



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-25-2020

PROPOSED BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 PRECINCT No. 1.

ENGINEER: JCS ENGINEERING & SURVEYING DEVELOPER: ROBERT CLOSNER JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 22  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF MILE 12 ½ NORTH ROAD APPROXIMATELY 1,032 FEET WEST OF F.M. 491.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-31-2017 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 MILE 12 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-24-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-15-2017 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: SANTA RITA STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 8-18-2020: 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.

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit: Amount: \$33,000.00 For: OSSF'S**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 22, 2017

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

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STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, ROBERT CLOSER, VICE-PRESIDENT OF BASELINE PROPERTIES, LLC, OWNERS OF THE 15.52 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE 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 STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

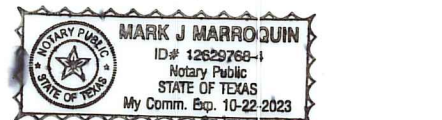
BY: Robert Closer VICE-PRESIDENT  
BASELINE PROPERTIES, LLC  
PO BOX 170  
MERCEDES, TEXAS 78570  
DATE: 5/5/20

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBERT CLOSER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5TH DAY OF May, 2020

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



MERCEDES PLANNING AND ZONING COMMISSION

THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MERCEDES, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

SECRETARY: Robert Closer CHAIRMAN: Robert Closer

CITY OF MERCEDES

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

MAYOR, CITY OF MERCEDES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE 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 SESIN, P.E., C.E.M., GENERAL MANAGER

CERTIFICATION OF PLAT APPROVAL  
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS THE 13th DAY OF May, 2020

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#9.
- 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURE USE.
- 3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- 4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

COUNTY CLERK'S RECORDING CERTIFICATE

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

KNOWN 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, A 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, THE EASEMENT 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 HEREBY 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 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE 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 IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

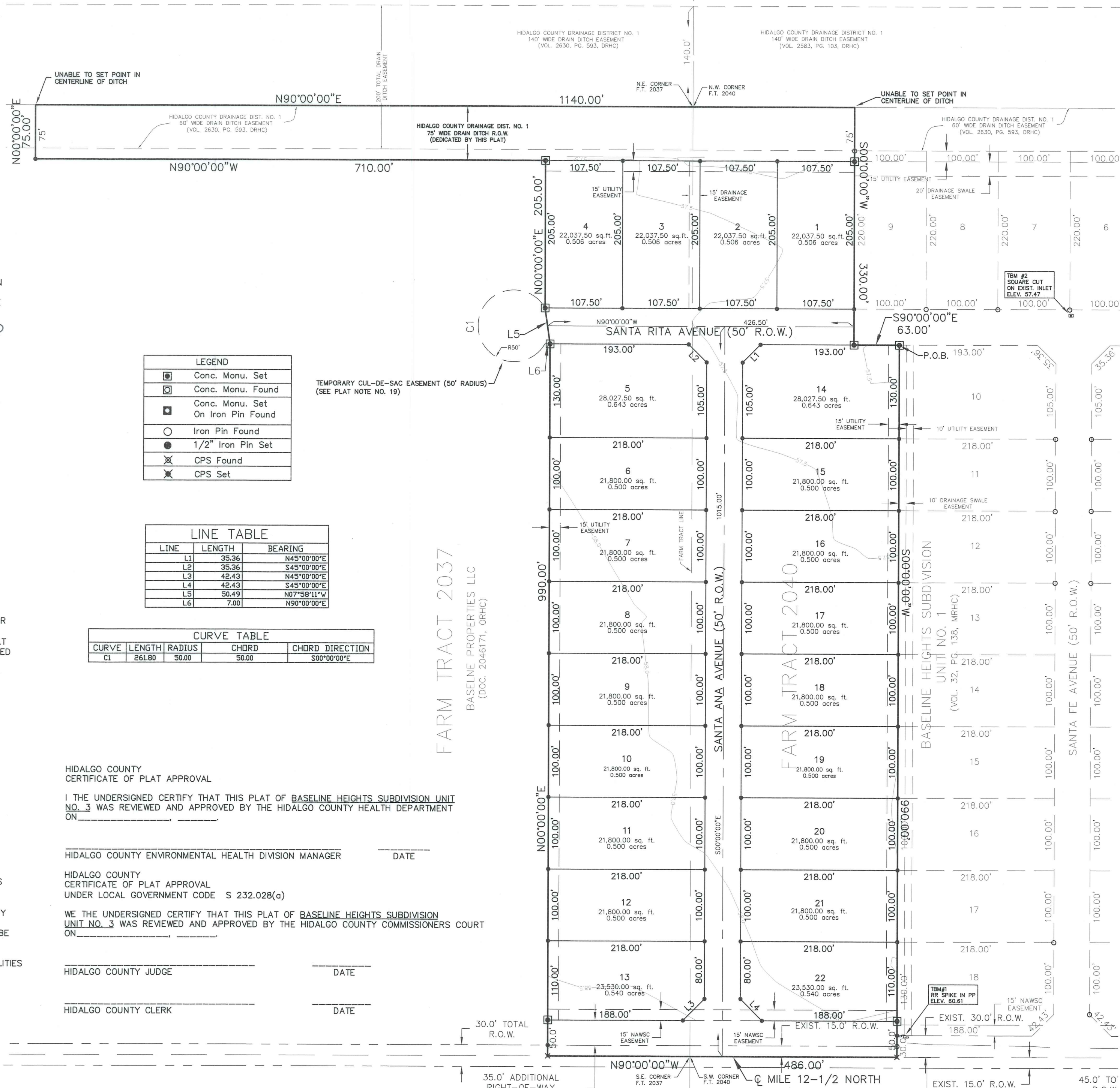
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 48 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF OF SAID GRANTEE EXECUTED THIS INSTRUMENT THIS 5th DAY OF May, 2020

ROBERT CLOSER, VICE-PRESIDENT  
BASELINE PROPERTIES, LLC

FARM TRACT 2038

FARM TRACT 2039



FARM TRACT 2036

FARM TRACT 2041

MANUEL ORTEGA  
(VOL. 3016, PG. 979, DRHC)

WEST 10 ACRES  
FARM TRACT 2041  
MANUEL ORTEGA, JR  
(DOC. 809367, DRHC)

EAST 30 ACRES  
FARM TRACT 2041  
LYDIA RODRIGUEZ  
(VOL. 1596, PG. 622, DRHC)

RIGHT OF WAY EASEMENT

ENGINEER'S CERTIFICATE:

I, ROBERT L. CLOSER, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

Robert L. Closer, Jr.  
ROBERT L. CLOSER, JR., P.E.  
REG. NO. 96579  
DATE SIGNED: 5/5/20

SURVEYOR'S CERTIFICATE:

I, ROBERT L. CLOSER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

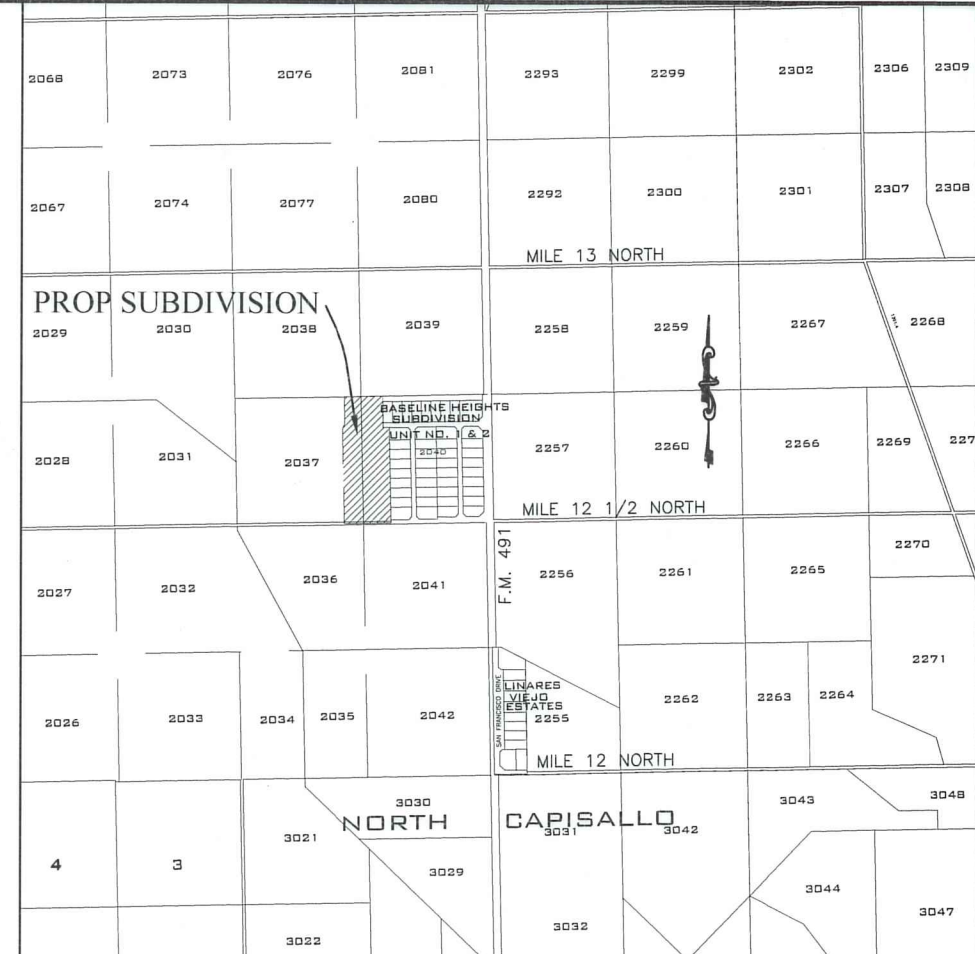
Robert L. Closer, Jr.  
ROBERT L. CLOSER, JR., R.P.L.S.  
REG. NO. 5983  
DATE OF SURVEY: 5/5/20

