



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-26-2022

PROPOSED CASA PARAISO SUBDIVISION, PRECINCT No. 3.

ENGINEER: SAMS ENGINEERING & SURVEYING, INC. DEVELOPER: NANCY CINDY RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF MILE 6 ROAD APPROXIMATELY ¼ MILE EAST OF N. SHARY ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-25-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AREA WITH A DISCHARGE CULVERT PIPE TO THE EXISTING DRAINAGE DITCH.

ROAD R.O.W. DEDICATION: 30.00 FT ONTO 6 MILE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-25-2022 BY, VICTOR GALLARDO, PCT 3, R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-24-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: SWSC LINE SIZE: 2.5" LOCATION: MILE 6 ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-21-2022 : 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.

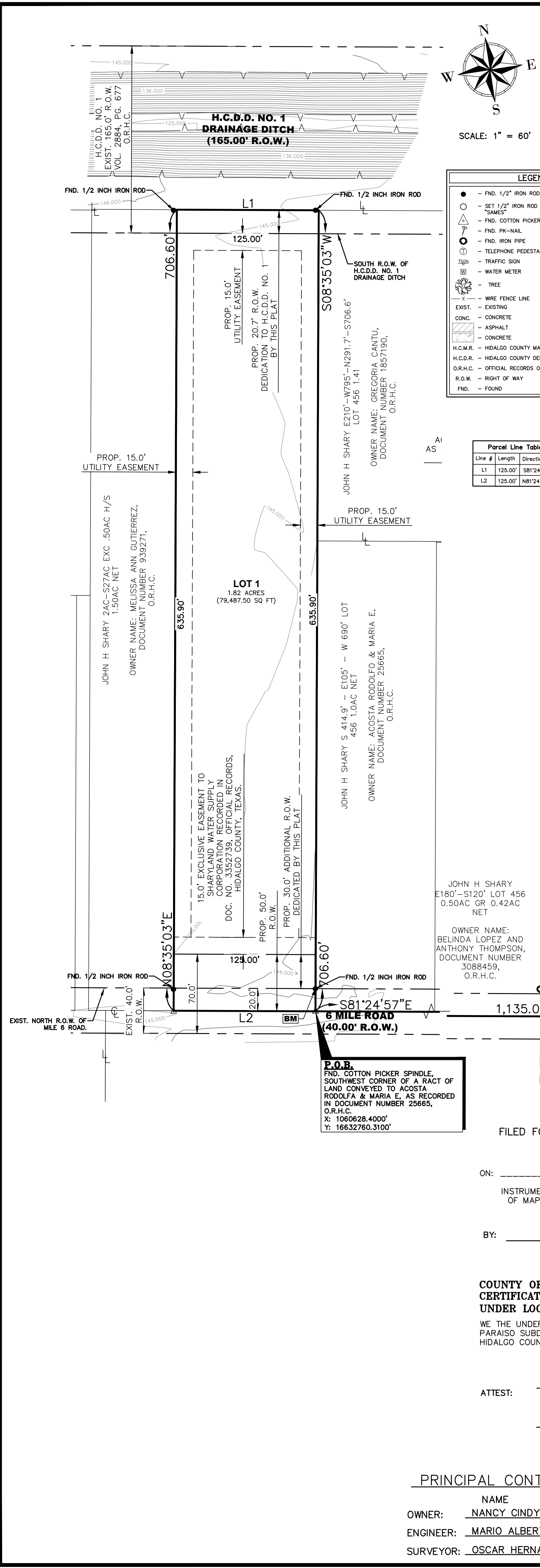
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

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.

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SURVEY NOTES:

1. BASIS OF BEARING THE SOUTH LINE OF LOT 456, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 41, MAP RECORDS OF 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, GRID. BEARINGS AND DISTANCES IN PARENTHESIS 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)

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

NANCY CINDY RODRIGUEZ
AS OWNER OF THE 2.03 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CASA PARAISO SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS 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 REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
 (D) GAS CONNECTIONS, 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.

NANCY CINDY RODRIGUEZ
2912 N. 51st STREET
MCALLEN, TX 78501
HIDALGO COUNTY, TEXAS

DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, NANCY CINDY RODRIGUEZ, 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

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE CASA PARAISO SUBDIVISION LOCATED AT CITY OF MCALLEN ETJ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

DATE _____

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS ____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF CASA PARAISO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS ____ DAY OF _____ 20__

CHAIRPERSON—PLANNING AND ZONING COMMISSION

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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.
GENERAL MANAGER

DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CASA PARAISO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20__

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

GENERAL NOTES:

1. FLOOD ZONE CLASSIFICATION: "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER: 480334 0295 D. MAP REVISED: DATE: JUNE 6, 2000
2. PERMANENT BENCHMARK: A FOUND 1/2 INCH IRON ROD W/ NO CAP, FOUND AT THE SOUTHEAST CORNER OF LOT 1, CASA PARAISO SUBDIVISION, LYING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MILE 6 RD. HAVING A COORDINATE OF N:16632760.31000 E:1060628.40000 AND AN ELEVATION OF 143.728'
3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83.
4. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
 FRONT: 45.0' OR LINE WITH AVERAGE SETBACK OF EXISTING STRUCTURES, OR EASEMENTS, WHICHEVER IS GREATER.
 SIDE: 6.0' OR GREATER FOR EASEMENTS.
 REAR: 10.0' OR GREATER FOR EASEMENTS.
 GARAGE: 18.0' EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES.
 OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.

5. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
6. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1.
7. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
8. THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
9. THIS SUBDIVISION IS WITHIN ETJ LIMITS OF MCALLEN.
10. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
11. 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.
12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,224.00 CUBIC FEET (0.051 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.)
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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 OCCUPANCY AN EASEMENT.
14. 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.
 A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 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 EXCEPTS 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 STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
15. NANCY CINDY RODRIGUEZ, THE OWNERS AND SUBDIVIDERS OF CASA PARAISO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON LOT 1 FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
16. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
17. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.).
18. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOT 1 IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
19. ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 1 MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT OR AS PER CITY OF MCALLEN/ HIDALGO COUNTY ORDINANCES.
20. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
21. 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.
22. 5 FEET MINIMUM SIDEWALK REQUIRED ON MILE 6 ROAD AND OTHER STREETS AS APPLICABLE.
23. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
24. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
25. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: _____ DATE _____
 MAYOR, CITY OF MCALLEN _____ CITY SECRETARY _____ DATE _____

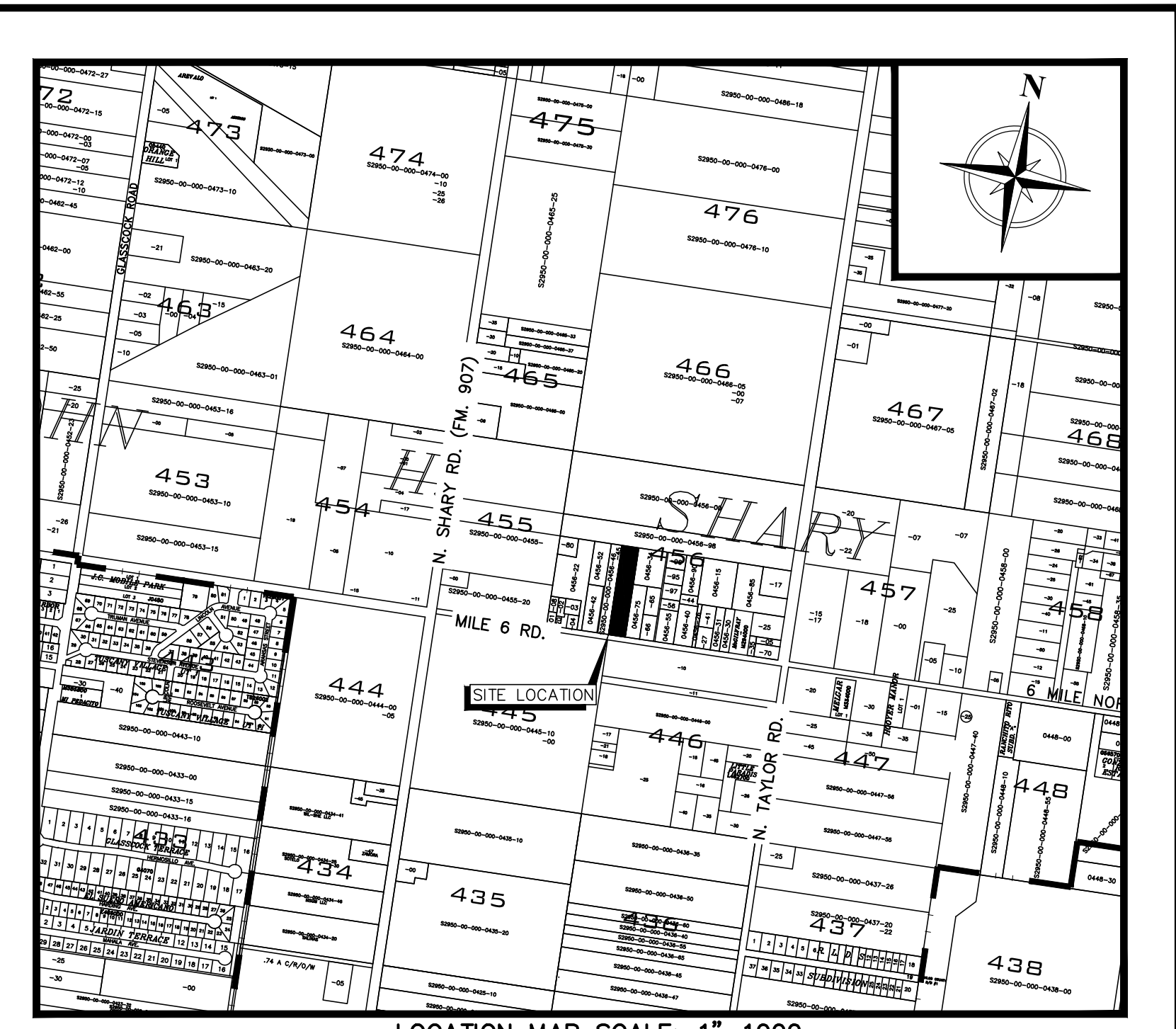
STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

OSCAR HERNANDEZ, R.P.L.S. NO. 5005 DATE _____

INDEX TO SHEETS OF CASA PARAISO SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; 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 TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. 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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF MUNICIPALITY:

CASA PARAISO SUBDIVISION IS LOCATED APPROXIMATELY 1,500 FEET EAST OF N. SHARY RD. (FM. 494) ON ALONG MILE 6 RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN, TEXAS. THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POP. 142,210) AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRAJURISDICTION (ETJ) OF THE CITY OF MCALLEN. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

CASA PARAISO SUBDIVISION

BEING 2.03 (88,325.00 SQ. FT.) ACRE GROSS, 1.91 (83,237.50 SQ. FT.) ACRE NET, TRACT OF LAND OUT OF LOT 456, AMENDED JOHN H. SHARY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

METES AND BOUNDS

A 2.03 (88,325.00 SQ. FT.) ACRE GROSS, 1.91 (83,237.50 SQ. FT.) ACRE NET, TRACT OF LAND OUT OF LOT 456, AMENDED JOHN H. SHARY SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL, FOR THE COMMON CORNER OF LOTS 446, 447, 456, AND 457, OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, ALSO BEING THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO ALVARO GONZALEZ, AS RECORDED IN DOCUMENT NUMBER 2237056, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT OF LAND CONVEYED TO JUAN ANTONIO VELA AND BENITA VELA, AS RECORDED IN VOLUME 1503, PAGE 45, DEED RECORDS, HIDALGO COUNTY, TEXAS, A TRACT OF LAND CONVEYED TO BELINDA LOPEZ AND ANTHONY THOMPSON, AS RECORDED IN DOCUMENT NUMBER 3088459, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND OF A TRACT OF LAND CONVEYED TO CHANDLER GROVES, INC., AS RECORDED IN VOLUME 2026, PAGE 448, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE CENTERLINE INTERSECTION OF N TAYLOR ROAD (HAVING A 60.00' R.O.W.) AND MILE 6 ROAD (HAVING A 40.00' R.O.W.) THENCE: NORTH 81°38'48" WEST, ALONG THE COMMON LINE OF LOT 456 AND 446, OF SAID AMENDED JOHN H. SHARY SUBDIVISION, AT A DISTANCE OF 1,135.00 FEET, TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ACOSTA RODOLFO AND MARIA E., AS RECORDED IN DOCUMENT NUMBER 25665, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO CHANDLER GROVES INC., FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16632760.31000', E=1060628.40000'.

