



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-23-2021

PROPOSED BELLAWOODS PHASE 2 SUBDIVISION PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: GRACIELA ESTATES LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 47 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF BENITO RAMIREZ ROAD APPROXIMATELY 1/2 MILE WEST OF TERRY ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-4-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-1-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-3-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: BELLA DRIVE.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-2-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

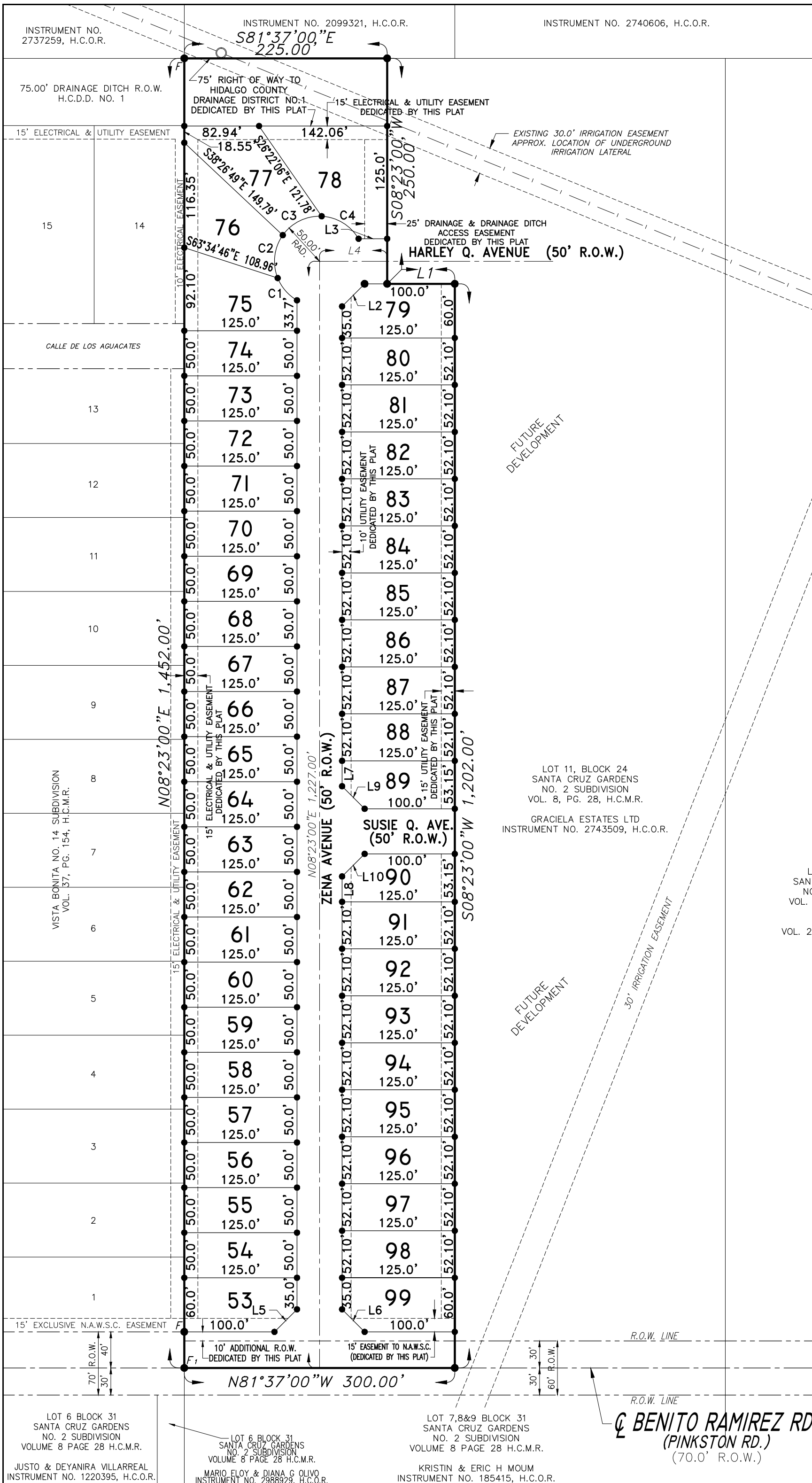
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.



CURVE DATA				
LOT	CURVE	RADIUS	LENGTH	CHORD BEARING
75	C1	50.00'	33.26'	32.65' S32°33'36"E
76	C2	50.00'	50.00'	47.94' S15°08'40"W
77	C3	50.00'	50.00'	47.94' S72°26'24"W
78	C4	50.00'	50.00'	47.94' N50°15'52"W

LOT DATA		LINE DATA	
LOT NO.	AREA (AC.)	BEARING	LENGTH
75	8,719.01	L1	S81°37'00"E 75.00'
76	8,719.01	L2	S53°23'00"W 35.36'
77	8,719.01	L3	N81°37'00"W 31.70'
78	8,719.01	L4	S81°37'00"E 75.00'
		L5	S53°23'00"W 35.36'
		L6	N36°37'06"W 35.36'
		L7	N08°23'00"E 28.15'
		L8	N08°23'00"E 28.15'
		L9	N36°37'06"W 35.36'
		L10	S53°23'00"W 35.36'

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

LEGEND:
 F - FOUND 1/2" IRON ROD
 F1 - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD
 S1 - SET COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"

PLAT OF BELLWOODS PHASE II SUBDIVISION

A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 12, 2021

SCALE IN FEET
0 100' 200' 300'

SCALE: 1" = 100'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78841 (936) 381-1061
EMAIL: REGASSOC@AOL.COM

JOB NO.: 2019-177
DRAWN BY: D.E.S.

METES AND BOUNDS DESCRIPTION

A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF BENITO RAMIREZ ROAD BEING THE SOUTHEAST CORNER OF VISTA BONITA SUBDIVISION, UNIT 14, AS RECORDED IN VOLUME 37, PAGE 154, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING SOUTHWEST CORNER OF SAID LOT 12, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 23' 00" E ALONG THE WEST LINE OF SAID LOT 12, BLOCK 24, ALSO BEING THE EAST LINE OF SAID VISTA BONITA SUBDIVISION, UNIT 14, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 24, ALSO BEING THE NORTHEAST CORNER OF SAID VISTA BONITA SUBDIVISION, UNIT 14, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81°37' 00" E 225.00 FEET ALONG THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 23' 00" E 250.00 FEET PARALLEL TO THE WEST LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 37' 00" E 75.00 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 24, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 23' 00" W ALONG SAID EAST LINE OF SAID LOT 12, BLOCK 24, PASS AT 1,172.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,202.00 FEET TO A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF SAID BENITO RAMIREZ ROAD BEING THE SOUTH LINE OF SAID LOT 12, BLOCK 24, TO THE POINT OF BEGINNING AND CONTAINING 9.57 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X (UNSHADED)" ZONE "X (UNSHADED)" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 25.00 FEET; REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER; GARAGE: 18.00 FEET; CORNER SIDE: 15.00 FEET.
- 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. 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 AT THE CENTER OF THE LOT 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 BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 B.M.-1 TOP OF NORTHWEST CURB INLET OF BELLWOODS SUBDIVISION APPROXIMATELY 355 FEET SOUTH OF BENITO RAMIREZ STREET ELEVATION 80.81 N.G.V.D. 83
 B.M.-2 TOP OF SOUTHEAST CURB INLET OF CITRUS VILLAGE SUBDIVISION APPROXIMATELY 1263 FEET SOUTH OF BENITO RAMIREZ STREET ELEVATION 82.90 N.G.V.D. 83
- LOTS 53 AND 99 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENITO RAMIREZ STREET.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1589 CUBIC FEET (1.52 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING DRAINAGE DITCH ON NORTH SIDE OF DEVELOPMENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 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.
- DRAINAGE & ACCESS EASEMENT ON LOT 78 CANNOT BE FENCED. DRAINAGE ACCESS EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE ACCESS EASEMENT. HCD#1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE ACCESS EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE. A WATER METER AND SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS 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 INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HERE IN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

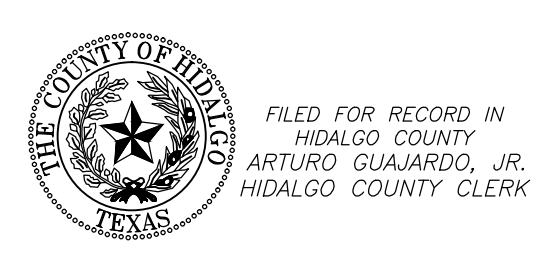
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF OF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 2021.

