



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 GNS SUBDIVISION, PRECINCT No. 3.

ENGINEER: R.E. GARCIA & ASOCIATES, DEVELOPER: NORMA LINDA GARZA.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF INSPIRATION ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-9-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO INSPIRATION ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 9-22-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-17-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER CITY OF MISSION LINE SIZE: 12" LOCATION: INSPIRATION ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 12" LOCATION: INSPIRATION ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-26-2022 : 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.

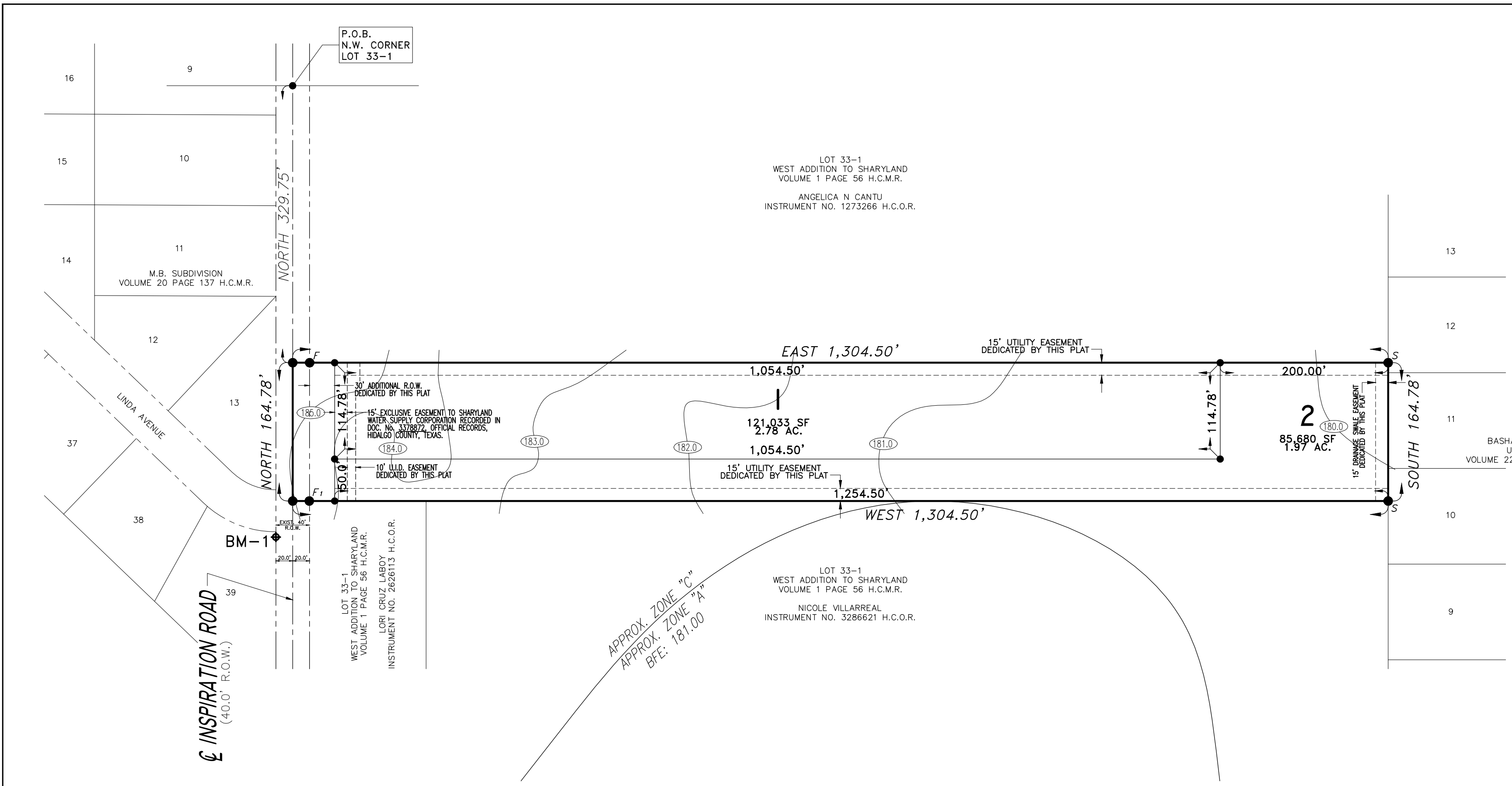
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 18, 2022

