



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-30-2021

PROPOSED SAN PEDRO ESTATES SUBDIVISION PRECINCT No. 1

ENGINEER: MOORE LAND SURVEYING, LLC DEVELOPER: HUMBERTO GARCIA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 16  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH WEST CORNER OF MILE 6 ½ WEST ROAD AND MILE 6 ½ NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-25-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 6 ½ WEST ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET OF ADDITIONAL ROW ONTO MILE 6 ½ WEST ROAD AND 15.00 FEET ONTO MILE 6 ½ NORTH ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-28-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-09-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MILE 6 ½ NORTH ROAD.

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

**LARGE CONSTRUCTION**

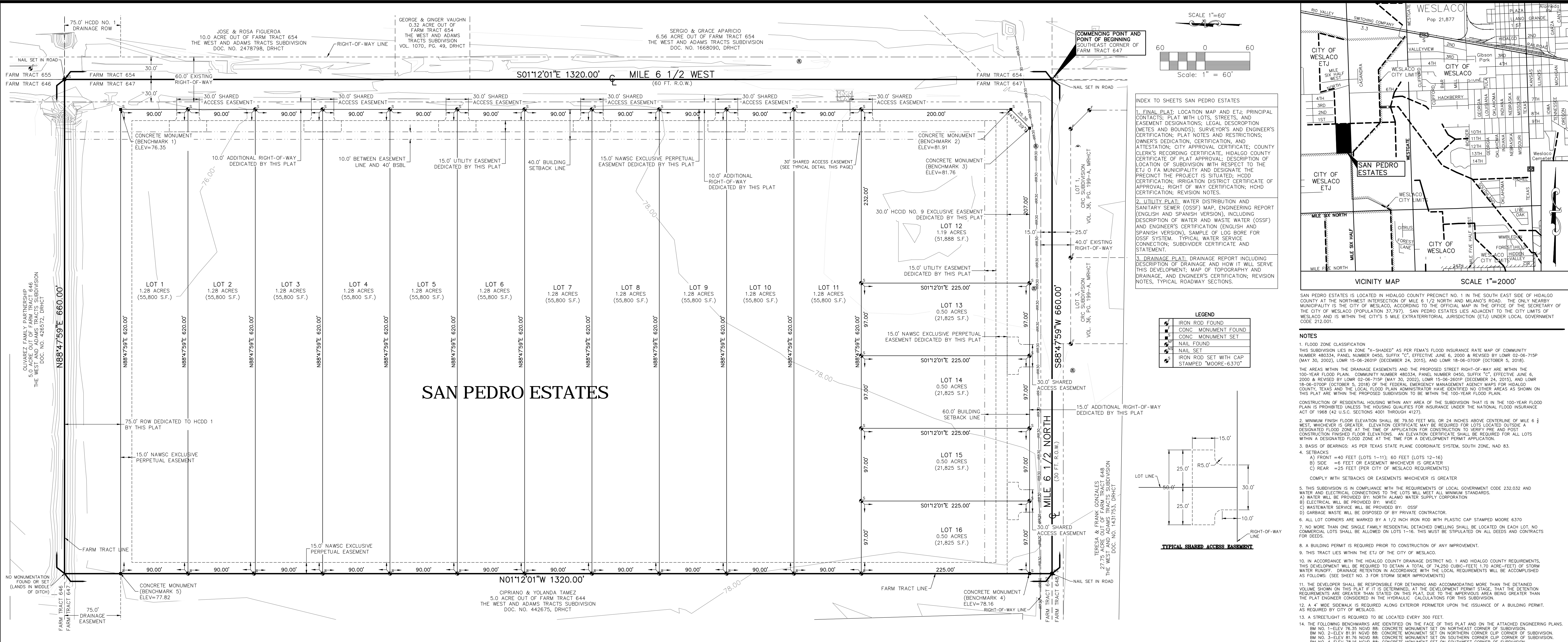
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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

**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.*



# SAN PEDRO ESTATES

**INDEX TO SHEETS SAN PEDRO ESTATES**

1. FINAL PLAT, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (ENGLISH AND SPANISH VERSION), INCLUDING CERTIFICATION; SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; HCDD CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCDD CERTIFICATION; REVISION NOTES.
2. UTILITY PLAT, WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3. DRAINAGE PLAT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES, TYPICAL ROADWAY SECTIONS.

**LEGEND**

- IRON ROD FOUND
- CONC MONUMENT FOUND
- CONC MONUMENT SET
- NAIL FOUND
- NAIL SET
- IRON ROD SET WITH CAP STAMPED "MOORE-6370"

**LEGEND**

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**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, HERBERTO GARCIA, AS OWNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "SAN PEDRO ESTATES" HEREBY SUBDUDE THE LAND AS SPECIFIED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS 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 CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENT OF STATE STANDARDS;
- (C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

**STATE OF TEXAS COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HERBERTO GARCIA, PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION HEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

**HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "SAN PEDRO ESTATES" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**BENCHMARK**  
NATIONAL GEODETIC SURVEY BENCHMARK  
DESIGNATION 04222 (PID) ART305  
ELEV. 52.49' (DATUM IS NAVD 83)  
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESSLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

**PRINCIPAL CONTACTS:**

| NAME                         | ADDRESS         | CITY & ZIP         | PHONE          |
|------------------------------|-----------------|--------------------|----------------|
| OWNER: HERBERTO GARCIA       | 2010 MEXICO AVE | WESLACO, TX 78798  | (956) 314-9553 |
| ENGINEER: DUSTIN MOORE, P.E. | 14216 PALIS DR  | LA FERIA, TX 78559 | (956) 245-4651 |
| SURVEYOR: CODY MOORE, RPLS   | 14216 PALIS DR  | LA FERIA, TX 78559 | (956) 245-4651 |

**HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9**

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCDD #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCDD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
4. HCDD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

**STATE OF TEXAS COUNTY OF HIDALGO**

THIS SUBDIVISION PLAT OF "SAN PEDRO ESTATES" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021

**STATE OF TEXAS COUNTY OF HIDALGO**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "SAN PEDRO ESTATES" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

**GENERAL MANAGER**  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

**CHAIRMAN**  
HIDALGO COUNTY

**HIDALGO COUNTY CLERK**  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

**CITY OF WESLACO**

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

MAYOR, CITY OF WESLACO, TEXAS \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

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**STATE OF TEXAS COUNTY OF HIDALGO**

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**GENERAL MANAGER**  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

**CHAIRMAN**  
HIDALGO COUNTY

**HIDALGO COUNTY CLERK**  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

**SURVEYOR'S CERTIFICATE**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

\_\_\_\_\_ DATE \_\_\_\_\_

**CODY MICHAEL MOORE, R.P.L.S.**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370



**ENGINEER'S CERTIFICATE**

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

\_\_\_\_\_ DATE \_\_\_\_\_

**DUSTIN MOORE, P.E.**  
TEXAS REGISTRATION NO. 119107



**STATE OF TEXAS COUNTY OF HIDALGO**

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**STATE OF TEXAS COUNTY OF HIDALGO**

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**METES AND BOUNDS DESCRIPTION**

BEING 20.00 ACRES OUT OF FARM TRACT 647 WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 3022038, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE INTERSECTION OF MILE 6 1/2 NORTH AND MILANO'S ROAD BEING THE SOUTHWEST CORNER OF FARM TRACT 647, FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE SOUTH 88°47'59" WEST A DISTANCE OF 660.00 FEET TO A NAIL SET IN THE CENTERLINE OF MILE 6 1/2 NORTH FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE NORTH 01°12'01" WEST AT A DISTANCE 300 FEET AND 1248.00 FEET PASSING CONCRETE MONUMENTS SET WITH A CAP STAMPED "MOORE-6370" A TOTAL DISTANCE OF 1320.00 FEET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE NORTH 88°47'59" EAST AT A DISTANCE OF 660.00 FEET TO A NAIL SET IN THE CENTERLINE OF MILANO'S ROAD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE SOUTH 01°12'01" EAST A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

