



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-27-2022

PROPOSED LOS AMIGOS PHASE 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: S2 ENGINEERING, PLLC. DEVELOPER: HI STARR INVESTMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 20 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MILE 12 NORTH ROAD & MILE 1 WEST ROAD.

SUBDIVISION LIES WITHIN THE: RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-12-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10 FEET ONTO MILE 12 NORTH ROAD & 30 FEET ONTO MILE 1 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-19-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-17-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 12 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-14-2022 : 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: N/A

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

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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SUBDIVISION PLAT OF LOS AMIGOS PHASE 3

A 20.0 ACRE (871200 SQ. FT.) TRACT OF LAND OUT OF LOT 1, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ALSO KNOWN AS THE EAST (E.20) ACRE OF LOT ONE (1), BLOCK NINETY-NINE (99), CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS
20.00--ACRE TRACT

BEING A 20.0 ACRE (871200 SQ. FT.) TRACT OF LAND OUT OF LOT 1, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ALSO KNOWN AS THE EAST (E.20) ACRE OF LOT ONE (1), BLOCK NINETY-NINE (99), CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF MERCEDES ACRES SUBDIVISION RECORDED IN VOLUME 31, PAGE 162A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FARM TRACT 2026, NORTH CAPISALDO DISTRICT ADDITION RECORDED IN VOLUME 2, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS, LOT 4, BLOCK 84, LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION, BEING THE INTERSECTION OF MILE 12 N. AND MILE 1 W. (HAVING A VARIED RIGHT OF WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 11' 56" EAST, ALONG THE COMMON LINE OF LOT 4, BLOCK 84, AND LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION, AND THE CENTER LINE OF MILE 1 W ROAD A DISTANCE OF 1320.00 FEET TO A 60 D NAIL SET FOR THE COMMON CORNER OF SAID LOT 4, LOT 5, BLOCK 84, AND LOT 1, LOT 6, BLOCK 99, OF SAID CAMPACUAS ADDITION FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88° 48' 04" EAST, LEAVING THE COMMON LINE OF LOT 4, BLOCK 84, AND LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION, AND ALONG THE COMMON LINE OF LOT 18, OF SAID MERCEDES ACRES SUBDIVISION CONTINUING TO A DISTANCE OF 1280.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 18, OF SAID MERCEDES ACRES SUBDIVISION CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A 60 D NAIL SET FOR THE NORTHEAST CORNER OF SAID MERCEDES ACRES SUBDIVISION AND BEING ON THE NORTH LINE OF LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88° 48' 04" WEST, ALONG THE NORTH LINE OF LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; CONTAINING 20.0 ACRES (871200 SQ. FT.) OF LAND MORE OR LESS.

THENCE, NORTH 01° 11' 56" WEST, ALONG THE EAST LINE OF SAID MERCEDES ACRES SUBDIVISION A DISTANCE OF 75.0 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 18, OF SAID MERCEDES ACRES SUBDIVISION CONTINUING TO A DISTANCE OF 1280.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 18, OF SAID MERCEDES ACRES SUBDIVISION CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A 60 D NAIL SET FOR THE NORTHEAST CORNER OF SAID MERCEDES ACRES SUBDIVISION AND BEING ON THE NORTH LINE OF LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88° 48' 04" WEST, ALONG THE NORTH LINE OF LOT 1, BLOCK 99, OF SAID CAMPACUAS ADDITION, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; CONTAINING 20.0 ACRES (871200 SQ. FT.) OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, HI STARR INVESTMENTS, AS OWNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS AMIGOS PHASE 3 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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.

HI STARR INVESTMENTS
RICHARD W. RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

DATE

RIGHT OF WAY EXCLUSIVE EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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, ASSIGNS, AND TRANSFEREES, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EXCLUSIVE 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 EXCLUSIVE 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 EXCLUSIVE 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 GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE 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.

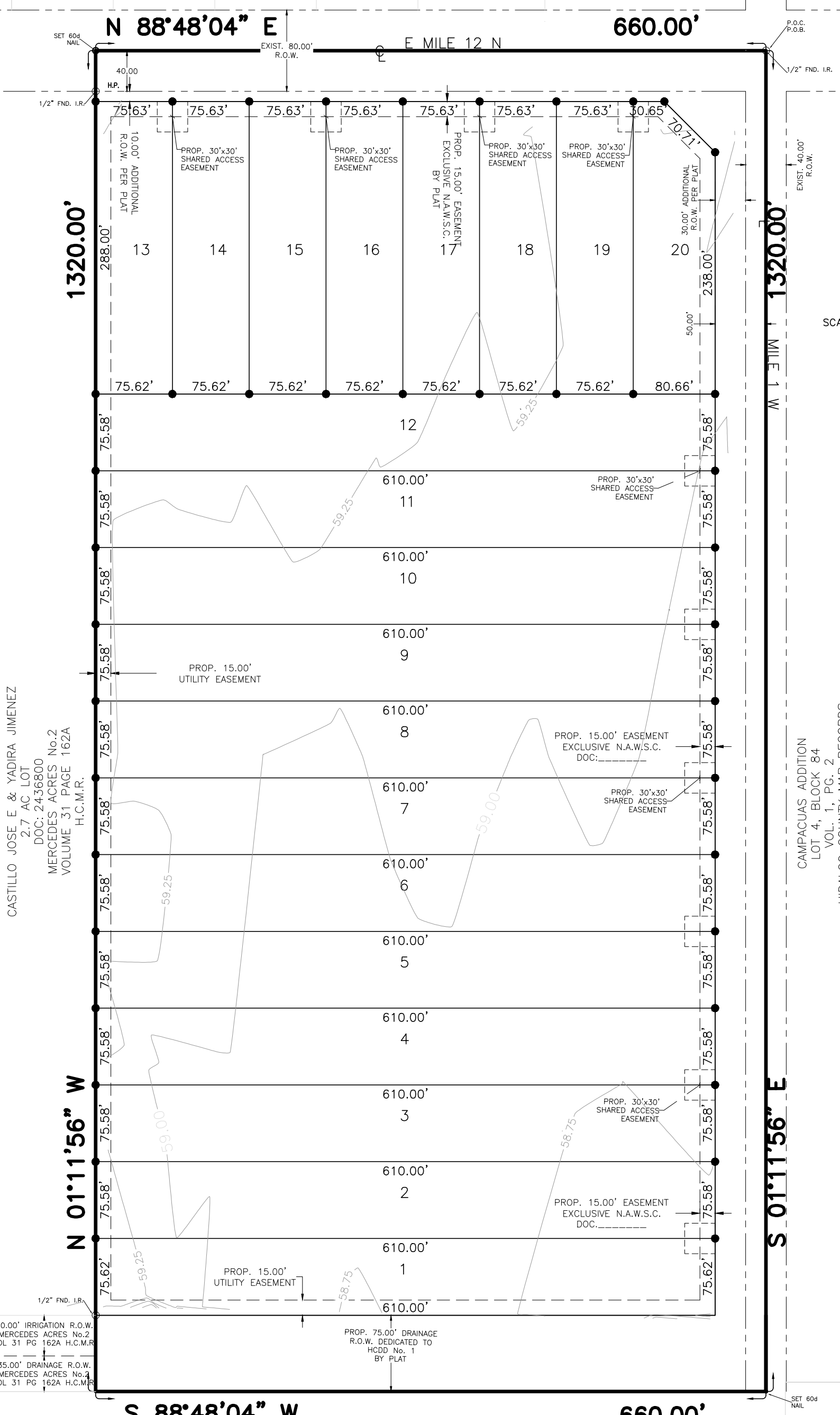
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____.

