



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 GTO SUBDIVISION, PRECINCT No. 4.

ENGINEER: PABLO SOTO JR. DEVELOPER: SERGIO GARCIA PADILLA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH SIDE OF TEXAS ROAD APPROXIMATELY 1/2 OF MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-22-2022 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10 FEET ONTO TEXAS ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-27-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-28-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-29-2022 : 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.

PLAT OF GTO SUBDIVISION

BEING A 6.939 ACRE TRACT OF LAND OUT OF THE EAST HALF (1/2) OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, OF THE MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "ZONE "C"

ZONE "C" AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED-NOVEMBER 16, 1982

THE AREAS WITHIN THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN, COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED-NOVEMBER 16, 1982 OF FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN 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. SETBACK:
FRONT: 25.00 FEET OR 1/2 OF THE ROW NOT TO EXCEED 50 FEET
50.00 FEET WHEN FRONTING A 100 FOOT ROW OR GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" 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 FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM NO. 1-ELEV. 80.83 N.G.V.D.29 DESCRIPTIONS: TOP OF NAIL LOCATED ON A POWER POLE ON THE NORTHWEST CORNER OF SUBDIVISION.

6. IN ACCORDANCE WITH THE HCCO No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 19,728 CUBIC FEET (0.453 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY REGRADED ROADSIDE DITCH OF TEXAS ROAD.

7. OWNER WILL MAINTAIN DRAINAGE EASEMENT.

8. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

9. 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, ELECTRICAL, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. 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.

11. AN OFF-STREET PARKING LOT, SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOL, COMMERCIAL, AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. 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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13. SERGIO GARCIA PADILLA THE OWNER & SUBDIVIDER OF GTO SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS REQUIRED ON SHEET No.2 OF THIS PLAT.

14. 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 PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED IN THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

16. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OF NEW PROPOSED DWELLING ON LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5-COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

METES AND BOUNDS:

A 6.94 ACRE TRACT OF LAND OUT OF THE EAST HALF (1/2) OF LOT 1, BLOCK 62, ALAMO LAND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, THENCE S 81°19'32" E, WITH THE NORTH LINE OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A DISTANCE OF 660.00 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE CONTINUING S 81°19'32" E, WITH THE NORTH LINE OF SAID LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, A DISTANCE OF 131.00 FEET TO A MAG NAIL FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S08°40'28"W, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF TEXAS ROAD, AT A TOTAL DISTANCE OF 328.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE S81°19'32"E, A DISTANCE OF 130.14 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S08°40'28"W, A DISTANCE OF 992.85 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH LINE OF IOWA GARDENS ESTATES SUBDIVISION PHASE III, AS RECORDED IN VOLUME 41, PAGE 58, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N81°19'32"W WITH THE NORTH LINE OF SAID IOWA GARDENS ESTATES SUBDIVISION PHASE III, A DISTANCE OF 261.14 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N08°40'28"E, AT A DISTANCE OF 1300.85 FEET PASSING A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID TEXAS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.94 ACRES, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF 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 (AND) 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 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 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 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.

