



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: 8-25-2020

PROPOSED NM SUBDIVISION, PRECINCT No. 4.

ENGINEER: AEC ENGINEERING, LLC. DEVELOPER: NOE MARTINEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF 3RD STREET APPROXIMATELY 660 FEET NORTH OF DAVIS ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-17-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOT AND SURFACE RUNOFF WILL DRAIN ONTO 3RD STREET ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO 3RD STREET.

H.C.R.O.W. FINAL APPROVAL DATE: 1-30-2019 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-18-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF HAS BEEN ESCROWED

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: 3RD STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 2-01-2019 : 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.

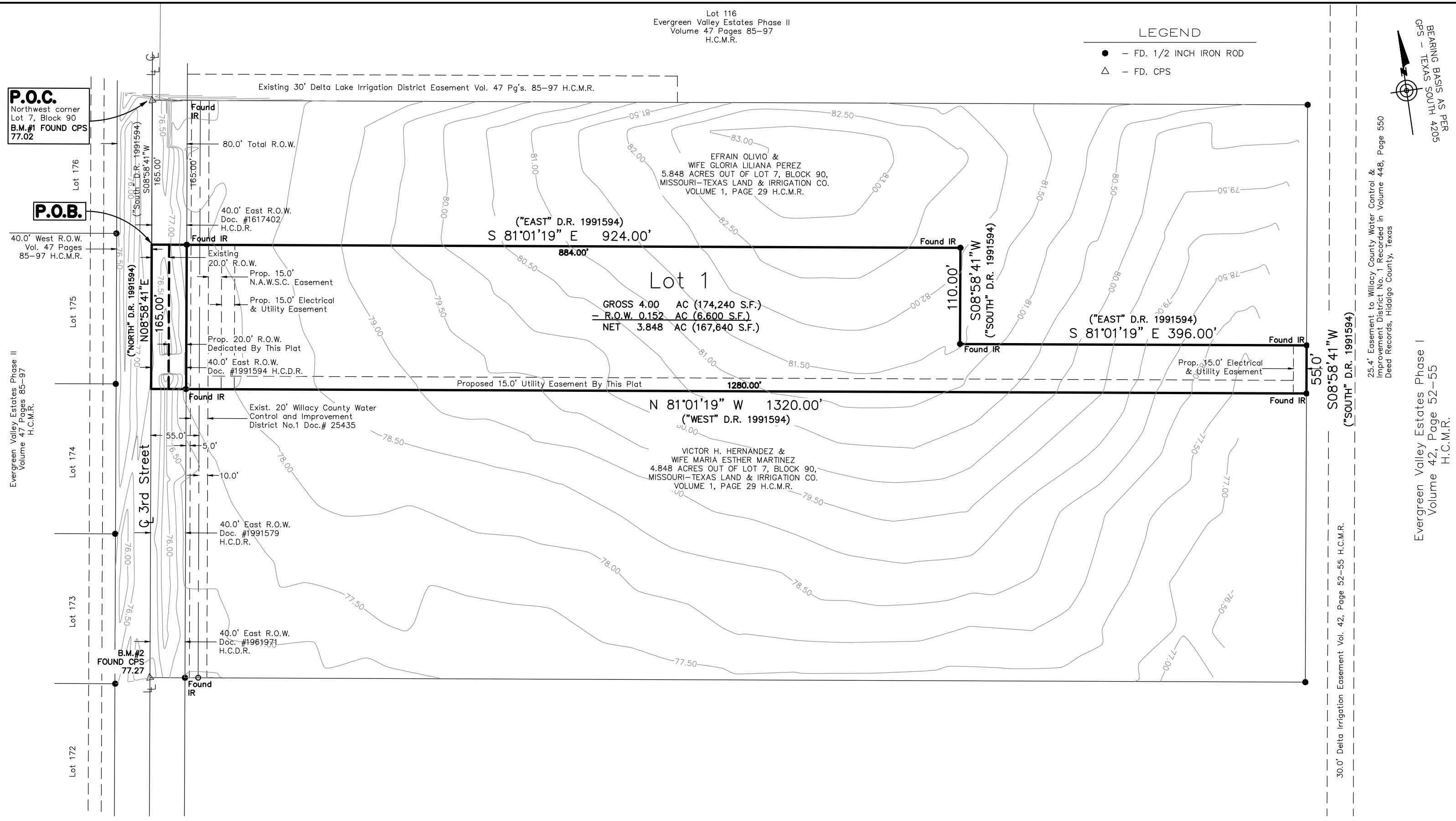
REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 1,500.00 For: (1) OSSF

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.



METES AND BOUNDS DESCRIPTION

A 4.00 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 90, LAS MESTENAS RANCH MISSOURI-TEXAS LAND AND IRRIGATION CO., HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 7, BLOCK 90 FOR THE NORTHWEST CORNER, THENCE, S 08° 58' 41" W ("SOUTH" D.R. 1991594) WITHIN THE CENTER LINE OF URESTI ROAD A DISTANCE OF 165.00 FEET FOR THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, S 81° 01' 19" E ("EAST" D.R. 1991594), AT 40.00 FEET PASS A 1/2" ROD FOUND AT THE APPARENT EAST RIGHT-OF-WAY LINE OF URESTI ROAD, AT 924.00 FEET IN ALL TO A 1/2" ROD FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE, S 08° 58' 41" W ("SOUTH" D.R. 1991594), A DISTANCE OF 110.00 FEET TO A 1/2" ROD FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE, S 81° 01' 19" E ("EAST" D.R. 1991594), A DISTANCE OF 396.00 FEET TO A 1/2" ROD FOUND FOR THIS TRACT OF LAND;

THENCE, S 08° 58' 41" W ("SOUTH" D.R. 1991594), A DISTANCE OF 55.00 FEET TO A 1/2" ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, N 81° 01' 19" W ("WEST" D.R. 1991594), AT 1280.00 FEET PASS A 1/2" ROD SET AT THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID URESTI ROAD, AT 1320.00 FEET IN ALL TO THE WEST LINE OF LOT 7, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, N 08° 58' 41" E ("NORTH" D.R. 1991594), WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 165.00 FEET BACK TO THE POINT OF BEGINNING, AND CONTAINING 4.00 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, NOE MARTINEZ & NARCEDALIA MARTINEZ, AS OWNER (S) OF LOT 1, THE 4.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NM 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 232.022 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; AND
- (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.

