ⊕ - WATER VALVE
- ⊕ - IRRIGATION STAND PIPE
- ⊕ - MAP RECORD VOLUME 1, PAGE 29
- XXXX - NATURAL GROUND

RIGHT OF WAY EASEMENT

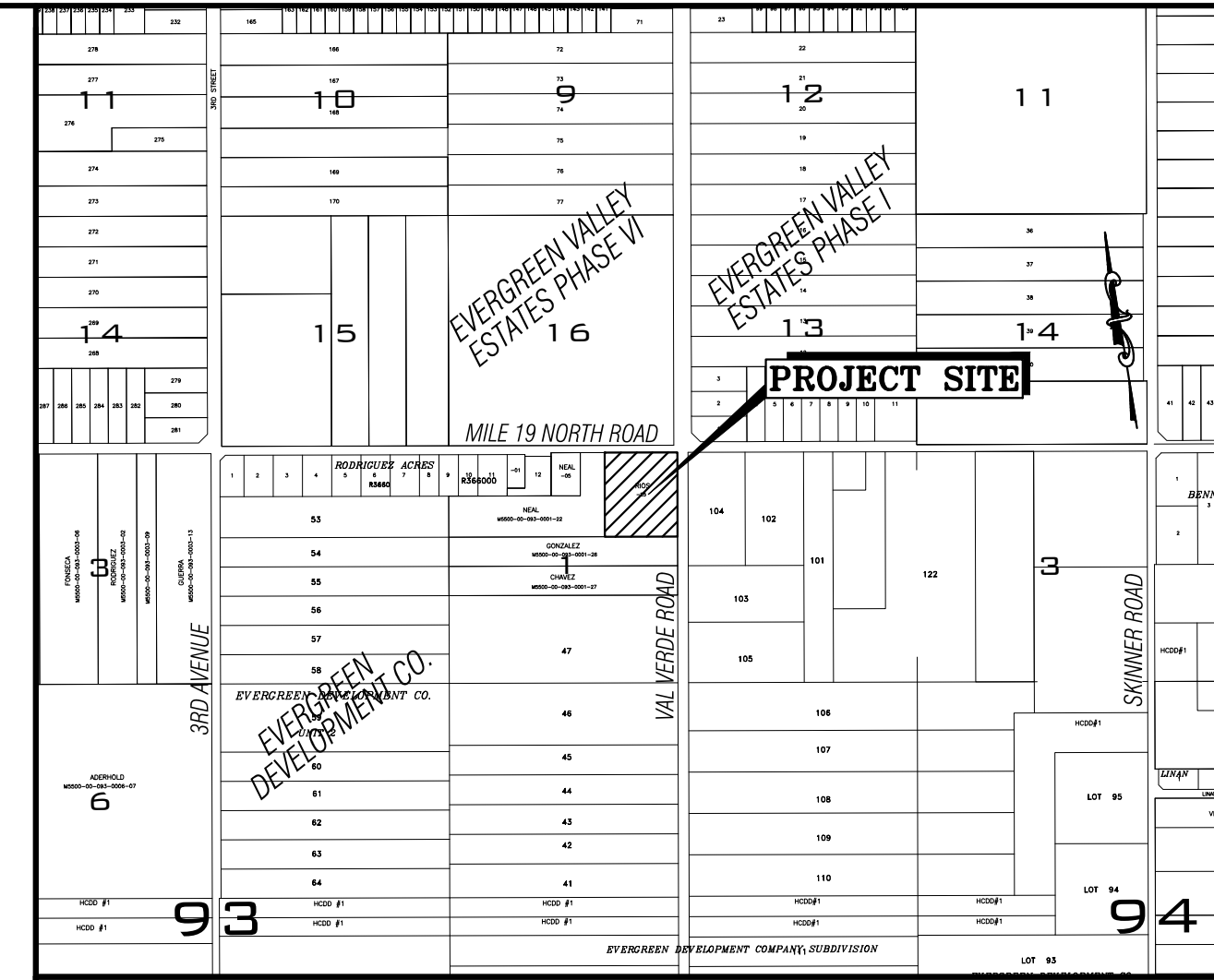
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, 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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, TAKEN HEREIN 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 10' 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 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 _____, 2019.

