



# 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: 11-24-2020

PROPOSED MMN#1 SUBDIVISION PRECINCT No. 1.

ENGINEER: ROBLES ENGINEERING LLC. DEVELOPER: MARCOS DE LOS SANTOS

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY    7  \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 4 ½ WEST ROAD & OLIVAREZ STREET.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-03-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION IN COMMERCIAL LOTS AND DISCHARGING ONTO OLIVAREZ STREET ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 4 ½ WEST ROAD & 20.00 FEET ONTO OLIVAREZ STREET

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-11-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-06-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 6" LOCATION: MILE 4 ½ WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-06-2020 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.

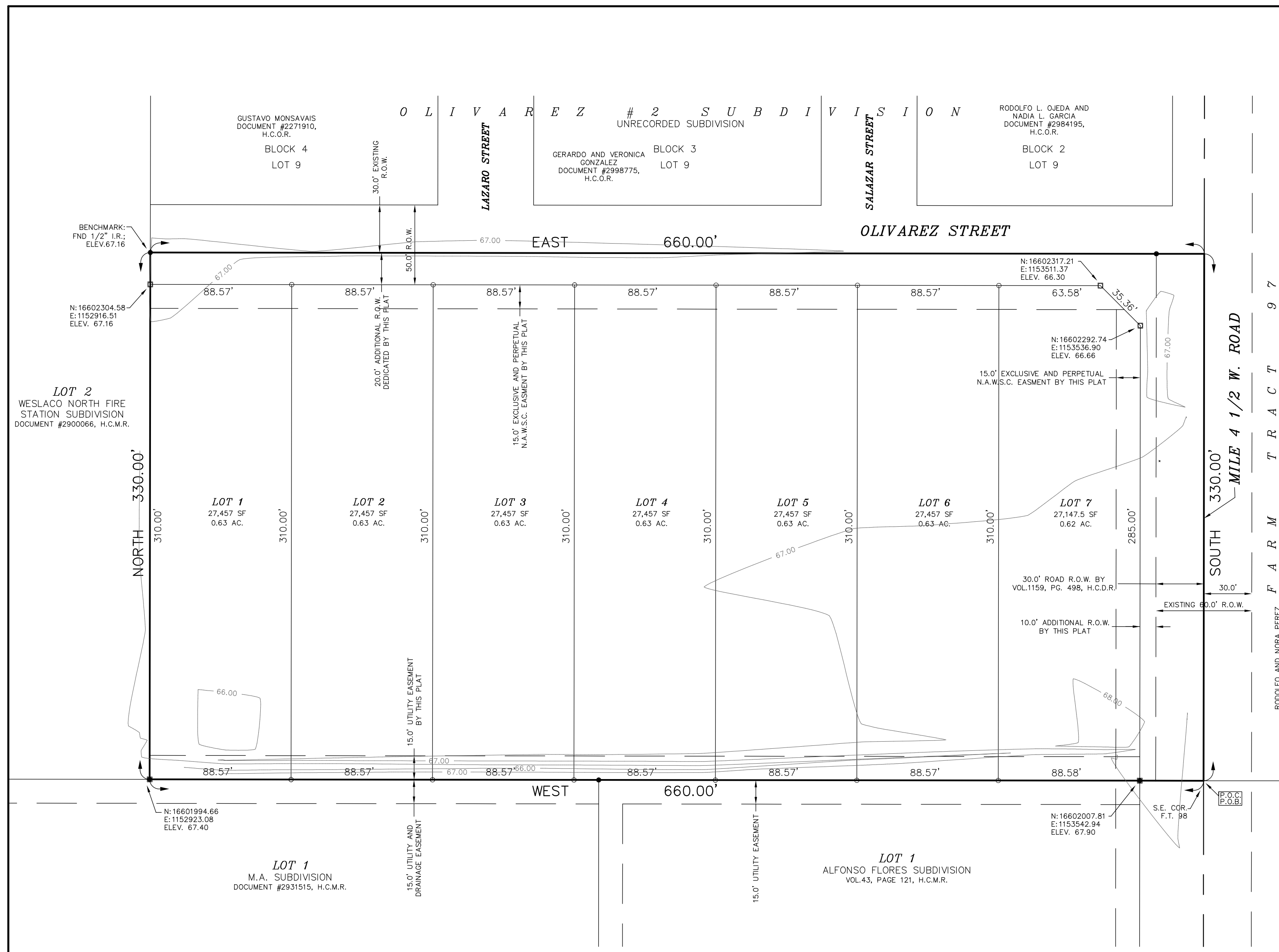
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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

**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.*

\*



SCALE: 1"=50'

- LEGEND**
- Found 1/2" iron rod
  - Set 1/2" iron rod with a plastic cap stamped "R&A"
  - Monument set in concrete
  - ▲ Found cotton picker spindle
  - △ Set cotton picker spindle

**METES AND BOUNDS DESCRIPTION**

Being 5.00 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 98 of the West and Adams Tract Subdivision, as per map recorded in Volume 2, Pages 33-34 of the Hidalgo County Map Records and said 5.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point on the centerline of Mile 4 1/2 West Road for the southeast corner of said Farm Tract 98 for the southeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, WEST, with the south line of said Farm Tract 98 and the north line of Alfonso Flores Subdivision per map recorded in Volume 43, Page 121 of the Hidalgo County Map Records, passing at a distance of 30.00 feet the existing west-right-of-way line of said Mile 4 1/2 West Road, passing at a distance of 378.78 feet the northwest corner of said Alfonso Flores subdivision and the northeast corner of M.A. Subdivision as per map recorded in Document #2931515 of the Hidalgo County Map Records and continuing with the north line of said M.A. Subdivision for a total distance of 660.00 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" found for the southwest corner of said tract herein described;

THENCE, NORTH, 330.00 feet with the east line of Weslaco North Fire Station Subdivision as per map recorded in Document #2900066 of the Hidalgo County Map Records to a 1/2-inch iron rod found for the northwest corner of said tract herein described;

THENCE, EAST, with the south line of Olivarez Street, passing at a distance of 630.00 feet to a 1/2-inch iron rod found for reference on the existing west-right-of-way line of said Mile 4 1/2 West Road, and continuing for a total distance of 660.00 feet to a point on the east line of said Farm Tract 98 for the northeast corner of said tract herein described;

THENCE, SOUTH, 330.00 feet with the east line of said Farm Tract 98, the west line of Farm Tract 97 at the centerline of said Mile 4 1/2 West Road to the POINT OF BEGINNING and containing 5.00 acres of land more or less.

