



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-22-2020

PROPOSED RANCHO EL VIEJITO SUBDIVISION PRECINCT No. 1.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: LUCILA MARTINEZ DE CANTU

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHSIDE OF ANDERSON ROAD APPROXIMATELY ¼ MILE EAST OF DILLON ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-11-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF ONTO ANDERSON ROAD SIDE DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-12-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-16-20 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 2" LOCATION: NORTHSIDE OF ANDERSON ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-12-2020: 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.

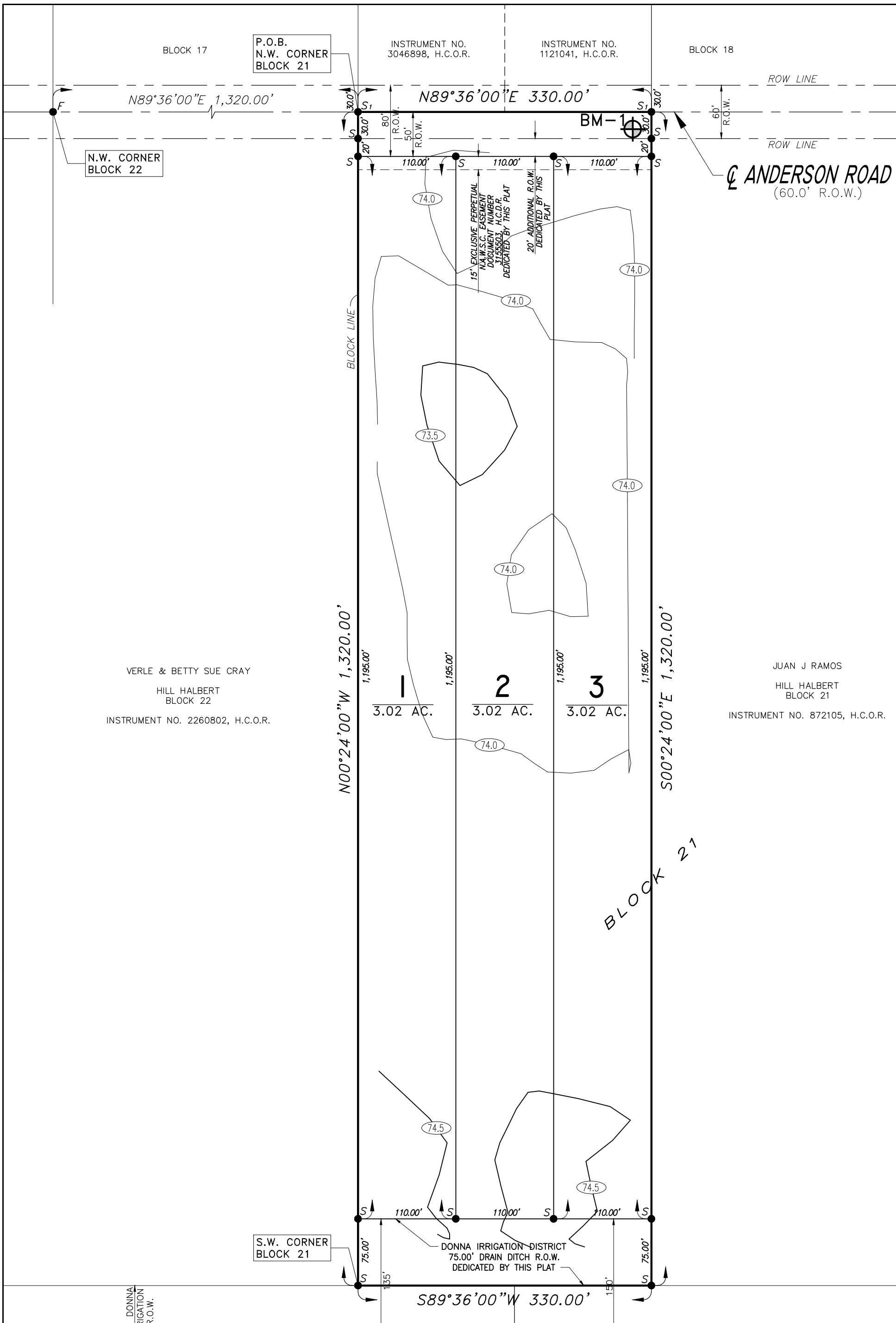
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JUNE 23, 2020

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

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.

