



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
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: 9-06-2022

PROPOSED GARZA ACRES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: LUIS ANGEL GARZA

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 ROGERS ROAD APPROXIMATE ¼ MILE WEST OF LA BLANCA ROAD (FM 493)

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-02-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA CLOMR-F #21-03-23T8C

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

ROAD R.O.W. DEDICATION: 20.00 FT ONTO ROGERS ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 08-12-2022 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-05-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 4" LOCATION: ROGERS ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-05-2022 : 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.

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

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

STAFF RECOMMENDS: Preliminary subject comments and future recommendations by planning and other Departments.
 Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

METES AND BOUNDS DESCRIPTION:

A SUBDIVISION OF A TRACT OF LAND CONTAINING 1.570 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 259, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 1.570 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO LUIS ANGEL GARZA BY VIRTUE OF A GIFT DEED DOC. 3294127, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.570 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE: S 89° 25' 33" W ALONG THE SOUTH LINE OF SAID LOT 8, AND WITHIN THE RIGHT-OF-WAY OF ROGERS ROAD, A DISTANCE OF 388.79 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE: S 89° 25' 33" W ALONG THE SOUTH LINE OF SAID LOT 8, AND WITHIN THE RIGHT-OF-WAY OF ROGERS ROAD, A DISTANCE OF 114.56 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE: N 08° 53' 17" E AT A DISTANCE OF 20.28 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 663.75 FEET TO A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF THIS TRACT;

3. THENCE: S 46° 26' 03" E A DISTANCE OF 137.41 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

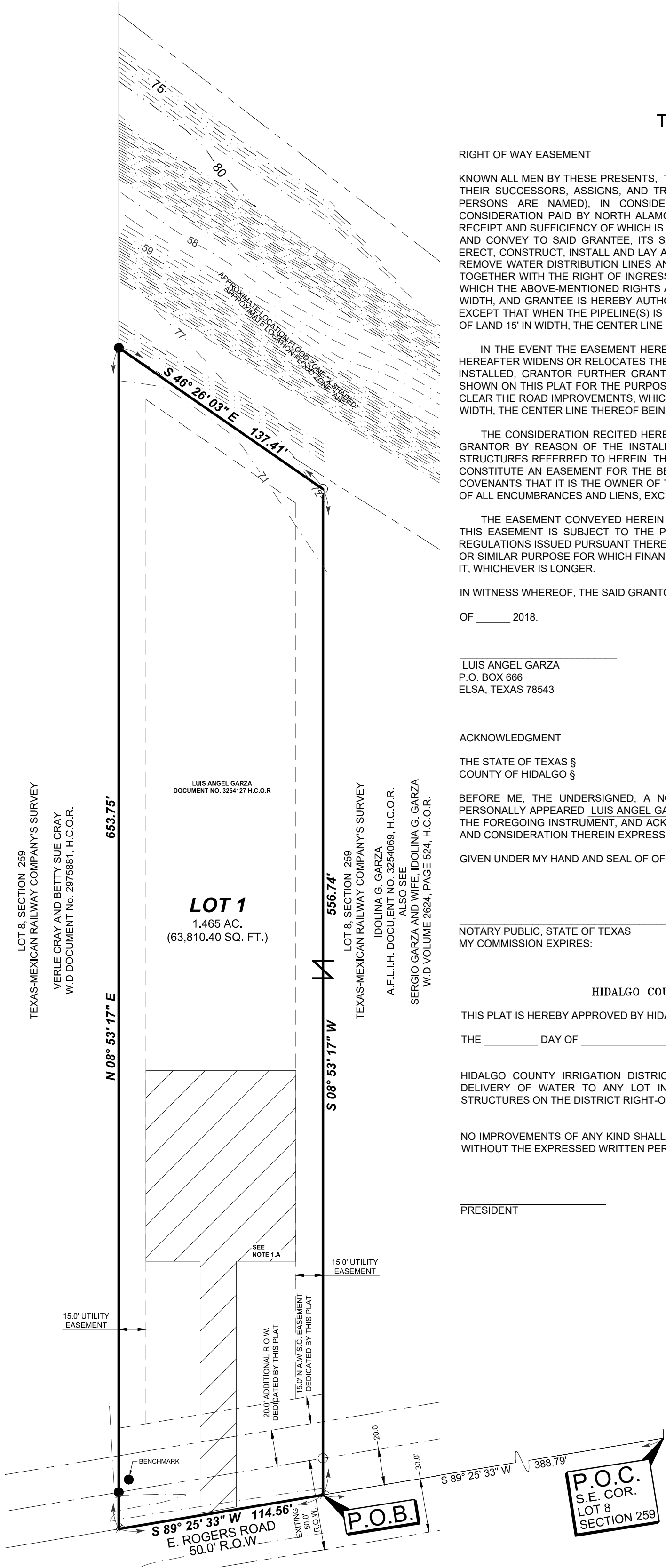
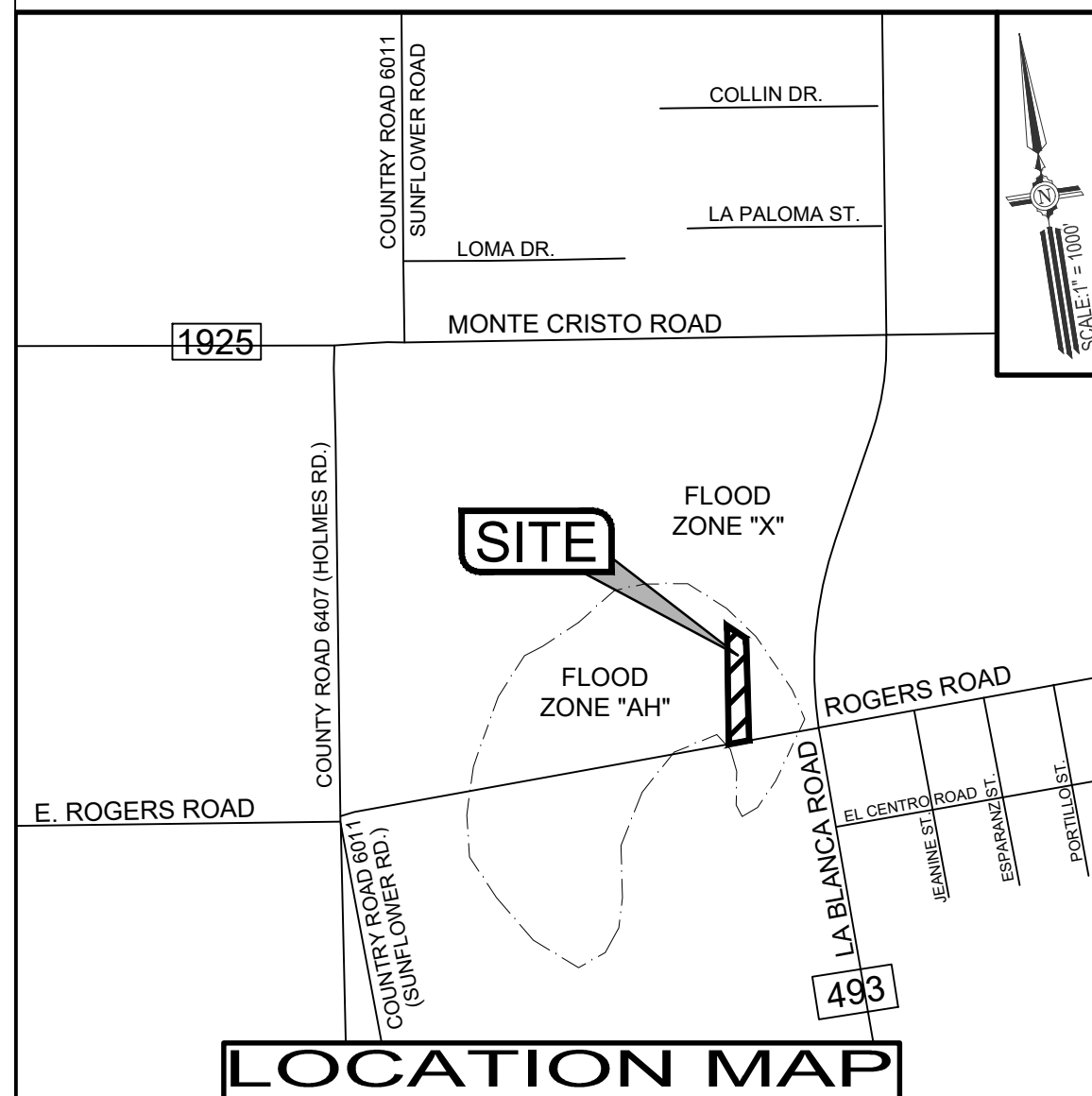
4. THENCE: S 08° 53' 17" W AT A DISTANCE OF 543.63 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 563.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.570 ACRES, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "AH". ZONE "AH" IS "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) TO THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 73, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED" AS PER FLOOD PLAIN COMMUNITY-PANEL No. 480334 0350 G, REVISED DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED: MAY 17, 2001.
1.A FLOOD ZONE REVISED TO ZONE X SHADED AS PER CLOMRF-CASE NO. 21-03-2378C.
2. MINIMUM SETBACKS SHALL BE AS FOLLOWS: FRONT: 25.00 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THIS SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME. LOT 1 IS FOR RESIDENTIAL USE
3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE AT ELEVATION OF 74.80. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOT LOCATED OUTSIDE 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.
4. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK: TOP OF REBAR LOCATED 5.99 FEET NORTH OF ROGERS ROAD RIGHT-OF-WAY LINE AND APPROXIMATELY 5.53 FEET EAST OF THE WEST PROPERTY LINE OF THIS SUBDIVISION. NORTING: 16639801.2960, EASTING: 1135166.5370, ELEVATION 71.36.
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 3,387 CUBIC FEET (0.078 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).
6. THIS SUBDIVISION SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND /OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION.
7. 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 15' MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. 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 OCCUPYING AN EASEMENT.
9. 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. 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 OCCUPYING A LOT.
10. LUIS ANGEL GARZA, THE OWNER & SUBDIVIDER OF GARZA ACRES SUBDIVISION, RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
11. 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.
12. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