BY: NOE MARTINEZ & NARCEDALIA MARTINEZ DATE _____
ADDRESS: 1590 E. DAVIS ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOE MARTINEZ & NARCEDALIA MARTINEZ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND 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 OF 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, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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 GRANTOR 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 GRANTOR 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 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 20 ____

SUBDIVIDER OF LOT 1 _____

PRINCIPAL CONTACTS

OWNER :	NOE MARTINEZ & NARCEDALIA MARTINEZ
ENGINEER :	CARLOS GARZA
SURVEYOR :	JOSE MARIO GONZALEZ

ADDRESS

1590 E. DAVIS ROAD EDINBURG, TEXAS 78542
P.O. BOX 480 EDINBURG, TX 78540
8207 MATEO ESCOBAR MONTE ALTO, TX 78538

PHONE FAX

956 432 4143	N/A
956 380 6558	956 380 6110
956 380 5154	956 380 5156

- 1. FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND RIGHT-OF-WAYS ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D DATED JUNE 6, 2000 WITH A LOMAR DATED, MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY AND THE LOCAL FLOOD PLAIN 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).
- 2. SETBACKS:** FRONT: 40.00 FEET
REAR: 15.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** 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
- 4. MINIMUM FINISHES FLOOR NOTE:** MINIMUM FINISH 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE 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. (SEE SHEET No.3 FOR F.F. ELEVATION REQUIREMENT FOR ALL LOTS IN FLOOD ZONE)
- 5. BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1--ELEV. 77.02 N.G.V.D. 88 DESCRIPTIONS: FOUND CPS LOCATED TOWARD THE NORTHWEST CORNER OF THIS SUBDIVISION FOR THE ORIGINAL NORTHWEST CORNER OF LOT 7, BLOCK 90 MISSOURI-TEXAS LAND & IRRIGATION CO. SUBDIVISION VOL. 1, PAGE 29 H.C.M.R.
-->B.M. NO. 2--ELEV. 77.27 N.G.V.D. 88 DESCRIPTIONS: FOUND CPS LOCATED TOWARD THE SOUTHWEST CORNER OF THIS SUBDIVISION ALONG THE ORIGINAL WEST LINE OF LOT 7, BLOCK 90 MISSOURI-TEXAS LAND & IRRIGATION CO. SUBDIVISION VOL. 1, PAGE 29 H.C.M.R.
- 6. AS PER ATTACHED ENGINEERED CALCULATIONS,** THIS DEVELOPMENT SHALL DETAIN 3,590-FT3 (0.08 AC. FT.) CUMULATIVE FOR THE 4.00 ACRES; THIS SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS, BASED ON A 10-YEAR STORM EVENT WITH A RELEASE RATE OF 2.71 FT3/SECOND (CFS).
- 7. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL SURVEYOR

JOSE MARIO GONZALEZ, RPLS - RIO DELTA SURVEYING
8207 MATEO ESCOBAR
MONTE ALTO, TEXAS 78538
TEL: 956-380-5154 FAX: 956-380-5156
NO. 5571 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

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

LICENSED PROFESSIONAL ENGINEER

CARLOS GARZA, PE - AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558
FAX: 956-380-6110
NO. 92602 STATE OF TEXAS



THIS PLAT, NM SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY 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 ABRIDGED 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 WILL BE INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT 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 OUTLET MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER.

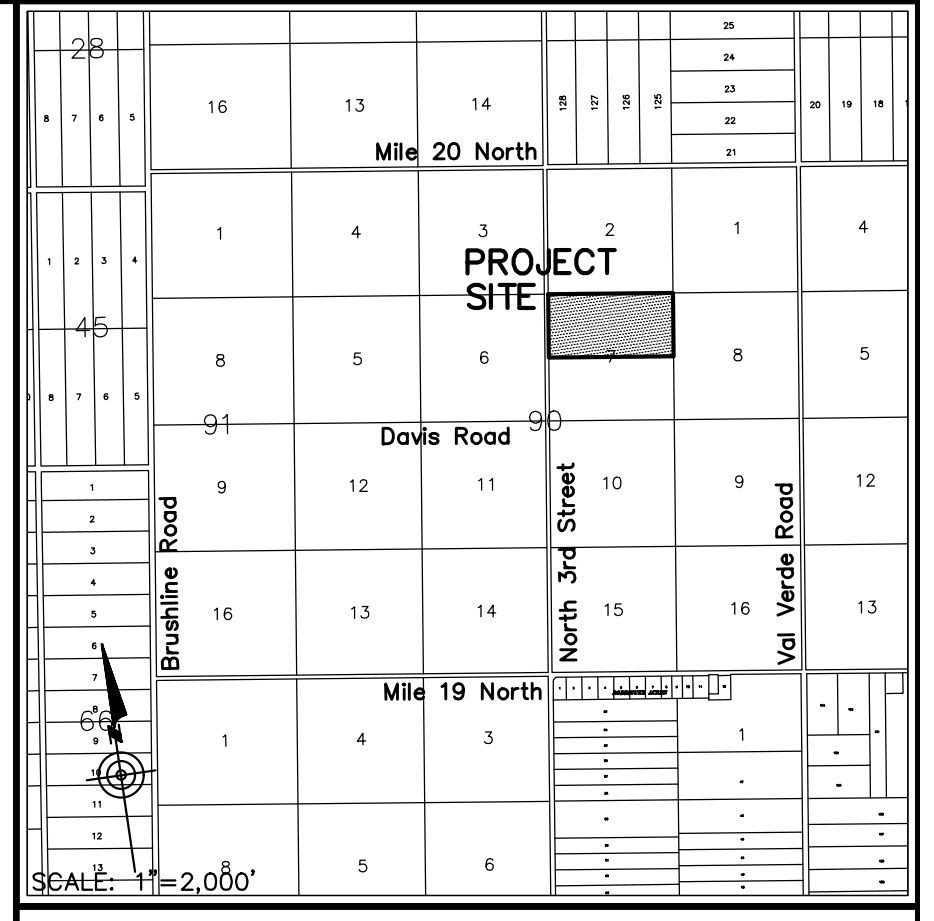
(ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY OF HIDALGO COUNTY WITHIN ON YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.)

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

APPROVED BY: PRESIDENT: CHUCK McDONALD

ATTEST BY: SECRETARY: MATTHEW KLOSTERMANN

- 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 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.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
8. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
9. THERE ARE NO WATER WALLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. NOE MARTINEZ & NARCEDALIA MARTINEZ, THE OWNERS & SUBDIVIDERS OF NM SUBDIVISION, RETAIN AN EASEMENT UPON THE 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. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY 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.



LOCATION MAP

PREPARED BY: **AEC ENGINEERING, L.L.C.**
Agricultural * Environmental * Civil
P.O. Box 480 Office:(956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

DATE PREPARED : April 12, 2018
DATE SURVEYED : March 27, 2010

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

NM SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 ON THE NORTH SIDE OF HIDALGO COUNTY APPROXIMATELY 660 LF NORTH OF THE INTERSECTION OF DAVIS ROAD AND 3RD STREET. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). NM SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IS WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §212.001.

