



# 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 REPLAT OF OCAÑAS SUBDIVISION PRECINCT No. 1.

ENGINEER: SAMS ENGINEERING & SURVEYING, INC. DEVELOPER: JOSE DOMINGO OCAÑAS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF ELDORA ROAD APPROXIMATELY ¼ MILE EAST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF ALAMO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-17-2022 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ELDORA ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL ROW REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-25-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-24-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: ELDORA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 06-22-2022 : 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

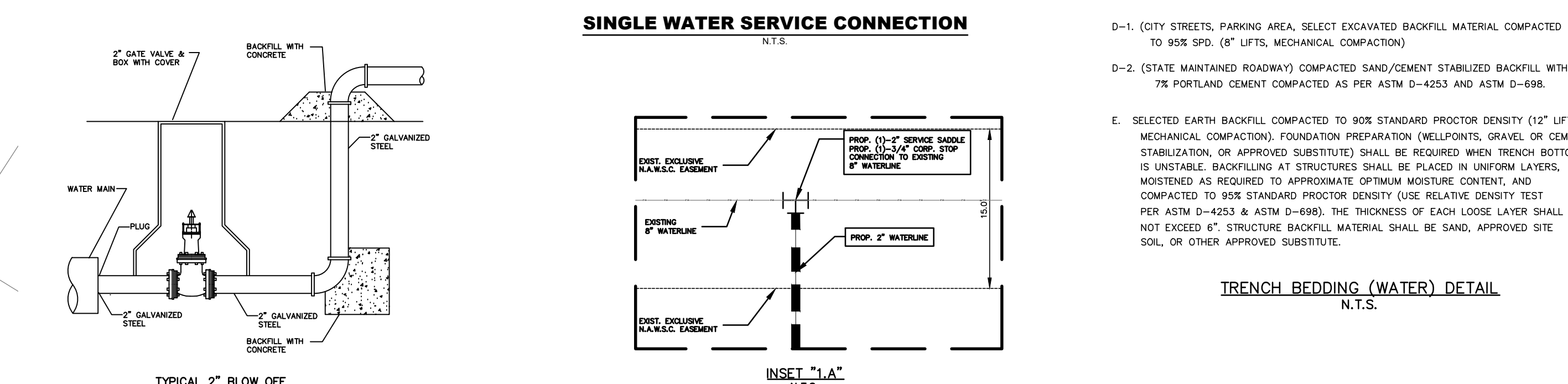
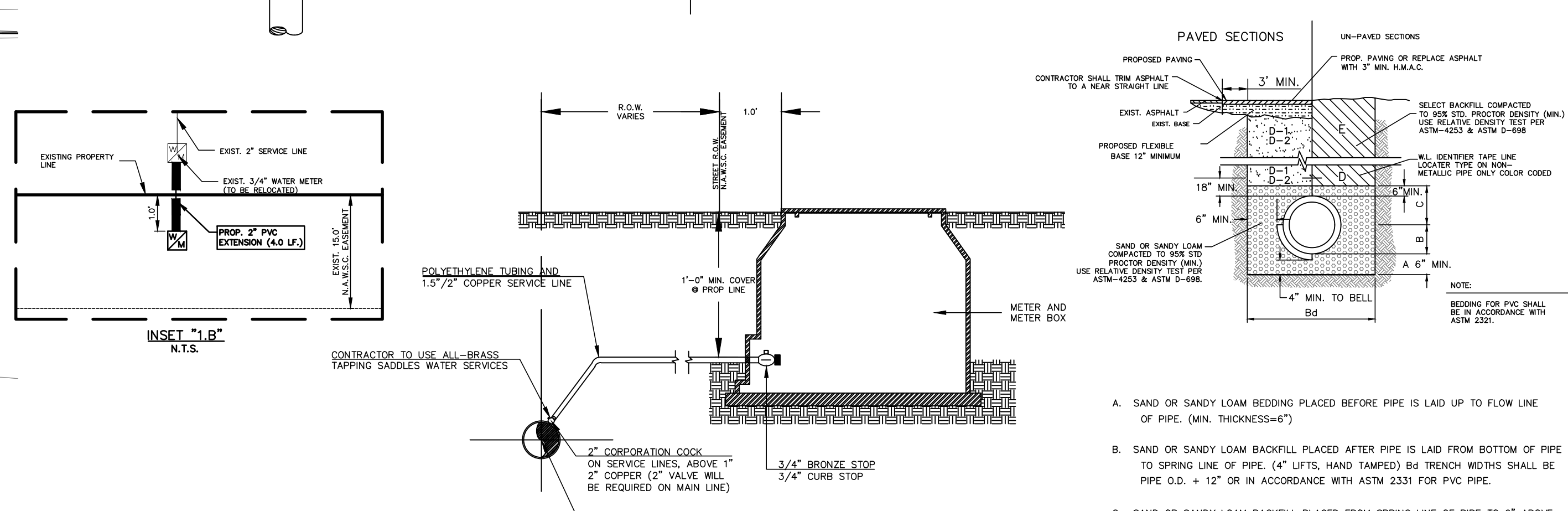
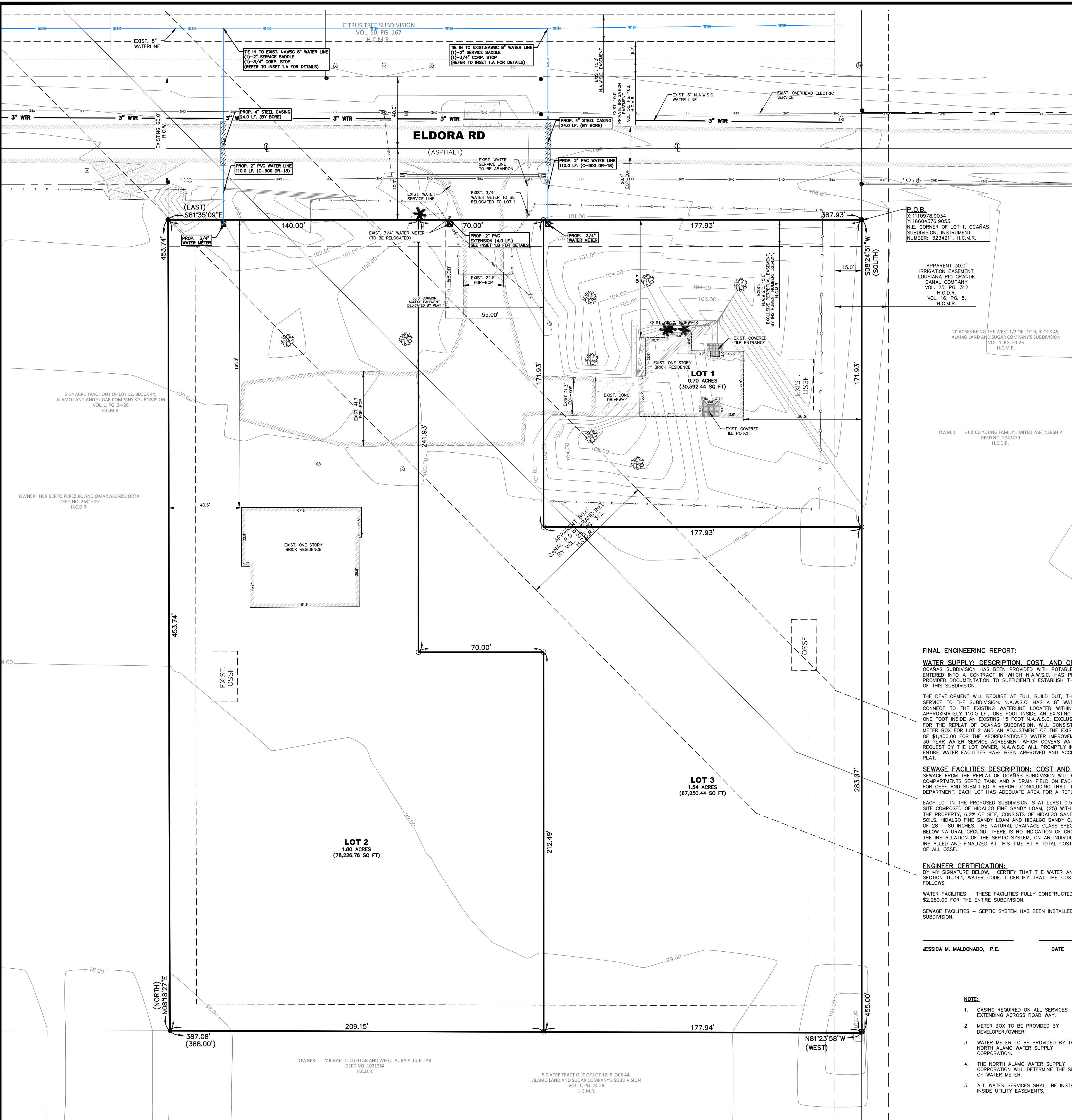
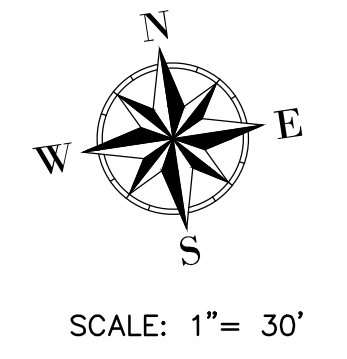
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning,  
other departments and the approval of the City of ALAMO

