



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**THE STATE OF TEXAS**

**COUNTY OF HIDALGO**

**PRECINCT 4**

**APPLICATION AND AGREEMENT FOR PIPELINE OR  
UTILITY PERMIT**

Date: 12/8/20

North Alamo Water Supply Corp. (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:  
North Alamo Water Supply Corp. 420 S Doolittle Rd. Edinburg, Tx  
(956)383-1618 Angelica Hinojosa
2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):  
Same
3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):  
Same
4. Name, Address and Phone number of contractor to install Pipeline or Utility:  
Salazar Utility Construction (956) 684-9522  
7901 4 Mile Ln, Mission, TX 78574





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12. Utility Crossing Coordinate X: 1110812.5900 Y: 16604509.9110  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
1 (2" waterline w/ 4" casing)
14. Pressure (each line):  
Water
15. Content (each line):  
Water
16. Estimated date of installation of Pipeline or Utility:  
As soon as permit gets approved by C.C.



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will be furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnity and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 08 day of December, 2020.

Angelica Hinojosa  
(Name of Applicant – Printed or Typed)

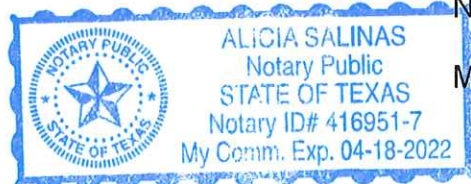
By: *Angelica Hinojosa*  
Signature

Title: New Accounts Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Angelica Hinojosa, on this 08 day of December, 2020,  
to which witness my hand and seal of office.

*Alicia Salinas*  
Notary Public for the State of Texas



My Commission Expires: \_\_\_\_\_



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**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



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**EXHIBIT A**

(Please insert description of project location and supporting documents for proposed utility work)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/10/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Statewide Commercial Ins Brokers 2406 N Lake Avenue Altadena, CA 91001 Phone (877) 207-7900 Fax (626) 340-4807		<b>CONTACT NAME:</b> CUSTOMER SERVICE DEPT <b>PHONE (A/C, No, Ext):</b> (877) 207-7900 <b>FAX (A/C, No):</b> (626) 340-4807 <b>E-MAIL ADDRESS:</b> mail@st8wide.com	
<b>INSURED</b> Salazar Utility Construction, Inc. 7901 W. Mile 4 Mission TX 78574		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Colony Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> Colony Insurance Company <b>INSURER D:</b> <b>INSURER E:</b> Evanston Insurance Company <b>INSURER F:</b>	
		<b>NAIC #</b> 39993	