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

Final Approval subject to recommendations other departments

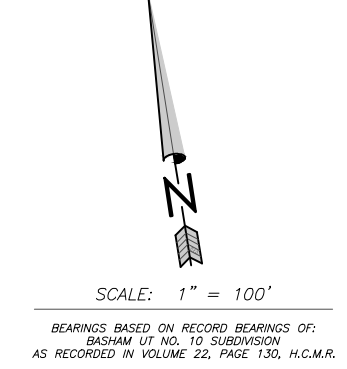
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 1
OF 2 SHEETS



- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F1 - FOUND 3/4" IRON PIPE
 - S - SET 1/2" IRON ROD
 - S1 - SET COTTON PICKER SPINDLE
 - BM-1 - BENCHMARK
 - ⊙ - MANHOLE

MINOR PLAT OF GNS SUBDIVISION

A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 29, 2022 SCALE IN FEET: 0 60' 120' 180' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (7-5001) & SURVEYOR (10015300)
115 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

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

I, **NORMA LINDA GARZA** AS OWNERS OF THE 4.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **GNS 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.

NORMA LINDA GARZA _____ DATE
74416 N. INSPIRATION RD.
MISSION, TEXAS 78573

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **GNS 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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **NORMA LINDA 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

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **GNS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
HIDALGO COUNTY CLERK _____ DATE _____

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

SHARYLAND WATER SUPPLY CORPORATION:

I, **SHERILYN DAHLBERG** HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR **GNS SUBDIVISION** LOCATED AT 4416 N. INSPIRATION MISSION, TEXAS 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

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT. ON THIS THE _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT-OF-WAYS OF EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ SECRETARY _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

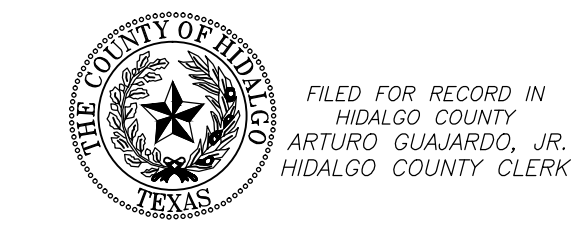
I, **RAUL GARCIA**, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS,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



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

BY: _____ DEPUTY

PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNIVE DATE: NOVEMBER 16, 1982
- SETBACKS:
FRONT: LOT 1 50.00 FEET
FRONT: LOT 2 1,055.00 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 OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND, OR 182.00 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 MANHOLE ELEVATION 184.88 N.G.V.D. 83
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY: A MINIMUM DETENTION VOLUME OF **11,068 CUBIC-FEET (0.25 ACRE-FEET)** OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 1.32 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.
- 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.
- THE CITY OF MISSION REQUIRES A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG INSPIRATION ROAD DURING THE BUILDING PERMIT STAGE.
- 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 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.
- NORMA LINDA GARZA** THE OWNERS & SUBDIVIDERS OF **GNS SUBDIVISION** RETAINS AN EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON LOT 2 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.
- 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN SWPPP REQUIREMENTS.
- 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.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 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.
- CLEARANCES FOR WATER METERS: ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- OWNERS OF LOTS 1 AND 2 WILL BE FINANCIALLY RESPONSIBLE FOR MOVING THE EXISTING UNITED IRRIGATION DISTRICT IRRIGATION LINE LOCATED WITHIN THE NEW RIGHT-OF-WAY OF INSPIRATION ROAD INTO THE UNITED IRRIGATION DISTRICT EASEMENT AT THE TIME OF FUTURE WIDENING OF INSPIRATION ROAD.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT 2.
A. OSSF SYSTEM IS BEING DESIGNATED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
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 OCCUPYING A LOT

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

GNS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 3 ON INSPIRATION ROAD, 3 MILES NORTH OF INTERSTATE 2. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (85-450). GNS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS

DESCRIPTION
1 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; PLAT WITH LOTS, LOT DIMENSIONS, STREETS AND EASEMENT DESIGNATION
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

METES AND BOUNDS DESCRIPTION

A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF INSPIRATION ROAD ALSO BEING THE WEST LINE OF SAID LOT 33-1, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1273266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **SOUTH 329.75 FEET** FROM THE NORTHWEST CORNER OF SAID LOT 33-1.