**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.



# REPLAT OF OCAÑAS SUBDIVISION UTILITY LAYOUT



**FINAL ENGINEERING REPORT:**  
**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 OCAÑAS 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 8\"/>

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**  
 SEWAGE FROM THE REPLAT OF OCAÑAS 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.

EVERY 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 (23) 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 (28) 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 BETWEEN DEPTHS 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\"/>

**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 \$2,250.00 WHICH EQUALS TO \$2,250.00 FOR THE ENTIRE SUBDIVISION.  
 SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,000.00 FOR THE ENTIRE SUBDIVISION.

**FINAL ENGINEERING REPORT:**  
**SUMINISTRO DE AGUA, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:**  
 EL REPLAT DE OCAÑAS 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 DE 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 8\"/>

**DRENAJE, DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD**  
 EL DRENAJE SANITARIO DE EL REPLAT SUBDIVISION OCAÑAS, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTAMENTO DOBLE Y AREA DE DRENAJO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE REEMPLAZA 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 SITO COMPLETO DE HIDALGO ARENA FINA ARCILLOSA (23) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LA ESQUINA NOROCCIDENTE DE LA PROPIEDAD, 6.2% DEL SITO, CONSISTE DE HIDALGO ARENA MARGA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE, Y UNA ALTA PERMEABILIDAD. LOS DOS TIPOS DE SUELOS Y HIDALGO ARENA FINA ARCILLOSA Y HIDALGO ARENA MARGA ARCILLOSA SE EXTIENDEN HASTA 28 PULGADAS DEBAJO DEL TERRENO NATURAL, CON MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 28 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPERADA PARA ESTA PROPIEDAD SERA "BIEN DRENAJA" CON UNA LIMITACION 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\"/>

**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 \$2,250.00, CUAL ES IGUAL A \$2,250.00 PARA TODA LA SUBDIVISION.  
 SERVICIOS DE DRENAJE SANITARIO - SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,000.00 POR LOTE (TODOS INCLUSIVOS), CON UN TOTAL DE \$2,000.00 PARA TODA LA SUBDIVISION.

JESSICA M. MALDONADO, P.E. DATE

JESSICA M. MALDONADO, P.E. DATE

**NOTE:**

- 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.
- THE NORTH ALAMO WATER SUPPLY CORPORATION WILL DETERMINE THE SIZE OF WATER METER.
- ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.

**COST ESTIMATE:**  
 DRAINAGE IMPROVEMENTS: \$6,284.00  
 WATER DISTRIBUTION: \$2,250.00  
 OSSF: \$2,000.00

**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) JOSE DOMINGO OCAÑAS AND WIFE BEATRIZ OCAÑAS SUBDIVIDER OF REPLAT OF OCAÑAS SUBDIVISION, CERTIFY THAT THE PERMITS HAVE BEEN OBTAINED AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE PROPERTY 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.

OWNER: JOSE DOMINGO OCAÑAS  
 OWNER: BEATRIZ OCAÑAS

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOSE DOMINGO OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
OWNER: BEATRIZ OCAÑAS	909 E. ELDORA RD.	ALAMO, TX 78516	(956) 378-0255	NONE
ENGINEER: JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, 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

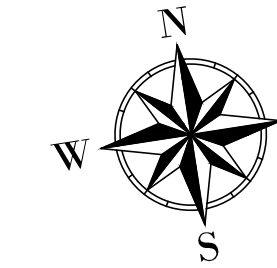
**SAM Engineering & Surveying**  
 200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880  
 McALLEN, TEXAS 78501 FAX: (956) 702-8883