*



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF RANCHO EL VIEJITO SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING THE WEST 10.00 ACRES OF BLOCK 21, HILL-HALBERT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #3097166, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JUNE 3, 2020 SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGAASO@AOL.COM

JOB NO.: 2020-031
 DRAWN BY: E.S.

LEGEND:
 F - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
 S1 - SET COTTON PICKER SPINDLE
 74.0 - NATURAL GROUND ELEVATION

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE(S) INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

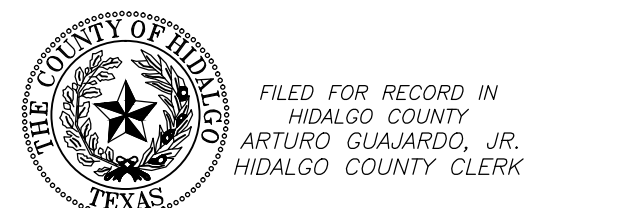
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 2020.

LUCILA MARTINEZ DE CANTU DATE
 P.O. BOX 1217
 SAN JUAN, TEXAS 78589

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFY NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS ARE AS FOLLOWS:
 FRONT 50.00' OR EASEMENT, WHICHEVER IS GREATER.
 SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER.
 REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL), APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB OR 24" 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 BM-1: 60 PENNY NAIL ON POWER POLE ON THE NORTHEAST CORNER OF THIS SUBDIVISION ELEV: 72.24 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 22,161 CUBIC-FEET (0.31 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED ROADSIDE DITCHES.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES IN THIS SUBDIVISION.
- 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.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- 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 ABSORBING DRAIN FIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- LUCILA MARTINEZ DE CANTU, THE OWNER AND SUBDIVIDER OF RANCHO EL VIEJITO, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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 & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING A REINFORCED CONCRETE PIPE DRIVEWAY CULVERT PIPE NO LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH FOR ALL LOTS FRONTING ANDERSON ROAD.
- ALL LOTS WITHIN RANCHO EL VIEJITO SUBDIVISION, SHALL HAVE ACCESS TO DONNA IRRIGATION DISTRICT FACILITIES. INDIVIDUAL IRRIGATION VALVES MAY BE INSTALLED AT THE LOT OWNERS EXPENSE FOR IRRIGATING INDIVIDUAL LOTS. ALL GATES, VALVES AND RELATED FACILITIES SHALL MEET DONNA IRRIGATION DISTRICT SPECIFICATIONS. ALL CONSTRUCTION OF INDIVIDUAL IRRIGATION FACILITIES SHALL BE REVIEWED AND APPROVED BY DONNA IRRIGATION DISTRICT PRIOR TO INSTALLATION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS 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 DESIGNER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

METES AND BOUNDS DESCRIPTION

A 10.00 ACRE TRACT OF LAND BEING THE WEST 10.00 ACRES OF BLOCK 21, HILL-HALBERT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #3097166, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CONCRETE NAIL ON THE CENTERLINE OF ANDERSON ROAD BEING THE NORTHWEST CORNER OF SAID BLOCK 21, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1617, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 89° 36' 00" E 330.00 FEET ALONG SAID CENTERLINE OF ANDERSON ROAD ALSO BEING THE NORTH LINE OF SAID BLOCK 21, TO A SET CONCRETE NAIL BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #872105, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 00° 24' 00" E ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #872105, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID BLOCK 21, PASS AT 30.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID ANDERSON ROAD, PASS AT 1,245.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE NORTH LINE OF AURORA VALLEY SUBDIVISION, PHASE 2, AS RECORDED IN DOCUMENT #2404614, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID BLOCK 21, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 89° 36' 00" W ALONG THE NORTH LINE OF SAID AURORA VALLEY SUBDIVISION, PHASE 2, ALSO BEING THE SOUTH LINE OF SAID BLOCK 21, PASS AT 154.04 FEET A POINT BEING THE NORTHWEST CORNER OF SAID AURORA VALLEY SUBDIVISION, PHASE 2, ALSO BEING THE NORTHEAST CORNER OF AURORA VALLEY SUBDIVISION, PHASE 1, AS RECORDED IN DOCUMENT #2312807, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID AURORA VALLEY SUBDIVISION, PHASE 1, FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK 21, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1617, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 00° 24' 00" W ALONG THE WEST LINE OF SAID BLOCK 21, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1617, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 75.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204", PASS AT 1,290.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING SAID SOUTH RIGHT-OF-WAY LINE OF ANDERSON ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANCHO EL VIEJITO WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON _____ 20____.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(G)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO EL VIEJITO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
 HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO EL VIEJITO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 I, LUCILA MARTINEZ DE CANTU, AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHO EL VIEJITO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LUCILA MARTINEZ DE CANTU DATE
 P.O. BOX 1217
 SAN JUAN, TEXAS 78589