DAISY BONILLA
MY COMMISSION EXPIRES
August 02, 2025

NOTARY PUBLIC - STATE OF TEXAS

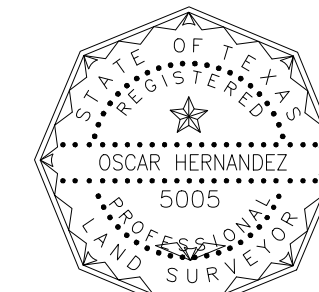


PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION:
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN
COMMUNITY-PANEL NUMBER 480334 0450 C. MAP REVISED: MAY 30, 2002.
THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 LOMR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR ABOVE CENTER LINE OF EXISTING PAVEMENT OF MILE 1-1/2 WEST ROAD, WHICHEVER IS GREATER.
- 3.- LEGEND - ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 4.- MINIMUM BUILDING SETBACK LINES:
FRONT.....5000' OR GREATER FOR EASEMENTS
REAR.....1500' OR GREATER FOR EASEMENTS
SIDES.....600', OR GREATER FOR EASEMENTS
- 5.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 72,533 CUBIC FEET (2,686 CUBIC YARDS) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3.
6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUB 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.
- 7.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 63.35 AT A IRON ROD NO. 4 LOCATED AT THE INTERSECTION OF E MILE 12 AND MILE 1 W
- 8.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION. ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 9.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 10.- 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 LOT.
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 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAS 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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 13.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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 SPECIFICATIONS 3.1.4. NO ALTERATIONS OR COVERING THAT COULD AFFECT THE SUBDIVISION'S WATER FLOW, SHOULD BE DONE TO THE ROADSIDE DITCH.
- 14.- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 1 WEST ROAD ON TO LOTS 1 THROUGH 12. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, AND 11 & 12 TO PROVIDE INGRESS AND EGRESS FROM MILE 1 WEST ROAD.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM EAST MILE 12 NORTH ROAD ON TO LOTS 13 THROUGH 20. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 13 & 14, 15 & 16, 17 & 18, AND 19 & 20 TO PROVIDE INGRESS AND EGRESS FROM EAST MILE 12 NORTH ROAD.
- 15.- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 20.
THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 16.- 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.
- 17.- HI STARR INVESTMENTS THE OWNER & SUBDIVIDER OF LOS AMIGOS PHASE 3 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

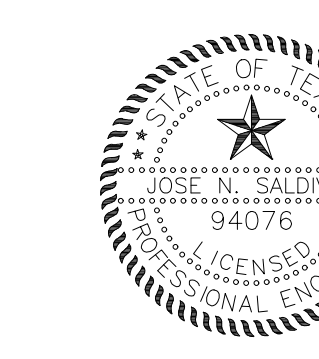
I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE LOS AMIGOS PHASE 3 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



Preliminary
OSCAR HERNANDEZ, R.P.L.S. DATE
R.P.L.S. No. 5005

STATE OF TEXAS
COUNTY OF HIDALGO

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



Preliminary
JOSE N. SALDIVAR, P.E., C.F.M. REGISTERED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2424 MIMOSA ST
MISSION, TEXAS 78574



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

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

LOT No.	AREA	
	(S.F.)	(AC)
1	46,128.2	1.06
2,3,4,5,6,7,8	46,103.8	1.06
9,10,11,12		
13,14,15	21,778.50	0.50
16,17,18,19		
20	21,980	0.504

LEGEND

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED "5005" (LOT CORNERS)
- FOUND 1/2" IRON ROD
- SET 60d NAIL
- PUBLIC UTILITY & DRAINAGE EASEMENT
- P.O.B. - POINT OF BEGINNING



LOCATION MAP SCALE = 1"=1000'
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
LOS AMIGOS PHASE 3 IS LOCATED IN EAST HIDALGO COUNTY, ON THE SOUTH SIDE OF E MILE 12 ROAD AND WEST OF MILE 1 W ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, TEXAS (POPULATION 41,103, 2020 CENSUS). LOS AMIGOS PHASE 3 SUBDIVISION LIES APPROXIMATELY 2.22 MILES FROM THE CITY LIMITS AND IT'S NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021. LIES IN PCT. NO. 1.

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 TEXAS WATER CODE NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LOS AMIGOS PHASE 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge DATE

ATTEST: Hidalgo County Clerk DATE

HIDALGO COUNTY
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOS AMIGOS PHASE 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9, DATE THIS _____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. NO.9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID NO. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID NO.9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID NO.9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID NO.9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

INDEX OF SHEETS

SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO.1 CERTIFICATION; N.A.W.S.C. CERTIFICATION; REVISION NOTES.

SHEET 2.- WATER AND ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.

SHEET NO. 1 OF 3 SHEETS	FILENAME :			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: HI STARR INVESTMENTS	P.O. BOX 959	EDINBURG, TEXAS 78540	(956)369-7445	
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787	
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956)357-2185	

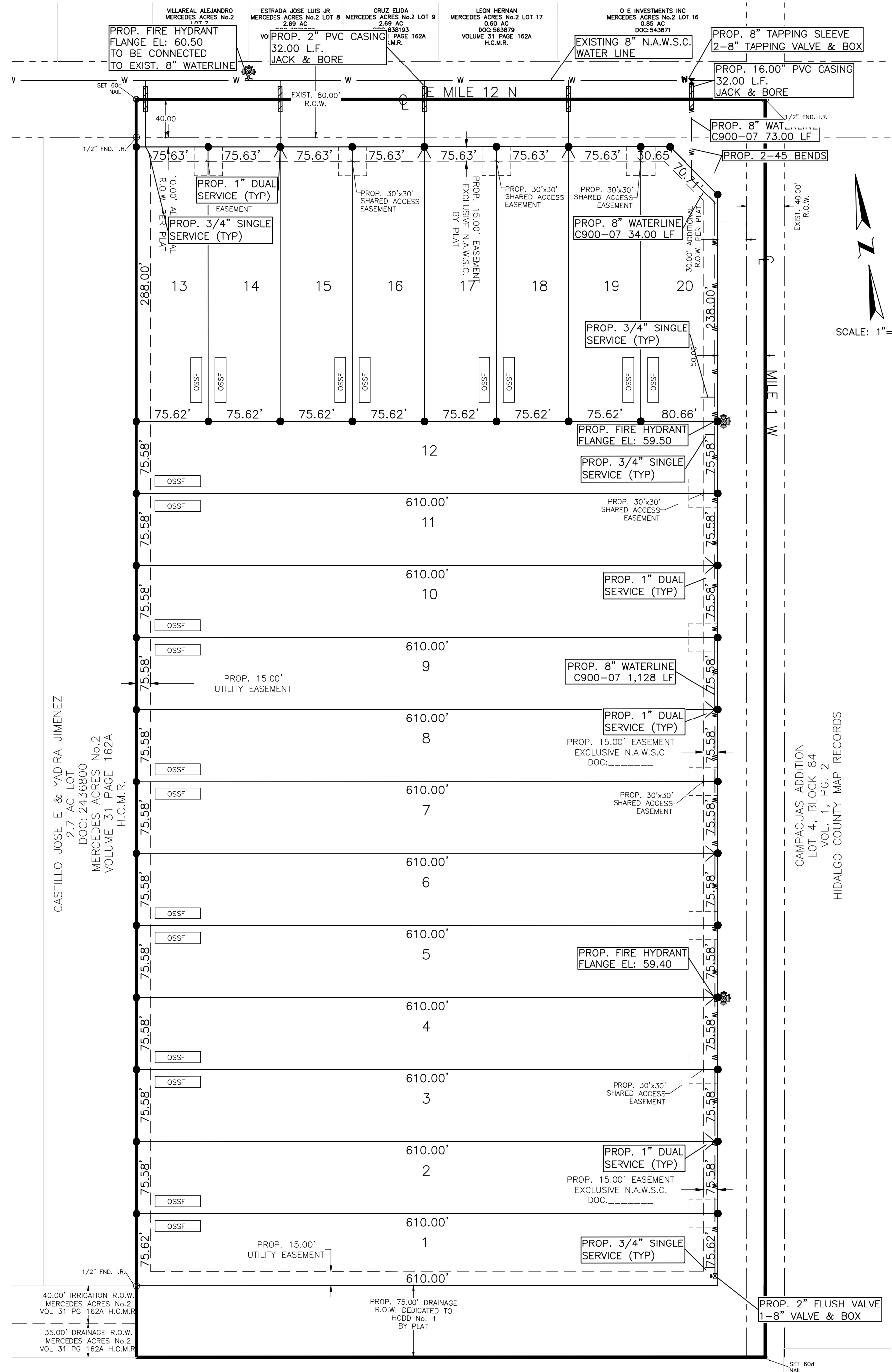
S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858
2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

