



# 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: 3-22-2022

PROPOSED DOBLE RUEDA RANCH SUBDIVISION, PRECINCT No. 4.

ENGINEER: SAM ENGINEERING & SURVEYING DEVELOPER: MIGUEL AVITIA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS:  \*SINGLE FAMILY 1  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF TOWER ROAD APPROXIMATELY 500 FEET SOUTH OF RICHARDSON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-27-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO TOWER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-22-2022 BY, JOE OCHOA, PCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-15-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: TOWER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-07-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

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

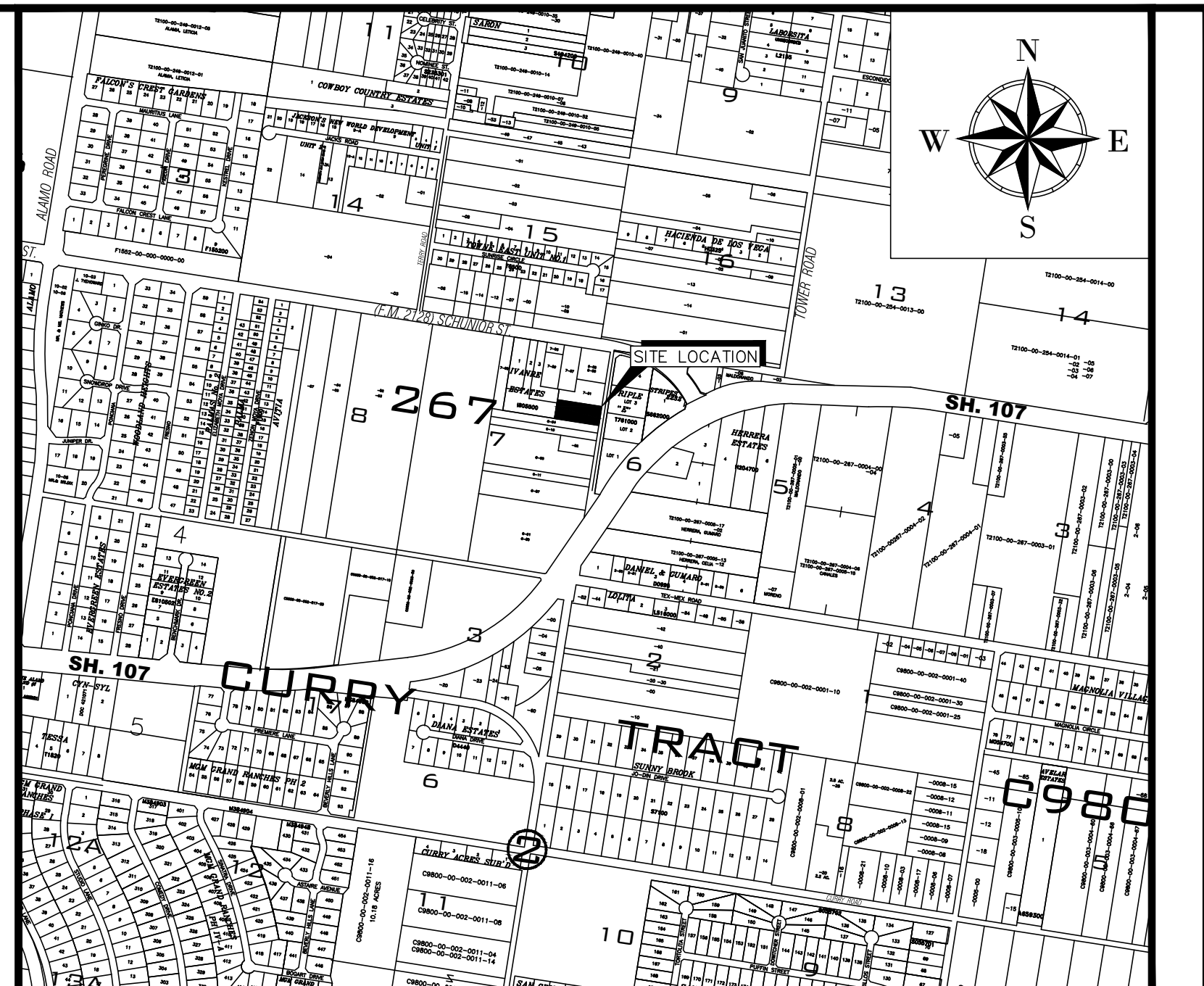
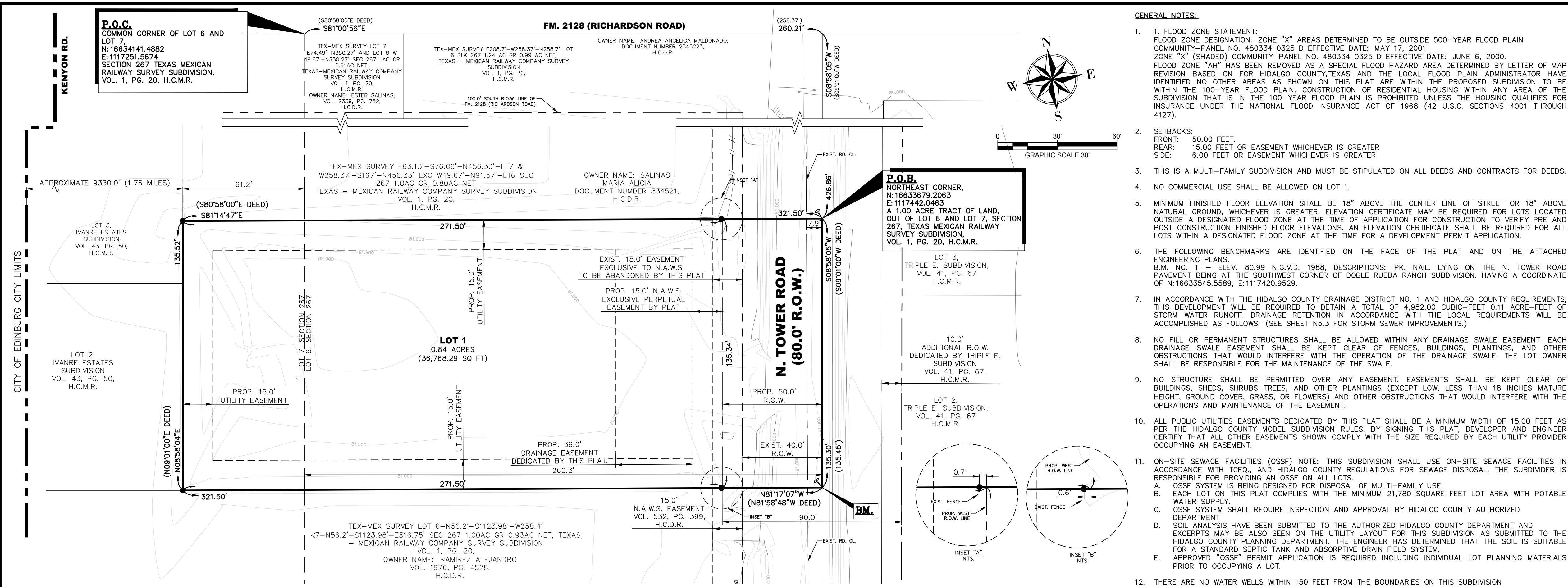
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