PLAT SHEET 1 OF 3

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 TEX. WATER CODE 49.211(a). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M. DATE _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS

COURT ON _____ . 20 ____

HIDALGO COUNTY JUDGE DATE _____

HIDALGO COUNTY CLERK DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ . 20 ____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ . 20 ____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE _____

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

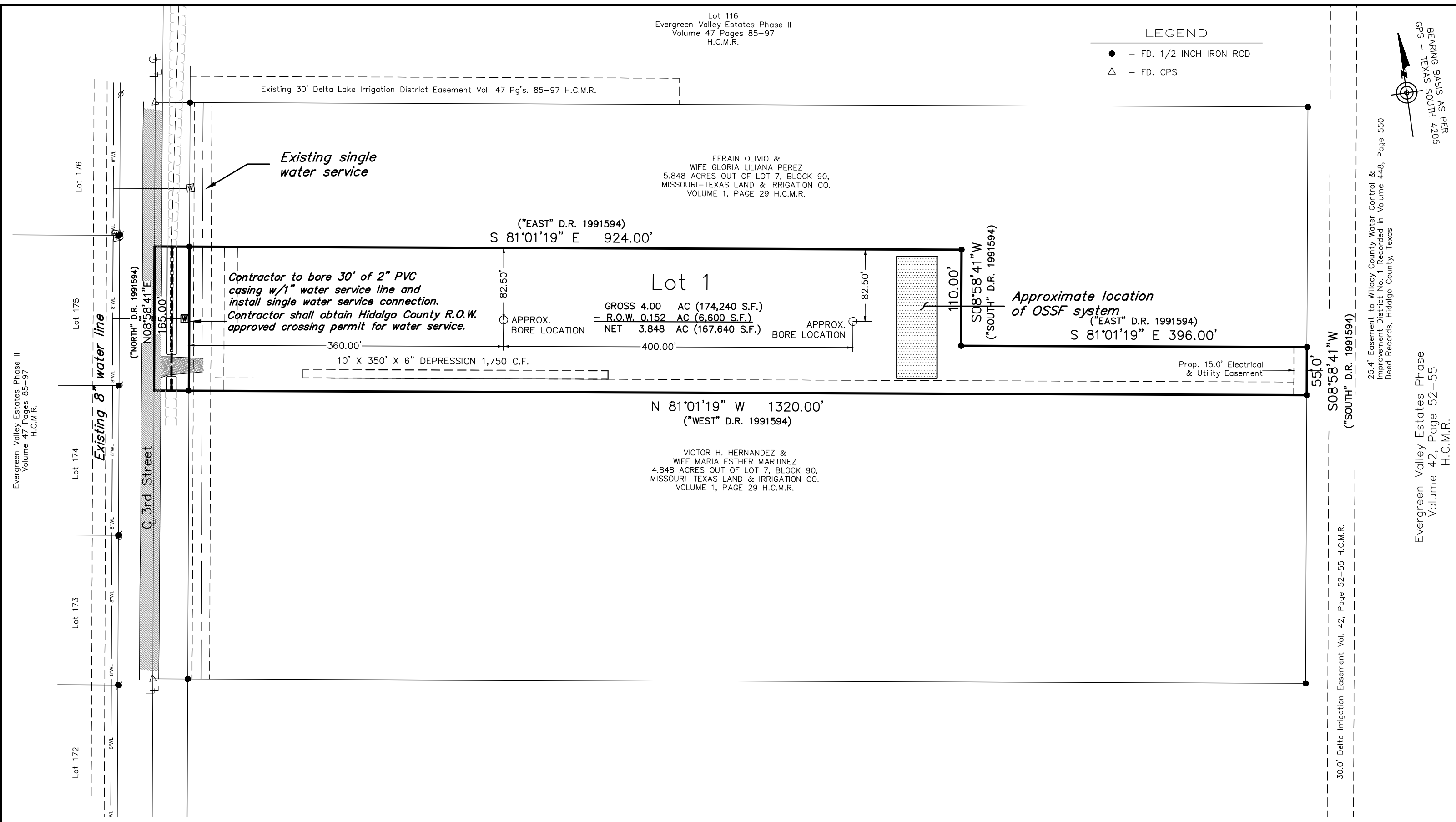
ON : _____ AT _____ AM/PM

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

BY : _____ DEPUTY

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF NM SUBDIVISION	
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; 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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; H.C. ROW CERTIFICATION; 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); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
SHEET 3	MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; DRAINAGE SWALE CROSS SECTION DETAIL.



FINAL ENGINEERING REPORT FOR NM SUBDIVISION
 BY: CARLOS GARZA P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 NM 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. NORTH ALAMO WATER SUPPLY CORPORATION 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. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN 8" WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF 3RD STREET. WATER DISTRIBUTION FOR THIS LOT WILL CONSIST OF A 1" DIAMETER SINGLE SERVICE LINE AND BE REDUCED INTO A 3/4" DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX. THE CONTRACTOR WILL NOT BE REQUIRED TO INSTALL FIRE HYDRANTS FOR THIS DEVELOPMENT. SERVICES AND METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$4,500.00 FOR THIS LOT. IN ADDITION, THE SUBDIVIDER HAS PAID, N.A.W.S.C. THE SUM OF \$850.00, WHICH COVERS THE \$850.00 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 THE CONNECTION OF THIS LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
 SEWAGE FROM NM 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 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 DRAINFIELD.

SOIL EVALUATION REPORT:
 THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO 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 THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY 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 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. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$1,500.00. 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 MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE), THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY (LETTER OF CREDIT EXPIRATION DATE). IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFOREMENTIONED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVIDER CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER WILL FIRST RENEW THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM. THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUMMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

IN ANY EVENT, THE SEPTIC SYSTEM WILL BE INSTALLED ON THE LOT BY (LETTER OF CREDIT EXPIRATION DATE) UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

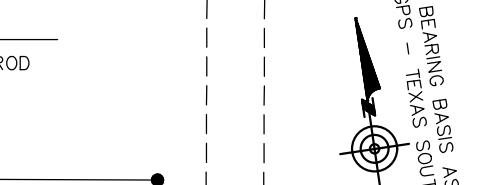
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$4,500.00 WHICH EQUALES TO \$4,500.00 PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

LICENSED PROFESSIONAL ENGINEER
 CARLOS GARZA, PE - AEC ENGINEERING, L.L.C.
 P.O. BOX 480
 EDINBURG, TEXAS 78540
 TEL: 956-380-6558 FAX: 956-380-6110
 NO. 92602 STATE OF TEXAS



CONSTRUCTION COST ESTIMATE:	
STREET PAVING:	\$ 0.00
WATER SUPPLY SYSTEM	\$ 4,500.00
SEPTIC TANK SYSTEM	\$ 1,500.00
DRAINAGE	\$ 1,000.00
CONSTRUCTION COST TOTAL:	\$ 7,000.00



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.- I (WE), NOE MARTINEZ & NARCEDALIA MARTINEZ, SUBDIVIDER (S) OF NM SUBDIVISION, 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.

NOE MARTINEZ _____
 NARCEDALIA MARTINEZ _____

STATE OF TEXAS
 COUNTY OF HIDALGO:

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

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

REPORTE FINAL DE INGENIERIA PARA NM SUBDIVISION
 BY: CARLOS GARZA, P.E.

