



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: 11-15-2022

PROPOSED THE WOODS SUBDIVISION, PRECINCT No. 1.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES. DEVELOPER: NOEMI BRISENO

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: NORTH OF HERNANDEZ STREET, APPROXIMATELY 500 FEET WEST OF FM 1015.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-04-2021 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 5.15 FEET ONTO HERNANDEZ STREET.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-19-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-05-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER N.A.W.S.C. LINE SIZE: 8" LOCATION: HERNANDEZ STREET.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: HERNANDEZ STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-08-2022 : 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 WESLACO.

Final Approval subject to recommendations other departments

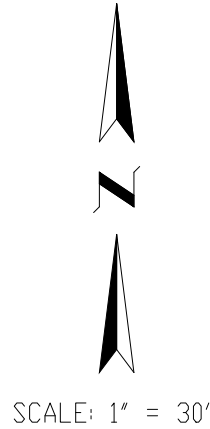
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

THE WOODS SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND

- FOUND 3/4" IRON PIPE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 5782
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.E.C. NORTHEAST CORNER

STATE OF TEXAS
CITY OF WESLACO
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS **THE WOODS SUBDIVISION**, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE ____ DAY OF _____, 2022.

CHAIRPERSON,
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
MAYOR'S CERTIFICATION

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES, _____

MAYOR-CITY OF WESLACO

DATE

ATTEST:

DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS ____ DAY OF _____, 2022.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

RIGHT OF WAY EASEMENT:

KINDY ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees hereinafter called "Grantor" (whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands 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(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor 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 Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 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 Grantor executed this instrument this ____ day of 2021.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, **NOEMI BRISEÑO**, AS OWNER (S) OF THE 0.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **THE WOODS SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

OWNER: NOEMI BRISEÑO
4020 N. TEXAS BLVD.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **NOEMI BRISEÑO**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____, 2022.

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **THE WOODS SUBDIVISION**, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2022.

HIDALGO COUNTY JUDGE

DATE

HIDALGO COUNTY CLERK

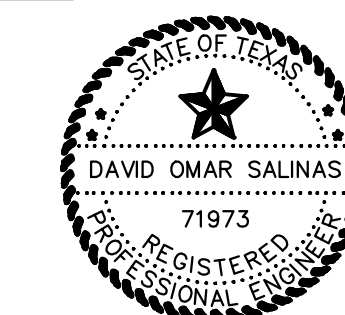
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, **DAVID OMAR SALINAS, P.E.**, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DATE

