



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: 8-18-2022

PROPOSED LOS PUEBLOS SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: CAYETANO DEVELOPMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 51 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 7

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 12 NORTH ROAD AND OLD LA BLANCA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-16-21 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET INTO MILE 12 NORTH ROAD. AND 30.0 FEET INTO OLD LA BLANCA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-22-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 07-14-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" & 2" LOCATION: MILE 12 NORTH ROAD & OLD LA BLANCA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 07-21-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 10, 2021

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

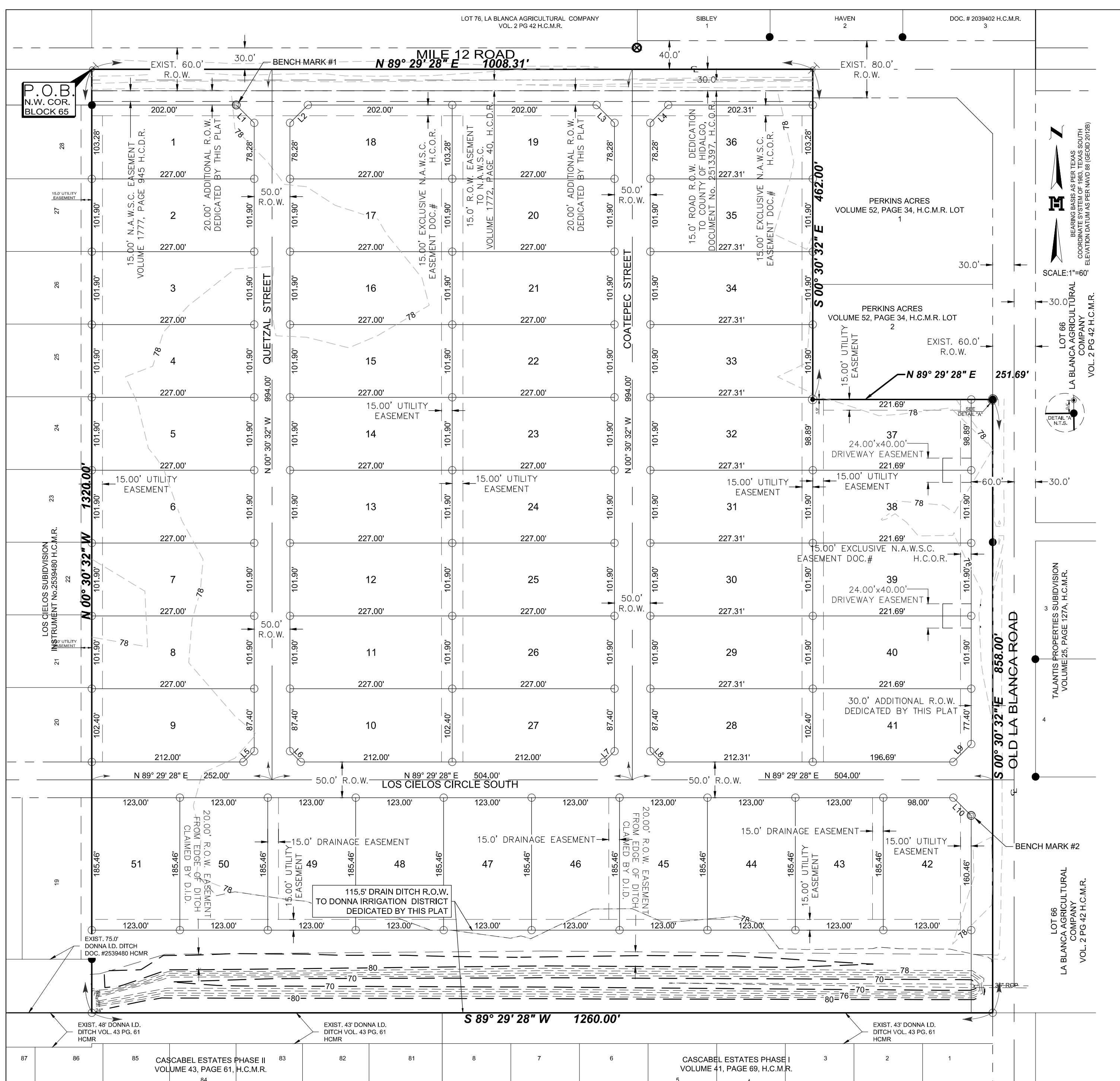
Final Approval subject to recommendations other departments

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.*

Map of LOS PUEBLOS SUBDIVISION

BEING A RESUBDIVISION OF 35.512 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 65, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS



METES & BOUNDS

A TRACT OF LAND CONTAINING 35.512 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 65, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS, WHICH SAID 35.512 ACRES CONSIST OF: A CERTAIN TRACT CONVEYED TO TRES TERRENOS RGV, L.P., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3261470 AND DOCUMENT NUMBER 3261473, HIDALGO COUNTY OFFICIAL RECORDS, SAID 35.512 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID BLOCK 65, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 89° 29' 28" E A DISTANCE OF 1,008.31 FEET TO A NAIL SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 00° 30' 32" E AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 12 ROAD, CONTINUING A TOTAL DISTANCE OF 462.00 FEET TO AN IRON PIPE FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 89° 29' 28" E A DISTANCE OF 251.69 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 00° 30' 32" E ALONG THE WEST RIGHT-OF-WAY LINE OF OLD LA BLANCA ROAD, AT A DISTANCE OF 199.65 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 858.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89° 29' 28" W ALONG THE SOUTH LINE OF SAID BLOCK 65, A DISTANCE OF 1,260.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 00° 30' 32" W AT A DISTANCE OF 1,290.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 12 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.512 ACRES OF WHICH 0.694 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 ROAD, LEAVING A NET OF 34.818 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE 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 THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 2022.

TRES TERRENOS RGV, L.P.
BY: TRES TERRENOS RGV GP, LLC
JOHN R. MAYS, MANAGER
11410 NORTH F.M. 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
TRES TERRENOS RGV, L.P. BY: TRES TERRENOS RGV GP, LLC OWNER: JOHN R. MAYS, MANAGER	11410 NORTH F.M. 493	DONNA, TX 78537	C/O (956) 381-1839	C/O (956) 381-1839
ENGINEER: MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR: RUBEN JAMES DE JESUS R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, TRES TERRENOS RGV, L.P., AS OWNERS OF THE 35.512 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY LOS PUEBLOS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE 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.

TRES TERRENOS RGV, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: TRES TERRENOS RGV GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,

ITS: GENERAL PARTNER

JOHN R. MAYS, MANAGER
11410 NORTH F.M. 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 11-11-2019
ENGINEERING JOB No. 21124.00



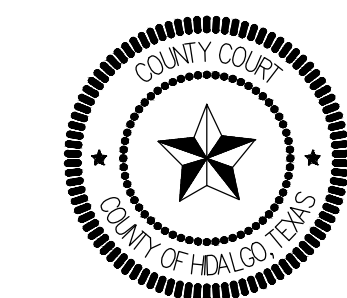
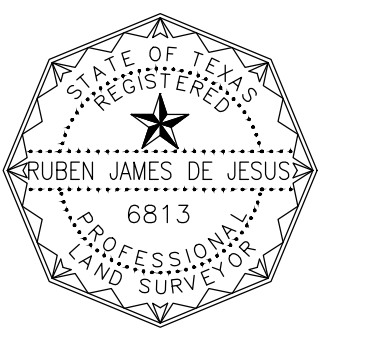
STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A 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, OR 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS THE _____ DAY OF _____, 2020.

RUBEN JAMES DE JESUS, R.P.L.S. No.6813
STATE OF TEXAS

DATE SURVEYED: 11-03-2020
T-1125, PG. 1
SURVEY JOB # 21452.08



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

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

BY: _____ DEPUTY

AS-BUILT 7-5-22

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

LOS PUEBLOS SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY, AT THE SOUTHEAST CORNER OF MILE 12 ROAD & OLD LA BLANCA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA (POPULATION 17,429). LOS PUEBLOS SUBDIVISION LIES APPROXIMATELY 1.25 MILES FROM THE CITY LIMITS AND 13 WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.

THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

NOTE: THERE ARE 51 LOTS WITHIN THIS SUBDIVISION.

