



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 OCAÑAS SUBDIVISION PRECINCT No. 2.

ENGINEER: SAM ENGINEERING & SURVEYING, INC. DEVELOPER: JOSE DOMINGO OCAÑAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF ELDORA ROAD APPROXIMATELY ¼ MILE EAST FROM ALAMO ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-03-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO ELDORA ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ELDORA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-18-2020 BY, PLANNING DEPARTMENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-02-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: ELDORA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-03-2020: BY 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.

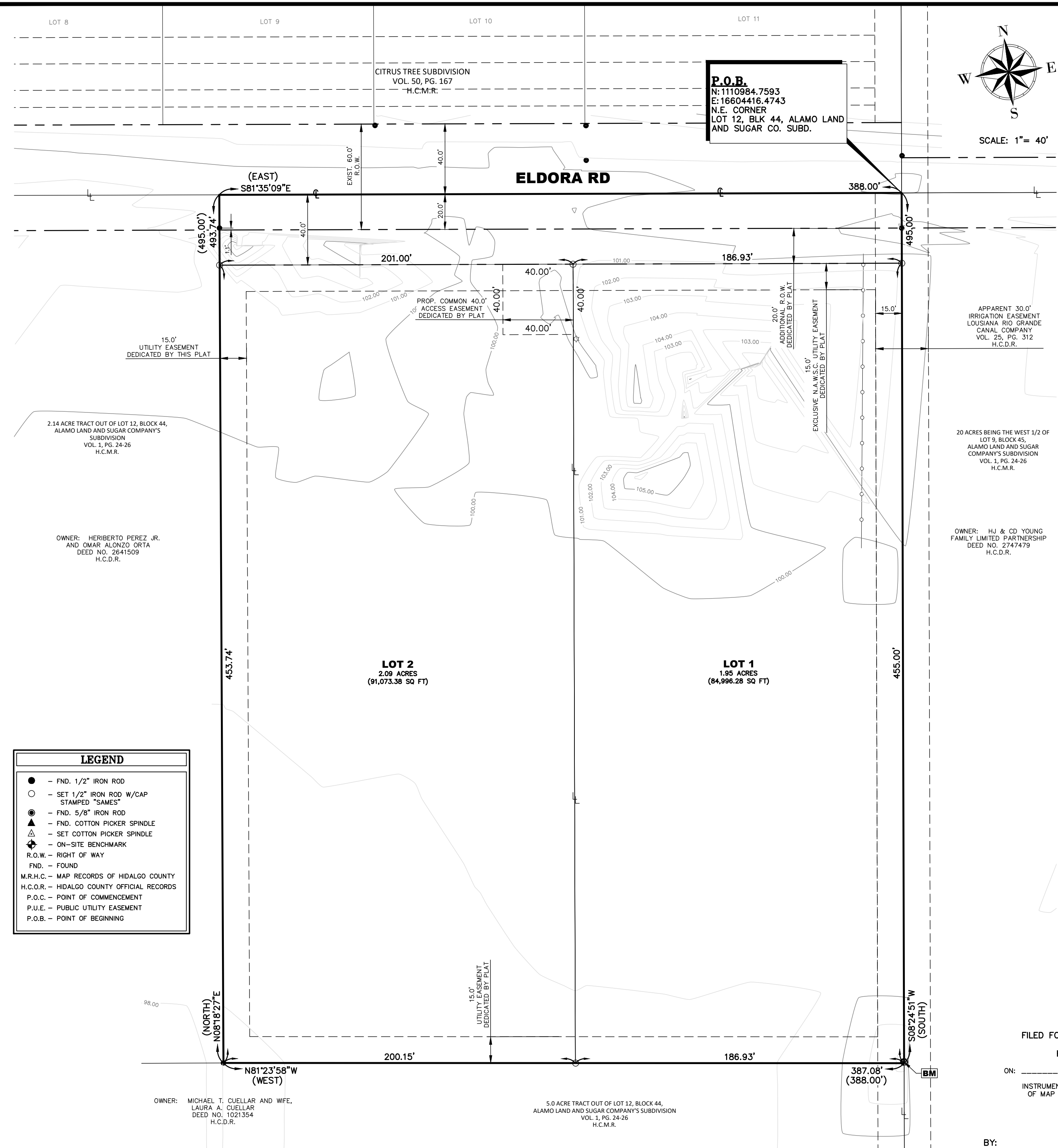
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

