



# 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: 10-18-2022

PROPOSED LA PAMORANA SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES. DEVELOPER: ALFREDO AARON CANTU

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 ROGERS ROAD APPROXIMATELY 300 FT EAST OF HOEHN DRIVE.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-6-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. REQUIRED FOR ROGERS ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-6-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-01-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 4" LOCATION: ROGERS ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-22-2022 : 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.

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.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

# MINOR PLAT OF LA PAMORANA SUBDIVISION

A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249985, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249987, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: **OCTOBER 11, 2022** SCALE IN FEET: 0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia Associates

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

I, **ALFREDO AARON CANTU & ALEXANDRA GWEN GARZA**, AS OWNERS OF THE 3.69 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **LA PAMORANA 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.

ALFREDO AARON CANTU DATE \_\_\_\_\_ ALEXANDRA GWEN GARZA DATE \_\_\_\_\_  
2806 N. HOEHN ROAD 3705 STRATOSPHERE DRIVE  
EDINBURG, TEXAS 78541 EDINBURG, TEXAS 78539

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 **ALFREDO AARON CANTU & ALEXANDRA GWEN GARZA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 \_\_\_\_\_, 2022.

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 COMPANY 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**

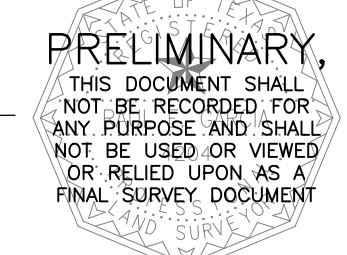
RAUL E. SESIN, P.E., C.F.M. DATE \_\_\_\_\_  
GENERAL MANAGER

**APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:**  
THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

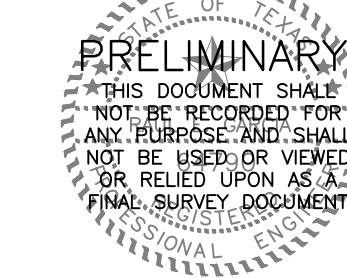
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS OF WAYS OR EASEMENTS.

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 PHARR, TEXAS.



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 #4790

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

THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LA PAMORANA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2022.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**THE STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **LA PAMORANA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2022.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR DATE \_\_\_\_\_ ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

**SHARYLAND WATER SUPPLY CORPORATION:**  
I, **SHERILYN DAHLBERG**, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **LA PAMORANA SUBDIVISION** LOCATED AT **3056 N. HOEHN ROAD** IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES. DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG DATE \_\_\_\_\_  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**

I, **JAME ACEVEDO**, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS **LA PAMORANA SUBDIVISION** CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE DAY OF \_\_\_\_\_, 2022 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR DATE \_\_\_\_\_ ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