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

GARZA ACRES IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ALONG ROGERS ROAD AND APPROXIMATELY 0.073 OF ONE MILE EAST OF F.M. 493 (LA BLANCA ROAD). GARZA ACRES FALLS WITHIN THE RURAL AREA OF THIS COUNTY AND IS WITHIN PRECINCT 4.



LEGEND: FOUND No.4 REBAR, SET No.4 REBAR WITH PLASTIC CAP, SET NAIL, AC - OF ONE ACRE, EL - ELEVATION, H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS, N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION, No. - NUMBER, P.O.B. - POINT OF BEGINNING, P.O.C. - POINT OF COMMENCING, R.O.W. - RIGHT OF WAY, S.E. COR. - SOUTHEAST CORNER, SQ. FT. - SQUARE FEET, W.D. - WARRANTY DEED, - SAME OWNER

SHEET INDEX TO GARZA ACRES: SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SERGIO GARZA AND WIFE IDOLINA G. GARZA	P.O. BOX 666	ELSA, TX 78543	(956) 624-9656
ENGINEER:	RUBEN JAMES DE JESUS, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

SUBDIVISION MAP OF GARZA ACRES A SUBDIVISION OF 1.570 ACRES OUT OF LOT 8, SECTION 259, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS

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 TRANSFEREES (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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, IMPROVE, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE 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 IT 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 ___ 2018.

LUIS ANGEL GARZA P.O. BOX 666 ELSA, TEXAS 78543

ACKNOWLEDGMENT

THE STATE OF TEXAS § COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUIS ANGEL GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 2018.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE ___ DAY OF ___, 2018

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, 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 HCDI#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDI#1.

PRESIDENT SECRETARY

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GARZA ACRES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON ___ DAY OF ___, 20__

ATTEST: HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

APPROVED BY 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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 1 ON THIS THE ___ DAY OF ___, 2018 SUBJECT TO THE FOLLOWING

- 1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE.
2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
4.) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY PRESIDENT

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GARZA ACRES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON ___ DAY OF ___, 20__

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS § COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, LUIS ANGEL GARZA, OWNER OF THE 1.570 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE GARZA ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOT OR SEPTIC TANK MEETS, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

LUIS ANGEL GARZA P.O. BOX 666 ELSA, TEXAS 78543 DATE

STATE OF TEXAS § COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LUIS ANGEL GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20__

NOTARY PUBLIC, FOR THE STATE, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS § COUNTY OF HIDALGO §

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

DATED THIS THE ___ DAY OF ___, 20__

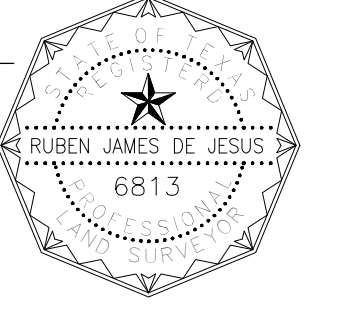
RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282 STATE OF TEXAS DATE PREPARED: 10-07-2020 ENGINEERING JOB # 20071.08



STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF GARZA ACRES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04/08/2020, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE: DATE SURVEYED: 04-08-2020 T-1097, PAGE, 44 SURVEYING JOB NO. 20071.08



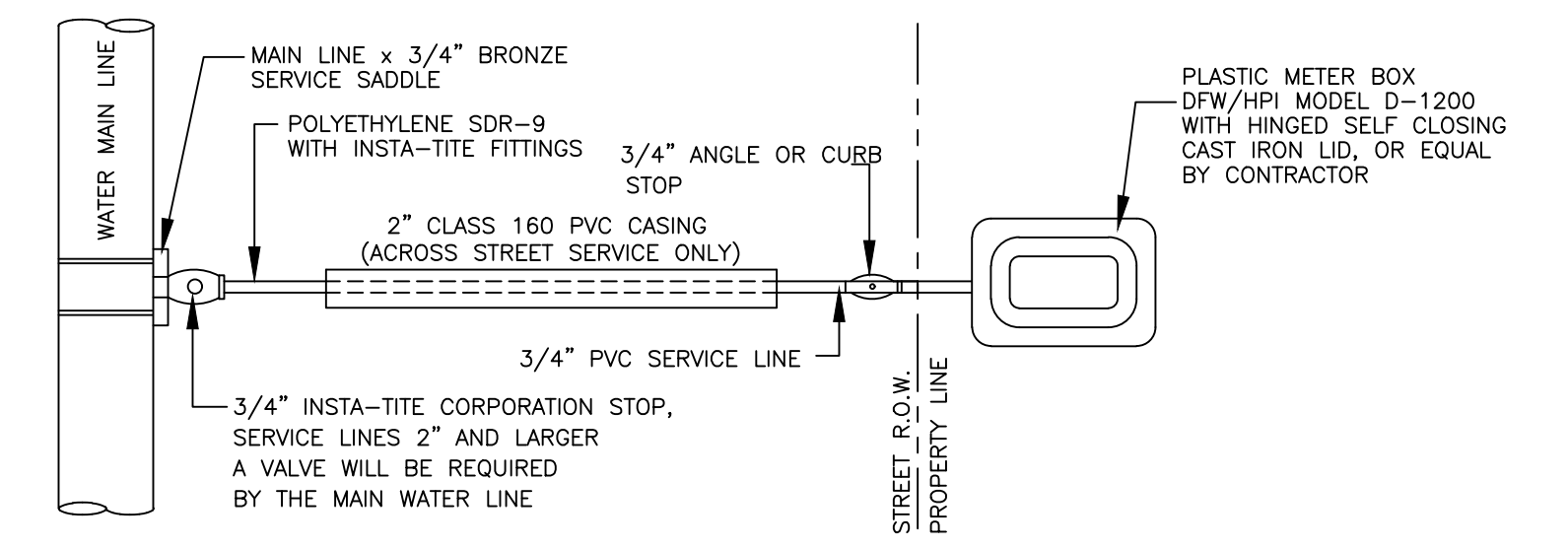
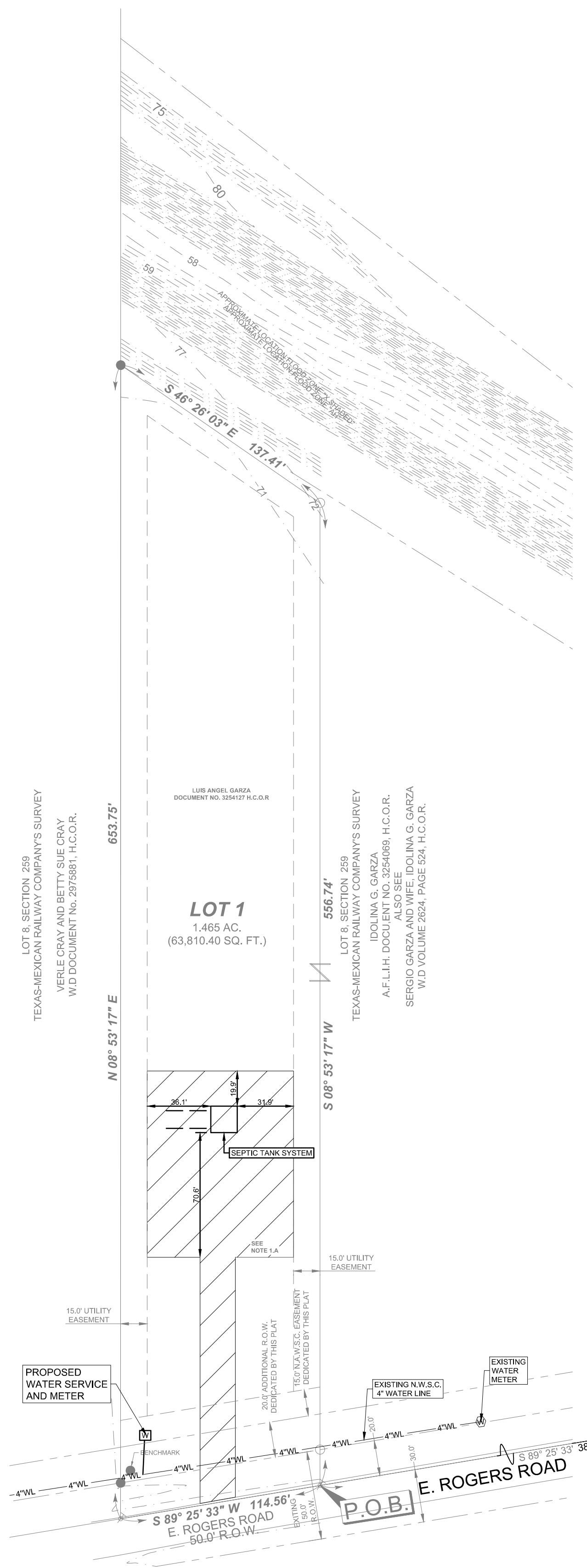
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