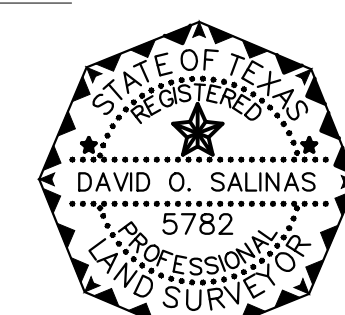


STATE OF TEXAS
COUNTY OF HIDALGO

I, **DAVID O. SALINAS**, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE



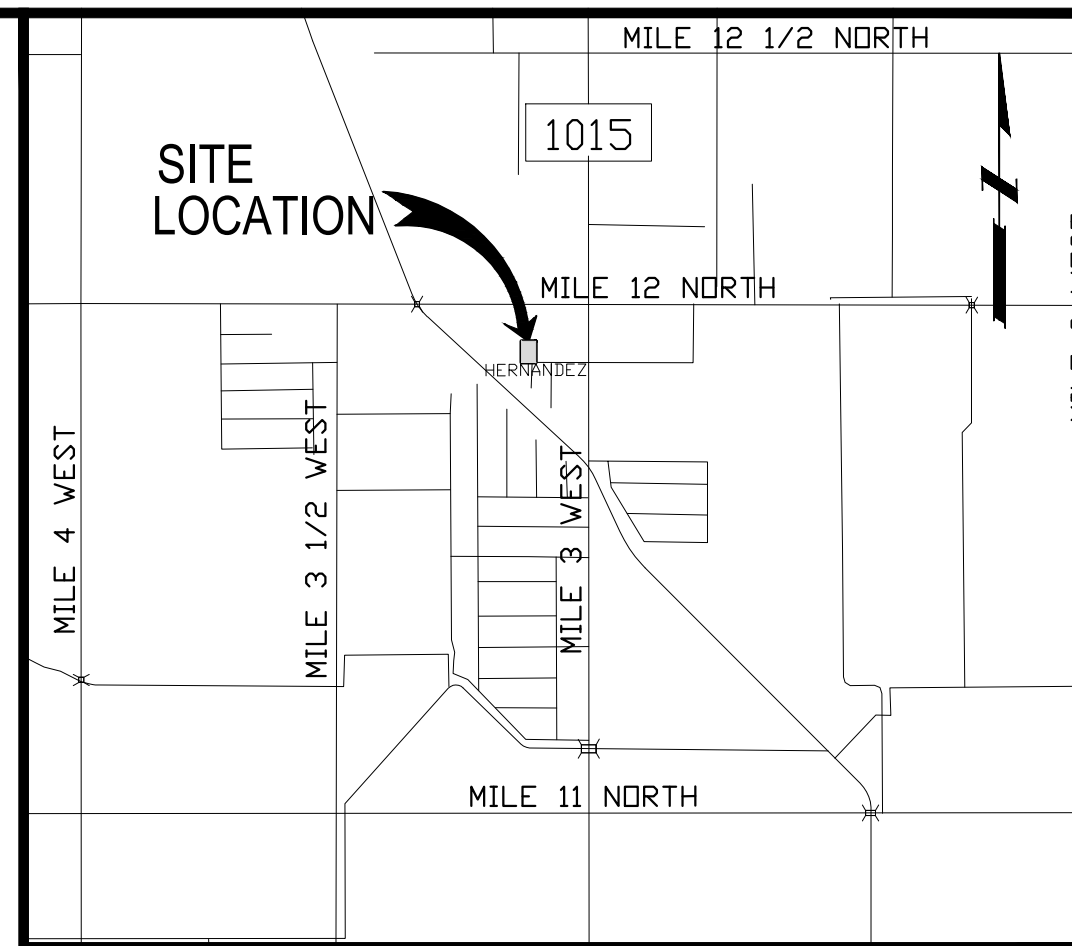
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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.
DISTRICT MANAGER

DATE:



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-20-25056
DATE PREPARED: OCTOBER 25, 2022
DATE SURVEYED: JUNE 15, 2020
PLAT SHEET 1 OF 2

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

THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015), ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 41,171. THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS DESCRIPTION

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING ALL OF THOSE SAME LANDS AS DESCRIBED IN A GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISEÑO, DATED SEPTEMBER 26, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2855097, H.C.D.R.; SAID 0.75 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID F.T. 1076; THENCE, AS FOLLOWS:

WEST, COINCIDENT WITH THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 552.18 FEET AND THENCE, SOUTH, A DISTANCE OF 419.34 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, A DISTANCE OF 207.66 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HERNANDEZ STREET, A DISTANCE OF 222.66 FEET IN ALL TO A 1/2 INCH IRON ROD SET WITH IN THE RIGHT OF WAY OF HERNANDEZ STREET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, WITH IN THE RIGHT OF WAY OF SAID HERNANDEZ STREET AND WITH THE SOUTH LOT LINE OF SAID 0.75 GROSS ACRE TRACT, A DISTANCE OF 146.68 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, AT A DISTANCE OF 15.00 FEET PASS A 3/4 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HERNANDEZ STREET, AT A DISTANCE OF 222.66 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID F.T. 1076, A DISTANCE OF 146.68 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.05 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID HERNANDEZ STREET, LEAVING 0.70 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: GENERAL WARRANTY DEED CONVEYANCE FROM CRISTINA GONZALEZ UNTO NOEMI BRISEÑO, DATED SEPTEMBER 26, 2017, AND, FILE FOR RECORD IN DOCUMENT NUMBER 2855097, H.C.D.R.

