



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 HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES. DEVELOPER: MARIO CISNEROS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF TEX-MEX ROAD APROXIMATELY ¼ OF A MILE EAST OF SHARP ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-12-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FT ONTO TEX-MEX ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-23-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-28-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: TEX-MEX ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-18-2022 : 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.

VARIANCE REQUEST FROM: TITLE: B, CHAPTER: 2, SECTION: 2.8, ITEM: LOT WIDTH

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

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.

MINOR PLAT OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS,

DATE: SEPTEMBER 13, 2022 SCALE IN FEET
0 60' 120' 180' SCALE: 1" = 60'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (7-5001) & SURVEYOR (10013300)
115 NORTH 12TH AVE
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

JOB NO.: 2020-088
DRAWN BY: E.S.

SHEET NO. 1
OF 2 SHEETS

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



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

- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F1 - FOUND COTTON PICKER SPINDLE
 - S - SET 1/2" IRON ROD
 - S1 - SET COTTON PICKER SPINDLE
 - BM-1 - BENCHMARK

METES AND BOUNDS DESCRIPTION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF TEX-MEX ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 11, SECTION 266, ALSO BEING THE MOST NORTHERLY SOUTHEAST CORNER OF MAGNOLIA VILLAGE SUBDIVISION AS RECORDED IN VOLUME 33, PAGE 121, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 08° 49' 00" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 266, ALSO BEING THE EAST LINE OF SAID MAGNOLIA VILLAGE SUBDIVISION, PASS AT 20.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID TEX-MEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 799.20 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 81° 48' 09" E 129.16 FEET ALONG A LINE TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST LINE OF LOS TRES ENRIQUEZ SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 64B, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 08° 49' 00" W ALONG THE WEST LINE OF SAID LOS TRES ENRIQUEZ SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 11, SECTION 266, PASS AT 1.96 FEET A POINT BEING THE SOUTHWEST CORNER OF SAID LOS TRES ENRIQUEZ SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #1176915, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 781.45 FEET A FOUND ONE-HALF INCH IRON ROD BEING SAID NORTH RIGHT-OF-WAY LINE OF TEX-MEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 801.45 FEET TO A POINT ON THE CENTERLINE OF SAID TEX-MEX ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, SECTION 266, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #1176915, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 48' 20" W 129.16 FEET ALONG SAID CENTERLINE OF TEX-MEX ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, SECTION 266, TO THE POINT TO BEGINNING AND CONTAINING 2.36 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED
ZONE "X" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL NUMBER: 480334 0325 D
EFFECTIVE DATE: JUNE 6, 2000 LOMR: MAY 17, 2001.
- SETBACKS:
FRONT: 30.00 FEET
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM-1 - TOP OF CURB INLET LOCATED ON NORTH SIDE OF TEX-MEX ROAD 515 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1. ELEVATION 25.72 N.G.V.D. 83
- 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 6.218 CUBIC FEET (0.15 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED DRAINAGE SWALES.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET BY THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. 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 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 OCCUPANCY A LOT.
- THE OWNER & SUBDIVIDER OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION, RETAINS 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.
- 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE 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.

RIGHT OF WAY EASEMENT

KNOW 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, AN EXCLUSIVE PERPETUAL 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 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 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 INSTALLED.