INDEX TO SHEETS OF OCAÑAS SUBDIVISION

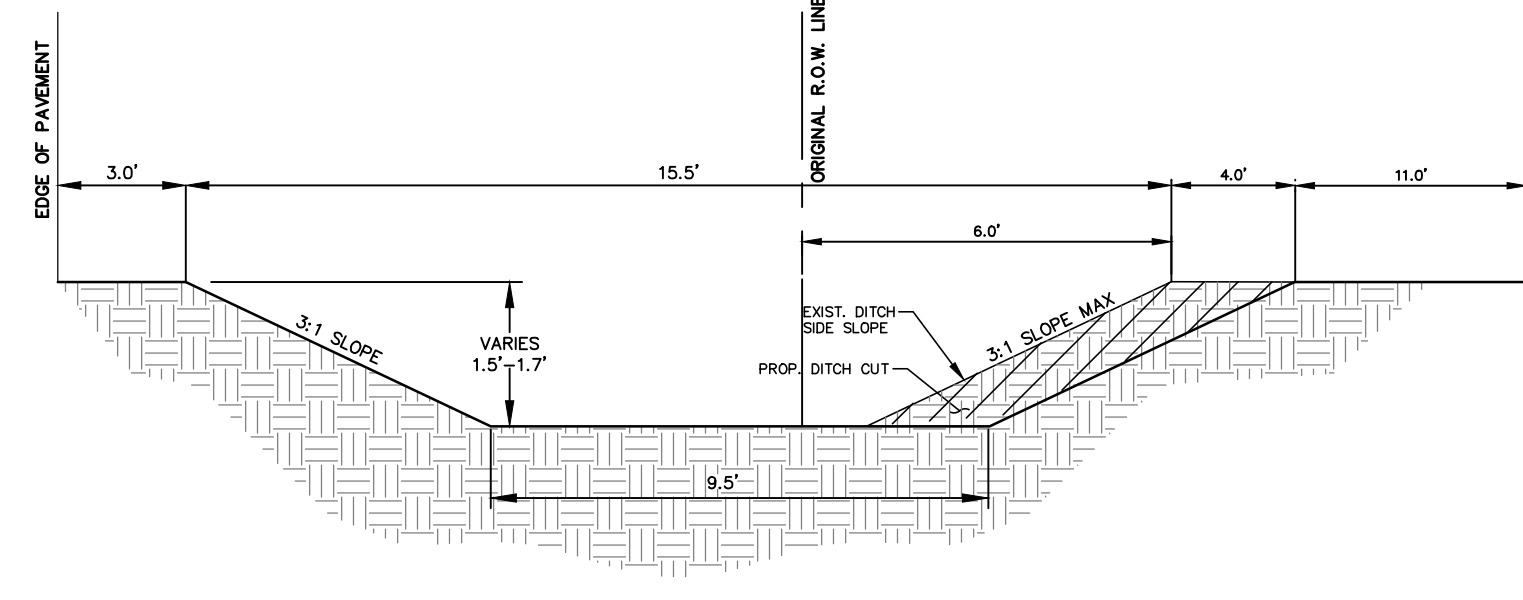
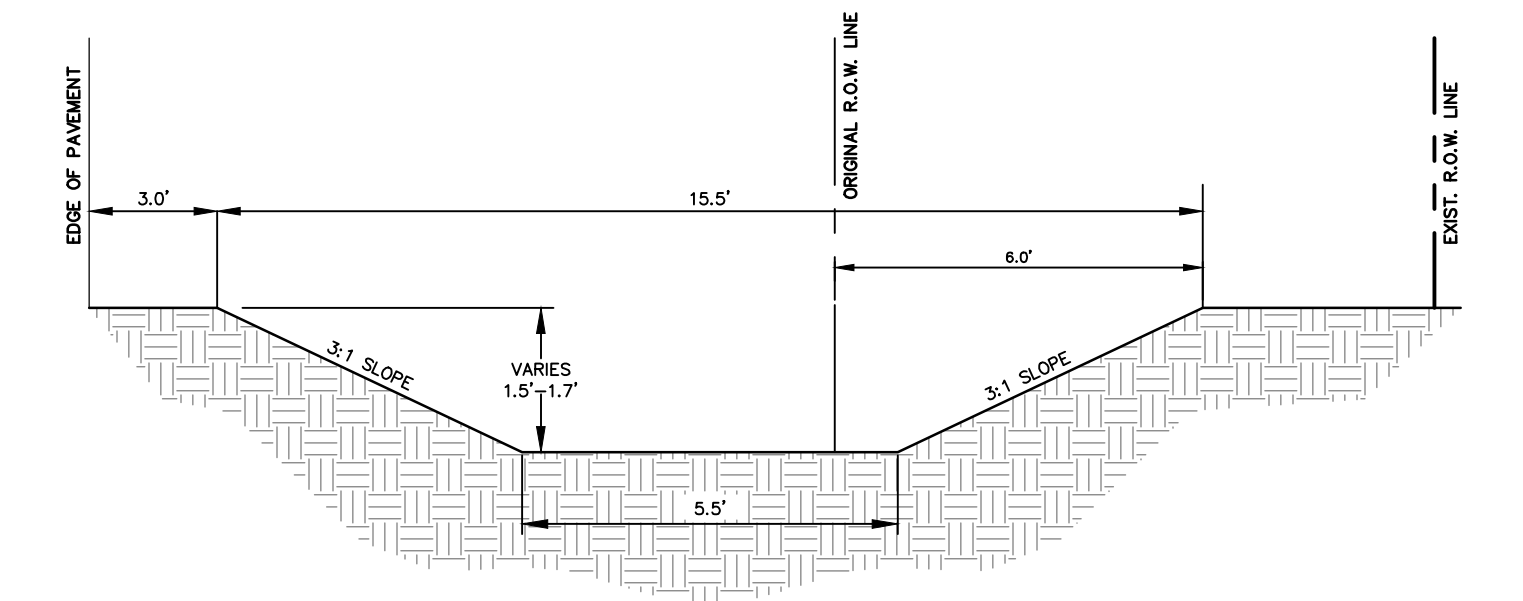
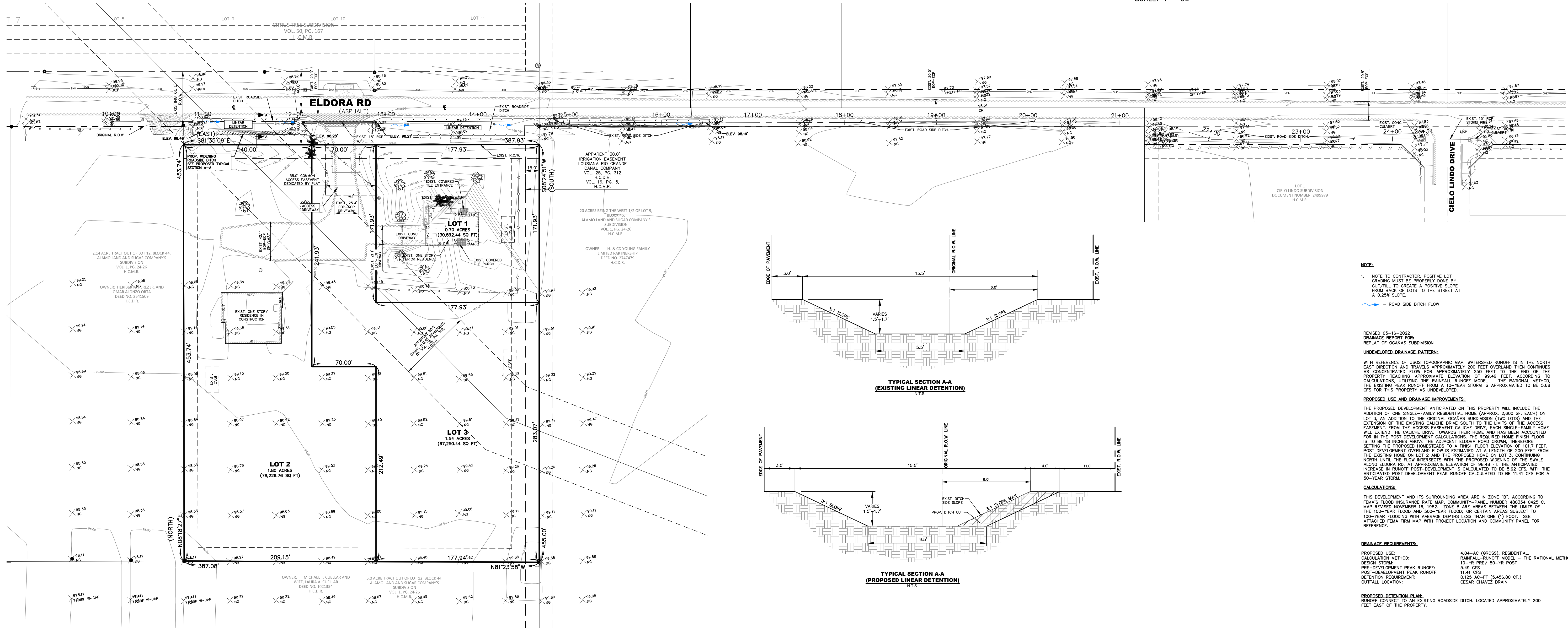
SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, AND E.T. PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL 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; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT 22, AND H.C.H.S. 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 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