MARICELA GARZA RODRIGUEZ OWNER DATE
21917 N. VAL VERDE RD.
EDINBURG, TX. 78542



LOCATION MAP SCALE: 1" = 1000'

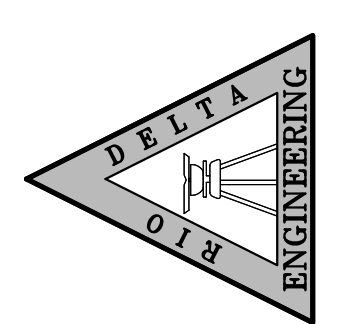
LOCATION OF LAS GARDENIAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

LAS GARDENIAS SUBDIVISION IS LOCATED ON THE INTERSECTION OF VAL VERDE RD. AND MILE 19 RD. ON THE SOUTH SIDE OF MILE 19 RD. THIS SUBDIVISION LIES APPROXIMATELY 3 1/2 MILE FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY OF EDINBURG CITY'S EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 87,970 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU

GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT: THE SUBDIVISION IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO: 480334 0325 D MAP REVISED: JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.
- SETBACKS: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1, 2 AND 3. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT (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 LOTS.
- LOT 4 SHALL BE FOR COMMERCIAL USE. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS COMMERCIAL PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT. (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.
- LOT 5 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS COMMERCIAL PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT. (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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF FRONTING STREET, OR 18" ABOVE NATURAL FLOOR, 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-SB.M. NO. 1-, ELEV.71.96 N.G.V.D. 88, DESCRIPTIONS:PK NAIL SET AT EDGE OF PAVEMENT ALONG VAL VERDE ROAD, GPS POINT, GRID COORDINATES N16648369.57, E 1129369.127
-SB.M. NO. 2-, ELEV.73.40 N.G.V.D. 88, DESCRIPTIONS:1/2" IRON PIPE FOUND AT THE INTERSECTION OF VAL VERDE AND MILE 19 ROAD, GPS POINT, GRID COORDINATES N16648725.2200, E 1129436.0850'
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,716 CUBIC-FEET OR 0.039 ACRE-FEET OF STORM WATER RUNOFF FOR LOTS 1, 2 AND 3 (RESIDENTIAL). THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0,492 CUBIC-FEET OR 0.008 ACRE-FEET OF STORM WATER RUNOFF FOR LOT 4 (COMMERCIAL). THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,626 CUBIC-FEET OR 0.313 ACRE-FEET OF STORM WATER RUNOFF FOR LOT 5 (MULTIFAMILY). RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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.
A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- MARICELA GARZA RODRIGUEZ, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
- 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 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.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