PROVISION DE AGUA: DESCRIPCION, GASTOS & FECHA DE INICIO
 NM SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE NORTH ALAMO WATER SUPPLY CORPORATION Y EL DUEÑO DE LA SUBDIVISION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NORTH ALAMO WATER SUPPLY CORPORATION TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. UN SOLO SERVICIO DE 1" DE DIAMETRO. EL SISTEMA DE PROVISION DE AGUA PARA NM SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" QUE CORRE EN EL LADO OESTE DE LA CALLE 3RD STREET. DE ESTA MISMA LINEA EXISTENTE, SE CONECTARAN SERVICIOS PARA ESTE LOTE. EL SERVICIO DE AGUA PARA EL SOLAR CONSISTE EN UNA LINEA DE SERVICIO SINGULAR DE 1" PULGADA CONECTANDO ALA CAJA DEL MEDIDOR DE AGUA DE ¾" DE DIAMETRO. EL CONTRATISTA NO TENDRA QUE INSTALAR MONOS DE AGUA PARA ESTA SUBDIVISION. SERVICIOS Y MEDIDORES ESTAN INSTALADOS CON UN COSTO TOTAL DE \$4,500.00 O \$4,500.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$850.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$850.00 COMO DECLARADO EN EL ACUERDO EN LA CARTA SERVICIO DE AGUA POR 30 AÑOS. ESTE PRECIO INCLUIDO 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 N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECH, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.
 SE INSTALARA UNA FOSA SEPTICA EN ESTE SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. 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 ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORTE AGRONOMO:
 ESTE LOTE EN LA SUBDIVISION MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRESCO) 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, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DUEÑO SOMETERA UNA CARTA DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$1,500.00 PARA LA INSTALACION DE LA FOSA SEPTICA. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN LA VENTA DEL SOLAR. A CUALQUIER MOMENTO QUE EL SOLAR A SIDO VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE LA FOSA SEPTICA AVISANDO AL DUEÑO POR MEDIO DE UNA CARTA O UNA LLAMADA Y SOLICITADO EL PERMISO DE INSTALACION DEL SISTEMA DE FOSAS SEPTICAS CON EL DEPARTAMENTO DE SALUDO DEL CONDADO DE HIDALGO. SI EN UN SOLAR PERTENECIENTE AL DUEÑO DE LA SUBDIVISION NINGUNA FOSA SEPTICA HA SIDO INSTALADA A PARTIR DEL (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) ENTONCES EL SUBDIVIDIDO DEBE DE RENEVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI EL/ELLA DECIDEN EN NO RENEVAR LA CARTA DE CREDITO, ENTONCES EL/ELLA DEBEN DE OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR LA FOSA SEPTICA ANTES DE (LETTER OF CREDIT EXPIRATION DATE) SI EL SUBDIVIDOR FALLA EN RENEVAR SU CARTA DE CREDITO O DE INSTALAR EL SISTEMA SEPTICO A LA FECHA YA INDICADA ANTERIORMENTE, ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA INSTALACION DE LOS SISTEMAS PENDIENTES. SI EN UN SOLAR PERTENECIENDO HA ALGUIEN QUE SEA EL DUEÑO DE LA SUBDIVISION NINGUN SISTEMA SEPTICO A SIDO INSTALADO A PARTIR DEL (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) ENTONCES EL DUEÑO DE LA SUBDIVISION PRIMERO LE RECORDARA AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SEPTICO. AL MENOS QUE EL DUEÑO DEL SOLAR A INICIADO LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL DUEÑO DE LA SUBDIVISION Y SOLICITANDO LA APLICACION PARA LA INSTALACION DEL SISTEMA. EL DUEÑO DE LA SUBDIVISION EJERCERA SU DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE EL/ELLA PUEDA INSTALAR EL SISTEMA SEPTICO O EL RENEVAR DE LA CARTA DE CREDITO PARA ESOS SISTEMAS SEPTICOS QUE A UN NO HAN SIDO INSTALADOS.

DE CUALQUIERA MANERA, LOS SISTEMAS SEPTICOS SERAN ENTALLADOS PARA (LETTER OF CREDIT EXPIRATION DATE) AL MENOS QUE EL DUEÑO DE LA SUBDIVISION RENEUE SU CARTA DE CREDITO PARA CUBRIR EL SISTEMA QUE NO SE A INSTALADO PARA UN TIEMPO ADICIONAL APROBAADO POR EL CONDADO DE HIDALGO. LAS FOSAS SEPTICAS TENDRAN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICATION:
 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUINDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARAN \$4,500.00 POR SOLAR. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO UN TOTAL DE \$4,500.00 A STUART WATER SUPPLY CORPORATION PARA LA INSTALACION DEL MEDIDOR MECANICO DE AGUA.
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$1,500.00 TODA LA SUBDIVISION.

NM Subdivision

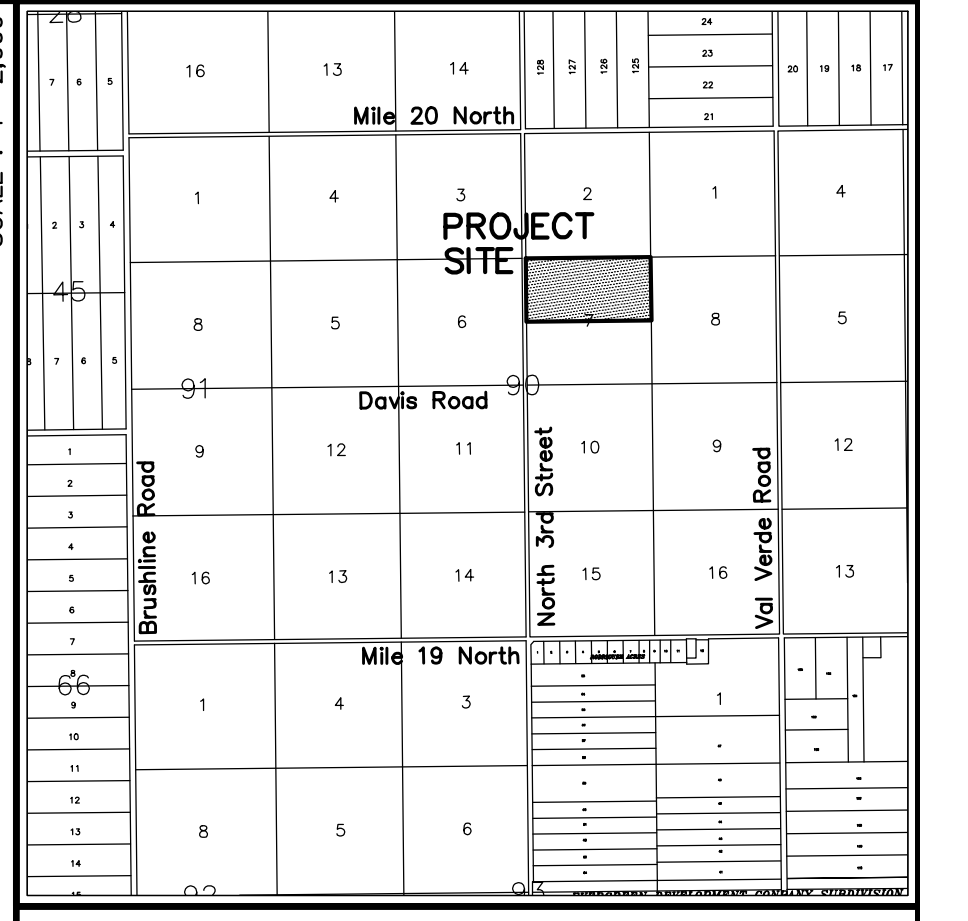
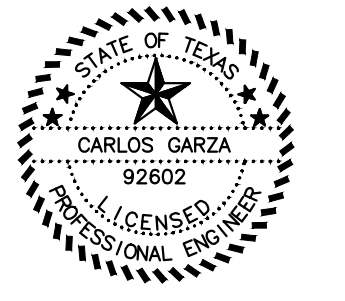
A SUBDIVISION OF 4.00 ACRES OUT OF LOT 7, BLOCK 90,
 MISSOURI-TEXAS LAND & IRRIGATION CO.
 VOLUME 1, PAGE 29 H.C.M.R.
 HIDALGO COUNTY, TEXAS

