



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: 10-19-2021

PROPOSED VILLAS ZEPEDA SUBDIVISION PRECINCT No. 1

ENGINEER: NAIN ENGINEERING LLC DEVELOPER: LAURO ZEPEDA.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 8 *SINGLE FAMILY ___ *MULTI-FAMILY ___ COMMERCIAL ___ INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF BAKER ROAD APPROXIMATELY 1/2 MILE WEST OF BUSINESS FM 1015

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-29-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET OF ADDITIONAL ROW ONTO BAKER ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-13-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-13-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S ARE ESCROWED.

WATER SERVICE PROVIDER: M.H.W.S.C. EXISTING LINE SIZE: 6" LOCATION: BAKER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-13-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL 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.

REQUEST FOR FINAL APPROVAL WITH **CASH DEPOSIT: Amount: \$ 12,000.00 For: (8) OSSF'S**

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

Final Approval with financial guarantee.

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.

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN: ZONE B (MEDIAN SHADING)

AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, F.E.M.A.-F.I.R.M. MAP NO. 480334 0525 B, EFFECTIVE DATE: JANUARY 2, 1981.

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:
FRONT: 30.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET 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 MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.

CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. NO. 1--ELEV. 76.45 TOP OF A NAIL AT THE N.W. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF MILE BAKER ROAD
(NAVD 1988) COORDINATE: X = 1151837.13 Y = 16621780.68

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52,245 CUBIC-FEET (1.20 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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.

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.

- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- 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 HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

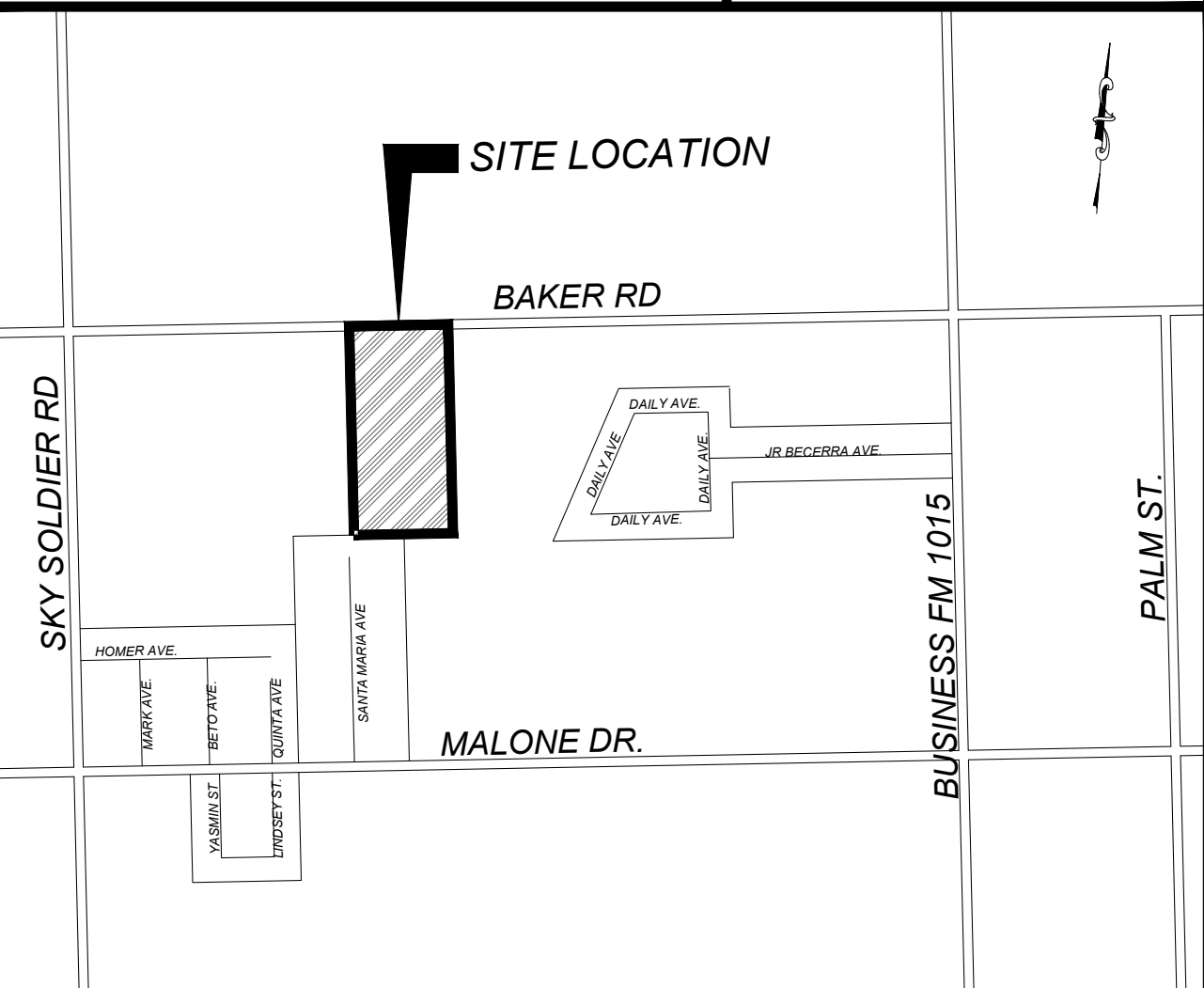
THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