THENCE **EAST** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1273266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 33-1, PASS AT 20.00 FEET A FOUND SQUARE IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,304.50 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE EAST LINE OF SAID LOT 33-1 ALSO BEING THE WEST LINE OF BASHAM SUBDIVISION, UNIT NO. 10, AS RECORDED IN VOLUME 22, PAGE 130, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1273266, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **SOUTH 164.78 FEET** ALONG SAID EAST LINE OF LOT 33-1 ALSO BEING THE WEST LINE OF SAID BASHAM SUBDIVISION, UNIT NO. 10, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 3286621, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **WEST** ALONG SAID NORTH LINE OF TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 3286621, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 33-1, PASS AT 1,135.35 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2626113, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 1,284.50 FEET A FOUND ONE-HALF INCH IRON PIPE BEING THE EAST RIGHT-OF-WAY LINE OF SAID INSPIRATION ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **1,304.50 FEET** TO A POINT ON THE CENTERLINE OF SAID INSPIRATION ROAD ALSO BEING THE WEST LINE OF SAID LOT 33-1, BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #2626113, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

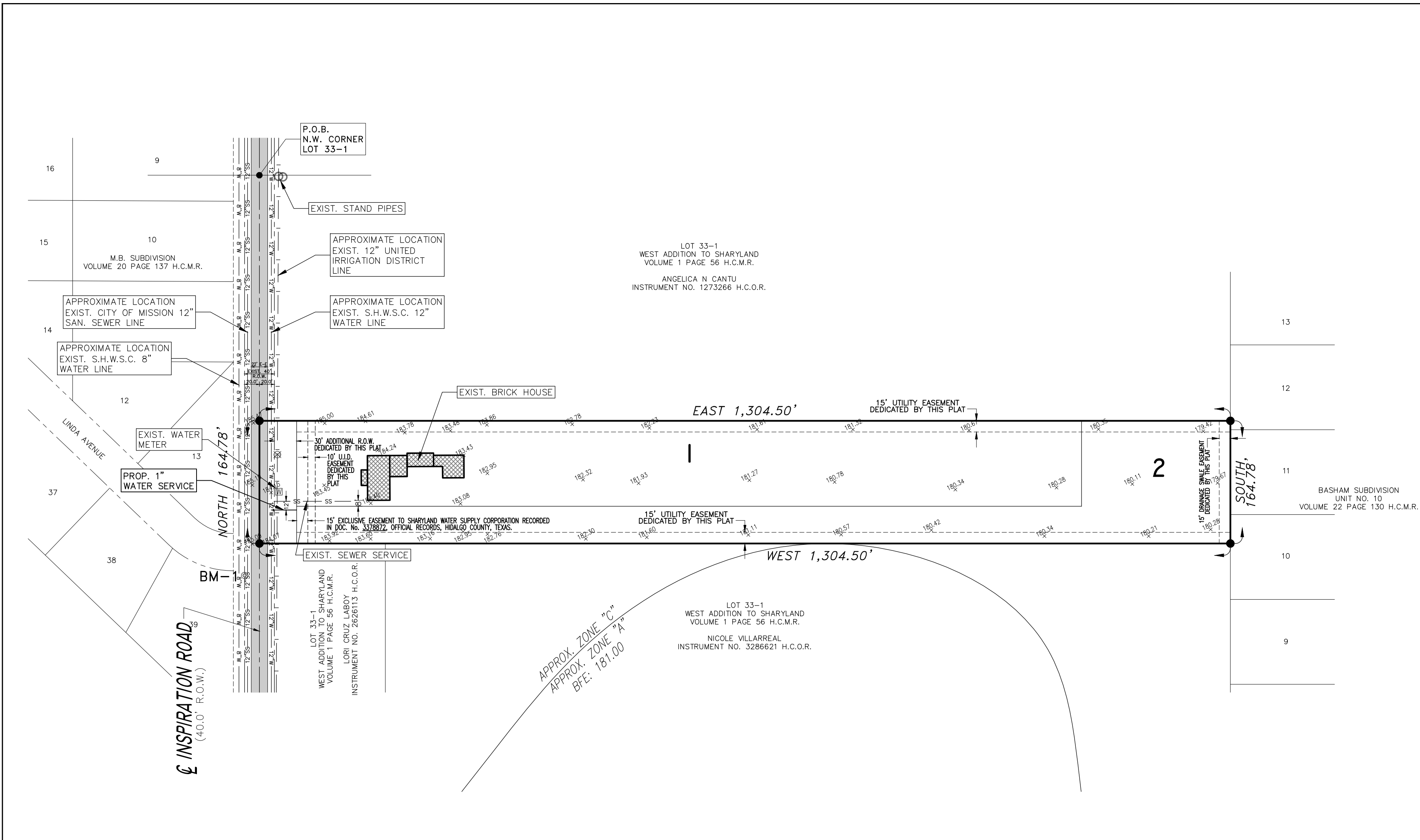
THENCE **NORTH 164.78 FEET** ALONG SAID CENTERLINE OF INSPIRATION ROAD ALSO BEING THE WEST LINE OF SAID LOT 33-1, TO THE POINT OF BEGINNING AND CONTAINING 4.93 ACRES OF LAND MORE OR LESS.