ATTEST:
 PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(a)
 WE, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____.

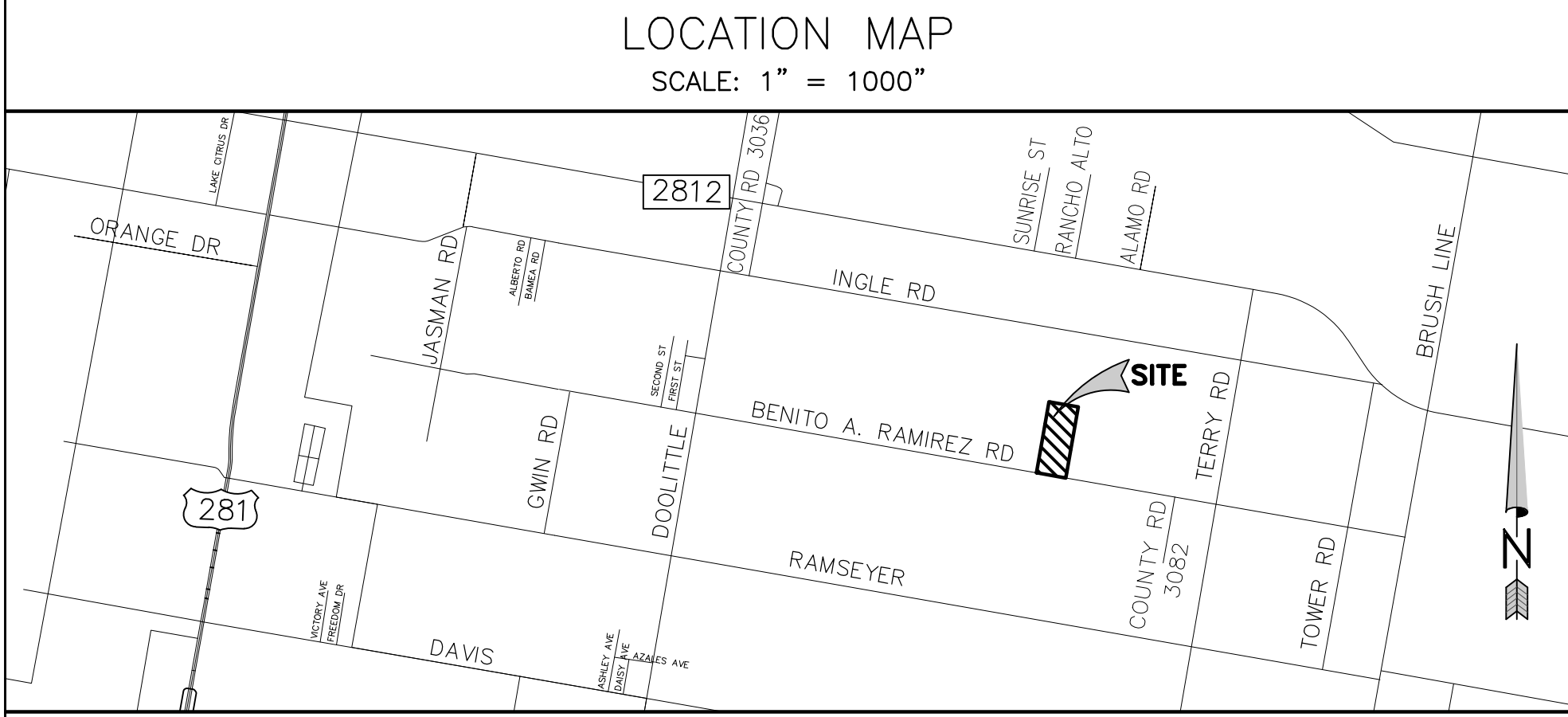
HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST:
 HIDALGO COUNTY CLERK _____ DATE _____



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

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

BY: _____ DEPUTY



PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE # / FAX #:
OWNER: DANIEL MOFFATT, MANAGER	916 S. MCCOLL	EDINBURG, TX. 78539	(956) 239-1888 / (956) 287-8403
OWNER: H. HOLLIS RANKIN III, MANAGER	916 S. MCCOLL	EDINBURG, TX. 78539	(956) 287-8400 / (956) 287-8403
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78541	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78541	(956) 381-1061

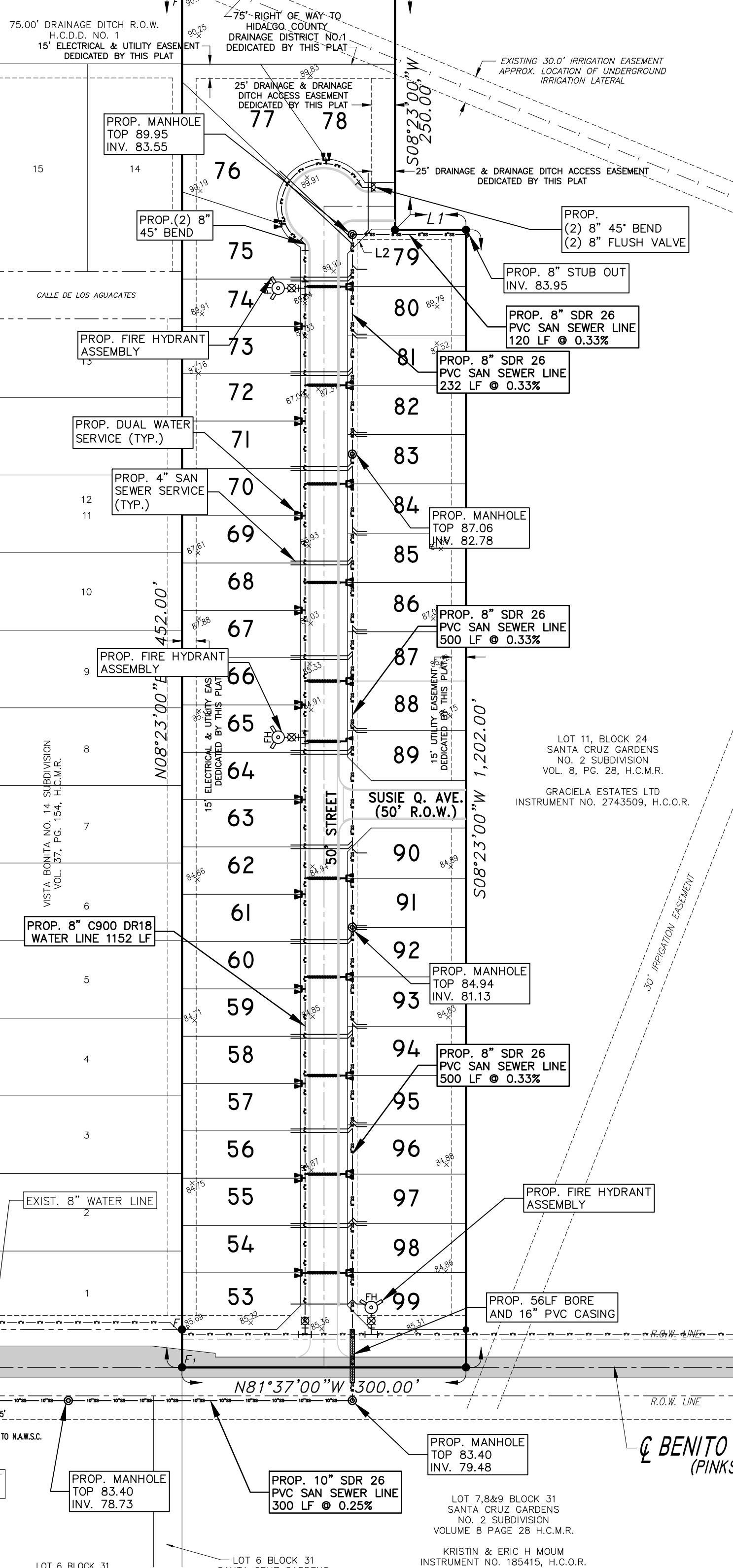
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

BELLWOODS PHASE 2 SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON BENITO RAMIREZ STREET, APPROX. 0.55 MILES WEST OF TERRY ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). BELLWOODS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; 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.D.D. APPROVAL; REVISION NOTES; CITY OF EDINBURG CERTIFICATION
2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS FOR WATER
2	TOPOGRAPHY & DRAINAGE LAYOUT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS FOR SEWER

DANIEL MOFFATT, MANAGER DATE _____ H. HOLLIS RANKIN III, MANAGER DATE _____
 916 S. MCCOLL EDINBURG, TEXAS 78539 916 S. MCCOLL EDINBURG, TEXAS 78539

INSTRUMENT NO. 2737259, H.C.O.R.
INSTRUMENT NO. 2099321, H.C.O.R.
INSTRUMENT NO. 2740606, H.C.O.R.