PRINCIPAL CONTACTS:

OWNER: BASELINE PROPERTIES, LLC  
ATTN: ROBERT CLOSER, PO BOX 170, MERCEDES, TX 78570  
ENGINEER: ROBERT CLOSER, JR., PO BOX 170, MERCEDES, TX 78570  
SURVEYOR: ROBERT CLOSER, JR., PO BOX 170, MERCEDES, TX 78570  
PHONE: (956) 565-2688  
FAX: (956) 565-0347

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334-0450-C EFFECTIVE DATE: MAY 30, 2002 (L0MR)  
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).
- 2. SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET  
SIDE: 6.00 FEET  
CORNER: 10.00 FEET  
FRONT GARAGE/CAR PORT: 18.00 FEET  
SIDE ABUTTING R.O.W. MILE 12 1/2 NORTH OR EASEMENT WHICHEVER IS GREATER: 20.00 FEET
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 12 AND LOTS 14 THROUGH 21.
- 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET, 24" ABOVE NATURAL GROUND, OR ELEVATION 60.00 (SEE BENCHMARK NOTE 5), WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
T.B.M. NO. 1 - R.R. SPIKE IN POWERPOLE LOCATED AT S.E. CORNER OF SUBDIVISION, ELEV. 60.61.  
T.B.M. NO. 2 - SQUARE-CUT IN EXIST. INLET LOCATED AT NORTH INTERSECTION OF SANTA FE AVE. AND SANTA RITA AVE., ELEV. 57.47  
BENCHMARK REFERENCE: TxDOT BM 491-26 (NO. 5 IRON ROD W/ALUMINUM DISC SET IN CONCRETE) LOCATED ALONG EAST SIDE OF F.M. 491 APPROXIMATELY 700 L.F. NORTH OF MILE 12-1/2 NORTH ROAD, ELEV. 56.5 (DATUM: N.A.V.D. 88).
- 6. BASIS OF BEARING: NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 7. 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 28,316.00 CUBIC-FEET (658 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)
- 8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND LOCAL GOVERNMENT 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT OF SOILS AND ALSO BEEN 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.
- 9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 10. ROBERT CLOSER, VICE-PRESIDENT, BASELINE PROPERTIES, LLC, THE OWNERS & SUBDIVIDERS OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, 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.
- 11. 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 12. 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.
- 13. 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.
- 14. DURING BUILDING PERMIT PROCESS SIDEWALKS WILL BE PROVIDED ALONG SOUTHERN SIDE OF LOT 13 AND LOT 22.
- 15. A MINIMUM 6' HIGH FENCE WILL BE INSTALLED DURING CONSTRUCTION OF SUBDIVISION ALONG THE NORTH LINE OF LOTS 1 - 4 IN ORDER TO PROVIDE A BUFFER ALONG DRAINAGE DITCH.
- 16. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.14.
- 17. LOTS 13 AND 22 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 12-1/2 NORTH ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE ABOVE-MENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- 18. 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.
- 19. TEMPORARY CUL-DE-SAC EASEMENT WILL BE ABANDONED WHEN SUBSEQUENT PHASES ARE DEVELOPED AND STREET IS EXTENDED.



LOCATION MAP  
SCALE 1"=200'

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

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY ALONG THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD APPROXIMATELY 1032 FEET WEST OF F.M. 491. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF MERCEDES (POP. 16,798). BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 LIES WITHIN THE CITY'S 5-MILE ETJ UNDER LOCAL GOVERNMENT CODE §212.001.

METES AND BOUNDS

BEING 15.52 ACRES, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.27 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF LOT 10, BASELINE HEIGHTS SUBDIVISION UNIT NO. 1, AS PER THE MAP RECORDED IN VOLUME 32, PAGE 138, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT.

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND PARALLEL TO THE WEST LINE OF SAID FARM TRACT 2040, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 940.00 FEET A SET CONCRETE MONUMENT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, A TOTAL DISTANCE OF 990.00 FEET TO A SET COTTON PICKER SPINDLE IN THE CENTERLINE OF MILE 12 1/2 NORTH ROAD AND IN THE SOUTH LINE OF SAID FARM TRACT 2040, FOR THE SOUTHWEST CORNER OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, ALONG THE CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD AND THE SOUTH LINE OF SAID FARM TRACT 2040, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 288.00 FEET THE SOUTHWEST CORNER OF SAID FARM TRACT 2040 AND SOUTHEAST CORNER OF SAID FARM TRACT 2037, A TOTAL DISTANCE OF 486.00 FEET TO A SET COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, LEAVING THE CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD, LEAVING THE SOUTH LINE OF SAID FARM TRACT 2037 AND PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 990.00 FEET TO A SET CONCRETE MONUMENT, FOR A CORNER OF THIS TRACT.

THENCE, NORTH 07 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.49 FEET TO A SET CONCRETE MONUMENT, FOR A CORNER OF THIS TRACT.

THENCE, PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A SET CONCRETE MONUMENT ON THE SOUTH LINE OF A DRAIN DITCH RIGHT-OF-WAY DEDICATED BY THIS PLAT, FOR AN INSIDE CORNER OF THIS TRACT.

THENCE, PARALLEL WITH THE NORTH LINE OF SAID FARM TRACT 2037 AND ALONG THE SOUTH LINE OF SAID DRAIN DITCH RIGHT-OF-WAY DEDICATED BY THIS PLAT, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 710.00 FEET TO A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS", FOR AN OUTSIDE CORNER OF THIS TRACT.

THENCE, PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 15.00 FEET A POINT ON THE SOUTH LINE OF A 60.0' WIDE DRAIN DITCH EASEMENT, A TOTAL DISTANCE OF 75.00 FEET TO A POINT IN THE NORTH LINE OF SAID FARM TRACT 2037, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, ALONG THE NORTH LINE OF SAID FARM TRACT 2037, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 915.00 FEET THE NORTHEAST CORNER OF SAID FARM TRACT 2037 AND NORTHWEST CORNER OF SAID FARM TRACT 2040, A TOTAL DISTANCE OF 1140.00 FEET TO A POINT, FOR THE NORTHWEST CORNER OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND THE NORTHEAST CORNER OF THIS TRACT.