THE STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LUCILA MARTINEZ DE CANTU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 RAUL E. SESIN, P.E., C.F.M. DATE _____
 GENERAL MANAGER

APPROVAL BY DONNA IRRIGATION DISTRICT:
 THIS PLAT HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, 20____.

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANCHO EL VIEJITO WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____ 20____.

MAYOR, CITY OF DONNA _____ DATE _____

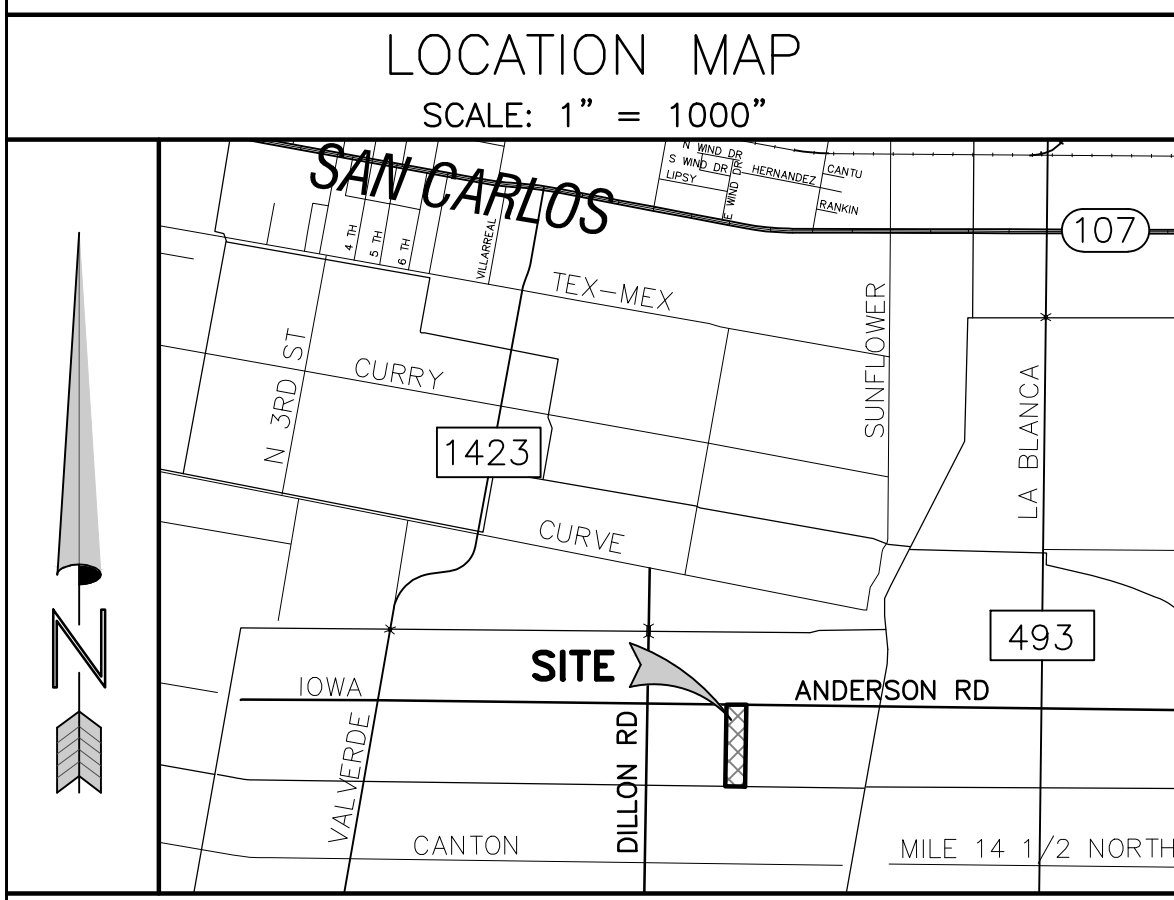
ATTEST:
 SECRETARY, CITY OF DONNA _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