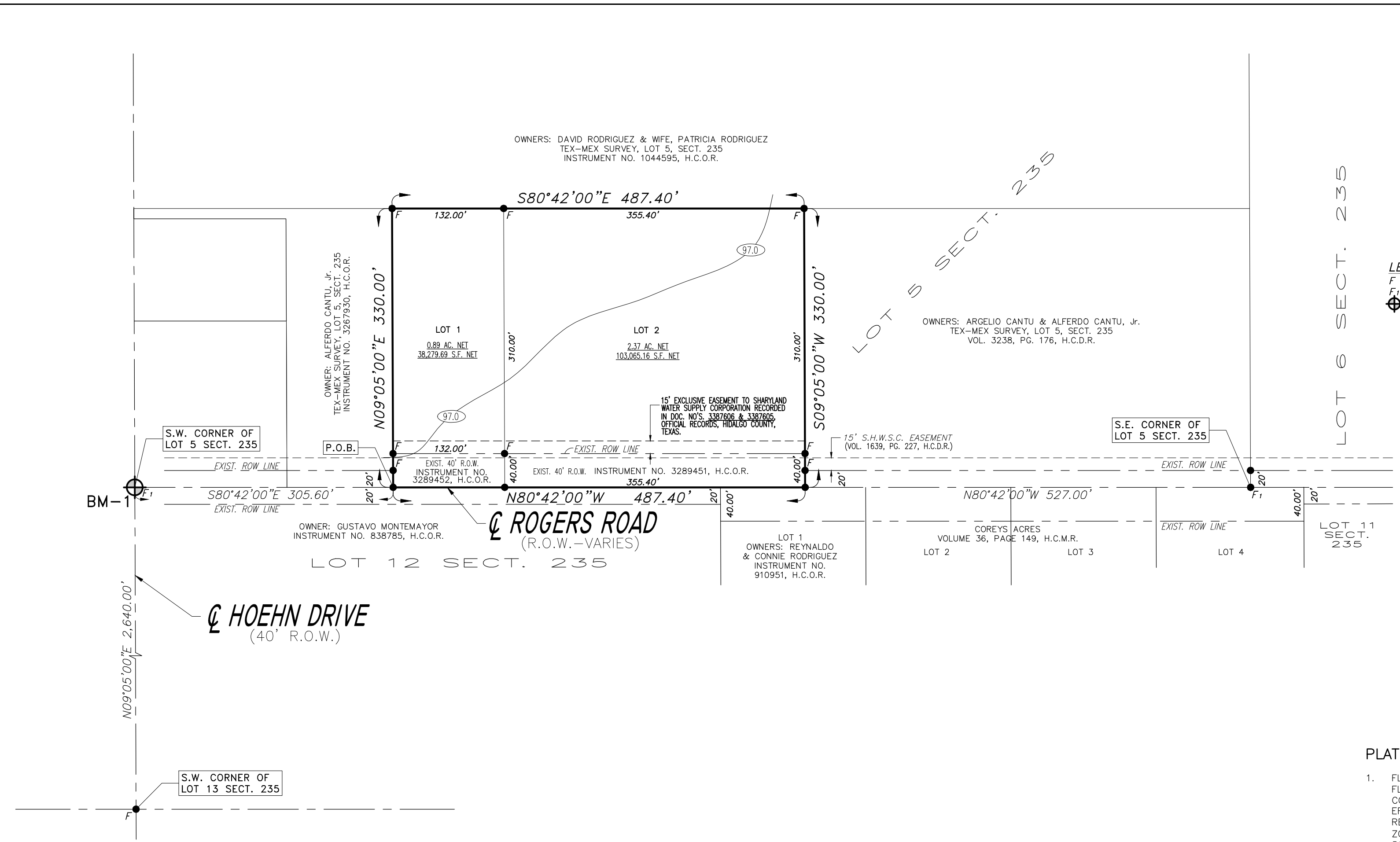
**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 06, 2000 REVISED BY LOMR: 5/17/2001 ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND CITY OF EDINBURG REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - 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 DRAINFIELD SYSTEM.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- ALFREDO AARON CANTU & ALEXANDRA GWEN GARZA, THE OWNERS & SUBDIVIDERS OF LA PAMORANA SUBDIVISION, RETAINS AN EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- LOT 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN SWPPP REQUIREMENTS.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- THE PURCHASER OF EACH LOT IS RESPONSIBLE TO INSTALL CULVERT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING DRAINAGE.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG 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.

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



**METES AND BOUNDS DESCRIPTION**

A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249985, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249987, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF ROGERS ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 5, SECTION 235, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3267930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS S 80° 42' 00" E 305.60 FEET FROM A SET CONCRETE NAIL ON THE POINT OF CENTERLINE INTERSECTION OF SAID ROGERS ROAD AND HOEHN DRIVE BEING THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 235.