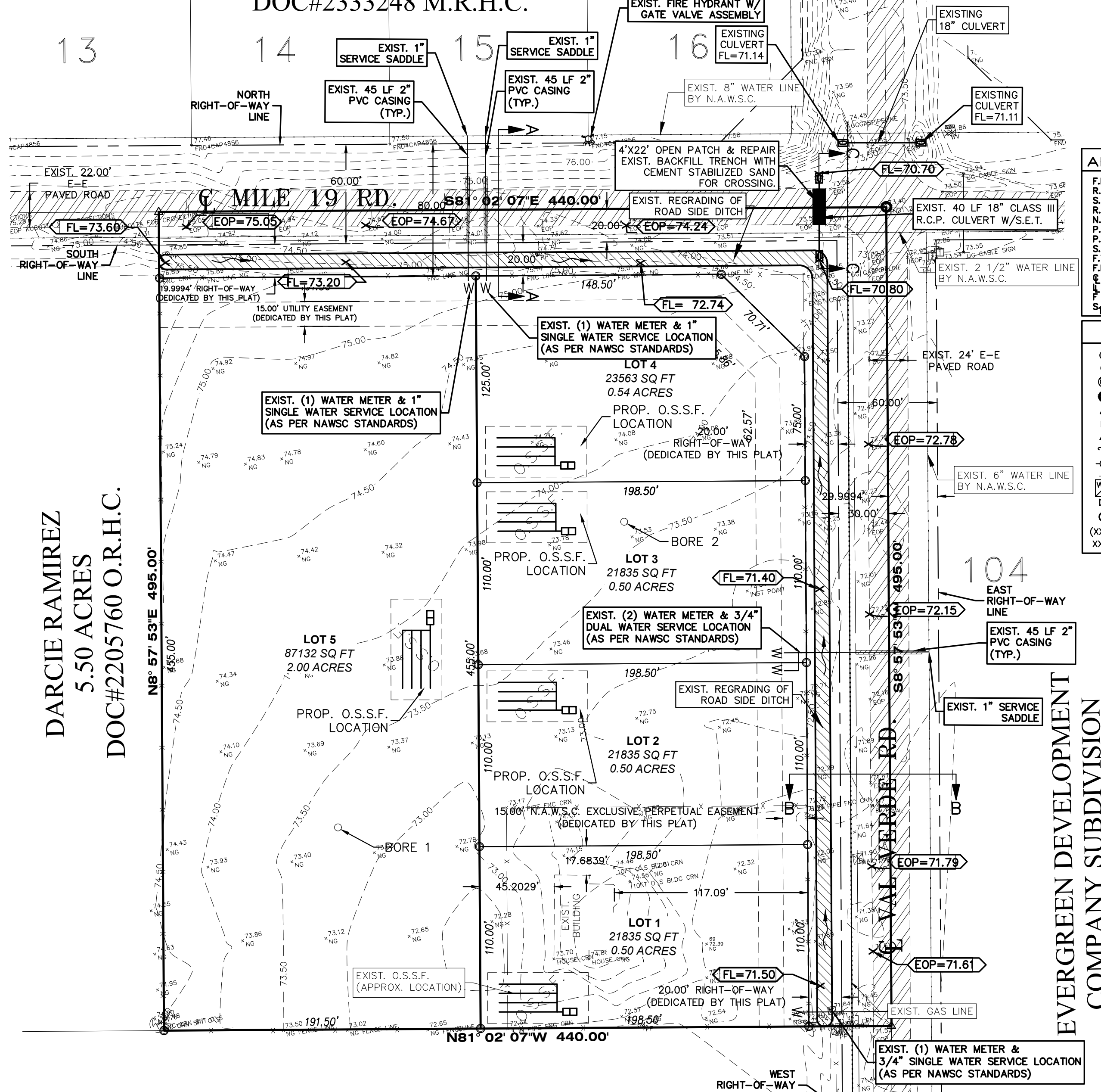
ISSUED FOR:
FINAL

PLAT SHEET
LAS GARDENIAS SUBDIVISION
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: ABRAHAM JAMES
SCALE: 1"=50'
DATE: AUGUST 13, 2019
PROJECT: SUB 18 020
REVISIONS:
PAGE NO: 1-OF-3

LAS GARDENIAS SUBDIVISION

EVERGREEN VALLEY ESTATES PHASE VI DOC#2333248 M.R.H.C.



SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.A.W.S.O.	NORTH ALAMO WATER SUPPLY CORP. POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.M.	FARM TRACT
F.M.	FARM-TO-MARKET
C.L.	CENTER LINE
L.O.L.	LOT LINE
F.O.R.D.	FOUND ROAD
S.C.P.S.	SET COTTON PICKER SPINDLE

LEGEND

- - SET 1/2 INCH IRON ROD WITH CAP
- - FOUND 1/2 INCH IRON ROD
- - FOUND 1 INCH PIPE
- - FOUND 1/2 INCH PIPE
- - FOUND COTTON PICKER SPINDLE
- - FOUND 80-D HAIL
- - SET COTTON PICKER SPINDLE
- - POWER POLE
- - GUY WIRE
- - TRAFFIC SIGN
- - WATER METER
- - WATER VALVE
- - IRRIGATION STAND PIPE
- (XXX) - MAP RECORD VOLUME 6, PAGE 7
- XXXX - NATURAL VOLUME