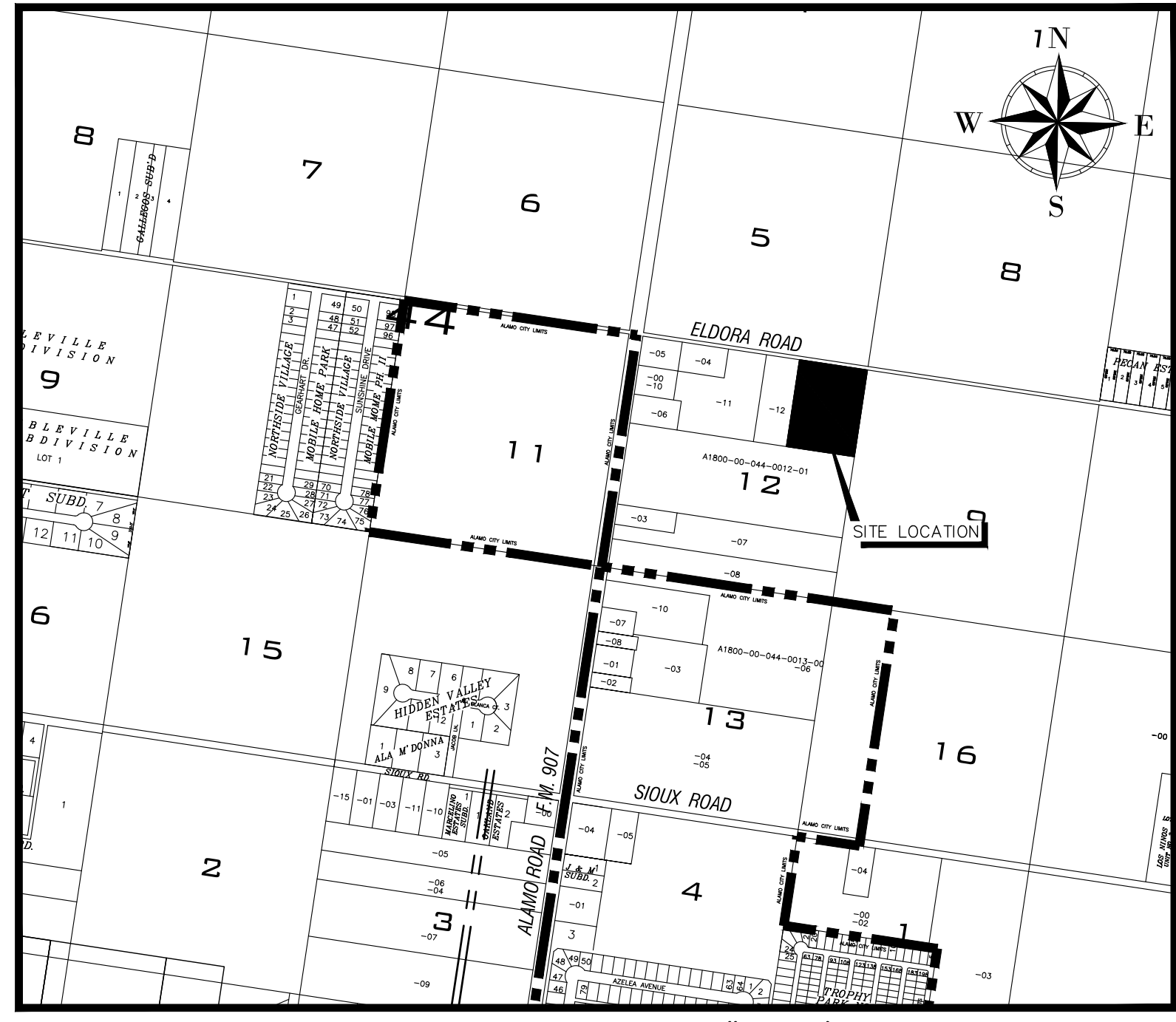
Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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- SURVEY NOTES:**
- BEARINGS SHOWN BASED ON ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.
 - ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANE, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
 - ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
 - ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- GENERAL NOTES:**
- FLOOD ZONE CLASSIFICATION: THIS PROPERTY LIES IN ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 - COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
 - PERMANENT BENCHMARK: AN EXISTING ONE (1) INCH IRON PIPE LOCATED APPROXIMATELY SOUTHEAST CORNER OF THIS SUBDIVISION, N:1660292.510000, E:1110912.429000, ELEV=102.229'
 - BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
 - MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25.0'
SIDE: 6.0'
REAR: 15.0'
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
 - THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
 - THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF ALAMO.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, 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 DEVELOPMENT PERMIT APPLICATION.
 - NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,801.00 CUBIC-FEET (0.110 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
 - 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.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,780 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 AND ABSORPTIVE DRANKFIELD 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.
 - JOSE DOMINGO OCAÑAS AND WIFE, BEATRICE OCAÑAS, THE OWNERS AND SUBDIVIDERS OF OCAÑAS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION.
 - 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.
 - ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF 18" ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
 - EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.