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF BELLWOODS PHASE II SUBDIVISION

A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 12, 2021
SCALE IN FEET: 0 100' 200' 300'
SCALE: 1" = 100'

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

JOB NO.: 2019-177
DRAWN BY: D.E.S.

- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F₁ - FOUND COTTON PICKER SPINDLE
 - - STAND PIPE
 - | — | - IRRIGATION LINE
 - | — | - FIRE HYDRANT
 - | — | - NATURAL GROUND ELEVATION
 - | — | - WATER LINE
 - | — | - POWER POLE
 - | — | - FLUSH VALVE
 - | — | - WATER VALVE
 - | — | - WATER METER
 - | — | - TELEPHONE BOX
 - | — | - 4" X 6" INLET
 - | — | - SAFETY END TREATMENT
 - 10SS- - 10 INCH SANITARY SEWER LINE
 - 8SS- - 8 INCH SANITARY SEWER LINE
 - 6W- - 6 INCH WATER LINE
 - | — | - TAPPING TEE & VALVE

FINAL ENGINEERING REPORT FOR BELLWOODS PHASE II SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF BENITO RAMIREZ STREET. THE SUBDIVIDER EXTENDED AN 8" WATER LINE ALONG BELLA DRIVE FROM THE LINE ALONG BENITO RAMIREZ STREET WITH 3 FIRE HYDRANTS EVERY 500 FEET TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR BELLWOODS SUBDIVISION CONSISTS OF 26 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOT. ALL SERVICES AND METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF **\$0.00** OR **\$0.00** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$0.00** WHICH COVERS THE **\$0.00** COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM BELLWOODS SUBDIVISION IS TREATED BY WASTE WATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 8" SANITARY SEWER LINE THAT RUNS ALONG THE WEST RIGHT OF WAY OF CITRUS STREET IN CITRUS VILLAGE SUBDIVISION.

THE SANITARY SEWER SYSTEM FOR BELLWOODS SUBDIVISION CONSIST OF FIVE (5) MANHOLES AND AN 8" DIAMETER SEWER LINE THAT TIES TO THE EXISTING 8" SANITARY SEWER LINE. THE SANITARY SEWER LINE RUNS EAST A DISTANCE OF 442.0 FEET ALONG THE NORTH SIDE OF AN EXISTING 75 FOOT DRAINAGE RIGHT OF WAY CONTINUING NORTH 1347.0 FEET IN A 15' UTILITY EASEMENT ADJACENT TO THE WEST RIGHT OF WAY OF BELLA DRIVE AND STUBS OUT TO THE NORTH AND EAST 53.70 EAST ENDING IN A CLEAN OUT FROM THE 8" LINE, FIFTY TWO (52) 4" DIAMETER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, ONE (1) CLEANOUT, THE FIFTY TWO (52) 4" SERVICES AND FIVE (5) MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF **\$0.00** OR **\$0.00** PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF **\$0.00** WHICH COVERS THE **\$0.00** PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE 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.

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 **\$0.00** WHICH EQUALS TO **\$0.00** PER LOT.

SANITARY SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST **\$0.00** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$0.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

INFORME FINAL DE INGENIERIA BELLWOODS PHASE II SUBDIVISION by Raul E. Garcia, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:

LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.) TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO NORTE DE LA CALLE BENITO RAMIREZ. CALLE CON 3 HIDRANTES DE FUEGO CADA 500 PIES PARA SERVIR A LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE BELLWOODS CONSTA DE LINEAS DE SERVICIO DUAL DE 26 - 1" DE DIAMETRO. DICHSO SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA PARA EL LOTE. TODOS LOS SERVICIOS Y CAJAS DE MEDIDOR YA SE HAN INSTALADO, A UN COSTO TOTAL DE **\$0.00** OR **\$0.00** POR LOTE. ADEMAS, EL SUBDIVIDER HA PAGADO A NAWSC LA SUMA DE **\$0.00** QUE CUBRE EL COSTO DE **\$0.00** POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA. LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODA LA ASOCIACION U OTRAS CUOTAS DE ASOCIACION CONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO, NAWSC INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESTE LOTE. TODAS LAS INSTALACIONES DE AGUA SE HAN APROBADO Y ACEPTADO POR NAWSC Y ESTE SISTEMA DISTRIBUTIVO FECHA DE LA GRABACION DE LA PLATAFORMA.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERABILIDAD

LAS AGUAS RESIDUALES DE LA SUBDIVISION BELLWOODS SON TRATADAS POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURGO. EL SUBDIVIDOR Y LA CIUDAD DE EDINBURGO HAN INSCRITO EN UN CONTRATO EN EL QUE LA CIUDAD DE EDINBURGO PROMETIO TRATAR EL AGUA RESIDUAL POR AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURGO HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD DE LARGA CALIDAD SUMINISTROS PARA SERVIR EL DESARROLLO COMPLETO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURGO TIENE UNA LINEA DE ALCANTARILLADO SANITARIO EXISTENTE DE 8" QUE CORRE POR EL DERECHO OCCIDENTAL DE LA CALLE DE CITRICOS EN LA SUBDIVISION DE PUEBLOS DE CITRICOS.

EL SISTEMA DE ALCANTARILLADO SANITARIO PARA LA SUBDIVISION DE BELLWOODS CONSTA DE CINCO (5) BOCAS Y UNA LINEA DE ALCANTARILLADO DE 8" DE DIAMETRO QUE ATRAA A LA LINEA DE ALCANTARILLADO SANITARIO EXISTENTE DE 8". LA LINEA DE ALCANTARILLADO SANITARIO CORRE AL ESTE A UNA DISTANCIA DE 442.0 PIES A LO LARGO DEL NORTE DE UN DERECHO DE DRAINAGE EXISTENTE DE 75 PIES CONTINUANDO EN EL NORTE 1347.0 PIES EN UNA PISTA DE SERVICIO DE 15' ADJUNTO AL DERECHO OESTE DE BELLA DRIVE Y STUBS HACIA EL NORTE Y ESTE 53.70 ESTE TERMINANDO EN UNA LIMPIEZA. DESDE LA LINEA DE 8", CINCUENTA Y DOS (52) LINEAS DE SERVICIO DE ALCANTARILLADO DE 4" DE DIAMETRO CORREN POR CADA LOTE.

LA LINEA DE 8", UN (1) CLEANOUT, LOS CINCUENTA Y DOS (52) SERVICIOS DE 4" Y CINCO (5) BOCAS SE HAN INSTALADO, A UN COSTO TOTAL DE **\$0.00** OR **\$0.00** POR LOTE. ADEMAS, EL SUBDIVIDANTE HA PAGADO A LA CIUDAD DE EDINBURGO LA SUMA DE **\$0.00** QUE CUBRE LOS **\$0.00** POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA. LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODA LA ASOCIACION U OTRAS CUOTAS DE ASOCIACION CONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE EDINBURGO. TODAS LAS INSTALACIONES DE AGUA RESIDUAL HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DE LA PLATAFORMA.

INGENIERO CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$0.00** QUE ES IGUAL A **\$0.00** POR LOTE.