**NORTH ALAMO WATER SUPPLY CORPORATION**

THIS PLAT WAS APPROVED BY NORTH ALAMO WATER SUPPLY CORPORATION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT HERBERTO GARCIA (2010 MEXICO AVE. WESLACO, TX 78798) (HEREINAFTER CALLED "GRANTOR" (WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONNECTION WITH THE ACQUISITION OF A 0.25% INTEREST IN THE TRACT OF LAND DESCRIBED ABOVE, HAS HEREBY GRANTED, BARGAINED, SELL, TRANSFERRED, AND CONVEY TO SAID GRANTEE, HIS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND MAINTAIN WATER, GAS, AND SANITARY SEWER DISTRIBUTION LINES, UTILITY LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTEE'S PREMISES AS WELL AS GRANTEE'S CURRENT AND FUTURE SYSTEM WATER CUSTOMERS, INCLUDING THE RIGHT FROM TIME TO TIME TO REMOVE ANY AND ALL PAVING, VEGETATION GROWTH AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE USE OF SAID GRANTEE'S FACILITIES AND APPURTENANCES OVER AND ACROSS A TRACT OF LAND OWNED BY GRANTEE AS DESCRIBED IN THE RECORDS IN DOCUMENT NO. 3022038, SAID RECORDS IN HIDALGO COUNTY, TEXAS. SAID EASEMENT BEING MORE GENERALLY DESCRIBED AS FOLLOWS:

AN EASEMENT BEING A STRIP OF LAND 15.0 FEET WIDE LYING NORTH OF AND ADJACENT TO THE PROPOSED RIGHT OF WAY OF MILE 6 1/2 NORTH AND WEST OF AND ADJACENT TO THE PROPOSED RIGHT-OF-WAY OF MILANO'S ROAD AS SHOWN ON THIS PLAT OF "SAN PEDRO ESTATES" FARM TRACT 647, OUT OF WEST TRACT SUBDIVISION, BEING 3022038, PROPERTY ID 3022038.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED, CONSTRUCT, INSTALL, USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE THE PRELIMINARY EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREON CONVEYED EXCEPT THAT THE PRELIMINARY EASEMENT, IF INSTALLED, THE EASEMENT HEREON GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE.

IN THE EVENT THE GRANTEE OR GRANTEE'S GRANTEE OWNS OR ACQUIRES A PUBLIC ROAD AND THE COUNTY OR STATE, HEREINAFTER DENIED OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THE PRELIMINARY EASEMENT, GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF SUCH RELOCATION, AND GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF ANY AND ALL IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREON CONVEYED EXCEPT THAT THE PRELIMINARY EASEMENT, IF INSTALLED, THE EASEMENT HEREON GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE.

THE CONSIDERATION RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION OF THE STRUCTURES REFERRED TO HEREIN AND GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF ANY AND ALL IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREON CONVEYED EXCEPT THAT THE PRELIMINARY EASEMENT, IF INSTALLED, THE EASEMENT HEREON GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE.

EASEMENTS AND RESERVATIONS AS MAY APPEAR ON THE RECORDED PLAT AND/OR DEDICATION OF SUBDIVISION AT THE DATE OF THIS INSTRUMENT.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUING THEREOF FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAID OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**STATE OF TEXAS COUNTY OF HIDALGO**

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THE CONSIDERATION RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION OF THE STRUCTURES REFERRED TO HEREIN AND GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF ANY AND ALL IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREON CONVEYED EXCEPT THAT THE PRELIMINARY EASEMENT, IF INSTALLED, THE EASEMENT HEREON GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PRELIMINARY EASEMENT LINE.

EASEMENTS AND RESERVATIONS AS MAY APPEAR ON THE RECORDED PLAT AND/OR DEDICATION OF SUBDIVISION AT THE DATE OF THIS INSTRUMENT.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUING THEREOF FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAID OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**STATE OF TEXAS COUNTY OF HIDALGO**

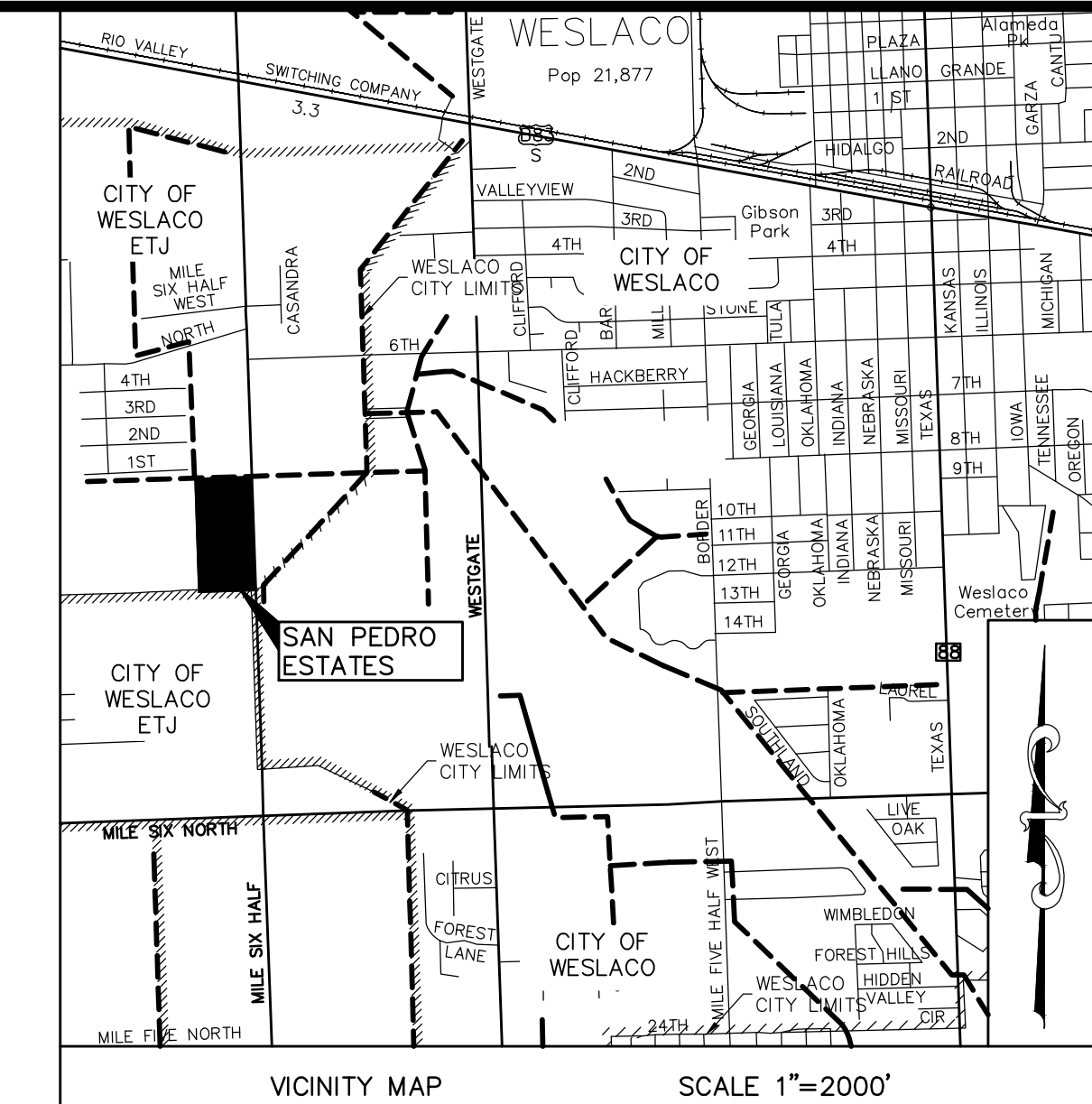
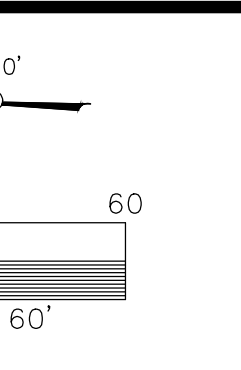
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "SAN PEDRO ESTATES" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

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**STATE OF TEXAS COUNTY OF HIDALGO**

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**SAN PEDRO ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE NORTHWEST INTERSECTION OF MILE 6 1/2 NORTH AND MILANO'S ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). SAN PEDRO ESTATES LIES ADJACENT TO THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.**

**NOTES**

1. FLOOD ZONE CLASSIFICATION  
THIS SUBDIVISION LIES IN ZONE "1-SHADED" AS PER FEMA'S FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480334, PANEL NUMBER 0450, SUFFIX "C", EFFECTIVE JUNE 6, 2000 & REVISED BY LMR 02-06-715P (MAY 30, 2002), LMR 15-06-2601P (DECEMBER 24, 2015), AND LMR 18-06-0700P (OCTOBER 5, 2018).

**THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY NUMBER 480334, PANEL NUMBER 0450, SUFFIX "C", EFFECTIVE JUNE 6, 2000 & REVISED BY LMR 02-06-715P (MAY 30, 2002), LMR 15-06-2601P (DECEMBER 24, 2015), AND LMR 18-06-0700P (OCTOBER 5, 2018). OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED OTHER AREAS AS SHOWN ON THIS PLAT ARE 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).**

**2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 79.50 FEET MSL OR 24 INCHES ABOVE CENTERLINE OF MILE 6 1/2 WEST, 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.**

**3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.**

**4. SETBACKS**  
A) FRONT = 40 FEET (LOTS 1-11); 60 FEET (LOTS 12-16)  
B) SIDE = 6 FEET OR EASEMENT WHICHEVER IS GREATER  
C) REAR = 25 FEET (PER CITY OF WESLACO REQUIREMENTS)

**COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER**

**5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.**

**6. ALL LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370**

**7. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL LOTS SHALL BE ALLOWED ON LOTS 1-16. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.**

**8. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.**

**9. THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF WESLACO.**

**10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 74,250 CUBIC-FEET (1.70 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET APPROVED 10/15/21)**

**11. 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 PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVEMENTS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.**

**12. A 4" WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERMETER UPON THE ISSUANCE OF A BUILDING PERMIT, AS REQUIRED BY CITY OF WESLACO.**

**13. A STREETLIGHT IS REQUIRED TO BE LOCATED EVERY 300 FEET.**

**14. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BM NO. 1-ELEV 76.36 NAVD 88: CONCRETE MONUMENT SET ON NORTHEAST CORNER OF SUBDIVISION.  
BM NO. 2-ELEV 81.91 NAVD 88: CONCRETE MONUMENT SET ON NORTHERN CORNER CLIP CORNER OF SUBDIVISION.  
BM NO. 3-ELEV 81.76 NAVD 88: CONCRETE MONUMENT SET ON SOUTHERN CORNER CLIP CORNER OF SUBDIVISION.  
BM NO. 4-ELEV 78.76 NAVD 88: CONCRETE MONUMENT SET ON SOUTHWEST CORNER OF SUBDIVISION.  
BM NO. 5-ELEV 77.82 NAVD 88: CONCRETE MONUMENT SET ON SOUTHWEST CORNER OF SUBDIVISION.**

**15. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.**

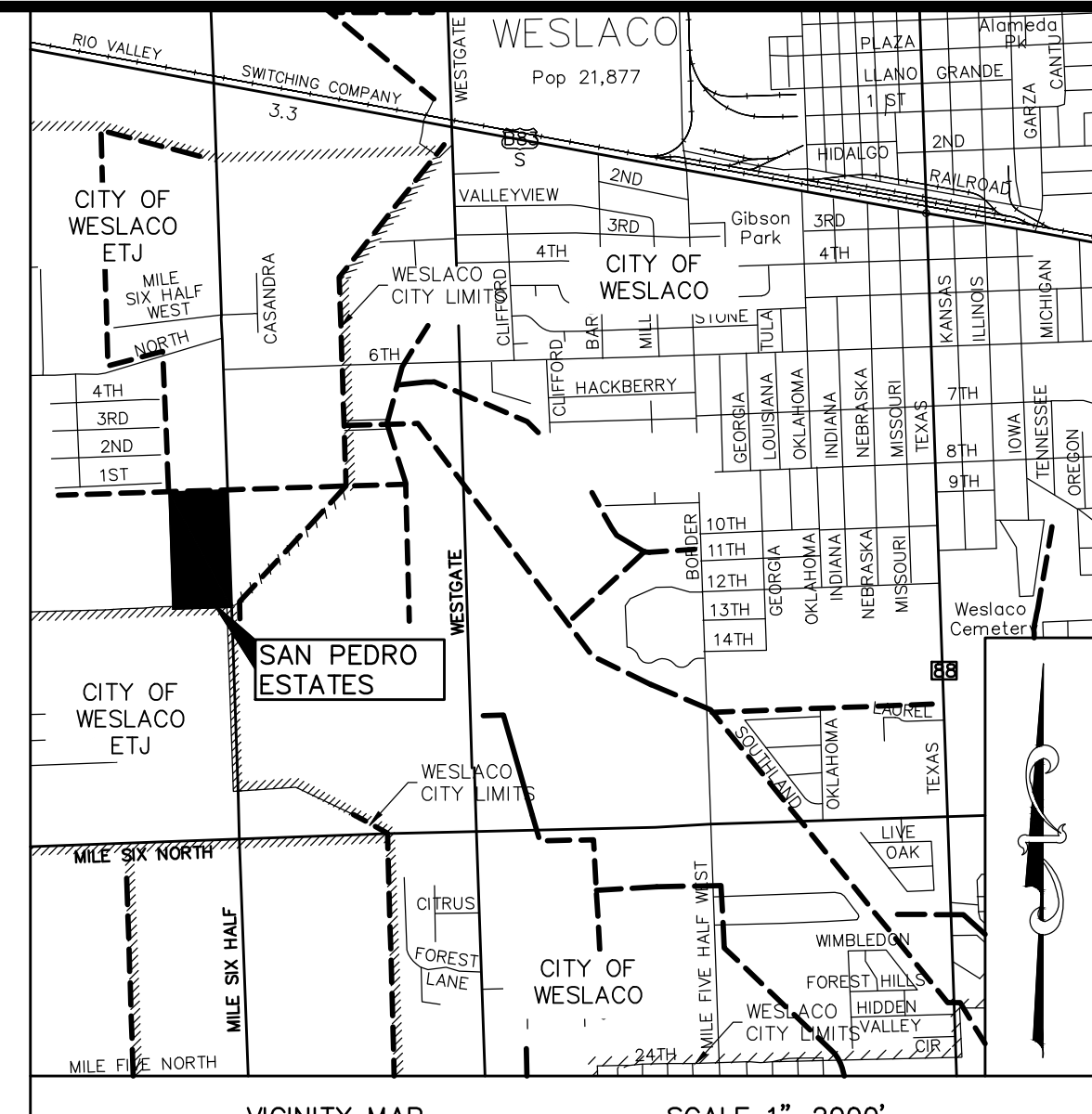
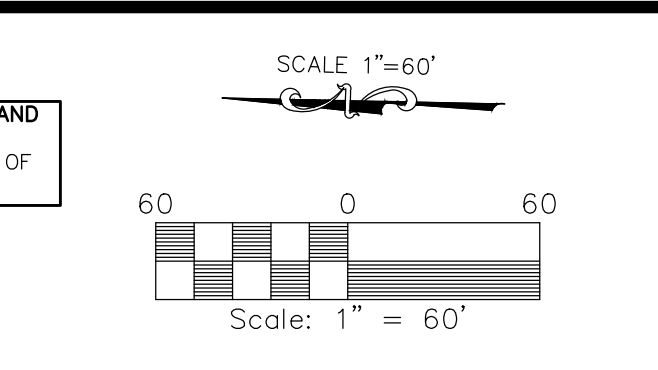
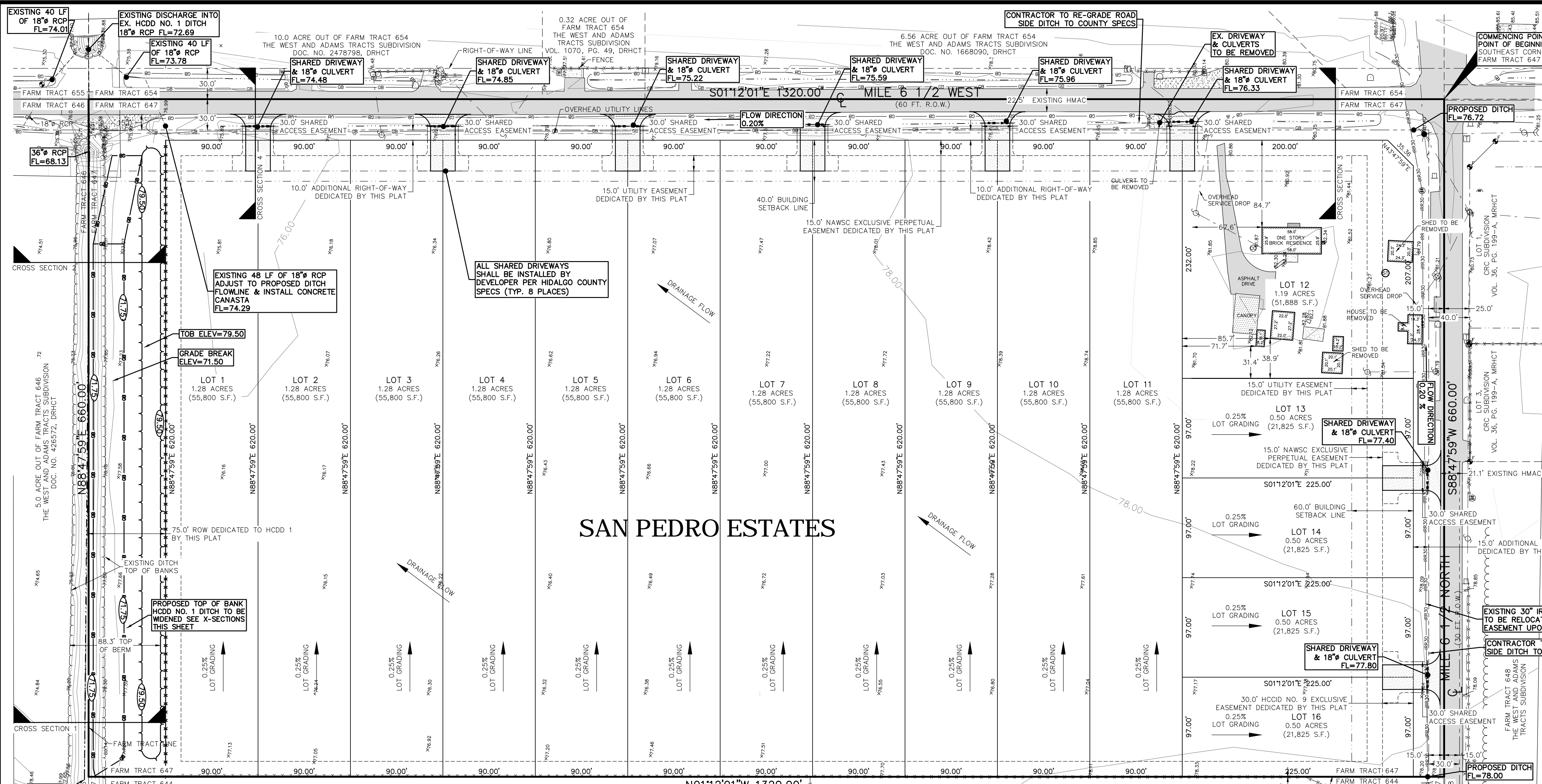
**16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE MINIMUM STATE STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO.**