**MMN SUBDIVISION #1**  
 BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 98 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS  
 HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), MARCOS DE LOS SANTOS, THE UNDERSIGNED, OWNER(S) OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "MMN SUBDIVISION #1" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS 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 CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTION 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 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 IS TRUE AND COMPLETE.

OWNER: MARCOS DE LOS SANTOS DATE \_\_\_\_\_  
 ADDRESS: 1412 FILBERT STREET  
 WESLACO, TEXAS 78596

STATE OF TEXAS  
 HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS DE LOS SANTOS AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

NOTARY PUBLIC, FOR THE STATE OF TEXAS

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	PHONE
OWNER:	MARCOS DE LOS SANTOS	1412 FILBERT ST., WESLACO, TX 78596 (956) 454-2026
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599 (956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599 (956) 968-2422

**REVISION NOTES:**

NO.	SHEET	REVISION	DATE	APPROVED

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION  
 CITY OF WESLACO

DATE \_\_\_\_\_

CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

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

MAYOR DAVID SUAREZ  
 CITY OF WESLACO

DATE \_\_\_\_\_

ATTEST:

CITY SECRETARY DATE \_\_\_\_\_

CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

- 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.
- 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 agricultural use.
- HCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
- 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

**GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FOR 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334-0450 C; REVISED TO REFLECT LOMR DATED MAY 30, 2002.
- SETBACKS:
  - FRONT: 25.00 FEET;
  - REAR: 20% LOTS DEPTH BUT NOT TO EXCEED 25.00 FEET;
  - SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER;
  - CORNER SIDE: 10 FEET OR EASEMENT WHICHEVER IS GREATER;
- LOTS 1 THROUGH 7 SHALL BE FOR MULTIFAMILY USE. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK: ELEV. 62.03; IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 18,601 CUBIC FEET (0.427 ACRE-FEET) (2,657.3 CUBIC FEET PER LOT) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE OBTAINED ONSITE AND OVERFLOW INTO THE REGRADED ROADSIDE DITCH ALONG OLIVAREZ ROAD.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - A. OSSF 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 HAS 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE OWNER & SUBDIVIDER OF THIS SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT (2,657.3 CUBIC FEET PER LOT) IF IT DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB/ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX NO.5: CULVERT CONSTRUCTION SPECIFICATION 3.1.4.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- A 4FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- LOT 7 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 4 1/2 W. ROAD.



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

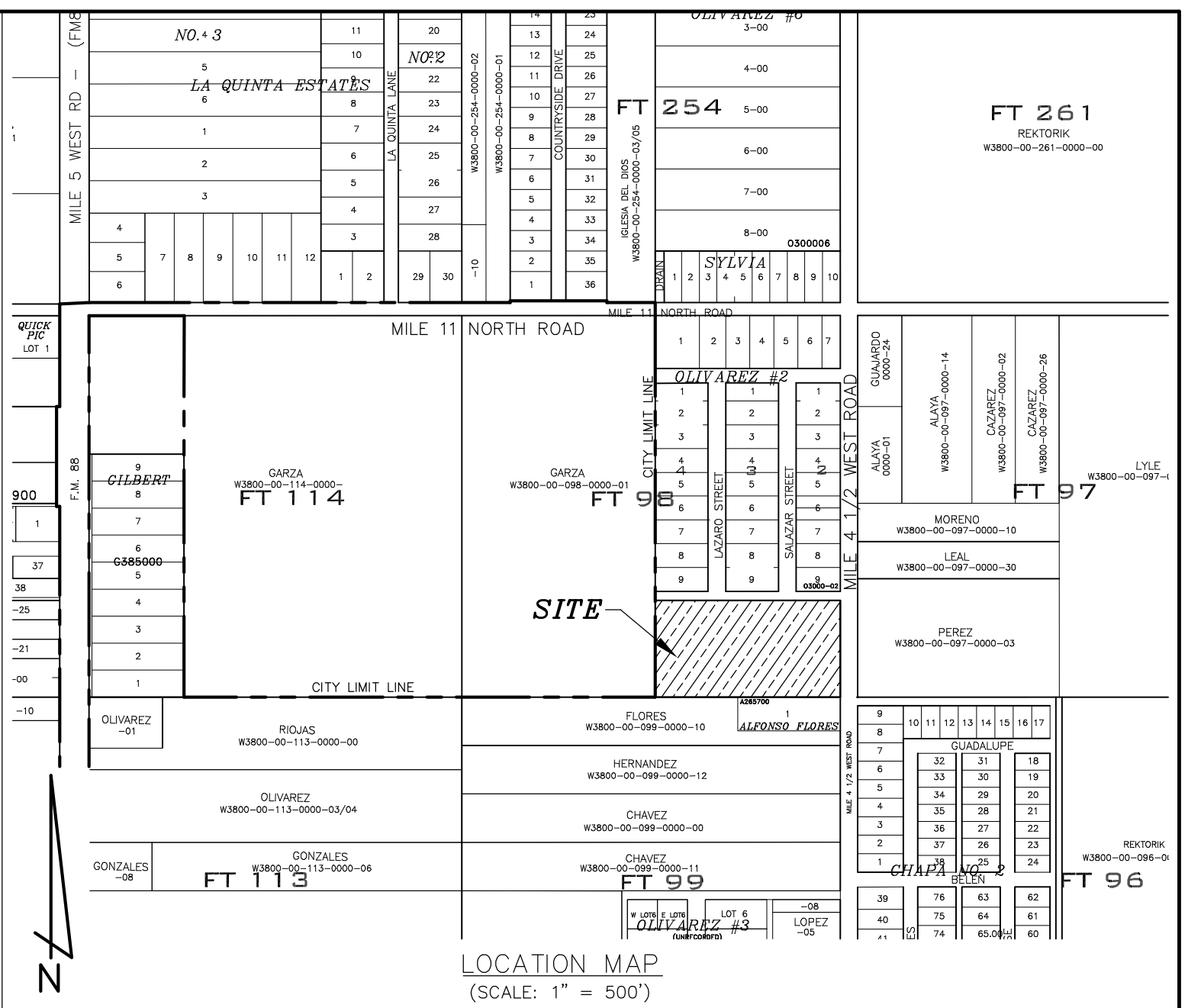
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_ JOB No. 142-20  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS DATE: 05-29-20  
 BY: \_\_\_\_\_ DEPUTY DRAWN BY: JR