<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
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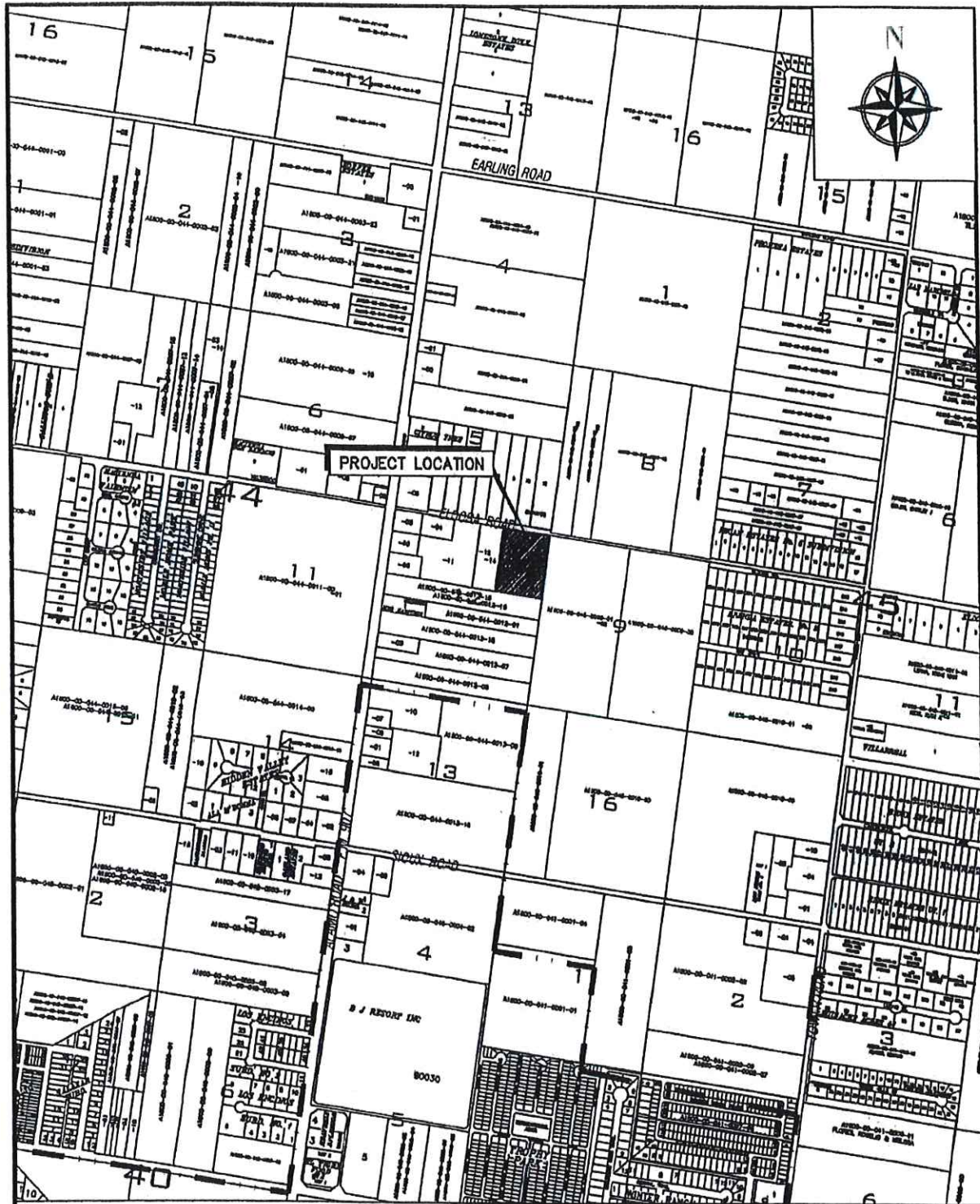
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER			600 GL 0176819-00	06/18/2020	06/18/2021	EACH OCCURRENCE \$ 1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000.00 MED EXP (Any one person) \$ 5,000.00 PERSONAL & ADV INJURY \$ 1,000,000.00 GENERAL AGGREGATE \$ 2,000,000.00 PRODUCTS - COMP/OP AGG \$ 2,000,000.00 \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			XS4266058	07/21/2020	07/21/2021	EACH OCCURRENCE \$ 