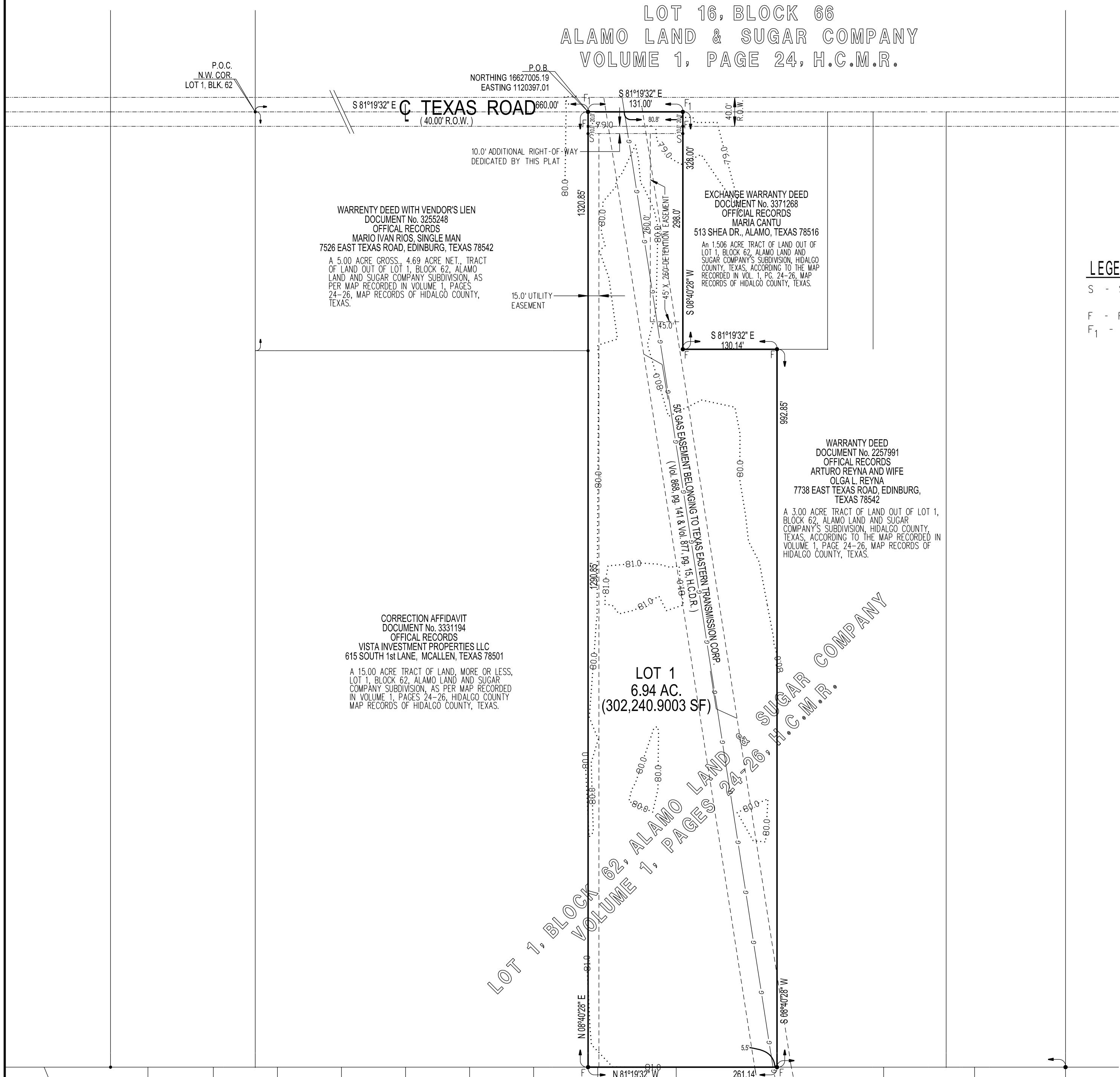
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY 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 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 CONVEYANTS 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 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.

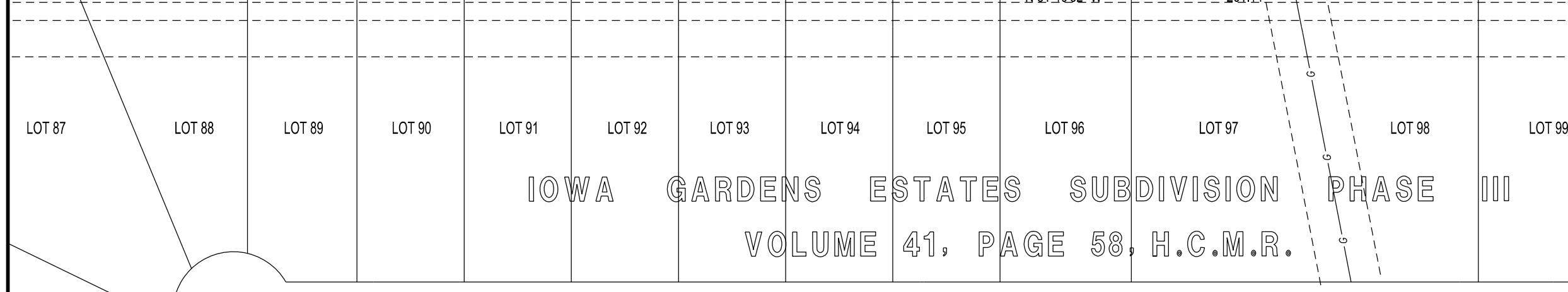
IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 2022.

LOT 16, BLOCK 66 ALAMO LAND & SUGAR COMPANY VOLUME 1, PAGE 24, H.C.M.R.