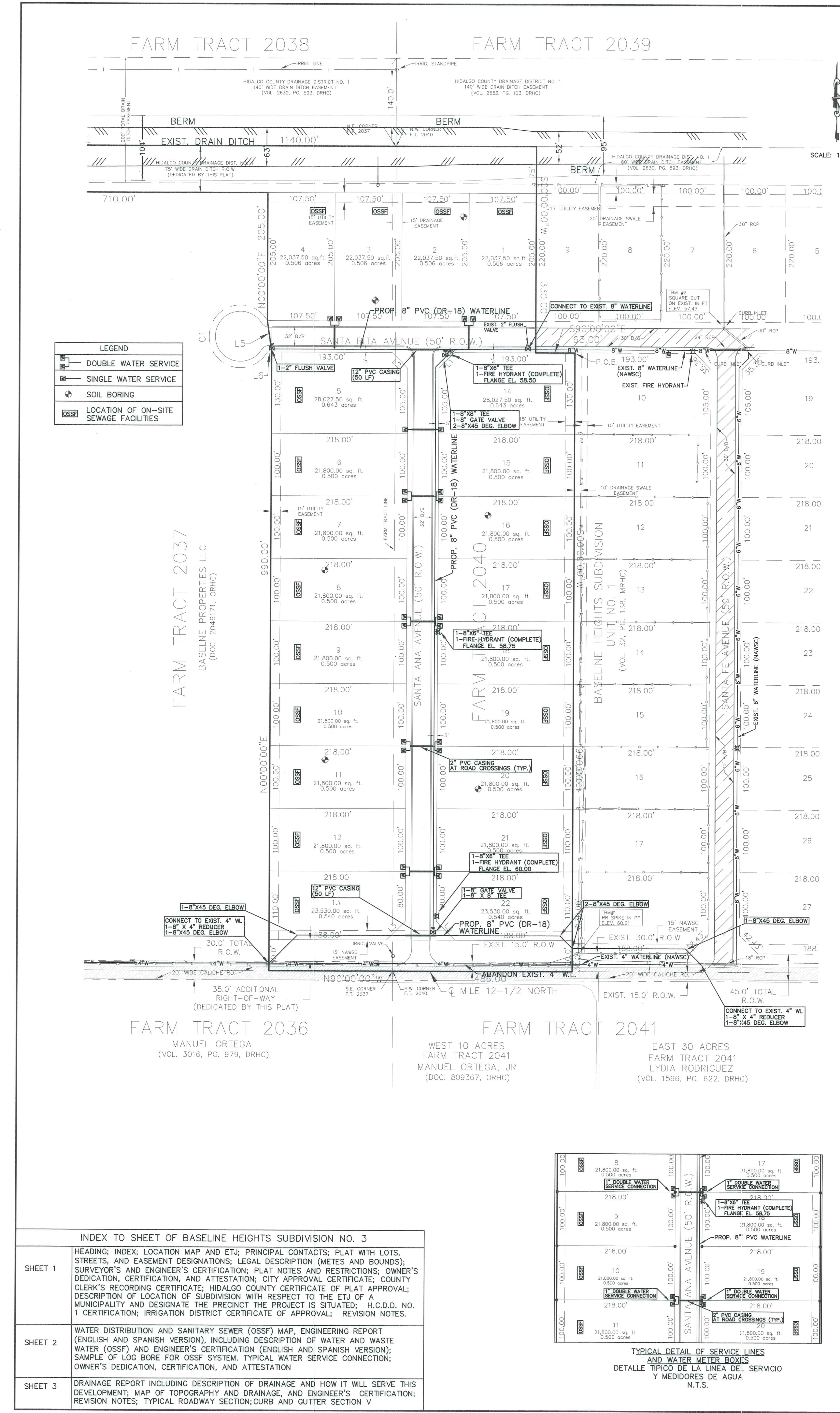
THENCE, LEAVING THE NORTH LINE OF SAID FARM TRACT 2040, ALONG THE WEST BOUNDARY OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1, AND PARALLEL WITH THE WEST LINE OF SAID FARM TRACT 2040, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 60.00 FEET A FOUND 1/2" IRON ROD ON THE SOUTH LINE OF SAID 60.0' WIDE DRAIN DITCH EASEMENT, A TOTAL DISTANCE OF 330.00 FEET TO A SET CONCRETE MONUMENT, FOR AN INSIDE CORNER OF THIS TRACT.

THENCE, PARALLEL WITH THE NORTH LINE OF SAID FARM TRACT 2040, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.52 ACRES, MORE OR LESS, OF LAND BY THIS METES AND BOUNDS.

# BASELINE HEIGHTS SUBDIVISION UNIT NO. 3

BEING A 15.52 ACRE TRACT, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.27 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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TEXAS ENGINEERING FIRM REGISTRATION NO. 19-9911  
TSPS FIRM REGISTRATION NO. 10084200



FINAL ENGINEERING REPORT FOR BASELINE HEIGHTS SUBDIVISION UNIT NO. 3  
 BY: ROBERT L. CLOSNER, JR., P.E.

WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATA:

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAS ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 8" WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF SANTA RITA AVE. WHICH TERMINATES AT A 2" FLUSH VALVE. A PROPOSED 8" WATERLINE WILL BE EXTENDED ALONG THE SOUTH RIGHT-OF-WAY OF THE EXTENSION OF SANTA RITA AVE. FROM THIS 8" WATERLINE, A PROPOSED 8" WATERLINE WILL RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF PROPOSED SANTA ANA AVE TO MILE 12-1/2 NORTH ROAD. THE PROPOSED 8" WATERLINE WILL THEN RUN EAST ALONG THE NORTH RIGHT-OF-WAY OF MILE 12-1/2 NORTH ROAD AND CONNECT TO AN EXISTING 4" NAWSC WATERLINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MILE 12-1/2 NORTH ROAD. WATER DISTRIBUTION FOR BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WILL CONSIST OF TWO (2) 3/4" DIAMETER SINGLE SERVICES GOING INTO A METER BOX AND TEN (10) 1" DIAMETER DOUBLE SERVICE LINES SPLITTING INTO 3/4" DIAMETER SERVICES GOING INTO THE METER BOXES. THREE (3) FIRE HYDRANTS WILL BE INSTALLED AS SHOWN ON THE LAYOUT. THE SUBDIVIDER HAS PAID A TOTAL OF \$59,610.00 FOR CONSTRUCTION OF THE AFORESAID WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$17,550.00 OR \$797.73 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATA:

SEWAGE FROM BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 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. A SITE EVALUATOR 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 REPLACEMENT DRAINFIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY INDICATED THE MAJORITY OF THE SITE CONSISTS OF RAYMONDVILLE CLAY LOAM. THE REMAINDER OF THE SITE CONSISTS OF HIDALGO SANDY CLAY LOAM AND WILCAY FINE SANDY LOAM. SIX (6) SOIL BORINGS WERE PERFORMED ON THE SITE BY A SITE EVALUATOR, AS SHOWN ON THE MAP. THE SOIL IS SILTY AND CLAY LOAM CLASS III EXTENDING UP TO 36" BELOW THE BOTTOM OF ALL 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTIES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$33,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE OF THE LOT.

AT ANY TIME AFTER THE LOT 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 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.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 - THE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$77,160.00 WHICH EQUALS TO \$3,507.27 PER LOT.

SEWAGE FACILITIES - EACH SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$33,000.00 FOR THE ENTIRE SUBDIVISION.

*Robert L. Closner, Jr.*  
 ROBERT L. CLOSNER, JR.  
 LICENSED PROFESSIONAL ENGINEER NO. 96579

5/5/20  
 DATE



REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LOS ALAZANES  
 BY: ROBERT L. CLOSNER, JR., P.E.

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

LA SUBDIVISION BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUENO DE LA SUBDIVISION NAWSC HA FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO CORRIENDO POR EL LADO SUR DEL DERECHO DE VIA DE SANTA RITA AVENUE. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 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 CUAL SIGUE HACIA EL OESTE POR EL LADO SUR DE LA CALLE SANTA RITA AVENUE. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO CONTINUA CORRIENDO AL SUR POR EL LADO ESTE DE LA CALLE SANTA ANA AVENUE HASTA EL DERECHO DE VIA DE MILE 12-1/2 NORTH. LA LINEA DE 8 PULGADAS SIGUE POR LADO NORTE DE DERECHO DE VIA DE MILE 12-1/2 NORTH Y CONECTA CON UN CONDUCTO DE AGUA EXISTENTE DE 4 PULGADAS. DEL CONDUCTO DE AGUA SE PRODUCEN DOS (2) CONDUCTO INDIVIDUAL DE AGUA DE 3/4 DE PULGADA Y DIEZ (10) DOBLE CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO QUE SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO. TAMBIEN SE HA INSTALADO TRES (3) HIRANTES. YA SE HAN INSTALADOS LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, LOS CONDUCTOS DE 3/4 DE PULGADA DE DIAMETRO, LOS MEDIDORES MECANICAS DE AGUA, Y LOS TRES (3) HIRANTES A UN COSTO TOTAL DE \$59,610.00. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA NAWSC \$17,550.00 O \$797.73 POR LOTE, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA NAWSC LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUENO DE LA SUBDIVISION EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO

DRENAJE PARA LA SUBDIVISION BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 SERA TRATADO POR REDES DE DRENAJE INDIVIDUALES (OSSF) CONSISTIENDO DE UNA FOSA SEPTICA DE UN DISEÑO ESTANDAR, Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL SITO EVALUADOR HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION 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) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON SEIS (6) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION. EL TERRENO ES UNIFORME Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUENO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERAS ADECUADOS CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CAJEROS REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$33,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADOS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:

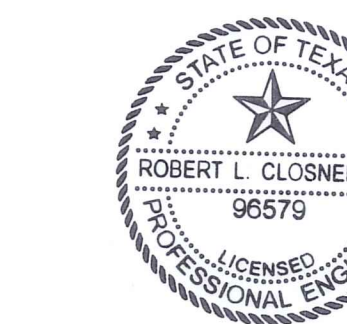
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS ADOPTADOS EN LA SECCION 16.343, CODIGO DEL AGUA.

PROVISION DE AGUA: EL SISTEMA DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$77,160.00 O \$3,507.27 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICAS PARA LA SUBDIVISION COSTARA \$1,500.00 POR LOTE PARA UN TOTAL DE \$33,000.00.