2,000,000.00 AGGREGATE \$ 2,000,000.00 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYE \$ E.L. DISEASE - POLICY LIMIT \$
E	Inland Marine			4IM1027076	05/12/2020	05/12/2021	Equipment Leased or Rented from others (Per Occurrence) \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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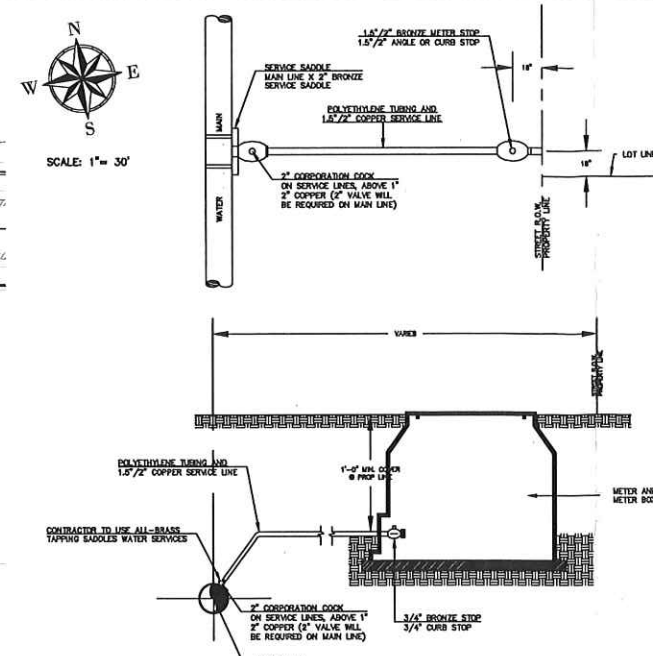
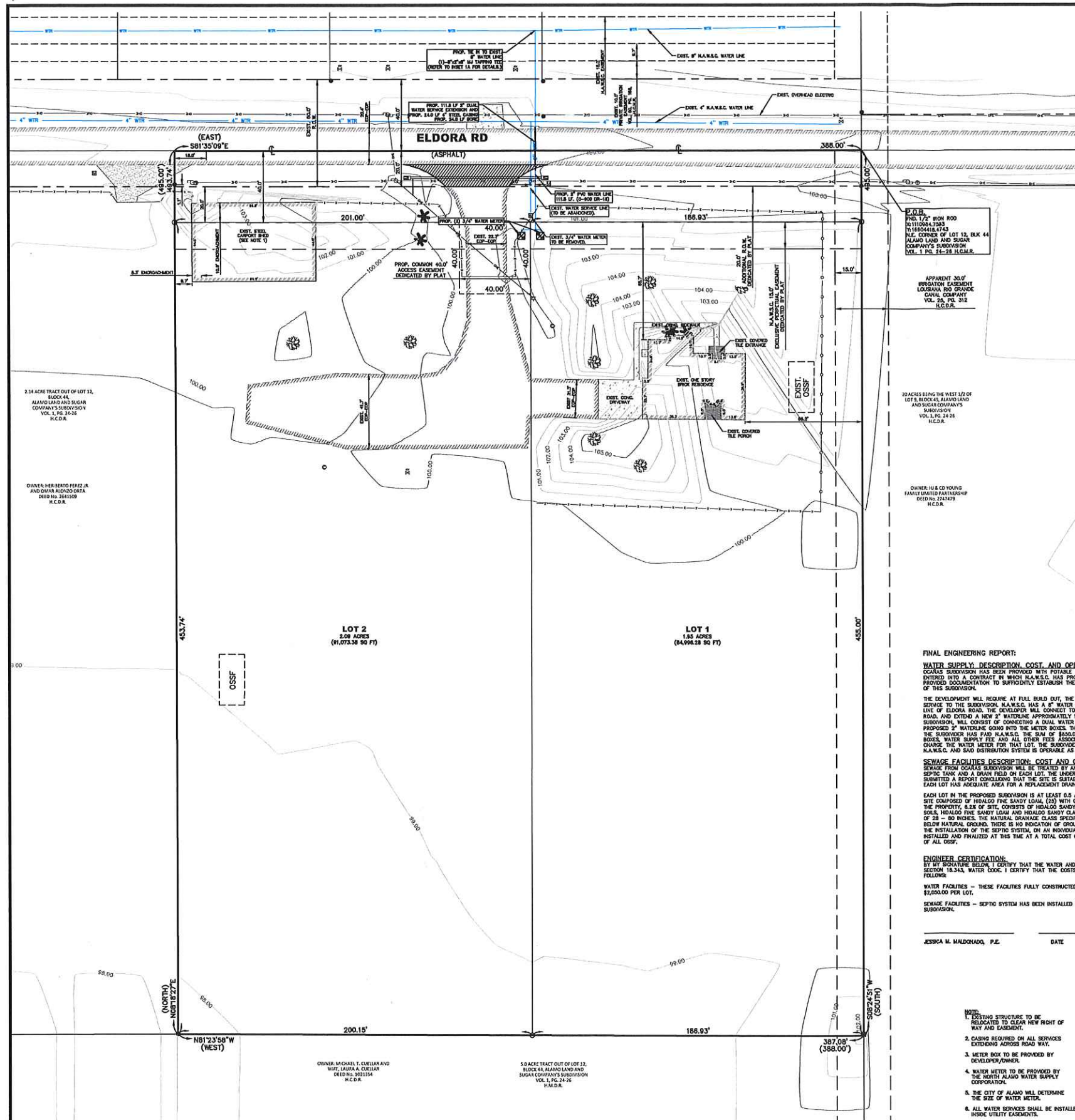
<b>CERTIFICATE HOLDER</b>  HIDALGO COUNTY PLANNING DEPARTMENT 1304 S. 25TH ST EDINBURG, TEXAS 78542	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
---	--