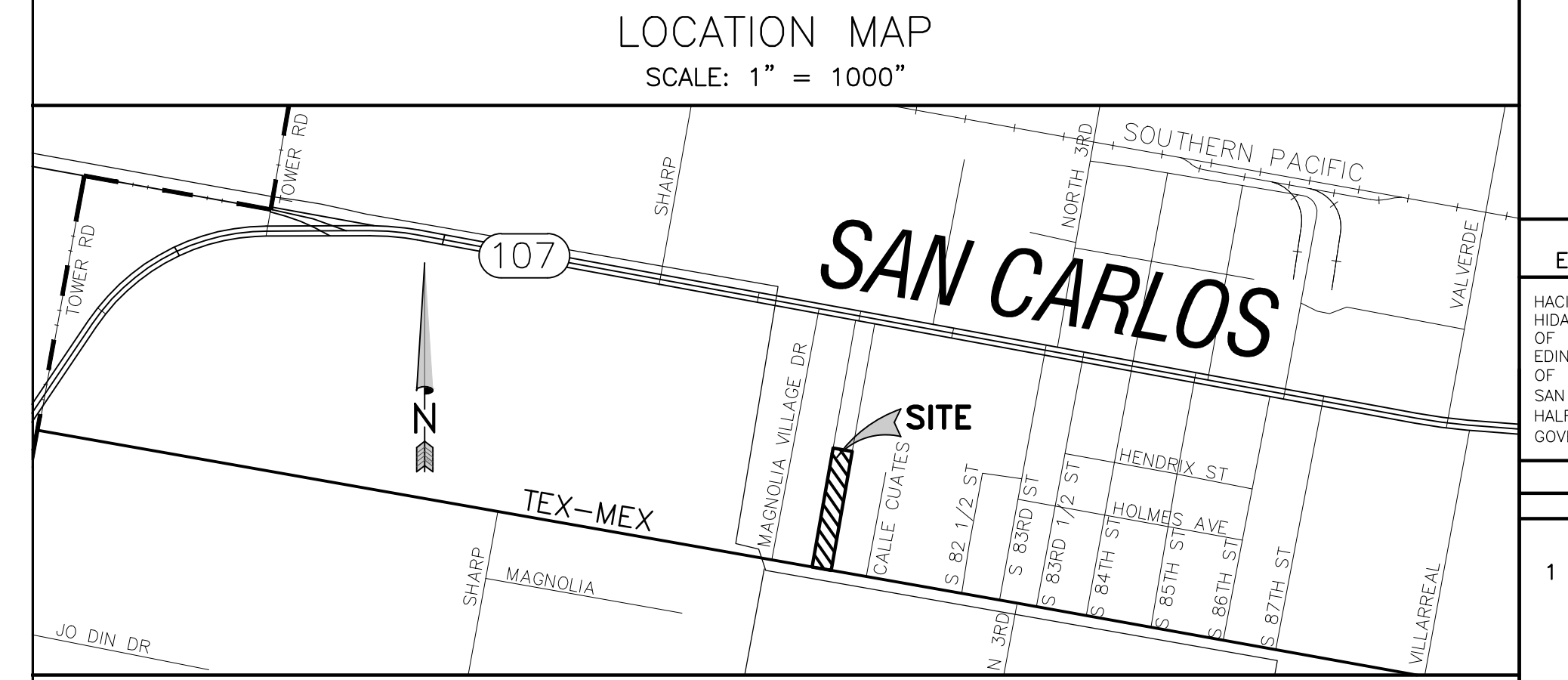
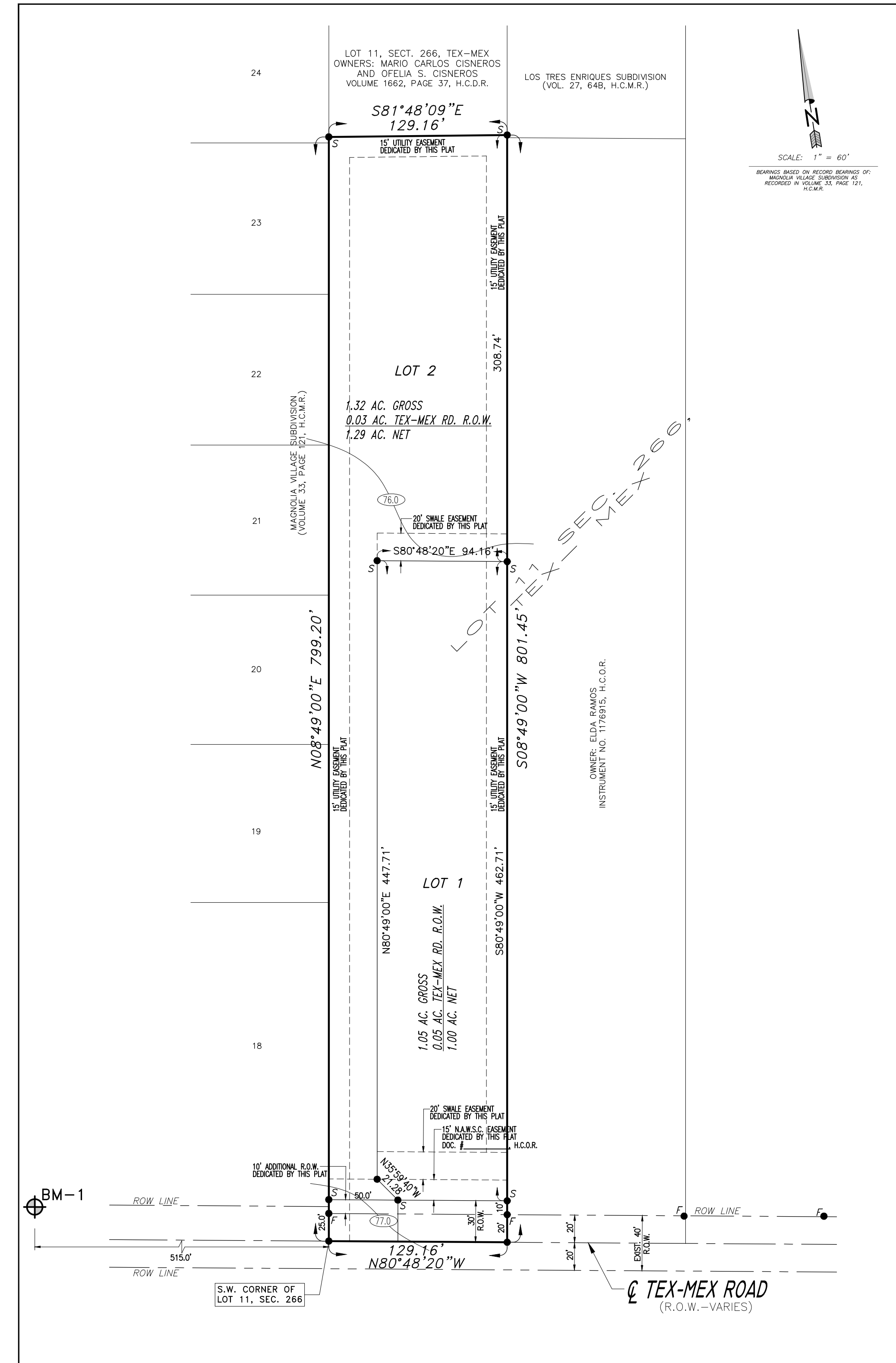
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS 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 TITLE 16 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____.