*Robert L. Closner, Jr.*  
 ROBERT L. CLOSNER, JR., P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 96579

5/5/20  
 DATE



SUBDIVIDER CERTIFICATION:

1. - 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:

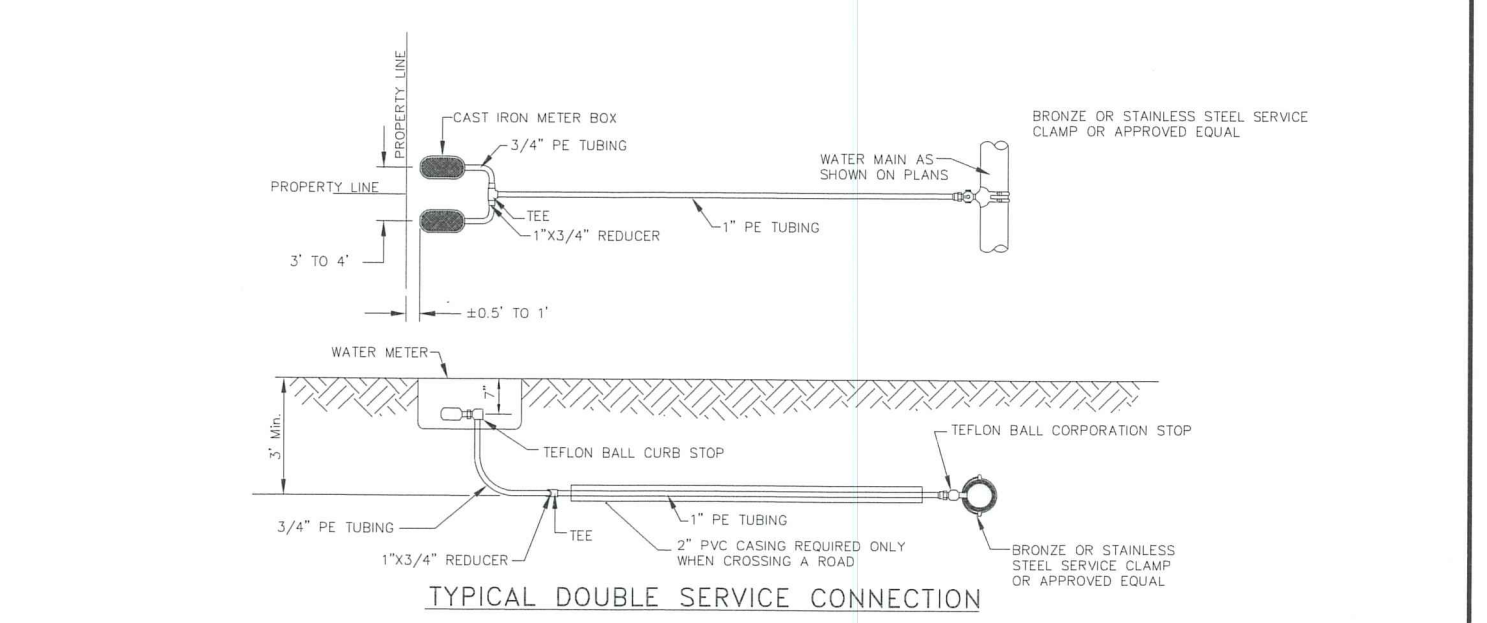
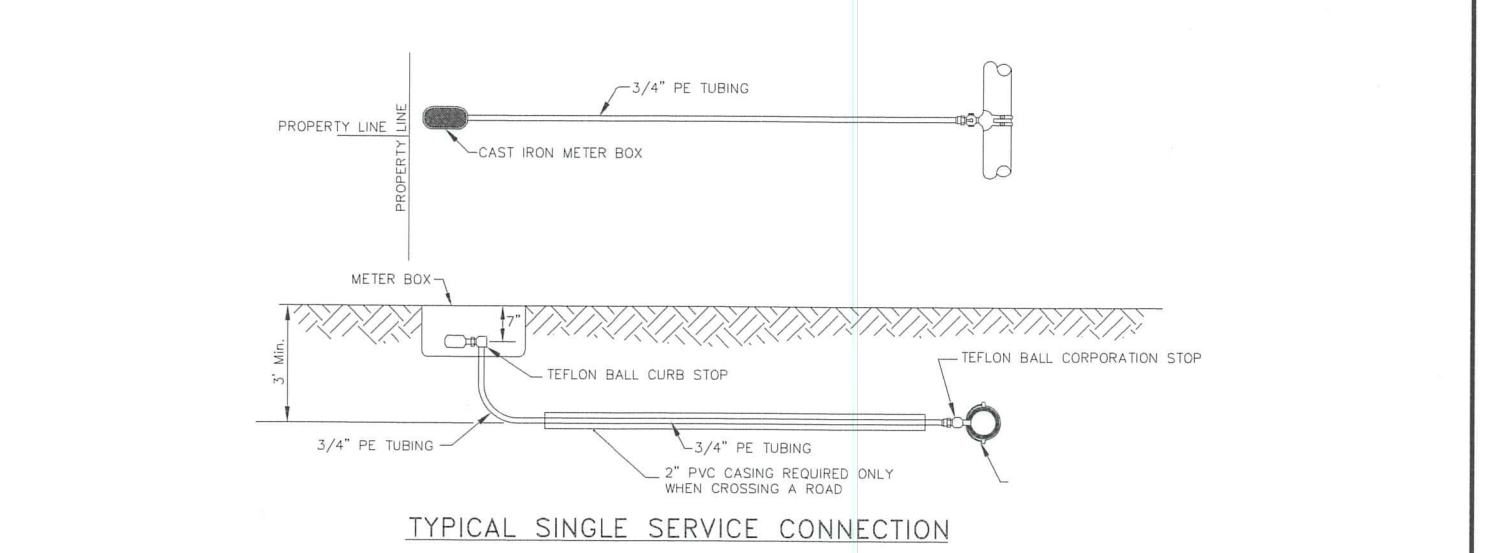
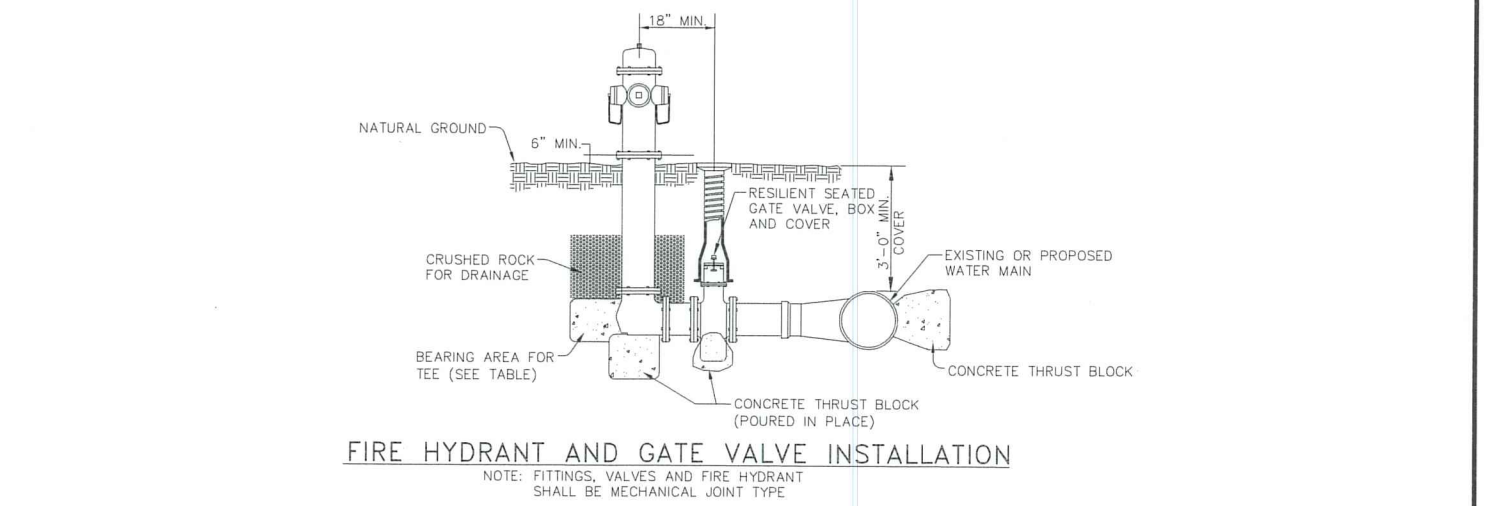
1. WE, BASELINE PROPERTIES, LLC, SUBDIVIDERS OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

*Robert Closner*  
 ROBERT CLOSNER  
 OWNER

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT CLOSNER KNOWN TO ME BY THE PERSON WHOSE NAME IS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMSTUART EXPIRES \_\_\_\_\_

