



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: 11-30-2021

PROPOSED RIOJAS-CAMACHO SUBDIVISION PRECINCT No. 1

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: PEDRO & DELIA RIOJAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MESQUITE CIRCLE APPROXIMATELY ¼ MILE SOUTH OF MILE 14 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-07-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: THE PROPOSED DRAINAGE FOR THIS SUBDIVISION WILL BE UTILIZING THE EXISTING DETENTION POND WITHIN RESACA ESCONDIDA SUBDIVISION.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION.

H.C.R.O.W. FINAL APPROVAL DATE: 9-05-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

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

SEWER SYSTEM: (1) OSSF HAS BEEN ESCROWED FOR LOT 1 AND LOT 2 HAS AN EXISTING OSSF.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: MESQUITE CIRCLE.

H.C.E.O.C. FINAL APPROVAL DATE: 8-09-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$ 1,500.00 For: (1) OSSF**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 9/28/2021

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

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.*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF RIOJAS-CAMACHO SUBDIVISION

A 2.06 ACRE TRACT OF LAND BEING A PORTION OF THE LOT 12, BLOCK 149, WEST & ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 487529, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: SEPTEMBER 7, 2021 SCALE IN FEET SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (P-5001) & SURVEYOR (10018300)
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

SHEET NO. 1
OF 2 SHEETS

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 WE, **PEDRO RIOJAS** AND **DELIA RIOJAS** AS OWNERS OF THE 2.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **RIOJAS-CAMACHO SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

PEDRO RIOJAS DATE DELIA RIOJAS DATE
 P.O. BOX 451 P.O. BOX 451
 ELSA, TEXAS 78543 ELSA, TEXAS 78543

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 **RIOJAS-CAMACHO SUBDIVISION** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

APPROVAL BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:
 THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATE THIS _____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #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. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
 4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR 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.

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

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

HIDALGO COUNTY JUDGE DATE
 ATTEST: HIDALGO COUNTY CLERK DATE

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

METES AND BOUNDS DESCRIPTION

A 2.06 ACRE TRACT OF LAND BEING A PORTION OF THE LOT 12, BLOCK 149, WEST & ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 487529, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF MESQUITE CIRCLE ALSO BEING THE WEST LINE OF RESACA ESCONDIDA SUBDIVISION AS RECORDED IN VOLUME 48, PAGE 102, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN TEXAS WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1436063, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **EAST 1076.32** FEET AND **NORTH 342.76** FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 149.

THENCE **WEST 261.32** FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN TEXAS WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1436063, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 12, BLOCK 149, TO A FOUND ONE-HALF INCH IRON ROD ON THE EAST LINE OF BETHANY DRIVE BEING A PRIVATE ROAD EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN DOCUMENT NUMBER 1061972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN TEXAS WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1436063, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **NORTH 342.76** FEET ALONG SAID EAST LINE OF BETHANY DRIVE BEING A PRIVATE ROAD EASEMENT AS DESCRIBED IN EASEMENT RECORDED IN DOCUMENT NUMBER 1061972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 12, BLOCK 149, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SAID MESQUITE CIRCLE ALSO BEING THE WEST LINE OF SAID RESACA ESCONDIDA SUBDIVISION FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **EAST 261.32** FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 607632, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 12, BLOCK 149, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SAID MESQUITE CIRCLE ALSO BEING THE WEST LINE OF SAID RESACA ESCONDIDA SUBDIVISION FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **SOUTH 342.76** FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF MESQUITE CIRCLE ALSO BEING THE WEST LINE OF SAID RESACA ESCONDIDA SUBDIVISION, BEING PARALLEL TO THE WEST LINE OF SAID LOT 12, BLOCK 149, TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 REVISED DATE: MAY 30, 2002
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS ARE AS FOLLOWS:
 FRONT 25.00', GARAGE/CAR PORT 18.00'
 SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER
 REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 69.50, "18" ABOVE THE CURB OF THE STREET AT THE CENTER OF THE LOT OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1: CURB INLET LOCATED ON WEST SIDE OF MESQUITE CIRCLE 97 FEET NORTH OF SOUTHWEST CORNER OF LOT 2. ELEVATION: 65.57 DATUM: N.A.S.D. 1988
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **5,553 CUBIC- FEET (0.13 ACRE- FEET)** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE ACHIEVED VIA THE DETENTION POND FOUND WITHIN RESACA ESCONDIDA ADJACENT TO THE TRACT.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS 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 DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THE OWNER AND SUBDIVIDER OF **RIOJAS-CAMACHO SUBDIVISION** RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER 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.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 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 DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

RIGHT OF WAY EASEMENT

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

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

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____.