INSTALACIONES SANITARIAS DE ALCANTARILLADO - EL SISTEMA DE ALCANTARILLADO SANITARIO SE ESTIMARA CON UN COSTO DE **\$0.00** POR LOTE (TODO INCLUIDO), POR UN TOTAL DE **\$0.00** PARA LA SUBDIVISION COMPLETA.

INGENIERO'S SIGNATURE _____ DATE _____

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:

I, WE, GRACIELA ESTATES, LTD, SUBDIVIDERS OF BELLWOODS SUBDIVISION PHASE 2, 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DANIEL MOPFATT, MANAGER DATE _____
916 S. McCOLL
EDINBURG, TEXAS 78539

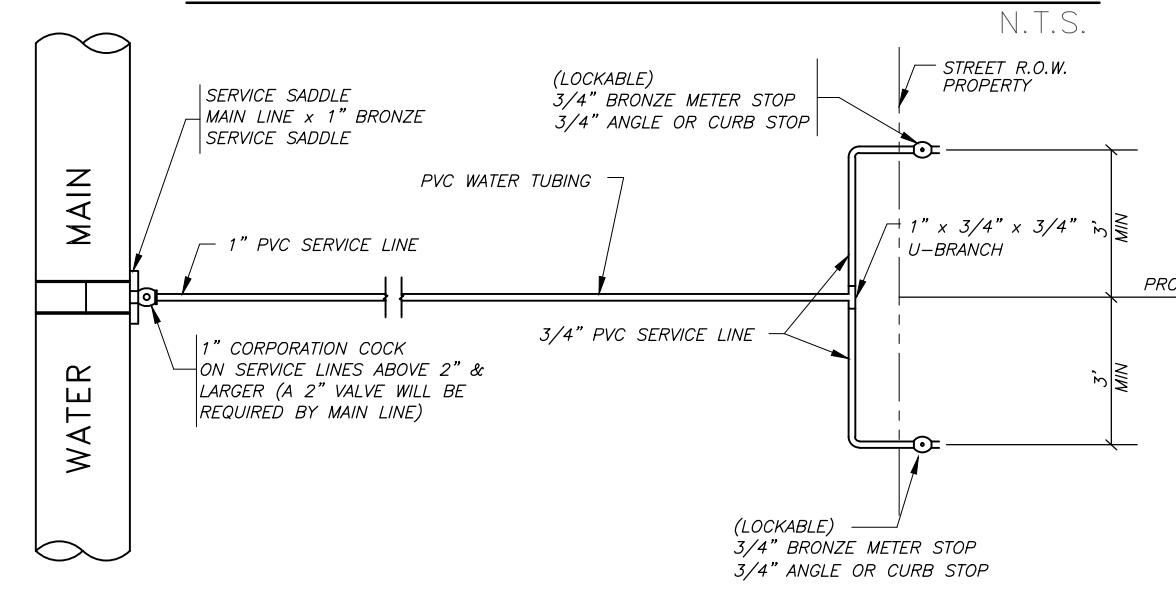
H. HOLDS RANKIN II, MANAGER DATE _____
916 S. McCOLL
EDINBURG, TEXAS 78539

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 GRACIELA ESTATES, LTD., 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.

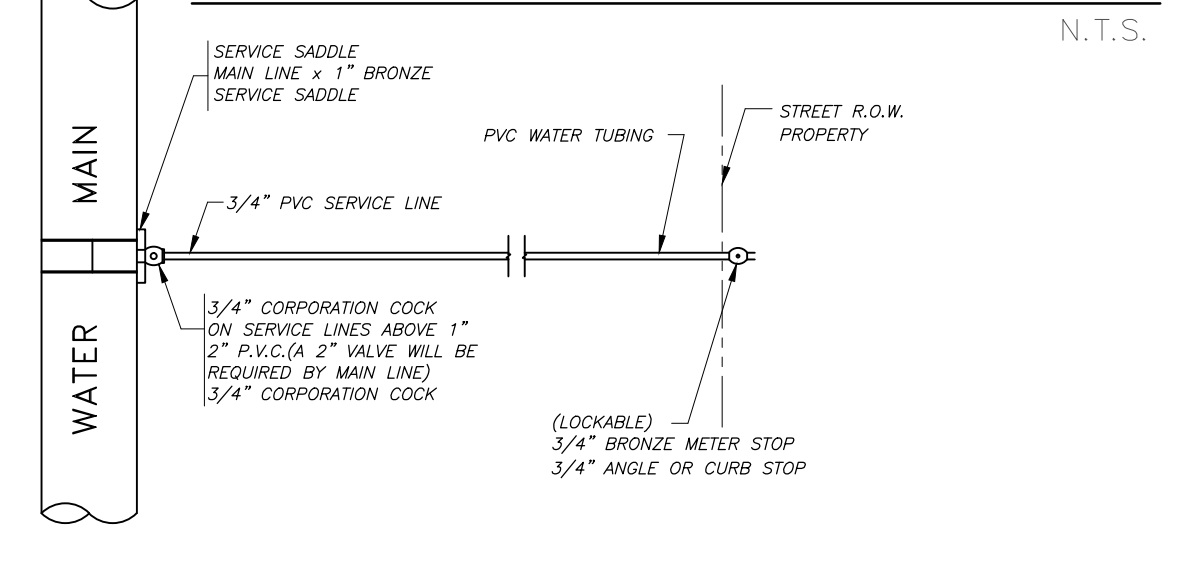
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