LOCATION MAP SCALE: 1"=800'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY.
OCAÑAS SUBDIVISION IS LOCATED APPROXIMATELY 950 FEET EAST OF ALAMO RD. ON THE SOUTH SIDE OF ELDORA RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ALAMO. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

OCAÑAS SUBDIVISION

BEING A 4.41 ACRE (192,060.00 SQ.FT.) GROSS, 4.23 ACRE (184,300.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 12, BLOCK 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 24-26, AS PER DEED RECORDS THEREOF RECORDED IN GIFT WARRANTY DEED NUMBER 3047699, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

METES AND BOUNDS

A 4.41 ACRE (192,060.00 SQ.FT.) GROSS, 4.23 ACRE (184,300.00 SQ.FT.) NET, TRACT OF LAND OUT OF LOT 12, BLOCK 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER DEED RECORDS THEREOF RECORDED IN GIFT WARRANTY DEED NUMBER 3047699, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE CENTERLINE OF ELDORA ROAD, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=110984.7593, N=16604416.4743, AND BEING THE NORTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;
- THENCE, SOUTH 08°24'51" WEST (SOUTH), ALONG THE WEST LINE OF A 20.0 ACRE TRACT OF LAND CONVEYED TO HJ & CD YOUNG FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NUMBER 2747479, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT 20.0 FEET PASS A FOUND HALF (1/2) INCH IRON ROD LYING ON THE SOUTH RIGHT OF WAY OF ELDORA ROAD, AT A TOTAL DISTANCE OF 495.00 FEET, TO A FOUND ONE (1) INCH IRON PIPE, BEING SOUTHEAST CORNER OF THIS TRACT;
- THENCE, NORTH 81°23'58" WEST (WEST), ALONG THE NORTH LINE OF A 5.0 ACRE TRACT OF LAND CONVEYED TO MICHAEL T. CUELLAR AND WIFE, LAURA A. CUELLAR RECORDED IN DOCUMENT NUMBER 1021354, A DISTANCE OF 387.08 (388.00) FEET TO A FOUND HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP, BEING THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 08°18'27" EAST (NORTH), ALONG THE EAST LINE OF A 2.14 ACRE TRACT OF LAND CONVEYED TO HERIBERTO PEREZ JR. AND OMAR ALONZO ORTA RECORDED IN DOCUMENT NUMBER 2641509, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT 474.84 FEET PASS A FOUND HALF (1/2) INCH IRON ROD, AT A TOTAL DISTANCE OF 493.74 (495.00) FEET, TO A POINT LYING ON THE CENTERLINE OF ELDORA ROAD, BEING THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 81°35'09" EAST (EAST), ALONG THE CENTERLINE OF SAID ELDORA ROAD, A DISTANCE OF 388.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 4.41 ACRE (192,060.00 SQ.FT.) GROSS, 4.23 ACRE (184,300.00 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: _____ DATE _____
MAYOR, CITY OF ALAMO CITY SECRETARY DATE

STATE OF TEXAS COUNTY OF HIDALGO

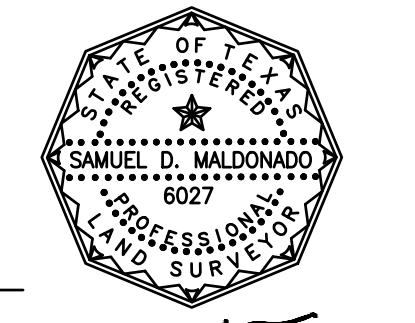
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSE DOMINGO OCAÑAS AND WIFE, BEATRICE OCAÑAS, PROVIDED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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



SAMUEL D. MALDONADO, R.P.L.S. NO. 6027 DATE _____

DATE OF PREPARATION: AUGUST 2020 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- - FND. 5/8" IRON ROD
- ▲ - FND. COTTON PICKER SPINDLE
- ▲ - SET COTTON PICKER SPINDLE
- ⊕ - ON-SITE BENCHMARK
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- M.B.C. - MAP RECORDS OF HIDALGO COUNTY
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.O.C. - POINT OF COMMENCEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON 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; OCSH 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 LOTS 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' WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

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 THE 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 RELOCATED SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE GRANTEE COVENANTS THAT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 10 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR SO LONG AS THE EASEMENT CONTINUED 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 GRANTEE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

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

JOSE DOMINGO OCAÑAS AND WIFE, BEATRICE OCAÑAS AS OWNERS OF THE 4.41 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OCAÑAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 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.