HI STARR INVESTMENTS
RICHARD W. RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

DATE

LOS AMIGOS PHASE 3 MAP OF WATER AND OSSF DISTRIBUTION

A 20.0 ACRE (871200 SQ. FT.) TRACT OF LAND OUT OF LOT 1, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ALSO KNOWN AS THE EAST (E.20) ACRE OF LOT ONE (1), BLOCK NINETY-NINE (99), CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS



FINAL ENGINEERING REPORT FOR LOS AMIGOS PHASE 3:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY: LOS AMIGOS PHASE 3 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE NORTH R.O.W. OF E MILE 12N.

THE WATER SYSTEM FOR LOS AMIGOS PHASE 3 CONSISTS OF A 8" THAT RUNS SOUTH ALONG WEST SIDE OF MILE 1 W ENDING ON A PROPOSED FLUSH VALVE AND CONNECTS INTO THE EXISTING 8" NAWSC WATER LINE LOCATED NORTH SIDE OF E MILE 12 N ROAD. THE PROPOSED CONNECTIONS FOR LOTS 13-19 SHALL BE TAPED INTO PREVIOUSLY MENTIONED EXISTING 8" WATER LINE LOCATED ON THE NORTH SIDE OF E MILE 12N STREET.

FROM THE PROPOSE 8" DIAMETER WATERLINE, SIX (6) DOUBLE SERVICES OF 1" OF DIAMETER AND ONE (1) 3/4" SINGLE SERVICES ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ 126,910 OR \$6,345.50 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF \$ WHICH COVERS THE \$ COST PER LOT STATED IN THE 30 YR 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 LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE LOS AMIGOS PHASE 3 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 3, 10, 14, AND 19 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A CLAY LOAM (CLASS IV) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

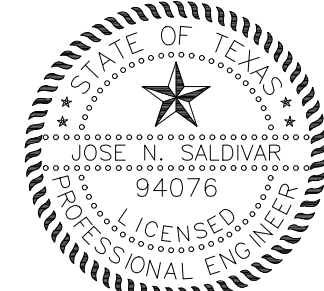
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$5,000, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 100,000 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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 CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$126,910 WHICH EQUALS TO \$6,345.50 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 5,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$100,000 FOR THE ENTIRE SUBDIVISION.



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PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076

LOS AMIGOS PHASE 3
POR: JOSE N. SALDIVAR, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

LOS AMIGOS PHASE 3 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE NORTH ALAMO WATER SUPPLY CO (NAWSC). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSC PRESENTO SUFFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO NORTE DE LA CALLE E MILE 12N.

EL SISTEMA DE AGUA PARA LA SUBDIVISION LOS AMIGOS PHASE 3 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIÁMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIÁMETRO QUE CORRE EN EL LADO NORTE DE LA CALLE E MILE 12N. LA LINEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL SUR DEL LADO OESTE DE LA CALLE MILE 1 W. LOS SERVICIOS PARA LOS LOTES 13-19 TENDRAN QUE SER CONECTADOS DIRECTAMENTE A LA LINEA EXISTENTE DE NAWSC PREVIAMENTE MENCIONADA.

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN SEIS (6) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y UNO (1) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIÁMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$126,910 O US \$6,345.50 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSC LA CANTIDAD DE US \$ O US \$ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFFAS DE CONEXION Y MEMBRESIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA NAWSC INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION LOS AMIGOS PHASE 3. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL, Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) 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.

CADA LOTE EN LA SUBDIVISION MIDE POR LO MENOS MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1 Y 7 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US \$5,000.00, 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 US \$100,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE 2022

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:

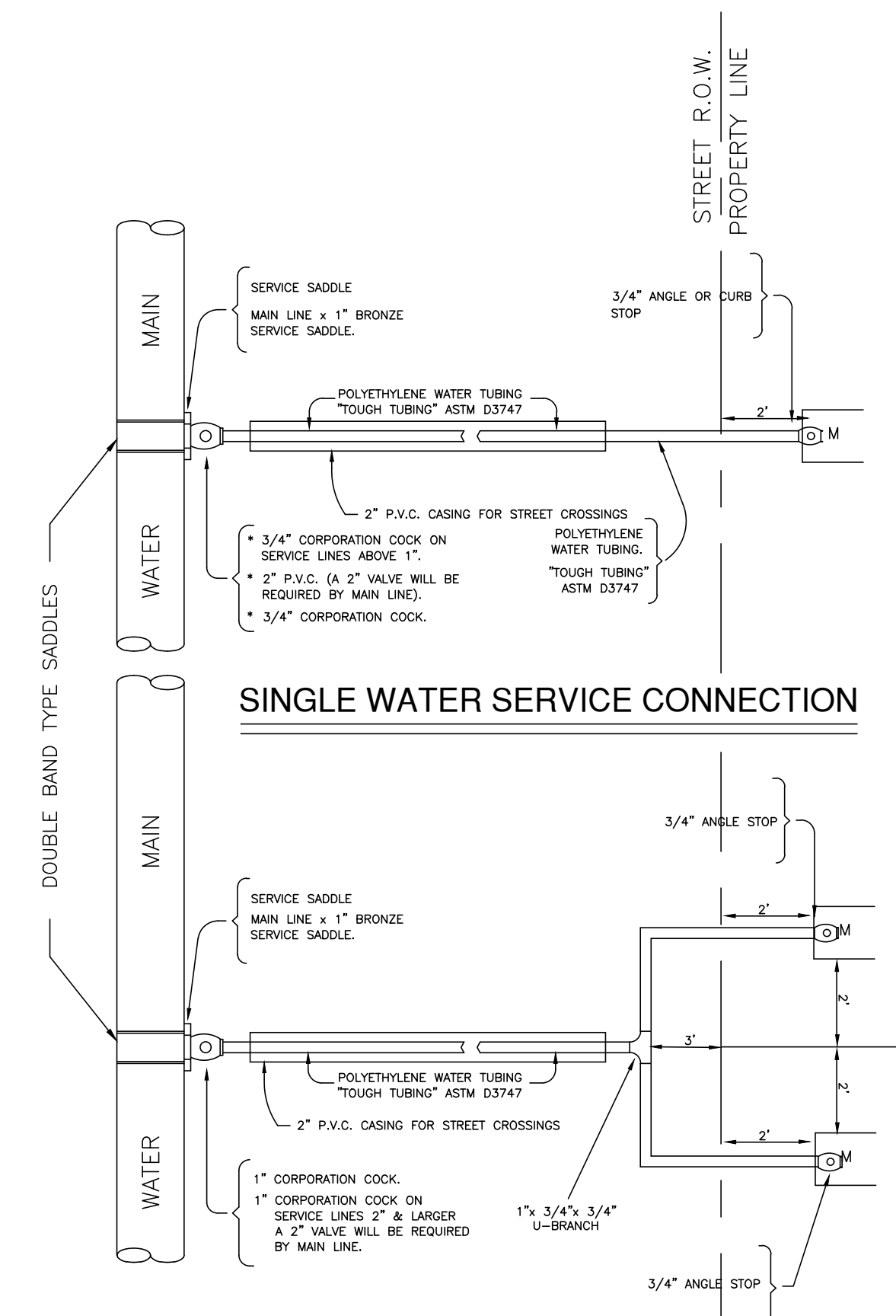
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US \$126,910 LO CUAL EQUIVALE A US \$6,345.50 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$5,000 A UN COSTO TOTAL DE \$100,000 TODA LA SUBDIVISION.

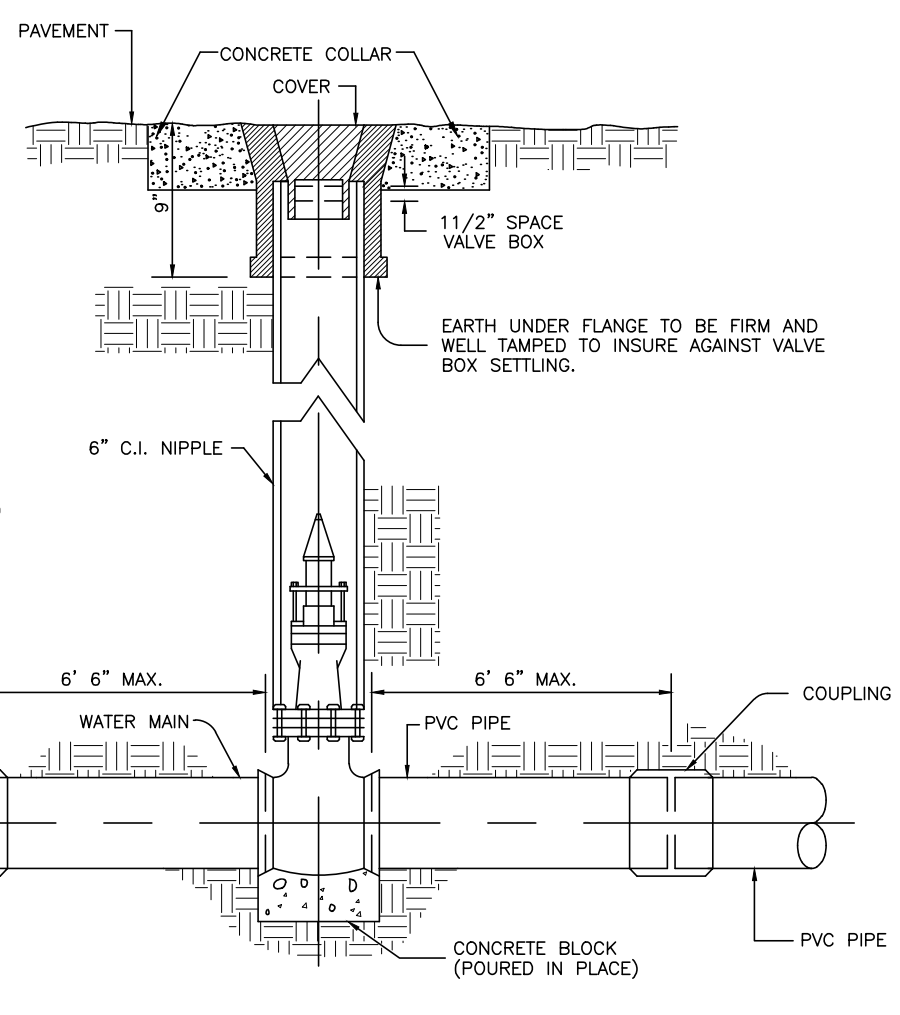


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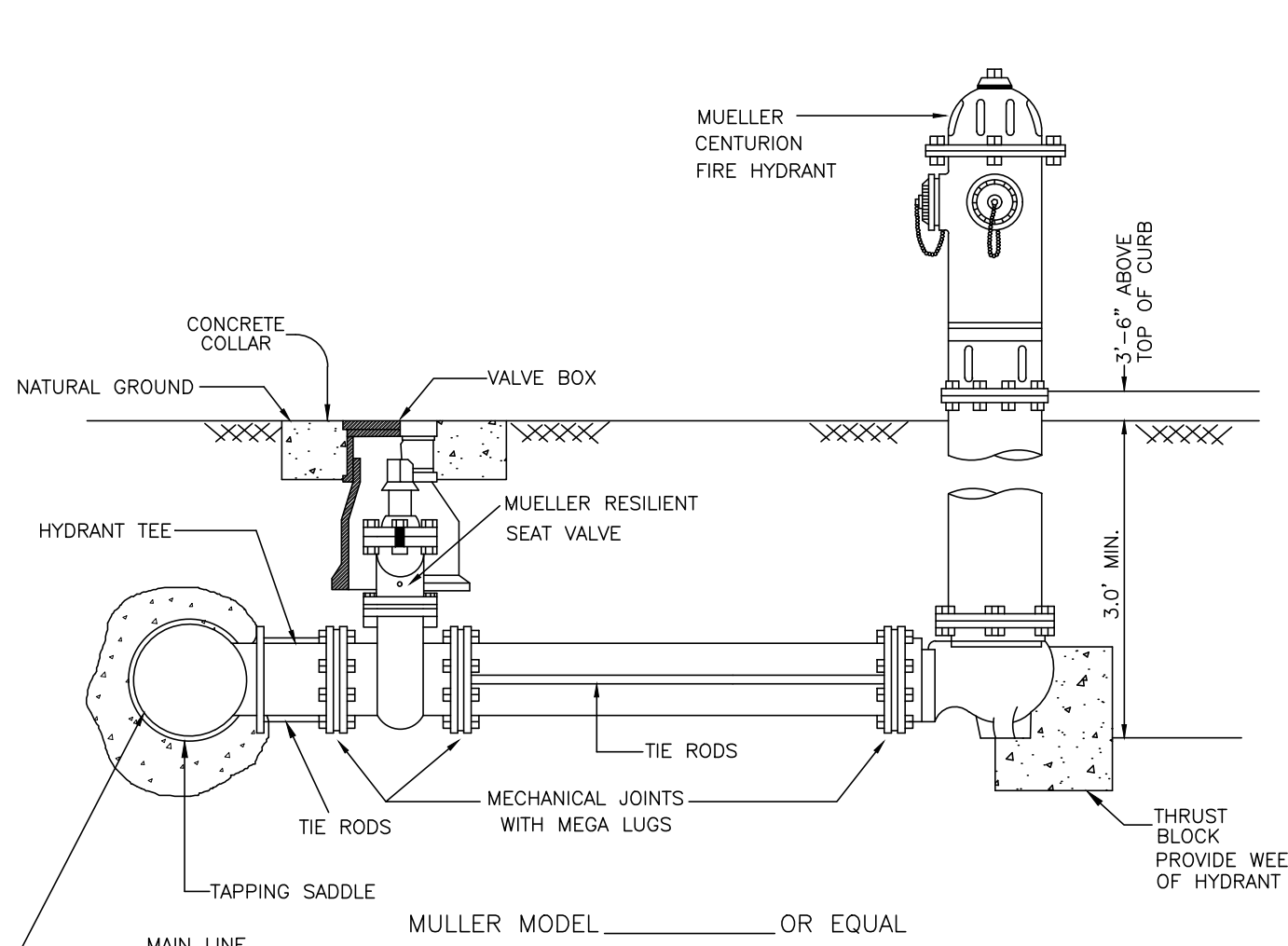
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JOSE N. SALDIVAR-P.E. No. 94076