ENGINEERING REPORT FOR LAS GARDENIAS SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 5.00 ACRE TRACT OF LAND, SAME BEING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
LOT 1 IS OCCUPIED BY A SINGLE-FAMILY HOME. LOTS 2 AND 3 WILL BE USED FOR SINGLE-FAMILY RESIDENTIAL HOMES. LOT 4 WILL BE USED FOR COMMERCIAL PURPOSES AND LOT 5 WILL BE USED FOR MULTI-FAMILY PURPOSES.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. 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.

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF VAL VERDE ROAD RIGHT-OF-WAY AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF MILE 19 ROAD. THE WATER SYSTEM FOR LAS GARDENIAS SUBDIVISION CONSISTS OF (1) 3/4" DIAMETER DUAL SERVICES FOR LOTS 2,3 AND (2) 1" DIAMETER SINGLE SERVICE LINES FOR LOTS 4 AND 5. SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOTS. LOT 1 HAS AN EXISTING WATER METER AND 3/4" SERVICE LINE OWING SERVICE TO THE EXISTING HOUSE. THE (1) 3/4" DUAL SERVICES, (2) 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 4,115.19. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 1 FIRE HYDRANT FOR A TOTAL COST OF \$ 600.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$ 84,000. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM LAS GARDENIAS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOTS. 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. THE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD. LOT 1 HAS AN EXISTING ON-SITE SEWAGE FACILITIES ("OSSF") OWING SERVICE TO THE EXISTING HOUSE.

SOIL EVALUATION REPORT
THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 95.9% OF WILLYCY FINE SANDY LOAM (70), WITH 0 TO 1 % SLOPES. THESE SOIL IS CONSIDERED WELL-DRAINED IN WHICH SURFACE RUNOFF IS NEGLECTABLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THE SITE ALSO CONSISTS OF 4.1% OF WILLYCY FINE SANDY LOAM (71), WITH 1 TO 3% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON LOTS 2 AND 3 IS \$ 1,600.00 AND LOT 5 IS \$ 4,000.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR LOTS 2, 3, 4 AND 5 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 CASHIER'S CHECK OR PERSONAL CHECK REPRESENTING CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 8,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 1. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

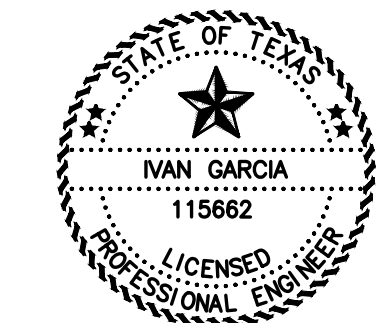
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER WILL INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE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

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$ 104,117.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$ 84,000.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR LOTS 2 AND 3 WILL BE \$ 1,600.00 AND LOT 5 WILL BE \$ 4,000.00. THE ESTIMATED COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$ 8,500.00 FOR THE LOTS OF THIS SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S. DATE



DRAINAGE REPORT

LAS GARDENIAS SUBDIVISION IS A PROPOSED 5 (8 RESIDENTIAL, 1 COMMERCIAL, AND 1 MULTI-FAMILY) SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAME BEING A 5.00 ACRE TRACT OF LAND, SAME BEING A PART OR PORTION OF LOT 1, BLOCK 93, MISSOURI TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOT 1 IS OCCUPIED BY A SINGLE-FAMILY HOME. LOTS 2 AND 3 WILL BE USED FOR SINGLE-FAMILY RESIDENTIAL HOME, LOT 4 WILL BE USED FOR COMMERCIAL PURPOSES AND LOT 5 WILL BE USED FOR MULTI-FAMILY APARTMENTS.