1 Residential Lots
 Plat Scale: 1"=100' JOB # 1090.001
 Date: AUGUST 14, 2018
 Drawn by: R. Hernandez
 A Texas Registered Engineering Firm F-9688



P.O. Box 480 Edinburg, Texas 78540
 Office:(956) 380-6558 Fax: (956) 380-6110
 www.aecengineering.net

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 TEL: 956-380-6558 FAX: 956-380-6110
 NO. 92602 STATE OF TEXAS



LOCATION MAP

PREPARED BY: **AEC ENGINEERING, L.L.C.**
 Agricultural * Environmental * Civil
 P.O. Box 480 Office:(956) 380-6558
 Edinburg, Texas 78540 Fax: (956) 380-6110
 www.aecengineering.net

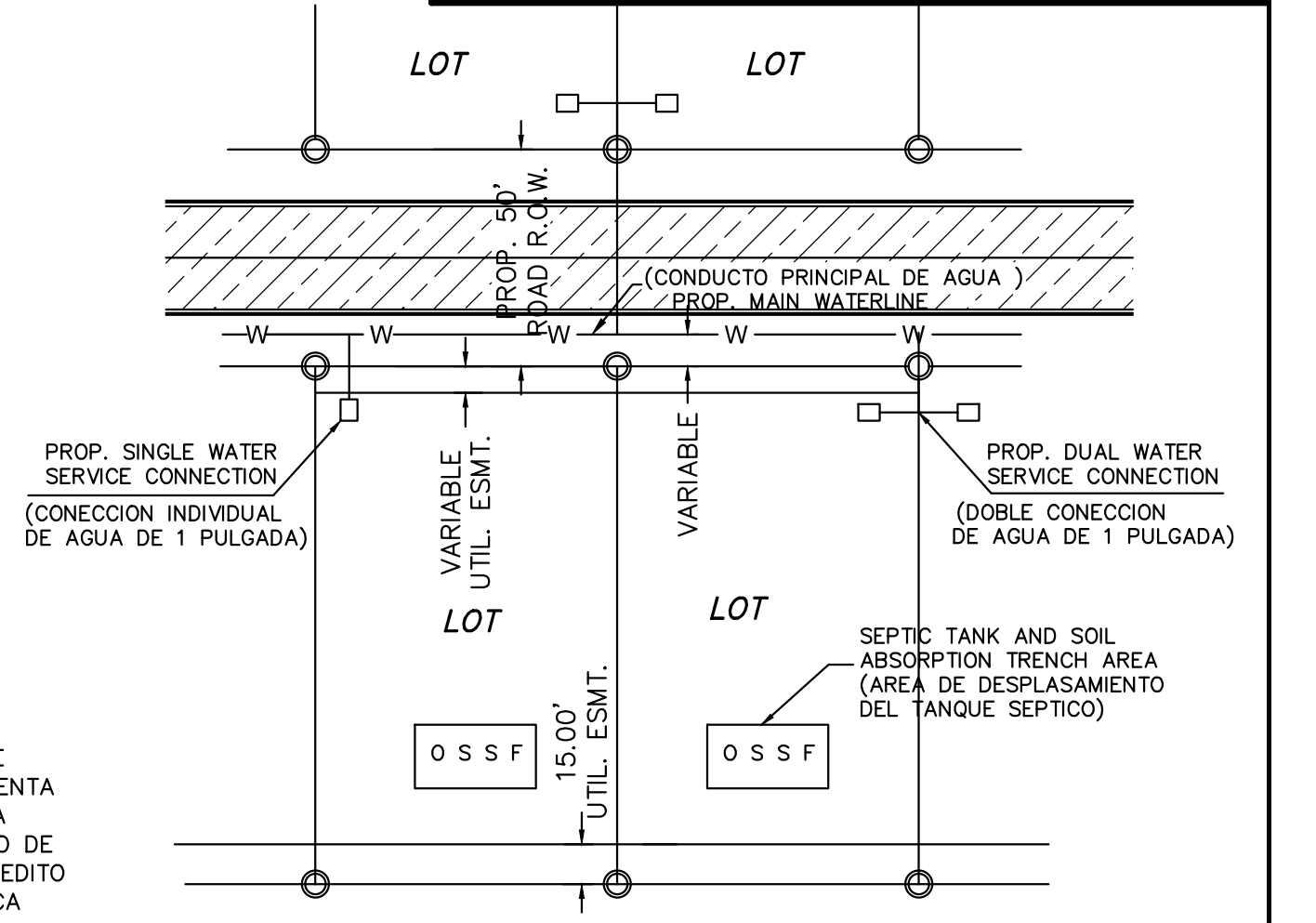
DATE PREPARED : April 12, 2018
 DATE SURVEYED : March 27, 2010

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

NM SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 ON THE NORTH SIDE OF HIDALGO COUNTY APPROXIMATELY 680 LF NORTH OF THE INTERSECTION OF DAVIS ROAD AND 3RD STREET. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG (POPULATION 87,650). NM SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IS WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §212.001.