**ROBLES & ASSOCIATES, PLLC**  
 PROFESSIONAL LAND SURVEYORS

**ROBLES ENGINEERING, LLC**  
 FIRM NO. F-17391

PO BOX 476  
 107 W. HORSHOE ST.  
 WESLACO, TEXAS 78596

PHONE (956) 968-2422  
 FAX (956) 968-2011  
 FIRM No. 10096700



**MMN SUBDIVISION #1**

MMN SUBDIVISION #1 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON MILE 4 1/2 WEST ROAD AND OLIVAREZ ROAD. THIS SUBDIVISION LIES ADJACENT TO THE CITY LIMITS OF WESLACO (POPULATION 41,711 OFFICIAL 2018 U.S. CENSUS BUREAU ESTIMATE) AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MMN SUBDIVISION #1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2020.

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

APPROVED BY THE DRAINAGE DISTRICT:

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 CODES 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION DRAINAGE DISTRICT OR GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS  
 HIDALGO COUNTY

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

REYNALDO ROBLES DATE \_\_\_\_\_  
 R.P.L.S.#4032  
 ROBLES & ASSOCIATES, PLLC  
 FIRM NO.10096700  
 PO BOX 476  
 WESLACO, TX, 78599

STATE OF TEXAS  
 HIDALGO COUNTY

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

REYNALDO ROBLES, JR. DATE \_\_\_\_\_  
 P.E.#102357  
 R ROBLES ENGINEERING, LLC  
 FIRM NO.F-17391  
 PO BOX 476  
 WESLACO, TX, 78599

INDEX TO SHEETS OF MMN SUBDIVISION #1

SHEET	DESCRIPTION
1	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.#1 CERTIFICATE OF APPROVAL; HIDALGO COUNTY IRRIGATION DISTRICT #9 CERTIFICATION; N.A.W.S.C. CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES;
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; 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
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

PRELIMINARY-FOR REVIEW ONLY

**MMN SUBDIVISION #1**

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 98 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

**SUBDIVIDER CERTIFICATION:**

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE 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), MARCOS DE LOS SANTOS, THE UNDERSIGNED, SUBDIVIDER(S) OF MMN SUBDIVISION #1 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 AND 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.

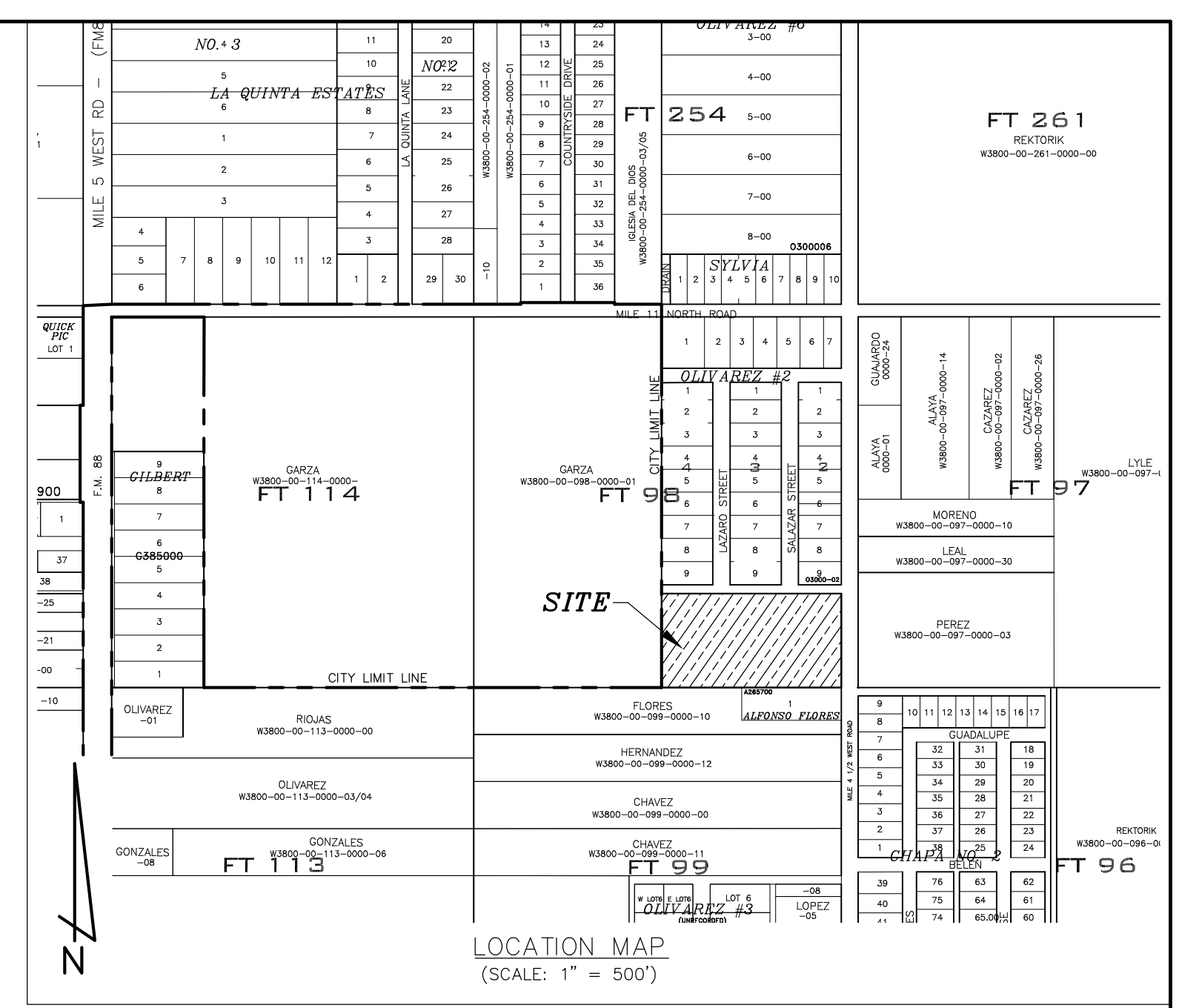
OWNER: MARCOS DE LOS SANTOS  
ADDRESS: 1412 FILBERT STREET  
WESLACO, TEXAS 78596

STATE OF TEXAS  
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS DE LOS SANTOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, FOR THE STATE OF TEXAS



**FINAL WATER AND SEWER ENGINEERING REPORT**

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE: THIS SUBDIVISION WILL BE 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 LOTS MEET SUCH STANDARDS 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.