LOCATION MAP SCALE: 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY. DOBLE RUEDA RANCH SUBDIVISION IS LOCATED APPROXIMATELY 426.86 FEET SOUTH OF FM 2128 (RICHARDSON RD. ON THE WEST SIDE OF N. TOWER RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG AND THE HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 4.

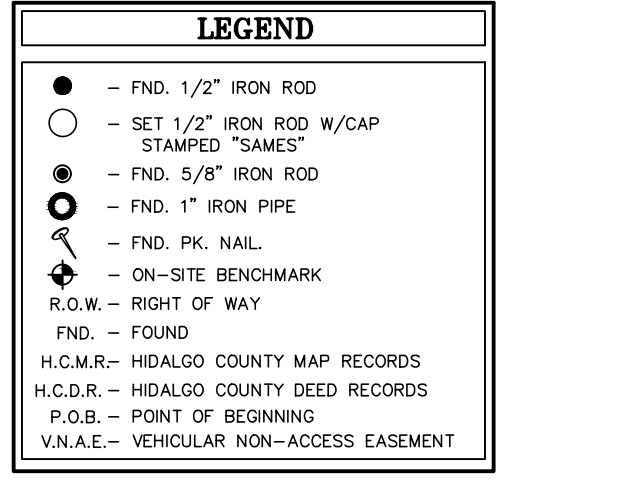
# DOBLE RUEDA RANCH SUBDIVISION

A 1.00 ACRE (43,557.65 SQ. FT.) GROSS, 0.88 OF AN ACRE (38,122.45 SQ. FT.) NET, MORE OR LESS, TRACT OF LAND COMPRISED OF 0.83 OF AN ACRE OUT OF LOT 6, AND 0.20 OF AN ACRE OUT OF LOT 7, SECTION 267, TEXAS - MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MIGUEL A. AND MONICA AVITIA, AS RECORDED IN DOCUMENT NUMBER 2730353, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

### METES AND BOUNDS

COMMENCING, AT THE COMMON CORNERS OF LOT 6, AND LOT 7, SECTION 267, TEXAS - MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, LYING WITHIN EAST RICHARDSON ROAD (HAVING A 100.00' RIGHT OF WAY), THENCE, SOUTH 81°00'56"E (SOUTH 80°58'00"E EAST DEED), ALONG THE NORTH LINE OF SAID LOT 6, SECTION 267, TEXAS - MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AT A DISTANCE OF 49.70 FEET, PASS THE COMMON TRACT LINE OF ESTER SALINAS, AS RECORDED IN VOLUME 2339, PAGE 752, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ANDREA ANGELICA MALDONADO, AS RECORDED IN DOCUMENT NUMBER 2545223, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A TOTAL DISTANCE OF 260.21 (258.37) FEET, TO A POINT FOR THE NORTHWEST CORNER OF LOT 1, DOBLE RUEDA RANCH SUBDIVISION, AS RECORDED IN VOLUME 41, PAGE 67, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THENCE, SOUTH 08°58'05"W (SOUTH 09°01'00"W WEST DEED), PARALLEL WITH THE WEST RIGHT OF WAY OF N. TOWER ROAD (HAVING 80.0' RIGHT OF WAY), A DISTANCE OF 426.86 FEET, TO A SET P.K.-NAIL FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARIA ALICIA SALINAS, AS RECORDED IN DOCUMENT NUMBER 334521, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 08°58'05"W (SOUTH 09°01'00"W WEST DEED), CONTINUING PARALLEL WITH THE WEST RIGHT OF WAY OF SAID N. TOWER ROAD, A DISTANCE OF 135.30 (135.45) FEET, TO A SET P.K.-NAIL FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAMIREZ ALEJANDRO, AS RECORDED IN VOLUME 1976, PAGE 4528, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, NORTH 81°17'07"W (NORTH 80°58'48"W WEST DEED), ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO RAMIREZ ALEJANDRO, AT A DISTANCE OF 40.00 FEET, PASS THE WEST RIGHT OF WAY LINE OF SAID N. TOWER ROAD, AT A DISTANCE OF 50.72 FEET, PASS A FOUND HALF (1/2) INCH IRON ROD, CONTINUING AT A DISTANCE OF 260.30 FEET, PASS THE COMMON LINE OF LOT 6, AND LOT 7, SECTION 267, A TOTAL DISTANCE OF 321.50 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHEAST CORNER OF LOT 2, IVANRE ESTATES SUBDIVISION, VOLUME 43, PAGE 50 THROUGH 52, MAP RECORDS, HIDALGO COUNTY, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, NORTH 08°58'04"E (NORTH 09°01'00"E EAST DEED), ALONG THE EAST LINE OF SAID LOT 2, IVANRE ESTATES SUBDIVISION, AT A DISTANCE OF 102.30 FEET, PASS THE COMMON LINE OF LOT 2 AND LOT 3, OF SAID IVANRE ESTATES SUBDIVISION, A TOTAL DISTANCE OF 135.52 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MARIA ALICIA SALINAS, AS RECORDED IN DOCUMENT NUMBER 334521, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 81°14'47"E (SOUTH 80°58'00"E EAST DEED), ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED MARIA ALICIA SALINAS, AT A DISTANCE OF 270.60 FEET, PASS A FOUND HALF (1/2) INCH IRON ROD, AT A DISTANCE OF 281.50 FEET, PASS THE WEST RIGHT OF WAY LINE OF SAID N. TOWER ROAD, CONTINUING A TOTAL DISTANCE OF 321.50 FEET, TO THE POINT OF BEGINNING, CONTAINING A 1.00 ACRE (43,557.65 SQ. FT.) GROSS, 0.88 OF AN ACRE (38,122.45 SQ. FT.) NET, TRACT OF LAND, MORE OR LESS.