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

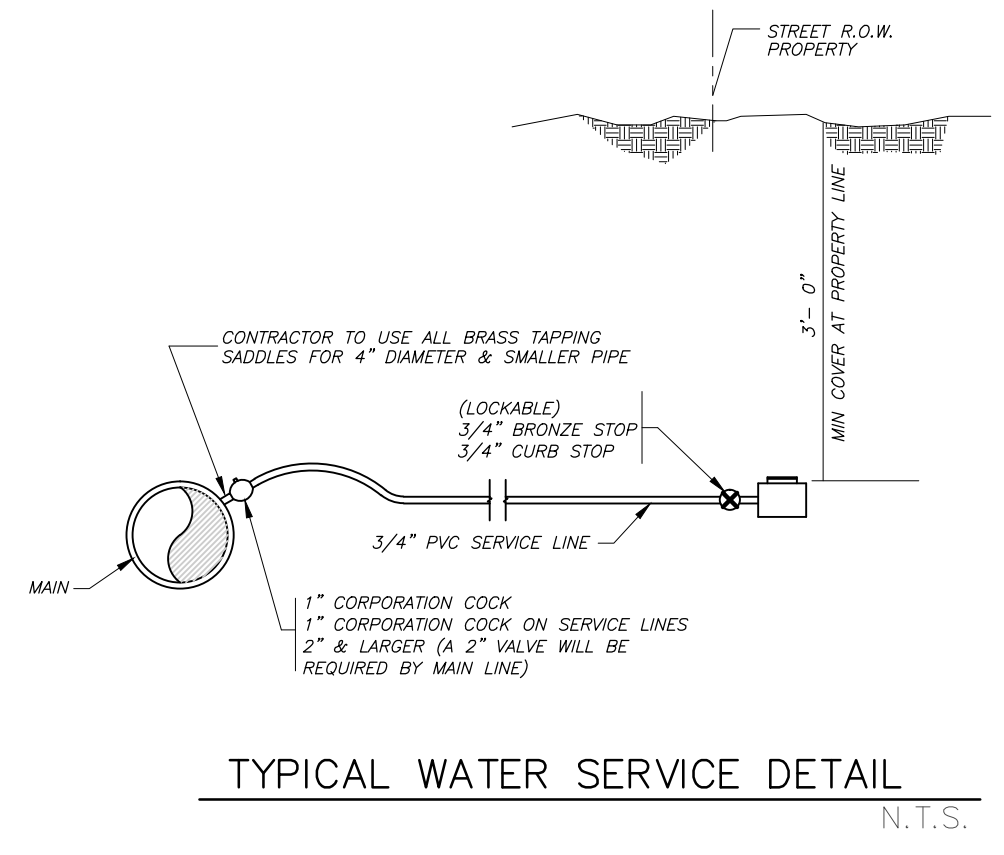
TYPICAL DUAL WATER SERVICE DETAIL



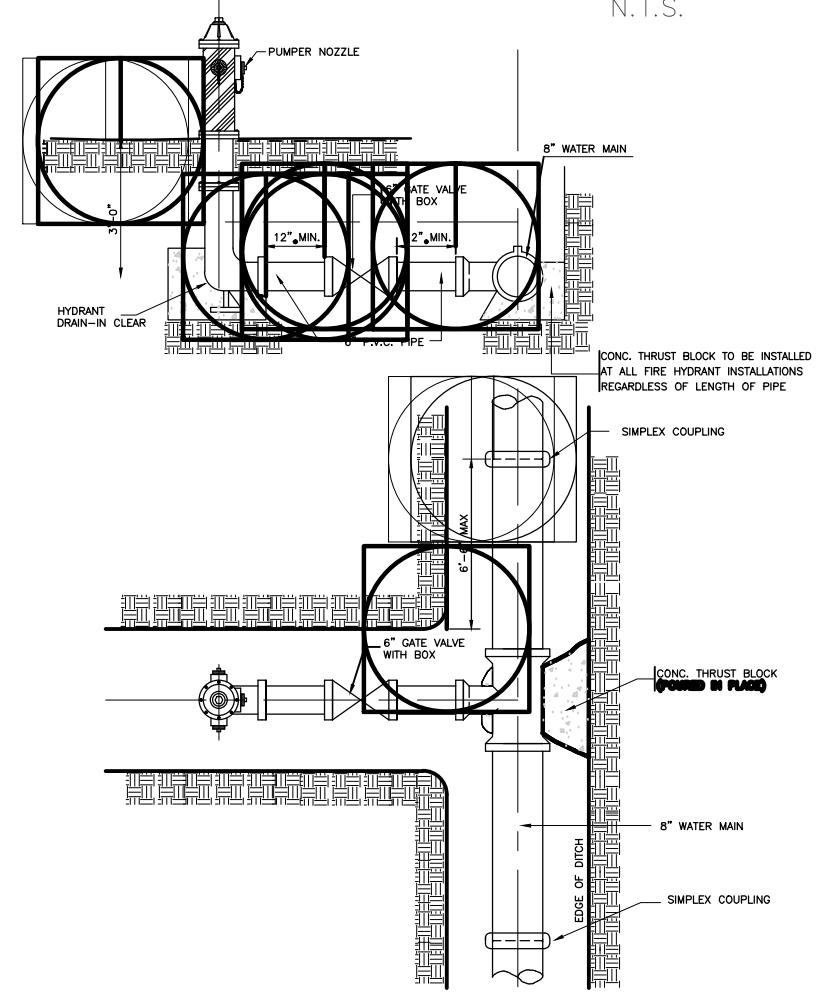
TYPICAL SINGLE WATER SERVICE DETAIL

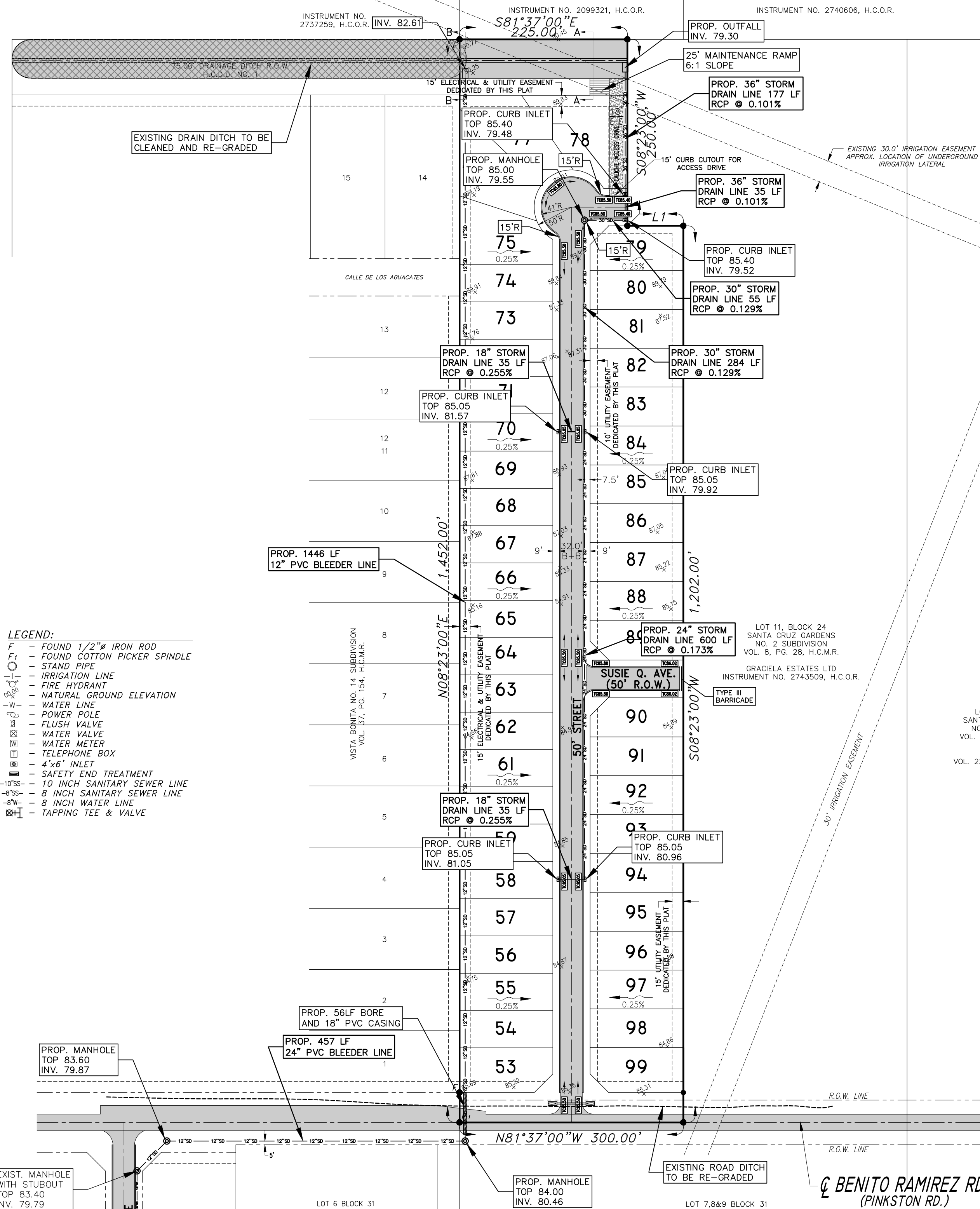


TYPICAL WATER SERVICE DETAIL



TYPICAL FIRE HYDRANT DETAIL





REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF BELLWOODS PHASE 2 SUBDIVISION

A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACT DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NUMBER 2743509, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 12, 2021
 SCALE IN FEET
 0 100' 200' 300'
 SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (7-5001) & SURVEYOR (10015300)
 116 NORTH 12th AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM

JOB NO.: 2019-177
 DRAWN BY: D.E.S.