LEGEND:
S - SET 1/2" IRON ROD WITH YELLOW CAP
STAMPED RPLS * 4541
F - FOUND 1/2" IRON ROD
F₁ - MAG NAIL

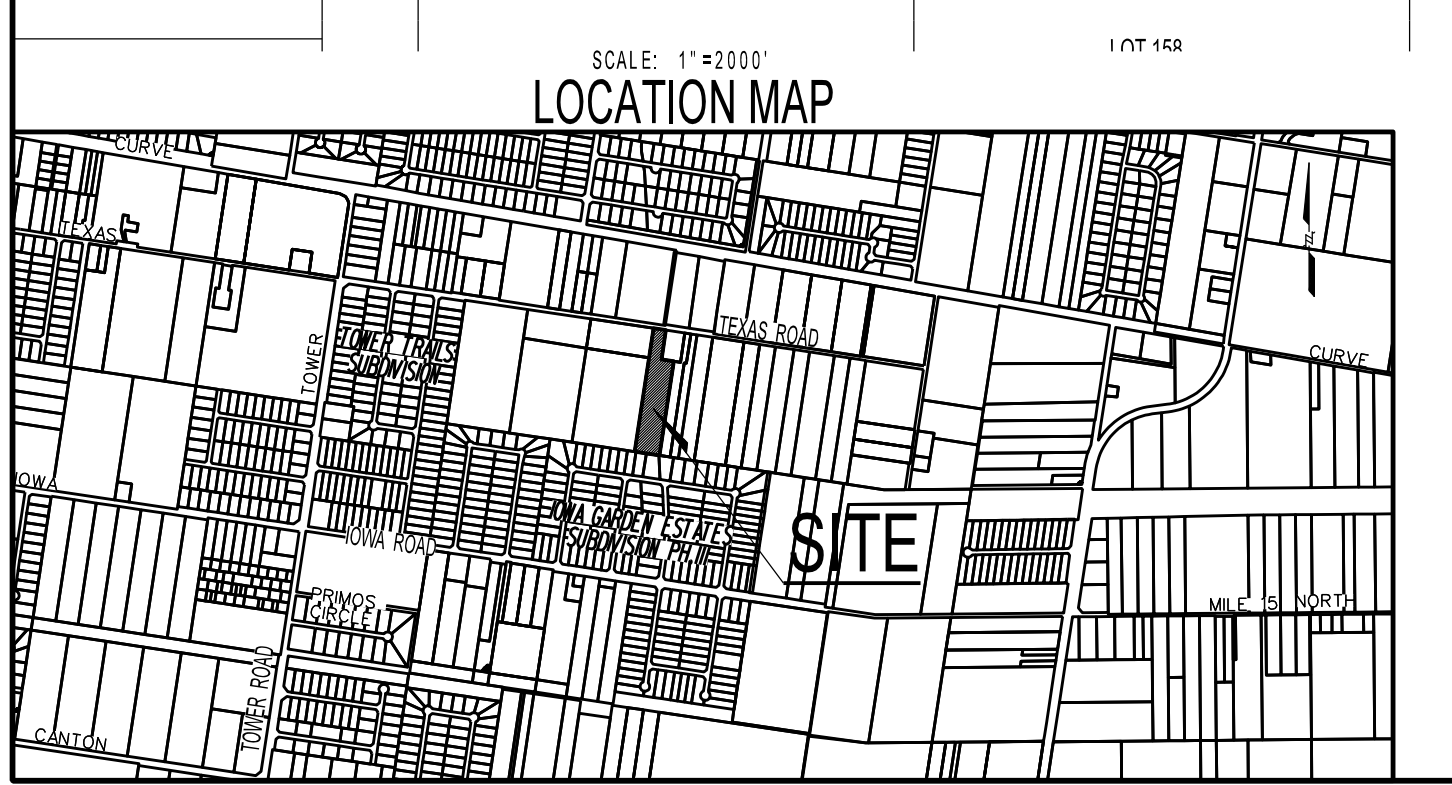
SCALE: 1" = 100'



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

GTO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4, APPROXIMATELY 1/2 MILE EAST OF THE INTERSECTION OF TOWER ROAD AND TEXAS ROAD AND ON SOUTH SIDE OF TEXAS ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2020 POPULATION ESTIMATE IS XX,XXX. GTO SUBDIVISION FALLS OUTSIDE EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 4-210(2).

SHEET 1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETC. - PRINCIPAL CONTRACTS - INDEX - PROP. & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION - CERTIFICATION AND ALLESTATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE
SHEET 2	- REVISION NOTE - FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.
SHEET 3	FINAL ENGINEERING REPORT (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.