**17. 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.**

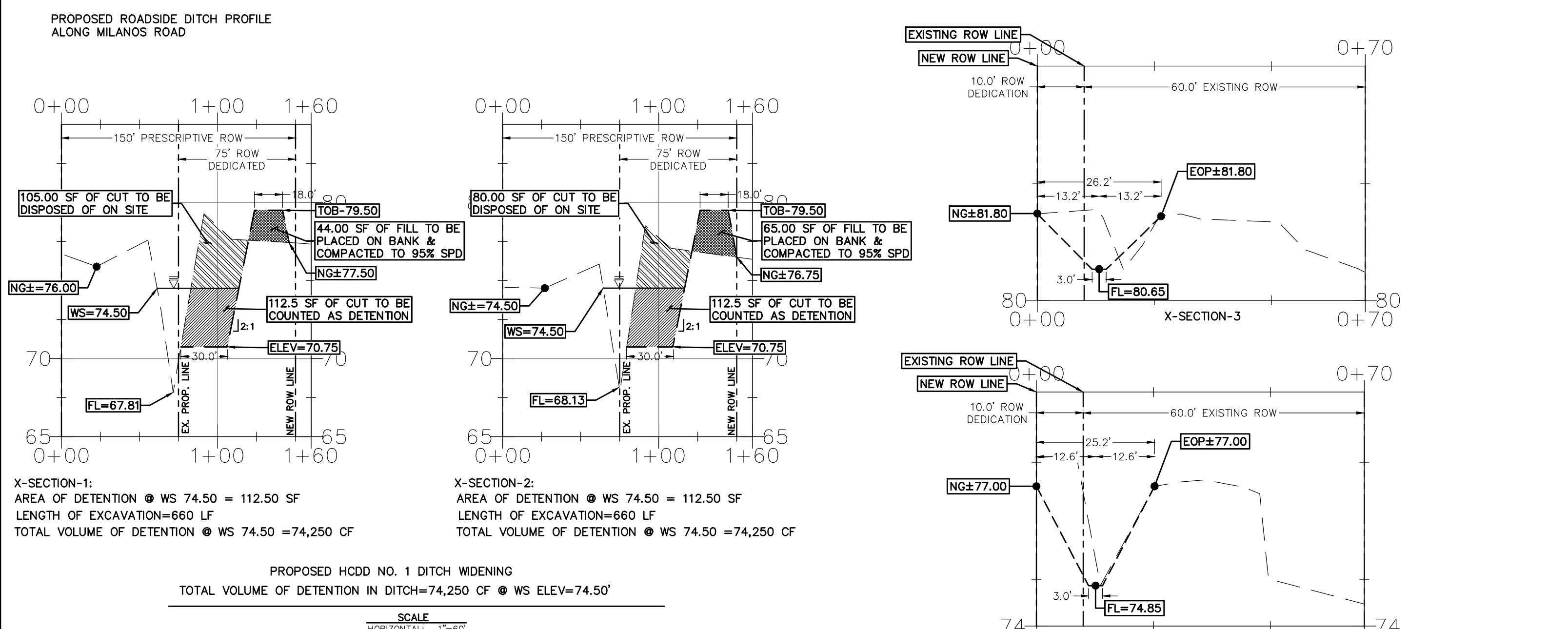
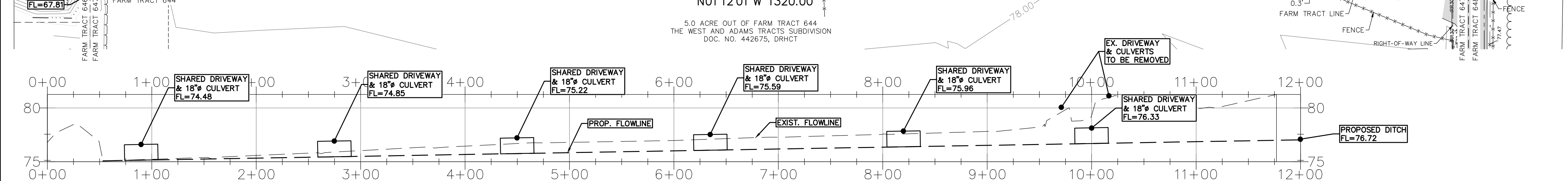
**18. NO STRUCTURE SHALL BE EXISTING OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE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