R.E. Garcia Associates

DRAINAGE STATEMENT FOR BELLWOODS PHASE II SUBDIVISION

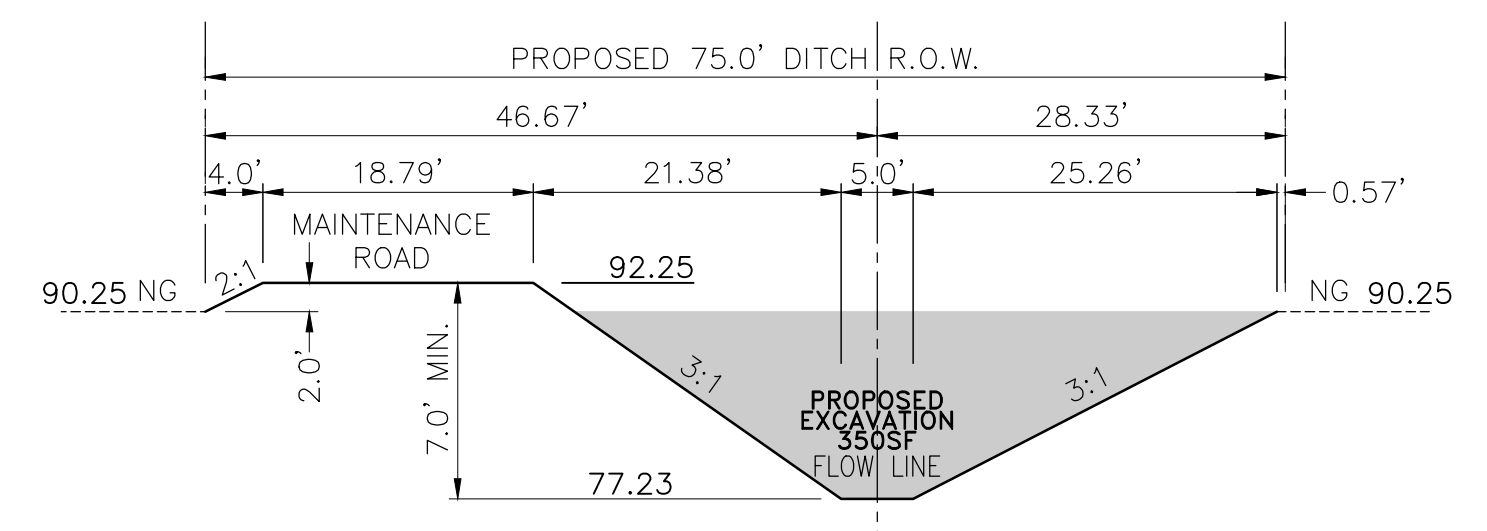
BELLWOODS SUBDIVISION, PHASE II, CONSISTS OF A 9.57 ACRE TRACT OF LAND BEING A PORTION OF LOT 12, BLOCK 24, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF EDINBURG EXTRA-TERRITORIAL JURISDICTION DEVELOPMENT AREA. THE SITE IS LOCATED ON THE NORTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 550 FEET WEST OF ALAMO ROAD. THE PROPERTY IS BEING SUBDIVIDED INTO 48 SINGLE FAMILY RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTH TOWARDS ROAD DITCHES ON BENITO RAMIREZ ROAD. BENITO RAMIREZ ROAD SLOPES TOWARDS THE WEST AND EVENTUALLY DISCHARGES STORM FLOWS INTO HCCD #1 NORTH MAIN DRAIN II. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X UNSHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A WILLYAC FINE SANDY LOAM (70 & 71) WHICH A DARK, GRAYISH BROWN FINE SANDY 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).

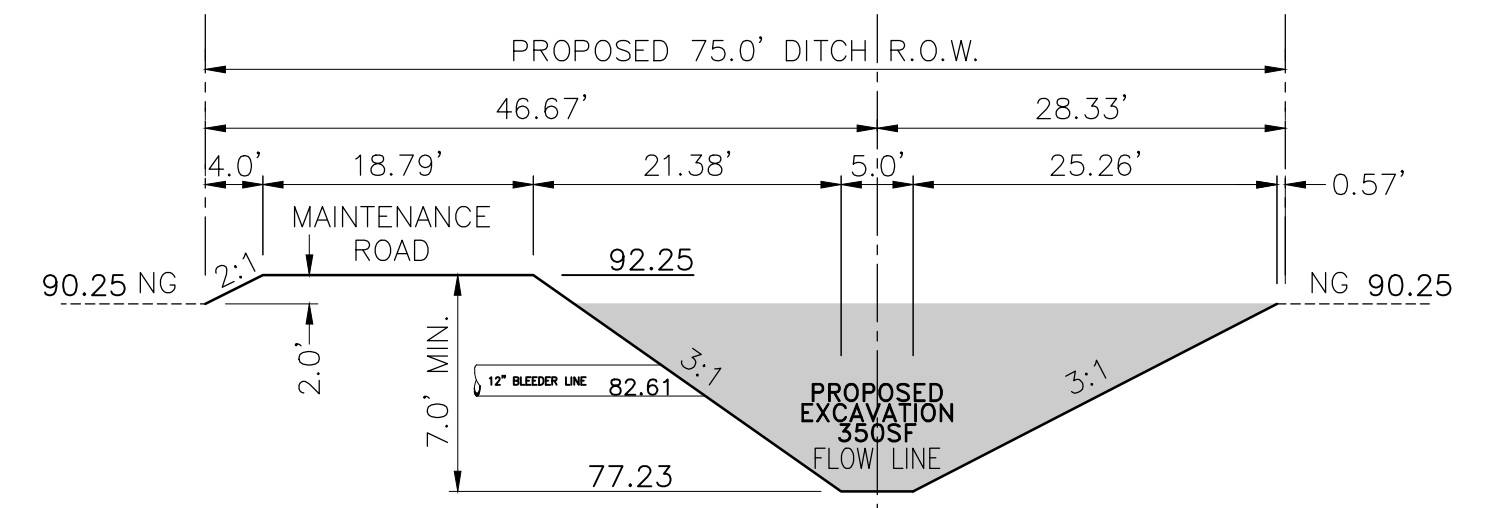
EXISTING RUNOFF IS DIRECTED TOWARDS SOUTH TOWARDS A ROAD DITCHES ON BENITO RAMIREZ ROAD ON THE SOUTH SIDE OF THE SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE TO THE NORTH INTO A SEGMENT OF A PROPOSED DRAINAGE DITCH ON THE NORTH SIDE OF THE SUBDIVISION. THIS DITCH WILL EVENTUALLY BE CONSTRUCTED EAST AND WEST OF THE SITE BUT HAS NO DISCHARGE AT THIS TIME. THE NEW DITCH SECTION WILL PROVIDE DETENTION FOR THE BELLWOODS SUBDIVISION, PHASE II. DEVELOPMENT AND WILL BE BLED INTO THE BELLWOODS SUBDIVISION STORM SEWER SYSTEM SOUTH OF THE SITE VIA AN 12" BLEEDER. THE BELLWOODS SUBDIVISION DRAINAGE DITCH EVENTUALLY DISCHARGES INTO THE HCCD #1 NORTH MAIN DRAIN II. THE NEW DRAINAGE DITCH ADJACENT TO THE NORTH SIDE OF THE SUBDIVISION WILL BE CONSTRUCTED TO ALLOW FOR THE REQUIRED DETENTION OF THE DEVELOPMENT TO BE HELD WITHIN THE NEW DRAINAGE DITCH SECTION. THE EXISTING DRAINAGE DITCH ON THE NORTH SIDE OF VISTA BONITA SUBDIVISION, NO. 14, WEST OF THE BELLWOODS SUBDIVISION, PHASE II. DEVELOPMENT WILL BE CLEARED, CLEANED AND RE-GRADED IN ORDER TO PROVIDE MORE ADEQUATE DRAINAGE TO BOTH VISTA BONITA SUBDIVISION, NO. 14, AND BELLWOODS, SUBDIVISION, PHASE II. A DEDICATED 25" DRAINAGE DITCH ACCESS EASEMENT TO THE PROPOSED DRAINAGE DITCH WILL BE LOCATED ON THE EAST SIDE OF LOT 78 OF THE PROPOSED BELLWOODS SUBDIVISION, PHASE II. A 15" CALICHE ROAD WILL BE CONSTRUCTED WITHIN THE PROPOSED ACCESS EASEMENT AS PART OF THE SUBDIVISION. THE DISCHARGE POINT INTO THE NEW DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 66,158 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 2.42 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 10.30 CFS) BE OBTAINED WITH A MAXIMUM DISCHARGE RATE OF 2.42 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE SIGNIFICANTLY INCREASED DURING THE 50 YEAR (Q50 = 10.30 CFS) RAINFALL EVENT.