REGISTERED PROFESSIONAL ENGINEER #64790



INDEX OF SHEETS	
DESCRIPTION	
1. HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.O.D. #1 APPROVAL; REVISION NOTES; THE CITY OF DONNA CERTIFICATION; ENVIRONMENTAL HEALTH DIVISION MANAGER; HIDALGO COUNTY JUDGE; DONNA IRRIGATION DISTRICT	1
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); SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; STORM DRAINAGE AND STREET LAYOUT MAP; CONSTRUCTION DETAILS	2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHO EL VIEJITO SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN H.C.P. #1 ON THE SOUTH SIDE OF ANDERSON ROAD, APPROX. 1,320.00 FEET EAST OF DILLON ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF SAN CARLOS. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (23-688), RANCHO EL VIEJITO SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

PRINCIPAL CONTACTS:
 NAME: ADDRESS: CITY, STATE & ZIP: PHONE #
 OWNER: LUCILA MARTINEZ DE CANTU P.O. BOX 1217 SAN JUAN, TEXAS 78589 (936) 464-4406
 ENGINEER: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX. 78539 (936) 381-1061
 SURVEYOR: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX. 78539 (936) 381-1061

SHEET NO. 1 OF 2 SHEETS

PLAT OF RANCHO EL VIEJITO SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING THE WEST 10.00 ACRES OF BLOCK 21, HILL-HALBERT SUBDIVISION, AS DESCRIBED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT RECORDED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #3097166, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