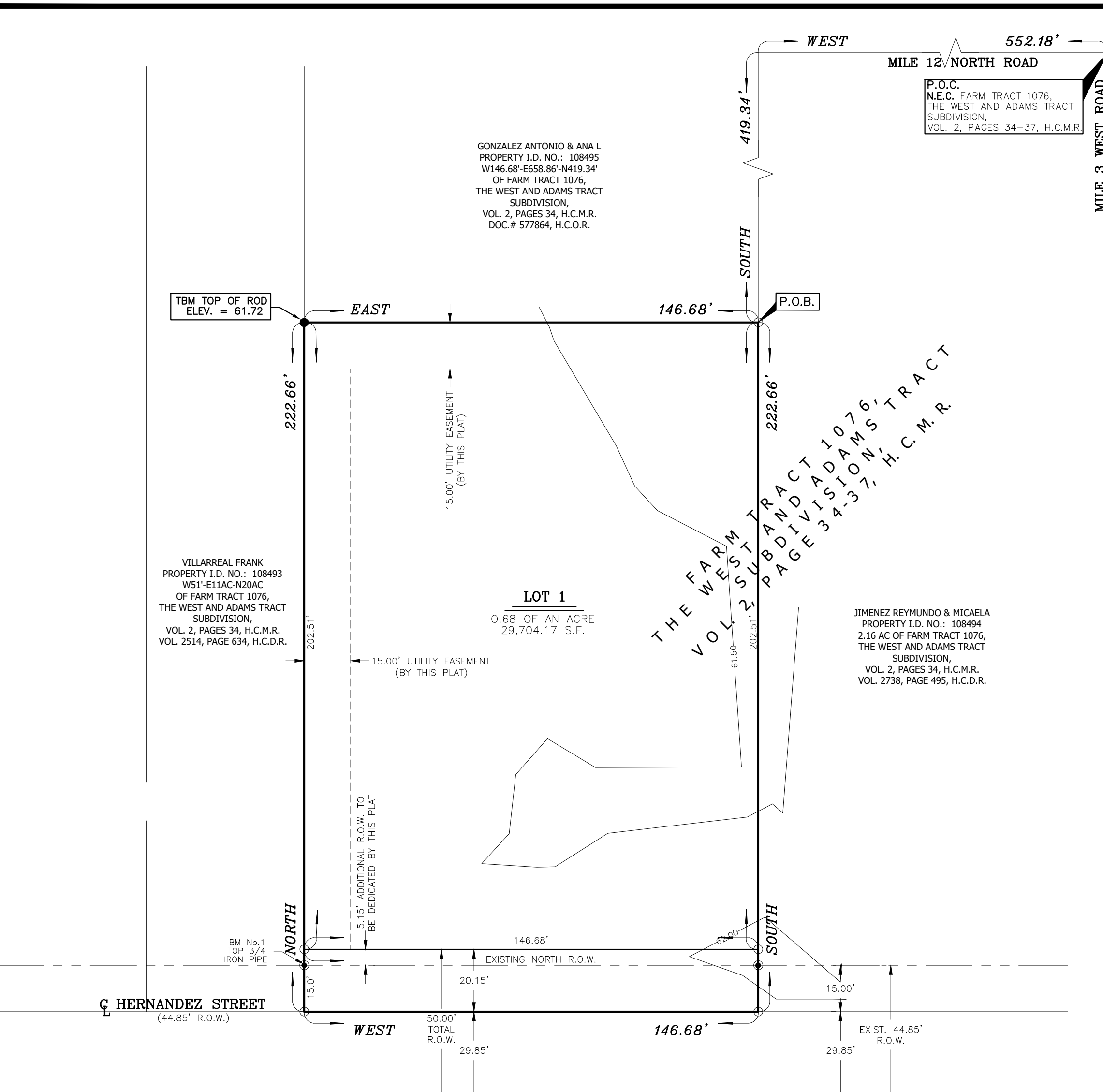
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCTOBER 10, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISION NOTES			
NO.	SHEET	REVISION	DATE

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET 1	
HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.I.A. OF MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.R. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.	

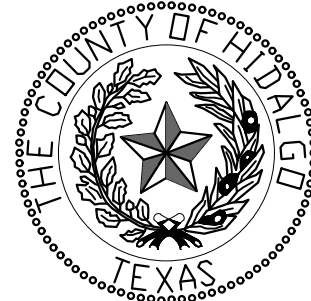
SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)



GENERAL NOTES

- MINIMUM SETBACKS: FRONT 25.0 FEET
SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER
REAR 20% OF LOT DEPTH BUT NOT TO EXCEED 25.0 FEET;
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE JUNE 06, 2000.
REVISED TO REFLECT LOMR MAY 30, 2002.
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR PLAIN.
COMMUNITY PANEL NO. 480334 0450 C DATED JUNE 06, 2000, REVISED MAY 30, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AREAS AS SHOWN ON THE PLAT OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X" UNSHADED.
- CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 412)
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 63.25, OR, 18" ABOVE CENTERLINE OF HERNANDEZ STREET, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR 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 A DEVELOPMENT PERMIT APPLICATION.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDTH BY 18 INCH LONG IRON RODS.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,410.0 CUBIC- FEET OR 0.03 ACRE-FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR DRAINAGE REPORT).
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> B.M. NO. 1 - ELEV. 62.00, N.A.V.D. 88 DATUM. DESCRIPTION: 3/4 IRON PIPE FOUND AT THE SOUTHWEST EXISTING RIGHT OF WAY.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