N.A.W.S.C. HAS AN EXISTING 1 1/2" WATERLINE ALONG THE NORTH SIDE OF OLIVAREZ STREET AND A 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF MILE 4 1/2 WEST ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF CONNECTION TO THE EXISTING 6" WATERLINE AND RUNNING A NEW 8" LINE ALONG THE SOUTH SIDE OF OLIVAREZ ROAD WITH ONE SINGLE SERVICE CONNECTION AND SIX (6) SERVICE CONNECTIONS TO THE WATER FACILITIES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$700.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,250.00, WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, 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.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES: SEWER FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGELO GONZALEZ LICENSE NO.0512208 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.

SOIL EVALUATION REPORT: EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY 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 UNIT 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. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,950.00. SEWER 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.

ENGINEER'S SIGNATURE DATE

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CALLE OLIVAREZ QUE CONECTA A UNA LINEA DE 6 PULGADAS AL LADO ESTE DE LA CALLE MILE 4 1/2 WEST Y A UNA LINEA DE 2 1/2 PULGADAS AL LADO NORTE DE LA CALLE OLIVAREZ.

DEL CONDUCTO DE 8" SE CONECTARA UN SERVICIO Y SEIS SERVICIOS DOBLE PARA LOS LOTES CON UN MEDIDOR MECANICO DE AGUA. YA SE HAN INSTALADO LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$700.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$1,250.00 QUE CUBRE EL COSTO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGELO GONZALEZ LICENCIA NO. 0512208 HA EVALUADO EL AREA DONDE SE ENCONTRARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS 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 DOS EXCAVACIONES DE EVALUACION EN LUGARES OPOSTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL 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. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA YA HAN INSTALADO Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$1,950.00 POR LOTE.  
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 O \$1,500.00 POR LOTE.