THENCE: NORTH 81°38'48" WEST, CONTINUING ALONG THE COMMON LINE OF LOT 446 AND 456, OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, AT A DISTANCE OF 125.00 FEET, TO A FOUND COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MELISSA ANN GUTIERREZ, AS RECORDED IN DOCUMENT NUMBER 939271, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO CHANDLER GROVES, INC., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°21'12" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO MELISSA ANN GUTIERREZ, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD, FOR THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 ROAD, CONTINUING AT A DISTANCE OF 685.90 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH RIGHT OF WAY LINE OF A DRAINAGE DITCH (HAVING A 165.00' R.O.W.), CONTINUING AT A TOTAL DISTANCE OF 706.60 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO MELISSA ANN GUTIERREZ, ALSO BEING ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN VOLUME 2884, PAGE 677, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°38'48" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AT A DISTANCE OF 125.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GREGORIA CANTU, AS RECORDED IN DOCUMENT NUMBER 1857190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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.

MARIO ALBERTO GARCIA, PE NO. 137503 DATE _____

PRELIMINARY SUBMITTAL FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

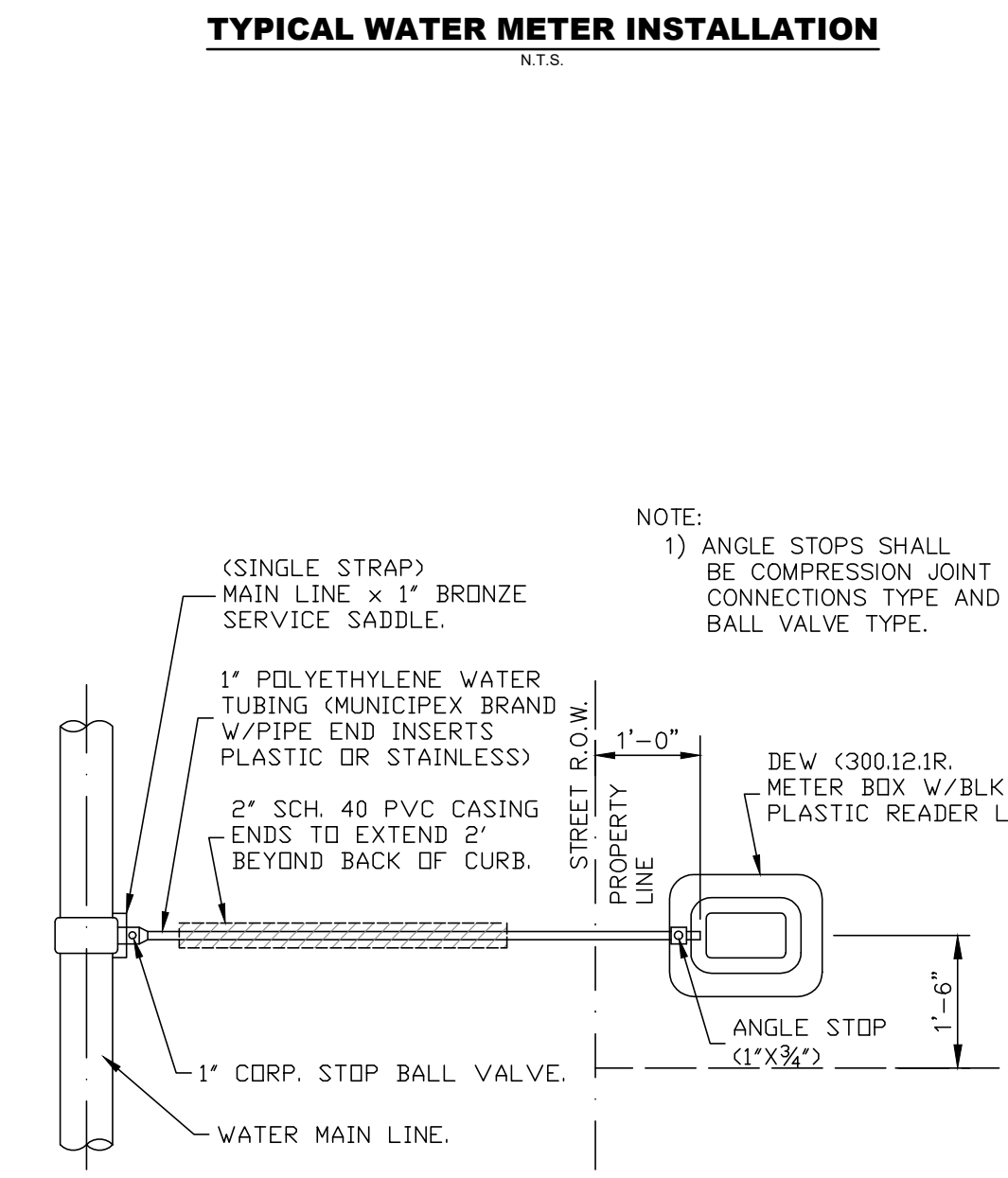
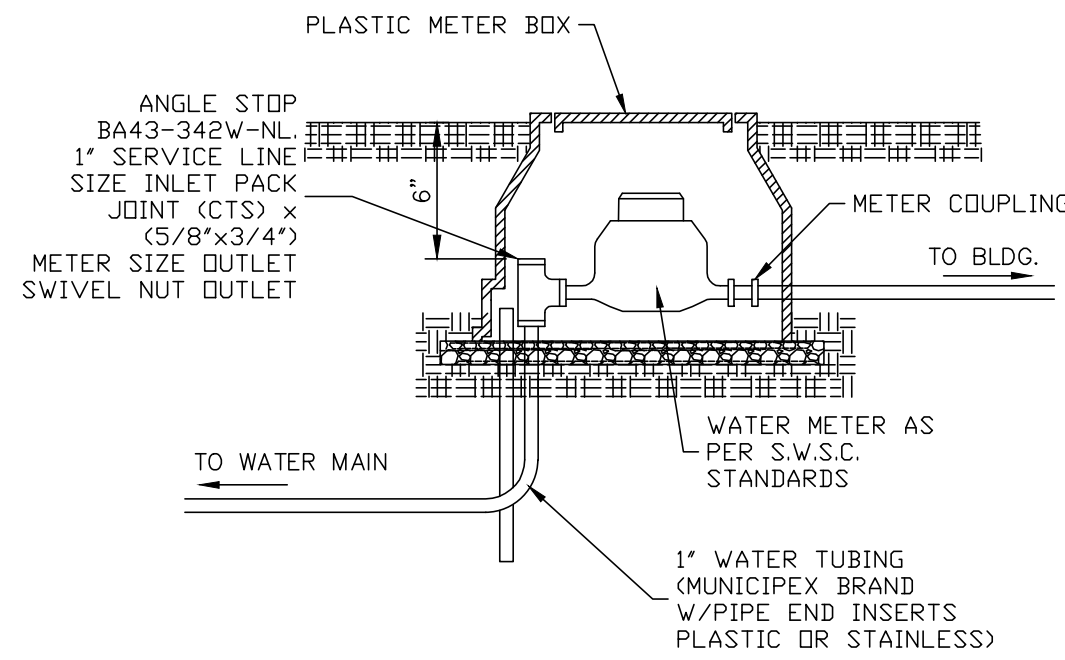
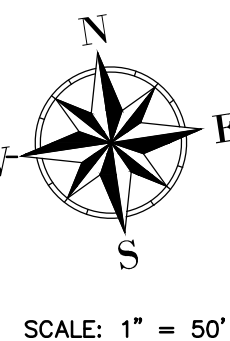
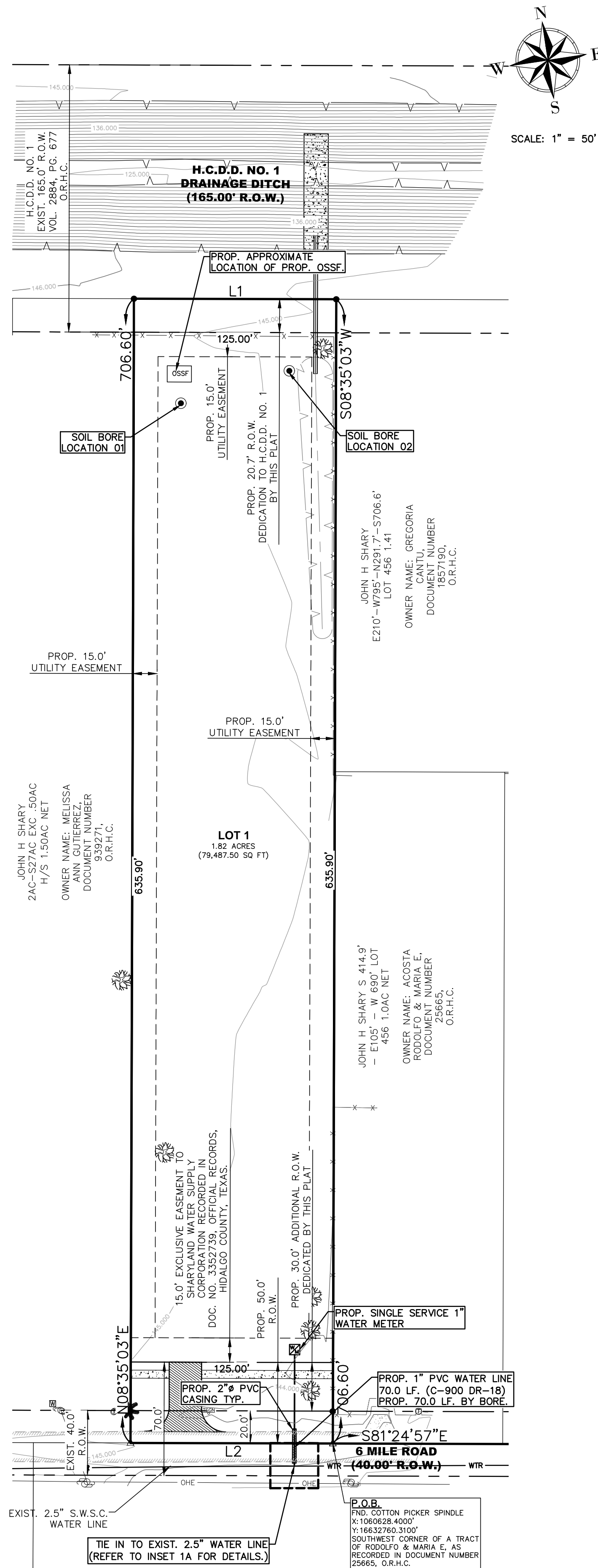
DATE OF PREPARATION: June 2022

SHEET # F-10602

SAMES SAM Engineering & Surveying, Inc.