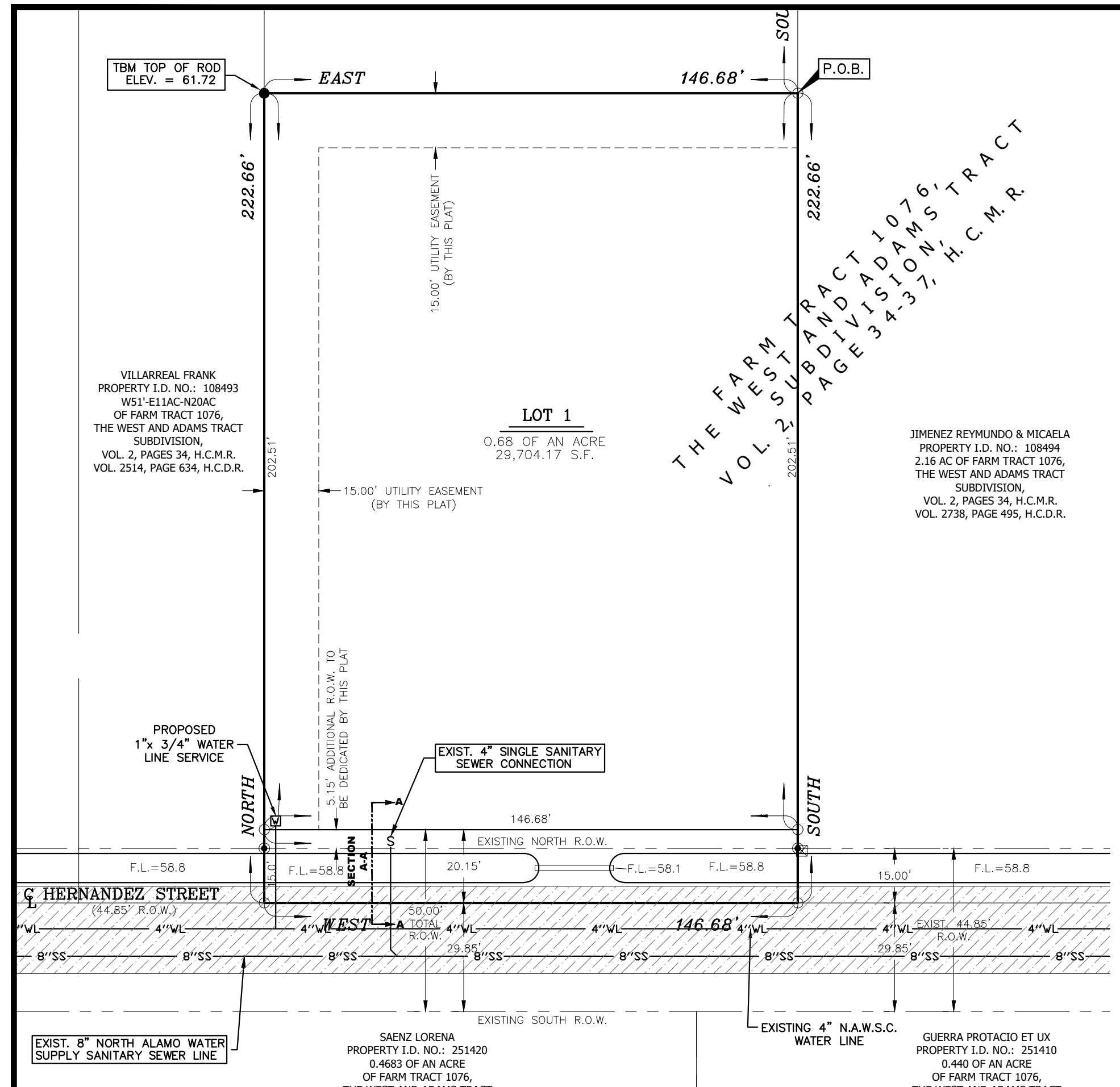


ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

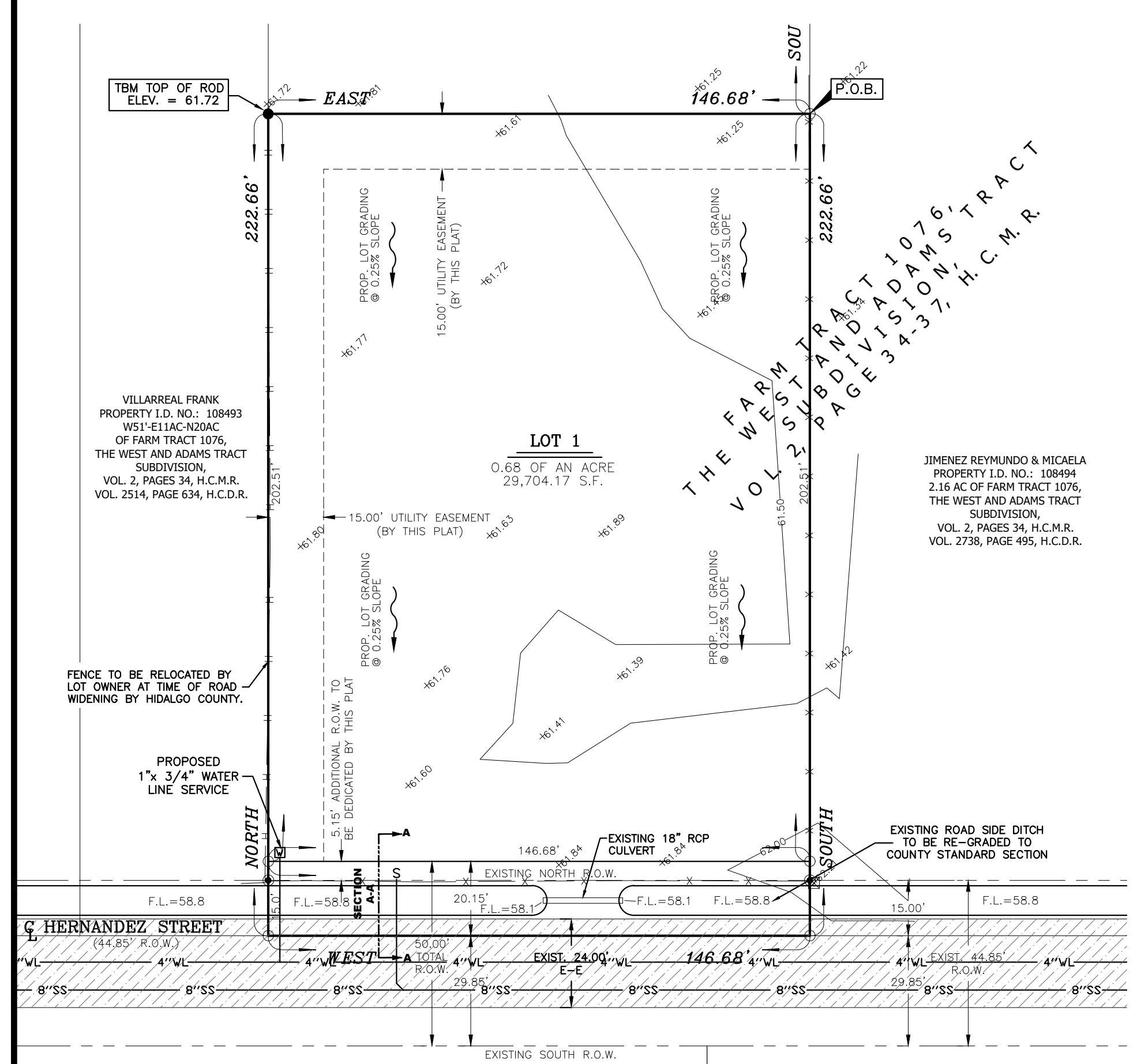
PRINCIPAL CONTACTS					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	NOEMI BRISEÑO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956) 638-2363	_____
	ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
	SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

NOEMI BRISEÑO
4020 N. TEXAS BLVD.
WESLACO, TEXAS 78596

RAUL E. SESIN, P.E., C.F.M.
DISTRICT MANAGER



MAP OF WATER AND SANITARY SEWER.