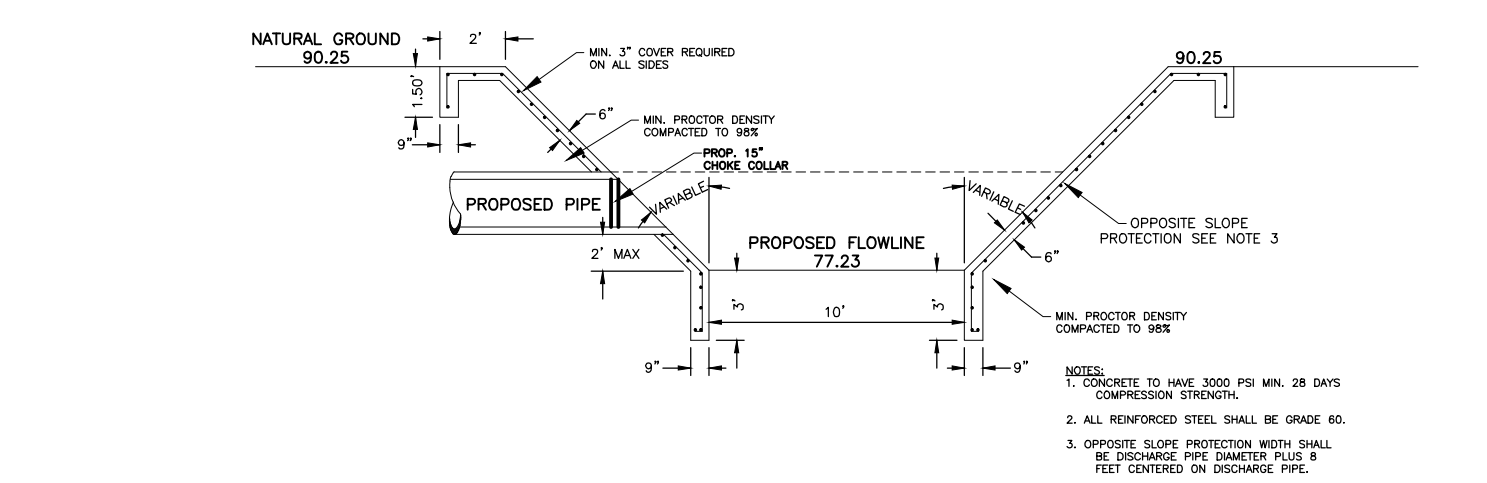
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X". AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



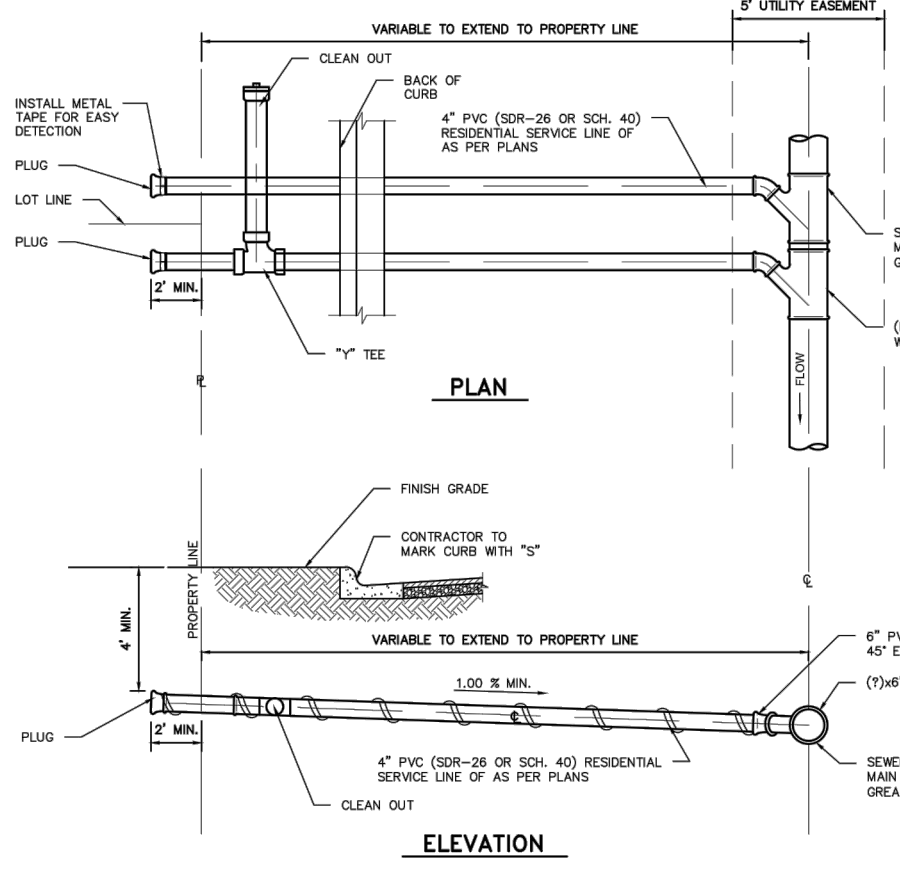
DRAIN DITCH SECTION A-A N.T.S.



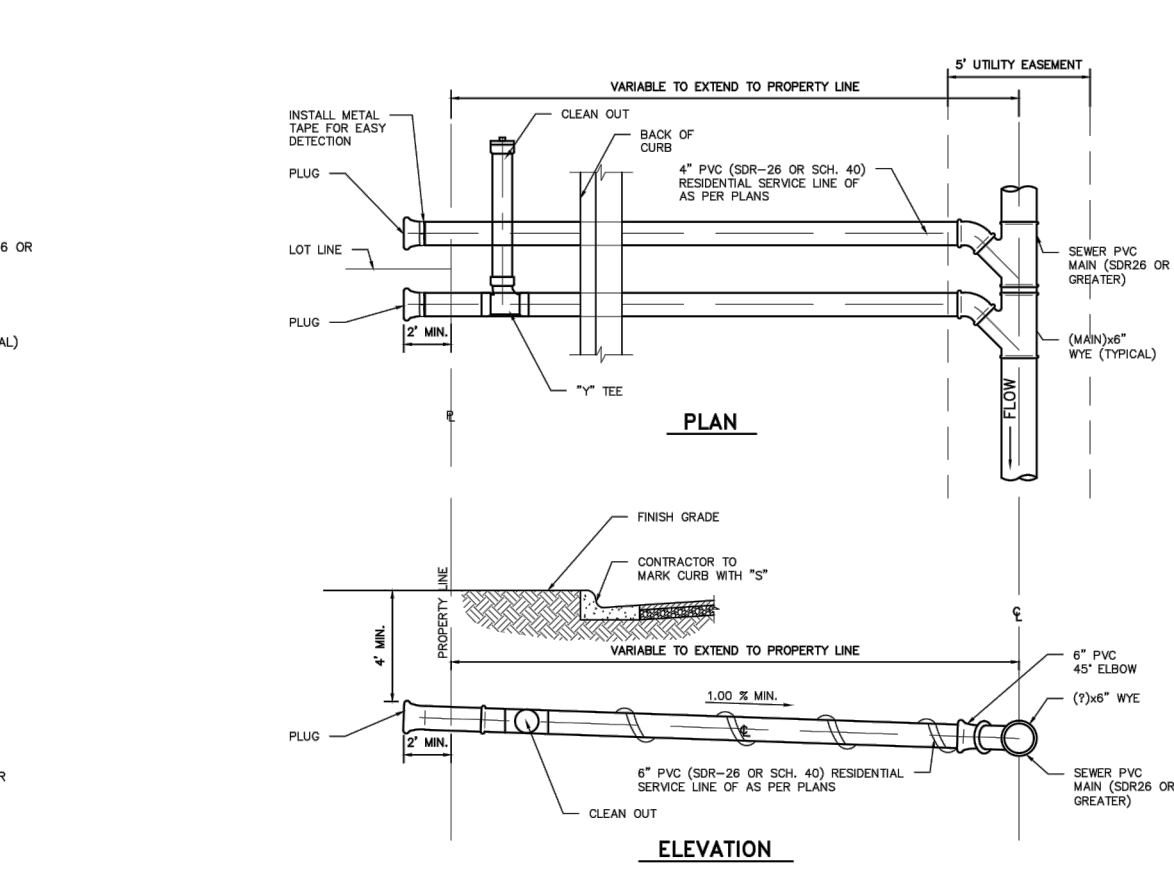
BLEEDER LINE SECTION B-B N.T.S.