PEDRO RIOJAS DATE DELIA RIOJAS DATE
 P.O. BOX 451 P.O. BOX 451
 ELSA, TEXAS 78543 ELSA, TEXAS 78543

THE STATE OF TEXAS COUNTY OF HIDALGO

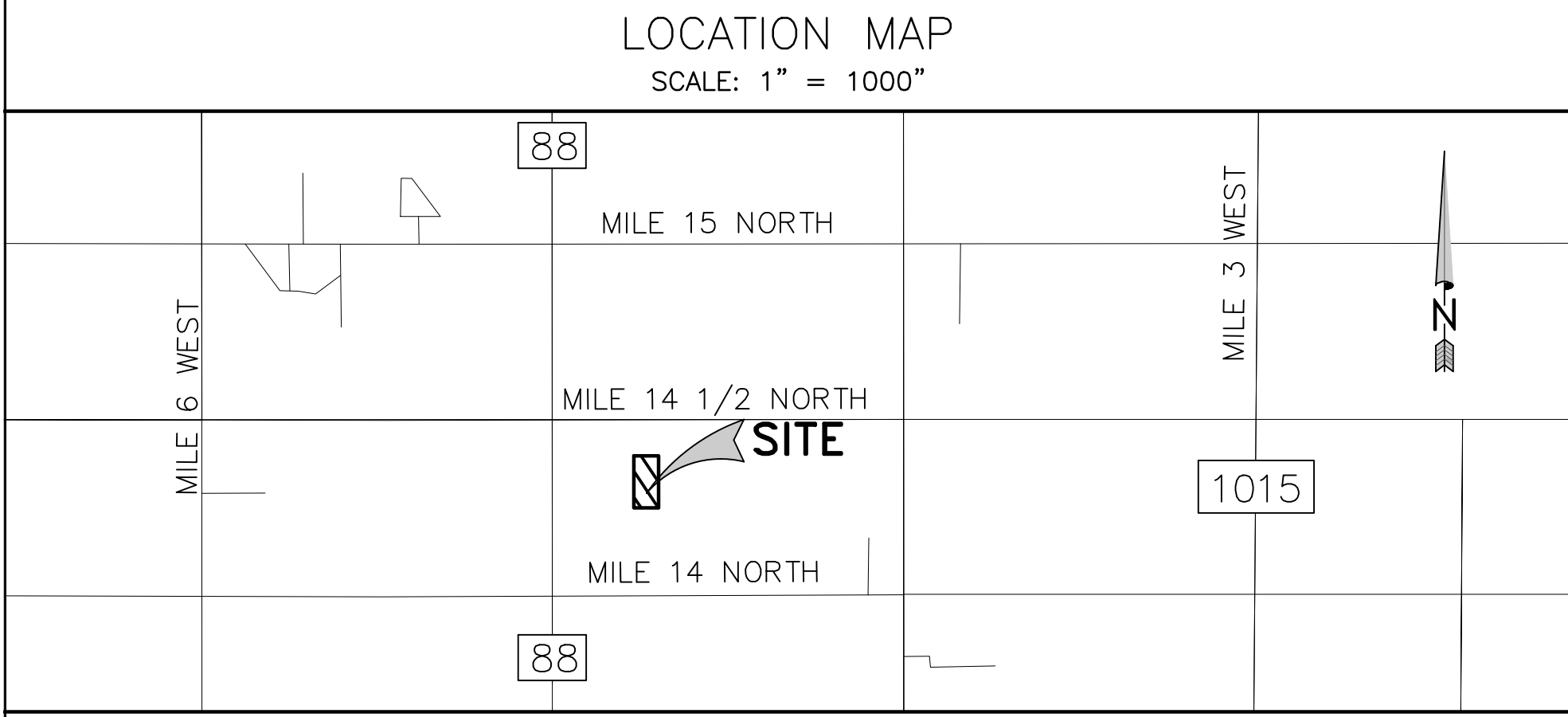
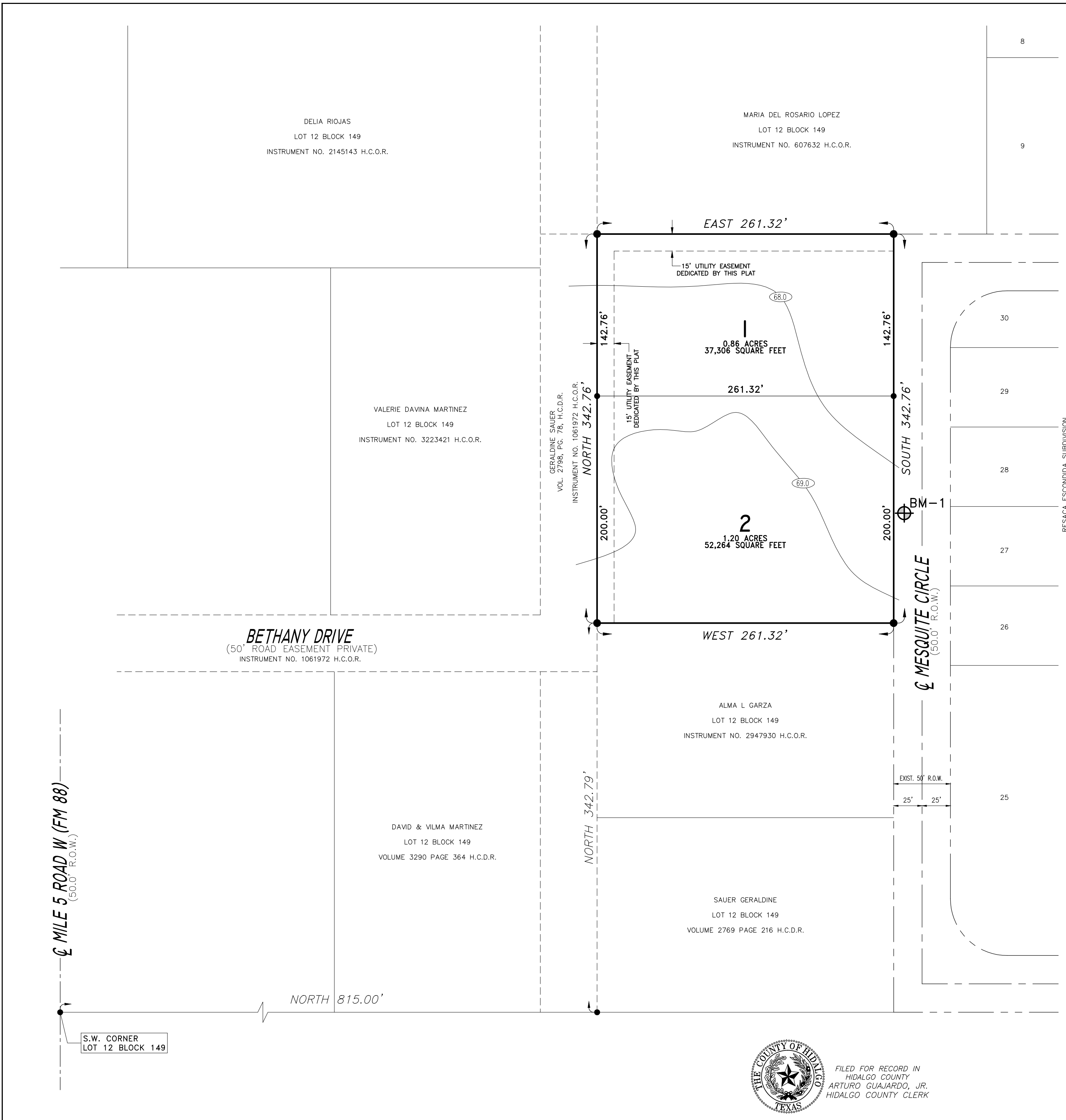
I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790