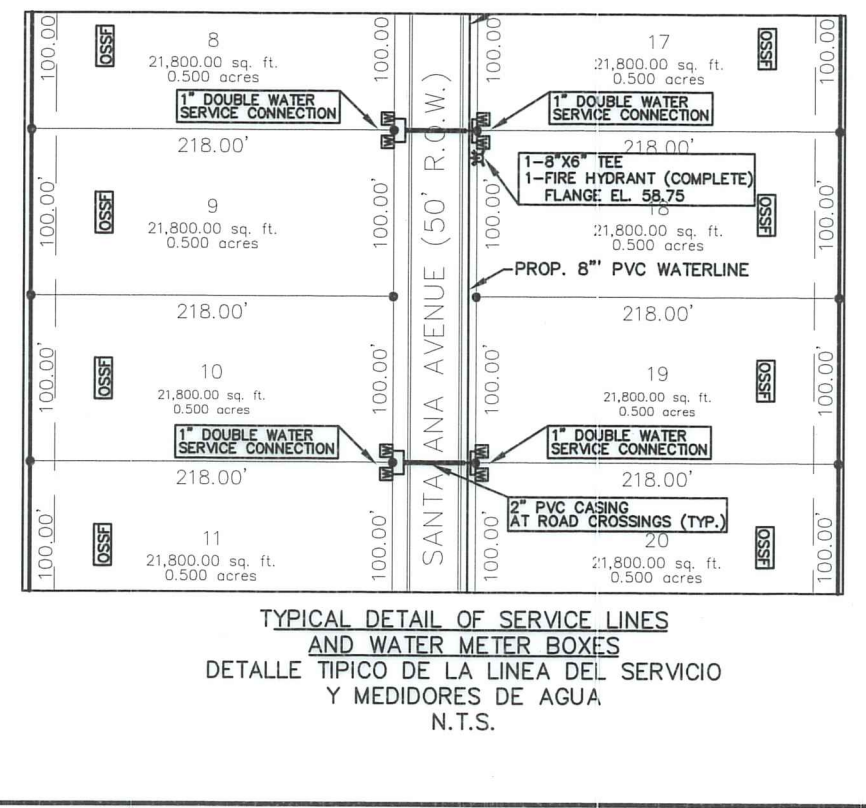


# BASELINE HEIGHTS SUBDIVISION UNIT NO. 3

BEING A 15.52 ACRE TRACT, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.27 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

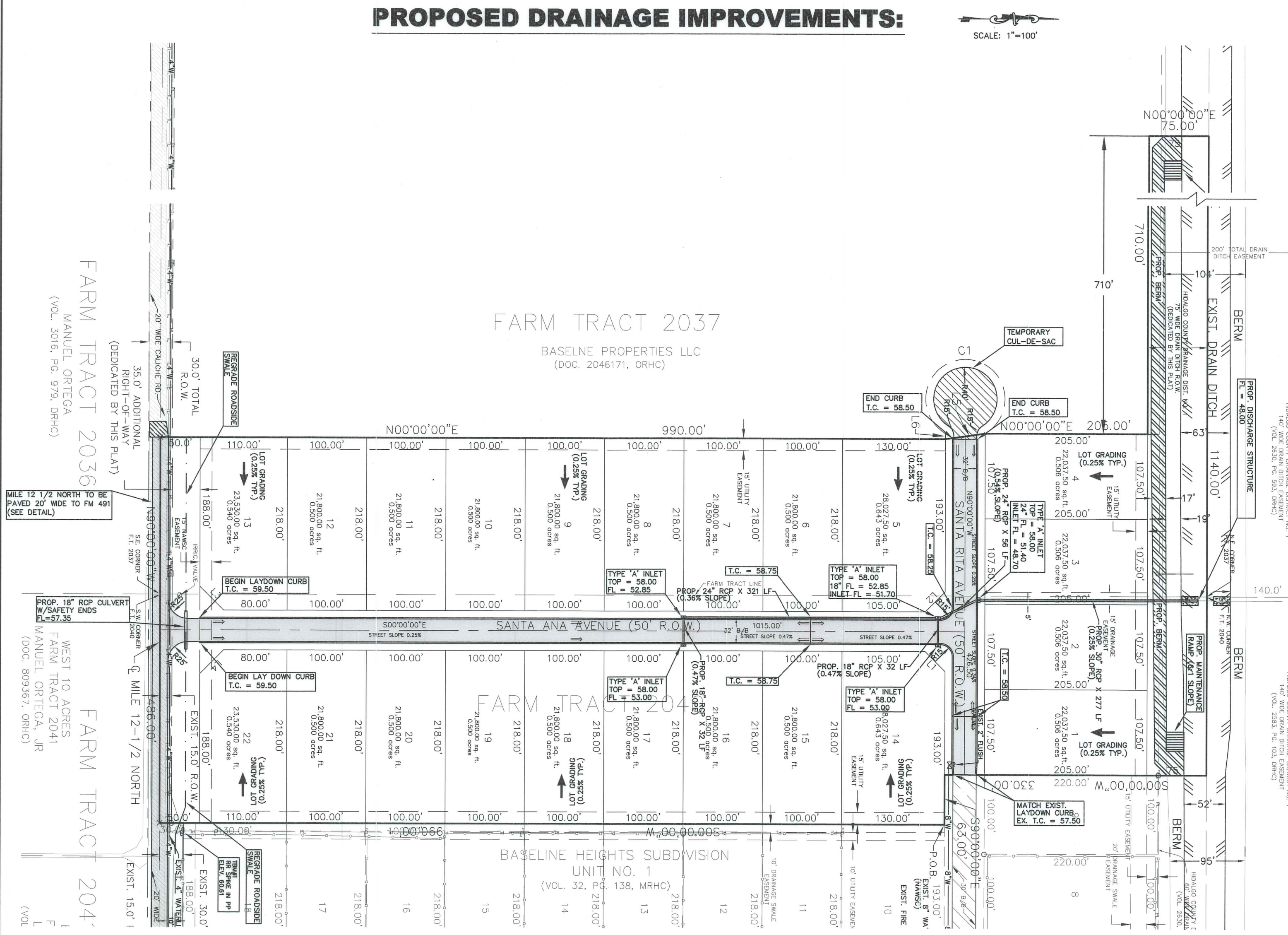
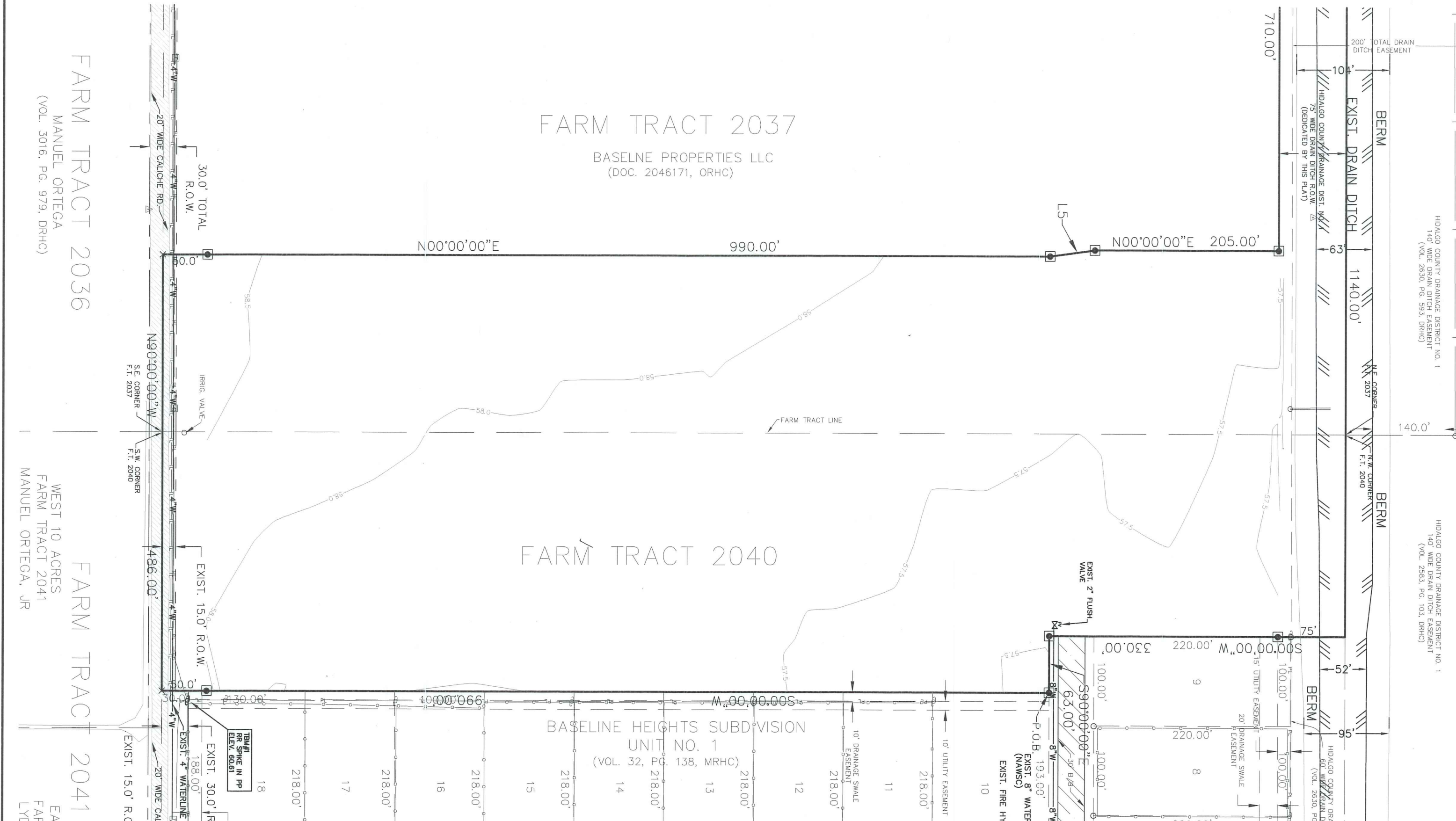
**JCS ENGINEERING AND SURVEYING**  
 PO BOX 170 MERCEDES, TX. 78570 PHONE (956) 565-2688 FAX (956) 565-0347  
 TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911 TBPUS FIRM REGISTRATION NO. 100842000  
 SHEET 2 OF 3