JOSE DOMINGO OCAÑAS _____ DATE _____
BEATRICE OCAÑAS _____ DATE _____
909 E. ELDORA RD. ALAMO, TX 78516

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF OCAÑAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20____.

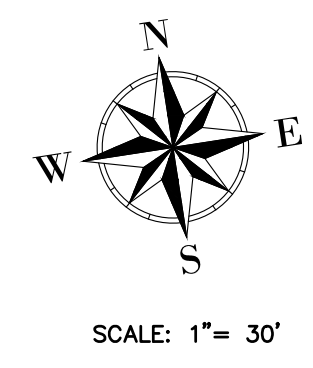
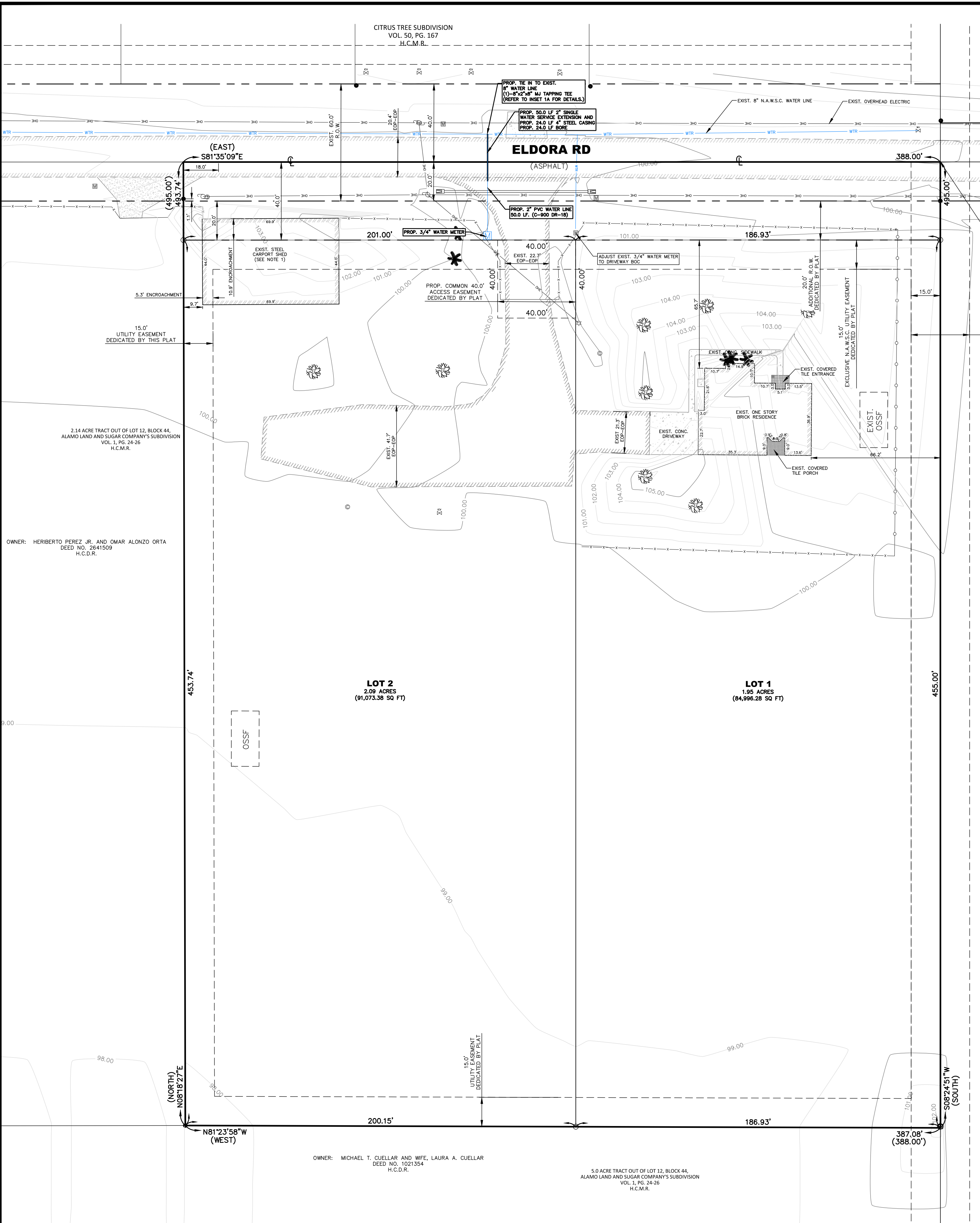
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