THE SUBDIVISION IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE. AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 0325 D MAP REVISED: JUNE 6, 2000, AND REVISION WITH LOMR MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 95.9% OF WILLYCY FINE SANDY LOAM (70), WITH 0 TO 1 % SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. 4.1% OF WILLYCY FINE SANDY LOAM (71) WITH 1 TO 3 % SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THESE SOILS IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL, AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTH EASTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROADSIDE DITCH ON THE SOUTH RIGHT-OF-WAY OF MILE 19 ROAD. TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN EASTERLY DIRECTION WHICH OUTFALLS DIRECTLY TO THE DA-1 DRAIN DITCH VIA AN EXISTING PIPELINE LOCATED APPROXIMATELY 1375 FEET EAST OF THIS SUBDIVISION, THEN CONVEYED TO THE NORTH MAIN DRAIN 1, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.36 CFS OF STORM RUNOFF FOR LOTS 1, 2 AND 3 (RESIDENTIAL) WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 4.59 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOTS 1, 2 AND 3 (RESIDENTIAL). THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 2.23 CFS OF STORM RUNOFF A 50-YR RAINFALL EVENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 0.94 CFS OF STORM RUNOFF FOR LOT 4 (COMMERCIAL). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 4.85 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOT 4 (COMMERCIAL). THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 3.91 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 3.21 CFS OF STORM RUNOFF FOR LOT 5 (MULTIFAMILY). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 17.97 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOT 5 (MULTIFAMILY). WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 14.76 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 1,716 CF OR 0.039 AC-FT. WILL NEED TO BE DETAINED FOR LOTS 1, 2 AND 3 (RESIDENTIAL) FOR A 50-YR RAINFALL EVENT. LOTS 1, 2 AND 3 WILL NEED TO OBTAIN AN AVERAGE OF 872 CF PER LOT. STORM WATER WILL BE DETAINED BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (MILE 19 ROAD) AND EAST RIGHT-OF-WAY OF VALVERDE ROAD AND INSTALLING AN 18" R.C.P. CULVERT ACROSS MILE 19 ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION, WHICH OUTFALLS VIA AN EXISTING PIPELINE LOCATED APPROXIMATELY 1375 FEET EAST OF THIS SUBDIVISION INTO AN EXISTING DA-1 DRAIN DITCH LOCATED ON THE NORTH SIDE OF MILE 19 ROAD, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 3,482 CF OR 0.086 AC-FT. WILL NEED TO BE DETAINED FOR LOT 4 (COMMERCIAL) FOR A 50-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED IN DESIGNATED DETENTION AREAS WITHIN THE PROPOSED LOT AND DISCHARGE TO THE IMPROVED (RE-GRADED AND EXCAVATED) ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (MILE 19 ROAD) AND EAST RIGHT-OF-WAY OF VALVERDE ROAD AND INSTALLING AN 18" R.C.P. CULVERT ACROSS MILE 19 ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION, WHICH OUTFALLS VIA AN EXISTING PIPELINE LOCATED APPROXIMATELY 1375 FEET EAST OF THIS SUBDIVISION INTO AN EXISTING DA-1 DRAIN DITCH LOCATED ON THE NORTH SIDE OF MILE 19 ROAD, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL AND FINAL OUTFALL TO THE LAGUNA MADRE. ENGINEERED SITE DRAINAGE DETENTION PLANS WILL BE REQUIRED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUEST. TABLES AND CALCULATIONS ARE ATTACHED.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 13,628 CF OR 0.313 AC-FT. WILL NEED TO BE DETAINED FOR LOT 5 (MULTIFAMILY) FOR A 50-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED IN DESIGNATED DETENTION AREAS WITHIN THE PROPOSED LOT AND DISCHARGE TO THE IMPROVED (RE-GRADED AND EXCAVATED) ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (MILE 19 ROAD) AND EAST RIGHT-OF-WAY OF VALVERDE ROAD AND INSTALLING AN 18" R.C.P. CULVERT ACROSS MILE 19 ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS IN AN EASTERLY DIRECTION, WHICH OUTFALLS VIA AN EXISTING PIPELINE LOCATED APPROXIMATELY 1375 FEET EAST OF THIS SUBDIVISION INTO AN EXISTING DA-1 DRAIN DITCH LOCATED ON THE NORTH SIDE OF MILE 19 ROAD, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL AND FINAL OUTFALL TO THE LAGUNA MADRE. ENGINEERED SITE DRAINAGE DETENTION PLANS WILL BE REQUIRED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUEST. TABLES AND CALCULATIONS ARE ATTACHED.