- GENERAL NOTES:**
1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001. ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000. FLOOD ZONE "AH" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO 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. SETBACKS: FRONT: 50.00 FEET. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER.
  3. THIS IS A MULTI-FAMILY SUBDIVISION AND MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
  4. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1.
  5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" 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.
  6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1 - ELEV. 80.99 N.C.V.D. 1988, DESCRIPTIONS: P.K. NAIL LYING ON THE N. TOWER ROAD PAVEMENT BEING AT THE SOUTHWEST CORNER OF DOBLE RUEDA RANCH SUBDIVISION, HAVING A COORDINATE OF N. 16633545.5589, E. 1117420.9529.
  7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,982.00 CUBIC FEET 0.11 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.)
  8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
  9. 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.
  10. 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.
  11. 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 MULTI-FAMILY USE. 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 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 DRAIN FIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  12. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION
  13. MIGUEL AVITIA, AND MONICA AVITIA, THE OWNER & SUBDIVIDER OF DOBLE RUEDA RANCH SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THIS LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2.
  14. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS ISSUED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY DESIGNING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
  15. LOT 1 IN DOBLE RUEDA RANCH SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM LOT 1 IN DOBLE RUEDA RANCH SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE DRAINAGE EASEMENT AREAS. LOT OWNER OF DOBLE RUEDA RANCH SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS, AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM LOT 1 OWNER IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF LOT 1 COMPRISING DOBLE RUEDA RANCH SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING LOT 1 IN DOBLE RUEDA RANCH SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT 1 IN DOBLE RUEDA RANCH SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
  16. SIDEWALK WILL BE CONSTRUCTED ALONGSIDE SUBDIVISION DEVELOPMENT, 5 LF. SIDEWALK. AS REQUIRED FROM THE CITY OF EDINBURG PLANNING DEPARTMENT.



- LEGEND**
- - FND. 1/2" IRON ROD
  - - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
  - - FND. 5/8" IRON ROD
  - - FND. 1" IRON PIPE
  - - FND. P.K. NAIL
  - ⊕ - ON-SITE BENCHMARK
  - - FND. - RIGHT OF WAY
  - - FND. - FOUND
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - P.O.B. - POINT OF BEGINNING
  - V.N.A.L.E. - VEHICULAR NON-ACCESS EASEMENT
- SURVEY NOTES:**
1. BEARINGS SHOWN BASED ON TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS.
  2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83) 2011 ADJUSTMENT, TEXAS STATE PLANES, SOUTH ZONE (4205), US SURVEY FEET, GRD. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
  3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
  4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

### RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' 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 RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATED 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 STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE GRANTEE COVENANTS THAT IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO LONG AS THE EASEMENT CONTINUED 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\_\_.

MIGUEL AVITIA \_\_\_\_\_ DATE \_\_\_\_\_  
 MONICA AVITIA \_\_\_\_\_ DATE \_\_\_\_\_  
 515 N. TOWER RD.  
 EDINBURG, TX 78542  
 HIDALGO COUNTY, TEXAS

**ACKNOWLEDGMENT**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM.

INSTRUMENT NUMBER \_\_\_\_\_  
 OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: \_\_\_\_\_ DEPUTY.

NOTARY PUBLIC, STATE OF TEXAS

### HIDALGO DRAINAGE DISTRICT

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 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 GENERAL MANAGER

### PLANNING & ZONING COMMISSION CERTIFICATION

I, \_\_\_\_\_ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS \_\_\_\_\_ CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021. WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DOBLE RUEDA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

### HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. \_\_\_ ON THIS, THE \_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE WRITTEN PERMISSION OF HCD#1.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, MAURICIO CARBAJAL, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS 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 PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

### COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF DOBLE RUEDA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_ 20\_\_.

ATTEST: \_\_\_\_\_ HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE \_\_\_\_\_ NO. 111683 \_\_\_\_\_ DATE \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, 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.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