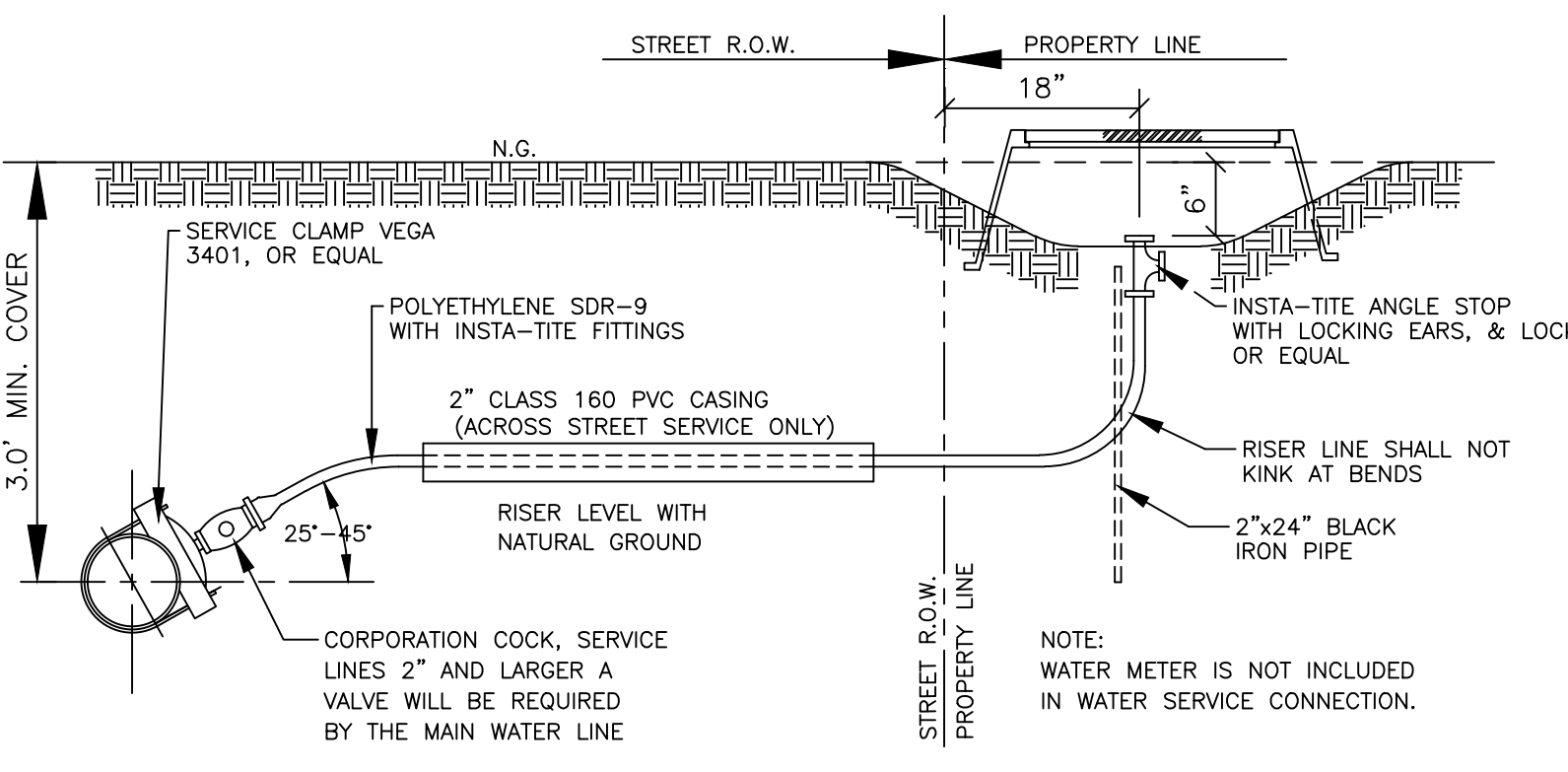
DRAWN BY: E.V.Z. DATE 09-08-21 SURVEYED, CHECKED DATE FINAL CHECK DATE

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

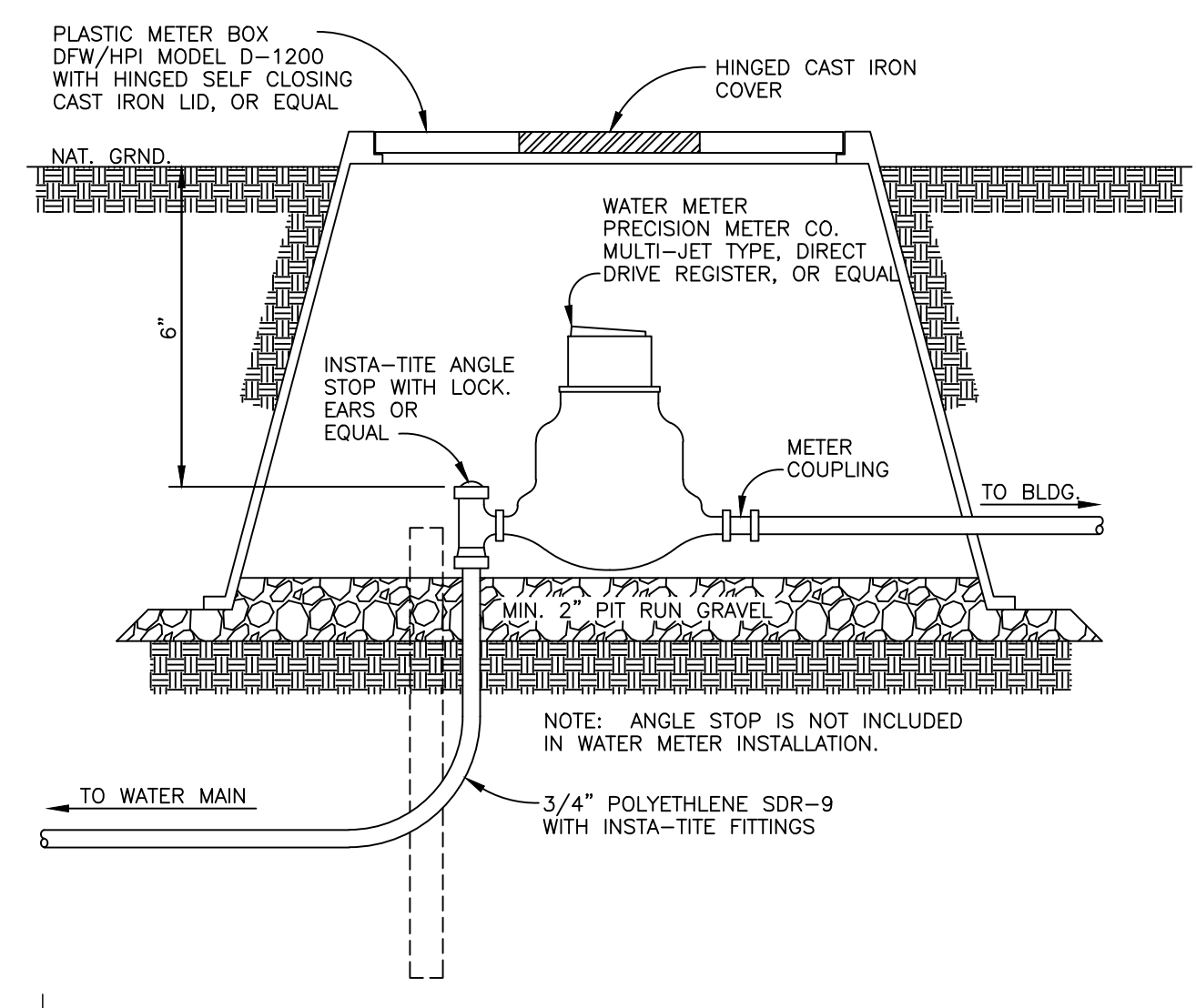
MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA



SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF ROGERS ROAD. THE WATER SYSTEM FOR GARZA ACRES CONSISTS OF A PROPOSED WATER SERVICE AND METER THAT CONNECTS TO THE PREVIOUSLY MENTIONED 4" WATER LINE.