INDEX TO SHEET OF BASELINE HEIGHTS SUBDIVISION NO. 3	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETC; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY 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; H.C.D.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION V



**MAP OF TOPOGRAPHY AND DRAINAGE:**

THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.  
1 FT. INTERVAL CONTOURS



**DRAINAGE REPORT:**  
JANUARY 07, 2017  
DRAINAGE REPORT BY: ROBERT L. CLOSNER, JR.  
BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 HIDALGO COUNTY, TEXAS

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 IS A TWENTY-TWO (22) LOT, 15.52 ACRE GROSS SUBDIVISION BEING 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.27 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ALONG THE NORTH SIDE OF MILE 12-1/2 NORTH ROAD APPROXIMATELY 1032 FEET WEST OF F.M. 491, AND IS WITHIN THE 5-MILE E.T.J. OF THE CITY OF MERCEDES.

THE PROPOSED SUBDIVISION LIES WITHIN FLOOD ZONE "X" (SHADED), AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITHIN AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS FLOODED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO COMMUNITY PANEL NUMBER 480334-0450-C, EFFECTIVE DATE: MAY 30, 2002 (LDMR). THE EXISTING LAND USE IS AGRICULTURE. THE EXISTING DRAINAGE COEFFICIENT FOR THE PROPOSED SUBDIVISION HAS BEEN ESTIMATED TO BE C = 0.30 FROM THE RUNOFF COEFFICIENT TABLE FOR URBAN WATERSHEDS FOUND ON PAGE 5-33 OF THE TxDOT HYDRAULIC DESIGN MANUAL.

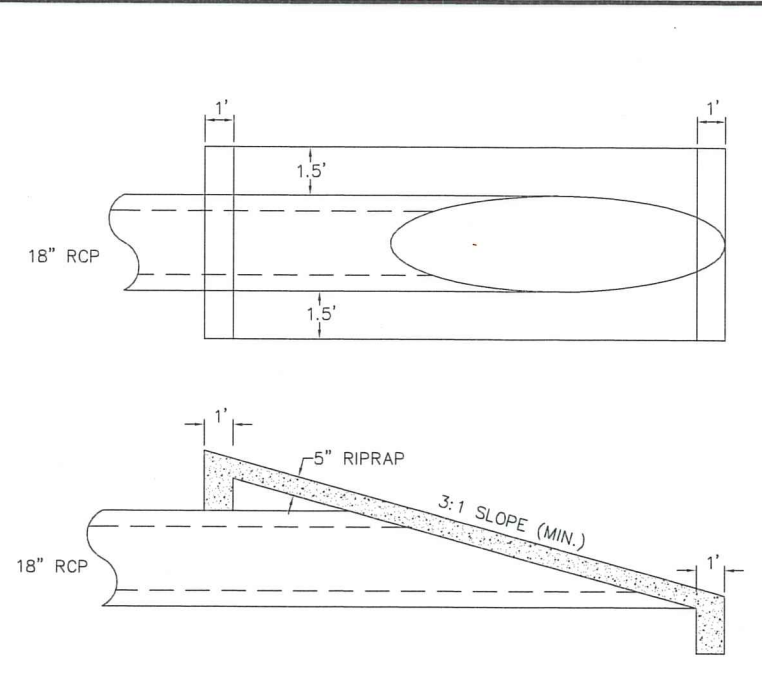
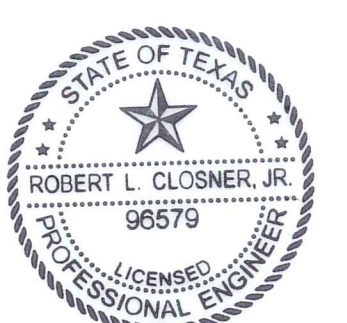
THIS PROPERTY IS CURRENTLY OPEN LAND. ACCORDING TO THE HIDALGO COUNTY WEB SOIL SURVEY, THE MAJORITY OF THE SITE CONSISTS OF RAYMONDVILLE CLAY LOAM. THE REMAINING PORTIONS OF THE SITE CONSIST OF HIDALGO SANDY CLAY LOAM AND WILLACY FINE SANDY LOAM.

THE PROPOSED USE IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE FUTURE IMPROVED COEFFICIENT HAS BEEN DETERMINED TO BE C=0.40, AS PER THE AFOREMENTIONED TxDOT TABLE. THE DRAINAGE FOR THIS DEVELOPMENT WILL CONSIST OF DRAINING INTO A PROPOSED UNDERGROUND STORM SEWER SYSTEM LOCATED ALONG SANTA ANA AVENUE, WHICH OUTFALLS INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH LOCATED ALONG THE NORTH BOUNDARY OF THE SUBDIVISION.

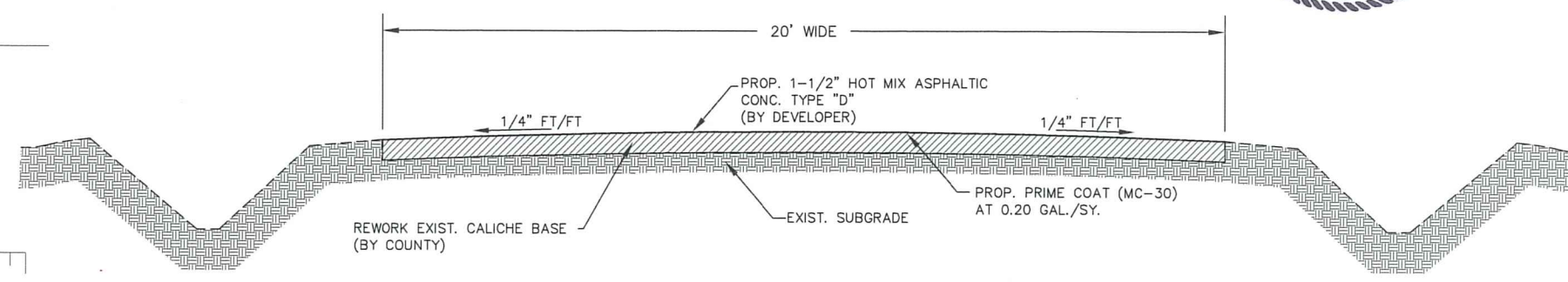
DRAINAGE CALCULATIONS FOR A 10-YEAR FREQUENCY STORM UTILIZING THE RATIONAL METHOD COMPUTATIONAL PROCEDURE REVEALS AN EXISTING RUNOFF OF 9.15 CFS. THE DEVELOPED RUNOFF IS CALCULATED TO BE APPROXIMATELY 20.28 CFS FOR AN INCREASE IN RUNOFF OF 11.13 CFS. THE DEVELOPMENT DRAINAGE STATEMENT SHALL BE SUBMITTED TO H.C.D.D. NO. 1 FOR REVIEW AND APPROVAL PRIOR TO FINAL APPROVAL FROM HIDALGO COUNTY PLANNING DEPARTMENT. IN ADDITION, IN ACCORDANCE WITH THE H.C.D.D. NO. 1 DRAINAGE POLICY, THE PROPOSED SUBDIVISION WILL REQUIRE ON-SITE DETENTION OF 0.65 ACRE-FT (26,314 CUBIC FEET) OR 0.029 ACRE-FT PER LOT. THE EXISTING H.C.D.D. NO. 1 DRAINAGE DITCH RUNNING ALONG THE NORTH BOUNDARY OF THE PROPERTY WILL BE WIDENED TO PROVIDE IN-LINE DETENTION FOR THE INCREASE IN RUNOFF GENERATED BY THIS DEVELOPMENT.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X" (SHADED), AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITHIN AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 480334 0450-C, EFFECTIVE DATE: MAY 30, 2002 (LDMR), BASED ON GRAPHICAL REPRESENTATION ON DATE SIGNED.