**19. 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.**

**20. ANY DAMAGE TO IRRIGATION LINE BY INSTALLATION OF CULVERTS OR UTILITIES WILL BE REPAIRED AT OWNER'S EXPENSE</**



**SAN PEDRO ESTATES**



| ITEM  | QTY   | UNITS | ITEM DESCRIPTION   | UNIT PRICE          | TOTAL PRICE |
|---|-------|-------|--|---------------------|-------------|
| <b>WATER CONSTRUCTION COSTS</b>                       |       |       |  |                     |             |
| 1   | 1     | LF    | Connect to Existing Waterline. Complete in Place.                | \$2,750.00          | \$2,750.00  |
| 2   | 3,560 | LF    | Install 8" PVC (DR-25, CL 165) Waterline. Complete in Place.     | \$12.00             | \$42,720.00 |
| 3   | 1,775 | LF    | Install 2" PVC (SCH. 40) Waterline. Complete in Place.           | \$6.00              | \$10,650.00 |
| 4   | 100   | LF    | Install 16" x 3/8 THK Steel Casing By Boring. Complete in Place. | \$60.00             | \$6,000.00  |
| 5   | 16    | EA    | Install Single Water Service. Complete in Place.                 | \$650.00            | \$10,400.00 |
| 6   | 3     | EA    | Install Fire Hydrant Assembly. Complete in Place.                | \$3,500.00          | \$10,500.00 |
| 7   | 16    | EA    | 30 Year Water Costs  | \$1,250.00          | \$20,000.00 |
| <b>TOTAL WATER CONSTRUCTION COSTS</b>                 |       |       |  | <b>\$163,020.00</b> |             |
| <b>SEWER CONSTRUCTION COSTS</b>                       |       |       |  |                     |             |
| 8   | 16    | EA    | SEPTIC TANK SYSTEMS  | \$1,650.00          | \$26,400.00 |
| <b>TOTAL SEWER CONSTRUCTION COSTS</b>                 |       |       |  | <b>\$26,400.00</b>  |             |
| <b>DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS</b>       |       |       |  |                     |             |
| 9   | 1     | LS    | Detention Pond Excavation, & Roadside Ditch Grading              | \$13,000.00         | \$13,000.00 |
| 10  | 1     | LS    | SWPPP and Erosion Control Measures                               | \$6,368.00          | \$6,368.00  |
| <b>TOTAL DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS</b> |       |       |  | <b>\$19,368.00</b>  |             |
| <b>TOTAL CONSTRUCTION COST</b>                        |       |       |  | <b>\$148,788.00</b> |             |

**BENCHMARK**  
 NATIONAL GEODETIC SURVEY BENCHMARK  
 DESIGNATION G1422/PID AB1305 ELEV. 52.49' (DATUM IS NAVD 83)  
 A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

**PRINCIPAL CONTACTS:**  
 NAME: JOSE LUIS GARCIA ADDRESS: 2010 MEXICO AVE CITY & ZIP: WESLACO, TX 78596 PHONE: (956) 314-9553  
 OWNER: DUSTIN MOORE, P.E. ADDRESS: 14216 PALIS DR LA FERIA, TX 78559 (956) 245-4651  
 SURVEYOR: CODY MOORE, RPLS ADDRESS: 14216 PALIS DR LA FERIA, TX 78559 (956) 245-4651

**ENGINEER'S CERTIFICATE**  
 I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

DUSTIN MOORE, P.E.  
 TEXAS REGISTRATION NO. 119107  
 1/8/21  
 DATE

**SURVEYOR'S CERTIFICATE**  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CODY MICHAEL MOORE, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370  
 1/8/21  
 DATE

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

**DRAINAGE REPORT FOR "SAN PEDRO ESTATES"**

SAN PEDRO ESTATES IS A 20.00 AC. TRACT OF LAND INSIDE THE ETJ OF THE CITY OF WESLACO. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MILANOS RD. AND WEST MILE 6 1/2 NORTH. THE PROPERTY IS BEING DEVELOPED INTO SIXTEEN (16) LOTS TO BE DEVELOPED INTO SINGLE FAMILY RESIDENTIAL LOTS RANGING FROM 1.29 ACRES TO 0.50 ACRES. THE PROPERTY CURRENTLY HAS AN EXISTING HOUSE ON THE SOUTH EAST CORNER WHERE LOT 12 WILL BE AND THE REST IS UNDEVELOPED IN ROW CROP PRODUCTION. THE TIME OF CONCENTRATION WAS CALCULATED USING THE VELOCITY FOR "MINIMUM TILLAGE" PER THE CITY OF WESLACO REQUEST BECAUSE IT PRODUCES MORE CONSERVATIVE DETENTION VOLUME. THE SUBDIVISION LIES IN ZONE "X-SHADOW" ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 REVISED MAY 30, 2002. DECEMBER 24, 2015, AND OCTOBER 5, 2018. ZONE "X-SHADOW" IS AN AREA BETWEEN THE LIMITS OF THE 100 AND 500-YEAR FLOOD PLAIN WITH DEPTHS LESS THAN ONE FOOT. THE PLAT WILL CALL FOR THE STRUCTURE'S FINISHED FLOOR ELEVATION TO BE AT ELEVATION 80.50 FT. OR 24" ABOVE NATURAL GROUND WHOEVER IS HIGHER IN ORDER TO ENSURE THE FINISHED FLOOR ELEVATION IS ABOVE THE 100-YEAR FLOOD PLAIN IN ORDER TO MITIGATE FLOOD DAMAGE.

THE SOILS ARE 71% HIDALGO SANDY CLAY LOAM (28), 16% RACOMBES SANDY CLAY LOAM (48), AND 13% HIDALGO FINE SANDY LOAM (25), ALL OF WHICH ARE IN HYDROLOGIC SOIL GROUP "B" WITH MODERATE INFILTRATION. (SEE EXCEPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS).

EXISTING RUNOFF OF THE LAND IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION INTO THE BORROW DITCH ALONG MILANOS RD., WHERE IT FLOWS NORTH ALONG MILANOS RD. FOR 1320' TO THE NORTHEAST CORNER OF THE PROPERTY, THENCE THROUGH AN 18" RCP CULVERT ACROSS MILANOS ROAD TO THE EAST, THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAJUNA MADRE. PER THE CITY OF WESLACO DRAINAGE POLICY, STORAGE LARGE ENOUGH TO DETAIN THE POST DEVELOPED 50-YEAR EVENT RUNOFF (29.75 CFS) WHILE DISCHARGING THE PRE-DEVELOPED 10-YEAR EVENT (10.00 CFS) IS REQUIRED. FOR THIS SITE, THE EVENT THAT REQUIRES THE LARGEST VOLUME TO BE DETAINED IS THE 1 HOUR STORM EVENT AND THE INCREASE IN RUNOFF AND RATE AT WHICH THE STORM WATER IS DETAINED IS 19.75 CFS. BASED ON THE ATTACHED CALCULATIONS, THE EXISTING DRAIN DITCH ALONG NORTH PROPERTY LINE WILL BE RE-GRADED AND WIDENED WHICH WILL PROVIDE 74,250 CF OF DETENTION WHICH IS MORE THAN THE 71,893 CF OR 165 AC-FT OF DETENTION THAT IS REQUIRED AS PER THE ATTACHED CALCULATIONS. THE VOLUME OF WATER DETAINED WAS CALCULATED ASSUMING A WATER SURFACE ELEVATION OF 74.50, WHICH IS THE DESIGN FLOOD ELEVATION. THE FLOODING FULLY BUT OVERTOPPING THE BANKS, RUN-OFF AND DETENTION WERE CALCULATED ASSUMING EACH LOT WOULD BE SINGLE FAMILY RESIDENTIAL.

BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X-SHADOW" AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD. COMMUNITY NUMBER 480334 PANEL NUMBER 0450 SUFFIX C EFFECTIVE DATE: JUNE 8, 2000.