VICINITY MAP  
SCALE: 1"=1000'

**SAMES** SAM Engineering & Surveying  
 200 N. 10TH STREET, SUITE 1500 TEL: (954) 792-8500  
 WALKER, TEXAS 77601 FAX: (954) 792-8503  
 SURVEY FROM REG. No. 101418-02

# OCAÑAS SUBDIVISION UTILITY LAYOUT



- A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=8")
- B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAD FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) BY TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 4" ABOVE TOP OF PIPE. (8" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 85% SP. (8" LIFTS, MECHANICAL COMPACTOR)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-1555 AND ASTM D-884.
- E. SELECTED EARTH BACKFILL COMPACTED TO SOIL STANDARD PROCTOR DENSITY (10" LIFT, MECHANICAL COMPACTOR), FOUNDATION PREPARATION (WELPLOTS, GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOSTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-1555 & ASTM D-896). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 4". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

TRENCH BEDDING (WATER) DETAIL  
N.T.S.

**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 SUBDIVISION OWNER HAS 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 PROMOTE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 8" WATER LINE RUNNING ALONG AN EXISTING EASEMENT DEDICATED TO N.A.W.S.C. FRONTING THE NORTH RIGHT-OF-WAY LINE OF ELDORA ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE SAID EASEMENT ALONG THE NORTH RIGHT-OF-WAY OF ELDORA ROAD, AND EXTEND A NEW 2" WATERLINE APPROXIMATELY 111.5 LF TO THE SOUTH RIGHT-OF-WAY LINE OF ELDORA ROAD. THE MAIN SERVICE WATER LINE FOR OCAÑAS SUBDIVISION WILL CONSIST OF CONNECTING A DUAL WATER SERVICE 3/4" DIAMETER POLYETHYLENE WATER TUBING INCLUDING 3 SHORT SINGLE SERVICE LINES FROM THE PROPOSED 2" WATERLINE GOING INTO THE METER BODIES. THE SUBDIVISION HAS PAID A TOTAL OF \$1,200.00 FOR THE AFORESAID WATER IMPROVEMENTS IN OCAÑAS. THE SUBDIVISION HAS PAID N.A.W.S.C. THE SUM OF \$800.00 FOR LOT 1 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. HAS PROMPTLY INSTALLED AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVISION 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 THIS PLAN.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:**  
SEWER FROM OCAÑAS SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSPF") CONSISTING OF A STANDARD RESIDUAL DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE SATURABILITY OF THE SUBDIVISION SITE FOR OSFP AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSFP. 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 6.5 ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 8.8% OF SITE COMPOSED OF HIDALGO FINE SANDY LOAM (S2) WITH 0 TO 1 PERCENT SLOPE, MODERATELY WELL DRAINED AND HIGH PERMEABILITY. THE NORTHWEST CORNER OF THE PROPERTY, 8.8% OF SITE, CONSISTS OF HIDALGO SANDY CLAY LOAM (S3) WITH 0 TO 1 PERCENT SLOPE, 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 - 60 INCHES. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE DEPTH TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER ON A RESTRICTIVE LAYER WITHIN 14" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT IS \$2,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSFP'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 OSFP'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 18.343, 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 \$2,000.00 WHICH EQUALS TO \$2,000.00 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

**FINAL ENGINEERING REPORT:**

**SUMINISTRO DE AGUA, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:**  
OCAÑAS SUBDIVISION, FINCA SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) EL SUBDIVISOR 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. HA PROPORCIONADO 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. HA PROPORCIONADO 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. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION.

**DRENAJE, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:**  
EL DRENAJE SANITARIO DE LA SUBDIVISION OCAÑAS, SERA TRATADO CON SERVICIOS LOCALES ("OSFP") CONSISTENDO EN UN DREÑO ESTANDE DE FOSEA SEPTICA DE COMPARTAMENTO DOBLE Y AREA DE DREÑO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTORIZADO HA EVALUADO EL AREA DONDE SE ENCONTRARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSEAS SEPTICAS (OSFP). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT), CADA LOTE TIENE EL AREA ADECUADA PARA REEMPLAZAR EL CAMPO DE DRENAJE.

**INGENIERO CERTIFICACION:**  
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, APROBADAS EN LA SECCION 18.343 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 \$2,000.00, CUAL ES IGUAL A \$2,000.00 POR LOTE.