REGISTERED PROFESSIONAL SURVEYOR (SEAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 NO. \_\_\_\_\_ STATE OF TEXAS

DATE OF PREPARATION: March 2022 REGISTRATION NO. F-10602

**SAMES** SAM Engineering & Surveying

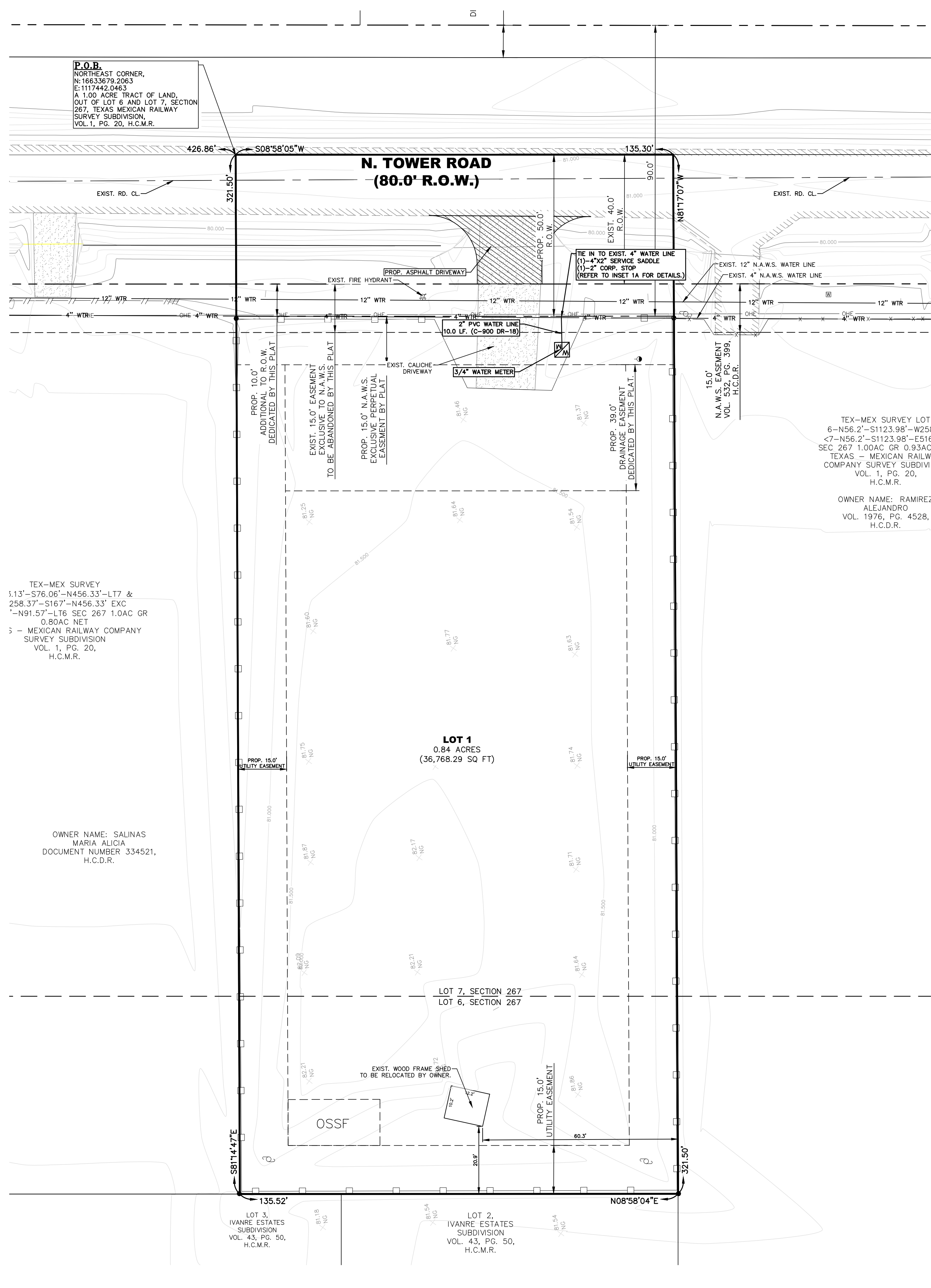
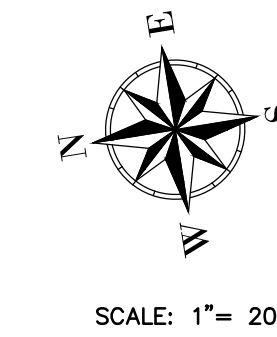
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880  
 McALLEN, TEXAS 78501 FAX: (956) 702-8883

INDEX TO SHEETS OF DOBLE RUEDA RANCH SUBDIVISION	
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### PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MIGUEL AVITIA	515 N. TOWER ROAD	EDINBURG, TX, 78542	(956) 703-1420	(000) 000-0000
OWNER:	MONICA AVITIA	515 N. TOWER ROAD	EDINBURG, TX, 78542	(956) 703-1420	(000) 000-0000
ENGINEER:	JESSICA M. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

# DOBLE RUEDA RANCH SUBDIVISION UTILITY LAYOUT



**P.O.B.**  
NORTHEAST CORNER,  
N:1653679.2063  
E:117442.0463  
A 1.00 ACRE TRACT OF LAND,  
OUT OF LOT 6 AND LOT 7, SECTION  
267, TEXAS MEXICAN RAILWAY  
SURVEY SUBDIVISION  
VOL. 1, PG. 20, H.C.M.R.

TEX-MEX SURVEY  
1.13'-576.06'-N456.33'-L17 &  
258.37'-516.7'-N456.33'-EXC  
-N91.57'-L16 SEC 267 1.0AC GR  
0.80AC NET  
S - MEXICAN RAILWAY COMPANY  
SURVEY SUBDIVISION  
VOL. 1, PG. 20,  
H.C.M.R.

TEX-MEX SURVEY LOT  
6-N56.2'-S1123.98'-W251  
<7-N56.2'-S1123.98'-E511  
SEC 267 1.00AC GR 0.93AC  
TEXAS - MEXICAN RAILWAY  
COMPANY SURVEY SUBDIVI  
VOL. 1, PG. 20,  
H.C.M.R.  
OWNER NAME: RAMIREZ  
ALEJANDRO  
VOL. 1976, PG. 452B,  
H.C.D.R.

**LOT 1**  
0.84 ACRES  
(36,768.29 SQ FT)

OWNER NAME: SALINAS  
MARIA ALICIA  
DOCUMENT NUMBER 334521,  
H.C.D.R.

LOT 7, SECTION 267  
LOT 6, SECTION 267

LOT 3,  
IVANRE ESTATES  
SUBDIVISION  
VOL. 43, PG. 50,  
H.C.M.R.