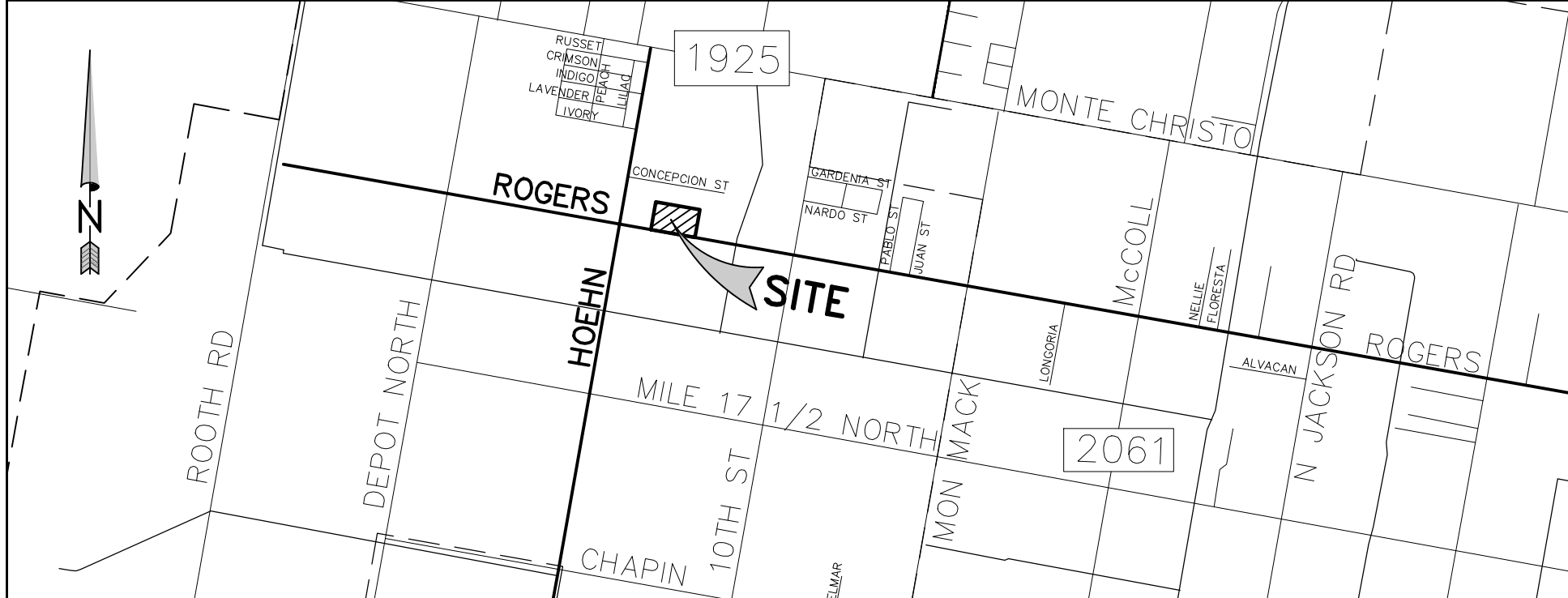
THENCE N 09° 05' 00" E ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3267930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 5, SECTION 235, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ROGERS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1044595, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3267930, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 80° 42' 00" E 487.40 FEET ALONG SAID SOUTH LINE OF TRACT DESCRIBED IN ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #1044595, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 5, SECTION 235, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204", FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT THENCE S 09° 05' 00" W PARALLEL TO THE WEST LINE OF SAID LOT 5, SECTION 235, PASS AT 310.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ROGERS ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON THE CENTERLINE OF SAID ROGERS ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 5, SECTION 235, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 80° 42' 00" W 487.40 FEET ALONG SAID CENTERLINE OF ROGERS ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 5, SECTION 235, TO THE POINT TO BEGINNING AND CONTAINING 3.69 ACRE OF LAND, MORE OR LESS.

**LOCATION MAP**

SCALE: 1" = 1000"



**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNERS: ALFREDO AARON CANTU ALEXANDRA GWEN GARZA	2806 N. HOEHN ROAD 3705 STRATOSPHERE DRIVE	EDINBURG, TX 78541 EDINBURG, TX 78539	956-607-4093 956-607-4093
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

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	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; 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
LOCATION MAP	
NO.	DESCRIPTION
1	LA PAMORANA SUBDIVISION IS LOCATED ON THE NORTH SIDE OF ROGERS ROAD, 305.60 FEET EAST OF HOEHN ROAD IN EDINBURG, TEXAS.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