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

JESSICA M. MALDONADO, P.E. DATE

INDEX TO SHEETS OF OCAÑAS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADLINE, INDEX, LOCATION MAP, AND ETC. PRINCIPAL CONTACTS; PLAN WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (NETS AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAN NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAN APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1 CERTIFICATION; H.C.P. RECORDING DISTRICT #1, AND HIDALGO TRENCH NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DECLARATION, 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

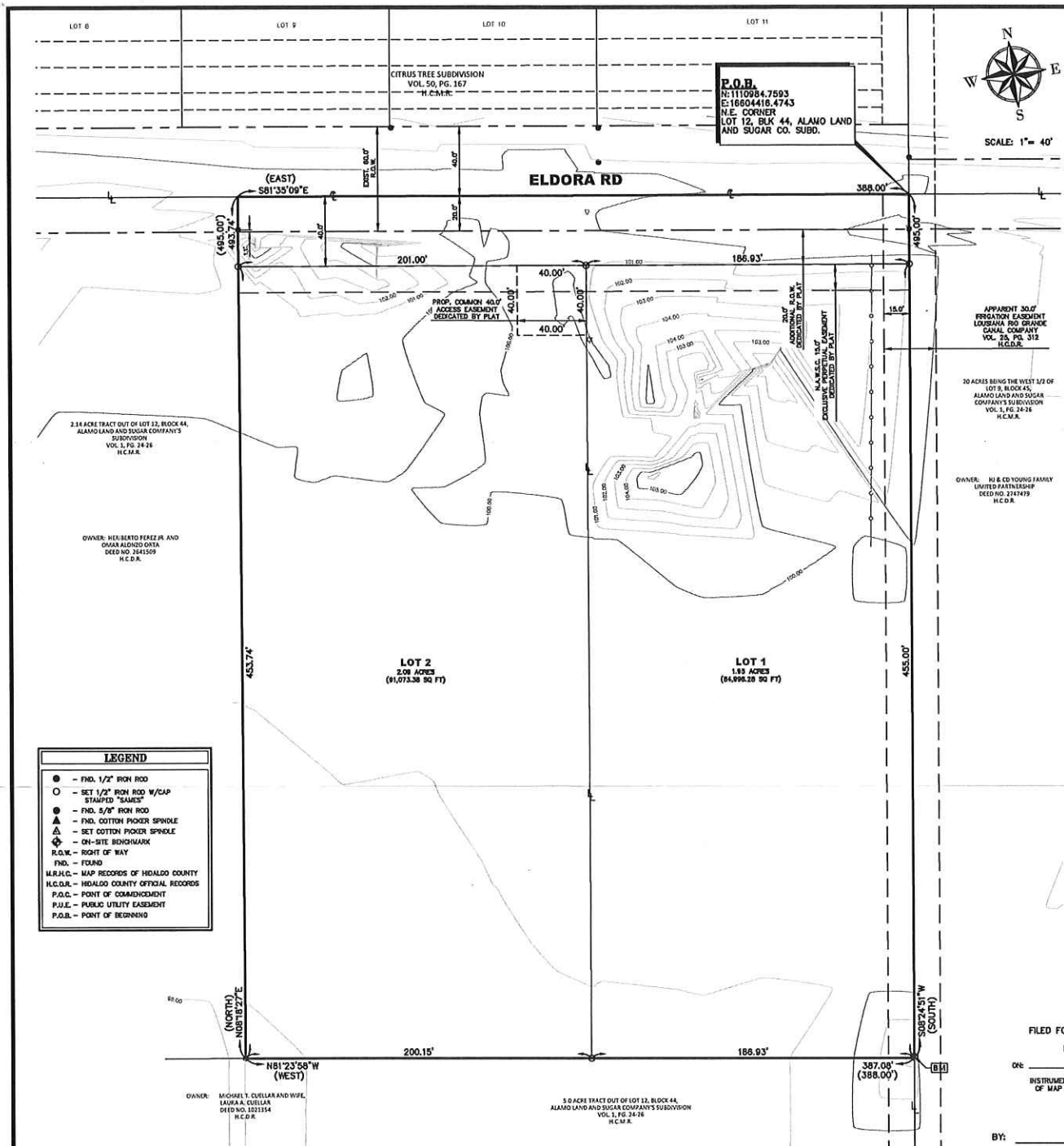
**PRINCIPAL CONTACTS:**

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	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 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