LOCATION MAP SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE NUMBER:
OWNERS: NORMA LINDA GARZA	4416 N. INSPIRATION	MISSION, TX. 78573	(956) 438-5462
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



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 2
OF 2 SHEETS

MINOR PLAT OF GNS SUBDIVISION

A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 29, 2022 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (7-5001) & SURVEYOR (10015300)
115 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

COST ESTIMATE

WATER	\$4,090.50
OSSF	\$3,055.00
TOTAL	\$7,145.50

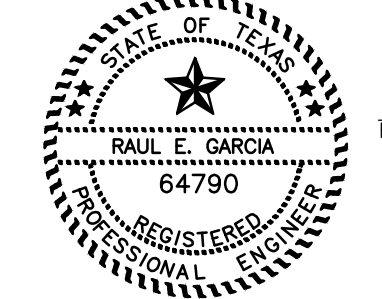
DRAINAGE STATEMENT FOR GNS SUBDIVISION

GNS SUBDIVISION CONSISTS OF A 4.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 33-1, WEST ADDITION TO SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS. ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN DEED OF GIFT RECORDED IN DOCUMENT NUMBER 1695207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE EAST SIDE OF INSPIRATION ROAD APPROXIMATELY 900 FEET NORTH OF MILE 3 ROAD WITHIN THE CITY OF MISSION'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL LOTS WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 2 LARGE RURAL RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE EAST TOWARDS THE REAR OF THE SITE. STORM FLOWS DISCHARGE EASTERLY TOWARDS THE REAR OF THE SITE. STORM DISCHARGES FLOW EAST AND EVENTUALLY FLOW INTO LINDA VISTA DRAINAGE DITCH. THE LINDA VISTA DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "C" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0400 C DATED 11/16/1982. ZONE "C" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".

THE PREDOMINANT SOILS ON THIS PROPERTY ARE (28) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM AND (4) BRENNAM FINE SANDY LOAM BEING A DARK GRAYISH BROWN FINE SANDY LOAM. BOTH SOILS ARE 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 AS A LARGE RURAL RESIDENTIAL SITE.

THE PROPOSED SUBDIVISION WILL UTILIZE EXISTING ROAD SIDE DITCHES ON THE EAST SIDE OF INSPIRATION ROAD TO DETAIN STORM RUNOFF. THESE DITCHES WILL DETAIN THE REQUIRED DETENTION VOLUME AND DISCHARGE TO THE NORTH AND EAST TOWARDS THE LINDA VISTA DRAINAGE DITCH. THE ADDITION OF ONE LARGE SINGLE FAMILY LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 11,088 CF OR 0.25 ACRES FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (4.16 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.32 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "C". 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 LEVELS FROM 100-YEAR FLOOD.



REGISTERED PROFESSIONAL ENGINEER #64790

INFORME FINAL DE INGENIERIA GNS SUBDIVISION by Raul E. Garcia, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

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

LA SUBDIVISION GNS RECIBIRA AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y SHARYLAND WATER SUPPLY CORPORATION HAN CELEBRADO UN CONTRATO EN EL CUAL SHARYLAND WATER SUPPLY CORPORATION HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA LOCALIZACION.

SHARYLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO ESTE DEL RIGHT-OF-WAY OF INSPIRATION ROAD PARA DAR SERVICIO A LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION GNS CONSTA DE 1 LINEA DE SERVICIO UNICA EXISTENTE DE 3/4" DE DIAMETRO Y 1 LINEA DE SERVICIO UNICA PROPUESTA DE 3/4" DE DIAMETRO, DICHO SERVICIO TERMINAN EN LAS CAJAS DE MEDIDOR DE AGUA PARA CADA LOTE. EL SERVICIO UNICO DE 3/4" PROPUESTO Y LA CAJA DE CONTADORES YA HAN SIDO INSTALADOS, A UN COSTO TOTAL DE \$2,250.00. ADEMÁS, EL SUBDIVISOR HA PAGADO A S.W.S.C. LA SUMA DE \$1,840.50 QUE CUBRE EL COSTO COMO SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFFAS DE ADQUISICION DE DERECHOS Y TODAS LAS MEMBRESIAS U OTRAS TARIFFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A SWSC A SOLICITUD DEL PROPIETARIO DEL LOTE, SWSC INSTALARA DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESOS LOTES. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR SWSC Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DE GRABACION DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LA SUBDIVISION GNS SERA TRATADA POR UN SERVICIO DE AGUAS RESIDUALES EXISTENTE DE LA CIUDAD DE MISSION (CIUDAD) PARA EL LOTE 1 Y POR INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE COMPARTIMIENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE PARA EL LOTE 2. EL LOCALIZADOR Y LA CIUDAD DE MISSION YA HAN CELEBRADO UN CONTRATO EN EL CUAL LA CIUDAD DE MISSION SE HA PROMETIDO TRATAR LAS AGUAS RESIDUALES SUFICIENTE. 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. EL LOTE 2 TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

LOTE 1
LA CIUDAD DE MISSION TIENE UNA LINEA DE ALCANTARILLADO EXISTENTE DE 12" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL RIGHT-OF-WAY OF INSPIRATION ROAD. EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION GNS DEL LOTE 1 CONSTA DE 1 SERVICIO DE ALCANTARILLADO EXISTENTE DE 4" DE DIAMETRO QUE CONEXION A LOS 12 EXISTENTES " LINEA.

LOTE 2
EL LOTE 2 EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UN SUELO FINO ARCILLOSO ARENOSO MARRON GRIS OSCURO PARA EL AREA. SE REALIZAN AL MENOS 10 EXCAVACIONES DE SUELO EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. EL SUELO ES UN SUELO FINO ARCILLOSO ARENOSO MARRON GRIS OSCURO UNIFORME 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 DRENAJES BIEN.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$3,200.00 INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. TODOS LOS OSSF HAN SIDO INSTALADOS AL MOMENTO DE SOLICITAR LA APROBACION FINAL DEL PLANO A UN COSTO TOTAL DE \$3,200.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EL OCTUBER 05, 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, 000000 DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUA Y ALCANTARILLADO NO CONSTRUIDAS EN EL SITIO, MENCIONADAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRAN UN COSTO GRANDE DE \$4,090.50.

INSTALACIONES DE ALCANTARILLADO - EL SISTEMA DE ALCANTARILLADO SE ESTIMO EN UN COSTO TOTAL DE \$3,200.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO FECHA

FINAL ENGINEERING REPORT FOR GNS SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

GNS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVISOR AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION 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 HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF INSPIRATION ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR GNS SUBDIVISION CONSISTS OF 1 EXISTING 3/4" DIAMETER SINGLE SERVICE LINE AND 1 PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE PROPOSED 3/4" DIAMETER SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$2,250.00. IN ADDITION, THE SUBDIVISOR HAS PAID S.W.S.C. THE SUM OF \$1,840.50, 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.W.S.C. UPON REQUEST BY THE LOT OWNER, S.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.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

GNS SUBDIVISION WILL BE TREATED BY AN EXISTING WASTEWATER SERVICE FROM CITY OF MISSION (CITY) FOR LOT 1 AND BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD FOR LOT 2. THE SUBDIVISOR AND CITY OF MISSION HAVE ALREADY ENTERED INTO A CONTRACT IN WHICH CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER. 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. LOT 2 HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

LOT 1
CITY OF MISSION HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF INSPIRATION ROAD. THE WASTEWATER SYSTEM FOR LOT 1 GNS SUBDIVISION CONSISTS OF 1 EXISTING 4" DIAMETER SEWER SERVICE THAT TAPS INTO THE EXISTING 12" LINE.

LOT 2
LOT 2 IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A DARK GRAYISH BROWN FINE SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST 10 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THE SOIL IS A UNIFORM DARK GRAYISH BROWN FINE SANDY CLAY LOAM SOIL 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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,200.00, 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 \$3,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON OCTUBER 05, 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 \$4,090.50.

SEWAGE FACILITIES - SEWER SYSTEM IS ESTIMATED TO COST A TOTAL OF \$3,200.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE

SUBDIVIDER CERTIFICATION
I, _____, 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:
I, **NORMA LINDA GARZA**, SUBDIVISOR OF GNS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.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.

NORMA LINDA GARZA DATE
74416 N. INSPIRATION RD.
MISSION, TEXAS 78573

**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 **NORMA LINDA 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 _____ DAY OF _____, 20____.

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