MARIO CARLOS CISNEROS _____ DATE _____ OFELIA S. CISNEROS _____ DATE _____
7958 E. STATE HIGHWAY 107 7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542



PRINCIPAL CONTACTS:			
NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE NUMBER:
OWNERS: MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS	7958 E. S.H. 107	EDINBURG, TX. 78542	(956) 560-7884
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:	
HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 (ON TEX-MEX ROAD), 1 MILE EAST OF STATE HIGHWAY 107, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.	
INDEX OF SHEETS	
NO.	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION. HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

WE, MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS AS OWNERS OF THE 2.36 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

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

MARIO CARLOS CISNEROS _____ DATE _____ OFELIA S. CISNEROS _____ DATE _____
7958 E. STATE HIGHWAY 107 7958 E. STATE HIGHWAY 107
EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:
THIS PLAT HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15, ON THIS _____ DAY OF _____, 20____.

SANTA CRUZ IRRIGATION DISTRICT NO. 15 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

ATTEST:
PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(o)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

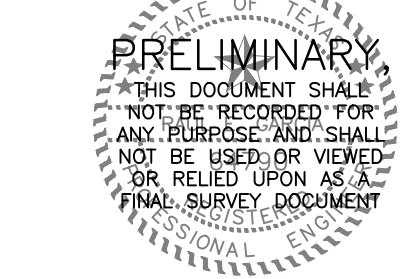
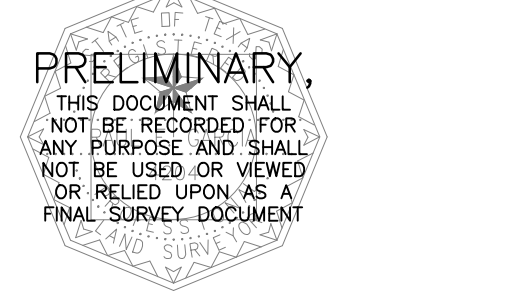
CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

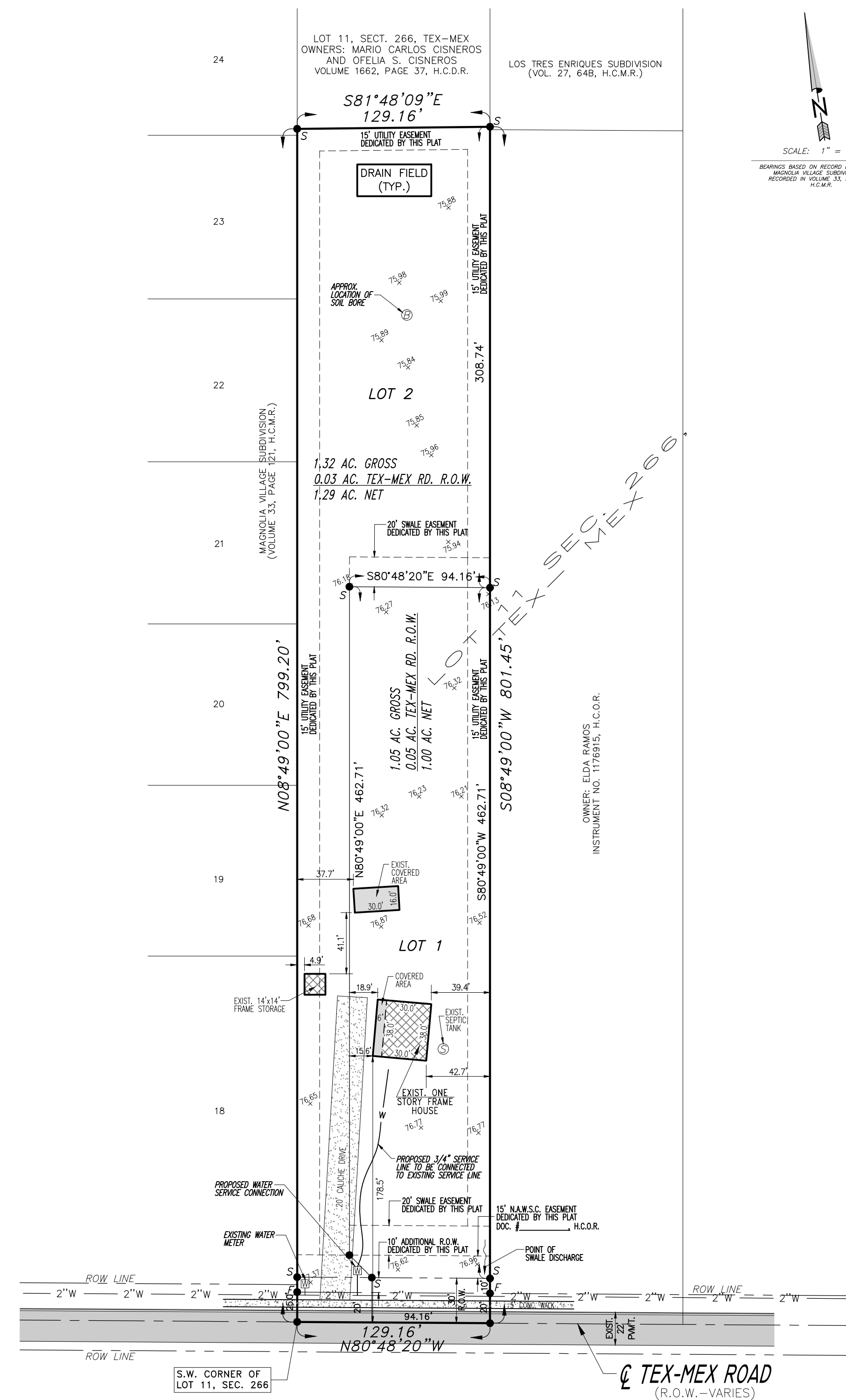
THE STATE OF TEXAS
COUNTY OF HIDALGO
I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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 CITY OF EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER #64790