DUSTIN MOORE, P.E.  
 TEXAS REGISTRATION NO. 119107  
 11/10/21  
 DATE

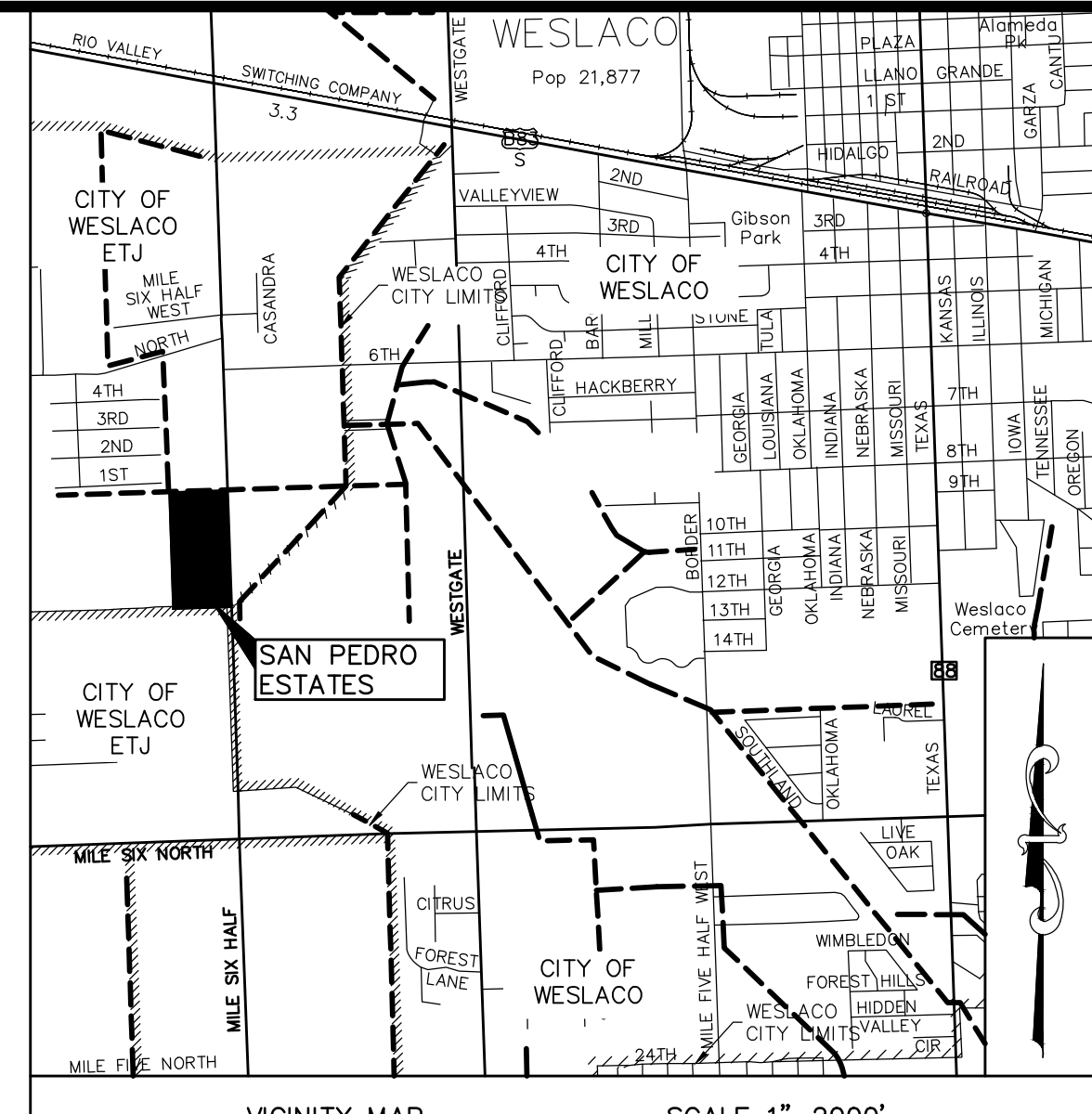
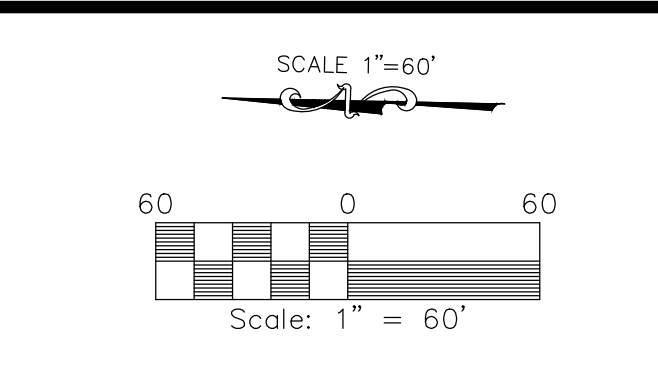
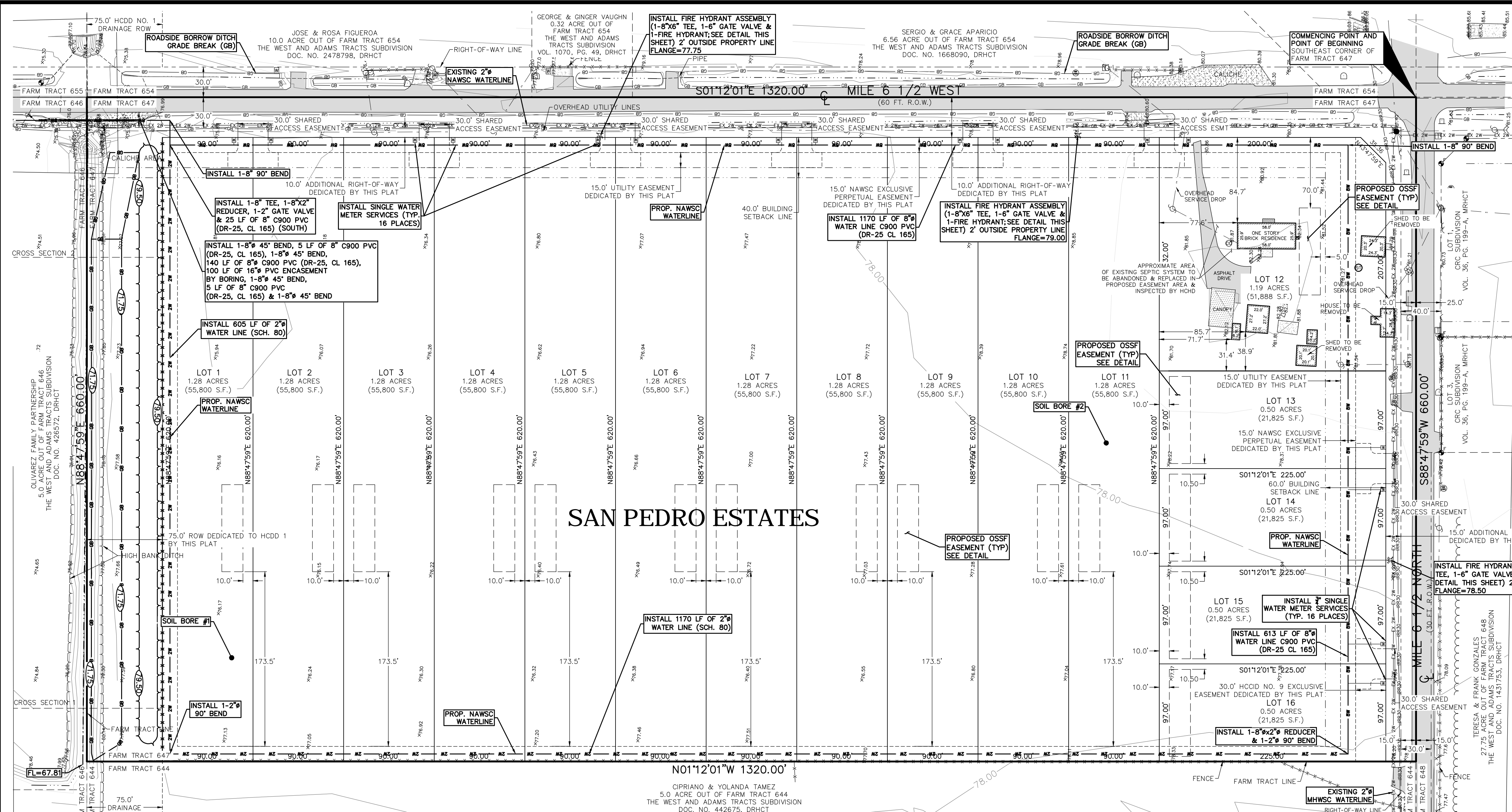
|                        |    |                       |
|------------------------|----|-----------------------|
| IRON ROD FOUND         | XX | FIRE HYDRANT          |
| CONC. FOUNDATION FOUND | SS | WATER VALVE           |
| NAIL FOUND             | BB | GAS METER             |
| "X" MARK FOUND         | SS | GAS VALVE             |
| IRON ROD SET WITH CAP  | EE | ELECTRIC JUNCTION BOX |
| STAMPED "MOORE-6370"   | TT | TELEPHONE PEDESTAL    |
| TREE                   | DD | STORM INLET           |
| WATER METER            | DD | SIGN                  |
| TRANSFORMER            | KK | LIGHT POST            |
| CABLE PEDESTAL         | OO | MANHOLE               |
| A/C UNIT               | OO | IRRIGATION VALVE      |
| MAILBOX                | OO | IRRIGATION STANDPIPE  |
| CLEANOUT               | OO | SEPTIC TANK           |
| POWER POLE             | OO | POST                  |
| GUY WIRE ANCHOR        | OO | GRATE INLET           |