WATER DISTRIBUTION FOR THE GARZA ACRES SUBDIVISION CONSISTS OF ONE (1) 3/4" DIAMETER SINGLE SERVICE LINE. SAID SERVICE TERMINATES AT THE WATER METER BOX FOR LOT 1. THE 3/4" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$1,500.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,100.00, COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THIS SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS NOT INSTALLED ANY FIRE HYDRANTS. 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 PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM GARZA ACRES SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE PROFESSIONAL ENGINEER NO. 126282, 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. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM SOIL FOR THE AREA. THE SOIL IS FINE SANDY LOAM AND SANDY CLAY LOAM EXTENDING UP TO 9" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,700.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$1,700.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____.

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 WATER AND 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 \$2,800.00.

SEWAGE FACILITIES - SEPTIC SYSTEM WILL COST \$1,700.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,700.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



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 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, LUIS ANGEL GARZA, SUBDIVIDER OF GARZA ACRES 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.

LUIS ANGEL GARZA
P.O. BOX 666
ELSA, TEXAS 78543

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS ANGEL GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	\$	PAVIMENTACION DE CALLES:	\$
DRAINAGE IMPROVEMENTS:	\$	DRENAJE PLUVIAL:	\$
WATER DISTRIBUTION:	\$ 1,500.00	SERVICIO DE AGUA POTABLE:	\$ 1,500.00
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 1,700.00	SERVICIO DE DRENAJE SANITARIO:	\$ 1,700.00

SUBDIVISION MAP OF
GARZA ACRES
A SUBDIVISION OF 1.570 ACRES OUT OF LOT 8, SECTION 259,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS

M 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

DRAWN BY: E.V.Z. DATE 09-08-21
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION GARZA ACRES RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA NORTH ALAMO WATER SUPPLY CORPORATION (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 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION GARZA ACRES CONSISTE DE UN CONDUCTO DE AGUA DE 4 PULGADAS QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE ROGERS ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION GARZA ACRES CONSISTE DE UN SERVICIO QUE SE CONECTA A LA LINEA DE 4" DE AGUA EXISTENTE PREVIAMENTE MENCIONADA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION GARZA ACRES CONSISTE DE UN CONDUCTO INDIVIDUAL DE AGUA DE 3/4" DE UNA PULGADA DE DIAMETRO. DICHO SERVICIO TERMINA EN UN MEDIDOR MECANICO PARA LOTE 1. EL CONDUCTO DE 3/4" DE UNA PULGADA DE DIAMETRO Y UN MEDIDOR MECANICO DE AGUA SE HAN INSTALADO A UN COSTO TOTAL DE \$ 1,500.00 DOLARES. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 1,100.00 DOLARES, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DEL LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN COSTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION

EXISTE UNA FOSA SEPTICA EN ESTA SUBDIVISION. 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 ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

EL LOTE DE ESTA SUBDIVISION MIDE AL MENOS MEDIO ACRE. EL TERRENO ES HIDALGO ARENOSO-ARCILLOSO FINO Y HIDALGO ARCILLO-ARENOSO SE EXTIENDE A 9 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA AREA.

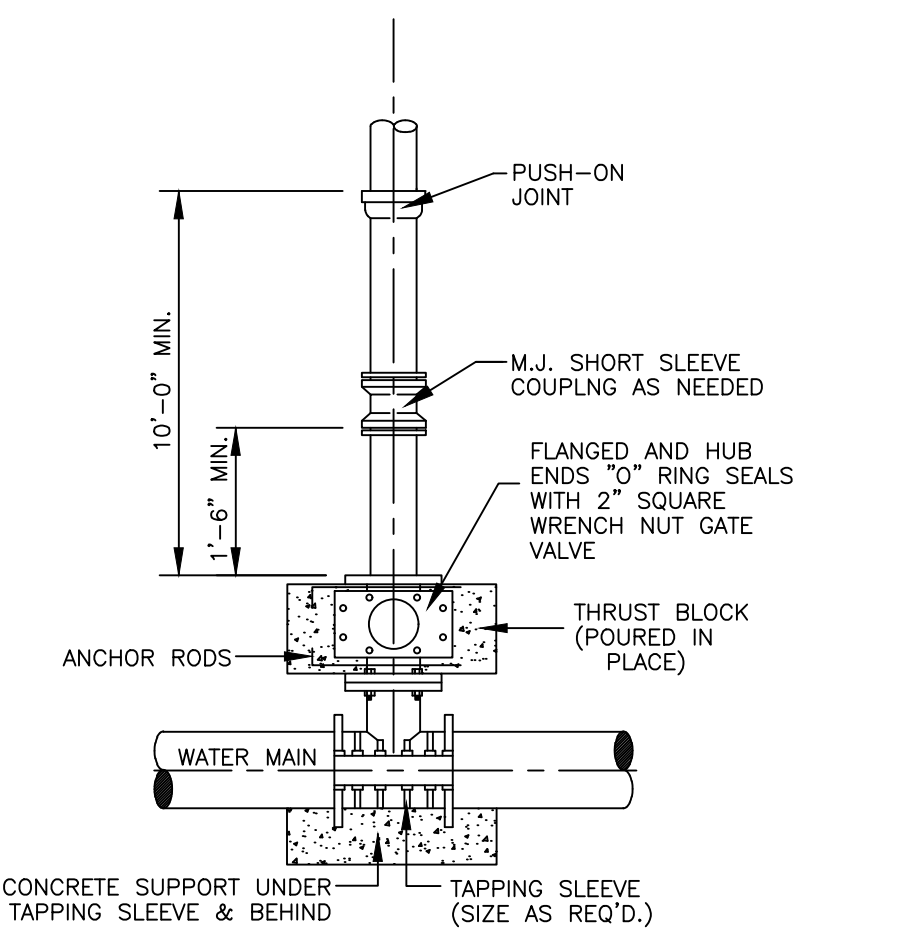
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES \$ 1,700.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 1,700.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO LA FOSA SEPTICA Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE _____.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