PLAT SHEET 2 OF 3

FINAL ENGINEERING REPORT PLAN



TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES
DETALLE TIPICO DE LA LINEA DEL SERVICIO Y MEDIDORES DE AGUA



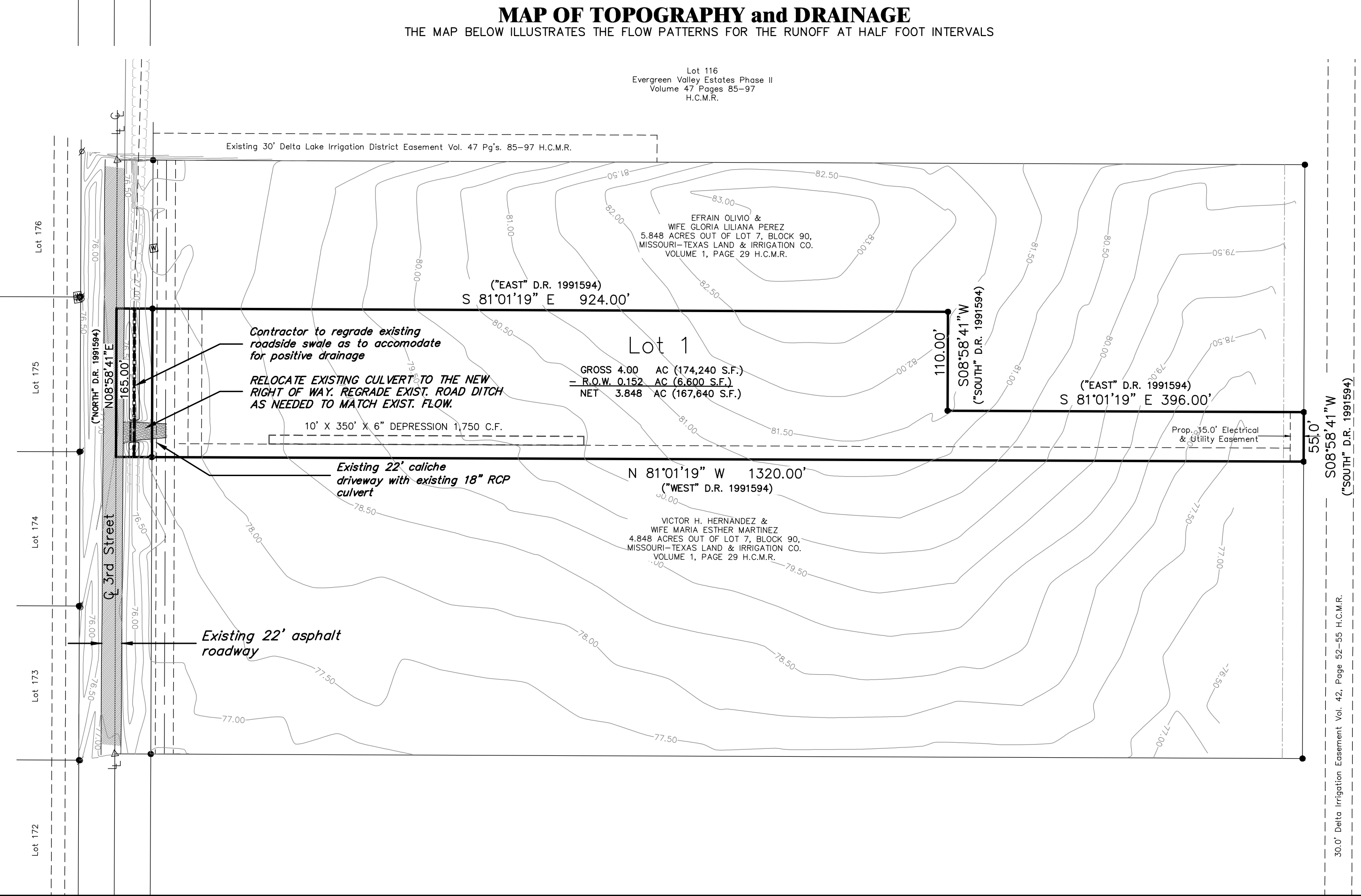
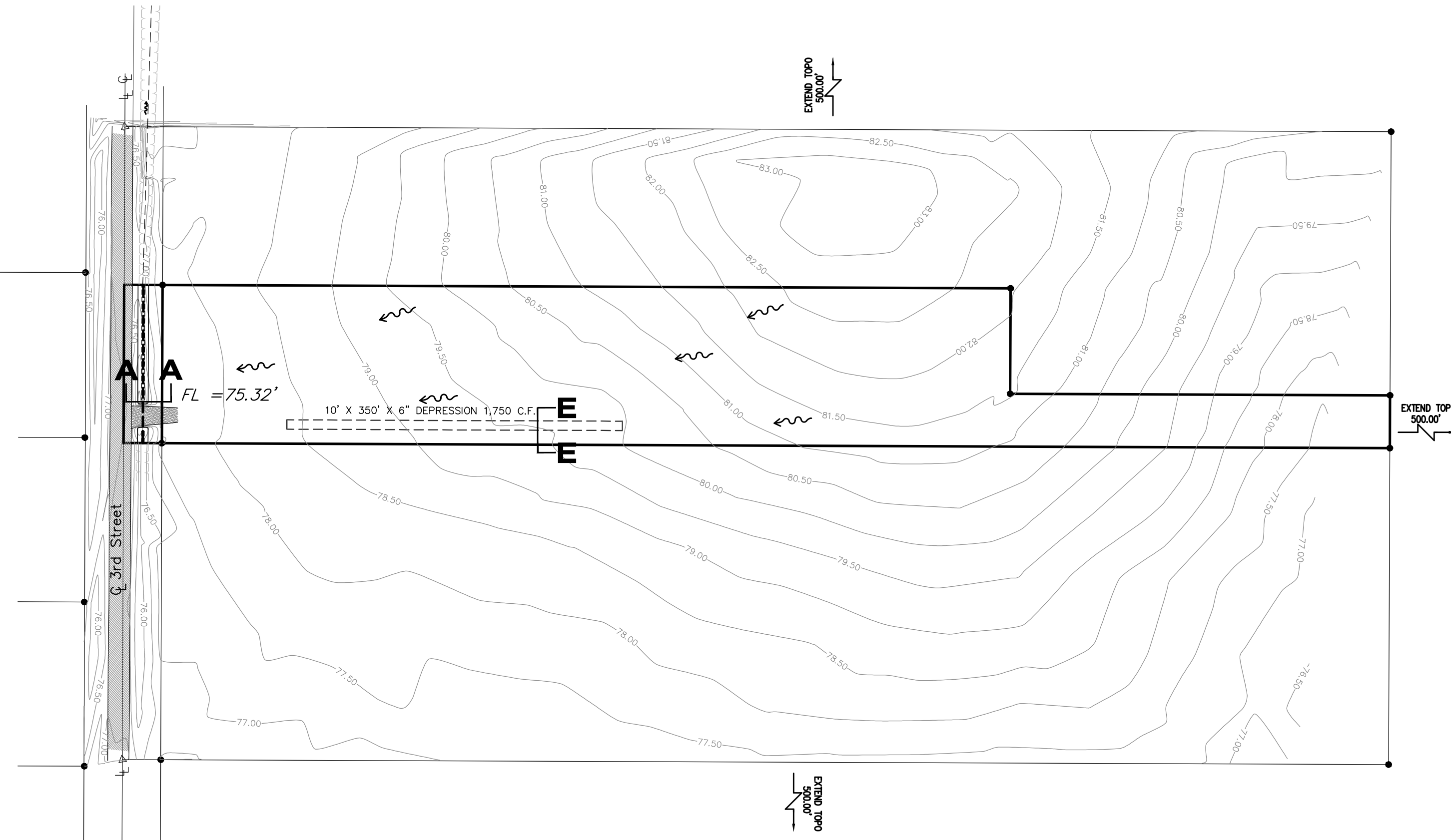
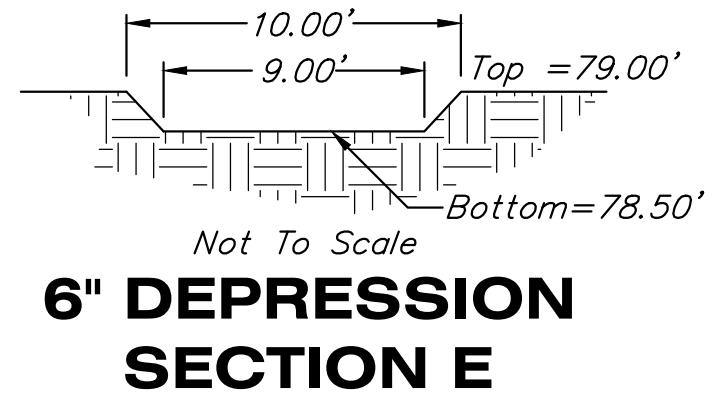
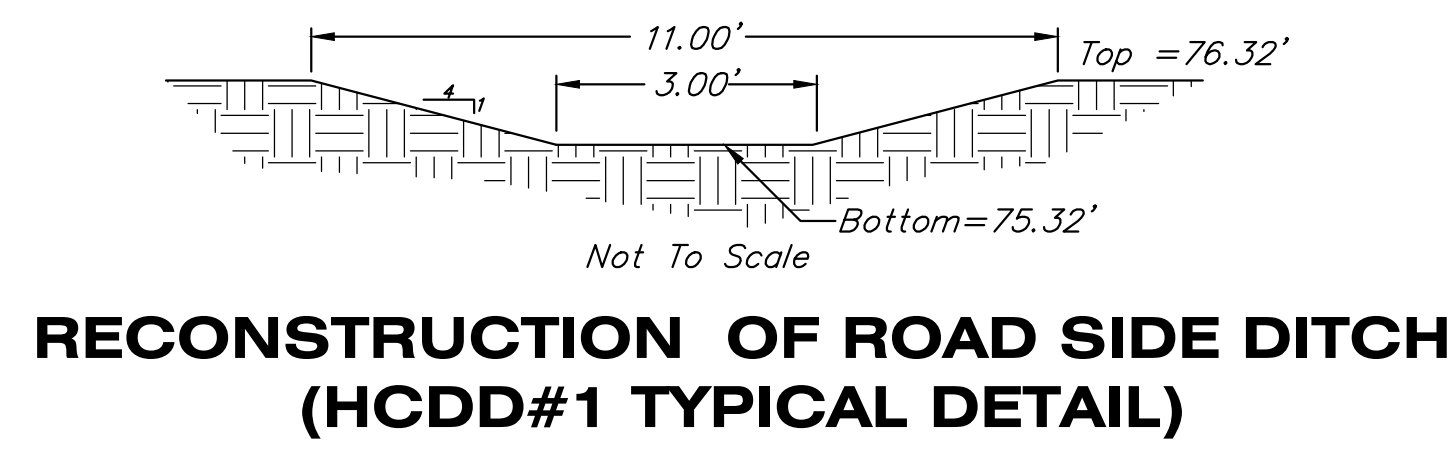
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