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

I, SERGIO GARCIA PADILLA & ALEJANDRO AGUILAR CASTRO, AS OWNER OF THE 6.939 ACRE TRACT OF LAND OUT OF A 18.939 ACRE TRACT OF LAND, OF THE EAST HALF OF LOT 1, BLOCK 62, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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.

SERGIO GARCIA PADILLA (OWNER) _____ DATE
4904 MISSION ST.
EDINBURG, TEXAS 78542

ALEJANDRO AGUILAR CASTRO (OWNER) _____ DATE
7005 CARRICERO STREET
EDINBURG, TEXAS 78542

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **SERGIO GARCIA PADILLA**, PROVED TO ME THROUGH THIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) ON THIS _____ DAY OF _____, 2022.

HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THE SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND / OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1).

PRESIDENT

SECRETARY

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GTO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE _____ DAY _____, 2022.

HIDALGO COUNTY JUDGE

DATE

ATTEST: _____
HIDALGO COUNTY CLERK

DATE

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS, WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

DATE:

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2022.

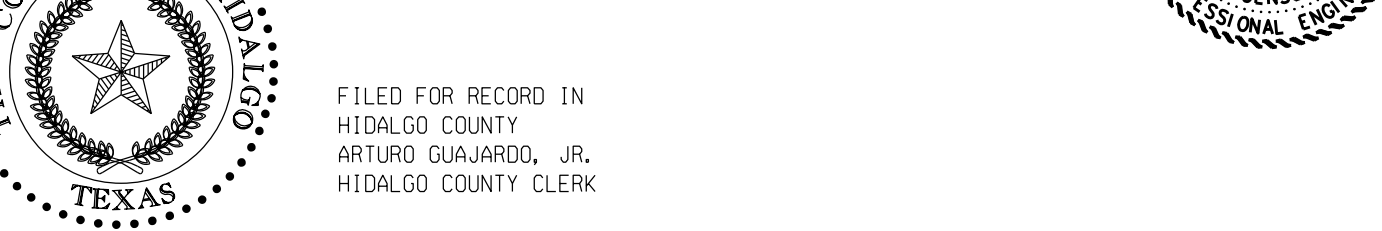
PABLO SOTO JR., P.E. 4541
1208 S. IRONWOOD PHARR, TEXAS 78577
TEL: (956) 460-1605 FAX: (956) 287-4634

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, **PABLO SOTO JR.**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE _____ DAY OF _____, 2022.

REGISTERED PROFESSIONAL ENGINEER NO. 66278



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

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

By: _____ DEPUTY

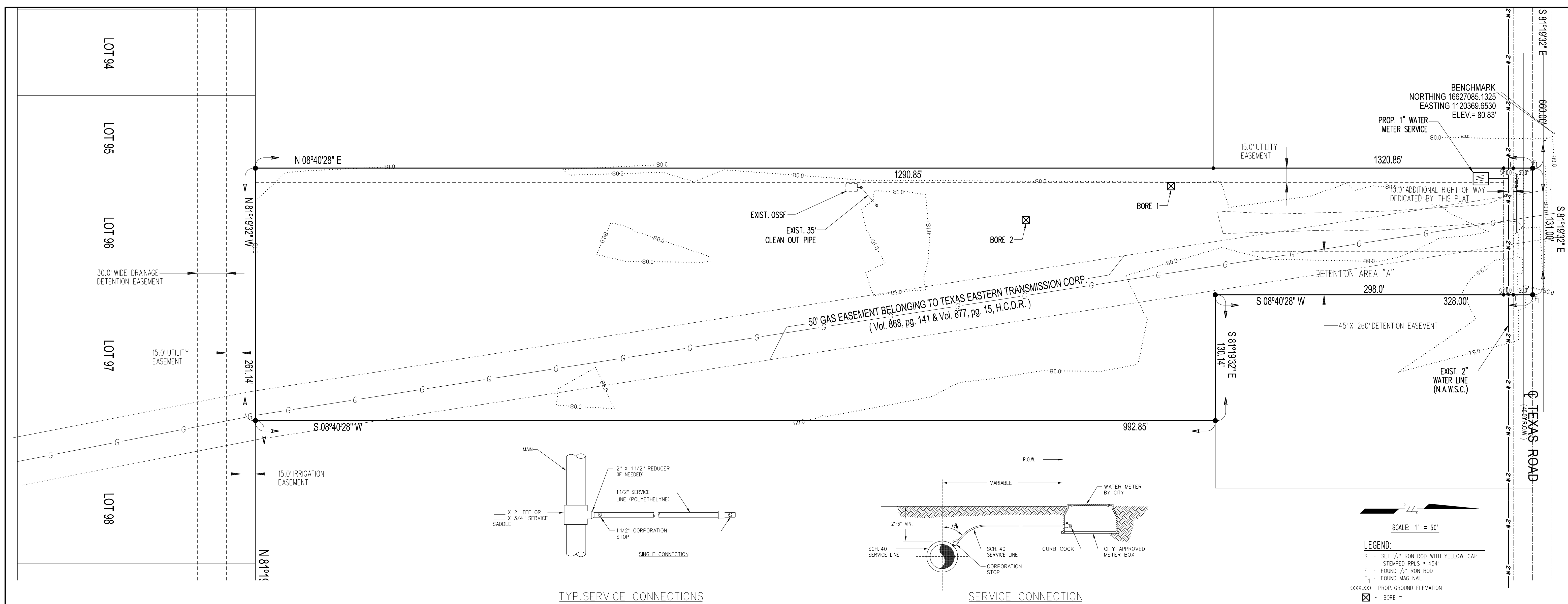
T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	EMAIL ADDRESS	
OWNER:	SERGIO GARCIA PADILLA	7005 CARRICERO STREET	EDINBURG, TEXAS 78542	(956) 378-3994	(956) 378-3994
ENGINEER:	PABLO SOTO JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605	pablosotojr54@yahoo.com
SURVEYOR:	PABLO SOTO JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605	pablosotojr54@yahoo.com