INDEX TO SHEET OF LOS PUEBLOS SUBDIVISION

SHEET 1: HEADING; INDEX; E.T.J.; LOCATION MAP; LOTS, STREETS AND EASEMENT LAYOUT, RIGHT-OF-WAY, EASEMENTS, LOT LINE TABLE, METES & BOUNDS; OWNERS DEDICATION, NOTARY STATEMENT, ENGINEERS AND SURVEYORS CERTIFICATION; COUNTY CLERK CERTIFICATION, N.A.W.S.C. & R.O.W. EASEMENT SIGNATURE.

SHEET 2: ENGINEERS AND SURVEYORS CERTIFICATION; H.C. JUDGE, MAYOR AND P&Z APPROVAL SIGNATURE, H.C.D.D. #1 SIGNATURE, DONNA IRRIGATION DISTRICT SIGNATURE, HIDALGO COUNTY HEALTH DEPARTMENT, GENERAL NOTES.

SHEET 3: MAP OF WATER DISTRIBUTION; INCLUDING DESCRIPTION OF WATER AND OSSF; ENGINEERS CERTIFICATION (ENGLISH AND SPANISH), WATER DETAILS.

SHEET 4: MAP OF TOPOGRAPHY, STORM DRAINAGE PLAN, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, CONSTRUCTION DETAILS.

SHEET 5: STREET LAYOUT AND CONSTRUCTION DETAILS.

LEGEND

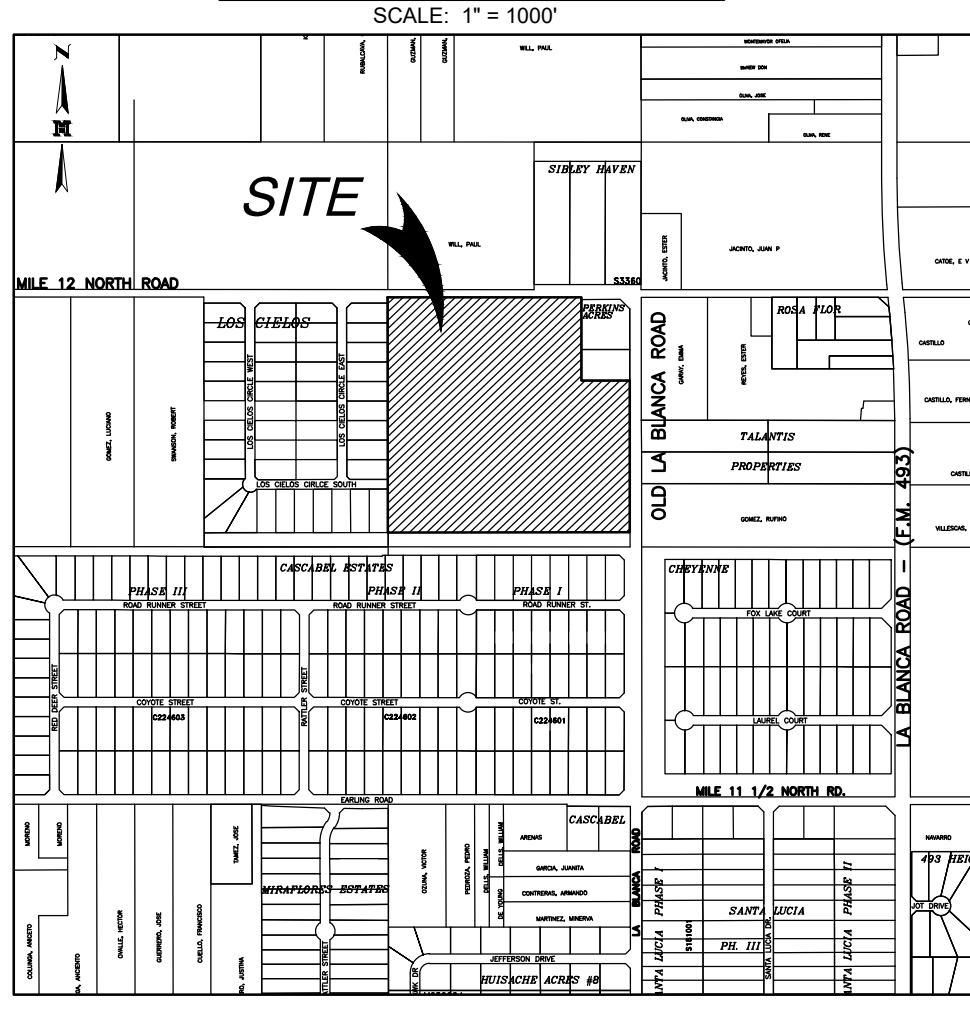
- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND PIPE
- BENCH MARK SET IN CONCRETE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

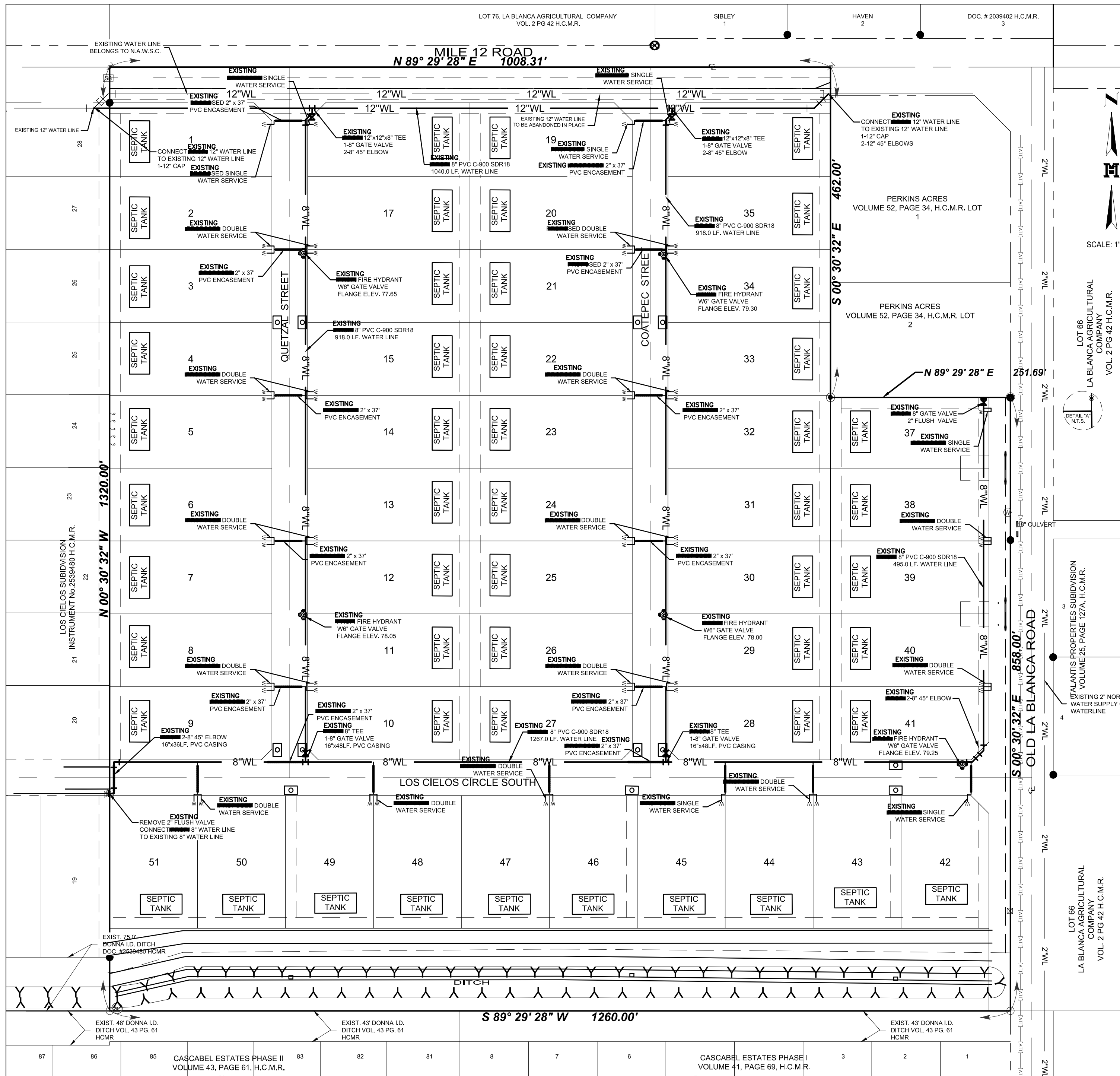
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
V.L.D.W.S.W. - VENDORS LIEN DEED WITH SPECIAL WARRANTY
W.D. - WARRANTY DEED
SQ. FT. - SQUARE FEET
C.L. - CENTER LINE
P. - PROPERTY LINE