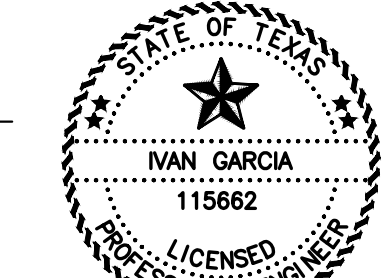
MARICELA GARZA RODRIGUEZ
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMSUARTH EXPIRES _____

IVAN GARCIA, P.E., R.P.L.S. DATE



REPORTE DE INGENIERIA DE LAS GARDENIAS SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION LAS GARDENIAS SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (N.A.W.S.C.), EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.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.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 6" PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VAL VERDE ROAD Y UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILLA 19 ROAD. EL SISTEMA REQUERIDO PARA LAS GARDENIAS SUBDIVISION CONSISTE EN UNA LINEA DE AGUA DE 3/4" DE DIAMETRO DOBLE LA CUAL SERA CONECTADA A LA LINEA DE 6" DE DIAMETRO PARA LOS LOTES 2, 3 Y 5, Y DOS LINEAS DE AGUA DE 1" DE DIAMETRO INDIVIDUALES LAS CUALES SERAN CONECTADAS A LA LINEA DE 6" DE DIAMETRO PARA LOS LOTES 4, 5. LOTE 1 CONSISTE EN UN SERVIDOR DE AGUA EXISTENTE DE 3/4" DE DIAMETRO LA CUAL ESTERA CONECTADA A LA LINEA DE 6" DE DIAMETRO DIAMETRO SERVIDOR A LA CASA EXISTENTE. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE LAS GARDENIAS SUBDIVISION SE ESTIMA DE \$ 4,115.19. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UN SERVIDOR DE AGUA (FIRE HYDRANT) A UN COSTO TOTAL DE \$ 600.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$ 84,000.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVIDOR DE AGUA DE 30 AÑOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA PARA LAS GARDENIAS SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA LOS LOTES. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE, EL LOTE 1 CONSISTE EN UNA FOSA SEPTICA EXISTENTE DE MODELO DOBLE DIAMETRO SERVIDOR A LA CASA EXISTENTE.

LOS LOTES EN LA SUBDIVISION MIDEN MINIMO MEDIO ACRE. DE ACUERDO CON EL INFORME DE LA ENCUUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A., SERVIDOR DE CONSERVACION DE SUELOS, EL SITIO CONSTA DE 95.9% DE MEZCLA DE WILLYCY CIENY Y MARGA (70), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRIENTA SUPERFICIAL ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA-ALTA Y LA CAPACIDAD DE AGUA ES ALTA. EL SITIO TAMBIEN CONSTA DE 4.1% DE MEZCLA DE WILLYCY CIENY Y MARGA (71), CON 1 A 3% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRIENTA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA-ALTA Y LA CAPACIDAD DE AGUA ES ALTA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES 2 Y 3 ES DE \$ 1,600.00 DOLARES, Y LOTE 5 DE \$ 4,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICA EN EL PROCESO DE LA APROBACION FINAL AL SOMETER ESTE PLAT PARA APROBACION FINAL. EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$ 8,500.00, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOTE 1. EL DUEÑO INCLUIRA EL SOTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).
CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