MAP OF TOPOGRAPHY AND DRAINAGE.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NOEMI BRISENO	4020 N. TEXAS BLVD.	WESLACO, TEXAS 78596	(956) 638-2363	None
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

FINAL ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING EAST AND WEST ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY LINE OF HERNANDEZ STREET.

THE WATER SYSTEM FOR **THE WOODS SUBDIVISION** CONSIST OF ONE (1" x 3/4") DIAMETER SERVICE LINE FROM THE EXISTING 4" WATER LINE, THAT CONNECTS TO THE WATER METER BOX. THE SINGLE WATER SERVICE AND THE METER BOX WILL BE INSTALLED, AT A TOTAL COST OF \$ 300.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 1,750.00, WHICH COVERS THE \$1,750.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. NO FIRE HYDRANT WILL BE REQUIRED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE SUBDIVISION PLAT.

SEWAGE FACILITIES DESCRIPTION, DESCRIPTION COST AND OPERABILITY DATES:

SEWAGE FROM **THE WOODS SUBDIVISION** WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING EAST AND WEST INSIDE THE RIGHT OF WAY OF HERNANDEZ STREET.

THE WASTEWATER SYSTEM FOR **THE WOODS SUBDIVISION**, CONSISTS OF AN EXISTING 4" SANITARY SEWER CONNECTION THAT TAPS INTO THE EXISTING 8" SANITARY SEWER LINE. THERE WILL BE NO ASSOCIATED PLATTING COSTS WITH THE SANITARY SEWER SYSTEM. SAN. SEWER CONNECTION IS EXISTING PRIOR THE SUBDIVISION APPLICATION.

WATER & SEWAGE ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS COSTOS TO THE COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,750.00.

SEWAGE FACILITIES - SANITARY SEWER CONNECTION IS EXISTING PRIOR TO THE SUBDIVISION APPLICATION.

DAVID O. SALINAS, P.E. DATE _____
 LICENSED PROFESSIONAL ENGINEER No. 71973

DRAINAGE STATEMENT

PROPOSED **THE WOODS SUBDIVISION** IS A ONE LOT RESIDENTIAL PLAT CONTAINING 0.75 GROSS (0.68 NET) ACRES OF LAND OUT OF THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND, LOCATED ALONG THE NORTH SIDE OF HERNANDEZ STREET ACROSS FROM LUNA STREET AND APPROXIMATELY 500 FEET WEST OF F.M. 1015 IN THE CITY OF WESLACO, E.T.U. THE PROPOSED RESIDENTIAL PLAT IS LOCATED IN ZONE "X" (UNSHADED) AS PER THE FIRM COMMUNITY PANEL NO. 480343 0450 C, LOMR DATED 05/30/2002. ZONE "X" AREAS ARE DEFINED AS "AREAS OUTSIDE THE 500-YEAR PLAN." THE SITE IS CURRENTLY VACANT AND THE PROPOSED USE IS ONE RESIDENTIAL MOBILE HOME (ON BLOCKS). HERNANDEZ STREET IS A PUBLIC RECENTLY PAVED COUNTY ROADWAY WITH A BAR DITCH IN FRONT OF THIS TRACT COMPLETE WITH A CONCRETE CULVERT.

THERE ARE TWO DIFFERENT SOIL TYPES LOCATED ON THIS PLAT: THE FIRST SOIL TYPE IS A HIDALGO SANDY CLAY LOAM SOIL (28) WITH SLOPES BETWEEN 0 AND 1 PERCENT. THESE SOILS ARE WELL DRAINED, SLOW SURFACE RUNOFF AND MODERATE PERMEABILITIES WITH MEDIUM POTENTIAL FOR URBAN USES AND HIGH FOR RECREATIONAL USES. THESE SOILS ARE IN CAPABILITY SUBCLASS IC, NON-IRRIGATED AND IN CLASS I IRRIGATED AND IN THE GRAY SANDY LOAM RANGE. THE SECOND SOIL (SOIL MAJORITY) IS A RAYMONDVILLE CLAY LOAM (52) WITH SLOPES BETWEEN 0 TO 1 PERCENT. THESE SOILS ARE MODERATELY WELL DRAINED, WITH SLOW SURFACE RUNOFF AND PERMEABILITIES ARE SLOW WITH HIGH AVAILABLE WATER CAPACITIES. THESE SOILS ARE IN A CAPABILITY SUBCLASS IIS, NON-IRRIGATED AND IRRIGATED AND IN THE CLAY LOAM RANGE - ALL AS PER THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS, PAGES 33 AND 46, RESPECTIVELY.