# MINOR PLAT OF LA PAMORANA SUBDIVISION

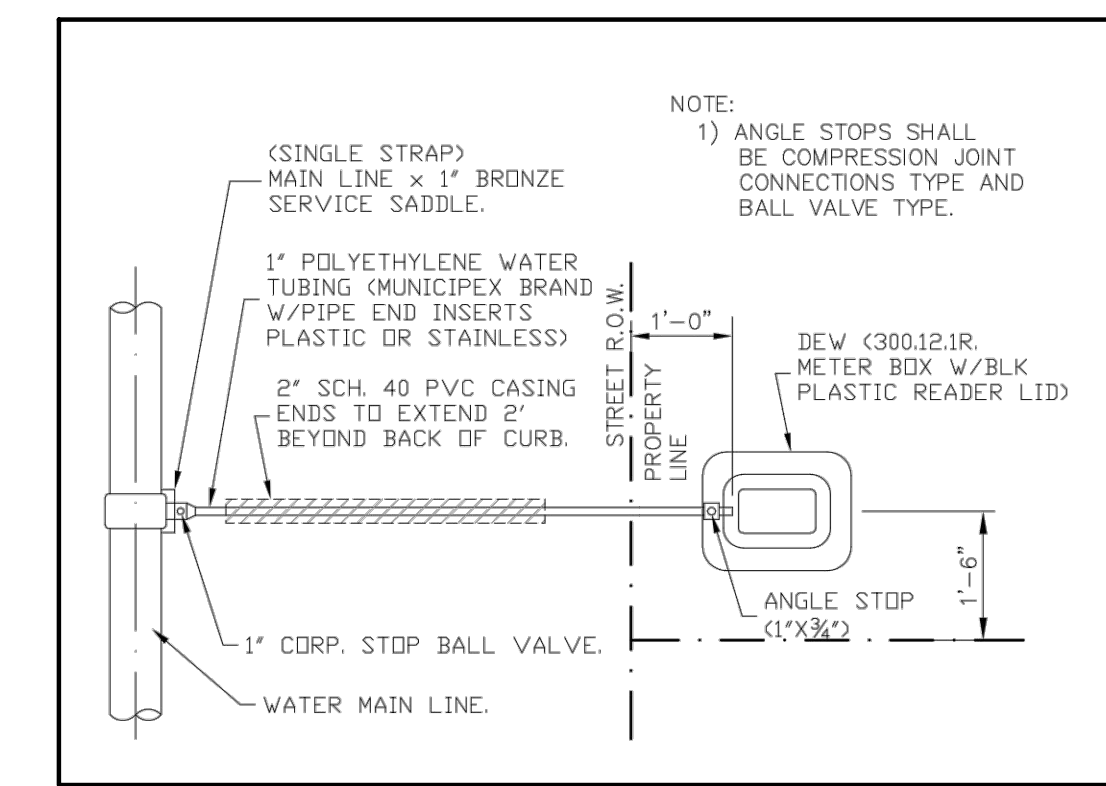
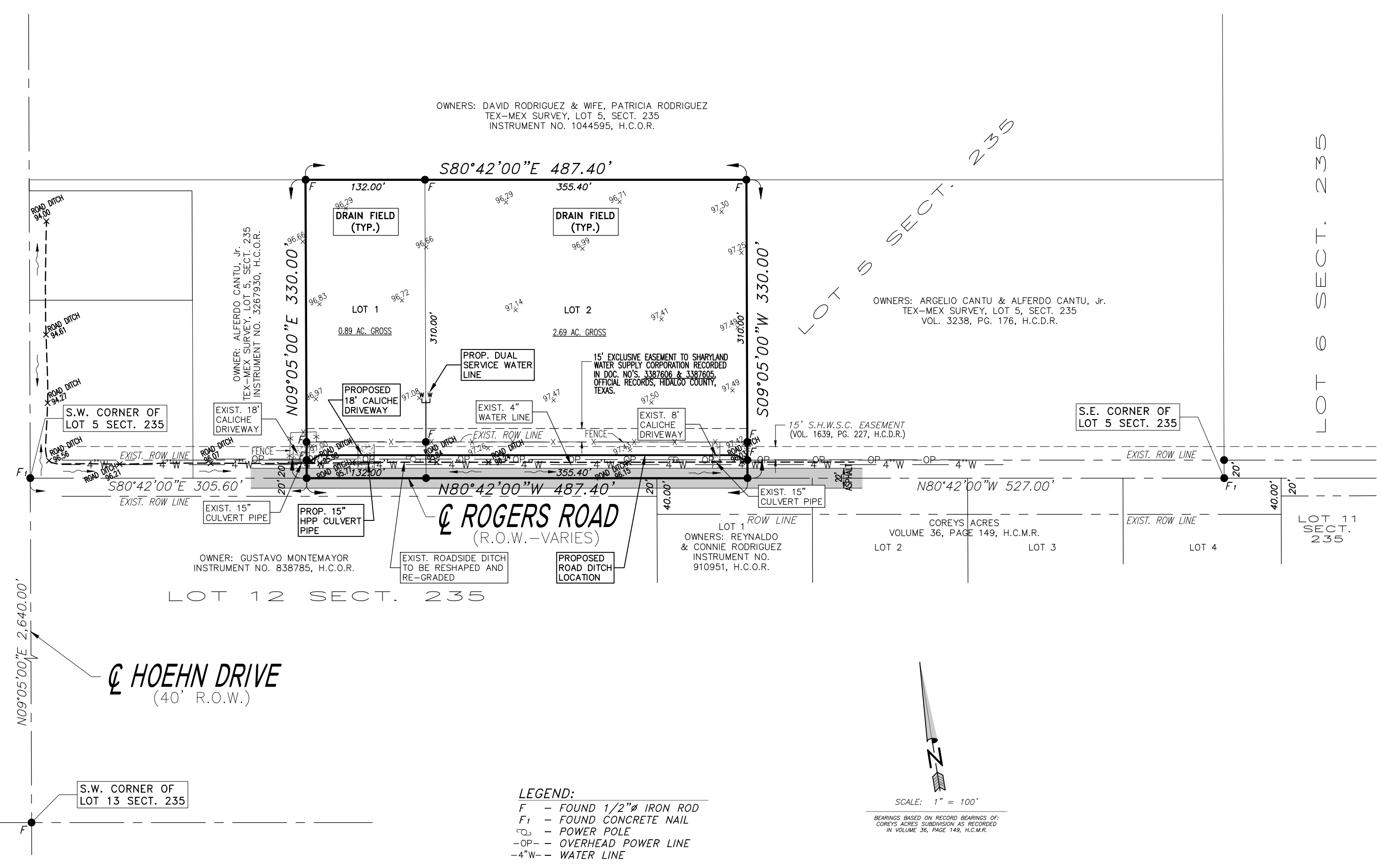
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DATE: **OCTOBER 11, 2022** SCALE IN FEET: 0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGASSOC@AOL.COM