DUAL WATER SERVICE CONNECTION
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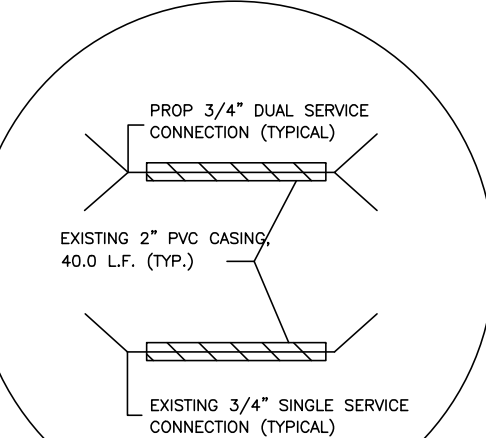


TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)



NAWSC FIRE HYDRANT
(NOT TO SCALE)

- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING WATER LINES TO BE C-900 DR-25.
 - CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 - ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
 - THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



WATER SERVICE DETAIL
N.T.S.



COST ESTIMATE

WATER DISTRIBUTION:	\$126,910
PAVING IMPROVEMENTS:	\$117,198
DRAINAGE IMPROVEMENTS:	\$80,735
OSSF IMPROVEMENTS:	\$100,000
TOTAL:	\$404,843

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 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:

1.- I (WE), _____ SUBDIVIDERS OF LOS AMIGOS PHASE 3 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN 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.

HI STARR INVESTMENTS
RICHARD W. RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ROEL A. RODRIGUEZ JR., PRESIDENT OF RBR DEVELOPMENT & INVESTMENTS LLC proved to me through his Texas Department of Public Safety Driver 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

DAISY BONILLA
MY COMMISSION EXPIRES
August 02, 2025

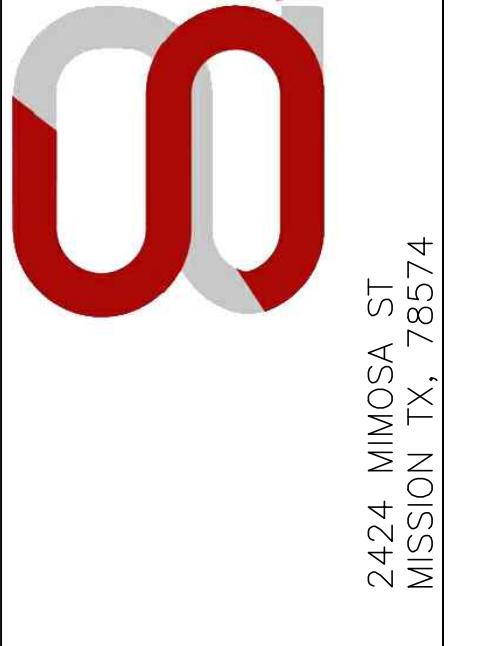
NOTARY PUBLIC- STATE OF TEXAS



PRELIMINARY

LOS AMIGOS PHASE 3 PROPOSED SUBDIVISION UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TPE F-22858
TEL. (956) 403-9787
F-22858





PRELIMINARY

LOS AMIGOS PHASE 3
PROPOSED SUBDIVISION
DRAINAGE AND PAVEMENT LAYOUT

LOS AMIGOS PHASE 3 MAP DRAINAGE AND PAVEMENT

A 20.0 ACRE (871200 SQ. FT.) TRACT OF LAND OUT OF LOT 1, BLOCK 99, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ALSO KNOWN AS THE EAST (E.20) ACRE OF LOT ONE (1), BLOCK NINETY-NINE (99), CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT FOR LOS AMIGOS PHASE 3

I. PROJECT LOCATION
LOS AMIGOS PHASE 3 Subdivision is a proposed 20-lot single family subdivision within the rural area of Hidalgo County limits, on the south side of East Mile 12 Road and west of Mile 1 West Road. Being a 20-acre tract of land out of Lot 1, Block 99, Campacuas Addition, Hidalgo County, Texas. Also known as the East (E.20) acre of Lot One (1), Block 99, Campacuas Addition, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 2 Map Records of Hidalgo County, Texas.

II. FLOOD PLAN
The proposed subdivision is in Zone "X" (shaded) according to the FEMA FIRM Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and area protected by levees from a 100-year flood.

III. SOIL CONDITIONS
According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Mercedes Clay (39). The soil is classified as Hydrologic Group "D" and moderately well drained with high runoff potential when thoroughly wet.