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

CASA PARAISO SUBDIVISION UTILITY LAYOUT



FINAL ENGINEERING REPORT:

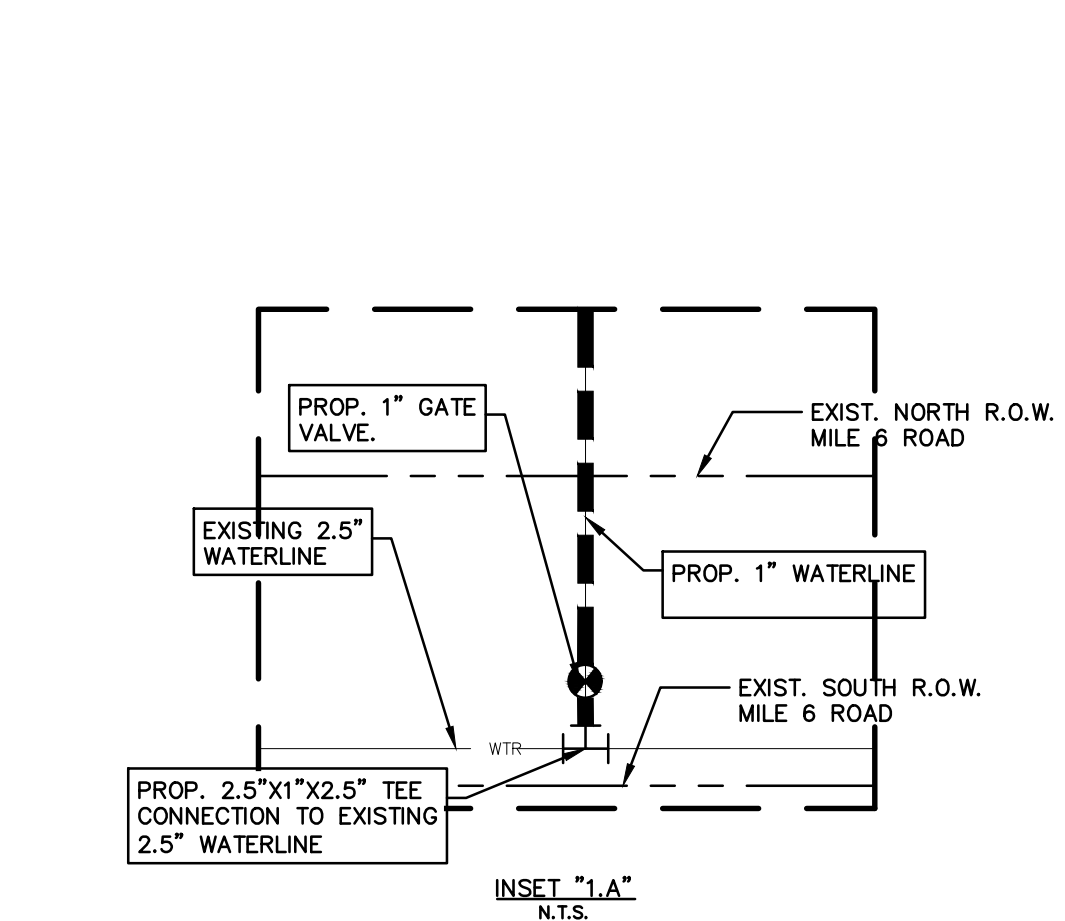
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
CASA PARAISO SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND MPU 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 S.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. S.W.S.C. HAS AN EXISTING WATER LINE LOCATED ON THE SOUTH RIGHT-OF-WAY OF MILE 6 ROAD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE SOUTH R.O.W. OF MILE 6 RD. AND EXTEND A NEW 1" WATERLINE CROSSING APPROXIMATELY 30 LF. TO THE NORTH R.O.W. LINE OF 6 MILE RD. THE MAIN SERVICE WATER LINE FOR CASA PARAISO SUBDIVISION, WILL CONSIST OF CONNECTING ONE SINGLE WATER SERVICE 1" DIAMETER POLYETHYLENE WATER TUBING INCLUDING 1 SHORT SINGLE SERVICE LINES FROM THE PROPOSED 1" WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$850.00 FOR THE AFOREMENTIONED WATER IMPROVEMENTS IN ADDITION, THE SUBDIVIDER HAS PAID MPU THE SUM OF \$850.00 PER LOT 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, MPU 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 MPU 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 CASA PARAISO 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.

LOT 1 IN THE PROPOSED SUBDIVISION IS 1.82 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 100.0% OF THE SITE IS COMPOSED OF BRENNAN FINE SANDY LOAM, (3) WITH 0 TO 1 PERCENT SLOPES, WELL DRAINED AND HIGH PERMEABILITY. BRENNAN FINE SANDY LOAM EXTEND UP TO 12 INCHES BELOW NATURAL GROUND WITH SANDY CLAY LOAM EXTENDING BETWEEN DEPTHS OF 12 - 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 \$2,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$2,500.00 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 PER LOT.
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.



B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF THE PIPE. COMPACTORS FOR LIFTS ABOVE THE SPRING LINE, MAXIMUM 6" LIFTS.

B4. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2. (STATE MAINTAINED ROADWAYS) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY, 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III GR WITH C-508 PASSING # No. 200 SIEVE AND PLASTICITY INDEX < 7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

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

FINAL ENGINEERING REPORT:

SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:
CASA PARAISO SUBDIVISION, FINCAS SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVIDER Y EL SUMINISTRO DE AGUA DE S.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. S.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE S.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION. ABASTECIMIENTO DE AGUA DE S.W.S.C. TIENE UNA LINEA DE AGUA CORRIENDO A LO LARGO DE LA VÍA DEL SUR DE MILE 6 RD. AL SUR DE ESTE DESARROLLO EL DESARROLLADOR SE CONECTARÁ A ESTA LINEA Y INSTALARÁ 30 PIES LINEALES DE 1" DE LINEA DE AGUA HASTA EL PUNTO ORIENTE DE ESTE DESARROLLO. EL SERVICIO DE LA PRINCIPAL LINEA DE AGUA DE FINCAS DE CASA PARAISO SUBDIVISION CONSISTIRÁ DE 1 CONEXIONES DE AGUA DE LA LINEA DE 1" PULGADAS DE DIÁMETRO PROPUESTA PARA SERVICIO 1" DE DIÁMETRO TIPO POLIETILENO INCLUYENDO 1 SENCILLO CORTA, LINEAS DE SERVICIO EN LA CAJA DEL MEDIDOR. EL SUBDIVIDER HA PAGADO UN TOTAL DE \$850.00 DÓLARES PARA LAS MEJORAS DE AGUA MENCIONADO ADEMÁS, LA SUBDIVIDER HA PAGADO HA N.A.W.S.C. LA SUMA DE \$850.00 POR MUCHO COMO DECLARÉ EN EL AÑO 30 ACUERDO DE SERVICIO DE AGUA 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 MUCHO DE UN LOTE, MPU INSTALARÁ RÁPIDAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA LOTE. EL NUEVO SISTEMA DE DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISION NAME NO INCLUYE SISTEMA DE DISTRIBUCIÓN DE AGUA ADICIONAL. EL DUEÑO NO INSTALARÁ NINGUN HIDRANTE.