# REPLAT OF OCAÑAS SUBDIVISION DRAINAGE LAYOUT



SCALE: 1" = 50'



**NOTE:**  
1. 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 05-16-2022  
DRAINAGE REPORT FOR:  
REPLAT OF OCAÑAS SUBDIVISION  
**UNDEVELOPED DRAINAGE PATTERN:**  
WITH REFERENCE TO USGS TOPOGRAPHIC MAP, WATERSHED RUNOFF IS IN THE NORTH EAST DIRECTION AND TRAVELS APPROXIMATELY 200 FEET OVERLAND THEN CONTINUES AS CONCENTRATED FLOW FOR APPROXIMATELY 250 FEET TO THE END OF THE PROPERTY REACHING APPROXIMATE ELEVATION OF 98.46 FEET. ACCORDING TO CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATED TO BE 5.98 CFS FOR THIS PROPERTY AS UNDEVELOPED.

**PROPOSED USE AND DRAINAGE IMPROVEMENTS:**  
THE PROPOSED DEVELOPMENT ANTICIPATED ON THIS PROPERTY WILL INCLUDE THE ADDITION OF ONE SINGLE-FAMILY RESIDENTIAL HOME (APPROX. 2,600 SF. EACH) ON LOT 3, AN ADDITION TO THE ORIGINAL OCAÑAS SUBDIVISION (TWO LOTS) AND THE EXTENSION OF THE EXISTING CALOCHÉ DRIVE SOUTH TO THE LIMITS OF THE ACCESS EASEMENT FROM THE ACCESS EASEMENT CALOCHÉ DRIVE. EACH SINGLE-FAMILY HOME WILL EXTEND THE CALOCHÉ DRIVE TOWARDS THEIR HOME AND HAS BEEN ACCOUNTED FOR IN THE POST DEVELOPMENT CALCULATIONS. THE REQUIRED HOME FINISH FLOOR IS TO BE 18 INCHES ABOVE THE ADJACENT ELDORA ROAD CROWN, THEREFORE SETTING THE PROPOSED HOMESTEADS TO A FINISH FLOOR ELEVATION OF 101.7 FEET. POST DEVELOPMENT OVERLAND FLOW IS ESTIMATED AT A LENGTH OF 200 FEET FROM THE EXISTING HOME ON LOT 2 AND THE PROPOSED HOME ON LOT 3, CONTINUING NORTH UNTIL THE FLOW INTERSECTS WITH THE PROPOSED WIDENING OF THE SMALL ALONG ELDORA RD. AT APPROXIMATE ELEVATION OF 98.48 FT. THE ANTICIPATED INCREASE IN RUNOFF POST-DEVELOPMENT IS CALCULATED TO BE 5.92 CFS, WITH THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED TO BE 11.41 CFS FOR A 50-YEAR STORM.

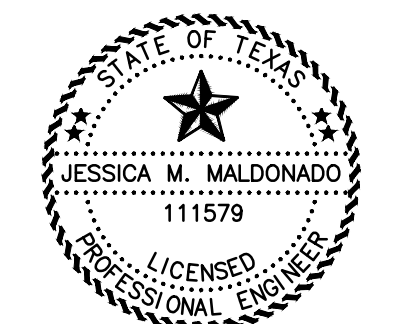
**CALCULATIONS:**  
THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "B", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE B ARE AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

**DRAINAGE REQUIREMENTS:**  
PROPOSED USE: 4.04-AC (GROSS), RESIDENTIAL - THE RATIONAL METHOD  
CALCULATION METHOD: RAINFALL-RUNOFF MODEL  
DESIGN STORM: 10-YR PRE / 50-YR POST  
PRE-DEVELOPMENT PEAK RUNOFF: 5.98 CFS  
POST-DEVELOPMENT PEAK RUNOFF: 11.41 CFS  
DETECTION REQUIREMENT: 0.125 AC-FT (1,456.00 CU. FT.)  
OUTFALL LOCATION: CESAR CHAVEZ DRAIN

**PROPOSED DETENTION PLAN:**  
RUNOFF CONNECT TO AN EXISTING ROADSIDE DITCH, LOCATED APPROXIMATELY 200 FEET EAST OF THE PROPERTY.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	5,456.00 CU. FT.
LINEAR DETENTION PROVIDED	5,716.52 CU. FT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "B" AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT. COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.



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

DATE:

INDEX TO SHEETS OF OCAÑAS SUBDIVISION	
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