LEGEND:
 F - FOUND 1/2" IRON ROD
 F₁ - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD
 S₁ - SET COTTON PICKER SPINDLE

SCALE: 1" = 60'
 BEARING BASED ON RECORD BEARING OF
 MAGNOLIA VILLAGE SUBDIVISION AS
 RECORDED IN VOLUME 33, PAGE 37, H.C.D.R.

OWNER: ELDA RAMOS
 INSTRUMENT NO. 1178915, H.C.D.R.

COST ESTIMATE

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS,

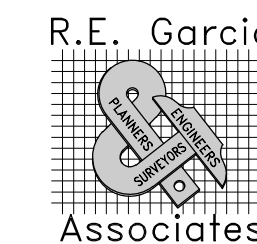
DATE: SEPTEMBER 13, 2022



SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS



JOB NO.: 2020-088
 DRAWN BY: E.S.

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SHEET NO. 2
 OF 2 SHEETS

INFORME FINAL DE INGENIERIA HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION
 by Raul E. Garcia, P.E.
 AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, y FECHA OPERABILIDAD:

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION SERA PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVIDER Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISION.

NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) TIENE UN DIAMETRO DE 8" DE LA LINEA DE AGUA QUE DISCORRE POR EL LADO SUR DEL DERECHO DE PASO DEL CURRY ROAD. LA SUBDIVIDER AMPLIARA LAS LINEAS DE AGUA DE 8" DE LA LINEA A LO LARGO DE LA CARRETERA DE CURRY PARA SERVIR A LA SUBDIVISION.

PARA LA DISTRIBUCION DE AGUA BELLWOODS LA SUBDIVISION CONSTA DE 14 - 1" DE DIAMETRO, DOS LINEAS DE SERVICIOS, DICHSO SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA CAJAS PARA EL LOTE. TANTO EL DOBLE DE 1" Y 3/4" DE LOS SERVICIOS INDIVIDUALES Y DE LA CAJA DEL CONTADOR YA SE HAN INSTALADO, POR UN COSTO TOTAL DE \$ _____ O \$ _____ QUE CUBRE EL COSTO DE \$ _____ POR LOTE. ADEMÁS, EL HA PAGADO N.A.W.S.C. SUBDIVIDER LA SUMA DE \$ _____ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DE AGUA. LA ADQUISICION DE DERECHOS, Y TODOS LOS MIEMBROS HONORARIOS U OTROS CARGOS RELACIONADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO, N.A.W.S.C. MUCHO INSTALAR RAPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LA TOTALIDAD DE LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DIJO QUE EL SISTEMA DE DISTRIBUCION FUNCIONA A PARTIR DE LA FECHA DE LA GRABACION DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION SERA TRATADA POR LOS SERVICIOS DE ALCANTARILLADO EN EL SITIO ("OSSF"), COMPUESTO DE UN DISERNO ESTANDAR DE COMPARTIMIENTOS DOBLE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOS ABALDO FIRMANTES INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITIO PARA OSSF COMPARTIMENTADO Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA LA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN DRAINFIELD REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMANO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICARON UN LIBRO DE ESTUDIO DE SUELOS ARENOSO SUELO FRANCO ARCILLOSO DE LA ZONA. AL MENOS DOS SUELOS SE REALIZARON EXCAVACIONES EN EL SITIO, EN EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES ERAN INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE DE AREA). EL SUELO ES UNA ARCILLA ARENOSA MARRON GRISACEO OSCURO MARGA EXTENDER HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER PROPUESTA DE EXCAVACIONES. NO HAY NINGUNA INDICACION DE LAS AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DEL PROYECTO DE EXCAVACIONES. LA SUBDIVISION DRENA BIEN. EL SUELO ES UNA CLASE III EL SUELO.