ROBERT L. CLOSNER, JR.  
LICENSED PROFESSIONAL ENGINEER NO. 96579  
DATE: 5/15/20

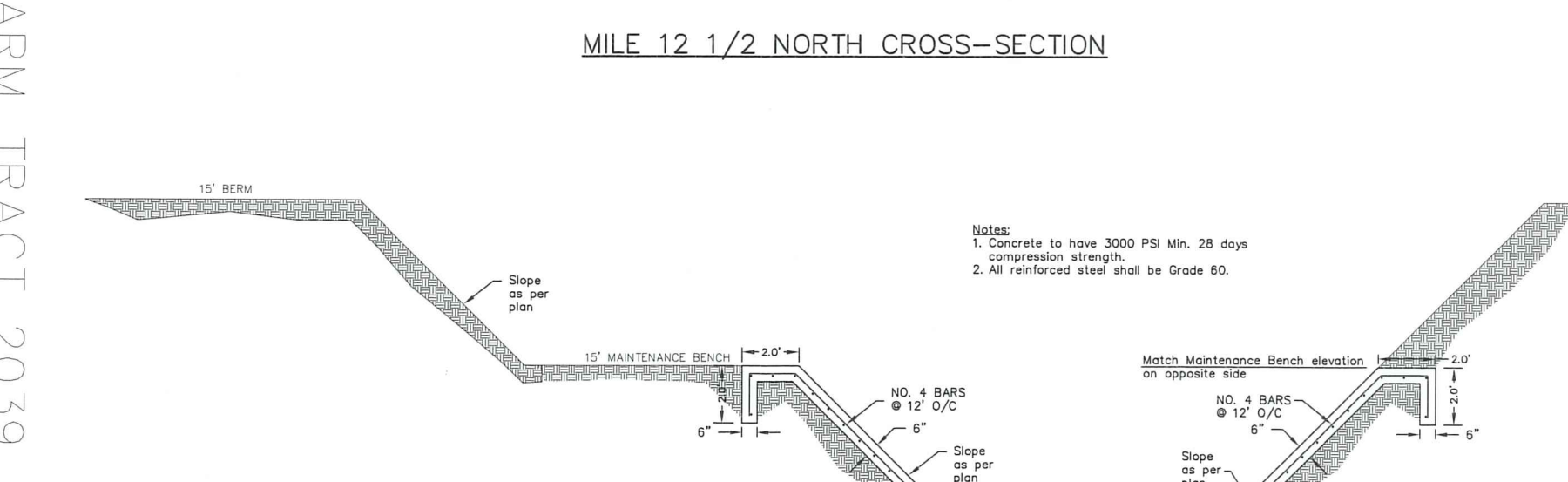


CONCRETE SAFETY END TREATMENT

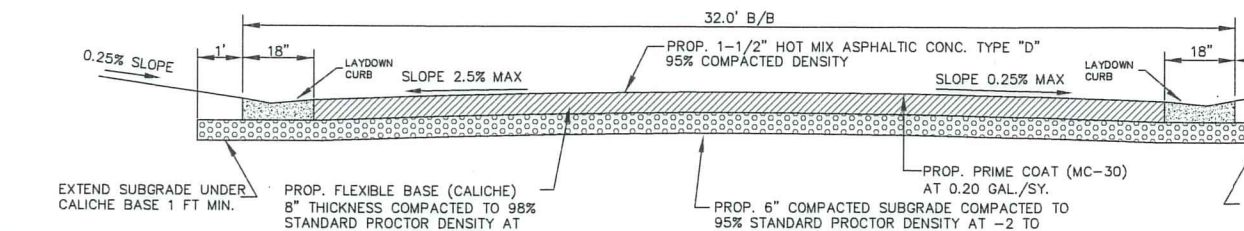


1. ALL HONEYCOMBING SHALL BE GROUDED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY SHALL BE REPAIRED IMMEDIATELY. CURBS AND GUTTERS SHALL BE REPAIRED IMMEDIATELY.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI)
5. REINFORCING STEEL AS SHOWN
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN EXPANSION JOINTS