MELDEN & HUNT INC.
TEXAS REGISTER F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CIRO H.J. DATE: 07-01-21.
FINAL CHECK DATE: _____

LOCATION MAP





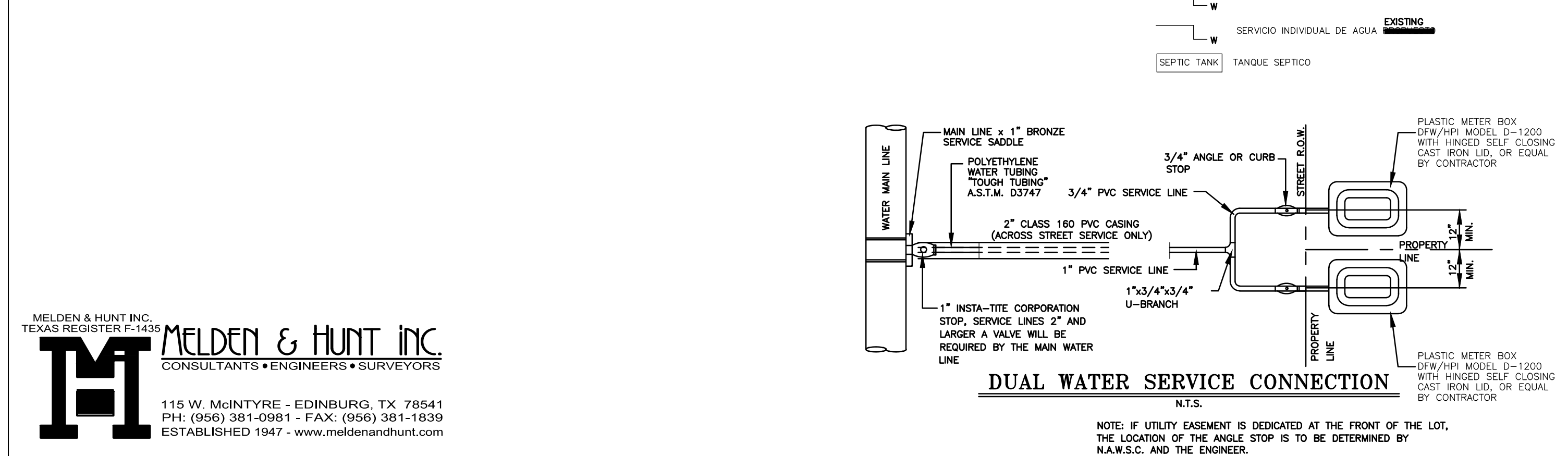
MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

Map of LOS PUEBLOS SUBDIVISION

BEING A RESUBDIVISION OF 35.512 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 65, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS

COST ESTIMATE:
 WATER DISTRIBUTION: \$ 182,088.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 127,500.00
 DRAINAGE IMPROVEMENTS: \$ 328,890.50
 PAVING IMPROVEMENTS: \$ 496,454.50

ESTIMACION DE COSTOS:
 SERVICIO DE AGUA POTABLE: \$ 182,088.00
 SERVICIO DE DRENAJE SANITARIO \$ 127,500.00
 DREAJE PLUVIAL: \$ 328,890.50
 PAVIMENTACION DE CALLES: \$ 496,454.50



WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 12\"/>

WATER DISTRIBUTION FOR THE LOS PUEBLOS SUBDIVISION CONSISTS OF TWENTY-TWO (22) DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2\"/>

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM LOS PUEBLOS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE SUBDIVIDER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM AND HIDALGO SANDY CLAY. FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM & HIDALGO SANDY CLAY EXTENDING UP TO 36\"/>

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 2,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF 127,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

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 AND THE UNCONSTRUCTED 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 \$207,738.00 WHICH EQUALS TO \$4,073.29 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$127,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ **DATE** _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435
 MARIO A. REYNA
 117368
 PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

1. 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 AND/OR WATER WELLS FOR EACH LOT(S) 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, TRES TERRENOS ROY, L.P., TRES TERRENOS ROY GP, LLC SUBDIVIDER OF LOS PUEBLOS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOHN R. MAYS, MANAGER
 111410 NORTH F.M. 493
 DONNA, TEXAS 78537

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOS PUEBLOS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. CONSISTE DE UN CONDUCTO DE AGUA DE 12\"/>

DEL CONDUCTO DE AGUA DE 8\"/>

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. 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 ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CERTIFICACION:

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$207,738.00 O \$4,073.29 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,500.00 A UN COSTO TOTAL DE \$127,500.00 TODA LA SUBDIVISION.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES 2,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$127,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPCCION).

ENGINEER'S SIGNATURE _____ **DATE** _____

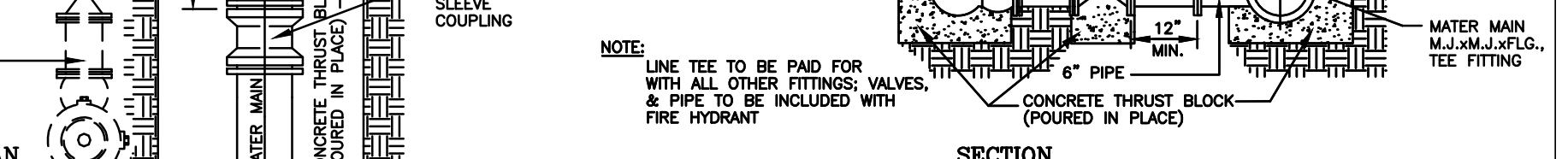
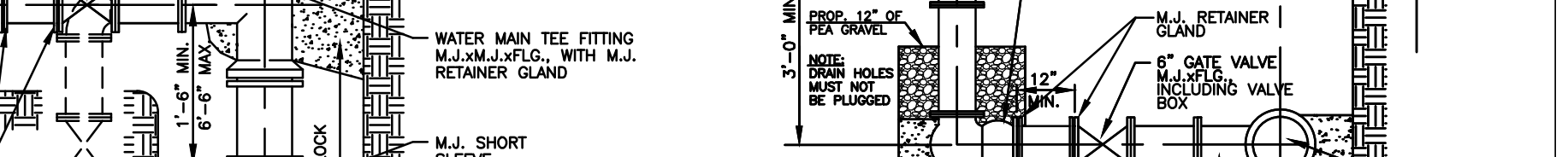
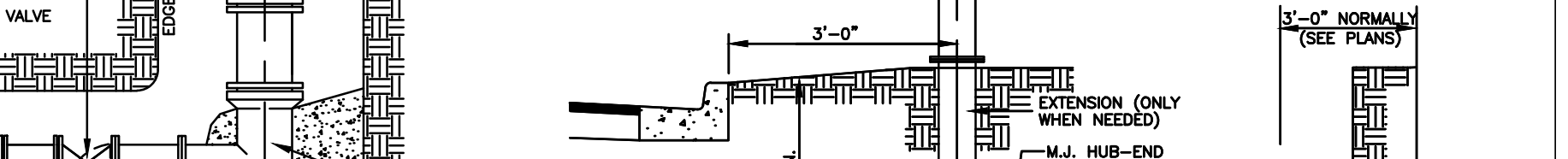
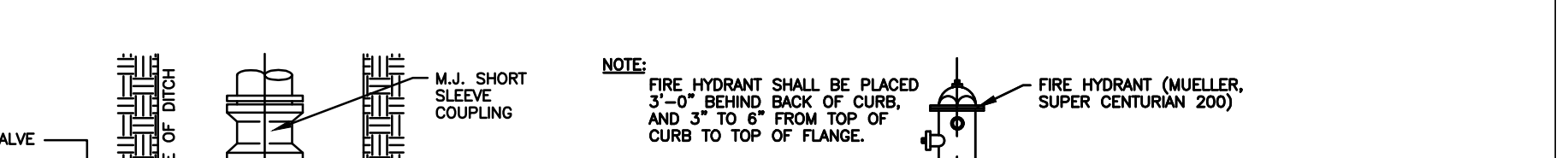
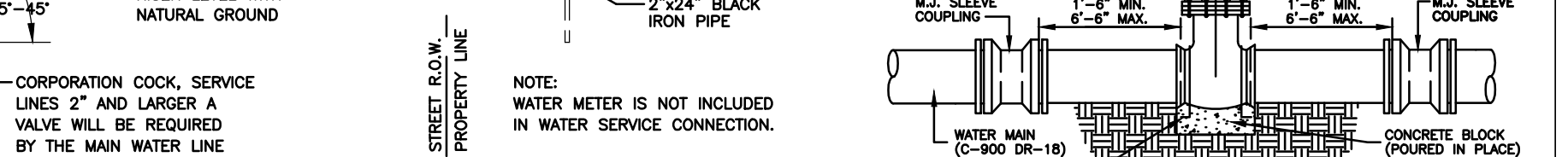
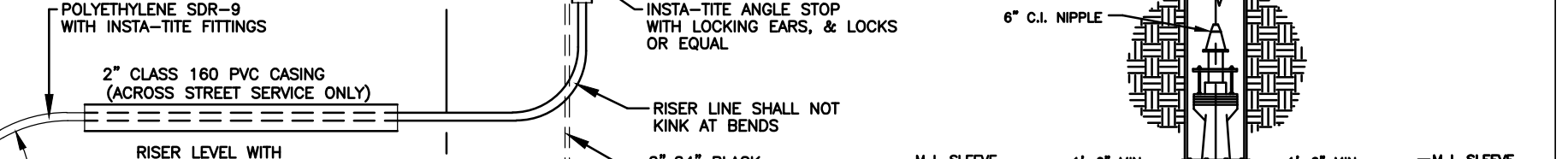
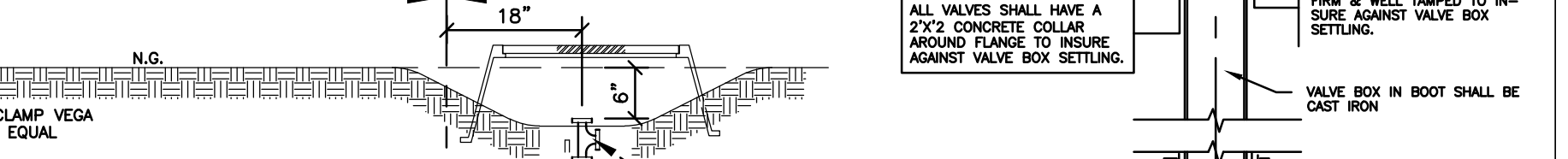
MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435
 MARIO A. REYNA
 117368
 PROFESSIONAL ENGINEER