LAURO ZEPEDA, OWNER OF VILLAS ZEPEDA 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 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.

THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

LOCATION MAP
SCALE: 1"=3000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
VILLAS ZEPEDA SUBDIVISION IS LOCATED SOUTH OF BAKER ROAD APPROXIMATE 1/2 MILE WEST OF FM 1015 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PROGRESO (POPULATION 6,000 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY. LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 1.

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

LAURO ZEPEDA AS OWNER OF THE 17.01 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLAS ZEPEDA SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

- 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

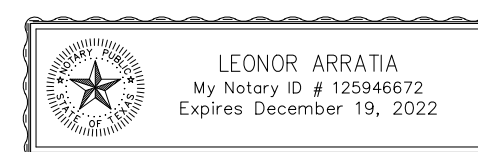
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LAURO ZEPEDA _____ DATE _____
2601 WILDWOOD DR.
WESLACO TEXAS 78596

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LAURO ZEPEDA KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 12-19-2022

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VILLAS ZEPEDA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

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 TEX. 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 SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE PROGRESO IRRIGATION DISTRICT No. 5 ON THIS, THE _____ DAY OF _____, 20____.

PRESIDENT _____ ATTEST _____ SECRETARY _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLAS ZEPEDA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

INDEX TO SHEETS OF VILLAS ZEPEDA SUBDIVISION

HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1 CERTIFICATION; AND PROGRESO IRRIGATION DISTRICT No. 5. REVISION NOTES.

WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION. 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:

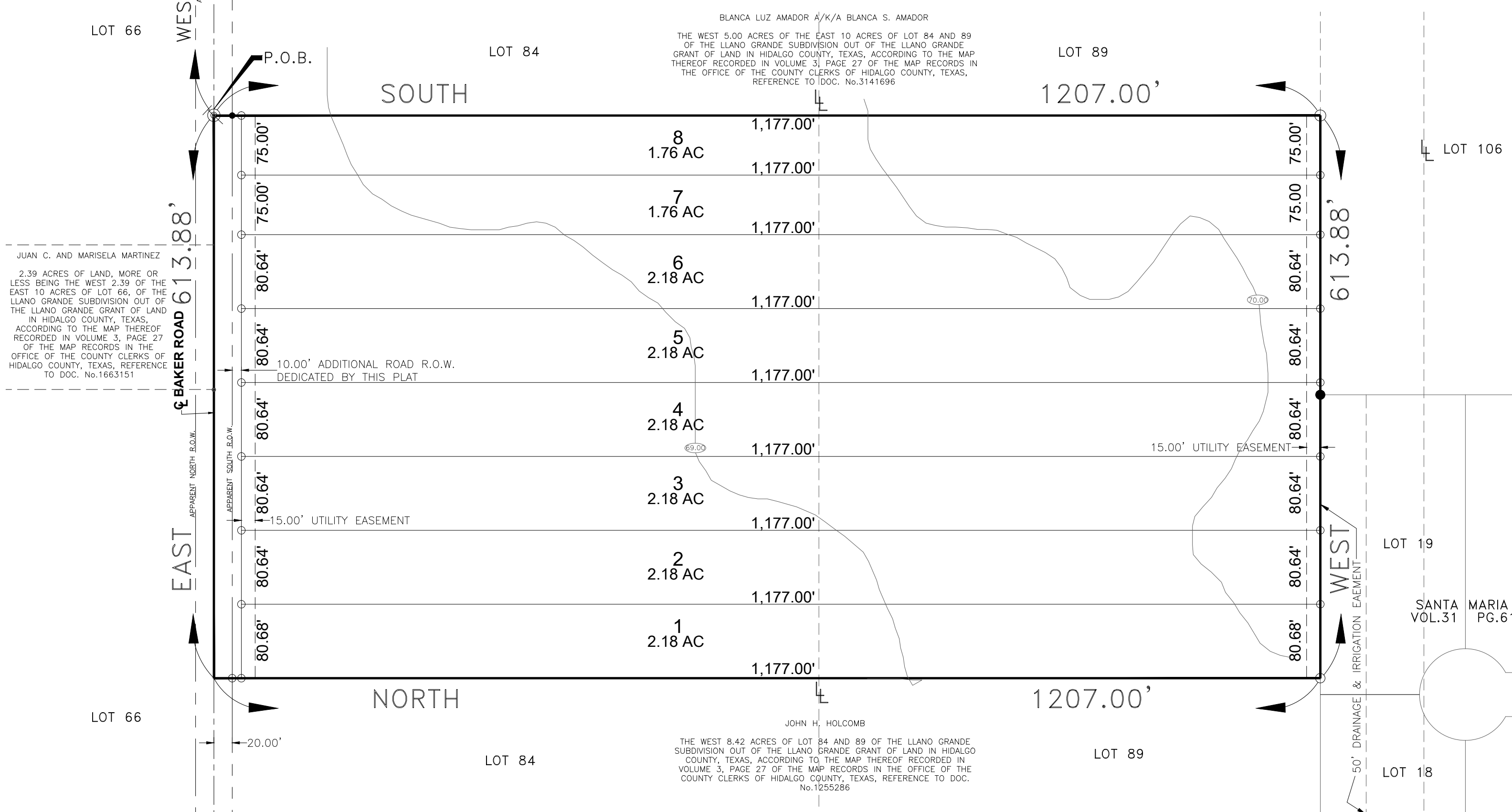
| Name | Address | City & Zip | Phone |
|--|-------------------|----------------------|----------------|
| OWNER: LAURO ZEPEDA | 2601 WILDWOOD DR. | WESLACO, TEXAS 78596 | (956) 975-8989 |
| ENGINEER: GUILLERMO A. ARRATIA, P.E. | 526 N. 5TH STREET | DONNA, TEXAS 78537 | (956) 784-0218 |
| SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S. | 2600 SAN DIEGO | MISSION, TEXAS 78572 | (956) 583-5479 |

BASIS OF BEARING AS PER THE NORTH LOT 84, LLANO GRANDE SUBD. VOL.3, PG. 27 H.C.M.R.



VILLAS ZEPEDA SUBDIVISION

A 17.01 ACRE TRACT OF LAND, CONSISTING OF ALL THE WEST 5.00 ACRES OF THE EAST 15 ACRES OF LOTS 84 AND 89, AND THE EAST 12.01 ACRES OF THE WEST 20.46 ACRES OUT OF LOTS 84 AND 89, LLANO GRANDE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5.00 ACRE TRACT DESCRIBED IN DOCUMENT 305552 AND SAID 12.01 ACRE TRACT DESCRIBED IN DOCUMENT 305551, HIDALGO COUNTY OFFICIAL RECORDS,