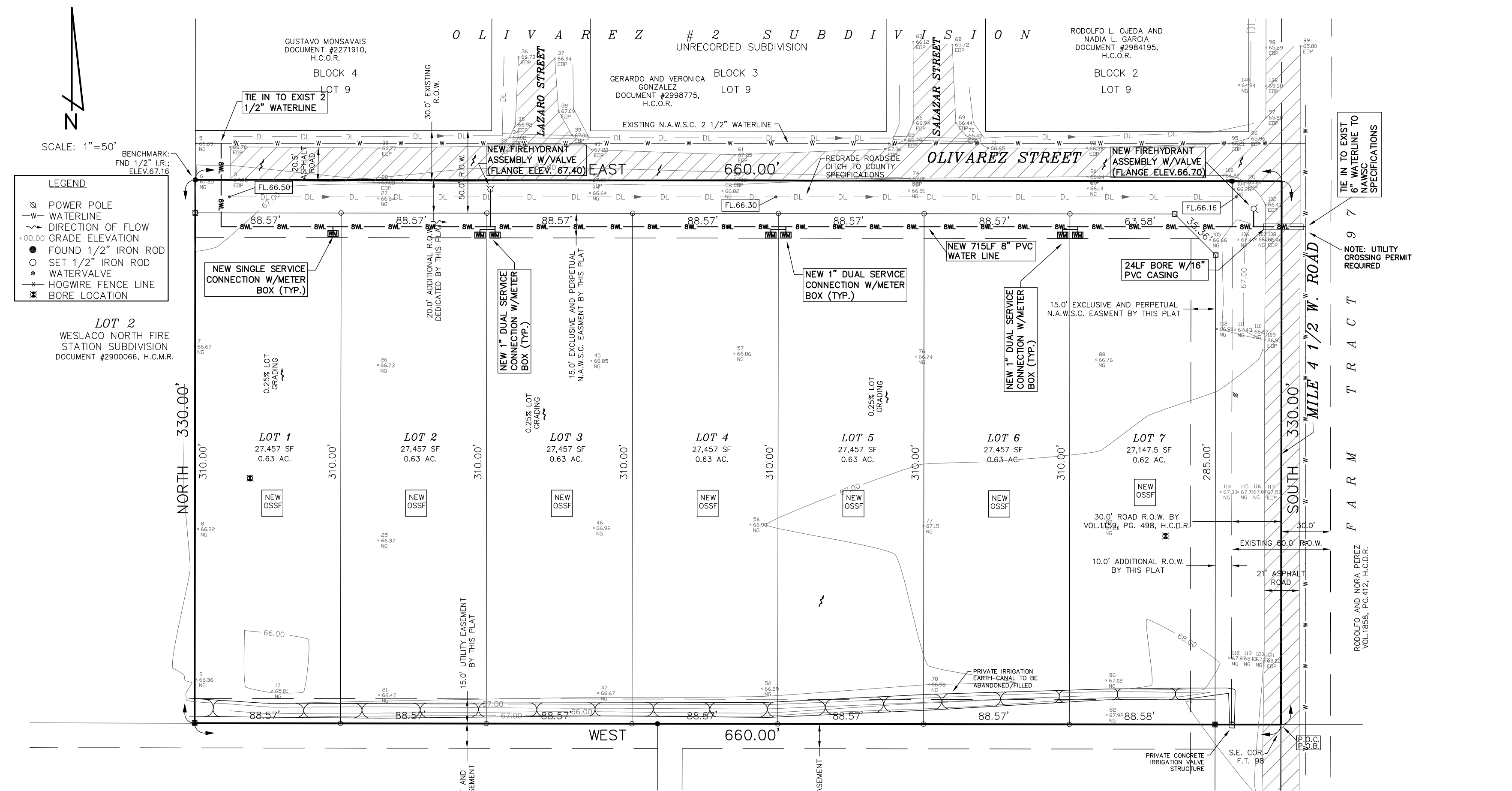
ENGINEER'S SIGNATURE DATE

INDEX TO SHEETS OF MMN SUBDIVISION #1

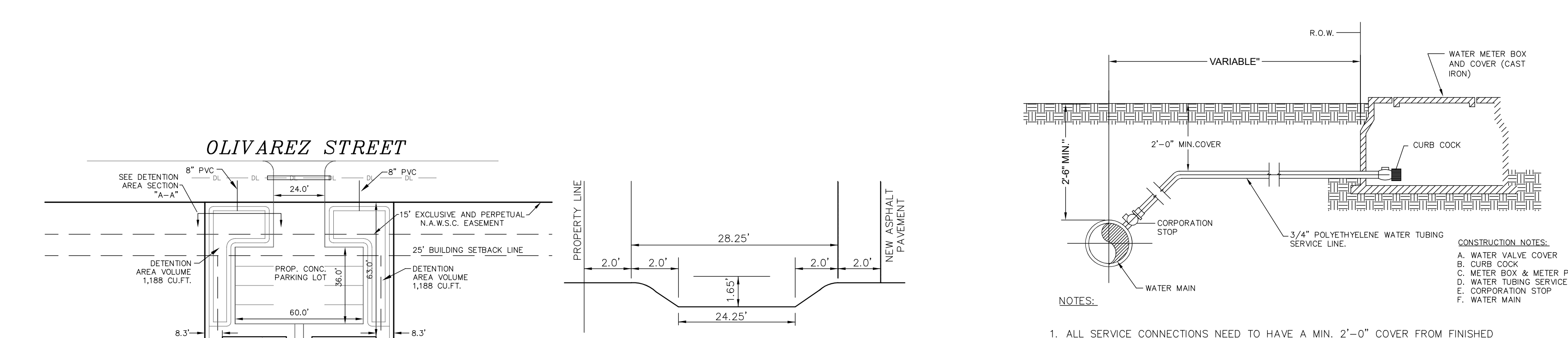
SHEET 1: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; 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.#1 CERTIFICATE OF APPROVAL; HIDALGO COUNTY TRIBAL NON-DISTURBANCE CERTIFICATION; N.A.W.S.C. CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES.

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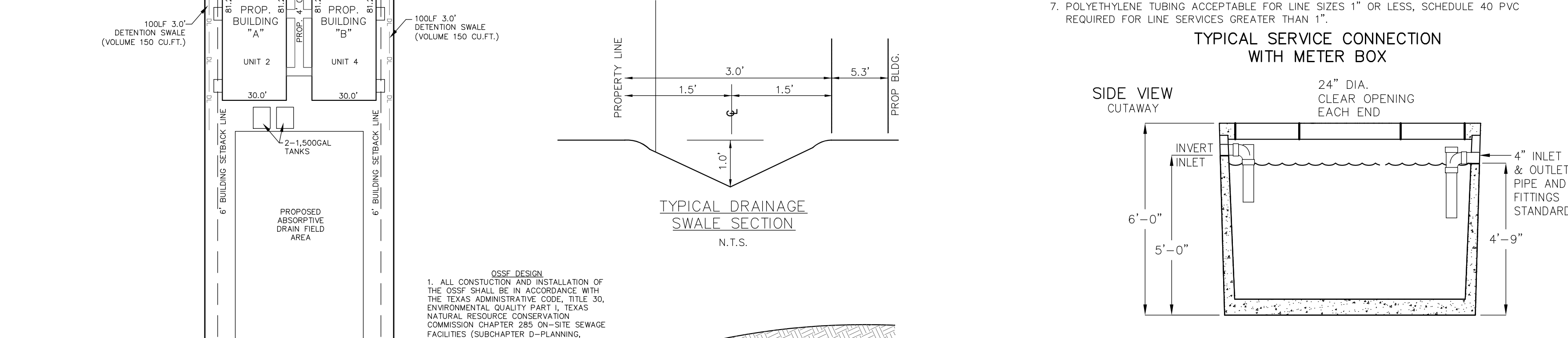
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**EXISTING CONDITIONS, DRAINAGE, WATER & WASTEWATER**



**TYPICAL LOT SITE PLAN LAYOUT**



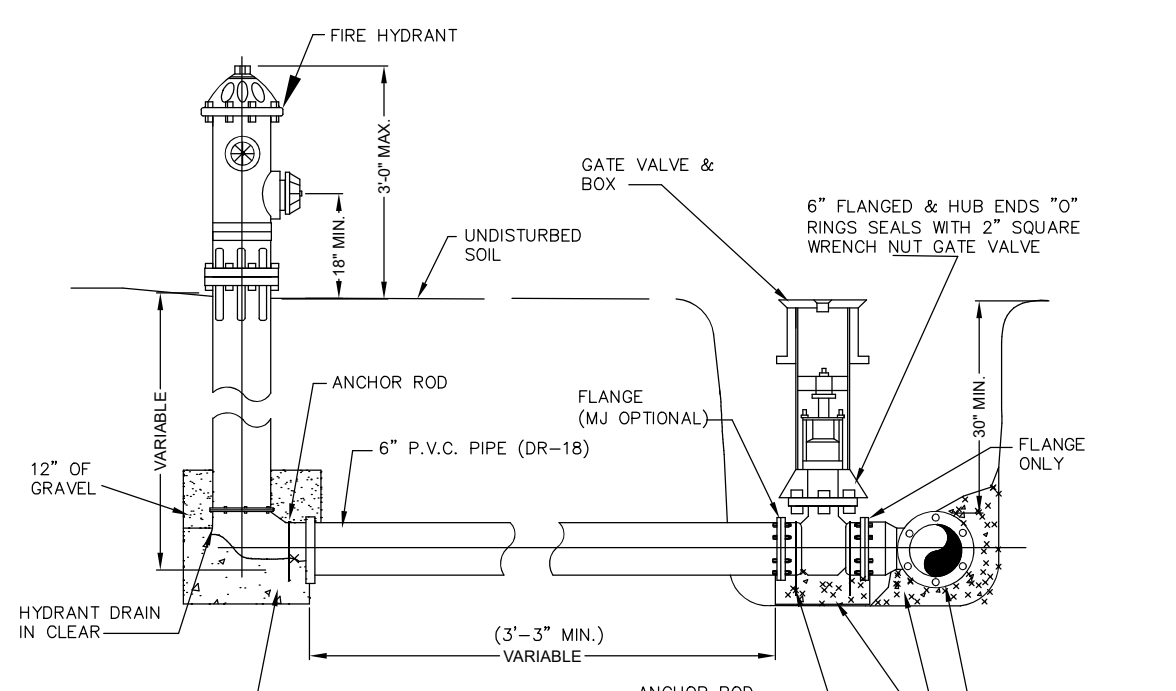
NAME	ADDRESS	PHONE
OWNER:	MARCOS DE LOS SANTOS 1412 FILBERT ST., WESLACO, TX 78596	(956) 454-2026
SURVEYOR:	REYNALDO ROBLES PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR. PO BOX 476, WESLACO, TX 78599	(956) 968-2422