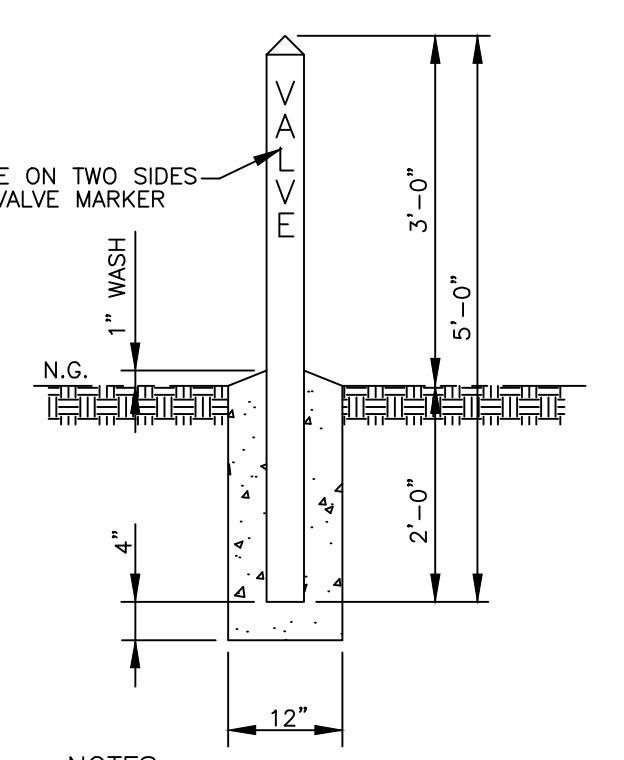
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 2,600 DOLARES.

DRENAJE: LA FOSA SEPTICA COSTARA \$ 1,700.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$1,700.00 PARA LA SUBDIVISION.

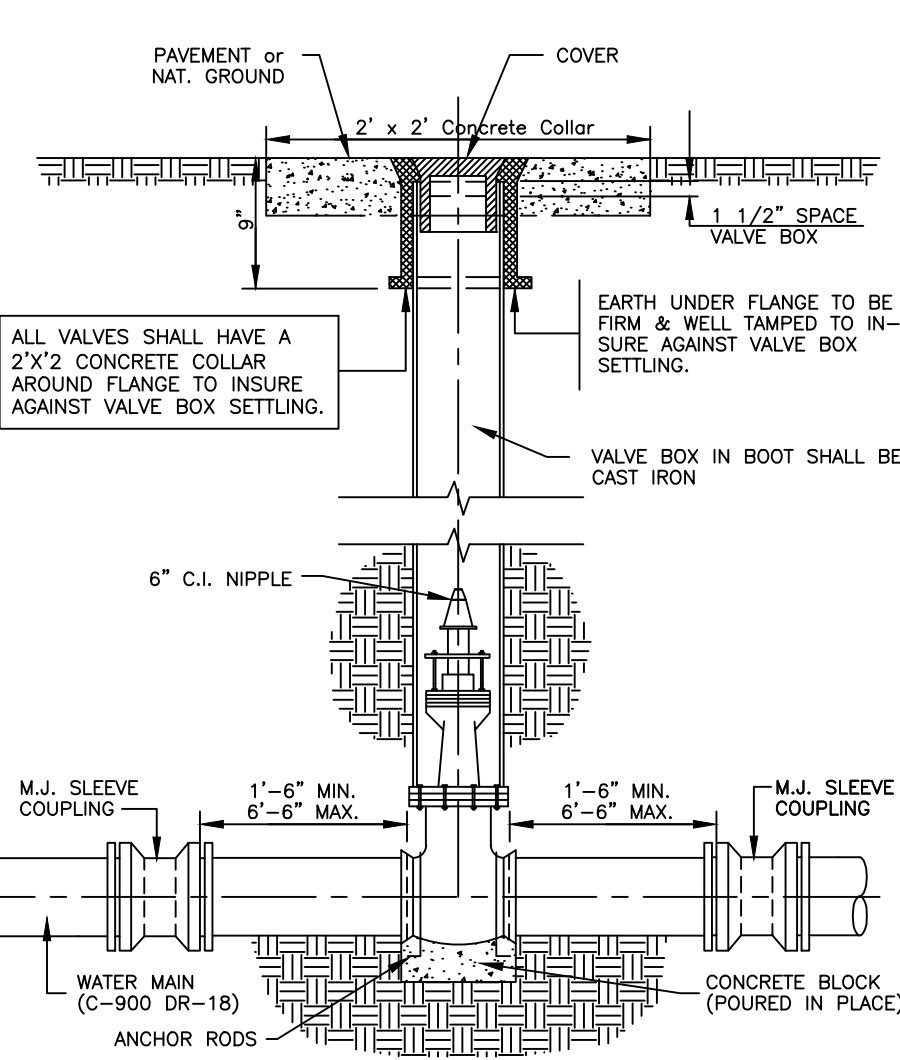
FIRMA DEL INGENIERO _____ FECHA _____



TAPPING SLEEVE and VALVE INSTALLATION
N.T.S.



VALVE MARKER DETAIL
N.T.S.



TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.

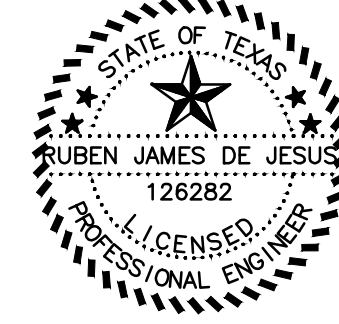
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE

GARZA ACRES IS A TRACT OF LAND CONTAINING 1.570 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 259, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS. SAID 1.570 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO LUIS ANGEL GARZA BY VIRTUE OF A GIFT DEED RECORDED IN DOC. 3254127, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED IN ZONE "AH" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000; REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "AH" IS DEFINED AS "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) TO THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 73, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED."