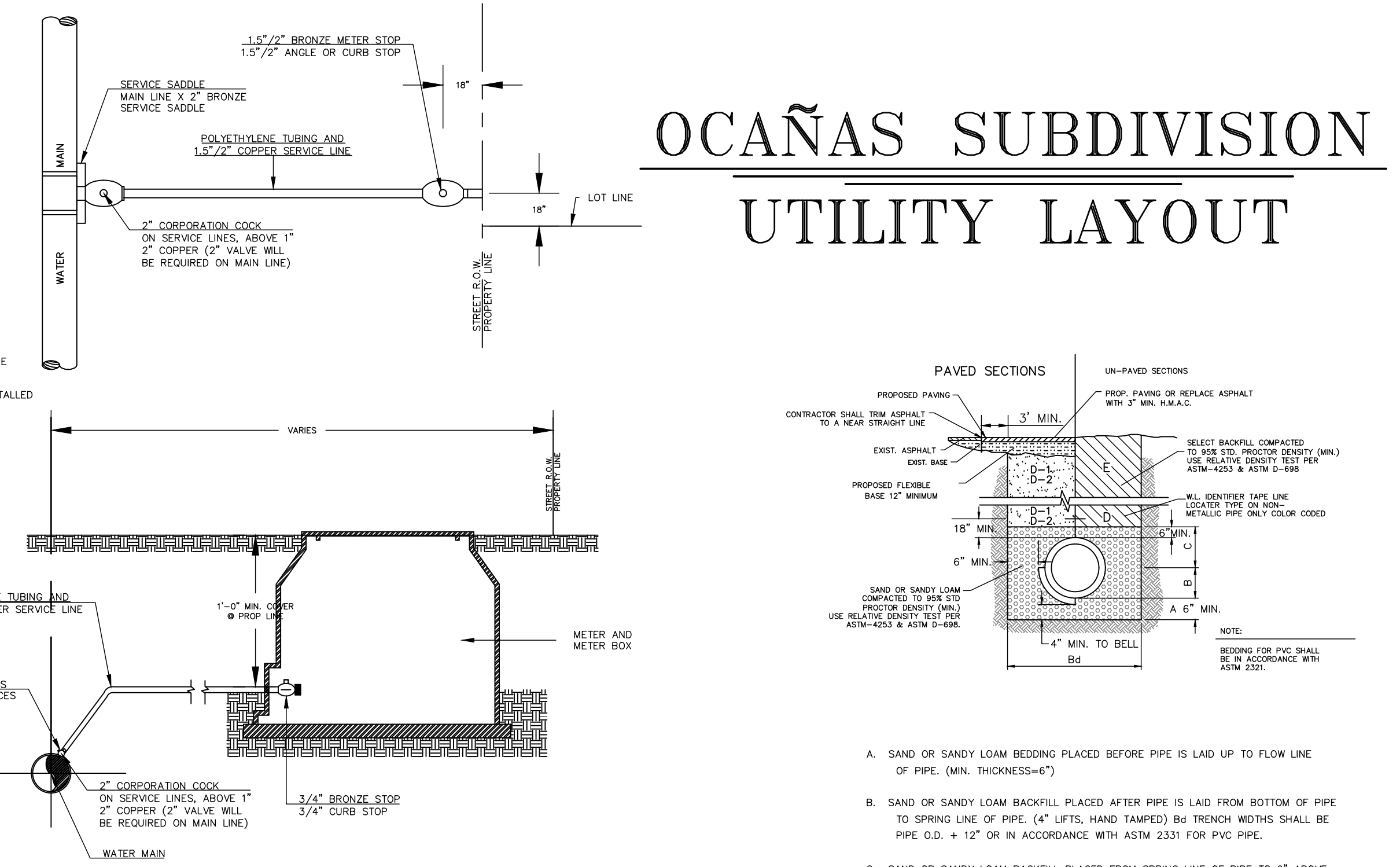
INDEX TO SHEETS OF OCAÑAS SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT 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 OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
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; & CONSTRUCTION DETAILS.

OCAÑAS SUBDIVISION UTILITY LAYOUT



- NOTE:**
- CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
 - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY THE AGUA SUD.
 - THE CITY OF MISSION WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.



- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
- SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED) BE TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (8" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELPONS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

FINAL ENGINEERING REPORT:

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
OCAÑAS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND 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.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 6" WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF ELDORA ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE NORTH R.O.W. OF ELDORA ROAD, AND EXTEND A NEW 2" WATERLINE APPROXIMATELY 50' TO THE SOUTH R.O.W. LINE OF ELDORA ROAD. THE MAIN SERVICE WATER LINE FOR OCAÑAS SUBDIVISION, WILL CONSIST OF CONNECTING SINGLE WATER SERVICE 3/4" DIAMETER POLYETHYLENE WATER TUBING INCLUDING 1" SHORT SINGLE SERVICE LINES FROM THE PROPOSED 2" WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$1,200.00 FOR THE AFORESAID WATER IMPROVEMENTS. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$50.00 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, N.A.W.S.C. WILL PROMPTLY INSTALL, AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. 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, COST AND OPERABILITY DATES:
SEWAGE FROM OCAÑAS SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD BIODIGESTION COMPARTMENT, SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.5 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 93.8% OF SITE COMPOSED OF HIDALGO FINE SANDY LOAM (23) WITH 0 TO 1 PERCENT SLOPES, MODERATELY WELL DRAINED AND HIGH PERMEABILITY. THE NORTHWEST CORNER OF THE PROPERTY; 6.2% OF SITE, CONSISTS OF HIDALGO SANDY CLAY LOAM (28) WITH 0 TO 1 PERCENT SLOPES, MODERATELY WELL DRAINED, AND HIGH PERMEABILITY. BOTH SOILS, HIDALGO FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM EXTEND UP TO 28 INCHES BELOW NATURAL GROUND WITH CLAY LOAM EXTENDING BETWEEN DEPTHS OF 28 - 80 INCHES. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE SOPTH TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT EA \$2,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE, ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$2,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF'S.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM 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 \$2,050.00 WHICH EQUALS TO \$2,050.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,000.00 FOR THE ENTIRE SUBDIVISION.

JESSICA M. MALDONADO, P.E. DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO P.E. # 11579 ON 8/15/2020 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

- NOTE:**
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR ASH RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 - CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
 - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY THE CITY OF ALAMO WATER SUPPLY CORPORATION.
 - THE CITY OF ALAMO WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.
- COST ESTIMATE:**
- DRAINAGE IMPROVEMENTS: \$7,840.00
WATER DISTRIBUTION: \$2,050.00
OSSF: \$2,000.00

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOSE DOMINGO OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
OWNER: BEATRICE OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
ENGINEER: JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	MALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	MALLEN, TX 78501	(956) 702-8880	(956) 702-8883

FINAL ENGINEERING REPORT:

SUMINISTRO DE AGUA, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:
OCAÑAS SUBDIVISION, FICHA SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDER Y EL SUMINISTRO DE AGUA DE N.A.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE N.A.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACION PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION. ABASTECIMIENTO DE AGUA DE LA CIUDAD DE N.A.W.S.C. TIENE UNA LINEA DE AGUA CORRIENDO A LO LARGO DE LA VIA DEL NORTE DE ELDORA ROAD AL OESTE DE ESTE DESARROLLO. EL DESARROLLO SE CONECTARA A ESTA LINEA Y INSTALARA 50 PIES LINEALES DE 2" DE LINEA DE AGUA HASTA EL PUNTO ORIENTE DE ESTE DESARROLLO. EL SERVICIO DE LA PRINCIPAL LINEA DE AGUA DE OCAÑAS SUBDIVISION CONSISTIRA DE CONEXIONES DE AGUA DE LA LINEA DE 2" PULGADAS DE DIAMETRO PROPUESTA PARA SERVICIO 3/4" DE DIAMETRO TIPO POLIETILENO INCLUIDO 1" SENCILLO CORTA, LINEAS DE SERVICIO EN LA CALA DEL MEDIO. EL SUBDIVIDER HA PAGADO UN TOTAL DE \$1,200.00 DOLARES PARA LAS MEJoras DE AGUA MENCIONADAS ADIEMAS, LA SUBDIVIDER HA PAGADO HA N.A.W.S.C. LA SUMA DE \$50.00 POR MUCHO COMO DECLARO EN EL AÑO 30 ACUERDO DE SERVICIO DE AGUA QUE CUBRE EL CONTADOR DE AGUA. ADIEMAS, PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA. A PETICION DEL PROPIETARIO DE UN LOTE, N.A.W.S.C. INSTALARA FARRAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA LOTE.

EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA PARA LA SUBDIVISION OCAÑAS NO INCLUYE SISTEMA DE DISTRIBUCION DE AGUA ADICIONAL. EL DUERO NO INSTALARA NINGUN HIDRANTE.

DRENAJE, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:
EL DRENAJE SANITARIO DE LA SUBDIVISION OCAÑAS, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTO DOBLE Y AREA DE DRENAJO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TIPO DE FOSAS SEPTICAS (OSSF) EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REEMPLAZAR EL CAMPO DE DRENAJO.