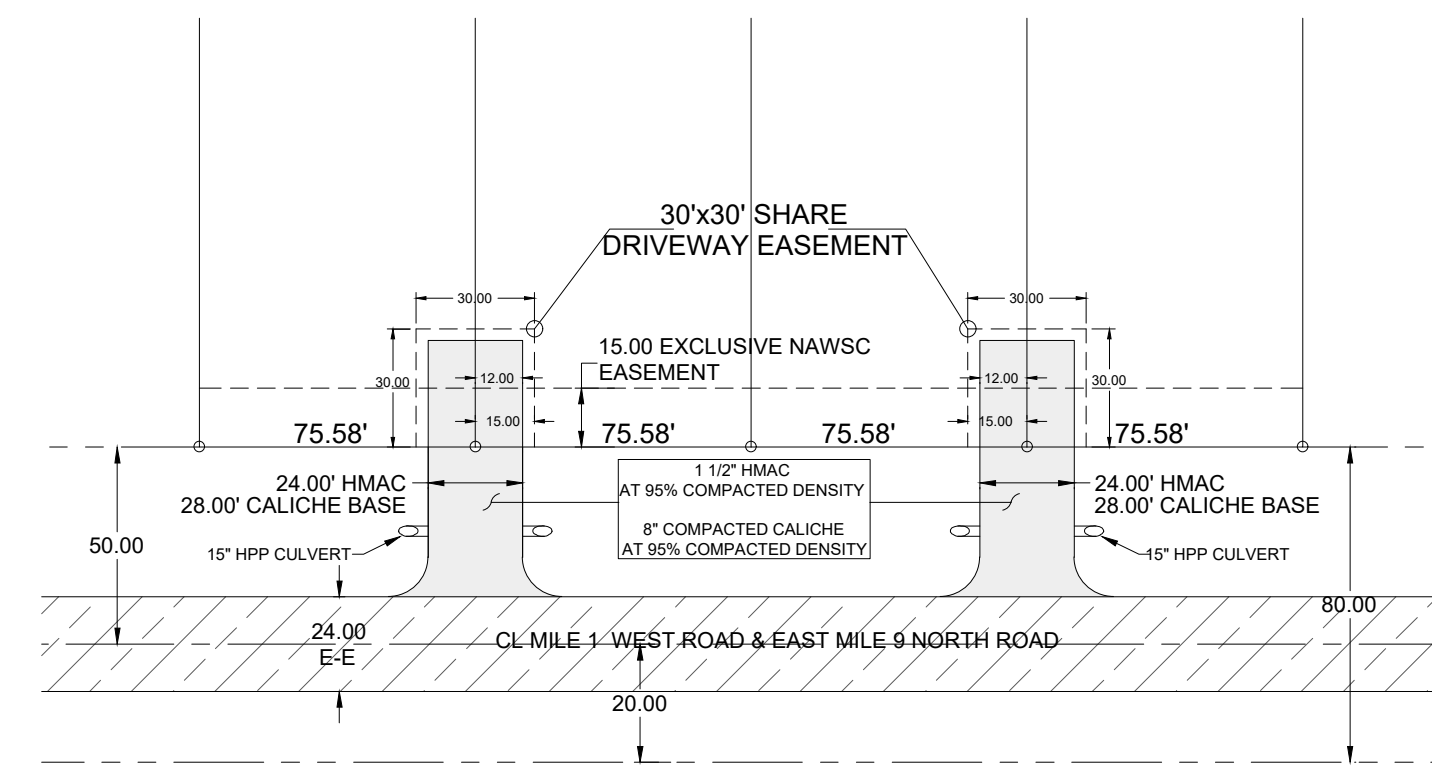
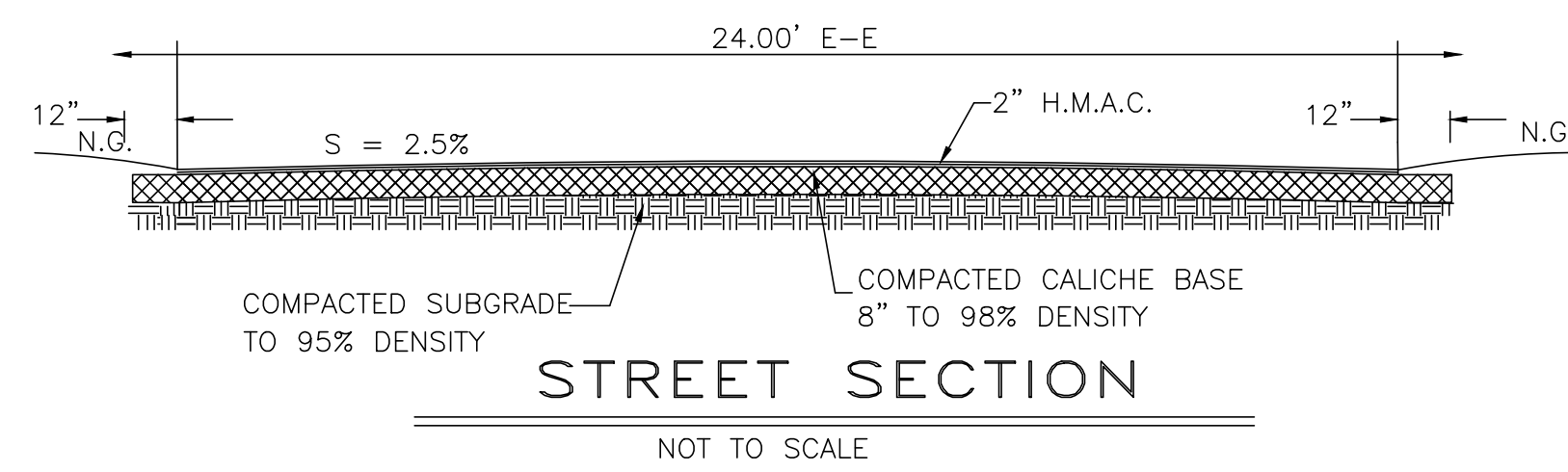
IV. EXISTING CONDITIONS
The existing runoff sheet flows overland in a southern direction towards an existing drainage ditch. Based on the Rational Method and the attached calculations on the drainage report, an existing 10-year storm event generates 7.97 cfs of runoff. The proposed runoff after development is 34.22 cfs for a 50-year storm event. The proposed project will have an approximate increase of 26.25 cfs of storm runoff for a 50-year storm event.

V. PROPOSED CONDITIONS
In accordance with the County of Hidalgo's drainage requirements, 72,533 cubic feet (2,686 cubic yards) of runoff detention will need to be detained for a 50-year storm event. Runoff will be detained by widening the existing drainage ditch, south of the proposed subdivision. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