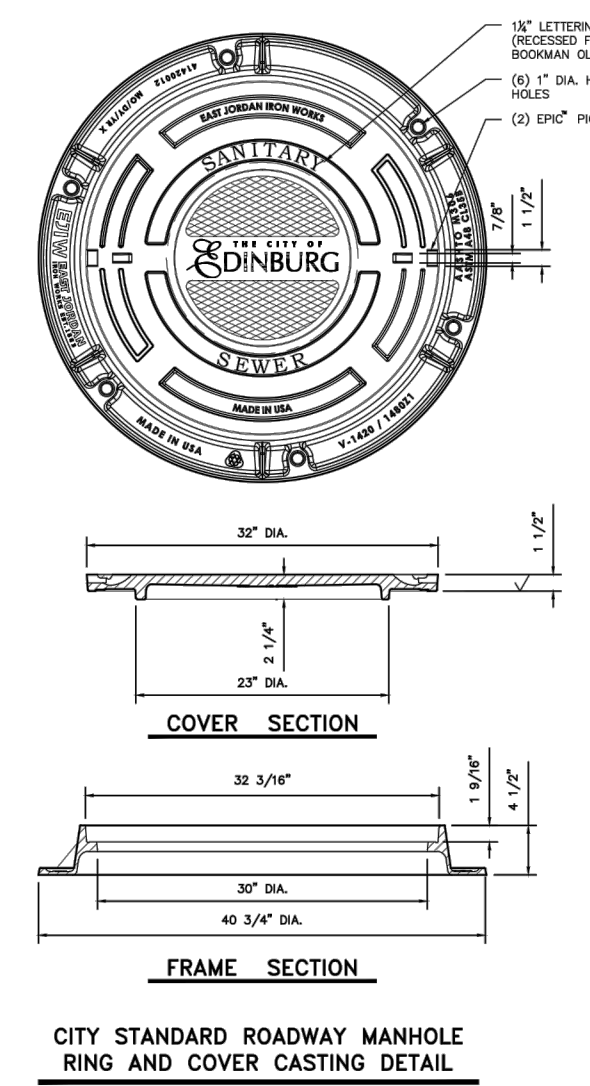
STORM DISCHARGE STRUCTURE SECTION A-A N.T.S.



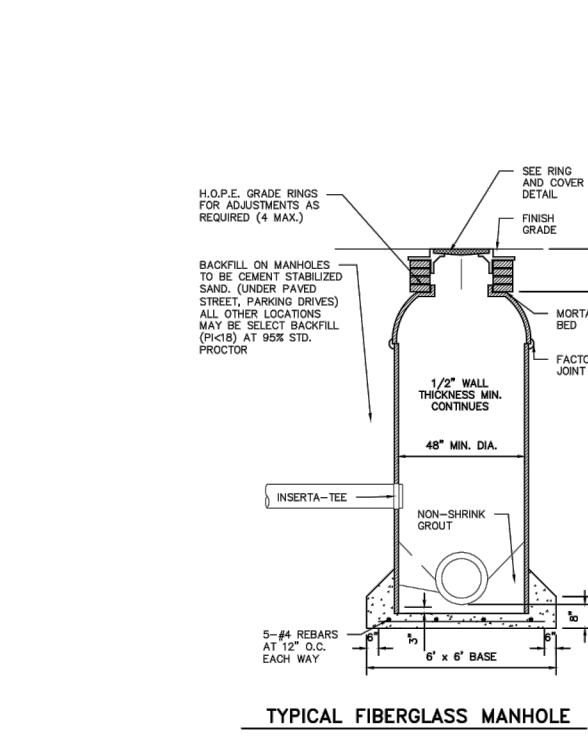
TYPICAL RESIDENTIAL SEWER SERVICE LINE INSTALLATION



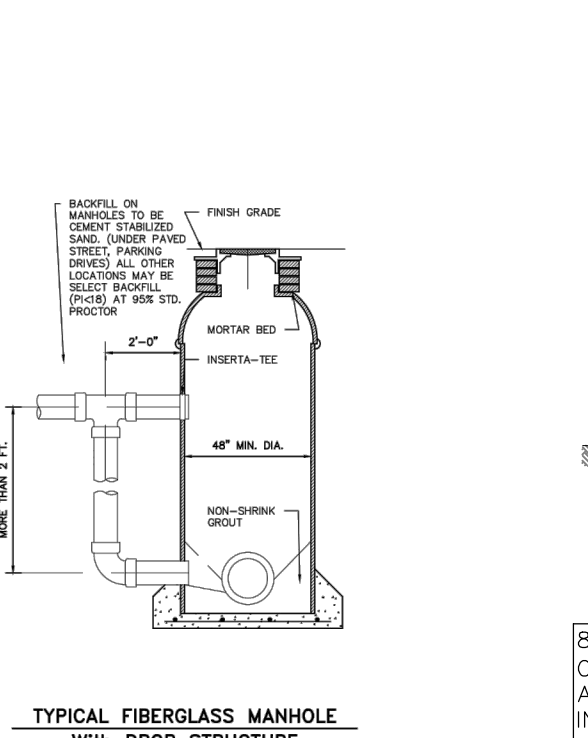
TYPICAL MULTIFAMILY AND COMMERCIAL SEWER SERVICE LINE INSTALLATION



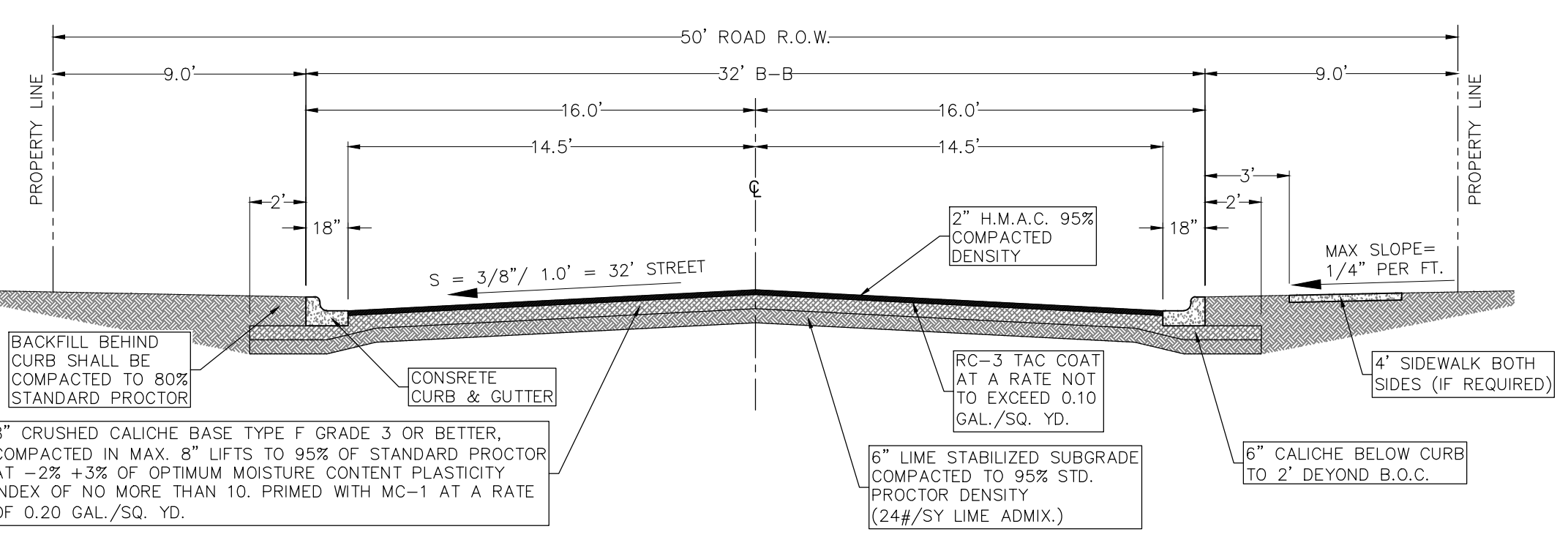
CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL



TYPICAL FIBERGLASS MANHOLE WITH DROP STRUCTURE



TYPICAL FIBERGLASS MANHOLE WITH DROP STRUCTURE



TYPICAL STREET DETAIL N.T.S.