1. ALL CONSTRUCTION AND INSTALLATION OF THE OSSF SHALL BE IN ACCORDANCE WITH THE TEXAS ADMINISTRATIVE CODE, TITLE 30, ENVIRONMENTAL QUALITY PART 1, TEXAS NATURAL RESOURCE CONSERVATION COMMISSION CHAPTER 285 ON-SITE SEWER FACILITIES (SUBCHAPTER D-PLANNING, CONSTRUCTION AND INSTALLATION STANDARDS FOR OSSF).  
2. SEPTIC TANK DESIGN SHALL BE REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

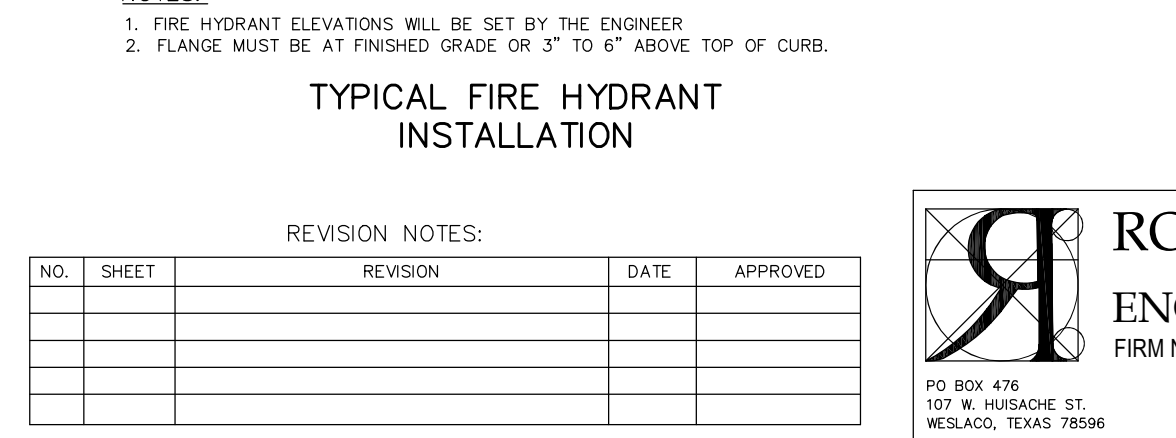
**TYPICAL SECTION - PRECAST SEPTIC TANK VOL. 1,500 GALLONS**



**TYPICAL DOUBLE WATER SERVICE CONNECTION**



**TYPICAL FIRE HYDRANT INSTALLATION**



REVISION NOTES:

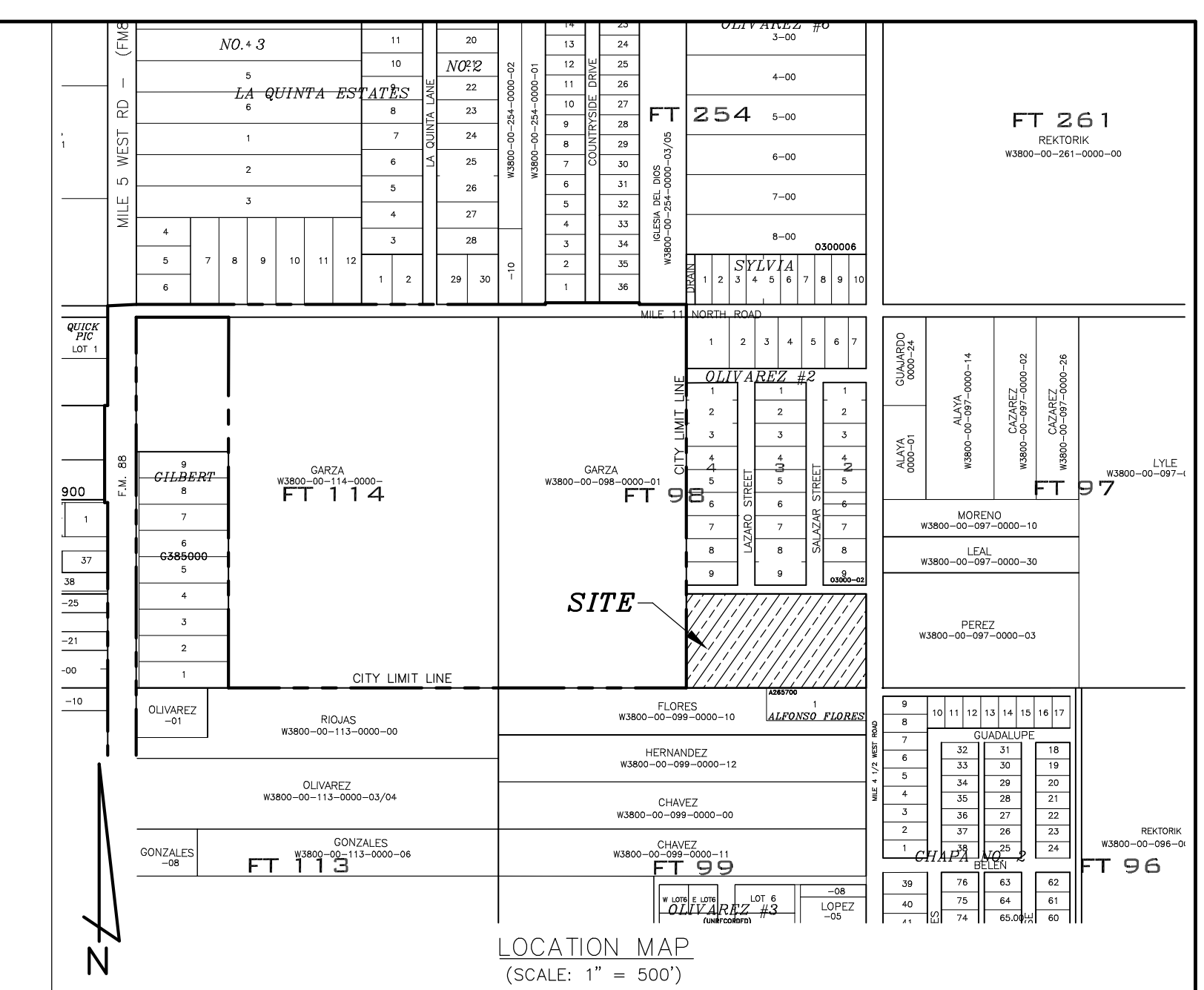
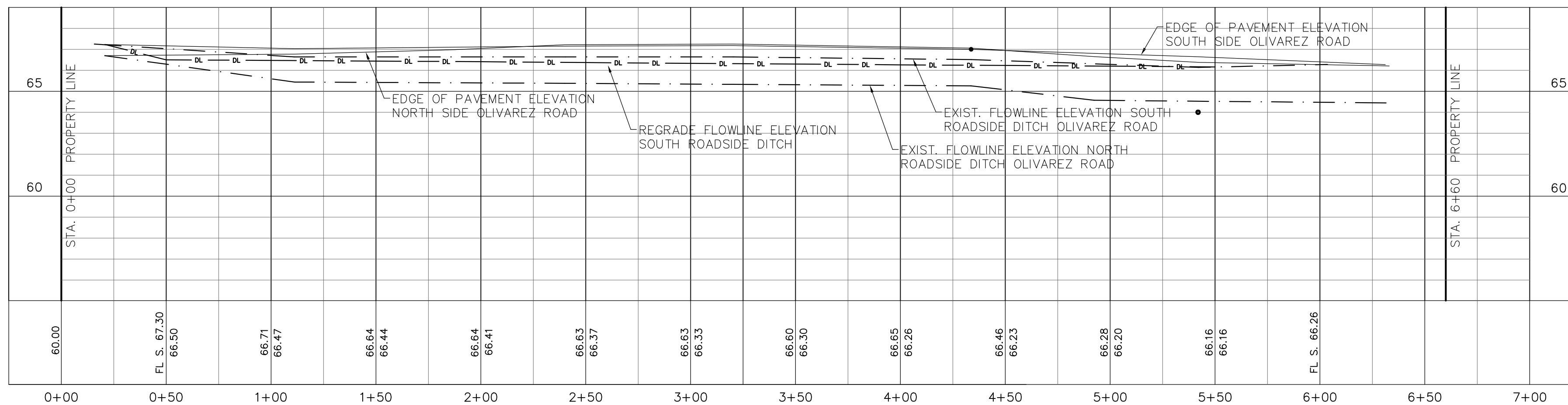
NO.	SHEET	REVISION	DATE	APPROVED

**ROBLES ENGINEERING, LLC**  
FIRM NO. F-17391  
107 BOX 476 WESLACO, TEXAS 78596  
PHONE (956) 968-2422  
FAX (956) 969-2011

JOB No. 142-20  
DATE: 05-29-20  
DRAWN BY: JR

PRELIMINARY-FOR REVIEW ONLY

**EXISTING ROADSIDE DITCH PROFILE ELEVATION**  
SCALE: HOR. 1" = 40'



**DRAINAGE STATEMENT**

**Flood Zone Designation:**

By graphical plotting this property falls in Flood Zone "X" (shaded), which is described as areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood, of flood insurance rate map with community panel No. 480334 0450 C, revised to reflect LMR dated May 30, 2002.

**Existing Soils:**

For the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28) and Hidalgo fine sandy loam and Hidalgo fine sandy loam are listed in hydrologic group B, which consists of well drained soils with a moderate infiltration rate.