DRENAJE: DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD
EL DRENAJE SANITARIO DE CASA PARAISO SUBDIVISION, SERÁ TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTIENDO 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 1 DE LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 1.82 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 100% DEL SITO COMPUESTO DE BRENNAN ARENA FINA ARCILLOSA (3) CON 0 A 1 PORCIENTO DE PENDIENTES, CON BUEN DRENAJO Y UNA ALTA PERMEABILIDAD. BRENNAN ARENA FINA ARCILLOSA SE EXTIENDE HASTA 12 PULGADAS DEBAJO DEL TERRENO NATURAL CON MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 12 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPECIFICADA PARA ESTA PROPIEDAD SERA "BIEN DRENADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DELA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,500.00, 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 \$2,500.00 EL CONDADO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) AH INSPECCIONADO Y APROVADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

ENGINEER CERTIFICATION:
BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, ADOPTADAS EN LA SECCION 16.343 DEL "TEXAS WATER CODE" (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
SERVICIOS DE AGUA- LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$850.00, CUAL ES IGUAL A \$850.00 POR LOTE.
SERVICIOS DE DRENAJE- SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,500.00 POR LOTE (TODOS INCLUSIVOS). CON UN TOTAL DE \$2,500.00 PARA TODA LA SUBDIVISION.

MARIO ALBERTO GARCIA PE DATE

STATE OF TEXAS
MARIO ALBERTO GARCIA
137503
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY SUBMITTAL FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

COST ESTIMATE

DRAINAGE IMPROVEMENTS:	\$0,000.00
WATER DISTRIBUTION:	\$850.00
OSSF:	\$2,500.00

SUBDIVIDER CERTIFICATION:
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
I (WE) **NANCY CINDY RODRIGUEZ** SUBDIVIDER OF **CASA PARAISO 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 THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: **NANCY CINDY RODRIGUEZ**

MARIO ALBERTO GARCIA PE DATE

STATE OF TEXAS
MARIO ALBERTO GARCIA
137503
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY SUBMITTAL FOR REVIEW ONLY

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STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **NANCY CINDY RODRIGUEZ**, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

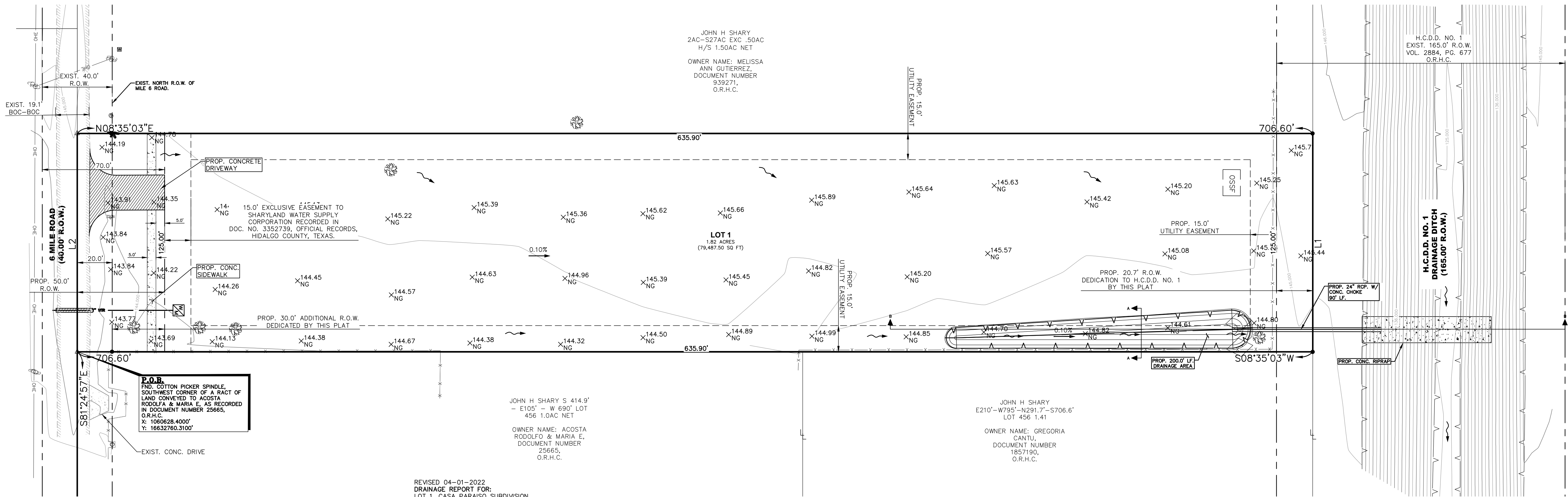
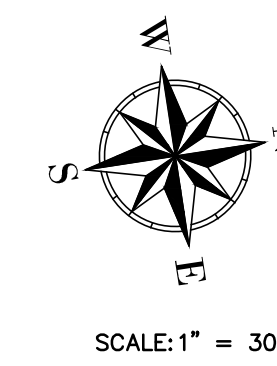
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NANCY CINDY RODRIGUEZ	2912 N. 51ST ST.	McALLEN, TX 78501	(956) 638-8656	
ENGINEER: MARIO ALBERTO GARCIA, PE	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: June 2022 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying, Inc.