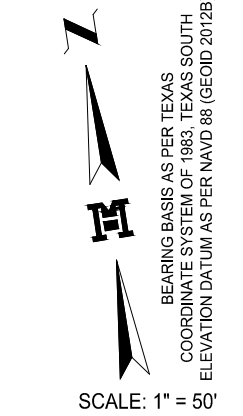
THE SOILS ARE (28) HIDALGO SANDY CLAY LOAM AND (25) HIDALGO FINE SANDY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B". SOIL GROUP "B" HAS MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") EXISTING RUNOFF FLOWS SOUTHERLY WITH A RUNOFF OF 1.04 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AND, A RUNOFF OF 3.81 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, WHICH IS AN INCREASE OF 2.77 C.F.S. AS PER THE ATTACHED CALCULATIONS.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATIONS, SURFACE FLOW WILL FLOW INTO A PROPOSED SWALE LOCATED WITHIN THE SUBDIVISION AND PARALLEL TO ROGERS ROAD RIGHT-OF-WAY. THE SWALE WILL DETAIN THE REQUIRED VOLUME OF 2,097 CUBIC FEET (0.048 ACRE-FEET) AND WILL FLOW TO AN EXISTING ROAD DITCH WITHIN ROGERS ROAD RIGHT-OF-WAY BY OVERLAND FLOW.

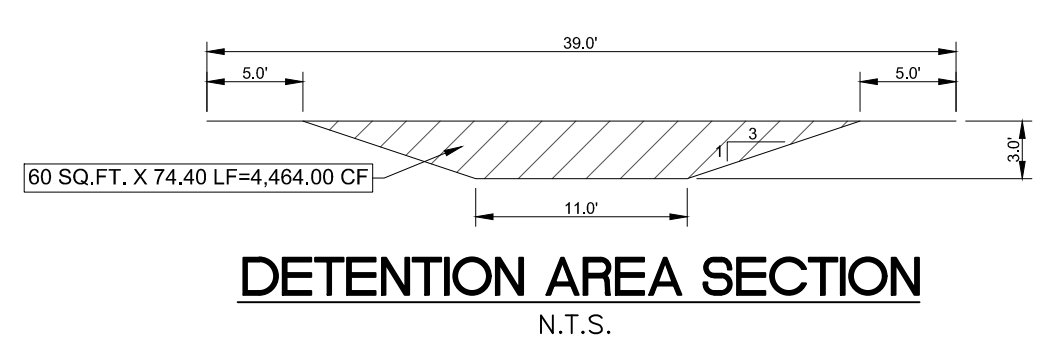
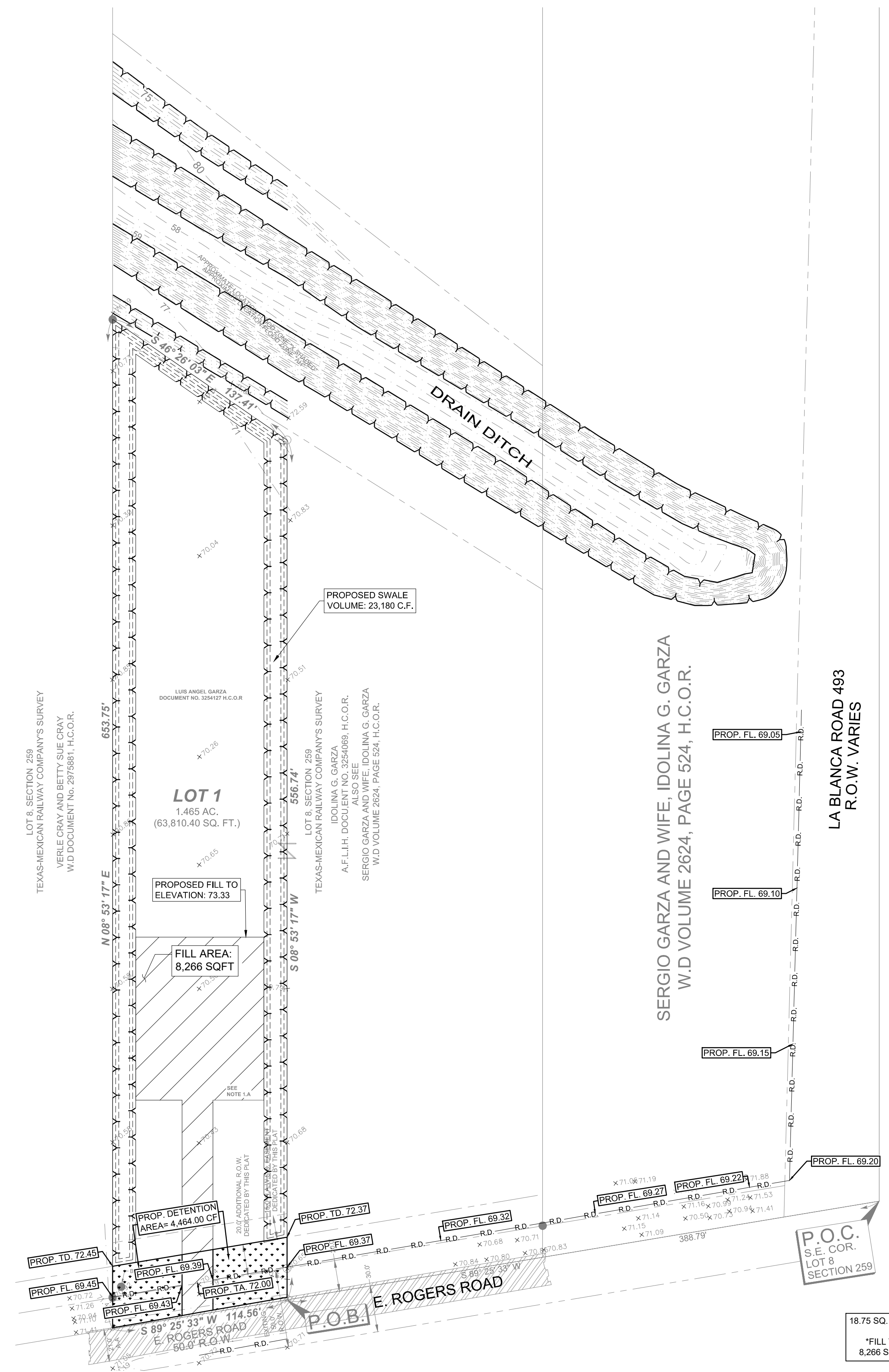
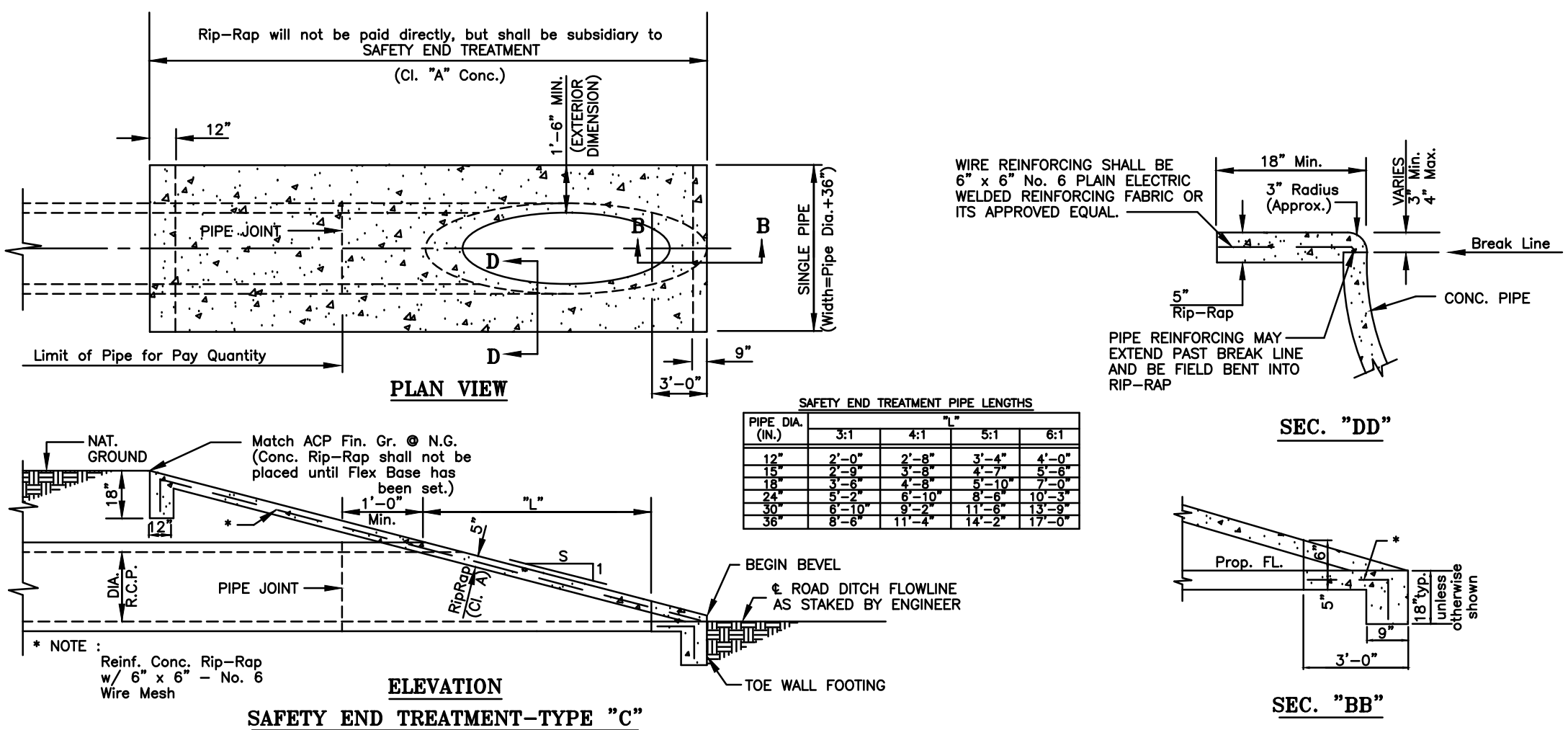
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