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

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

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

RIOJAS-CAMACHO SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 1 APPROXIMATELY 900 FEET EAST OF MILE 5 ROAD WEST (FM88) ON BETHANY DRIVE APPROXIMATELY 900 FEET SOUTH OF MILE 14 1/2 NORTH ROAD, RIOJAS-CAMACHO SUBDIVISION IS NOT WITHIN ANY CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS	
DESCRIPTION	
1	HEADING; INDEX; LOCATION MAP AND ETJ; 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; PLAT WITH LOTS, LOT DIMENSIONS, STREETS AND EASEMENT DESIGNATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; PAVING, DRAINAGE AND IRRIGATION SANITARY MAP ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:
 NAME: PEDRO RIOJAS
 ADDRESS: P.O. BOX 451, ELSA, TX 78543
 ENGINEER: RAUL E. GARCIA
 SURVEYOR: RAUL E. GARCIA
 CITY, STATE & ZIP: ELSA, TX 78543
 PHONE #: (936) 457-1896
 (936) 381-1061
 (936) 381-1061

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 2
OF 2 SHEETS

PLAT OF RIOJAS-CAMACHO SUBDIVISION

A 2.06 ACRE TRACT OF LAND BEING A PORTION OF THE LOT 12, BLOCK 149, WEST & ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT NUMBER 487529, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: SEPTEMBER 7, 2021 SCALE: 1" = 60'

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

R.E. Garcia
Associates

INFORME FINAL DE INGENIERÍA RIOJAS-CAMACHO SUBDIVISION
 POR RAÚL E. GARCÍA, P. E.
 AGUA Y FINAL INFORME DE INGENIERÍA DE ALCANTARILLADO

ABASTECIMIENTO DE AGUA : DESCRIPCIÓN, COSTO , Y FECHA OPERABILIDAD :

RIOJAS-CAMACHO SUBDIVISION SERÁ SUMINISTRADA CON AGUA POTABLE POR LA CORPORACIÓN NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CONTRATADO UN CAMBIO DE PROPIETARIO SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA SUMINISTRADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL COMPLETO DESARROLLO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" QUE CORREN A LO LARGO DEL LADO SUR DEL DERECHO DE VÍA DE BETHANY UNIDAD APROXIMADAMENTE A 40 PIES AL SUR DE LA SUBDIVISION. NAWSC TAMBIÉN TIENE UNA LINEA DE AGUA EXISTENTE DE 6" QUE CORRE A LO LARGO DEL LADO ESTE DE LA DERECHA DE- CAMINO DE CIRCULO MESQUITE APROXIMADAMENTE 45 PIES AL ESTE DE LA SUBDIVISION. EL SUBDIVISOR EXTENDERÁ UN SERVICIO DE AGUA DESDE LA LINEA DE AGUA QUE CORRE A LO LARGO DEL CIRCULO MESQUITE PARA SERVIR EL LOTE 1 DE ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA **RIOJAS-CAMACHO SUBDIVISION** CONSTA DE UN SERVICIO DE AGUA ÚNICA EXISTENTE DE 1" DE DIÁMETRO PARA EL LOTE 2 Y UN SERVICIO DE AGUA ÚNICA DE DIÁMETRO INSTALADO PARA EL LOTE 1, DICHO SERVICIO TERMINAN EN LAS CAJAS DE CONTADOR DE AGUA DEL LOTE. EL SERVICIO ÚNICO DE 1" Y LA CAJA MEDIDORA PARA EL LOTE 2 YA SE HA INSTALADO, A UN COSTO TOTAL DE **\$2,700.00**. ADEMÁS, EL SUBDIVISOR HA PAGADO A NAWSC LA SUMA DE **\$1,250.00**, QUE CUBRE LA SUBDIVISION DE ACUERDO DEL SERVICIO DE AGUA. EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE, NAWSC INSTALARÁ INMEDIATAMENTE EL AGUA SIN CARGO LOTE TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NAWSC Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A LA FECHA DE REGISTRO DE LA PLACA.