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

CASA PARAISO SUBDIVISION DRAINAGE LAYOUT



REVISED 04-01-2022
DRAINAGE REPORT FOR:
LOT 1, CASA PARAISO SUBDIVISION

1. PROJECT DESCRIPTION

A. SITE SUMMARY

LOT 1 OF CASA PARAISO IS A SINGLE-FAMILY SUBDIVISION SITUATED IN CITY OF McALLEN ETJ, HIDALGO COUNTY, TEXAS. THIS DRAINAGE REPORT IS BEING PREPARED FOR LOT 1 OF CASA PARAISO SUBDIVISION (PROPERTY ID 282577) CONSISTING OF A 2.03-ACRE (GROSS) TRACT OF LAND. THE PROPERTY IS LOCATED APPROXIMATELY 1500-FEET EAST FROM N. SHARY RD. (FM. 494) ALONG MILE 6 RD. THE PROJECT IS BEING EVALUATED TO MEET THE REQUIREMENTS COUNTY OF HIDALGO COUNTY DRAINAGE DISTRICT (HDD) NO. 1 AND CITY OF McALLEN DRAINAGE GUIDELINES. SEE ATTACHED PROJECT LOCATION MAP AND USGS TOPOGRAPHIC MAP.

B. FLOOD PLAIN

THE PROPERTY, IN ITS ENTIRETY, LIES WITHIN ZONE "X", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0295 D, MAP REVISED JUNE 06, 2000. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

C. SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE, IN ITS ENTIRETY, CONSISTS OF BRENNAN FINE SANDY LOAM (S), 0 TO 1 PERCENT SLOPES. BRENNAN FINE SANDY LOAM IS CLASSIFIED AS A WELL-DRAINED SOIL WITH MEDIUM RUNOFF POTENTIAL AND IS IN HYDROLOGIC GROUP "B". SEE ATTACHED USDA SOIL MAP, LEGEND, SYMBOL, CLASSIFICATION DESCRIPTIONS AND PROPERTIES.

2. SITE DRAINAGE ANALYSIS

A. EXISTING CONDITIONS

THE SUBJECT SITE IS CURRENTLY UNDEVELOPED WITH NO EXISTING STRUCTURES WITHIN THE PROPERTY. BASED ON A FIELD OBTAINED TOPOGRAPHIC SURVEY, EXISTING ON-SITE RUNOFF TRAVELS FROM THE NORTHWEST PORTION OF THE PROPERTY IN A SOUTHEAST DIRECTION TOWARDS THE MILE 6 RD. RIGHT-OF-WAY (ROW). THE RUNOFF COEFFICIENT UTILIZED FOR UNIMPROVED LAND IS 0.20 FOR DRAINAGE CALCULATIONS. HYDROLOGIC CALCULATIONS FOR EXISTING CONDITIONS ARE PROVIDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE PRE-DEVELOPMENT STORM RUNOFF GENERATED. RATIONAL METHOD CALCULATIONS HAVE DETERMINED THAT THE PRE-DEVELOPMENT RUNOFF IS 1.45 CFS.

B. PROPOSED CONDITIONS

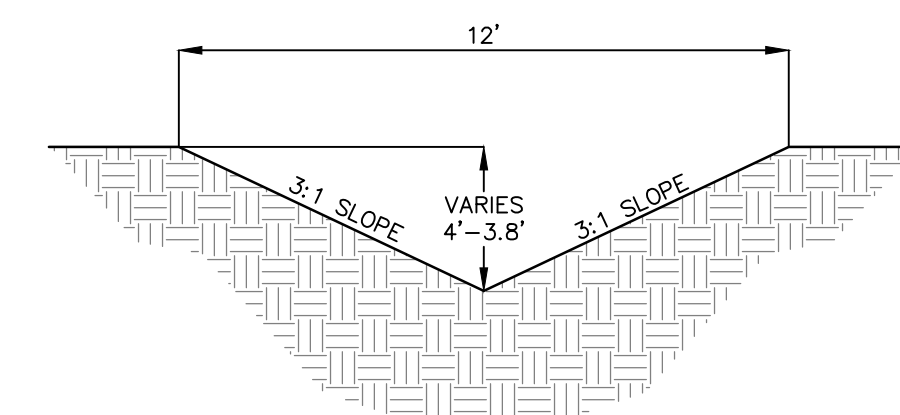
HYDROLOGIC CALCULATIONS FOR THE PROPOSED CONDITIONS ARE ALSO INCLUDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE RUNOFF GENERATED FOR A 50-YEAR STORM. THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY WILL CONSIST OF A SINGLE-FAMILY RESIDENTIAL HOME WITH ASSOCIATED ENTRANCE DRIVE FROM MILE 6 RD. AVERAGE FOR THIS ANALYSIS, THE ASSUMPTION WAS MADE THAT THE SINGLE-FAMILY RESIDENTIAL WILL BE COMPOSED OF 3,200 SF (0.07 AC) THE RUNOFF COEFFICIENT USED FOR THE EXISTING TRACT OF LAND HAS INCREASED FROM 0.20 TO 0.23 TO ACCOUNT FOR POST-DEVELOPMENT CONDITIONS. RUNOFF GENERATED BY THE DEVELOPED LOT WILL BE CONVEYED BY SHEET FLOW AND SHALLOW CONCENTRATED FLOW INTO A PROPOSED DRAINAGE AREA THAT WILL OUTFALL INTO THE EXISTING HDD NO.1'S DRAINAGE DITCH THROUGH A 24-INCH RCP PIPE, LOCATED NORTH OF THE PROPERTY. THE PROPOSED 24-INCH RCP PIPE REGULATES THE TOTAL DISCHARGE WITH A CONCRETE CHOKE AT THE OUTLET OF THE PIPE. THE PROPOSED DRAINAGE AREA WILL HAVE A PROPOSED TOTAL VOLUME OF ±2,400 CF (0.055 AC-FT). THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR A 50-YEAR STORM EVENT IS 2.26 CFS. AN INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 0.81 CFS FROM THE EXISTING 10-YEAR STORM RUNOFF CONDITIONS.