LOT 2,  
IVANRE ESTATES  
SUBDIVISION  
VOL. 43, PG. 50,  
H.C.M.R.

### FINAL ENGINEERING REPORT:

#### WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

DOBLE RUEDA RANCH SUBDIVISION HAS BEEN 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.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 4" WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF N. TOWER ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ALONG THE WEST RIGHT-OF-WAY OF N. TOWER ROAD AND EXTEND A NEW 2" WATERLINE APPROXIMATELY 100 LF. TO THE WEST OF THE PROPERTY LINE OF LOT 1. A NEW SERVICE WATER LINE FOR DOBLE RUEDA RANCH SUBDIVISION WILL CONSIST OF CONNECTING A SINGLE WATER SERVICE 3/4" DIAMETER POLYETHYLENE WATER TUBING GOING INTO THE METER BOX AND TO BE WITHIN N.A.W.S.C. EXISTING EASEMENT. THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$850.00 FOR LOT 1 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. 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 THIS PLAN.

#### SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

SEWAGE FROM DOBLE RUEDA RANCH SUBDIVISION WILL BE TREATED BY AN 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.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.5 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 93.8% OF SITE COMPOSED OF HIDALGO FINE SANDY LOAM, (2S) WITH 0 TO 1 PERCENT SLOPES, MODERATELY WELL DRAINED, AND HIGH PERMEABILITY. THE NORTHWEST CORNER OF THE PROPERTY, 6.2% OF SITE, CONSISTS OF HIDALGO SANDY CLAY LOAM (2B) WITH 0 TO 1 PERCENT SLOPES, MODERATELY WELL DRAINED, AND HIGH PERMEABILITY. BOTH SOILS, HIDALGO FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM EXTEND UP TO 28 INCHES BELOW NATURAL GROUND WITH CLAY LOAM EXTENDING TO A DEPTH OF 28 - 80 INCHES. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE DEPTH TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT EA. \$2,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAS BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$2,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

#### 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 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 \$850.00 WHICH EQUALS TO \$850.00 FOR THE ENTIRE SUBDIVISION.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,500.00 FOR THE ENTIRE SUBDIVISION.

#### NOTE:

- EXISTING STRUCTURE TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND EASEMENT.
- CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS ROAD WAY.
- METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
- WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
- N.A.W.S.C. WILL DETERMINE THE SIZE OF WATER METER.
- ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO ON 3/2/2022. IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

JESSICA M. MALDONADO, P.E. DATE

JESSICA M. MALDONADO, P.E. DATE

COST ESTIMATE	
DRAINAGE IMPROVEMENTS:	\$7,500.00
WATER DISTRIBUTION:	\$850.00
OSSF:	\$2,500.00

OWNER: MIGUEL AVTIA  
OWNER: MONICA AVTIA

#### SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAN, 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 (WE) MIGUEL AVTIA AND WIFE, MONICA AVTIA SUBDIVIDER OF DOBLE RUEDA RANCH 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.

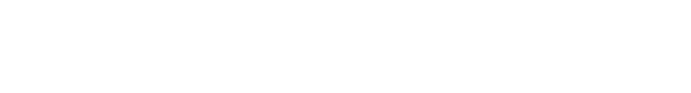
#### STATE OF TEXAS COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE DOMINGO GARCIA AND WIFE, BEATRIZ GARCIA KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) HAS (HAVE) ENTERED INTO THE FOREGOING INSTRUMENT AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

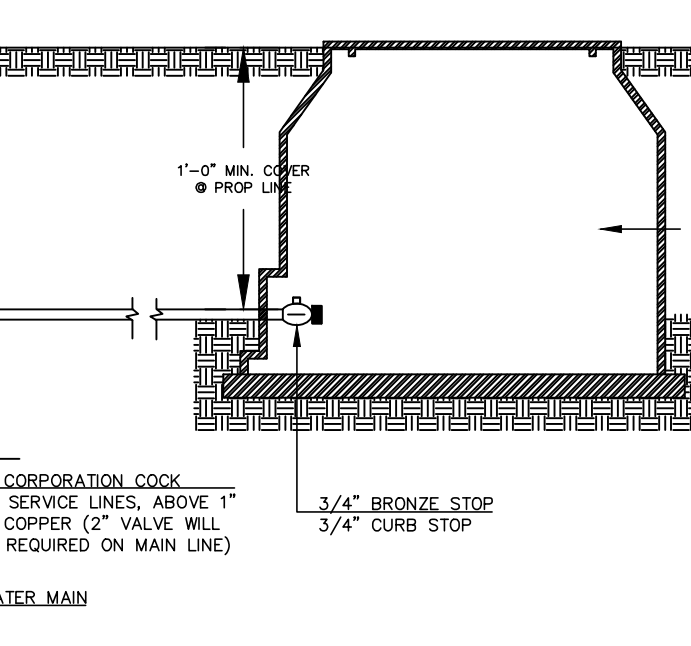
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

OWNER: MIGUEL AVTIA  
OWNER: MONICA AVTIA

### SINGLE WATER SERVICE CONNECTION



SINGLE WATER SERVICE CONNECTION N.T.S.



TRENCH BEDDING (WATER) DETAIL N.T.S.