ALCANTARILLADO DESCRIPCIÓN; COSTO Y OPERATIVIDAD FECHAS

LAS AGUAS RESIDUALES DE LA SUBDIVISION DE LOCKHEART SERÁN TRATADAS POR INSTALACIONES INDIVIDUALES EN EL LUGAR DE AGUAS RESIDUALES ("OSSF") CONSISTENTE DE DISEÑO ESTANDAR DE UN COMPARTIMIENTO DE DISEÑO ESTANDAR DE UN CAMBIO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMADO HA EVALUADO LA ADECUACION DEL SITO DE LA SUBDIVISION PARA OSSF Y PRESENTÓ UN INFORME CONCLUYENDO QUE EL SITO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

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

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE **\$1,500.00**, INCLUYENDO LOS GASTOS DEL PERMISO Y LICENCIA REQUERIDOS. NO SE HA INSTALADO NINGUN OSSF EN EL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DE LA PLACA. CON LA PRESENTACION DE ESTA PLACA FINAL, EL SUBDIVISIONADOR ESTÁ PROPORCIONANDO GARANTIAS FINANCIERAS ADECUADAS DE RENDIMIENTO EN FORMA DE UN CHEQUE DE CAJERO O CHEQUE PERSONAL QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" QUE SERÁ TENIDO POR EL CONDADO DE HIDALGO EN FIDEICOMISO DE **\$1,500.00**, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN EL LOTE 1. EL SUBDIVISOR INCLUIRÁ EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE.

EN CUALQUIER MOMENTO DESPUES DE VENDER O REGALAR EL LOTE 1, EL PROPIETARIO PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERÁ RESPONSABLE DE PRESENTAR AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBERÁ INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITIRÁ UN DISTANCIA FINAL DE LUZ Y AGUA.

EL COSTO DE INSPECCION DEL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE **\$250.00**, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. EL OSSF HA SIDO INSPECCIONADO AL MOMENTO DE SOLICITAR LA APROBACION FINAL DE LA PLACA A UN COSTO TOTAL DE **\$250.00**. EL TANQUE SEPTICO EXISTENTE Y EL CAMPO DE DRENAJE PARA EL LOTE 2 FUE DESCUBIERTO, INSPECCIONADO, REPARADO Y COLOCADO EN EL ORDEN DE FUNCIONAMIENTO APROPIADO POR JOSE ANGEL GONZALEZ, LICENCIA OSSF **#0512258** Y APROBADO POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.


INGENIERO DE CERTIFICACION:

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA, CERTIFICO QUE EL COSTO DE INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y LAS INSTALACIONES DE DESAGUE EN EL LUGAR, ANTERIORMENTE ANTERIORMENTE, ES EL SIGUIENTE:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$4,450.00**.

INSTALACIONES DE ALCANTARILLADO - SE HA INSTALADO SISTEMA SEPTICO A UN COSTO TOTAL DE **\$1,750.00** (TODO INCLUIDO), PARA TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



RAINAGE STATEMENT FOR RIOJAS-CAMACHO SUBDIVISION

RIOJAS-CAMACHO SUBDIVISION IS A PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON A 2.06 ACRE TRACT OF LAND BEING A PORTION OF THE LOT 12, BLOCK 149, WEST & ADAMS TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT #487529, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE HIDALGO COUNTY RURAL DEVELOPMENT AREA. THE SITE IS LOCATED ON THE WEST SIDE OF MESQUITE CIRCLE APPROXIMATELY 950 FEET SOUTH OF MILE 14 1/2 NORTH ROAD. THE PROPERTY IS BEING SUBDIVIDED INTO TWO SINGLE FAMILY RESIDENTIAL LOT. THE TRACT IS BASICALLY FLAT WITH SLIGHT SLOPE TO THE EAST TOWARDS MESQUITE CIRCLE. MESQUITE CIRCLE COLLECTS STORM WATER FROM THE SITE WITHIN AN EXISTING DETENTION POND WHICH DISCHARGES INTO THE HCCO #11 6042 DRAINAGE DITCH EAST OF THE SITE. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 450 C DATED JUNE 6, 2000 AND REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN".