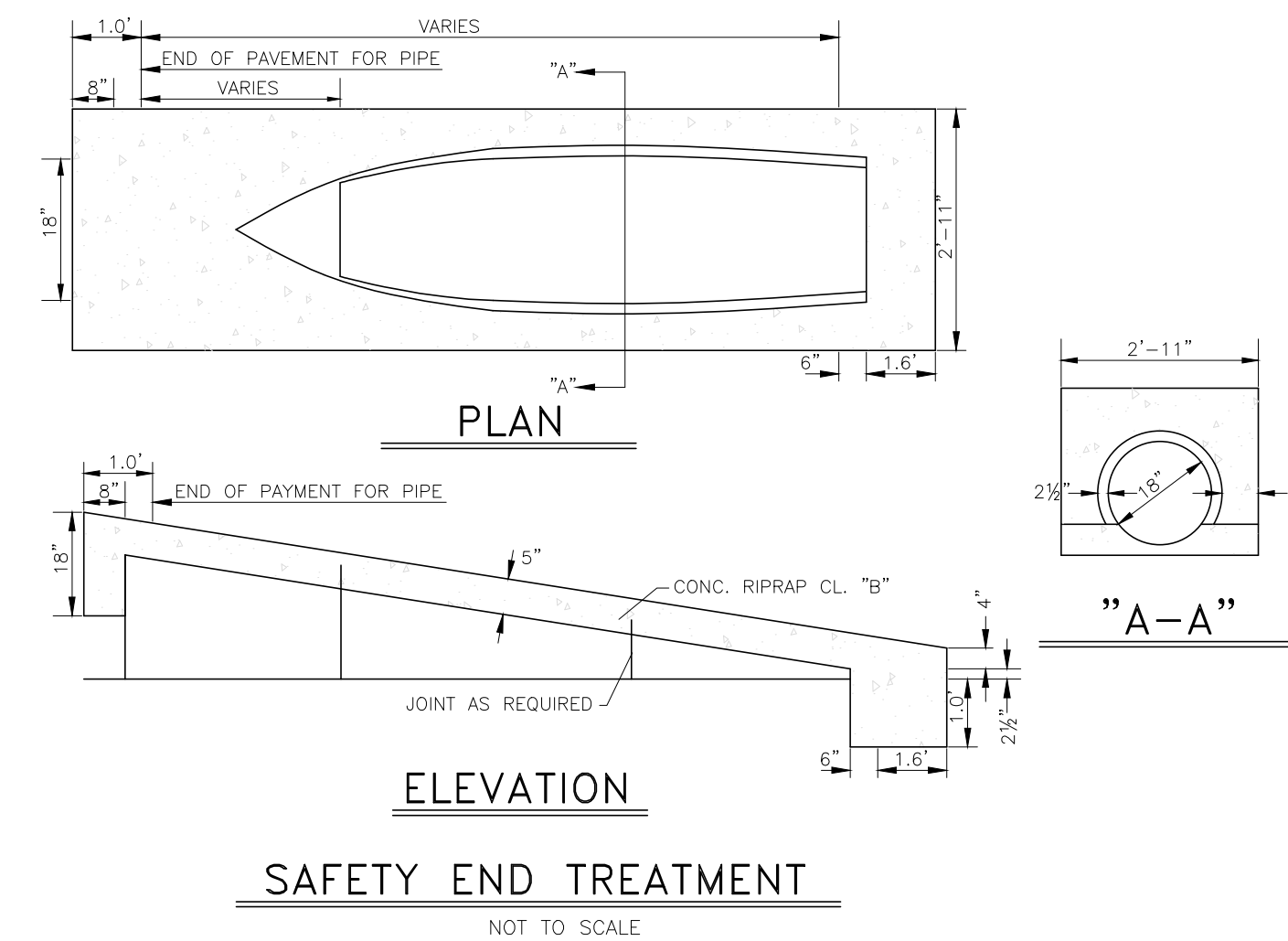


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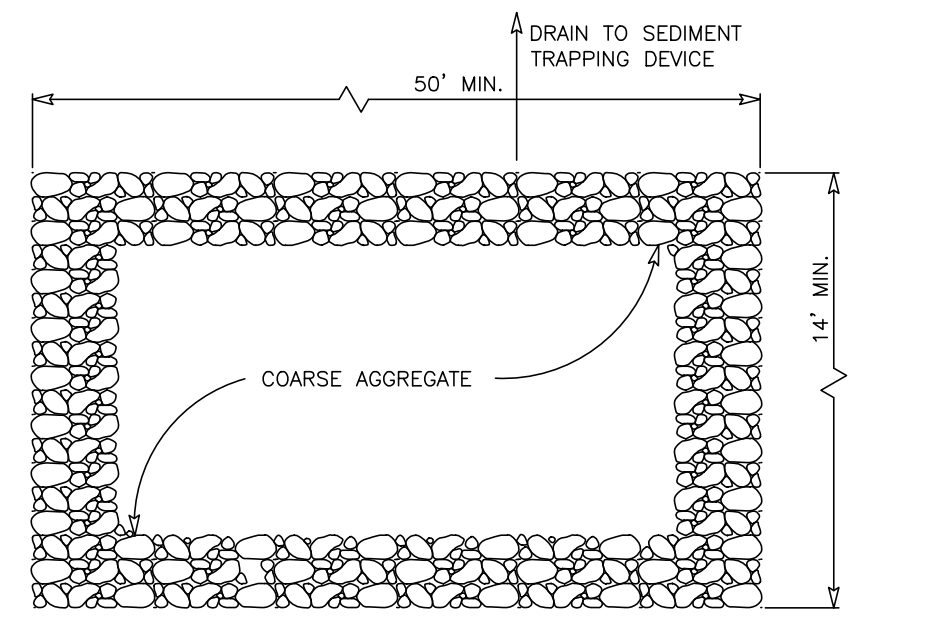
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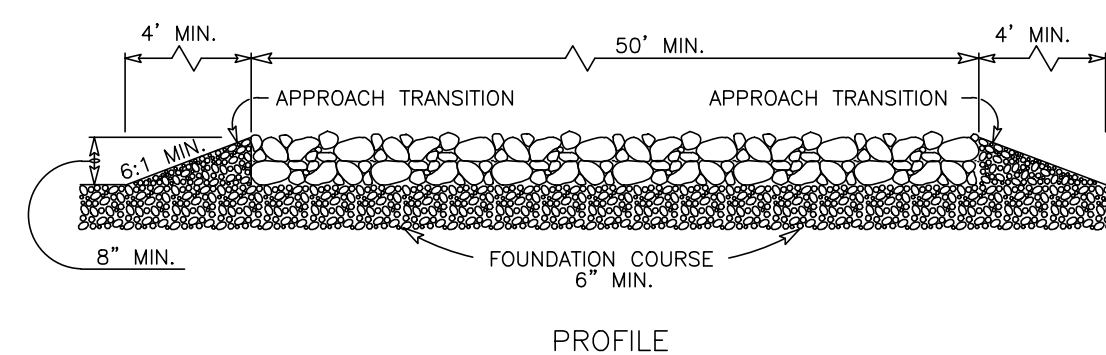
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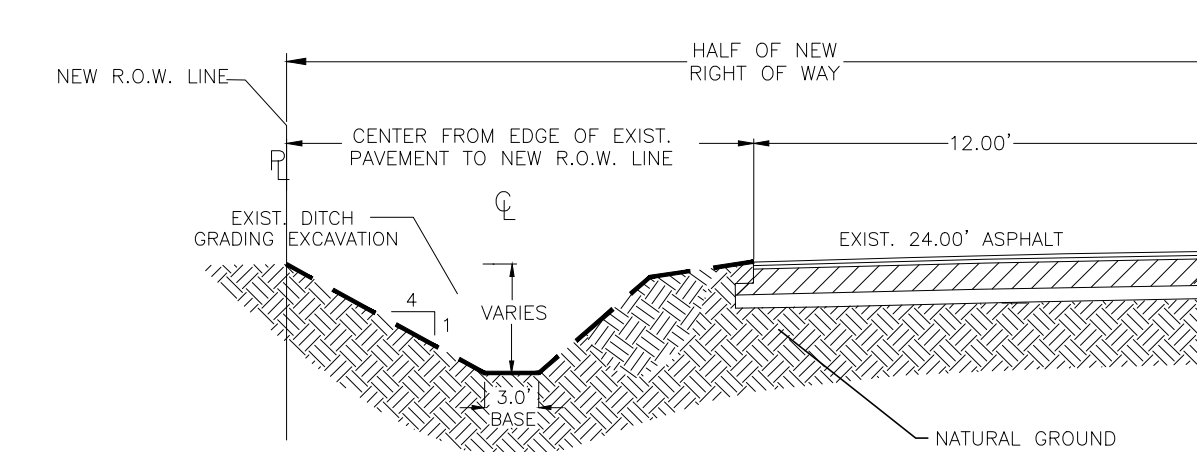
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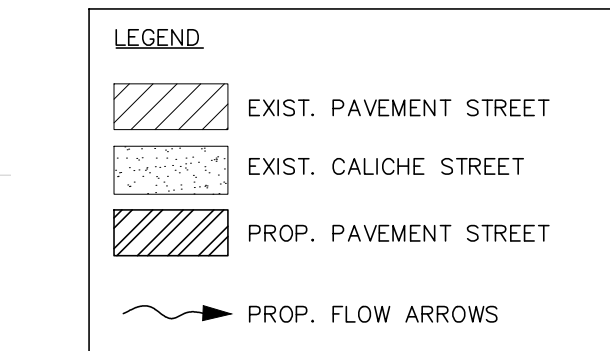
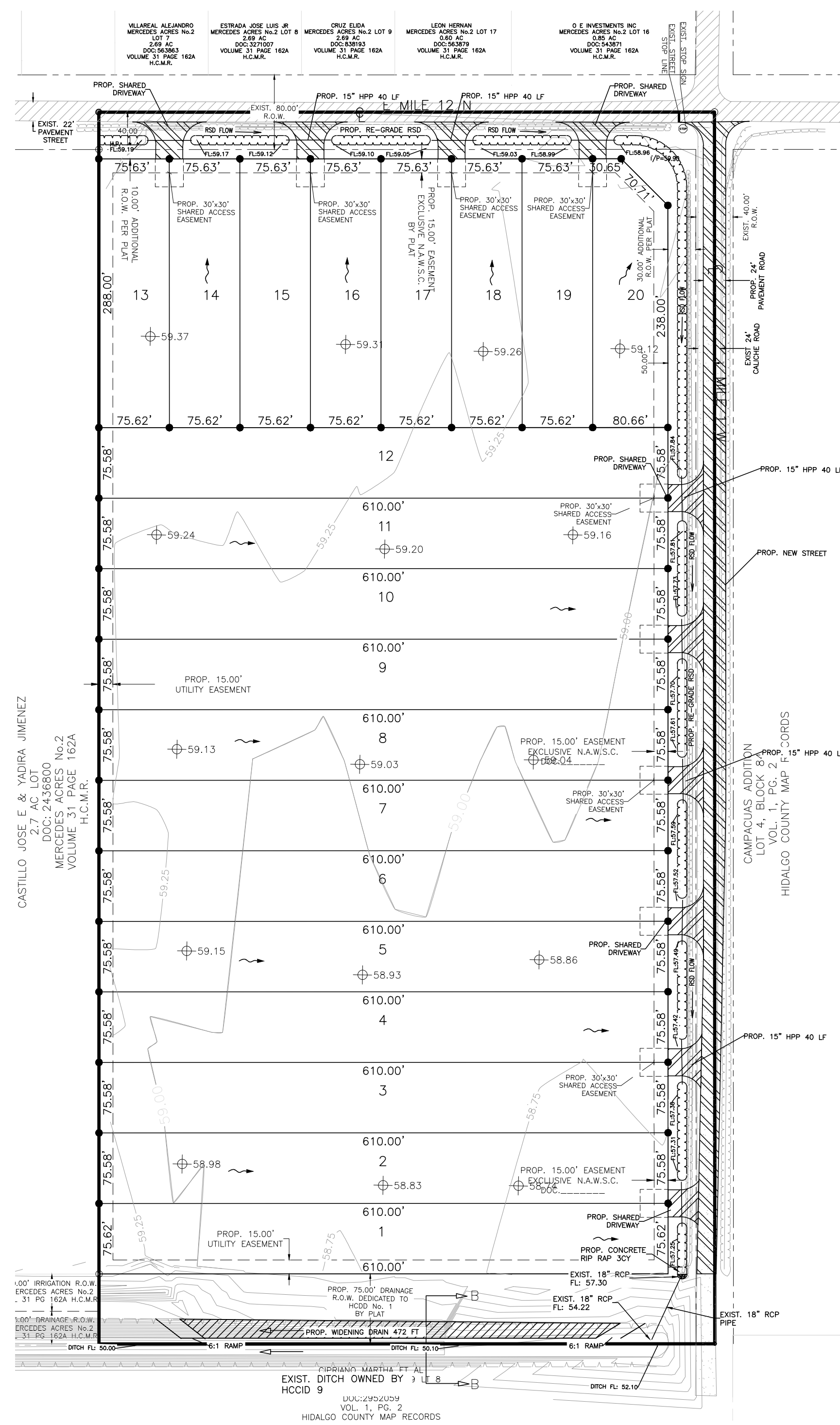
PLAN