ON : _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY : _____ DEPUTY

INDEX TO SHEET OF NM SUBDIVISION	
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; 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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; H.C. ROW CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3	MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; DRAINAGE SWALE CROSS SECTION DETAIL.

NO.	SHEET	REVISION	DATE	APPROVED



DRAINAGE STATEMENT
FOR
NM SUBDIVISION
(EDINBURG, TEXAS)
DECEMBER 14, 2018

PROJECT LOCATION AND DESCRIPTION
THE PROPOSED NM SUBDIVISION BEING A 4.00-ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 90, LAS MESTENAS RANCH MISSOURI-TEXAS LAND AND IRRIGATION CO. ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID SUBDIVISION IS APPROXIMATELY 660 FEET NORTH OF THE INTERSECTION OF DAVIS ROAD AND 3RD STREET. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, NM SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

FLOODPLAIN (FEMA INFORMATION)
THE PROPOSED DEVELOPMENT IS SITUATED IN FLOOD ZONE "X" (UNSHADED) AS PER FEMA FIRM PANEL 480334 0325 D DATED JUNE 6, 2000 WITH A LOMAR DATED, MAY 17, 2001. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

SOILS INFORMATION
THE SITE IS CURRENTLY OPEN LAND. ACCORDING TO THE USDA NRCS SOILS SURVEY OF HIDALGO COUNTY, TEXAS THE SOIL IN THE VICINITY OF SAID NM SUBDIVISION FALLS WITHIN TWO SOIL GROUPS. APPROXIMATELY 90.3% OF THE SUBDIVISION IS CLASSIFIED AS (16) HARGILL FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, AND APPROXIMATELY 9.7% IS CLASSIFIED AS (71) WILLACY FINE SANDY LOAM, 1 TO 3 PERCENT SLOPES. BOTH SOIL GROUPS ARE IDENTIFIED AS HYDROLOGIC SOIL GROUP B. THE TOPOGRAPHY OF SAID SITE IS IDENTIFIED TO HAVE A SOUTHWESTERLY RUNOFF DIRECTION.