### FINAL ENGINEERING REPORT:

#### SUMINISTRO DE AGUA, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:

DOBLE RUEDA RANCH SUBDIVISION, FINCAS SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDOR Y EL SUMINISTRO DE AGUA DE N.A.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION EN AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE N.A.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACION PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 4" QUE CORRE A LO LARGO DE LA VÍA DEL OESTE DE N. TOWER ROAD UBICADA AL ESTE DEL DESARROLLO. EL DESARROLADOR SE CONECTARÁ A ESTA LINEA E INSTALARÁ 100 PIES LINEALES DE 2" DE LINEA DE AGUA HASTA UN PUNTO AL ESTE DEL DESARROLLO. EL SERVIDOR DE LA LINEA PRINCIPAL DE AGUA DE FINCAS DE DOBLE RUEDA RANCH SUBDIVISION CONSISTIRÁ DE 1 CONEXIÓN DE AGUA DE 2" PULGADAS DE DIÁMETRO PROPUESTA PARA EL SERVIDOR QUE MIDE 3/4" DE DIÁMETRO TIPO POLIETILENO INCLUYENDO 1 LÍNEA DE SERVIDOR A LA CAJA DEL MEDIDOR. EL SUBDIVIDOR HA PAGADO UN TOTAL DE \$850.00 DÓLARES PARA LAS MEJORES DE AGUA MENCIONADAS PARA LOTE 2 COMO DECLARÓ EN EL ACUERDO DE SERVIDOR DE AGUA DE 30 AÑOS QUE CUBRE EL CONTADOR DE AGUAMETROS CUADROS. PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA A PETICIÓN DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARÁ RAPIDAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA ESE LOTE. EL NUEVO SISTEMA DE DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISION DOBLE RUEDA RANCH NO INCLUYE SISTEMA DE DISTRIBUCIÓN DE AGUA ADICIONAL. EL DUEÑO NO INSTALARÁ NINGUNO HIRANTE.

#### DRENAJE, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

EL DRENAJE SANITARIO DE LA SUBDIVISION DOBLE RUEDA RANCH, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONISTENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTO DOBLE Y AREA DE DRENAJO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REEMPLAZAR EL CAMPO DE DRENAJO.

EL LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 1/2 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 93.8% DEL SÍTEDO COMPUESTO DE HIDALGO ARENA FINA ARCILLOSA (2S) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LA ESQUINA NOROCCIDENTE DE LA PROPIEDAD, 6.2% DEL SÍTEDO, CONSISTE DE HIDALGO ARENA MARGA ARCILLOSA (2B) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE, Y UNA ALTA PERMEABILIDAD. LOS DOS SUELOS Y HIDALGO ARENA FINA ARCILLOSA SE EXTENDEN A UNA PROFUNDIDAD DE 28 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPERADA PARA ESTA PROPIEDAD SERA "BIEN DRENAJADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MÁS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DE LA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,000.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS. OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$2,000.00. EL CONDADO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

#### ENGINEER CERTIFICATION:

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JESSICA M. MALDONADO, P.E. DATE

JESSICA M. MALDONADO, P.E. DATE

OWNER: MIGUEL AVTIA  
OWNER: MONICA AVTIA

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NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

OWNER: MIGUEL AVTIA  
OWNER: MONICA AVTIA

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NO.	SHEET	REVISION	DATE	APPROVED

### PRINCIPAL CONTACTS:

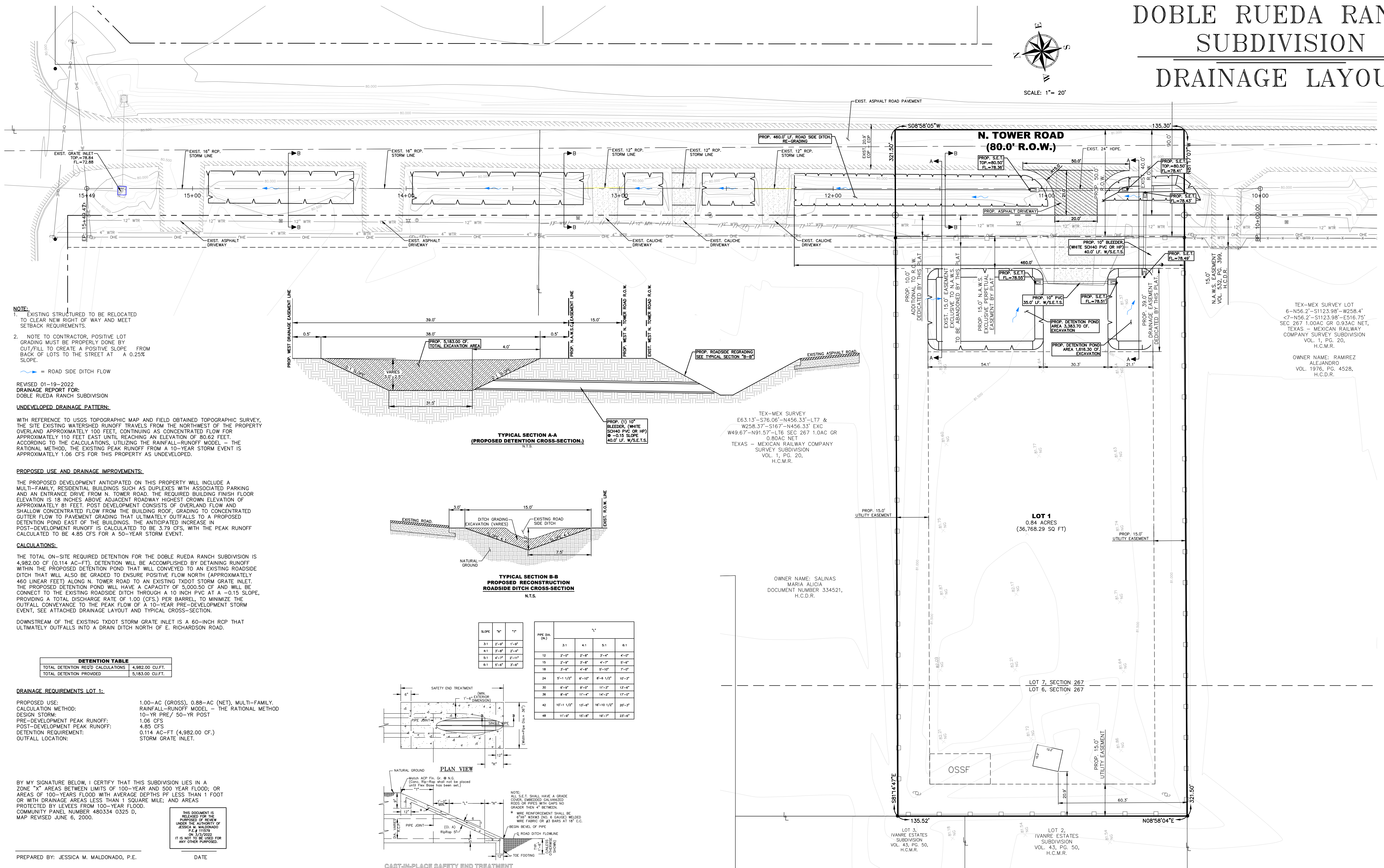
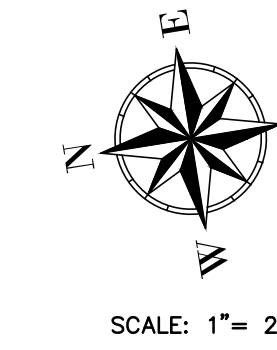
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MIGUEL AVTIA	515 N. TOWER ROAD	EDINBURG, TX, 78542	(956) 703-1420	(000) 000-0000
OWNER:	MONICA AVTIA	515 N. TOWER ROAD	EDINBURG, TX, 78542	(956) 703-1420	(000) 000-0000
ENGINEER:	JESSICA M. MALDONADO	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: March 2022