**SURVEY NOTES:**

- BEARINGS SHOWN BASED ON ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 24-28, 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 DEPTHS LESS THAN ONE (1) FOOT WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- PERMANENT BENCHMARK: AN EXISTING ONE (1) INCH IRON PIPE LOCATED APPROXIMATELY SOUTHWEST CORNER OF THIS SUBDIVISION. R.16109127.510000, D.1110912.429000, ELEV.=102.225'
- BASES OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
- MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 25.0'  
SIDE: 5.0'  
REAR: 15.0'  
OR EASEMENT WHICHEVER 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 OCCUPANCY OF THE LOT.
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAME.
- THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
- THIS SUBDIVISION IS WITHIN ETL 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 4,800.00 CUBIC-Feet (6110 ACRES-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 OPERATION 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 SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
B. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC AND ABSORPTIVE GRANULED 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.
- JOSE DOMINGO OCAÑAS AND WIFE BEATRICE OCAÑAS, THE OWNERS AND SUBDIVISIONS 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 (SWPP) REQUIREMENTS.
- THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVISION 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 VALVE REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- EXISTING STRUCTURE TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.

**LEGEND**

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

**RIGHT OF WAY EASEMENT**

OWNER: MICHAEL T. CUELLAR AND WIFE LAURA A. CUELLAR DEED NO. 1211354 H.C.D.

5.0 ACRE TRACT OUT OF LOT 12, BLOCK 44, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION VOL. 1, PG. 24-28 H.C.M.A.

**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 COMPRISED WITHIN THE PROPOSED OCAÑAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

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

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
- 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 78518

**COUNTY OF HIDALGO**

**CERTIFICATE OF PLAT APPROVAL**

**UNDER LOCAL GOVERNMENT CODE § 232.028(A)**

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF OCAÑAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_ 20\_\_\_\_.

ATTEST: HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

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

**PLANNING & ZONING COMMISSION CERTIFICATION**

THIS PLAT OF OCAÑAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

CHAIRPERSON-PLANNING AND ZONING COMMISSION \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

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

JESSICA M. MALDONADO, PE NO. 111579 DATE \_\_\_\_\_

**APPROVED BY 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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

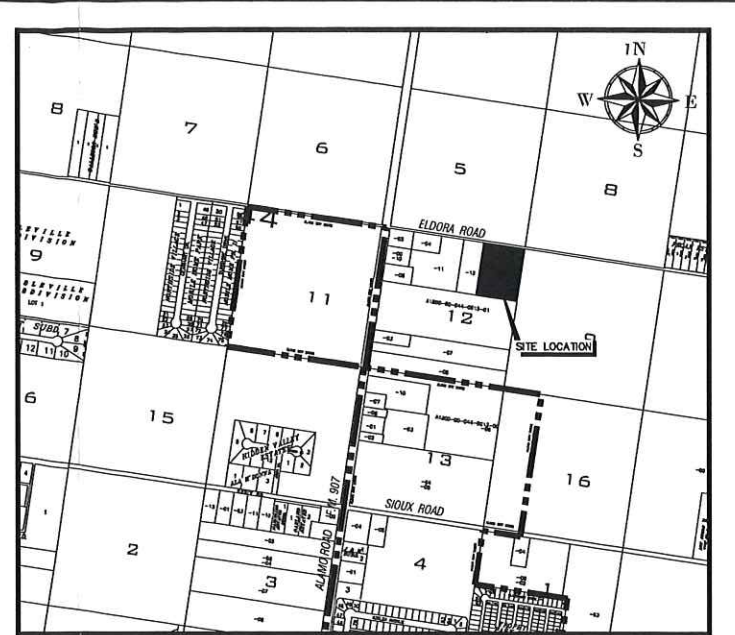
RAUL E. SESIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

**HIDALGO COUNTY IRRIGATION DISTRICT No. 2**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_



**LOCATION MAP SCALE: 1"=800'**

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

OCAÑAS SUBDIVISION IS LOCATED APPROXIMATELY 650 FEET EAST OF ALAMO RD. ON THE SOUTH SIDE OF ELDORA RD. THE ONLY NEAREST MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE 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 24-28, AS PER DEED RECORDS THEREOF RECORDED IN GIFT WARRANTY DEED NUMBER 3047899, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HEREBY 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 DEED RECORDS THEREOF RECORDED IN GIFT WARRANTY DEED NUMBER 3047899, 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 24-28, MAP RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE CENTERLINE OF ELDORA ROAD, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1110924.7533, N=1620418.4743, AND BEING THE NORTHEAST CORNER OF THIS HEREIN 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 PASSES A FOUND ONE (1) INCH IRON PIPE 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 SOUTHWEST 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 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 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 HERBERTO PEREZ JR. AND OMAR ALONZO ORTA RECORDED IN DOCUMENT NUMBER 2841509, DEED RECORDS, HIDALGO COUNTY, TEXAS, AT 474.84 FEET PASSES 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: \_\_\_\_\_  
MAYOR, CITY OF ALAMO DATE 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 SHOWN, 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