METES AND BOUNDS
A 17.01 ACRE TRACT OF LAND, CONSISTING OF ALL THE WEST 5.00 ACRES OF THE EAST 15 ACRES OF LOTS 84 AND 89, AND THE EAST 12.01 ACRES OF THE WEST 20.46 ACRES OUT OF LOTS 84 AND 89, LLANO GRANDE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5.00 ACRE TRACT DESCRIBED IN DOCUMENT 305552 AND SAID 12.01 ACRE TRACT DESCRIBED IN DOCUMENT 305551, HIDALGO COUNTY OFFICIAL RECORDS, LOCATED ON THE SOUTH SIDE OF BAKER ROAD APPROXIMATELY HALF OF A MILE WEST OF FM 1015, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NAIL ON THE PAVEMENT AND ON THE APPARENT EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID BAKER ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 84; THENCE, WEST WITH THE SAID BAKER ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTER LINE, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 84 AT A DISTANCE OF 362.25 FEET TO A FOUND COTTON SPINDLE FOR THE APPARENT NORTHEAST CORNER OF SAID 17.01 ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 17.01 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 84, A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT OF WAY LINE OF SAID BAKER ROAD, CONTINUING FOR A DISTANCE OF 10.00 FEET TO A SET NO. 4 REBAR ON THE PROPOSED DEDICATED RIGHT-OF-WAY LINE VIA THIS PLAT, CONTINUING FOR A TOTAL DISTANCE OF 1,207.00 FEET TO A NO. 4 REBAR SET FOR THE APPARENT SOUTHEAST CORNER OF SAID 17.01 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 84, A DISTANCE OF 613.88 FEET TO A NO. 4 REBAR SET FOR THE APPARENT SOUTHWEST CORNER OF SAID 17.01 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 89, CONTINUING FOR A DISTANCE OF 1,177.00 FEET TO A SET NO. 4 REBAR ON THE PROPOSED DEDICATED RIGHT-OF-WAY LINE VIA THIS PLAT, CONTINUING A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET ON THE SAID EXISTING SOUTH RIGHT OF WAY LINE OF BAKER ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,207.00 FEET TO FOR THE APPARENT NORTHWEST CORNER OF SAID 17.01 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, WITH THE SAID EXISTING BAKER ROAD 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 84 AND OF SAID 17.01 ACRE TRACT, A DISTANCE OF 613.88 FEET TO CPS FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 17.01 ACRE TRACT OF LAND HEREIN DESCRIBED; AND BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 17.01 ACRES, OF WHICH 0.166 OF AN ACRE IS IN EXISTING RIGHT-OF-WAY AND 0.083 OF AN ACRE IS DEDICATED RIGHT-OF-WAY VIA THIS PLAT, FOR A NET OF 16.761 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



GUILLERMO A. ARRATIA _____ DATE _____
P.E. No. 94001

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.



HOMERO L. GUTIERREZ _____ DATE _____
R.P.L.S. No. 2791

LEGEND

- NAIL SET
- No. 4 REBAR FOUND
- No. 4 REBAR SET
- COTTON SPINDLE FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. STREET FIRM No. F - 9050 PH. (956) 784-0218
DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

VILLAS ZEPEDA SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.). THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.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. M.H.W.S.C. HAS ONE EXISTING 6" ALONG THE NORTH SIDE OF BAKER ROAD FROM

WATER DISTRIBUTION FOR THE VILLAS ZEPEDA SUBDIVISION CONSISTS OF FOUR (4)-1" DIAMETER DUAL SERVICE LINES. THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN PAID TO MHWSC, AT A TOTAL COST OF \$6,720.00 OR \$840.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$2,000.00 WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.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 M.H.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 VILLAS ZEPEDA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN 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.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOUL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. TOTAL OF 2 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM (28) 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 BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$12,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 COST 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 \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$12,000.00 FOR THE ENTIRE SUBDIVISION.

GUILLERMO A. ARRATIA, PE
P.E. # 94001



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, 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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

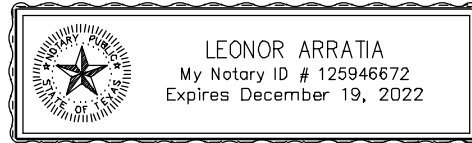
I LAURO ZEPEDA SUBDIVIDER OF VILLAS ZEPEDA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

LAURO ZEPEDA
2601 WILDWOOD DR.
WESLACO TEXAS 78786

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURO ZEPEDA KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

VILLAS ZEPEDA SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.). EL DUEÑO Y M.H.W.S.C. HAN HECHO UN CONTRATO EN CUAL M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y M.H.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ADJUSTEMENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. M.H.W.S.C. TIENE UNA LINEA DE AGUA DE 4 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE BAKER.