SHEET 2 OF 3  
REGISTRATION No. F-10602

**SAMES** SAM Engineering & Surveying, Inc.  
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883

# DOBLE RUEDA RANCH SUBDIVISION DRAINAGE LAYOUT



- NOTE:**
- EXISTING STRUCTURE TO BE RELOCATED TO CLEAR NORTH RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
  - NOTE TO CONTRACTOR: POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.25% SLOPE.
- = ROAD SIDE DITCH FLOW

REVISED 01-19-2022  
DRAINAGE REPORT FOR:  
DOBLE RUEDA RANCH SUBDIVISION  
**UNDEVELOPED DRAINAGE PATTERN:**

WITH REFERENCE TO USGS TOPOGRAPHIC MAP AND FIELD OBTAINED TOPOGRAPHIC SURVEY, THE SITE EXISTING WATERSHED RUNOFF TRAVELS FROM THE NORTHWEST OF THE PROPERTY OVERLAND APPROXIMATELY 100 FEET, CONTINUING AS CONCENTRATED FLOW FOR APPROXIMATELY 110 FEET EAST UNTIL REACHING AN ELEVATION OF 80.62 FEET. ACCORDING TO THE CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM EVENT IS APPROXIMATELY 1.06 CFS FOR THIS PROPERTY AS UNDEVELOPED.

**PROPOSED USE AND DRAINAGE IMPROVEMENTS:**

THE PROPOSED DEVELOPMENT ANTICIPATED ON THIS PROPERTY WILL INCLUDE A MULTI-FAMILY, RESIDENTIAL BUILDINGS SUCH AS DUPLEXES WITH ASSOCIATED PARKING AND AN ENTRANCE DRIVE FROM N. TOWER ROAD. THE REQUIRED BUILDING FINISH FLOOR ELEVATION IS 18 INCHES ABOVE ADJACENT ROADWAY HIGHEST CROWN ELEVATION OF APPROXIMATELY 81 FEET. POST DEVELOPMENT CONSISTS OF OVERLAND FLOW AND SHALLOW CONCENTRATED FLOW FROM THE BUILDING ROOF, GRADING TO CONCENTRATED GUTTER FLOW TO PAVEMENT GRADING THAT ULTIMATELY OUTFALLS TO A PROPOSED DETENTION POND EAST OF THE BUILDINGS. THE ANTICIPATED INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 3.79 CFS, WITH THE PEAK RUNOFF CALCULATED TO BE 4.85 CFS FOR A 50-YEAR STORM EVENT.

**CALCULATIONS:**

THE TOTAL ON-SITE REQUIRED DETENTION FOR THE DOBLE RUEDA RANCH SUBDIVISION IS 4,982.00 CF (0.114 AC-FT). DETENTION WILL BE ACCOMPLISHED BY DETAINING RUNOFF WITHIN THE PROPOSED DETENTION POND THAT WILL CONVEYED TO AN EXISTING ROADSIDE DITCH THAT WILL ALSO BE GRADED TO ENSURE POSITIVE FLOW NORTH (APPROXIMATELY 460 LINEAR FEET) ALONG N. TOWER ROAD TO AN EXISTING TXDOT STORM GRATE INLET. THE PROPOSED DETENTION POND WILL HAVE A CAPACITY OF 5,000.50 CF AND WILL BE CONNECT TO THE EXISTING ROADSIDE DITCH THROUGH A 10 INCH PVC AT A -0.15 SLOPE, PROVIDING A TOTAL DISCHARGE RATE OF 1.00 (CFS) PER BARREL, TO MINIMIZE THE OUTFALL CONVEYANCE TO THE PEAK FLOW OF A 10-YEAR PRE-DEVELOPMENT STORM EVENT, SEE ATTACHED DRAINAGE LAYOUT AND TYPICAL CROSS-SECTION.

DOWNSTREAM OF THE EXISTING TXDOT STORM GRATE INLET IS A 60-INCH RCP THAT ULTIMATELY OUTFALLS INTO A DRAIN DITCH NORTH OF E. RICHARDSON ROAD.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	4,982.00 CU.FT.
TOTAL DETENTION PROVIDED	5,183.00 CU.FT.