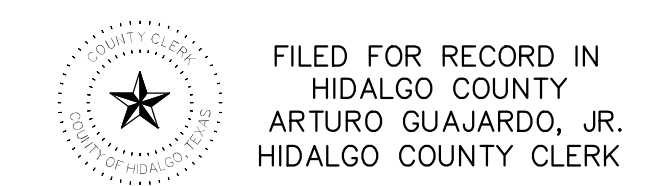
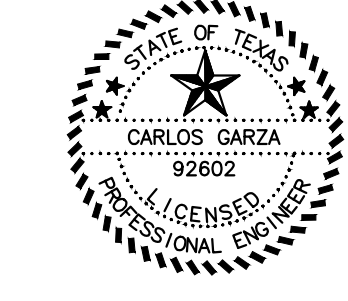
DRAINAGE PATTERN DETERMINATION
AS PER ATTACHED ENGINEERED CALCULATIONS, THIS DEVELOPMENT SHALL DETAIN 3,590-FT³ (0.08 AC.-FT.) CUMULATIVE FOR THE 4.00 ACRES. LOT 1 WILL BE REGRADED TO ALLOW RAIN WATER TO OVERFLOW INTO THE EXISTING ROAD DITCH. EXISTING ROAD DITCH HAS A POSITIVE FLOW IN A NORTHERLY DIRECTION. CURRENT ROAD DITCH HAS A CAPACITY OF APPROXIMATELY 1,580-FT³ WITHIN LOT 1 FRONTAGE OF 165 LF. THE REMAINING 1,610-FT³ WILL BE CAPTURED WITHIN 6" DEEP DEPRESSED LANDSCAPE GREEN AREA. RUNOFF WILL FLOW NORTH ALONG THE EAST RIGHT OF WAY ROAD SIDE DITCH OF NORTH 3RD STREET, APPROXIMATELY 900 FEET. THEN RUNOFF WILL FLOW EAST ON THE SOUTH RIGHT OF WAY ROAD SIDE DITCH OF MILE 20 RD. AND CONTINUING FOR APPROXIMATELY 4,000 FEET, FOR AN ULTIMATE OUTFALL TO AN EXISTING DRAIN DITCH OWNED BY WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1. THIS SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS, BASED ON A 10-YEAR STORM EVENT WITH A RELEASE RATE OF 2.71 FT³/SEC. (C.F.S.) SITE DRAINAGE AND DETENTION IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT SHALL CONFORM TO CURRENT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ORDINANCES AND OR POLICES AND BE APPROVED BY HIDALGO COUNTY AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

SITE DRAINAGE AND DETENTION IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT WILL CONFORM TO CURRENT CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ORDINANCES AND OR POLICES AND APPROVED BY THE CITY OF EDINBURG AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

THE INFORMATION PROVIDED ON THIS DRAINAGE REPORT WRITE-UP IS INFORMATION PREPARED UNDER THE DIRECTION AND SUPERVISION OF CARLOS GARZA, P.E., P.G., SIT, CAPM, CFM. MR. GARZA IS THE ENGINEER OF RECORD FOR THE SUBDIVISION DEVELOPMENT AS WELL AS THE ENGINEER OF RECORD FOR THE CIVIL DESIGN OF THE PROPOSED PROJECT.

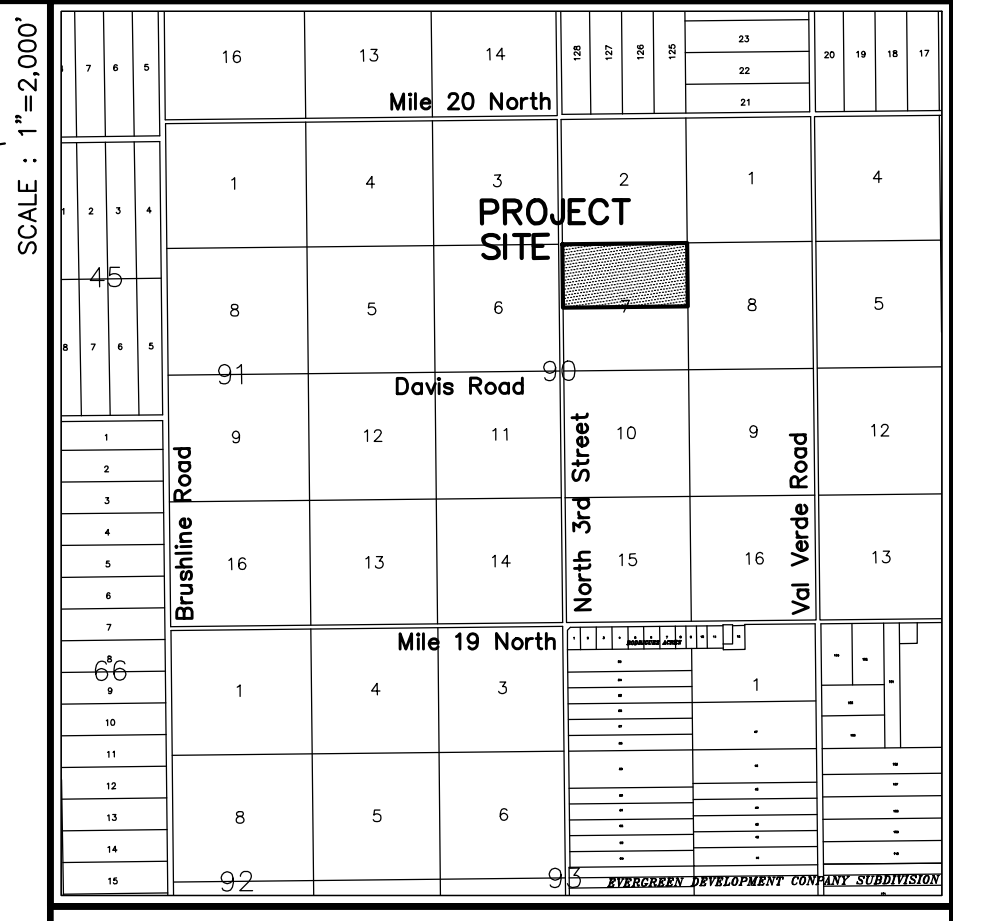
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X" (UNSHADED) AS PER FEMA FIRM PANEL 480334 0325 D DATED JUNE 6, 2000 WITH A LOMAR DATED, MAY 17, 2001. ZONE "X" (UNSHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

LICENSED PROFESSIONAL ENGINEER DATE
CARLOS GARZA, PE - AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558
FAX: 956-380-6110
NO. 92602 STATE OF TEXAS



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



PREPARED BY: **AEC ENGINEERING, L.L.C.**
*Agricultural * Environmental * Civil*
P.O. Box 480 Office:(956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

DATE PREPARED : April 16, 2010
DATE SURVEYED : March 27, 2010

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
NM SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 ON THE NORTH SIDE OF HIDALGO COUNTY APPROXIMATELY 660 LF NORTH OF THE INTERSECTION OF DAVIS ROAD AND 3RD STREET. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF EDINBURG (POPULATION 87,650). NM SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IS WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §212.001.

PLAT SHEET 3 OF 3

TOPOGRAPHY and DRAINAGE PLAN

NM Subdivision
A SUBDIVISION OF 4.00 ACRES OUT OF LOT 7, BLOCK 90, MISSOURI-TEXAS LAND & IRRIGATION CO. VOLUME 1, PAGE 29 H.C.M.R. HIDALGO COUNTY, TEXAS
1 Residential Lots
Plat Scale: 1"=100' JOB # 1090.001
Date: NOVEMBER 13, 2018
Drawn by: R. Hernandez
A Texas Registered Engineering Firm F-9688

AEC ENGINEERING, L.L.C.
*Agricultural * Environmental * Civil*
P.O. Box 480 Office:(956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
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INDEX TO SHEET OF NM SUBDIVISION	
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; 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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; H.C. ROW CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
SHEET 3	MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; DRAINAGE SWALE CROSS SECTION DETAIL.

NO.	SHEET	REVISION	DATE	APPROVED