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$207,738.00 O \$4,073.29 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,500.00 A UN COSTO TOTAL DE \$127,500.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ **DATE** _____

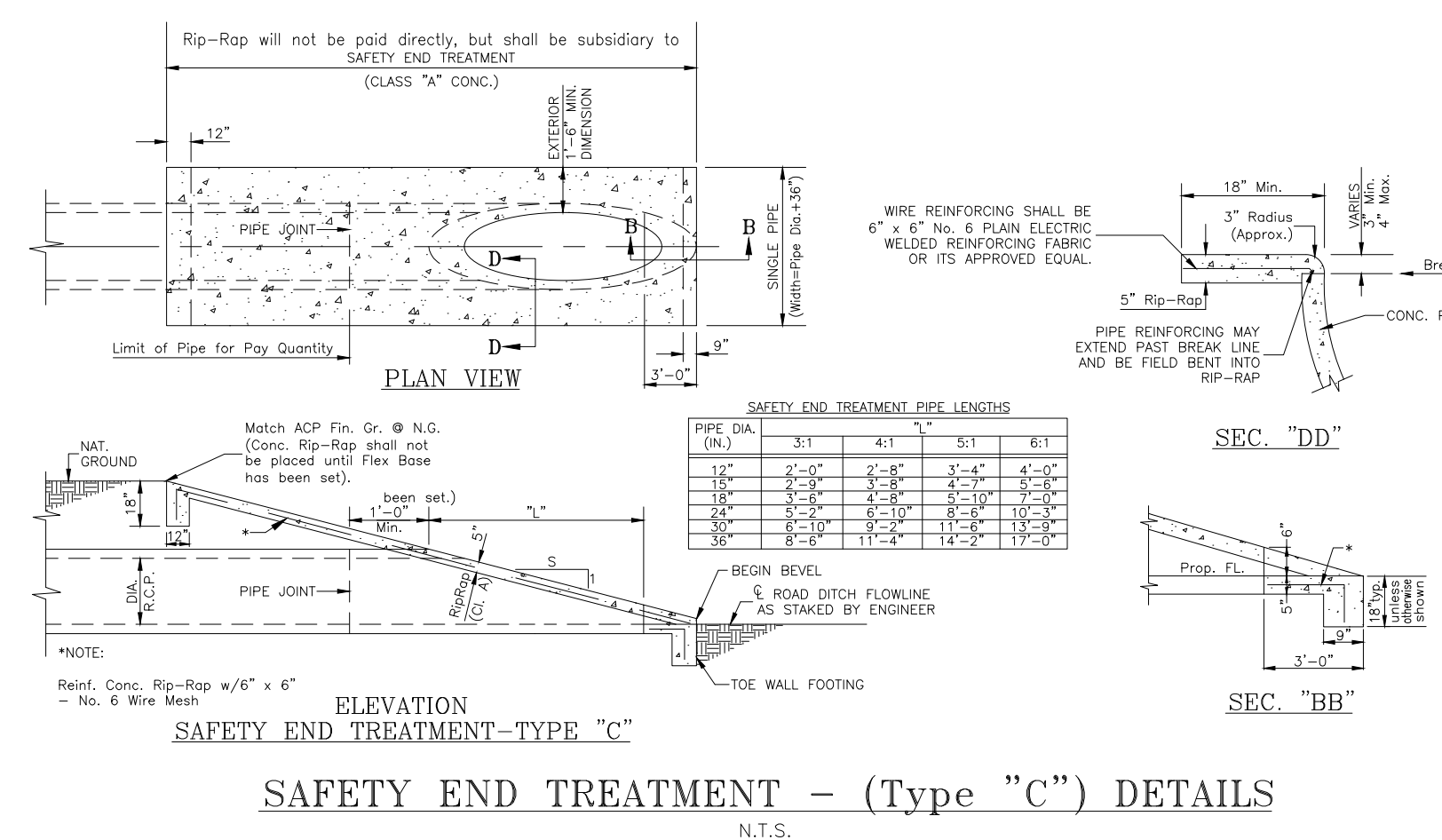
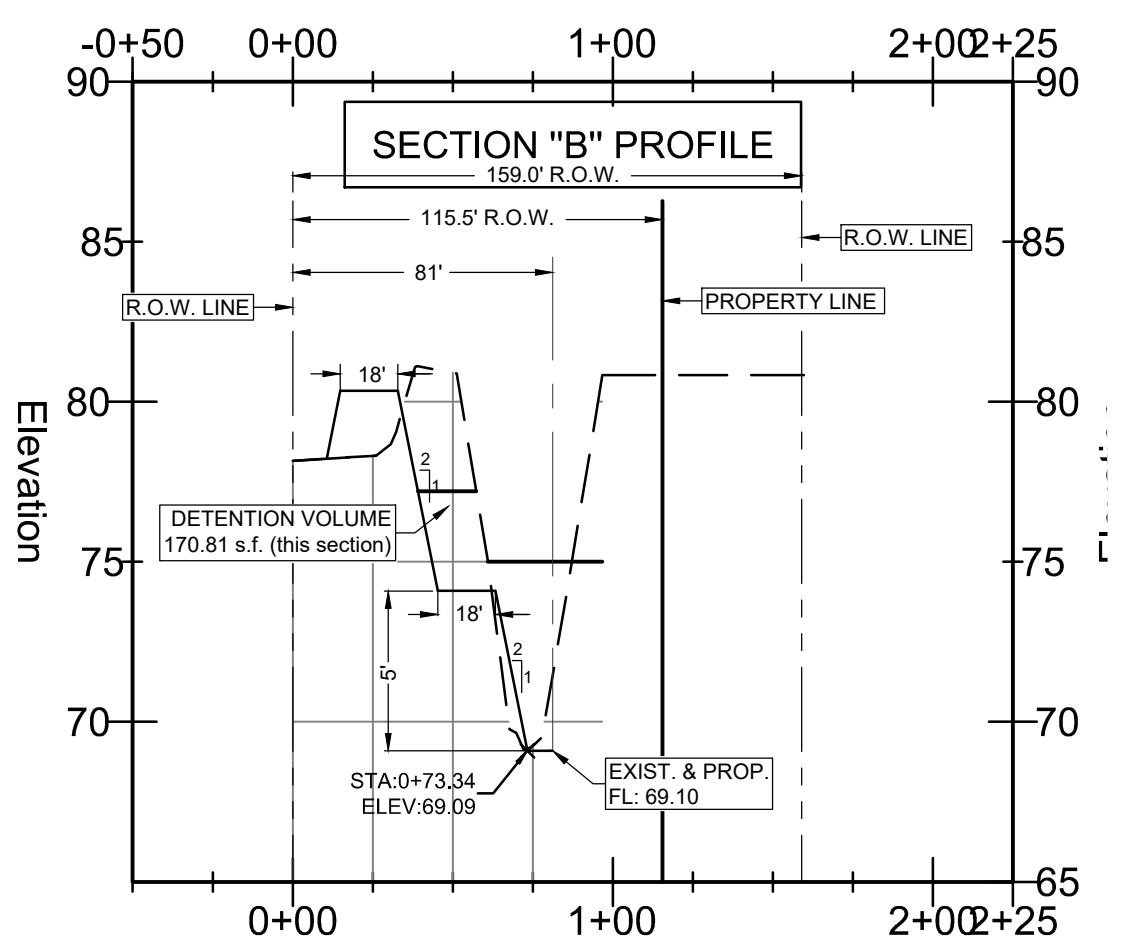
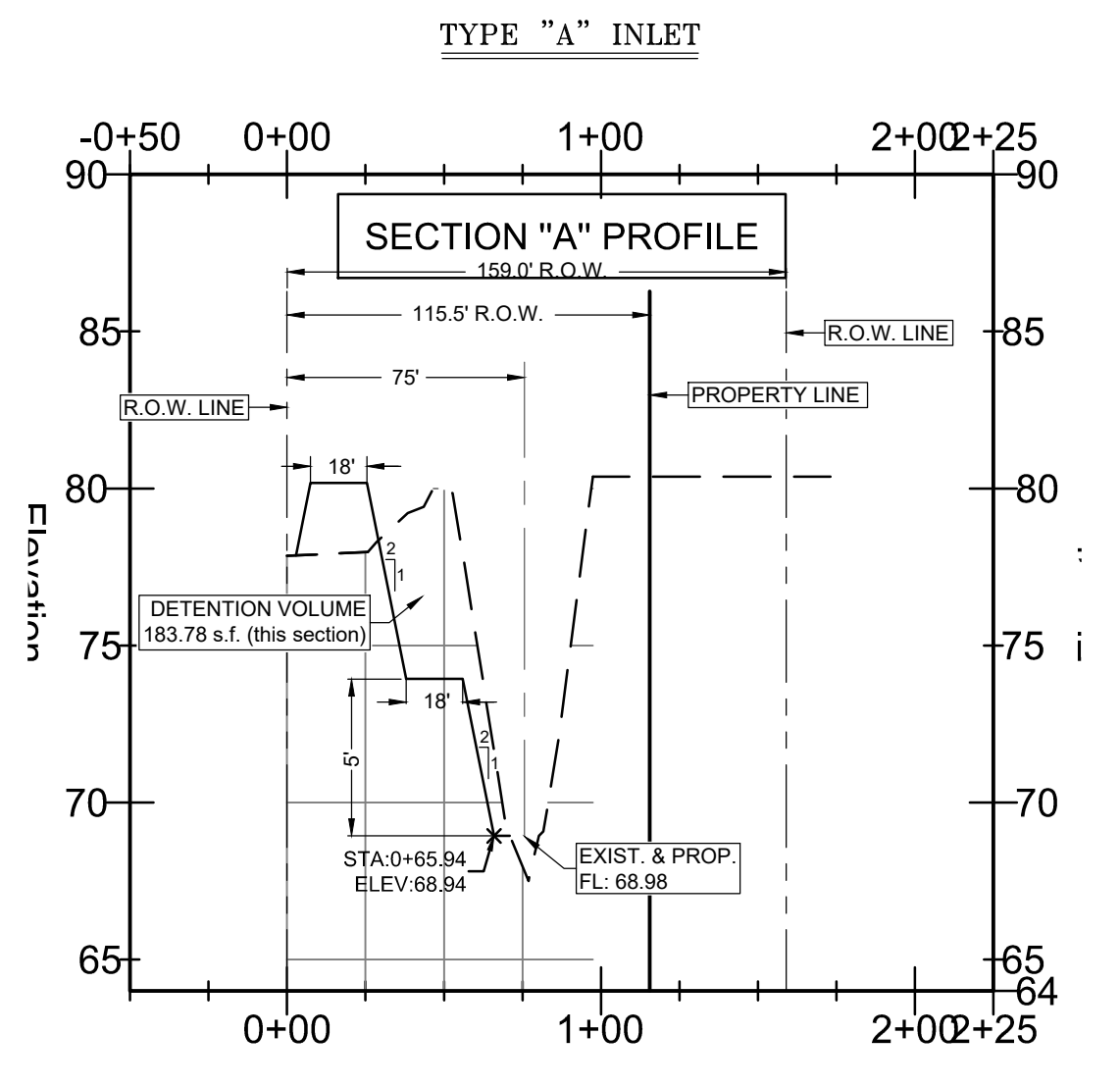
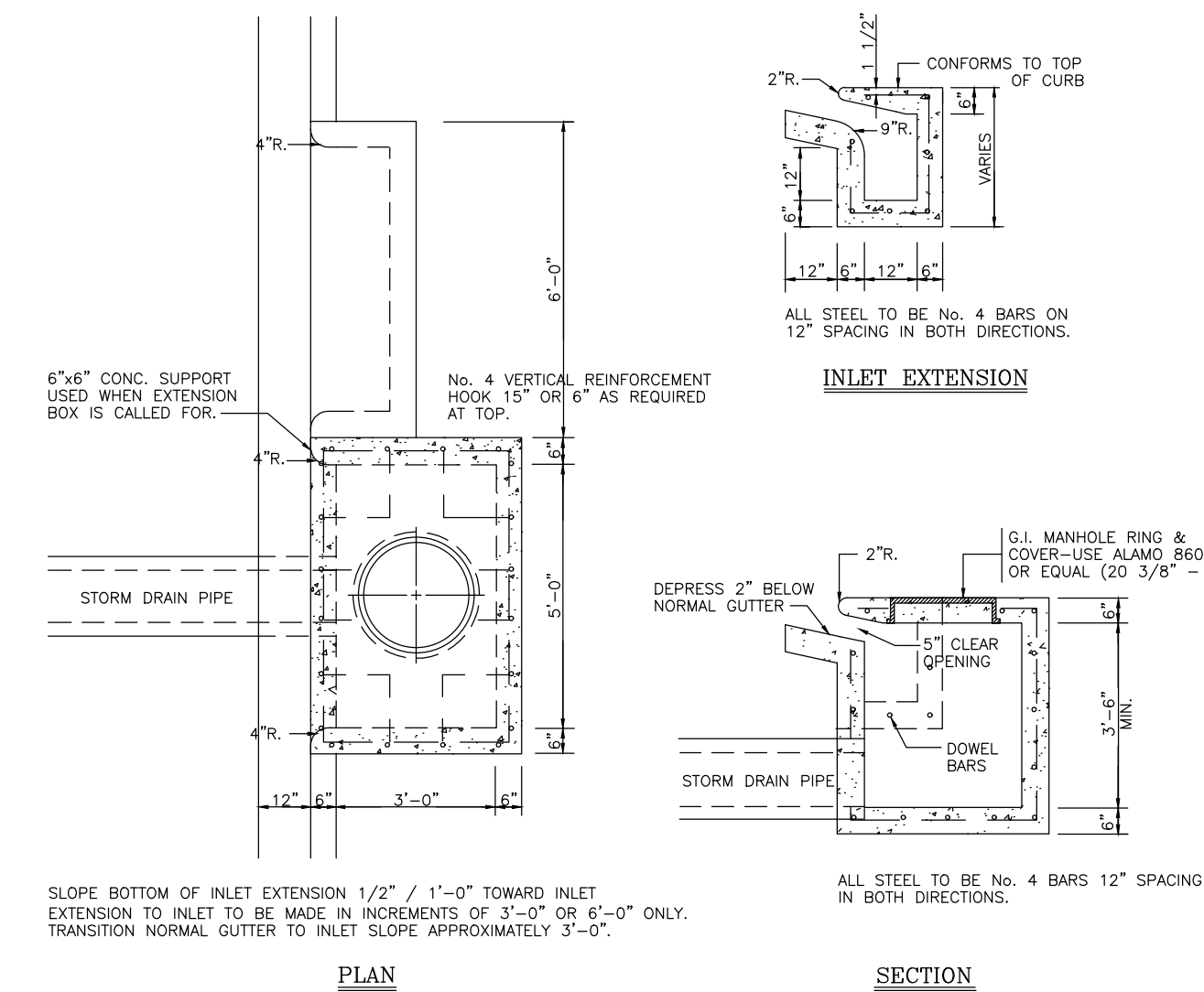
MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435
 MARIO A. REYNA
 117368
 PROFESSIONAL ENGINEER



BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
ELEVATION DATUM AS PER NAVD 83 (GEOID 2016)
SCALE: 1"=100'

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
Map of
LOS PUEBLOS SUBDIVISION

BEING A RESUBDIVISION OF 35.512 ACRES SITUATED
IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART
OR PORTION OUT OF BLOCK 65, LA BLANCA
AGRICULTURAL COMPANY'S SUBDIVISION "B",
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS



DRAINAGE STATEMENT
LOS PUEBLOS SUBDIVISION A TRACT OF LAND CONTAINING 35.512 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 65, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION LIES IN ZONE "C", WHICH IS DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF OLD LA BLANCA ROAD & MILE 12 ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 51 RESIDENTIAL LOTS, CURRENTLY INSIDE THE CITY OF DONNA E.T.J.

THE SOILS IN THIS AREA (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY, WHICH ARE IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

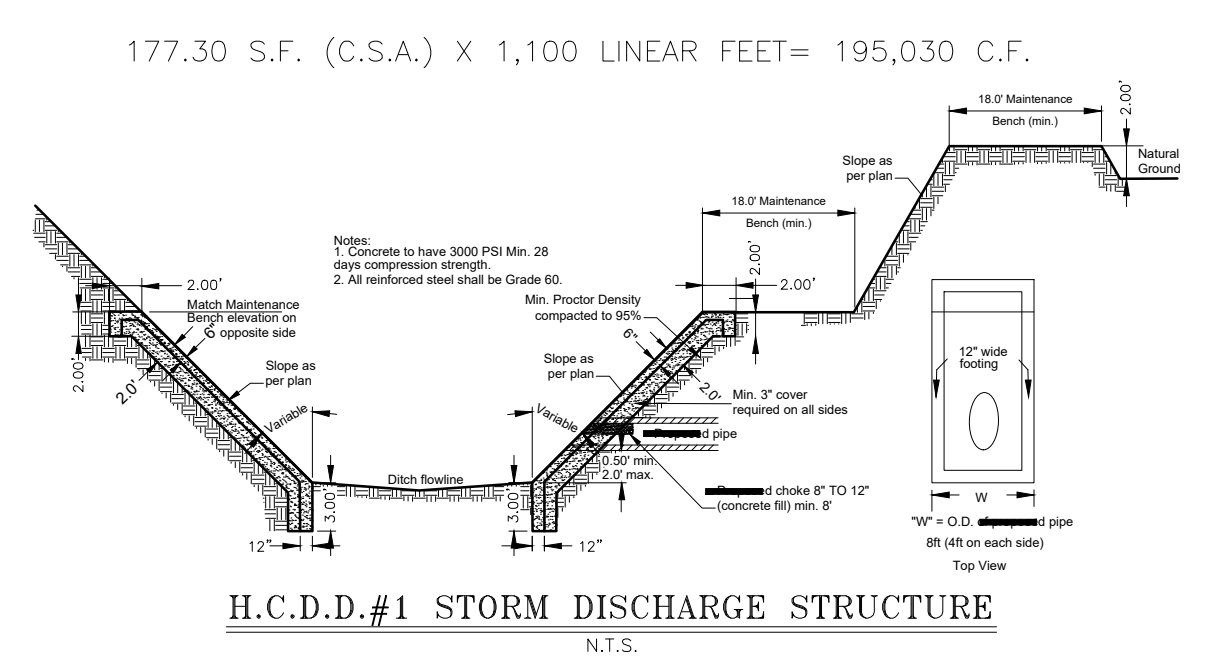
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 15.63 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 50.80 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 35.17 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 30". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING DONNA IRRIGATION DISTRICT DRAIN, WHICH WILL BE WIDENED.