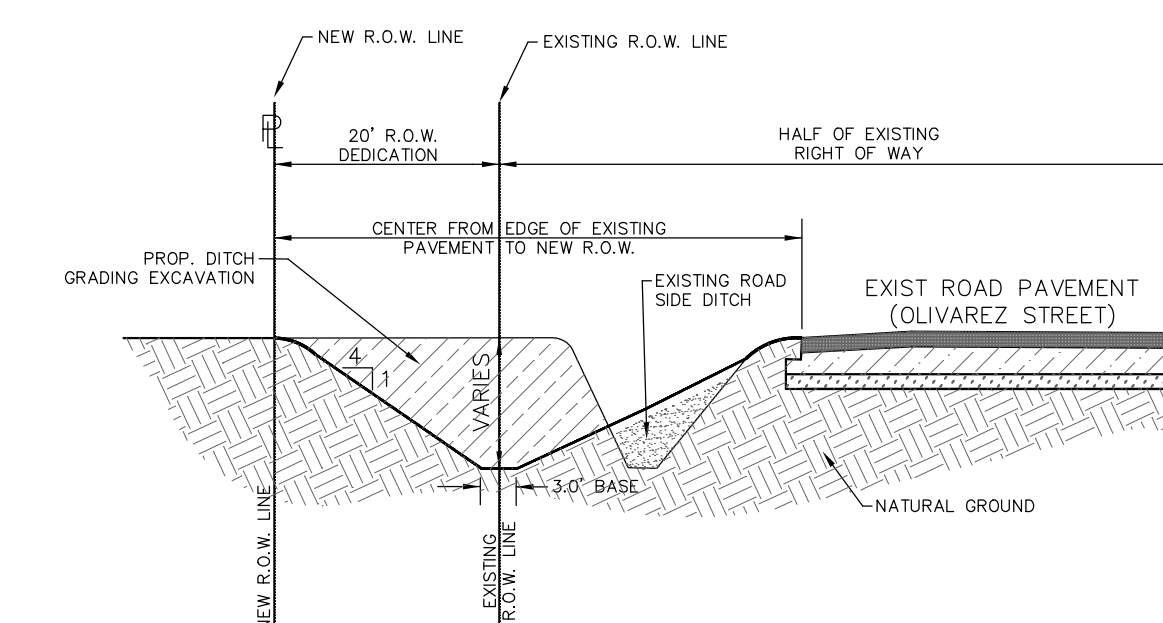
**Pre-development Conditions:**

The land comprising this subdivision is currently undeveloped open land. Topographic information of the site reveals the subdivision site is fairly level with a predevelopment grade of approximately 0.10% in a northwesterly direction with a predevelopment runoff of 2.51 CFS. The runoff from the existing site flows makes its way into a shallow roadside ditch along the south side of Olivarez Road where it flows east to Mile 4 1/2 W. Road and flows north along the existing roadside ditch and outfalls into an existing drainage ditch on Mile 11 North Road owned by the Hidalgo and Cameron Counties Irrigation District No.9 and maintained by the Hidalgo County Drainage District No.1.

**Future Conditions:**

Expected future use for this subdivision will be for multi-family residential. The development will consist of seven lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal total maximum volume of additional runoff of 18,601 cubic feet (0.427 acre-ft), and a future Q of 7.68 CFS for an increase Q of 5.17 CFS. This runoff will be detained within designated detention areas and flow into the regraded roadside ditch along Olivarez Road. A drainage plan is to be approved by Hidalgo County at the time of issuance of a building permit.

ENGINEERS' SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



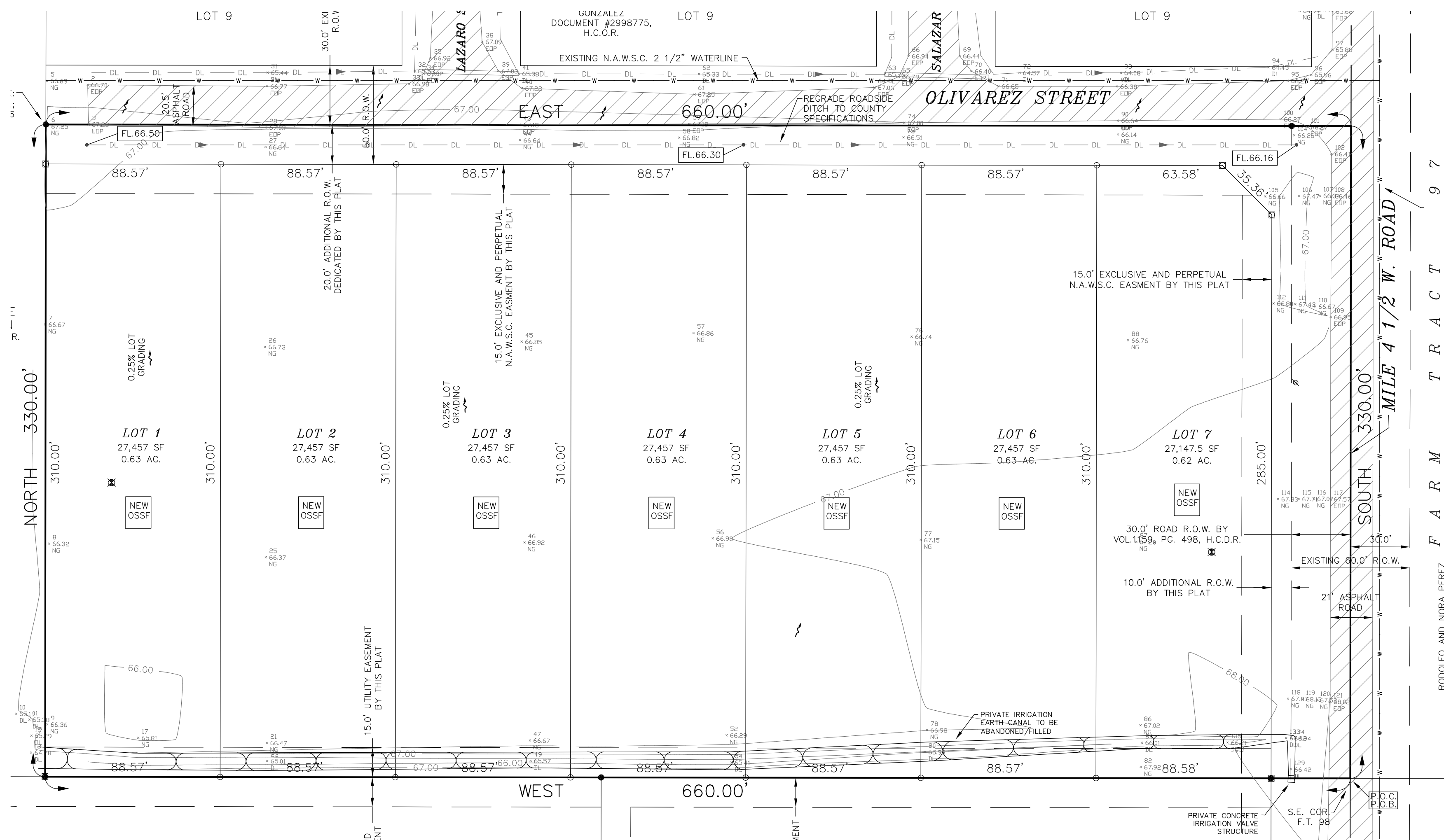
**RECONSTRUCTION OF ROADSIDE DITCH**  
N.T.S.

ESTIMATED CROSS SECTION AREA:  
34'x2'1FT = 1/2x2.1FTx9FT = 16.3 S.F.  
ESTIMATED VOLUME:  
16.3 S.F. x 325 L.F. = 5,298 CU.FT.

**MMN SUBDIVISION #1**

BEING A SUBDIVISION OF 5.00 ACRES OF LAND, BEING THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF FARM TRACT 98 OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 33-34 OF THE HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 40'



PRELIMINARY-FOR REVIEW ONLY

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