**INDEX TO SHEETS OF OCAÑAS SUBDIVISION**

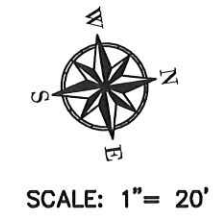
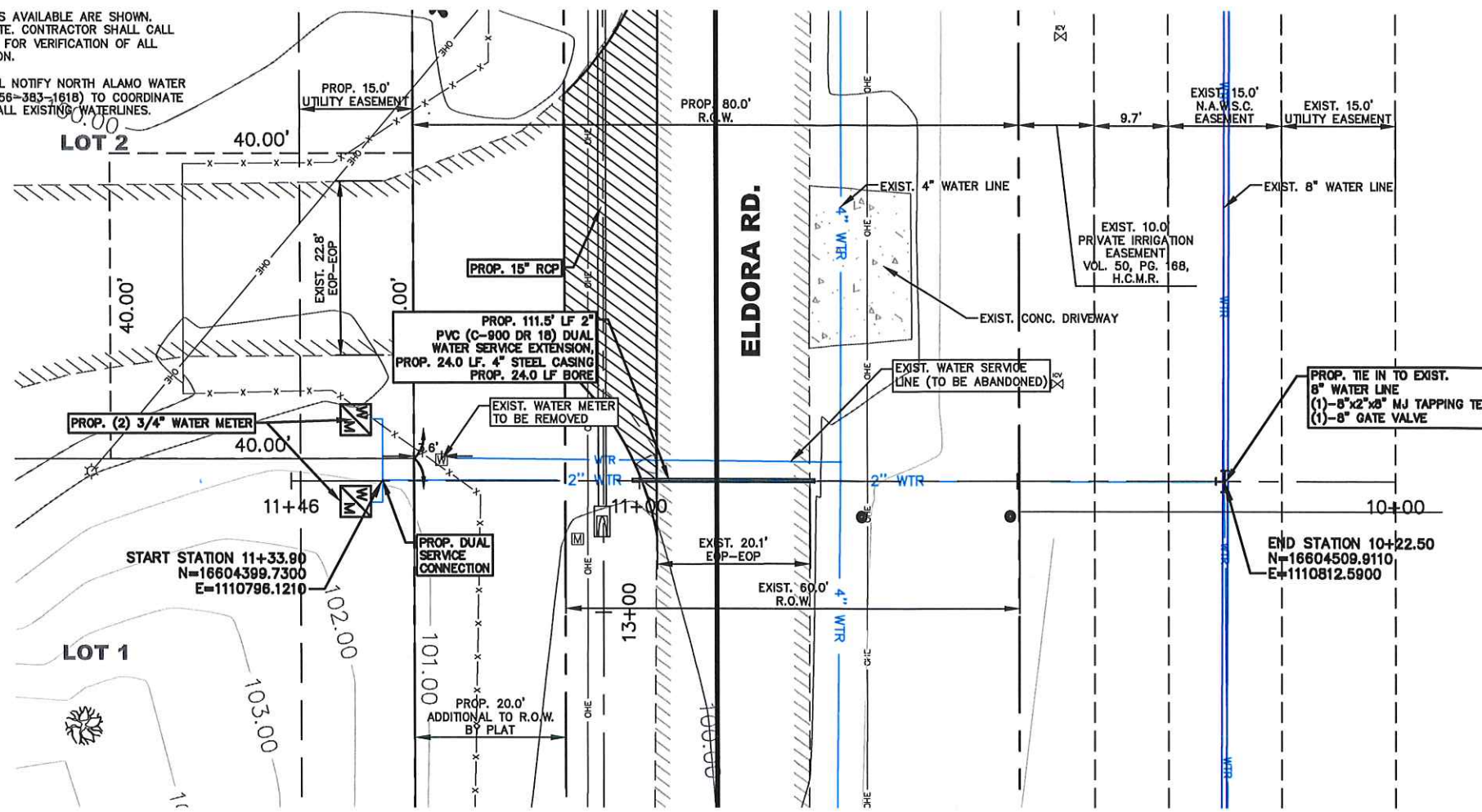
SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP, AND ETL. PRINCIPAL CONTACTS PLAT WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DEBONATE THE PROJECT IS SITUATED, H.C.D. No. 1 CERTIFICATION, IRRIGATION DISTRICT #2, AND H.C.M.A. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), 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.