THE PREDOMINANT SOIL FOR THIS PROPERTY IS A HIDALGO FINE SANDY LOAM (25) 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.

EXISTING RUNOFF IS DIRECTED TOWARDS EAST TOWARDS MESQUITE CIRCLE ON THE EAST SIDE OF THE SITE. THE PROPOSED SUBDIVISION WILL UTILIZE THE EXISTING DETENTION POND WITHIN RESACA ESCONDIDA SUBDIVISION TO CONTINUE TO DETAIN STORM RUNOFF FROM THE SITE. EXISTING RUNOFF CURRENTLY FLOW INTO MESQUITE CIRCLE. THE ADDITION ONE LARGE (1 ACRE) SINGLE FAMILY RESIDENTIAL LOT WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SITE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF **5.553** CF OR **0.13** ACRE FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 2.06 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 4.71 CFS) BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 2.06 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE SIGNIFICANTLY INCREASED DURING THE 50 YEAR (Q50 = 4.71 CFS) RAINFALL EVENT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X" (SHADED) AREAS OF MINIMAL FLOODING

ENGINEER'S SIGNATURE _____ DATE _____



REGISTERED PROFESSIONAL ENGINEER #64790

FINAL ENGINEERING REPORT FOR RIOJAS-CAMACHO SUBDIVISION BY RAUL E. GARCIA, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

RIOJAS-CAMACHO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 2" WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF BETHANY DRIVE APPROXIMATELY 40 FEET SOUTH OF THE SUBDIVISION. N.A.W.S.C. ALSO HAS AN EXISTING 6" WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF MESQUITE CIRCLE APPROXIMATELY 45 FEET EAST OF THE SUBDIVISION. THE SUBDIVIDER WILL EXTEND A WATER SERVICE FROM THE WATER LINE THAT RUNS ALONG MESQUITE CIRCLE TO SERVE LOT 1 OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR **RIOJAS-CAMACHO SUBDIVISION** CONSISTS OF ONE EXISTING 1" DIAMETER SINGLE WATER SERVICE FOR LOT 2 AND ONE 1" DIAMETER SINGLE WATER SERVICE INSTALLED FOR LOT 1, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1" SINGLE SERVICE AND THE METER BOX FOR LOT 2 HAS ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$2,700.00**. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$1,250.00**, WHICH COVERS THE SUBDIVISION 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 LOCKHEART SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE 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 (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF **\$1,500.00**, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 1. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT 1 IS SOLD OR GIFTED, THE OWNER 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.

THE COST TO INSPECT THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$250.00**, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSPECTED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF **\$250.00**. THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 2 WAS UNCOVERED, INSPECTED REPAIRED AND PLACE IN PROPER WORKING ORDER BY JOSE ANGEL GONZALEZ, OSSF LICENSE **#0512258** AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

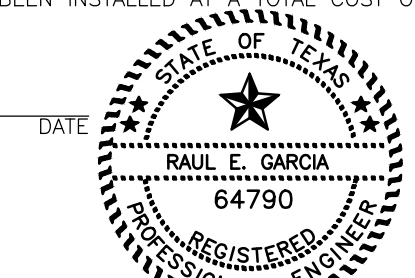
ENGINEER CERTIFICATION:

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 ONSITE 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 **\$4,450.00**.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF **\$1,750.00** (ALL INCLUSIVE), FOR THE ENTIRE SUBDIVISION.

ENGINEER'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, **PEDRO RIOJAS AND DELIA RIOJAS** SUBDIVIDER OF **RIOJAS-CAMACHO SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