JOB NO.: 2022-097  
DRAWN BY: E.S.

COST ESTIMATE	
WATER	\$0,000.00
OSSF	\$0,000.00
PAVING	\$0
DRAINAGE	\$0
<b>TOTAL</b>	<b>\$0,000.00</b>



**FINAL ENGINEERING REPORT FOR LA PAMORANA SUBDIVISION**  
by **Raúl E. García, P.E.**  
**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

LA PAMORANA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.). THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION (S.H.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.

SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ROGERS ROAD. THE SUBDIVIDER WILL EXTEND 1" WATER SERVICE LINE FROM THE LINE ALONG ROGERS ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR LA PAMORANA SUBDIVISION CONSISTS OF 2 - 3/4" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF **\$0,000.00**. IN ADDITION, THE SUBDIVIDER HAS PAID S.H.W.S.C. THE SUM OF **\$0,000.00** WHICH COVERS THE COST 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 S.H.W.S.C. UPON REQUEST BY THE LOT OWNER, S.H.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 S.H.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 LA PAMORANA 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 DRAINFIELD.

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 THIS SUBDIVISION, 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 **\$0,000.00**. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON APRIL 2022 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 **\$0,000.00**.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TOTAL OF **\$0,000.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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## DRAINAGE STATEMENT FOR LA PAMORANA SUBDIVISION