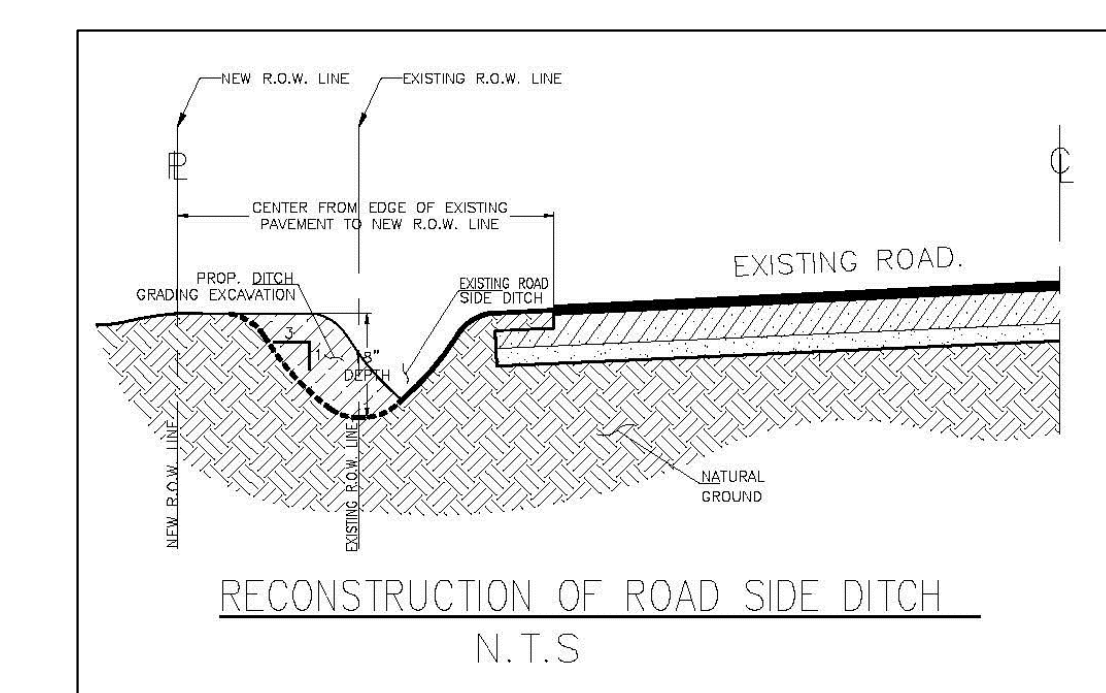
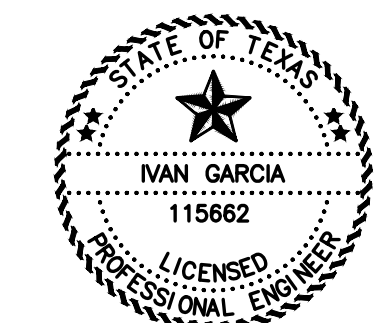
AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$ 104,117.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$ 84,000.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVIDOR DE AGUA DE 30 AÑOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES 2 Y 3 ES DE \$ 1,600.00 DOLARES, Y LOTE 5 DE \$ 4,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$ 84,000.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVIDOR DE AGUA DE 30 AÑOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

EL SISTEMA DE FOSAS SEPTICAS SE ESTIMA DE UN COSTO DE \$ 8,500.00 PARA LOS LOTES DE ESTA SUBDIVISION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE



DRAINAGE VOLUME LEGEND FOR SUBDIVISION

TOTAL VOLUME REQUIRED = 18,834 CF FOR SUBDIVISION
VOLUME PROVIDED IN ROADSIDE DITCH = 10.5 FT X 935 FT = 9,817.5 CF (52% OF REQUIRED) FOR SUBDIVISION

UTILITY & DRAINAGE LAYOUT
LAS GARDENIAS SUBDIVISION
HIDALGO COUNTY, TEXAS

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE, EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF A LAS GARDENIAS SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (NETS AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S REDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; DELTA LAKE IRRIGATION DISTRICT, H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION. MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

SHEET 3: TYPICAL DETAILS.

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: EDWIN PEÑA
SCALE: 1"=50'
DATE: JUNE 23, 2020
PROJECT: SUB 18 020
REVISIONS:
PAGE NO: 2-OF-3