LA DISTRIBUCION DE AGUA PARA VILLAS ZEPEDA SUBDIVISION CONSISTE EN CUATRO (4) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$6,720.00 O \$840.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA M.H.W.S.C. LA SUMA DE \$2,000.00 POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA M.H.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 2 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$12,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO, EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ O \$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 POR SISTEMA A UN COSTO TOTAL DE \$12,000.00 TODA LA SUBDIVISION.

GUILLERMO A. ARRATIA, PE
P.E. # 94001



DRAINAGE REPORT FOR VILLAS ZEPEDA SUBDIVISION

I. PROJECT LOCATION

A 17.01 ACRE TRACT OF LAND BEING ALL THE WEST 5.00 ACRES OF THE EAST 15 ACRES OF LOTS 84 AND 89 AND THE EAST 12.01 ACRES OF THE WEST 20.46 ACRES OF LOTS 84 AND 89, LLANO GRANDE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS. PROPERTY I.D. 219843 AND IS LOCATED ON THE SOUTH SIDE OF BAKER ROAD, 1/2 MILE WEST OF FM 1015 AND IS LOCATED IN THE COUNTY OF HIDALGO AND LIES IN THE RURAL AREA OF THE COUNTY (REFER TO EXHIBIT B).

II. FLOOD PLAIN

THE SUBJECT TRACT LIES IN ZONE "S", (MEDIAN SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. F.E.M.A.-F.I.R.M. MAP NO. 480334 0525 B, EFFECTIVE DATE: JANUARY 2, 1981. (REFER TO EXHIBIT C).

III. SOIL CONDITIONS

A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY CAMERON (7) SANDY CLAY LOAM SOIL THAT HAS A POUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP D. (REFER TO EXHIBIT D)

IV. EXISTING CONDITIONS

THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%), EXISTING RUNOFF (6.75 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS

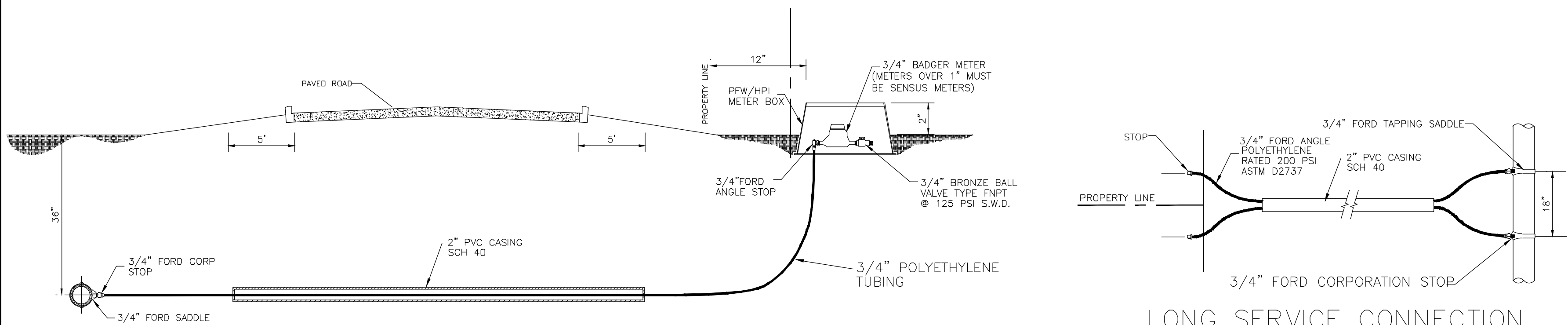
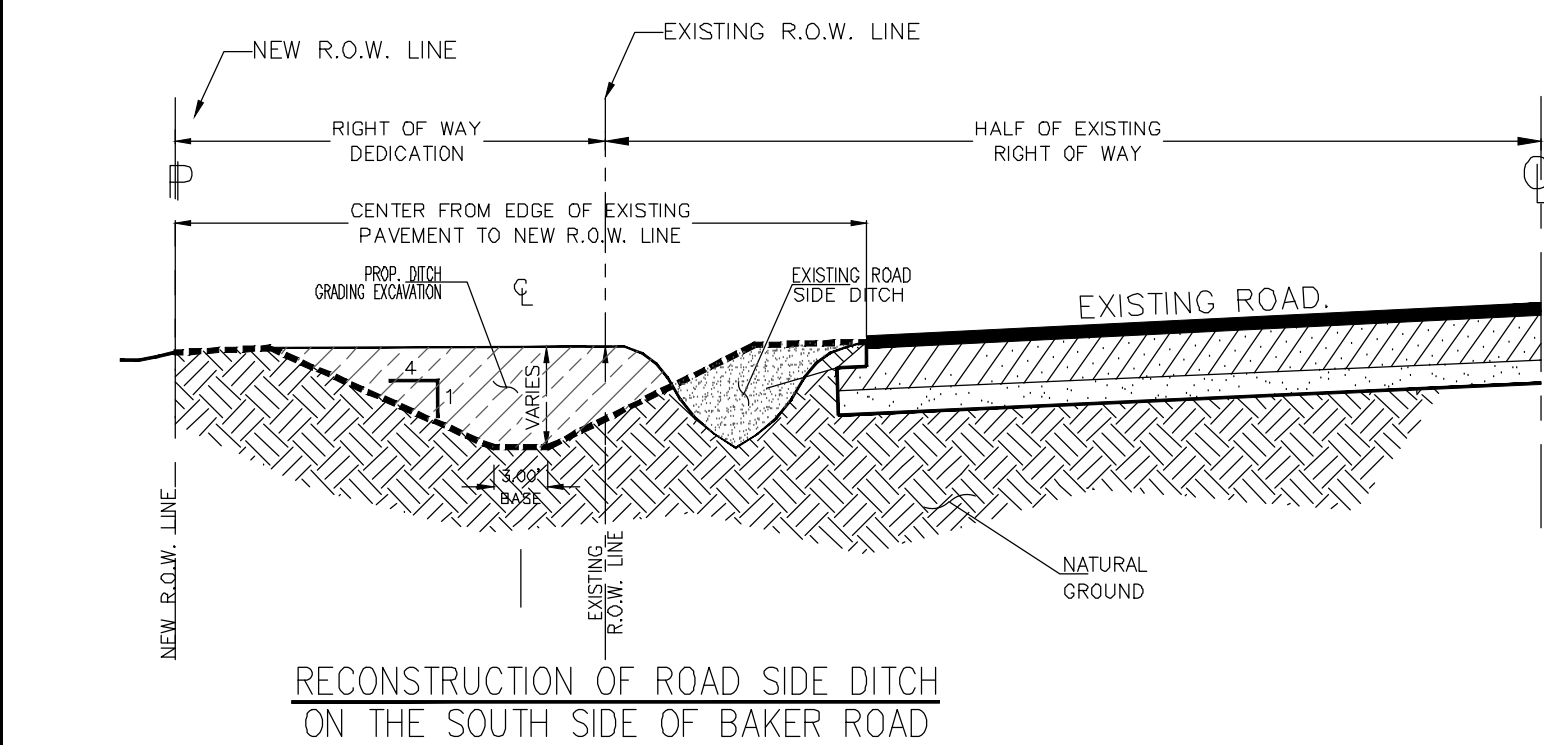
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 8 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 9.05 CFS FOR A TOTAL 15.8 CFS. I HAVE CALCULATED THAT 52,245 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY, AND WILL BE DETAINING WITHIN THE PROPERTY BY EXISTING NATURAL LOW AREAS, AND WILL BE OUT FALLING INTO THE RE-GRADED ROAD SIDE DITCH OF BAKER ROAD. 60% OF THE AREA OF EACH LOT WILL REMAIN IMPERVIOUS. AN 18-INCH PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT DRIVEWAYS.