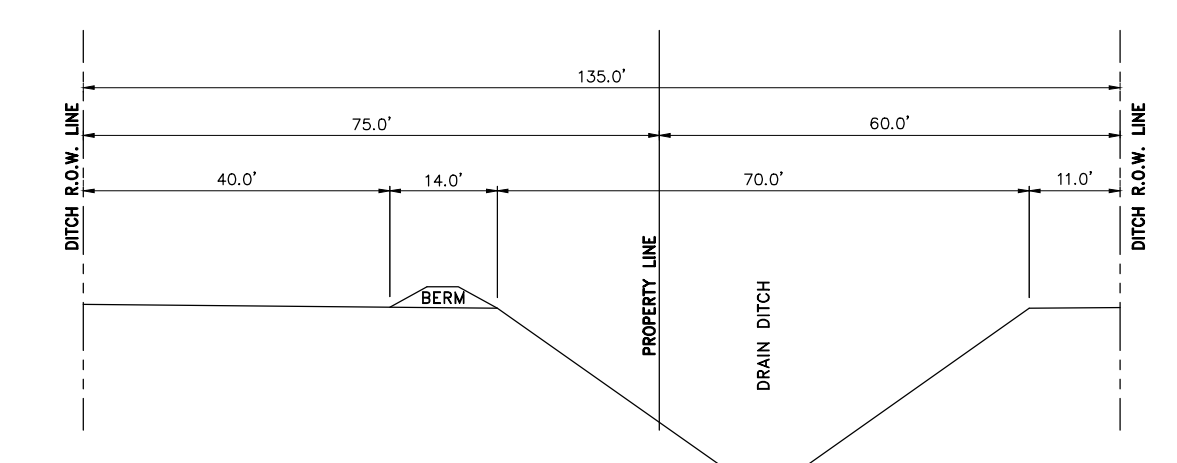
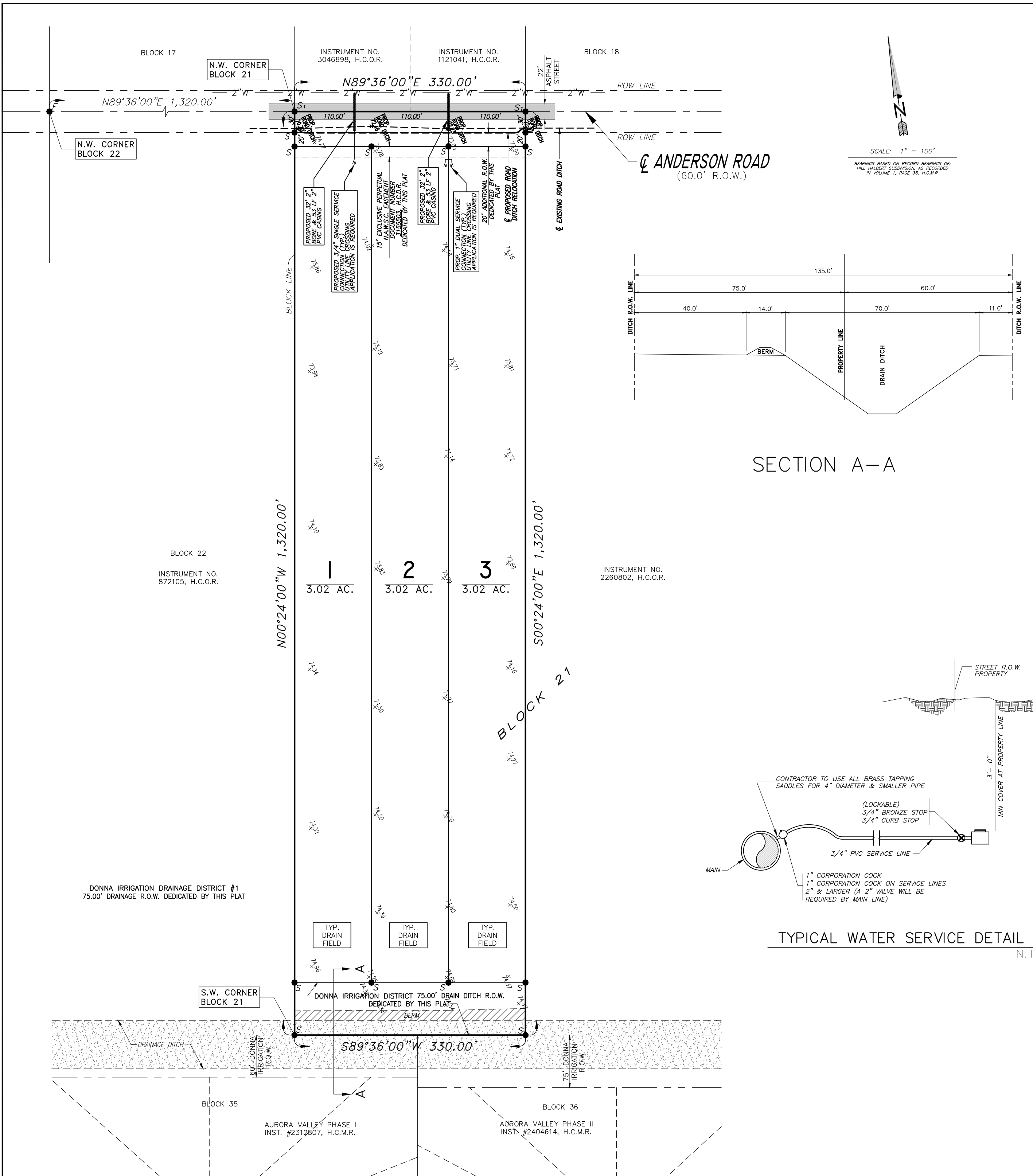
DATE: JUNE 3, 2020 SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12th AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGAASSOC@AOL.COM

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE	
WATER	\$5,030.00
OSSF	\$6,435.00
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$12,125.00

LEGEND:
 F - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
 S1 - SET COTTON PICKER SPINDLE
 S2 - NATURAL GROUND ELEVATION
 -2"W- 2 INCH WATER LINE
 N.T.S. - NOT TO SCALE