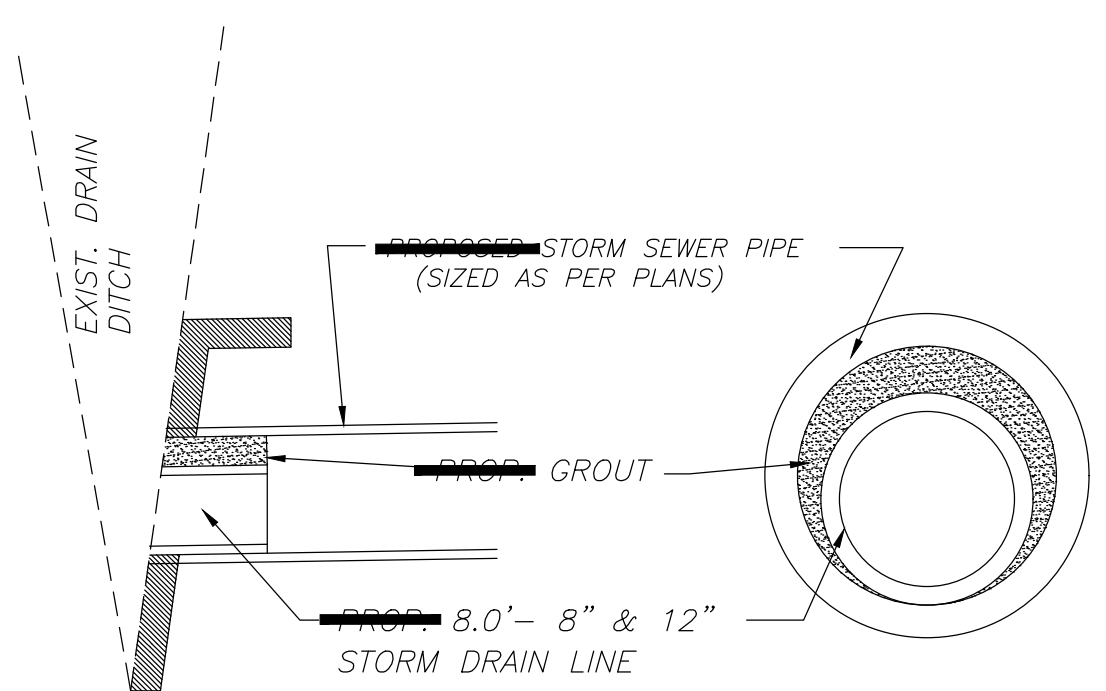
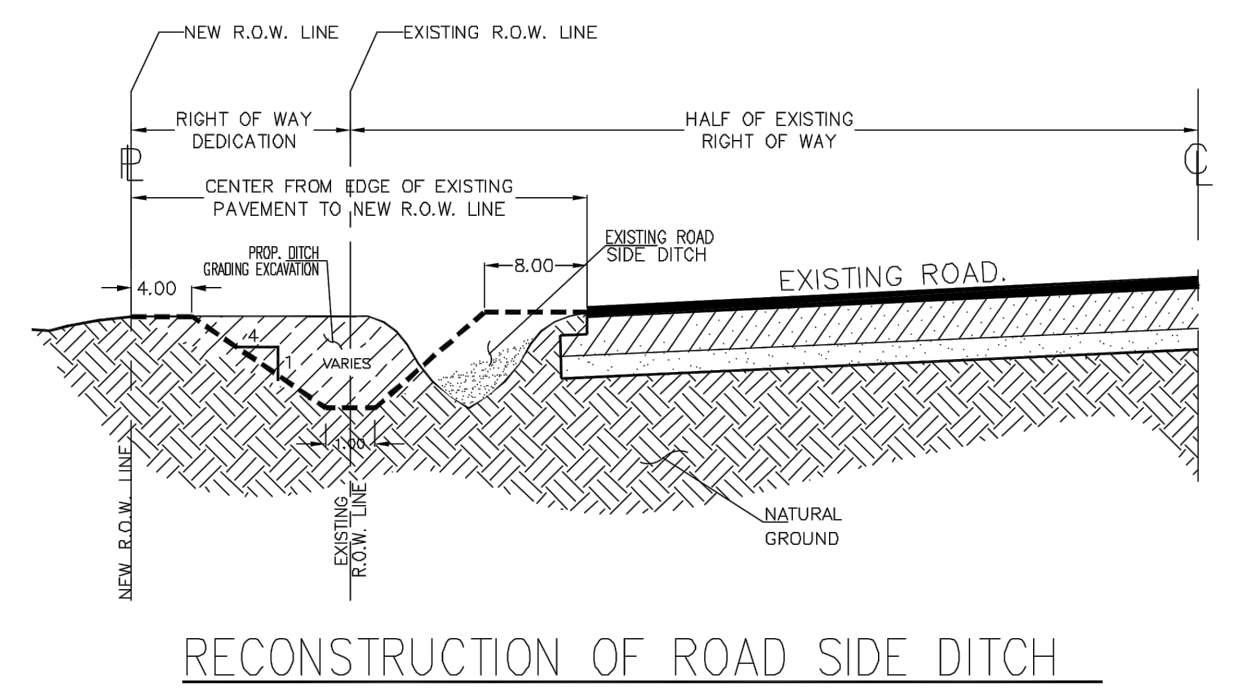
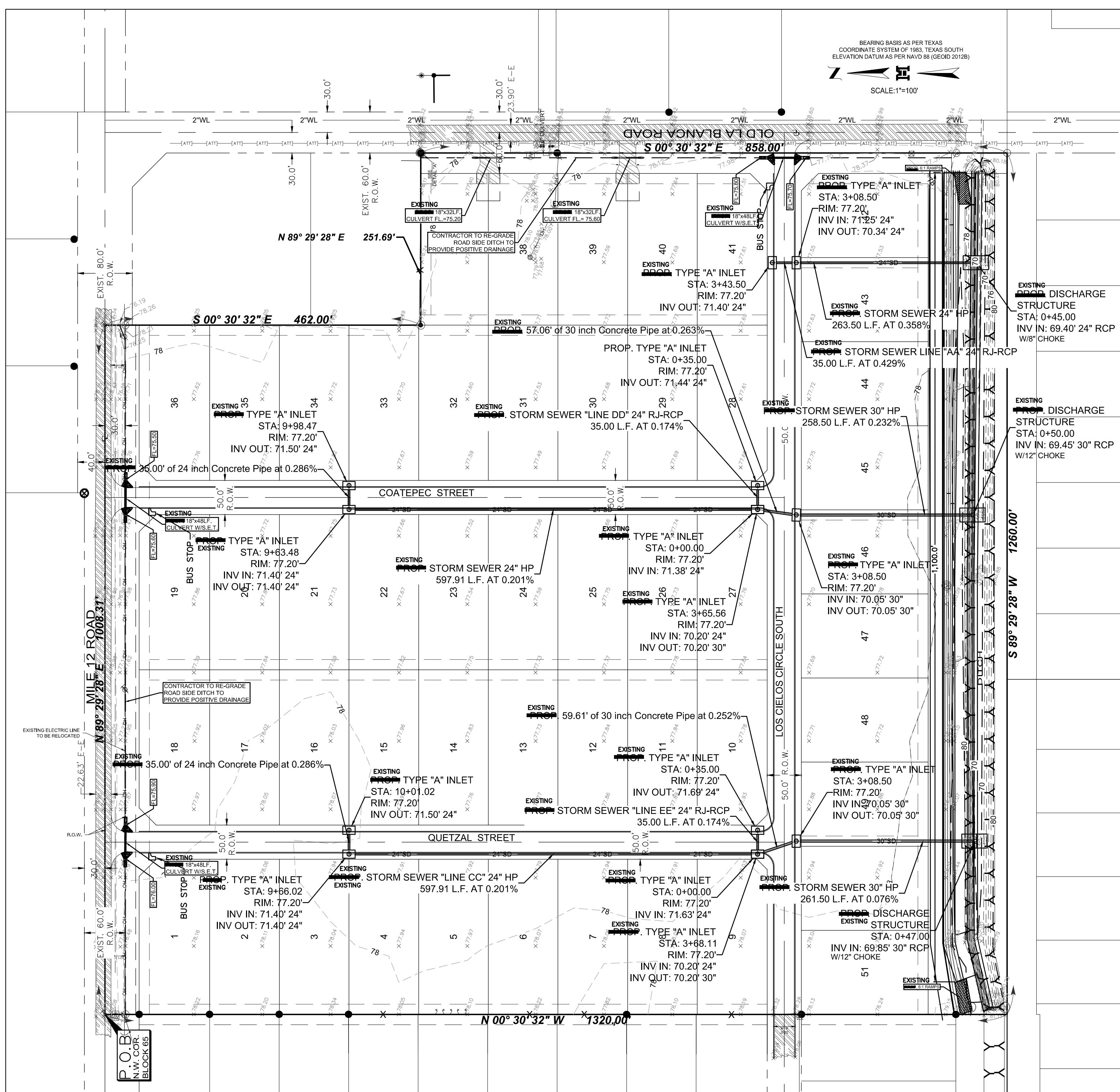
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MARIO A. REYNA, PE # 117368

DATE:



DETENTION REQUIRED= 118,517 C.F.
DETENTION PROVIDED= 195,030 C.F.



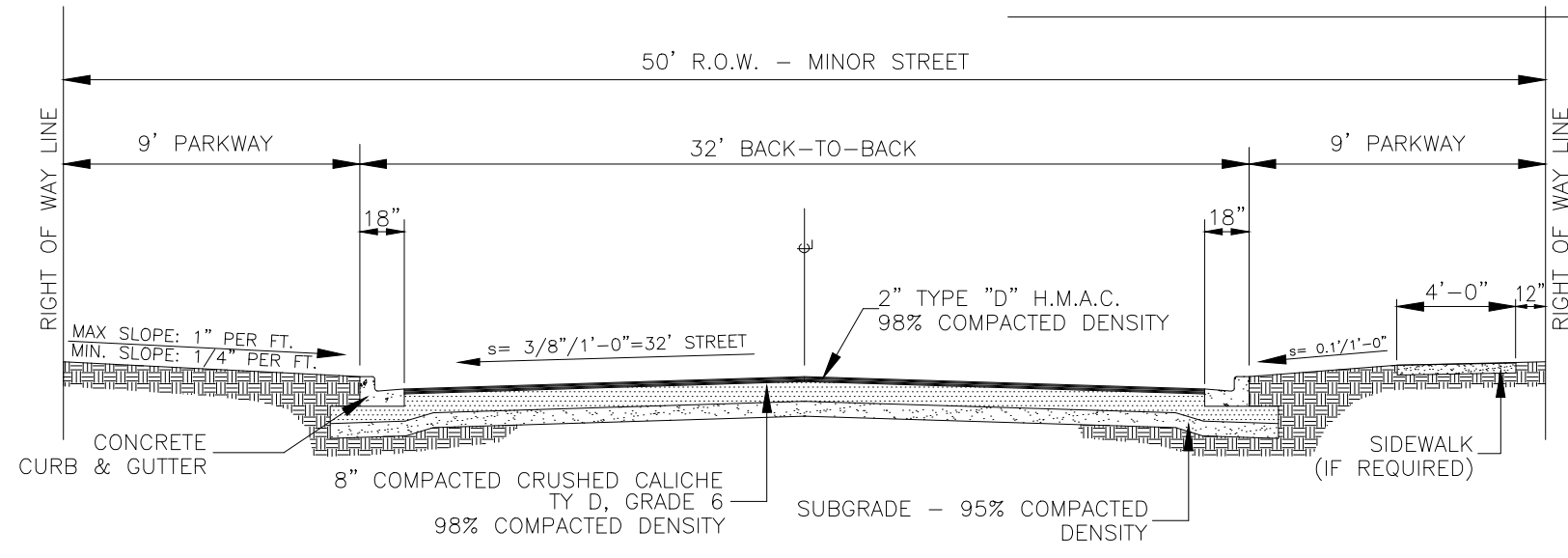
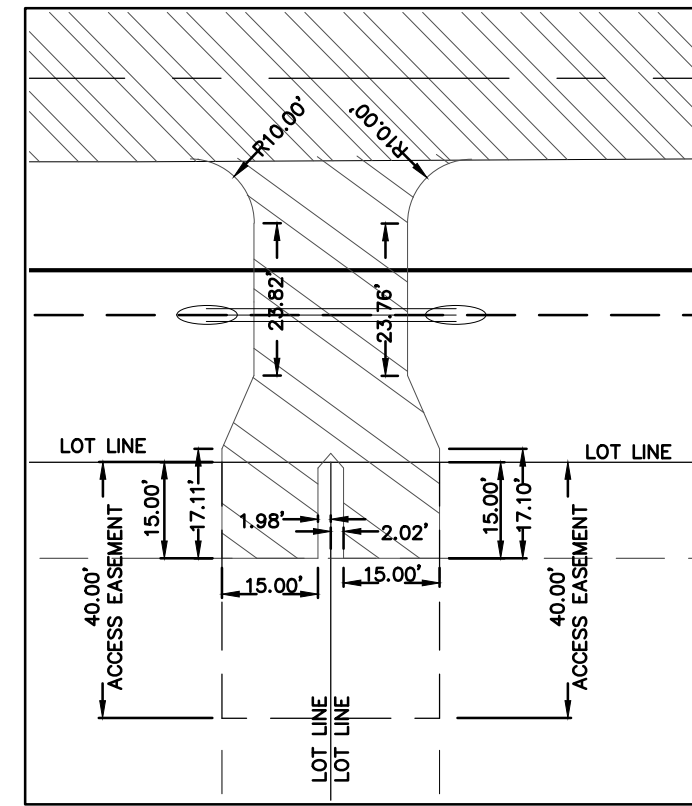
MELDEN & HUNT INC.
TEXAS REGISTER F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