JOB NO.: _____
 DATE: _____
 REVISION: _____
 SCALE: _____
 DRAWN BY: _____
 SHEET: _____

GTO SUBDIVISION WATER & SEWER PLAN



FINAL ENGINEERING REPORT FOR JAMESON ESTATES WATER SUPPLY FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES :

GTO SUBDIVISION WILL BE PROVIDED WITH PORTABLE WATER BY NORTH ALAMO WATER SUPPLY CORP. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORP. HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORP. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORP. 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. NORTH ALAMO WATER SUPPLY CORP. HAS AN 2" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY LINE OF TEXAS ROAD. THE SERVICE FOR GTO SUBDIVISION WILL CONSIST OF ONE 10" SINGLE SERVICE LINE AND ONE 10" SINGLE SERVICE GOING INTO THE METER BOX. THE OWNER HAS PAID A TOTAL OF \$ _____,000 FOR AFOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE OWNER HAS PAID NORTH ALAMO WATER SUPPLY CORP. THE SUM \$ _____,000 OR \$ _____,000 PER LOT FOR THE 30 YEARS WATER SERVICE AGREEMENT WHICH COVERS THE TOTAL COST INCLUDING WATER METER, METER BOX, WATER SUPPLY FEES AND ALL OTHER FEES ASSOCIATED WITH WATER SYSTEM. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE NORTH ALAMO WATER SUPPLY CORP. AND SAID SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE FINAL PLAT.

SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES :

SEWAGE FROM GTO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS 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 IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SURVEY INDICATES A COMITAS LOAMY FINE SAND, AND TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA. THE SOIL IS A UNIFORM LOAMY FINE SAND SOIL EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYERS WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COSTS 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 \$ 1,500.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSSF ON _____.

CERTIFICATION :

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 WATER SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS :

WATER FACILITIES - THESE FACILITIES COST A TOTAL OF \$ _____,000.
 SEWAGE FACILITIES : SEPTIC SYSTEM COST A TOTAL OF \$ 1,500.00.

PABLO SOTO, JR., P.E. # 66278
 TEXAS REGISTERED ENGINEERING FIRM : F - 20208
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 PHONE (956) 460-1605

SUBDIVIDER CERTIFICATION :

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED TO STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT :

I, THE SUBDIVIDER OF GTO, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SERGIO GARCIA PADILLA _____ DATE : _____

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SERGIO GARCIA PADILLA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS _____ MY COMMISSION EXPIRES _____