**PRINCIPAL CONTACTS:**

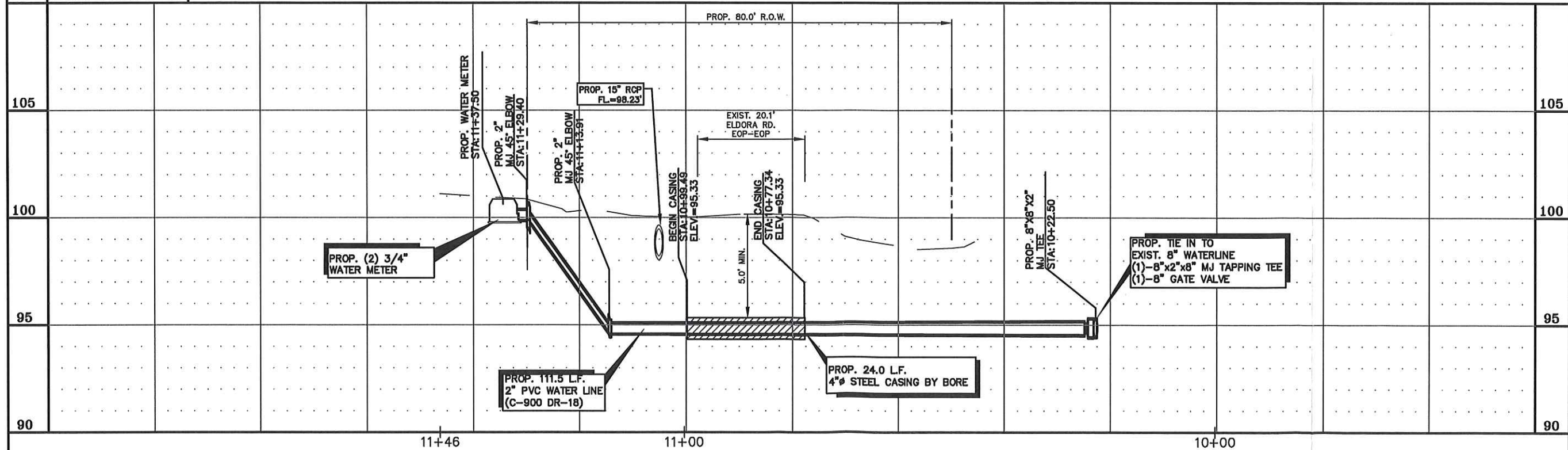
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE DOMINGO OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
OWNER:	BEATRICE OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956)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

**UTILITIES COORDINATION NOTES:**

- ONLY UTILITIES FOR WHICH INFORMATION WAS AVAILABLE ARE SHOWN. LOCATIONS AND ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL THE TEXAS 811 NUMBER (1-800-344-8377) FOR VERIFICATION OF ALL UTILITY LOCATIONS BEFORE ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY NORTH ALAMO WATER SUPPLY CORPORATION GENERAL MANAGER (956-383-1818) TO COORDINATE INSPECTION SERVICES AND TO FIELD VERIFY ALL EXISTING WATERLINES.



VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 20'



**SAMES**  
SAM Engineering & Surveying  
200 S. 10TH ST, SUITE 1500  
McALLEN, TEXAS 78501  
REGISTRATION # F-10602  
TEL: (956) 702-8880  
FAX: (956) 702-8863  
SURVEY FIRM REG. NO. 101416-00

**OCAÑAS SUBDIVISION  
ALAMO ETJ, TEXAS**

REV.	DESCRIPTION	DATE
1	PROP. DUAL SRV. CONNECTION	12/02/20

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The Professional Engineer seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this Engineer, and this Engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

PROJ. NO: SUB 20.003  
DATE: December 2020  
SCALE: AS NOTED  
SHEET NAME:  
**WATER IMPROVEMENT P&P**  
SHEET NUMBER:  
06