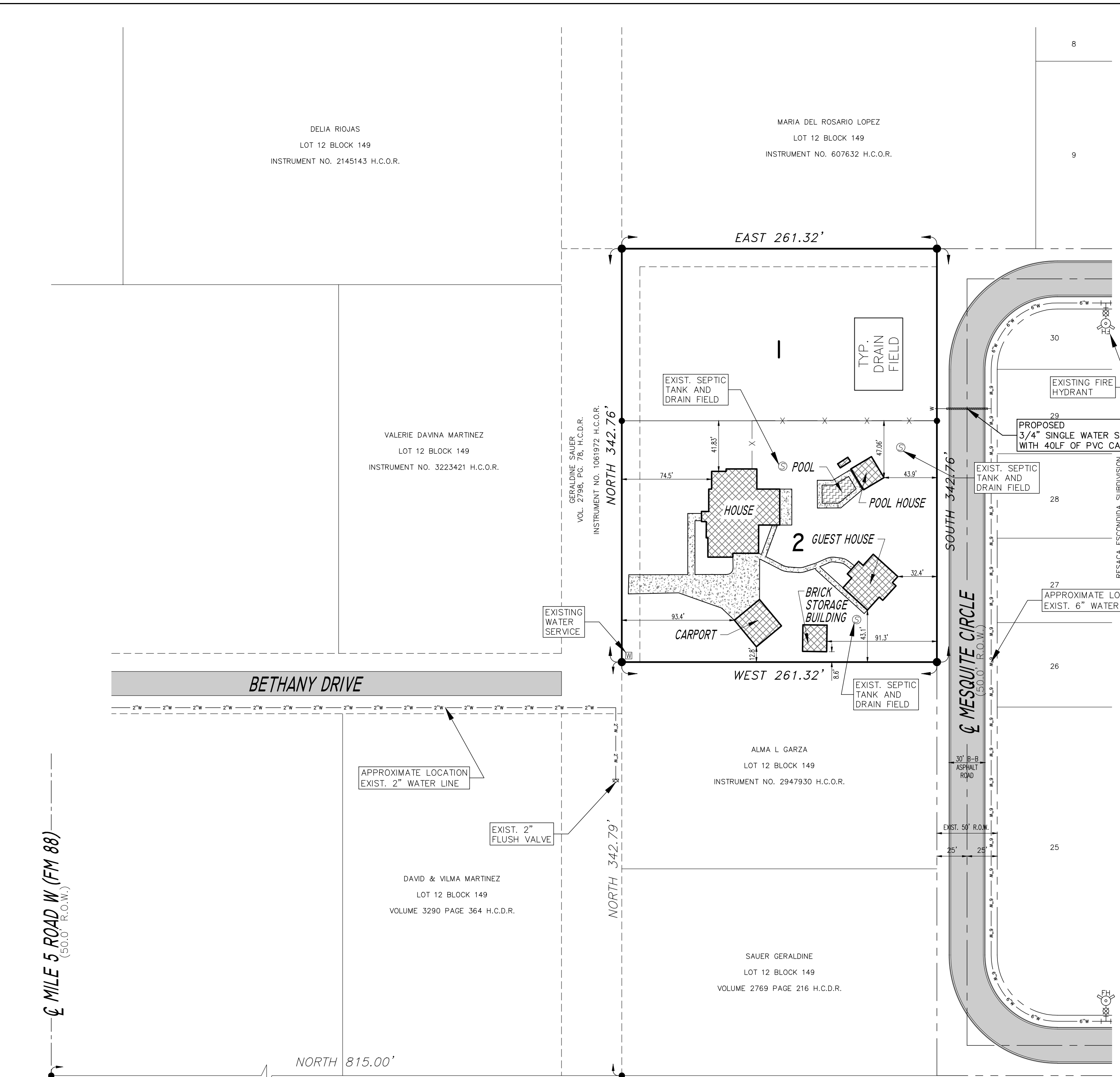
PEDRO RIOJAS _____ DATE _____ DELIA RIOJAS _____ DATE _____
 P.O. BOX 451 P.O. BOX 451
 ELSA, TEXAS 78543 ELSA, TEXAS 78543

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 **PEDRO RIOJAS AND DELIA RIOJAS** 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 _____



COST ESTIMATE	
WATER	\$2,700.00
OSSF	\$1,500.00
PAVING	\$00.00
DRAINAGE	\$00.00
TOTAL	\$4,200.00

1/4 MILE 5 ROAD W (FM 88)
(50.0' R.O.W.)

ENGINEER'S SIGNATURE _____ DATE _____



REGISTERED PROFESSIONAL ENGINEER #64790