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION GTO PROVISION DE AGUA : DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION GTO RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORP. EL DUEÑO DE LA SUBDIVISION Y LA NORTH ALAMO WATER SUPPLY CORP. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS Y LA NORTH ALAMO WATER SUPPLY CORP. TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLADO DE LA SUBDIVISION. NORTH ALAMO WATER SUPPLY CORP. TIENE UNA LINEA DE AGUA DE 2" QUE CORRE EN EL LADO SUR DEL "DERECHO-DE-VIA" DEL CAMINO DAVIS ROAD. EL SERVICIO DE AGUA PARA LA SUBDIVISION GTO CONSISTE EN UN (1) SERVICIO DE AGUA SENCILLO DE 1" QUE CORRE AL SOLAR TERMINANDO EN LA CAJA DEL MEDIDOR. EL DUEÑO HA PAGADO UN TOTAL DE \$ _____,00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA. EN ADICION EL DUEÑO LE PAGARA A LA NORTH ALAMO WATER SUPPLY CORP. LA CANTIDAD DE \$ _____,00 POR SOLAR PARA EL ADQUIERO DE 30 AÑOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA Y EL SISTEMA. EL DUEÑO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA. LA NORTH ALAMO WATER SUPPLY CORP. PROCEDERA LA INSTALACION DEL MEDIDOR EN EL SOLAR EN CUALQUIER CASO. EL MEDIDOR DE AGUA SE INSTALARAN Y TODAS LAS FACILIDADES DE AGUA SERAN INSTALADAS Y OPERABLES EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA ARCHIVADA EN EL CONDADO DE HIDALGO.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE

EL DRENAJE PARA GTO SERA TRATADO INDIVIDUAL CON "1" FACILIDAD DE DRENAJE EN-SITIO ("OSSF"). CONSISTE DE UN DISEÑO STANDARD. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

CADA SOLAR EN LA SUBDIVISION PROPUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO (COMITAS LOAMY FINE SAND). SE REALIZARON DOS PROUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN EL LOTE (NO FUERON NECESARIAS PROUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME. EL AREA DELIMITADA EL SUELO ES UNIFORME. DE BARRO ARENOSO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LA EXCAVACIONES. EL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$1,500.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA SOLICITUD DE APROVACION FINAL DEL DOCUMENTO. EL SISTEMA SEPTICO ESTA INSTALADO EN CADA SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO (HIDALGO COUNTY HEALTH DEPARTMENT) DIO INSPECCION EL _____.

CERTIFICACION :

CON MEFERMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON :

FACILIDADES DE AGUA - ESTE SERVICIO COSTO TOTAL DE \$ _____,00.
 FACILIDADES DE DRENAJE SEPTICO - EL SISTEMA SEPTICO COSTO TOTAL DE \$ 1,500.00.

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SHEET 1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETI - PRINCIPAL CONTRACTS - INDEX - PROP & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION - CERTIFICATION - AND ALLESTATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE - REVISION NOTE -
SHEET 2	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, REVISION NOTES - PREPARAED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.
SHEET 3	FINAL ENGINEERING REPORT (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION, REVISION NOTES - PREPARAED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.

WATER AND SEWER PLAN

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PABLO SOTO JR. P.E. 66278
 DATE _____