EL COSTE DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ _____, INCLUYENDO EL COSTO DE LA LICENCIA Y DEL PERMISO REQUERIDO. TODOS OSSF SE HAN INSTALADO A PARTIR DE LA FECHA DE SOLICITUD DE HOMOLOGACION PLAT FINAL POR UN COSTO TOTAL DE \$ _____, LO QUE EQUIVALE A \$ _____ POR LOTE.

CERTIFICACION DE INGENIERO:

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE \$ _____, LO QUE EQUIVALE A \$ _____ POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ _____ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ _____ PARA LA SUBDIVISION ENTERO.

FIRMA DEL INGENIERO _____ FECHA _____

SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. - WE, MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS SUBDIVIDERS OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MARIO CARLOS CISNEROS DATE _____
 7958 E. STATE HIGHWAY 107
 EDINBURG, TEXAS 78542

OFELIA S. CISNEROS DATE _____
 7958 E. STATE HIGHWAY 107
 EDINBURG, TEXAS 78542

**THE STATE OF TEXAS
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS _____

FINAL ENGINEERING REPORT FOR HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION
 by Raul E. Garcia, P.E.
 FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROVIDED DOCUMENTATION TO SUFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CURRY ROAD. THE SUBDIVIDER WILL EXTEND 8" WATER LINES FROM THE LINE ALONG CURRY ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION CONSISTS OF 14 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ 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 LOTS IN THE 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 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 THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL 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 DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 2016 BY THE HEALTH DEPARTMENT.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

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

ENGINEER'S SIGNATURE _____ DATE _____

DRAINAGE STATEMENT FOR HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION CONSISTS OF A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS, THE SITE IS LOCATED ON THE NORTH SIDE OF TEX-MEX ROAD APPROXIMATELY 290 FEET EAST OF MAGNOLIA VILLAGE DRIVE WITHIN THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL SITE WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 2 RURAL SIZED RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTHEAST TOWARDS TEX-MEX ROAD. TEX-MEX ROAD FLOWS WEST TOWARDS AND DISCHARGES INTO THE SCHUNIOR DRAINAGE DITCH. THE SCHUNIOR DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 C DATED 6/06/2000 AND REVISED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".

THE SOIL ON THIS PROPERTY IS (28) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

THE PROPOSED SUBDIVISION WILL UTILIZE ON SITE SWALES TO DETAIN STORM RUNOFF AND DISCHARGE THE STORM FLOW TOWARDS THE NORTH SIDE OF TEX-MEX ROAD. THE ROADWAY DITCHES WILL CONTINUE TO FLOW WEST TOWARDS THE SCHUNIOR DRAINAGE DITCH. THE ADDITION OF ONE SINGLE FAMILY DWELLING WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 6,518 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.29 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT (3.60 CFS).

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X SHADED". AREAS OF THE 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

REGISTERED PROFESSIONAL ENGINEER #64790