SECTION A-A

SUBDIVIDER CERTIFICATION
 1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

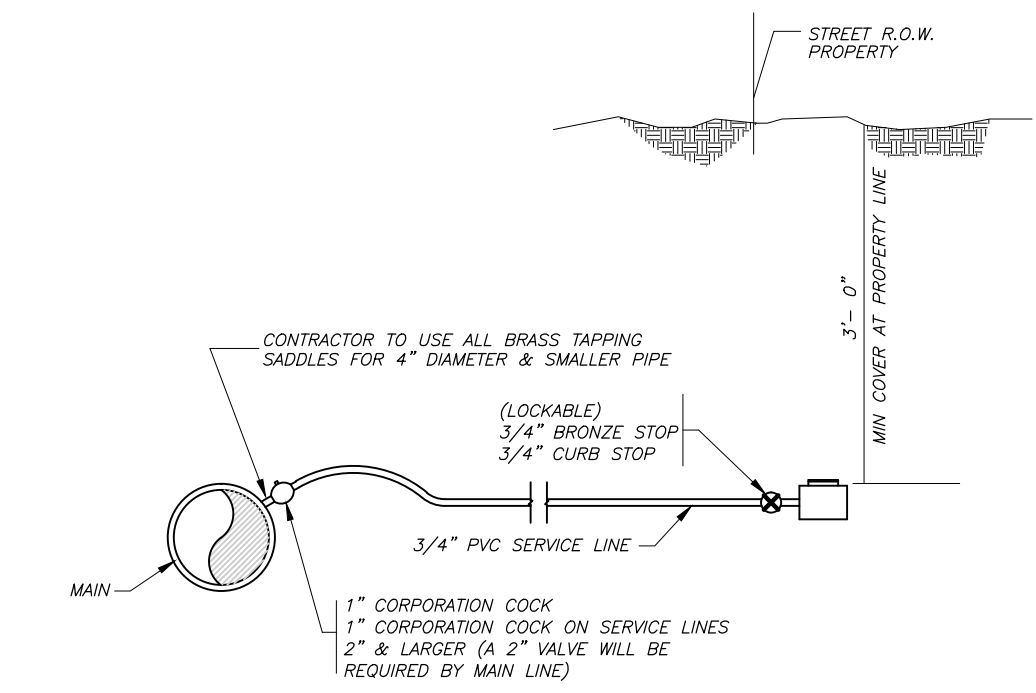
SUBDIVIDER STATEMENT:
 1. - I, LUCILA MARTINEZ DE CANTU SUBDIVIDER OF RANCHO EL VIEJITO SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH 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.

LUCILA MARTINEZ DE CANTU _____ DATE _____
 P.O. BOX 1217
 SAN JUAN, TEXAS 78589

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LUCILA MARTINEZ DE CANTU, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS _____



TYPICAL WATER SERVICE DETAIL

FINAL ENGINEERING REPORT FOR RANCHO EL VIEJITO SUBDIVISION
 by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY; DESCRIPTION, COST, AND OPERABILITY DATE:
 RANCHO EL VIEJITO 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 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.

N.E.W.S.C. HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ANDERSON ROAD.

WATER DISTRIBUTION FOR RANCHO EL VIEJITO SUBDIVISION CONSISTS OF ONE - 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND ONE - 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$5,030.00 OR \$1,676.67 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$4,250.00, WHICH COVERS THE \$1,416.67 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.E.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
 SEWAGE FROM RANCHO EL VIEJITO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS 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 CLAY LOAM FOR THE AREA. AT LEAST SIX 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 THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY 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 THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,145.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$6,435.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 10-01-2020.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$9,280.00 WHICH EQUALS TO \$3,093.33 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,145.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$6,435.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

DRAINAGE STATEMENT FOR RANCHO EL VIEJITO

RANCHO EL VIEJITO SUBDIVISION CONSISTS OF A THREE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 10.00 ACRE TRACT OF LAND BEING THE WEST 10.00 ACRES OF BLOCK 21, HILL-HALBERT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE CITY OF DONNA EXTRATERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY A VACANT AGRICULTURAL SITE WITHIN A RESIDENTIAL/AGRICULTURAL AREA WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "C" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C. ZONE "C" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A HIDALGO SANDY CLAY LOAM (28) WHICH A DARK, GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