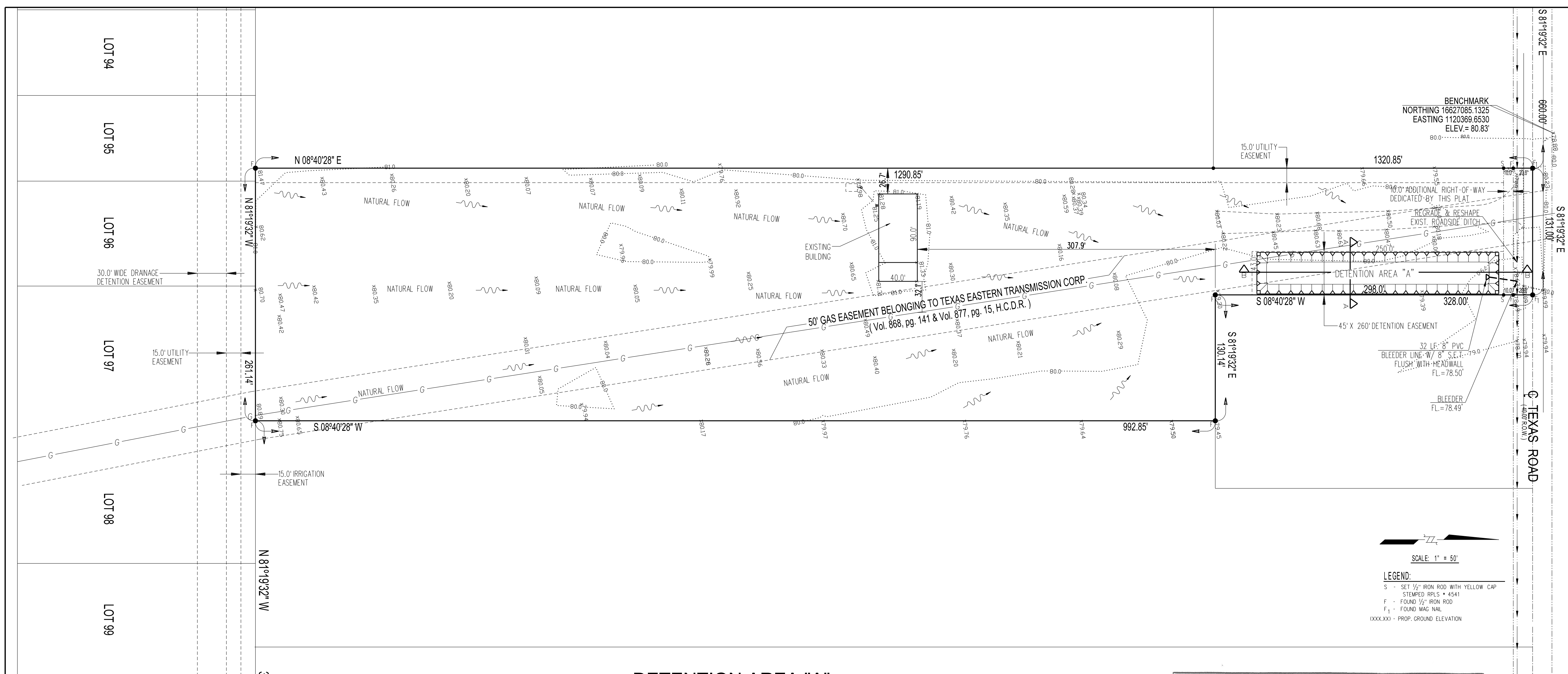
PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 TEL: (956) 460-1605

GTO SUBDIVISION DRAINAGE PLAN

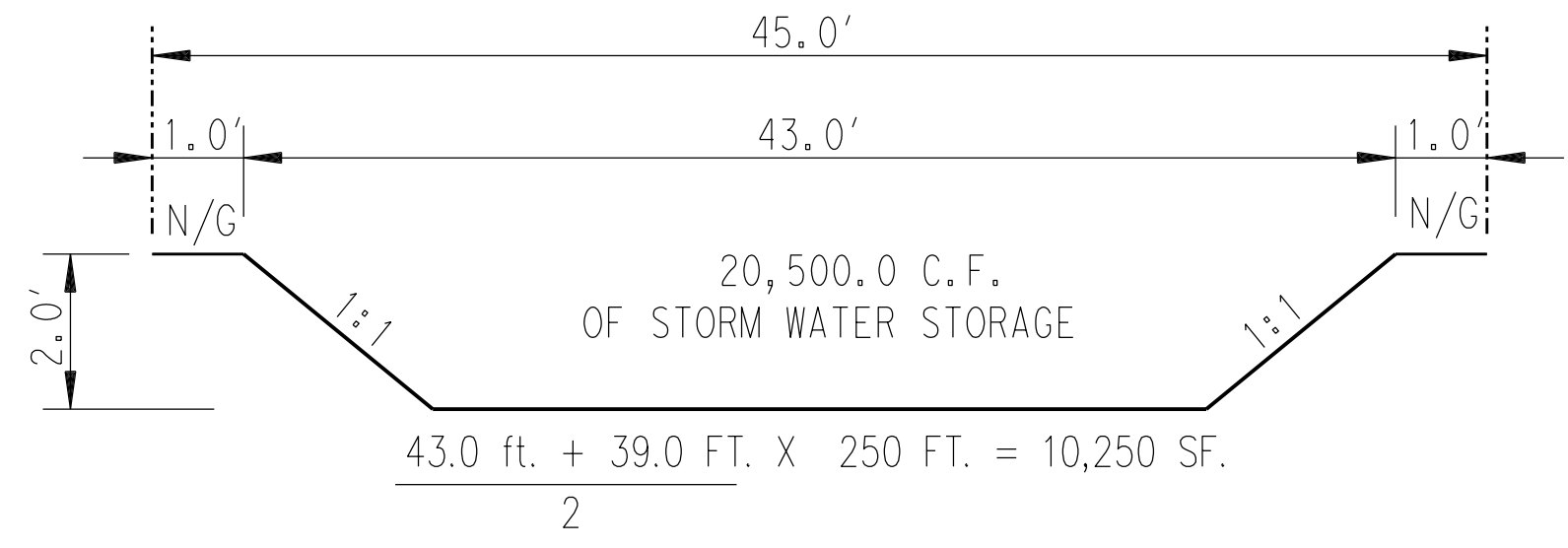
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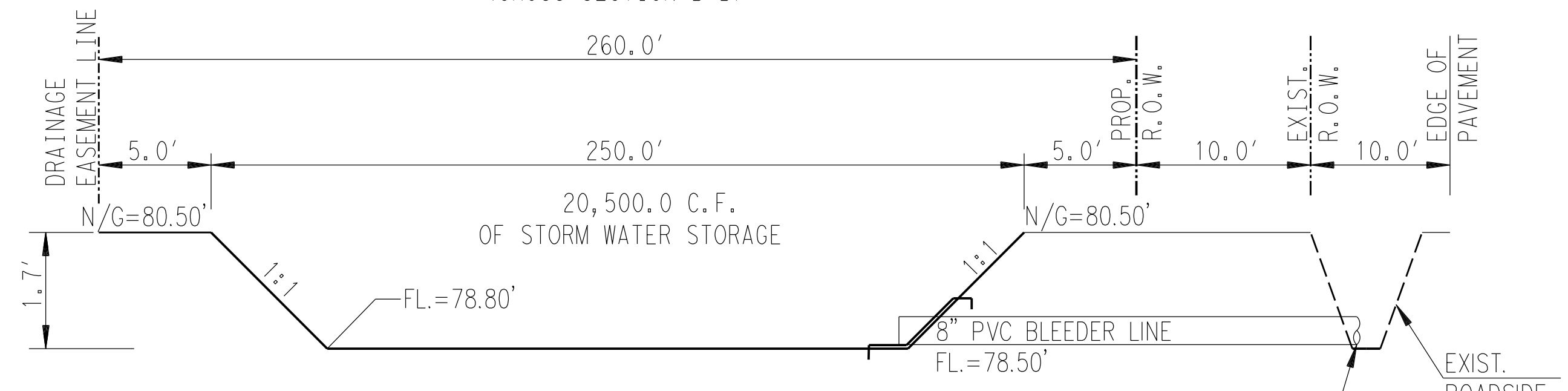