**DRAINAGE PLAT OF:**  
**SAN PEDRO ESTATES**  
 20.00 ACRES OF LAND BEING ALL OF FARM TRACT 647, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 34, THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: HERIBERTO GARCIA  
 DATE: 20 APRIL 2021  
 ENGINEER/SURVEYOR:  
 JOB NO: 59013

**Moore Land Surveying, LLC**  
 14216 Palis Drive, La Feria, TX 78559  
 (956)245-9988 1895 Firm No. 10194186  
 (956)245-4651 TBPE Firm No. 19190

SHEET 3 OF 3



# SAN PEDRO ESTATES

**INDEX TO SHEETS SAN PEDRO ESTATES**

- FINAL PLAT; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (ENGLISH AND SPANISH VERSION); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; HCDD CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCDD CERTIFICATION; REVISION NOTES.
- UTILITY PLAT; WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- DRAINAGE PLAT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES, TYPICAL ROADWAY SECTIONS.

SAN PEDRO ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE NORTHWEST INTERSECTION OF MILE 6 1/2 NORTH AND MILANO'S ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,787). SAN PEDRO ESTATES LIES ADJACENT TO THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

**ENGINEER'S CERTIFICATE**

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

DUSTIN MOORE, P.E.  
TEXAS REGISTRATION NO. 119107

1/8/21  
DATE

**SURVEYOR'S CERTIFICATE**

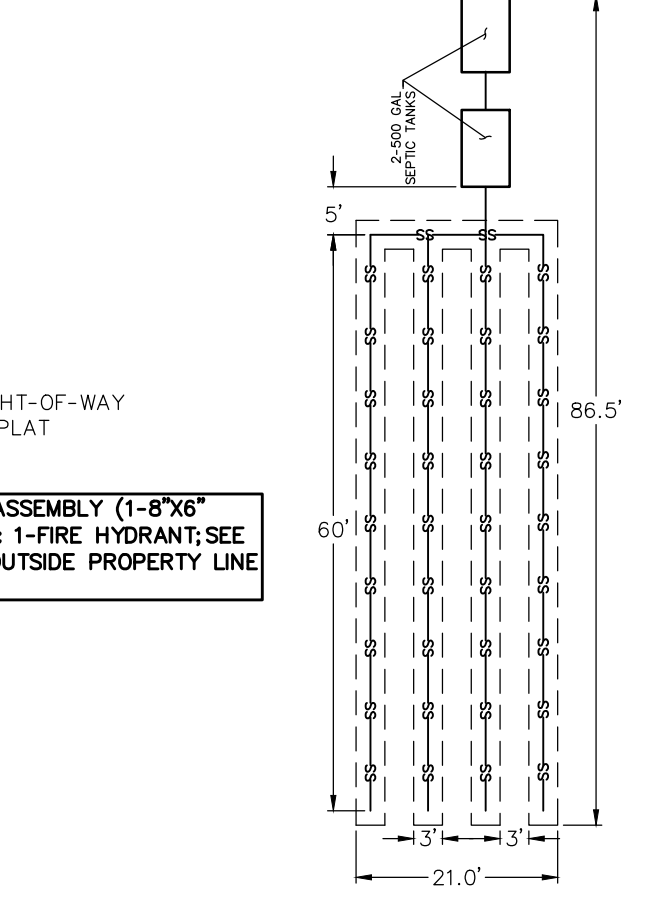
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CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370

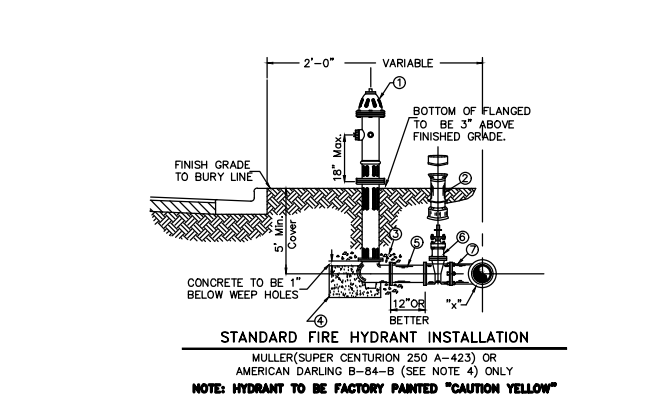
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STATE OF TEXAS  
COUNTY OF HIDALGO

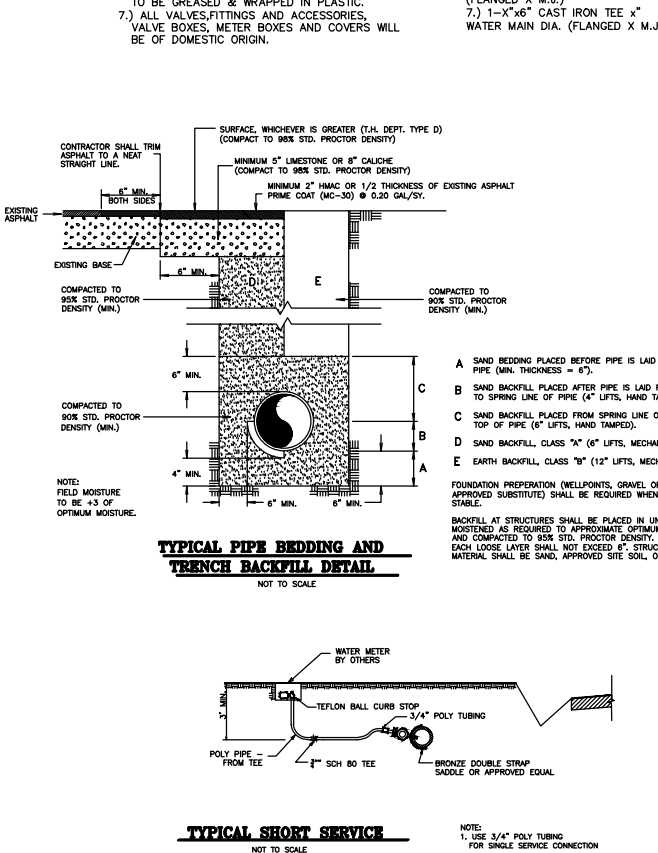
FILED FOR RECORD IN  
HIDALGO COUNTY,  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK



**STANDARD DESIGN FOR SEPTIC TANK:**  
3 BEDROOM HOUSE - 300 GPD MINIMUM TANK SIZE - 1000 GAL O/R=300/25=1200 SF 1200 SF/55\"/>