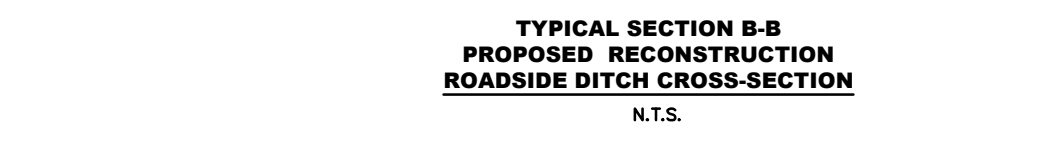
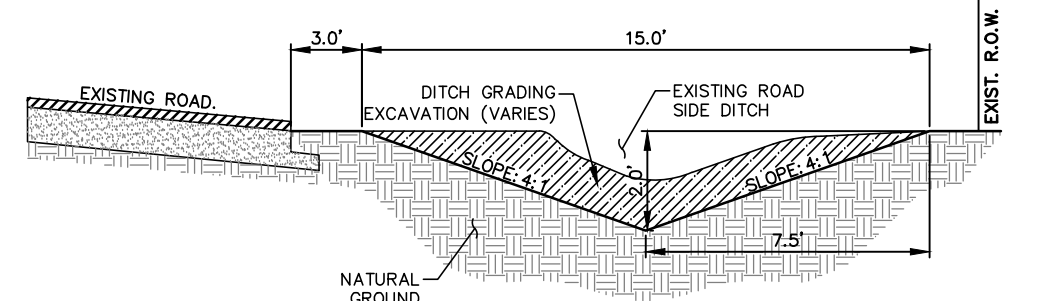
**DRAINAGE REQUIREMENTS LOT 1:**

PROPOSED USE: 1.00-AC (GROSS), 0.88-AC (NET), MULTI-FAMILY.  
CALCULATION METHOD: RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD  
DESIGN STORM: 10-YR PRE/50-YR POST  
PRE-DEVELOPMENT PEAK RUNOFF: 1.06 CFS  
POST-DEVELOPMENT PEAK RUNOFF: 4.85 CFS  
DETENTION REQUIREMENT: 0.114 AC-FT (4,982.00 CF.)  
OUTFALL LOCATION: STORM GRATE INLET.

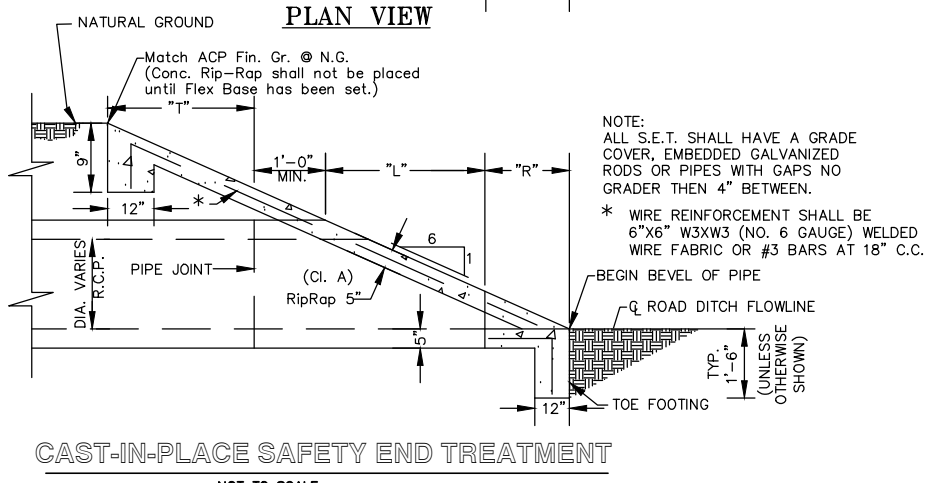
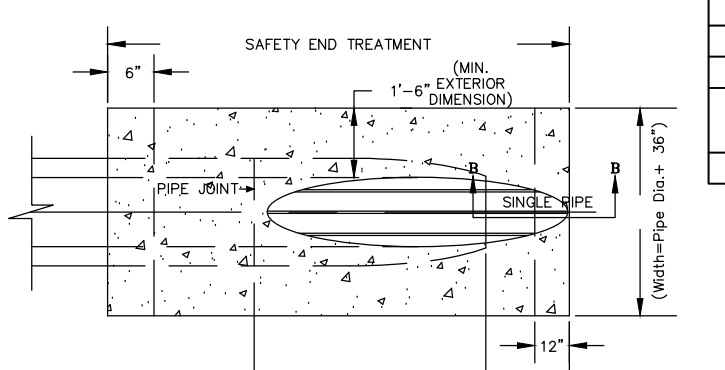
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" AREAS BETWEEN LIMITS OF 100-YEAR AND 500 YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD.  
COMMUNITY PANEL NUMBER 480334 0325 D,  
MAP REVISED JUNE 6, 2000.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO ON 3/2/2022. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PREPARED BY: JESSICA M. MALDONADO, P.E. DATE



SLOPE	"x"		"y"	
	3:1	4:1	5:1	6:1
3:1	2'-0"	1'-0"	3'-0"	2'-0"
4:1	3'-0"	2'-0"	4'-0"	3'-0"
5:1	4'-0"	3'-0"	5'-0"	4'-0"
6:1	5'-0"	4'-0"	6'-0"	5'-0"



PROP. (1) 10" BLEEDER, (WHITE SCHED. PVC OR HP) @ -0.15 SLOPE 40.0' LF. W/S.E.T.S.

TEX-MEX SURVEY E63.13'-S76.06'-N456.33'-L17 & W258.37'-S167'-N456.33' EXC W49.67'-N91.57'-L16 SEC 267 1.0AC GR 0.80AC NET TEXAS - MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION VOL. 1, PG. 20, H.C.M.R.

OWNER NAME: SALINAS MARIA ALICIA DOCUMENT NUMBER 334521, H.C.D.R.

DATE OF PREPARATION: March 2022

SHEET 3 OF 3 REGISTRATION No. F-10602

INDEX TO SHEETS OF DOBLE RUEDA RANCH SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL; CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	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.

NO.	SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MIGUEL AVITA	515 N. TOWER ROAD	EDINBURG, TX, 78542	(956) 703-1420	(000) 000-0000
OWNER: MONICA AVITA	515 N. TOWER ROAD	EDINBURG, TX, 78542	(956) 703-1420	(000) 000-0000
ENGINEER: JESSICA M. MALDONADO	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

**SAMES** SAM Engineering & Surveying, Inc.  
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883