CURRENTLY THE PROPERTY IS A 10.00 ACRE VACANT AGRICULTURAL FIELD. EXISTING RUNOFF IS DIRECTED NORTH TOWARDS ROAD DITCHES LOCATED ON ANDERSON ROAD. FLOWS EAST AND DISCHARGES INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 WESLACO NORTH LATERAL DRAINAGE DITCH. THE PROPOSED SUBDIVISION WILL UTILIZE RECONSTRUCTED ROADSIDE DITCH IMPROVEMENTS TO DETAIN STORM RUNOFF. THE THREE LARGE RESIDENTIAL LOTS WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SITE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 22,161 CUBIC FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 3.20 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 8.11 CFS) BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 2.72 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE SIGNIFICANTLY INCREASED DURING THE 50 YEAR (Q50 = 9.57) RAINFALL EVENT. THE SLIGHT DIFFERENTIAL VOLUME OF DISCHARGE WILL BE DETAINED WITHIN THE ROADSIDE DITCHES ON ANDERSON ROAD.

REGISTERED PROFESSIONAL ENGINEER #64790

INFORME FINAL DE INGENIERIA RANCHO EL VIEJITO SUBDIVISION
 By Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA; DESCRIPCION, COSTO, Y FECHA OPERABILIDAD:
 RANCHO EL VIEJITO SUBDIVISION SERA PROPORCIONADA CON AGUA POTABLE POR LA CORPORACION NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN REALIZADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA SUMINISTRADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL COMPLETO DESARROLLO DE ESTA SUBDIVISION.

N.E.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE ANDERSON ROAD.

LA DISTRIBUCION DE AGUA PARA RANCHO EL VIEJITO SUBDIVISION CONSTA DE LINEAS DE SERVICIO DUALES DE UNO - 1" DE DIAMETRO QUE SE CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO Y LINEAS DE SERVICIO UNICAS DE UNO 3/4" DE DIAMETRO EN DICHA TERMINACION DE SERVICIO DE AGUA. CAJAS DE MEDIDOR PARA CADA LOTE. LOS SERVICIOS DOBLES Y LOS SERVICIOS INDIVIDUALES DE 3/4" Y LAS CAJAS DE MEDIDOR YA SE HAN INSTALADO, A UN COSTO TOTAL DE \$5,090.00 O \$1,696.67 POR LOTE. ADAMAS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE \$4,250.00, QUE CUBRE EL COSTO DE \$1,416.67 POR LOTE DE ACUERDO CON EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRERIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DEL SUBDIVIDIDO INDIVIDUAL A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE. N.E.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERATIVO A PARTIR DE LA FECHA DE GRABACION DEL PLATO.

INSTALACIONES DE ALCANTARILLADO; DESCRIPCION; COSTO Y OPERATIVIDAD FECHAS
 LAS AGUAS RESIDUALES DE RANCHO EL VIEJITO SUBDIVISION, SERAN TRATADAS POR INSTALACIONES INDIVIDUALES EN EL LUGAR DE AGUAS RESIDUALES ("OSSF") CONSISTENTES DE UN TANQUE SEPTICO DE DOBLE COMPARTIMENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMADO HA EVALUADO LA ADECUACION DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENTE QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

INFORME DE EVALUACION DE SUELOS:
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ENCUESTA DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICO UNA MARGADA DE ARCILLA ARENA PARA LA ZONA. SE REALIZARON POR LO MENOS SEIS EXCAVACIONES DE SUELO EN EL SITIO EN EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (NO SE NECESITARON ABORRIDOS ADICIONALES PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA LIMITE). EL SUELO ES UNA FRANJA DE ARCILLA ARENOSA MARRON GRIS OSCURA QUE SE EXTIENDE HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$2,145.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. TODOS LOS OSSFS SE HAN INSTALADO AL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DE LA PLACA A UN COSTO TOTAL DE \$6,435.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EL 10-01-2020.

CERTIFICACION DE INGENIERO:
 POR MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA NO CONSTRUIDA Y DE ALCANTARILLADO EN EL SITIO, DISCUTIDOS ARRIBA, SON LOS SIGUIENTES

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$9,280.00 QUE ES IGUAL A \$3,313.33 POR LOTE.

INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SEPTICO SE ESTIMARA CON UN COSTO DE \$2,145.00 POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$6,435.00 POR LA SUBDIVISION COMPLETA.

FIRMA DEL INGENIERO _____ FECHA _____