PROFILE

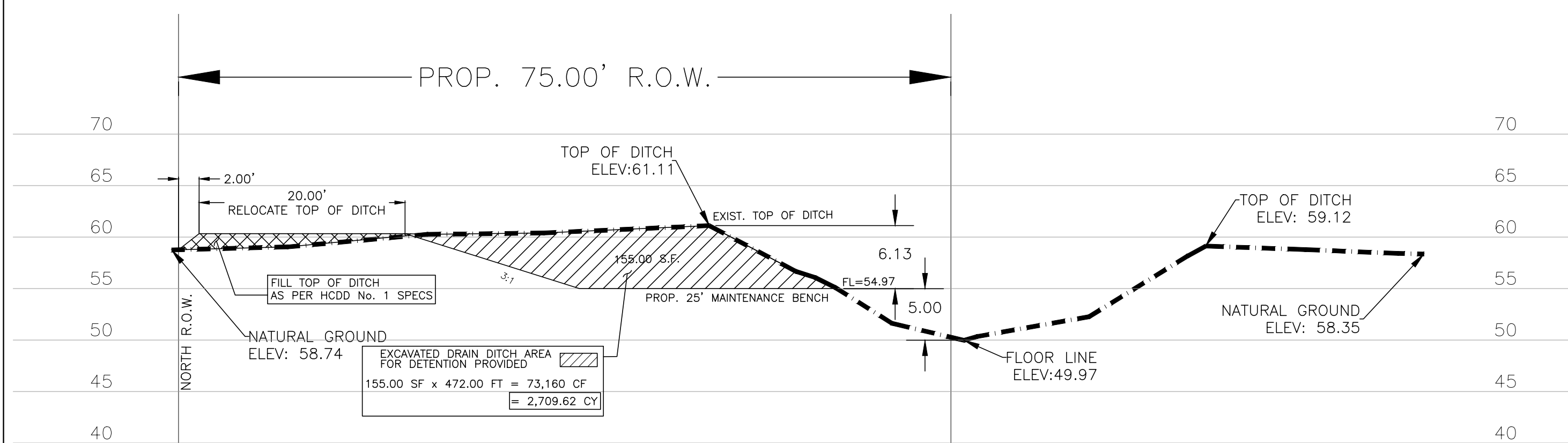


RECONSTRUCTION OF
ROAD SIDE DITCH
NOT TO SCALE



EXISTING & PROPOSED CROSS SECTION B-B

SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 10'



NOTES:

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

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CIVIL ENGINEERING - CONSTRUCTION MANAGER - TPEP F-22658
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2424 MIMOSA ST
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