DETENTION AREA "A"
(CROSS-SECTION A-A)



CROSS-SECTION A-A
 TOTAL DETENTION = 20,500.0 CF

DETENTION AREA "A"
(CROSS-SECTION B-B)



CROSS-SECTION B-B

DRAINAGE REPORT
 GTO SUBDIVISION
 CITY OF EDINBURG, ETI.

GTO Subdivision is a 6.94 acre tract of land out of the East Half (1/2) of Lot 1, Block 62, Alamo Land and Sugar Company Subdivision. This subdivision is located 3,300 feet (0.62 mile) East of the intersection of Texas Road and Tower Road on the South side of Texas Road. The proposed use will be commercial. This area lies in Flood Zone "C", as per FEMA's Flood Insurance Rate Map Community-Panel Number 480334 0425 C, Map Revised November 16, 1982, Zone "C", being areas of minimal flooding. (No Shading)

According to the soil survey report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of Number 28, Hidalgo sandy clay loam with 0 to 1 percent slopes. This soil falls in the hydrologic group "B" and unified classification (SC, CL) as per the soil survey report. This soil is well drained. See attached tables for engineering index properties and physical and chemical properties.

Existing runoff flows overland in a Northeasterly direction, with the existing peak storm runoff from a 10 year storm using the modified rational method being 3.14 cfs and the anticipated storm runoff, after development from a 50 year storm is calculated at 6.66 cfs, an increase of 3.51 cfs.

The existing drainage of the subdivision is of surface flow from the property in to the South side road ditch of Texas Road. Flow East within the bar ditch of Texas Road with the final outfall being the Hidalgo County Curry Drain Ditch.

In accordance with Hidalgo County's drainage requirement of not increasing the amount of existing runoff, we have calculated that 19,728 cf of storm runoff will have to be detained within the proposed detention easement for volume and via an eight (8) inch bleeder, released into the South side road ditch of Texas Road with positive flow. Tables and calculations are attached.

By: *Pablo Soto Jr.*

PABLO SOTO JR. P.E.
 66278
 Revised 7/6/2022

PABLO SOTO, JR. P.E.
 CIVIL ENGINEER & LAND SURVEYOR
 1208 S. IRONWOOD STREET PHARR, TEXAS 78577
 (956) 460-1605 (FAX) 956-768-0277

DRAINAGE PLAN

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