C. DETENTION REQUIREMENTS

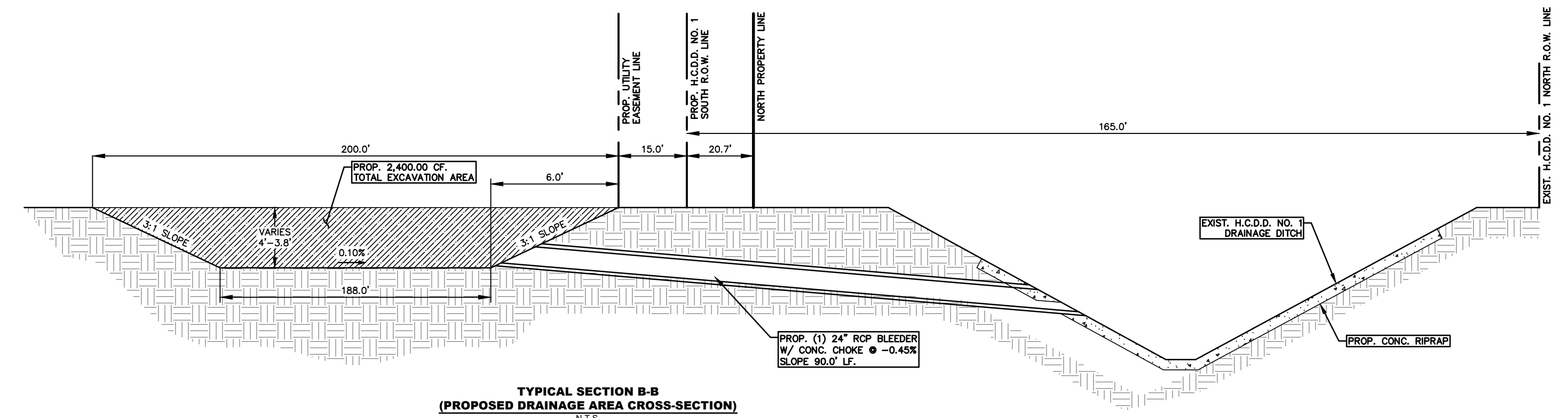
AS PER THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE POLICIES, CASA PARAISO SUBDIVISION, IS SUBJECT TO DETERMINING THE INCREASED STORMWATER RUNOFF GENERATED BY A 50-YEAR STORM WHICH PRODUCES A TOTAL VOLUME OF ±2,224 CF (0.051 AC-FT). DETENTION IS EXPECTED TO BE MITIGATED BY PROPOSED ON-SITE DRAINAGE AREA. THE SITE WILL BE GRADED TO INCREASE THE TIME OF CONCENTRATION BEFORE STORMWATER REACHES CHANNEL FLOW IN THE PROPOSED DRAINAGE AREA AND DISCHARGING INTO THE EXISTING HDD NO.1'S DRAINAGE DITCH THROUGH A 24" RCP PIPE (WITH CONCRETE CHOKE) AT A SLOPE OF 0.45% BASED ON THE RELATIVELY LOW DETENTION VOLUME REQUIRED, IT IS ANTICIPATED THAT THE DRAINAGE DITCH HAS ENOUGH CAPACITY TO ACCOMMODATE POST-DEVELOPMENT GENERATED FLOWS WITHOUT ADVERSELY IMPACTING DOWNSTREAM OR UPSTREAM CONDITIONS.

D. CONCLUSION

THE POST-DEVELOPMENT REQUIRED RUNOFF STORAGE VOLUME WILL BE HELD WITHIN THE PROPOSED DRAINAGE SWALE AND EXISTING HDD NO.1 DRAINAGE DITCH. THE EXISTING DRAINAGE DITCH HAS A TOP OF BANK ELEVATION OF ±145.23 FT AND A FLOWLINE OF ±124.57 FT. THE ADDITIONAL STORMWATER RUNOFF DETAINED WITHIN THE DITCH IS NOT EXPECTED TO ADVERSELY IMPACT THE DOWNSTREAM OR UPSTREAM CONDITIONS OF THE STORM DRAINAGE SYSTEM BASED ON THE RELATIVELY SMALL INCREASE OF POST-DEVELOPMENT RUNOFF GENERATED.



**TYPICAL SECTION A-A
(PROPOSED LINEAR DRAINAGE AREA)**



**TYPICAL SECTION B-B
(PROPOSED DRAINAGE AREA CROSS-SECTION)**

- NOTE:**
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW 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 FRONT OF LOTS TO BACK OF LOTS AT A 0.10% SLOPE.
- = FLOW ARROW
 = SLOPE ARROW

DRAINAGE REQUIREMENTS FOR CASA PARAISO SUBDIVISION:

PROPOSED USE:	2.03-AC (GROSS), 1.82-AC (NET), RESIDENTIAL
CALCULATION METHOD:	RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
DESIGN STORM:	10-YR FREQ/ 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF:	1.45 CFS
POST-DEVELOPMENT PEAK RUNOFF:	2.26 CFS
DETENTION REQUIREMENT:	0.051 AC-FT (2,224.00 CF.)
OUTFALL LOCATION:	EXISTING HDD NO. 1 DRAINAGE DITCH

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE CLASSIFICATION: "X"-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

COMMUNITY-PANEL NUMBER: 480334 0295 D
MAP REVISED: JUNE 06, 2000



PREPARED BY: MARIO ALBERTO GARCIA, PE NO. 137503 DATE

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UPON AS A FINAL DOCUMENT.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	2,224.00 CU. FT.
TOTAL DETENTION PROVIDED	2,400.00 CU. FT.

INDEX TO SHEETS OF CASA PARAISO SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; 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; H.C.D.D. 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: NANCY CINDY RODRIGUEZ	2912 N. 51ST ST.	McALLEN, TX 78501	(956) 638-8656	
ENGINEER: MARIO ALBERTO GARCIA, PE	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: June 2022

SHEET 3 OF 3
REGISTRATION # F-10602

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