EL LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 1/2 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 93.8% DEL SITO COMPLETO DE HIDALGO ARENA FINA ARCILLOSA (23) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LA ESQUINA NOROESTE DE LA PROPIEDAD 6.2% DEL SITO, CONSISTE DE HIDALGO ARENA MARGA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LOS DOS TIPOS DE SUELOS, HIDALGO ARENA FINA ARCILLOSA Y HIDALGO ARENA MARGA ARCILLOSA, SE EXTIENDEN ASTA 28 O PULGADAS DEBAJO DEL TERRENO NATURAL CON MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 28 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPERADA PARA ESTA PROPIEDAD SERA "BIEN DRENAJA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DELA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,000.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS. OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROPIACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$2,000.00 EL CONDAO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) AH INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

ENGINEER CERTIFICATION:
BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, 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:

SERVICIOS DE AGUA- LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$2,050.00, CUAL ES IGUAL A \$2,050.00 POR LOTE.

SERVICIOS DE DRENAJE- SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,000.00 POR LOTE (TODOS INCLUSIVOS), CON UN TOTAL DE \$2,000.00 PARA TODA LA SUBDIVISION.

JESSICA M. MALDONADO, P.E. DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO P.E. # 11579 ON 8/15/2020 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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 - THE CITY OF ALAMO WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.
- COST ESTIMATE:**
- DRAINAGE IMPROVEMENTS: \$7,840.00
WATER DISTRIBUTION: \$2,050.00
OSSF: \$2,000.00

DATE OF PREPARATION: AUGUST 2020 **REGISTRATION # F-10602**

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

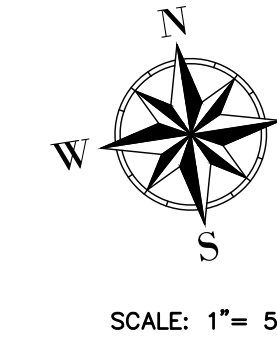
OWNER: JOSE DOMINGO OCAÑAS
OWNER: BEATRICE OCAÑAS

SAMES SAM Engineering & Surveying, Inc.
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

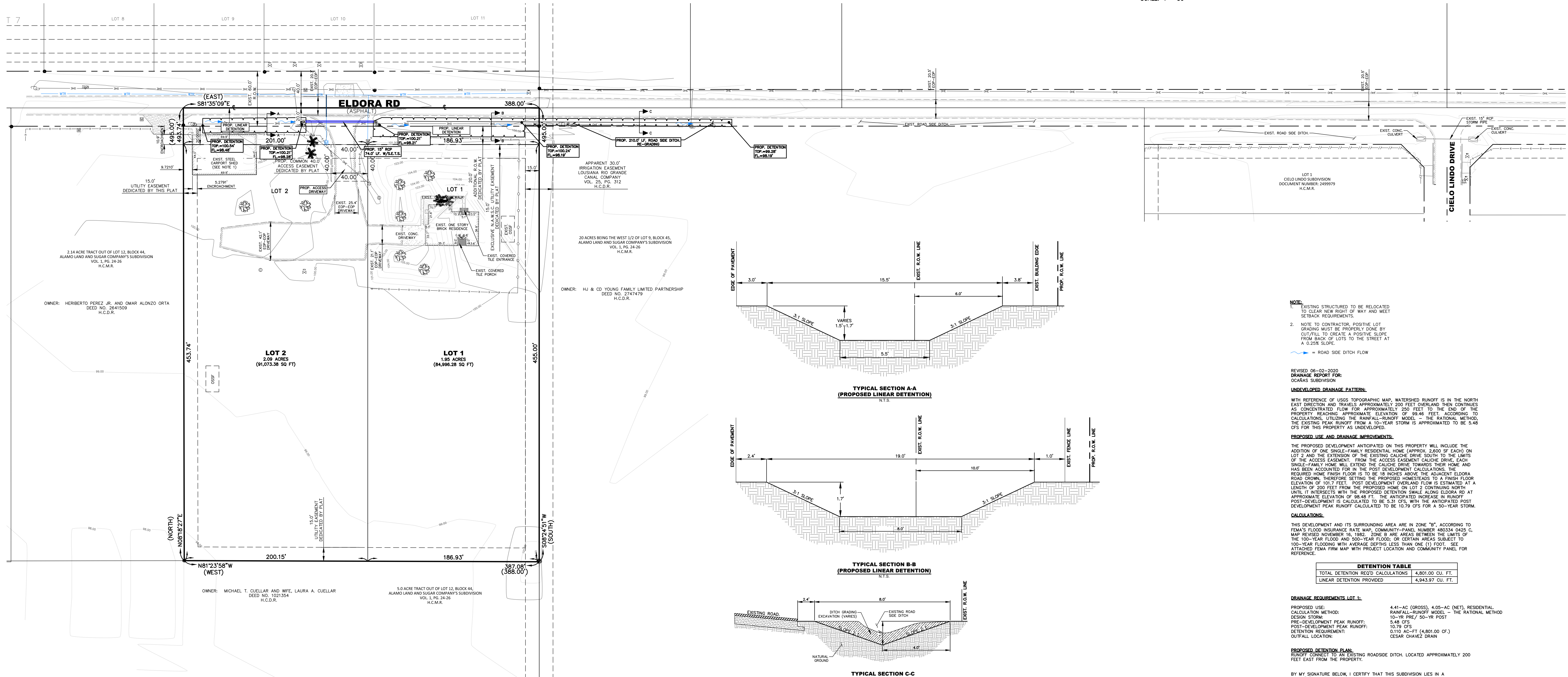
INDEX TO SHEETS OF OCAÑAS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC; PRINCIPAL CONTACTS; PLAT WITH LOT 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 OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT 22, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
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; & CONSTRUCTION DETAILS.