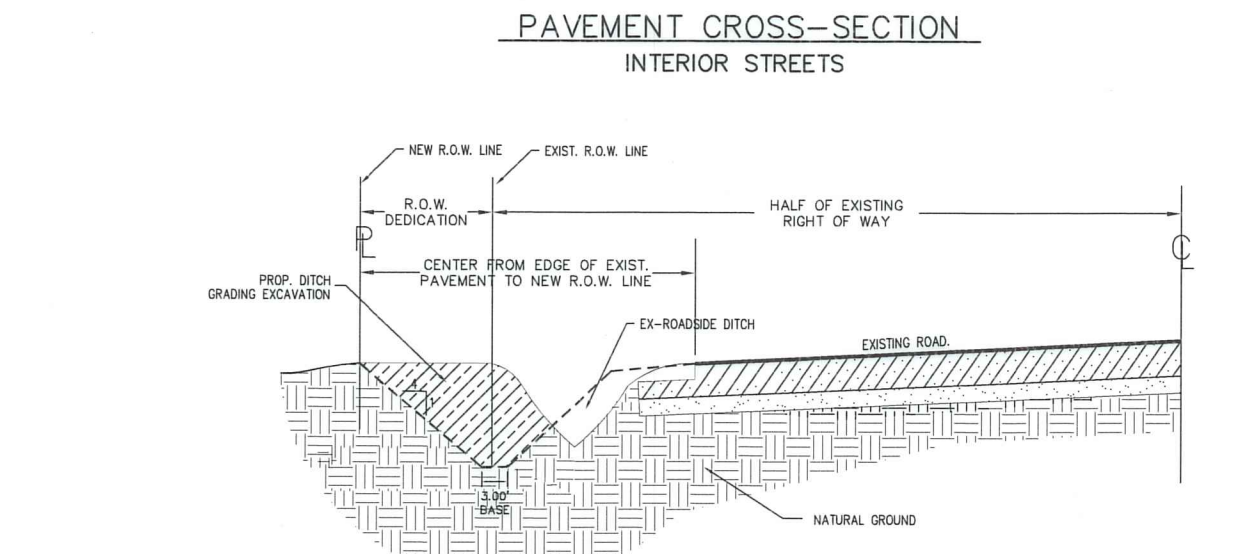
LAYDOWN CURB DETAIL



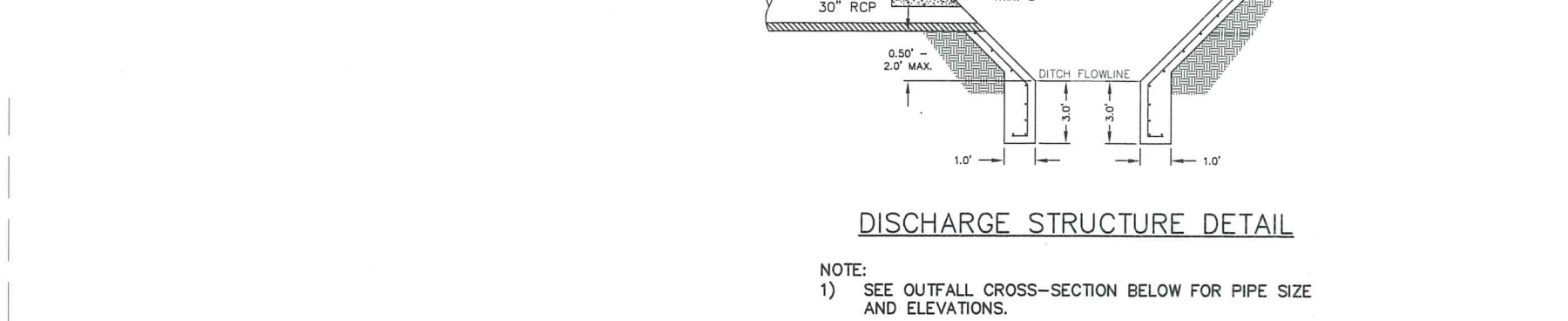
MILE 12 1/2 NORTH CROSS-SECTION



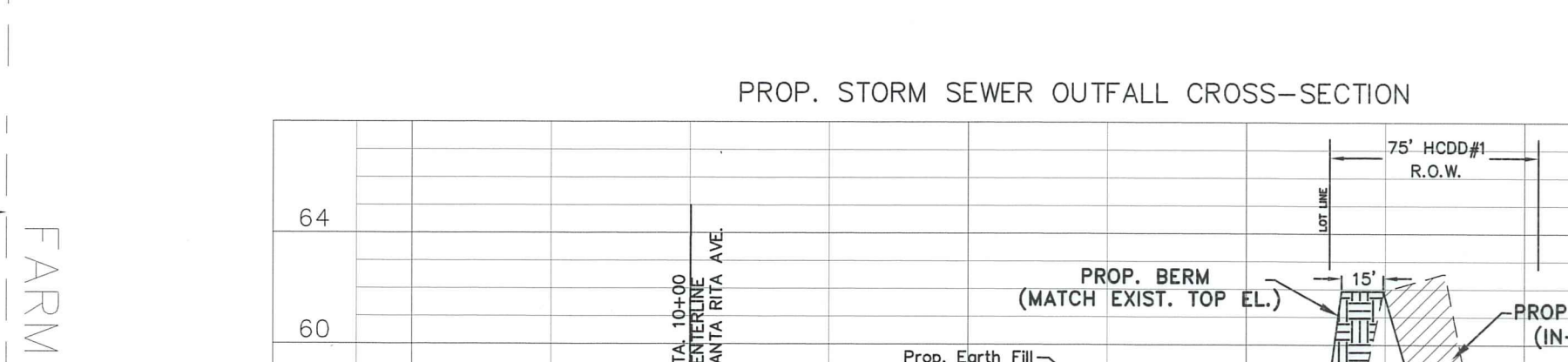
PAVEMENT CROSS-SECTION



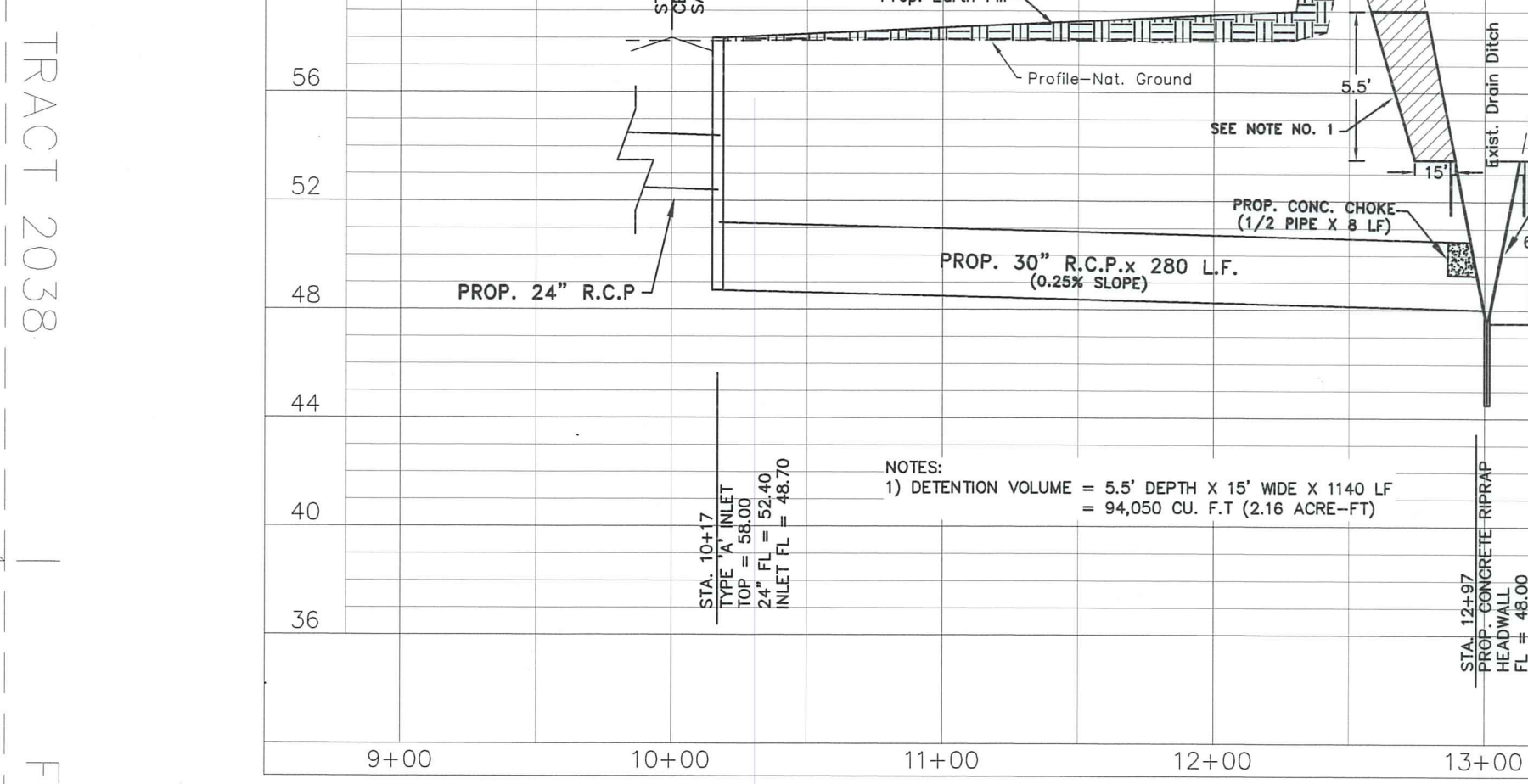
INTERIOR STREETS



DISCHARGE STRUCTURE DETAIL

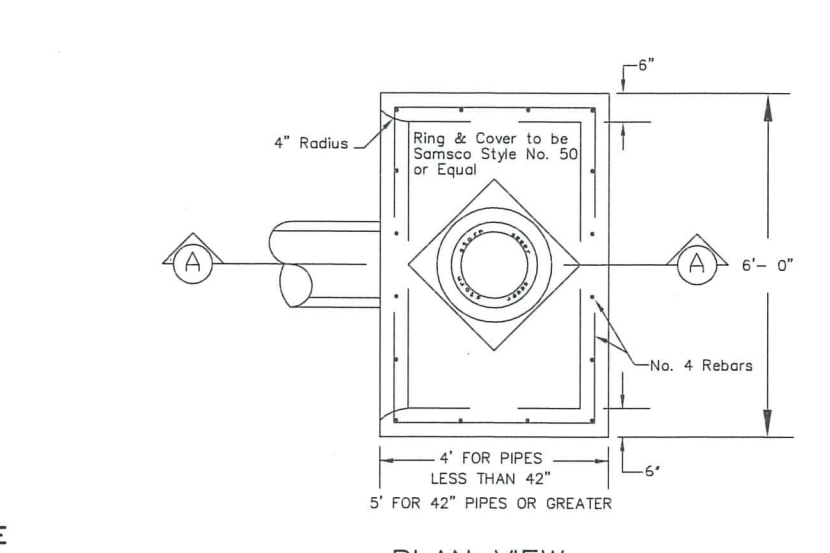


PROP. STORM SEWER OUTFALL CROSS-SECTION

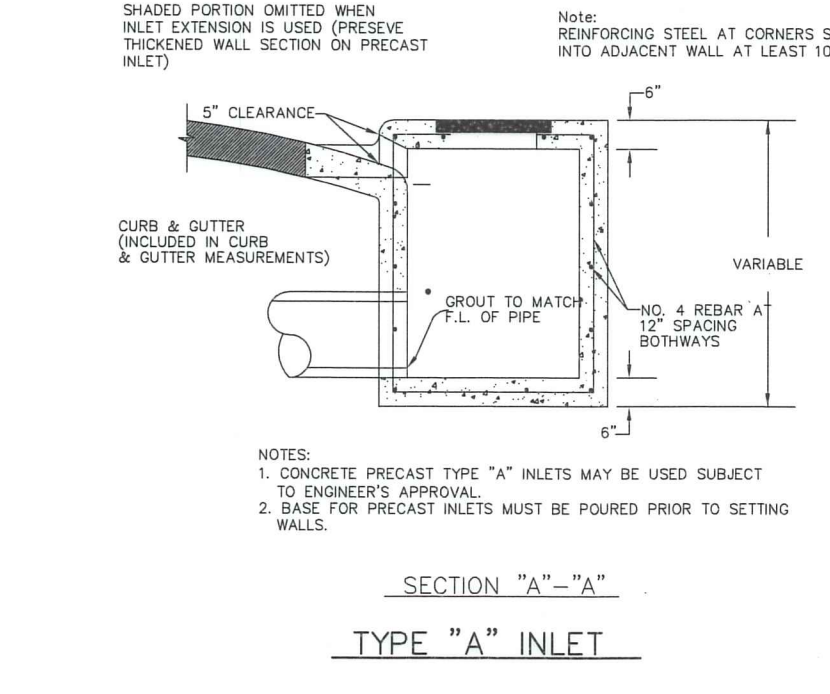


PROFILE SCALE

ROADSIDE DITCH GRADING FOR MILE 12 1/2 NORTH X-SECTION



PLAN VIEW



SECTION "A-A" TYPE "A" INLET

CONSTRUCTION COST ESTIMATE:	
WATER	\$ 59,610.00
OSSF	\$ 33,000.00
PAVING	\$119,960.00
DRAINAGE	\$ 28,950.00
<b>TOTAL</b>	<b>\$239,520.00</b>

INDEX TO SHEET OF BASELINE HEIGHTS SUBDIVISION NO. 3	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY 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; H.C.D.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSE SYSTEM, TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION V

**BASELINE HEIGHTS SUBDIVISION UNIT NO. 3**

BEING A 15.52 ACRE TRACT, CONSISTING OF 7.27 ACRES OUT OF FARM TRACT 2040 AND 7.45 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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