GUILLERMO A. ARRATIA, PE
P.E. # 94001



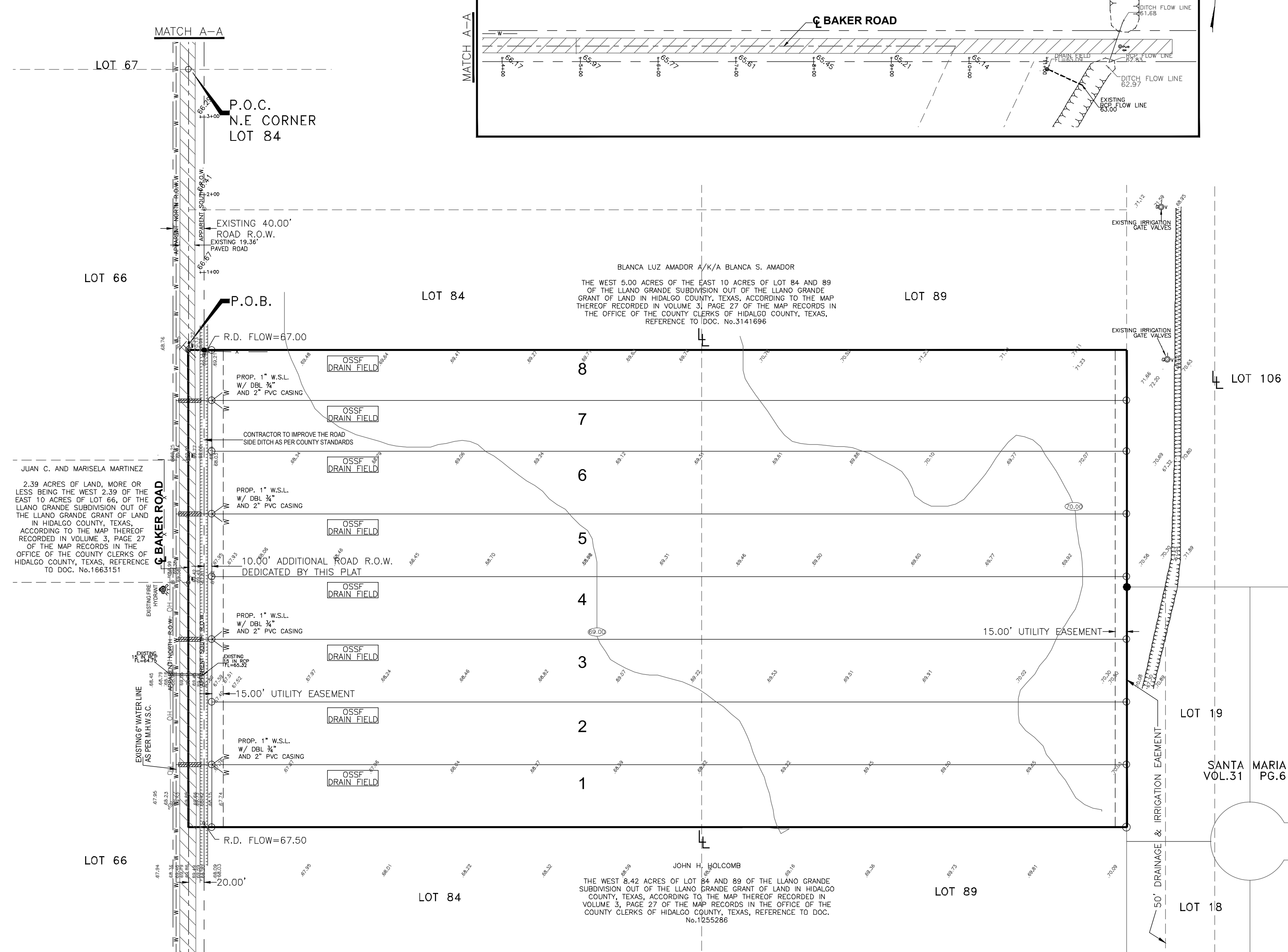
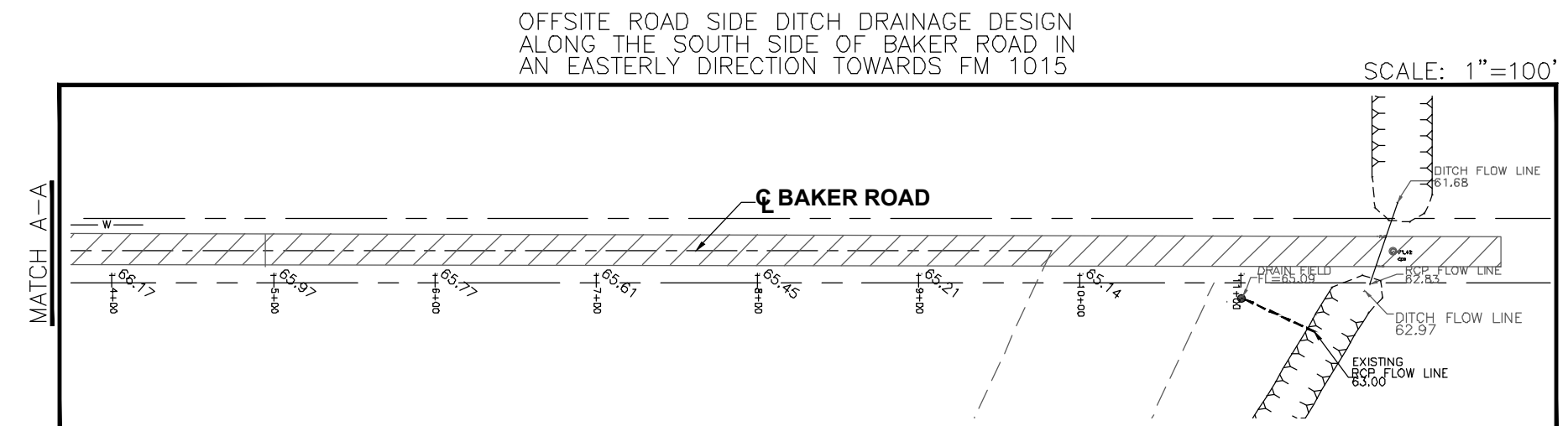
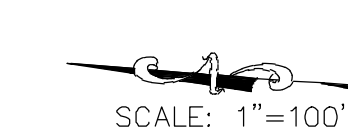
CONSTRUCTION COST ESTIMATE:

| | |
|---------------|--------------------|
| 1-WATER: | \$6,720.00 |
| 2-OSSF: | \$16,000.00 |
| 3-DRAINAGES: | \$500.00 |
| TOTAL: | \$23,220.00 |



NOTE: PVC ENCASMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16\"/>



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VILLAS ZEPEDA SUBDIVISION IS LOCATED SOUTH OF BAKER ROAD APPROXIMATE 1/2 MILE WEST OF FM 1015 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PROGRESO (POPULATION 6,000 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY. LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 1.

DRAWING DATE: AUGUST 2020
RELEASE DATE: 09/10/2020
DESIGNED BY: J.D.B.
DRAWN BY: JUAN CARLOS DE LEON
CHECKED BY: MR. ARRATIA
UPDATED DWG. BY:
SCALE: 1\"/>

VILLAS ZEPEDA SUBDIVISION
A 17.01 ACRE TRACT OF LAND, BEING ALL THE WEST 5.00 ACRES OF THE EAST 15 ACRES OF LOTS 84 AND 89 AND THE EAST 12.01 ACRES OF THE WEST 20.46 ACRES OF LOTS 84 AND 89, LLANO GRANDE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER VOLUME 3, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID 5.00 ACRE TRACT OF LAND BEING ALL THE LAND DESCRIBED IN DOCUMENT NO. 308562 AND SAID 12.01 ACRE TRACT OF LAND BEING ALL OF THE LAND DESCRIBED IN DOCUMENT NO. 3086561 IN THE OFFICIAL RECORDS

PROPOSED WATER IMPROVEMENTS (MHWSC)
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. STREET
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FIRM NO. F-7626
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SHEET 2 OF 2