LA PAMORANA SUBDIVISION CONSISTS OF A 3.69 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, SECTION 235, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THOSE CERTAIN TRACTS DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249985, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT #3249987, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING A RURAL/RESIDENTIAL AREA AND IS BEING SUBDIVIDED INTO 2 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTH TOWARDS ROGERS ROAD. ROGERS ROAD FLOWS WEST TOWARDS THE HOEHN ROAD. HOEHN ROAD THEN FLOWS NORTH AND IS COLLECTED INTO A PUMP STATION THAT DISCHARGES INTO THE HCCD #1 J-08-00 DRAINAGE DITCH. THE HCCD #1 J-08-00 DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D 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 ALL AVAILABLE VOLUME WITHIN ADJACENT ROADSIDE DITCHES ON THE NORTH SIDE OF ROGERS ROAD. THE ROADSIDE DITCHES WILL CONTINUE TO FLOW WEST AND SOUTH TOWARDS THE HCCD #1 J-08-00 DRAINAGE DITCH. THE ADDITION OF TWO SINGLE FAMILY DWELLINGS WITHIN TWO LARGE RURAL LOTS WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE CITY OF EDINBURG AND HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 9.575 CUBIC FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.71 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT (4.67 CFS).

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REGISTERED PROFESSIONAL ENGINEER #64790

### INFORME FINAL DE INGENIERIA LOTEADO LA PAMORANA POR RAÚL E. GARCÍA, P.E. INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO

**SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE FUNCIONAMIENTO:**

LA SUBDIVISION LA PAMORANA RECIBIRÁ AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.). EL SUBDIVISOR Y SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) HAN CELEBRADO UN CONTRATO EN EL CUAL SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) SE HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) HA PROPORCIONADO DOCUMENTACION ESTABLECER DE MANERA SUFICIENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA LOCALIZACION.

SHARYLAND WATER SUPPLY CORPORATION (S.H.W.S.C.) TIENE UNA LINEA DE AGUA EXISTENTE DE 4" DE DIÁMETRO QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VÍA DE ROGERS ROAD. EL SUBDIVISOR EXTENDERÁ LA LINEA DE SERVICIO DE AGUA DE 1" DESDE LA LINEA A LO LARGO DE ROGERS ROAD PARA DAR SERVICIO A LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA EL LOTEADO LA PAMORANA CONSTA DE 2 - 3/4" SERVICIO SENCILLO Y LA CAJA DE CONTADORES YA FUE INSTALADA, A UN COSTO TOTAL DE \$0,000.00. ADICIONALMENTE EL LOTEADO HA PAGADO A S.H.W.S.C. LA SUMA DE \$0,000.00, QUE CUBRE EL COSTO COMO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A S.H.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, S.H.W.S.C. SIN COSTO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.H.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTÁ OPERATIVO A PARTIR DE LA FECHA DE GRABACION DEL PLAT.

### DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERACION

LAS AGUAS RESIDUALES DE LA SUBDIVISION LA PAMORANA SERÁN TRATADAS MEDIANTE INSTALACIONES INDIVIDUALES DE ALCANTARILLADO IN SITU ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE COMPARTIMENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE ABAJO FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UN SUELO FRANGO ARCILLOSO ARENOSO PARA EL ÁREA. SE REALIZARON AL MENOS DOS EXCAVACIONES DE SUELO EN EL SITIO, EN EXTREMOS OPUESTOS DEL ÁREA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE ÁREA LIMITA). EL SUELO ES MARGO ARCILLOSO DE MARRÓN GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN ESTA SUBDIVISION, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF HAN SIDO INSTALADOS AL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DEL PLANO A UN COSTO TOTAL DE \$0,000.00 EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN ABRIL DE 2022 POR EL DEPARTAMENTO DE SALUD.

### CERTIFICACION DE INGENIERO:

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO NO CONSTRUIDAS EN EL SITIO, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRÁN UN COSTO GRANDE DE \$0,000.00.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMÓ UN TOTAL DE \$0,000.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO: \_\_\_\_\_ FECHA: \_\_\_\_\_

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**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 - I, **ALFREDO AARON CANTU & ALEXANDRA GWEN GARZA**, SUBDIVIDER OF **LA PAMORANA 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.

ALFREDO AARON CANTU	DATE	ALEXANDRA GWEN GARZA	DATE
2806 N. HOEHN ROAD		3705 STRATOSPHERE DRIVE	
EDINBURG, TEXAS 78541		EDINBURG, TEXAS 78539	

**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 **ALFREDO AARON CANTU & ALEXANDRA GWEN GARZA**, 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

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