NO.	SHEET	REVISION	DATE	APPROVED



OCAÑAS SUBDIVISION DRAINAGE LAYOUT



NOTE:
 1. EXISTING STRUCTURE TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 2. NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.2% SLOPE.
 → ROAD SIDE DITCH FLOW

REVISED 06-02-2020
 DRAINAGE REPORT FOR:
 OCAÑAS SUBDIVISION

UNDEVELOPED DRAINAGE PATTERN:

WITH REFERENCE TO USGS TOPOGRAPHIC MAP, WATERSHED RUNOFF IS IN THE NORTH EAST DIRECTION AND TRAVELS APPROXIMATELY 200 FEET OVERLAND THEN CONTINUES AS CONCENTRATED FLOW FOR APPROXIMATELY 250 FEET TO THE END OF THE PROPERTY REACHING APPROXIMATE ELEVATION OF 98.46 FEET. ACCORDING TO CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 5.48 CFS FOR THIS PROPERTY AS UNDEVELOPED.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT ANTICIPATED ON THIS PROPERTY WILL INCLUDE THE ADDITION OF ONE SINGLE-FAMILY RESIDENTIAL HOME (APPROX. 2,600 SF EACH) ON LOT 2 AND THE EXTENSION OF THE EXISTING CALOISE DRIVE SOUTH TO THE LIMITS OF THE ACCESS EASEMENT FROM THE ACCESS EASEMENT CALOISE DRIVE. EACH SINGLE-FAMILY HOME WILL EXTEND THE CALOISE DRIVE TOWARDS THEIR HOME AND HAS BEEN ACCOUNTED FOR IN THE POST DEVELOPMENT CALCULATIONS. THE REQUIRED HOME FINISH FLOOR IS TO BE 18 INCHES ABOVE THE ADJACENT ELDORA ROAD CROWN. THEREFORE SETTING THE PROPOSED HOMESTEADS TO A FINISH FLOOR ELEVATION OF 101.7 FEET. POST DEVELOPMENT OVERLAND FLOW IS ESTIMATED AT A LENGTH OF 200 FEET FROM THE PROPOSED HOME ON LOT 2 CONTINUING NORTH UNTIL IT INTERSECTS WITH THE PROPOSED DETENTION SWALE ALONG ELDORA RD AT APPROXIMATE ELEVATION OF 98.48 FT. THE ANTICIPATED INCREASE IN RUNOFF POST-DEVELOPMENT IS CALCULATED TO BE 5.31 CFS, WITH THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED TO BE 10.79 CFS FOR A 50-YEAR STORM.

CALCULATIONS:

THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "B", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE B AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	4,801.00 CU. FT.
LINEAR DETENTION PROVIDED	4,943.97 CU. FT.

DRAINAGE REQUIREMENTS LOT 1:

PROPOSED USE:	4.41-AC (GROSS), 4.05-AC (NET), RESIDENTIAL
CALCULATION METHOD:	RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
DESIGN STORM:	10-YR PRE/ 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF:	5.48 CFS
POST-DEVELOPMENT PEAK RUNOFF:	10.79 CFS
DETENTION REQUIREMENT:	0.110 AC-FT (4,801.00 CF.)
OUTFALL LOCATION:	CESAR CHAVEZ DRAIN

PROPOSED DETENTION PLAN:

RUNOFF CONNECT TO AN EXISTING ROADSIDE DITCH, LOCATED APPROXIMATELY 200 FEET EAST FROM THE PROPERTY.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "B" AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT. COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

PREPARED BY: JESSICA M. MALDONADO, P.E. DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO P.E. # 11703 ON 8/12/2020 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE DOMINGO OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
OWNER:	BEATRIZ OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: AUGUST 2020

SHEET 3 OF 3
 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.
 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883