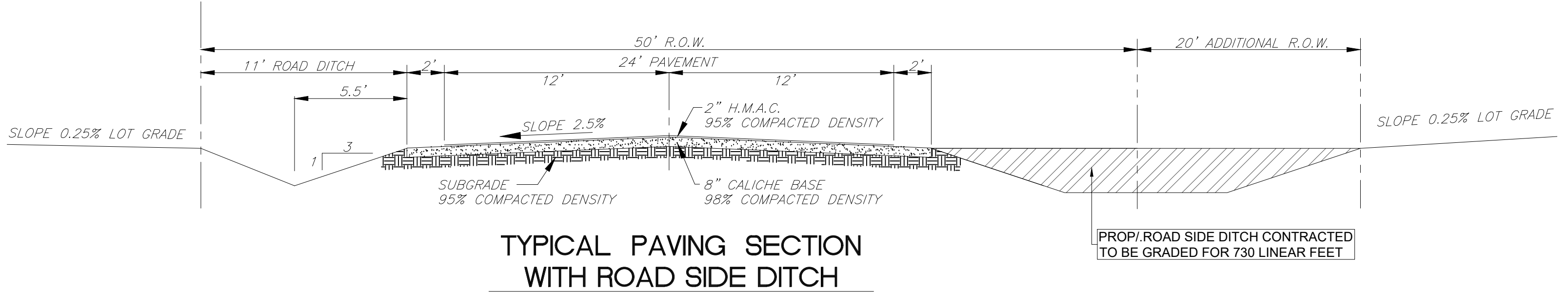
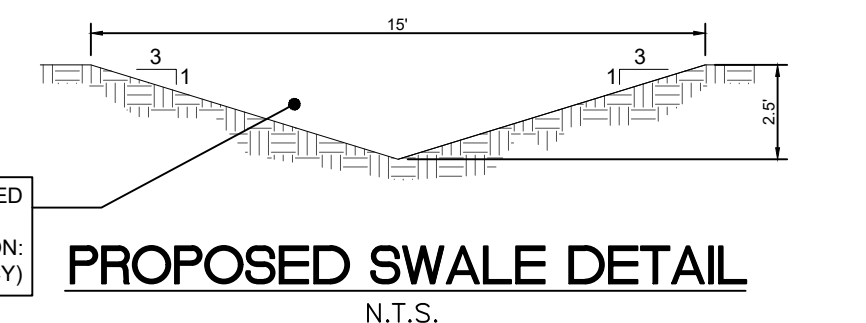
ENGINEER'S SIGNATURE _____ DATE _____



- LEGEND**
- FOUND No.4 REBAR
 - ⊕ SET NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ POWER POLE
 - ⊙ SERVICE POLE
 - ⊙ WATER METER
 - DITCH TOP OF SLOPE
 - OH — OVERHEAD POWER LINE
 - R.D — ROAD DITCH
 - ▨ ASPHALT AREA
 - ▨ DIRT DRIVEWAY
 - BB — BACK OF CURB TO BACK OF CURB
 - 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
 - S.E. COR. — SOUTHEAST CORNER
 - P.O.B. — POINT OF BEGINNING
 - P.O.C. — POINT OF COMMENCING
 - W.D. — WARRANTY DEED
 - SAME OWNER



STORM STORAGE VOLUMES:
REQUIRED: 3,387 C.F. (0.078 Ac.-Ft.)
PROVIDED: 4,464 C.F. (0.102 Ac.-Ft.)



SUBDIVISION MAP OF
GARZA ACRES

A SUBDIVISION OF 1.570 ACRES OUT OF LOT 8, SECTION 259, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS

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DRAWN BY: E.V.Z. DATE 09-08-21
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____