**STANDARD FIRE HYDRANT INSTALLATION**  
WATERLINE UNDER 200' TO 400' OF AMERICAN STANDARD 8\"/>



| ITEM  | QTY   | UNITS | ITEM DESCRIPTION   | UNIT PRICE          | TOTAL PRICE |
|---|-------|-------|--|---------------------|-------------|
| <b>WATER CONSTRUCTION COSTS</b>                       |       |       |  |                     |             |
| 1   | 1     | LF    | Connect to Existing Waterline. Complete in Place.                | \$2,750.00          | \$2,750.00  |
| 2   | 3,560 | LF    | Install 8" PVC (DR-25, CL 165) Waterline. Complete in Place.     | \$12.00             | \$42,720.00 |
| 3   | 1,175 | LF    | Install 2" PVC (SCH. 40) Waterline. Complete in Place.           | \$6.00              | \$10,650.00 |
| 4   | 1,000 | LF    | Install 16" x 3/8 THK Steel Casing by Boring. Complete in Place. | \$60.00             | \$60,000.00 |
| 5   | 16    | EA    | Install Single Water Service. Complete in Place.                 | \$650.00            | \$10,400.00 |
| 6   | 3     | EA    | Install Fire Hydrant Assembly. Complete in Place.                | \$3,500.00          | \$10,500.00 |
| 7   | 16    | EA    | 30 Year Water Costs  | \$1,250.00          | \$20,000.00 |
| <b>TOTAL WATER CONSTRUCTION COSTS</b>                 |       |       |  | <b>\$103,020.00</b> |             |
| <b>SEWER CONSTRUCTION COSTS</b>                       |       |       |  |                     |             |
| 8   | 16    | EA    | SEPTIC TANK SYSTEMS  | \$1,650.00          | \$26,400.00 |
| <b>TOTAL SEWER CONSTRUCTION COSTS</b>                 |       |       |  | <b>\$26,400.00</b>  |             |
| <b>DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS</b>       |       |       |  |                     |             |
| 9   | 1     | LS    | Detention Pond Excavation, & Roadside Ditch Grading              | \$13,000.00         | \$13,000.00 |
| 10  | 1     | LS    | SWPPP and Erosion Control Measures                               | \$6,368.00          | \$6,368.00  |
| <b>TOTAL DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS</b> |       |       |  | <b>\$19,368.00</b>  |             |
| <b>TOTAL CONSTRUCTION COST</b>                        |       |       |  | <b>\$148,788.00</b> |             |

**TOTAL CONSTRUCTION COST**

|                       |                       |
|-----------------------|-----------------------|
| IRON ROD FOUND        | FIRE HYDRANT          |
| CONC. MONUMENT FOUND  | WATER VALVE           |
| NAIL FOUND            | GAS METER             |
| "X" MARK FOUND        | GAS VALVE             |
| IRON ROD SET WITH CAP | ELECTRIC JUNCTION BOX |
| STAMPED "MOORE-6370"  | TELEPHONE PEDESTAL    |
| TREE                  | STORM INLET           |
| WATER METER           | SIGN                  |
| TRANSFORMER           | LIGHT POST            |
| CABLE PEDESTAL        | MANHOLE               |
| A/C UNIT              | IRRIGATION VALVE      |
| MAILBOX               | IRRIGATION STANDPIPE  |
| CLEANOUT              | SEPTIC TANK           |
| POWER POLE            | POST                  |
| GUY WIRE ANCHOR       | GRATE INLET           |

**FINAL ENGINEERING REPORT: SAN PEDRO ESTATES**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
SAN PEDRO ESTATES WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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.

NAWSC HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF MILANOS ROAD NORTH OF THE DRAIN DITCH. AN 8" LINE WILL BE CONSTRUCTED THAT CROSSES THE DITCH TO THE SOUTH SIDE, THEN EXTEND TO THE SOUTH ALONG MILANOS ROAD TO THE SOUTH SIDE OF LOT 12. AN 8" LINE WILL ALSO BE EXTENDED FROM THIS LINE ALONG THE NORTH SIDE OF MILE 6 1/2 NORTH TO THE WEST SIDE OF LOT 16. A 2" WATERLINE WILL RUN ALONG THE REAR OF THE LOTS AND ALONG THE NORTH SIDE OF LOT 1 TO CONNECT THE TWO 8" WATERLINES. WATER DISTRIBUTION FOR SAN PEDRO ESTATES CONSISTS OF 3560 LF OF 8" WATERLINE, 1775 LF OF 2" WATERLINE, AND SIXTEEN - 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE WATERLINE HAS ALREADY BEEN INSTALLED AT A COST OF \$62,120 OR \$3,882.50 PER LOT. THE 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$10,400.00, OR \$650.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$20,000.00, WHICH COVERS THE \$1,250.00 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 NAWSC, UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$3,500.00 FOR A TOTAL COST OF \$10,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:**  
SEWAGE FROM SAN PEDRO ESTATES 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. 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 REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY JOB NO. INDICATED A SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA, AT LEAST FOUR SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA FOR EACH SOIL TYPE. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM ON THE NORTH HALF OF THE PROPERTY AND CLAY LOAM ON THE SOUTH HALF EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS FOR EACH TYPE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,650.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A COST OF \$26,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XX/XX/XX.

**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 COSTS TO INSTALL WATER AND 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 \$103,020 WHICH EQUALS TO \$6,438.75 PER LOT.

**SEWAGE FACILITIES -** THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$26,400 WHICH EQUALS TO \$1,650.00 PER LOT.

**PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO.**  
LA SUBDIVISIÓN SAN PEDRO ESTATES RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISIÓN Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

NAWSC TIENE UN CONDUCTO DE AGUA DE 8 PULGADAS. ESTA LINEA PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE MILANOS ROAD NORTE DEL ARROYO EN EL LADO NORTE DE LA SUBDIVISIÓN. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS QUE VA A CRUZAR EL ARROYO AL LADO SUR DEL ARROYO Y PASA AL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE MILANOS ROAD AL LADO SUR DE LOTE 12. UN LINEA DE 8 PULGADAS VA A CONECTAR EL LINEA DE MILANOS Y PASA AL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE MILE 6 1/2 NORTH AL LADO OESTE DEL LOTE 16. UN LINEA DE 2 PULGADAS VA A PASAR BAIRAS DEL LOTES 1-11 Y CONECTAR LOS DOS LINEAS DE 8 PULGADAS. LA SISTEMA DEL AGUA PARA SAN PEDRO ESTATES CONSISTE DE 3560 PIES DE LINEA DE 8 PULGADAS, 1775 PIES DE LINEA DE 2 PULGADAS, DIEZ Y SEIS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO PARA CADA LOTE. YA SE HAN INSTALADO EL LINEA DE AGUA A UN COSTO TOTAL DE \$62,120.00, O \$3,882.50 POR LOTE. DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIEZ Y SEIS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS DIEZ Y SEIS CONDUCTOS DE 3/4 DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$10,400.00 O \$650.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA NAWSC \$20,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$1,250.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 3 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$10,500.00. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA NAWSC LO INSTALARÁ SIN CUALQUIER GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN**  
SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON CUATRO ES EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN POR CADA CLASE DE SUELOS (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLA ARENOSA MARGA EN EL NORTE Y ARCILLA MARGA EN EL SUR) 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 ÁREA FLUYE BIEN. EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$1,650.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE \$26,400.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE XX/XX/XX.

**CERTIFICACIÓN:**  
CUMI EN FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$103,020.00 O \$6,438.75 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$1,650.00 A UN COSTO TOTAL DE \$26,400.00 TODA LA SUBDIVISIÓN.

DUSTIN MOORE, P.E.  
TEXAS REGISTRATION NO. 119107

11/10/21  
DATE

DUSTIN MOORE, P.E.  
TEXAS REGISTRATION NO. 119107

11/10/21  
DATE

**BENCHMARK**  
NATIONAL GEODETIC SURVEY BENCHMARK  
DESIGNATION G1422/PID A81305 ELEV. 52.49' (DATUM IS NAVD 88)  
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAW CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

PRINCIPAL CONTACTS:  
NAME ADDRESS CITY & ZIP PHONE  
OWNER: JOSE LUIS GARCIA 2010 MEXICO AVE WESLACO, TX 78596 (956) 314-9553  
ENGINEER: DUSTIN MOORE, PE 14216 PALIS DR LA FERIA, TX 78559 (956) 245-4651  
SURVEYOR: CODY MOORE, RPLS 14216 PALIS DR LA FERIA, TX 78559 (956) 245-4651

UTILITY PLAT OF:  
**SAN PEDRO ESTATES**  
20.00 ACRES OF LAND BEING ALL OF FARM TRACT 647 THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 34, THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: HERIBERTO GARCIA  
DATE: 20 APRIL 2021 JOB NO: 59013  
ENGINEER/SURVEYOR:  
**Moore Land Surveying, LLC**  
14216 Palis Drive, La Feria, TX 78559 (956)245-0988 189LS Firm No. 19104186 (956)245-4651 TPBE Firm No. 19190

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

11/10/21  
DATE