MAP OF OVERALL STREET LAYOUT;
 MAPA DEL DISEÑO GENERAL DE LA CALLE:

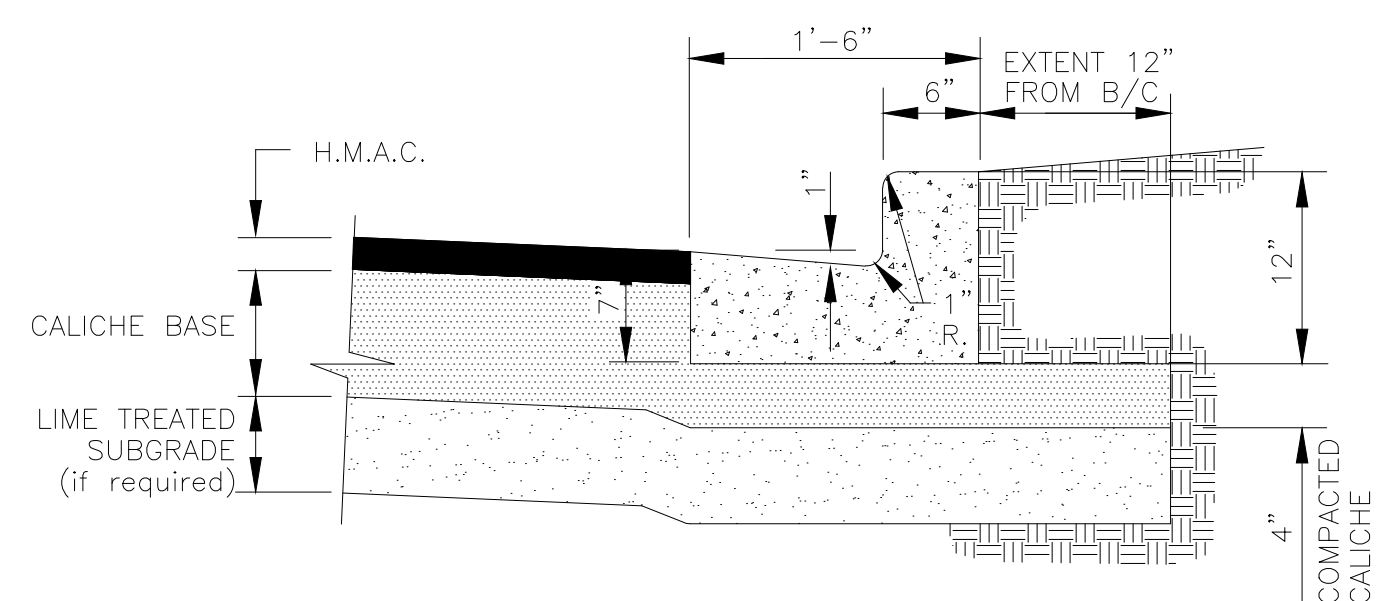
Map of LOS PUEBLOS SUBDIVISION

BEING A RESUBDIVISION OF 35.512 ACRES SITUATED
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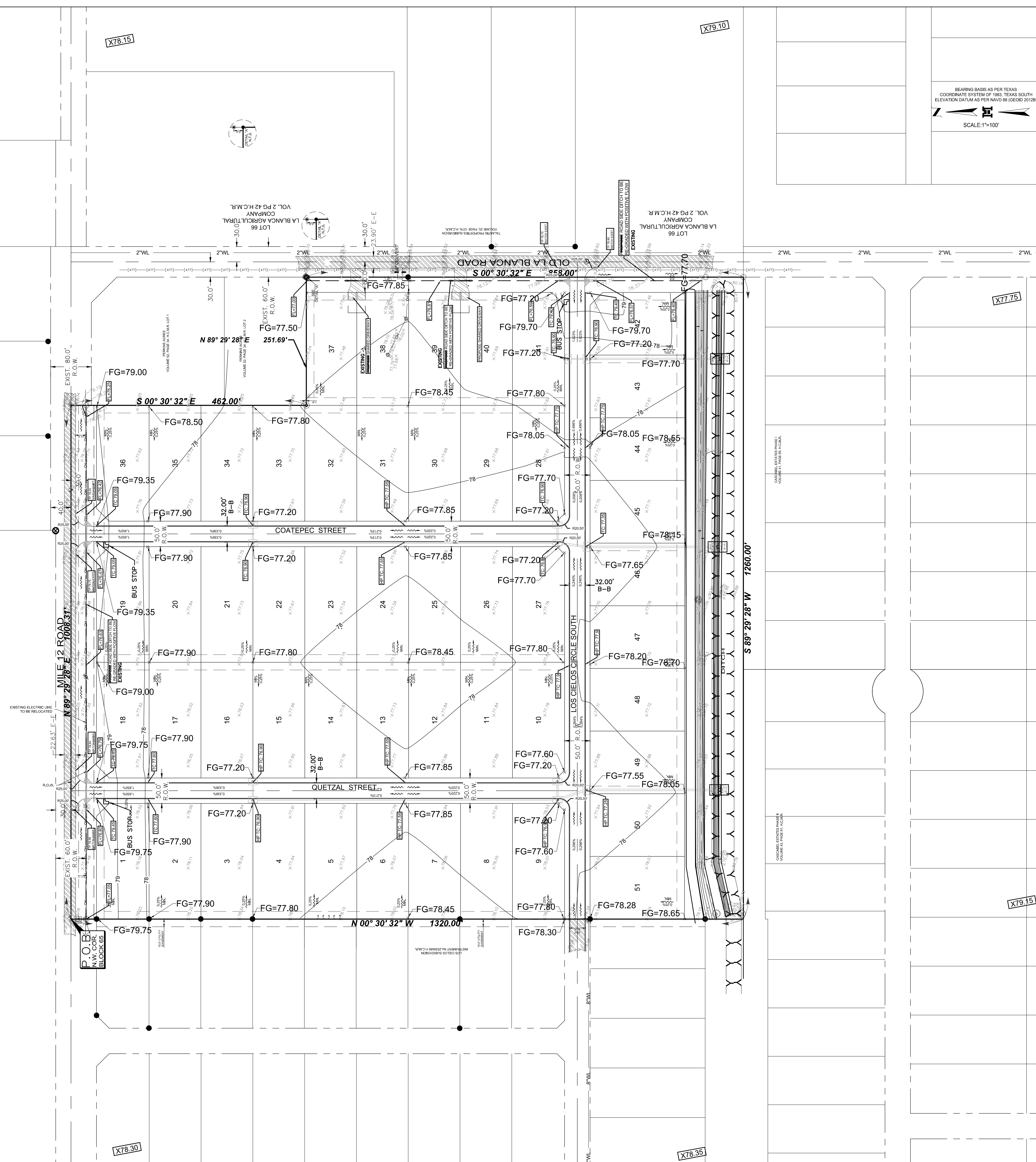
BEARING BASIS AS PER TEXAS
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH
 ELEVATION DATUM AS PER PLAT NO. 89 (GEOAD 2013B)
 SCALE: 1"=100'



TYPICAL STREET CROSS SECTION
 N.T.S.



SECTION "AA" - CONCRETE CURB & GUTTER
 N.T.S.



MELDEN & HUNT INC.
 TEXAS REGISTER F-1436
M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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