DRAINAGE WATERS WITHIN THIS PROPERTY ESSENTIALLY FLOW IN A DUE EASTERLY DIRECTION GENERALLY PARALLEL TO HERNANDEZ STREET AT AN AVERAGE SLOPE OF 0.21% OVER AN AVERAGE DRAINAGE RUN OF 145.0 FEET. THE CURRENT SITE CONDITION IS OPEN AND VACANT WITH NO PREVIOUS IMPROVEMENTS AT THIS LOCATION. HERNANDEZ STREET IS PUBLIC DEDICATED / CALCHE ROADWAY WITH A NEWLY PAVED COUNTY SECTION TYPE OF PAVEMENT IMPROVEMENTS TO THIS ROADWAY. THERE IS ONE EXISTING CULVERT ENTRANCE TO THIS TRACT FROM HERNANDEZ STREET CENTERED ON THE EXISTING BAR DITCH.

IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF WESLACO AND THE COUNTY OF HIDALGO, THIS SUBDIVISION SHALL BE REQUIRED TO RETAIN ON-SITE THE TOTAL VOLUME OF WATER CREATED BY THE POST-DEVELOPMENT OF THIS 0.68 NET ACRE PROPERTY. USING THE RATIONAL METHOD (FOR REFERENCE: TXDOT INTENSITY-FREQUENCY-DURATION COEFFICIENTS FOR TEXAS COUNTIES HDM (2004)) OVER A 10-YEAR STORM EVENT, AND, EXISTING DRAINAGE COEFFICIENT OF 0.20 AND A FUTURE COMPUTED DRAINAGE COEFFICIENT OF 0.35 (ESTIMATED) (MOBILE HOME ON BLOCKS) - FOR REFERENCE: FHWA URBAN DRAINAGE DESIGN MANUAL HEC -22 (2001), AN AVERAGE DRAINAGE RUN OF 145.0 FEET AND AN AVERAGE SLOPE OF 0.21%, IT WAS COMPUTED THAT THE IMPROVED CONDITION WOULD PRODUCE AN ADDITIONAL TOTAL VOLUME OF 1,410.0 CUBIC FEET, OR, 0.03 ACRE-FEET. THIS VOLUME IS EQUIVALENT TO A LAYER OF WATER 0.32 INCHES DEEP IF SPREAD OUT EVENLY OVER THE ENTIRE 0.68 NET ACRE SITE. THE Q WILL INCREASE FROM 1.32 CFS TO 1.54 CFS - AN INCREASE OF 0.22 CFS.

THE SUBDIVIDER AGREES TO PROVIDE FOR THE CLEANING OF THE EXISTING BAR DITCH LOCATED DIRECTION IN FRONT OF THIS PROPOSED ONE LOT PLAT. THE EXISTING BAR DITCH IS APPROXIMATELY 3 FEET DEEP ALONG THE NORTH SIDE OF THE PAVED ROAD. THE FINISHED FLOOR ELEVATION IS DETERMINED TO BE NOT LESS THAN 18 INCHES ABOVE THE TOP OF THE PAVED ROAD AT THE CENTER OF THIS LOT, OR, 18 INCHES ABOVE NATURAL GROUND AT THE CENTER OF THIS LOT, WHICHEVER IS GREATER.

THE LOT OWNER MAY BE REQUIRED TO SUBMIT A GRADING PLAN TO INSURE POSITIVE DRAINAGE AWAY FROM THE PROPOSED MOBILE HOME.

AT THIS TIME, THE SUBDIVIDER AGREES TO CLEAN THE BAR DITCH AND BE SURE THAT THERE ARE NO OBSTRUCTIONS TO FLOW WITHIN SAID BAR DITCH. THE BAR DITCH SHALL BE CLEANED AND WIDENED (IF NEEDED) TO COUNTY STANDARDS. NO OTHER ROADWAY OR DRAINAGE IMPROVEMENTS ARE BEING PROPOSED.

DAVID OMAR SALINAS, P.E. DATE: FEBRUARY 26, 2021
 PLAT ENGINEER

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

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

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION **THE WOODS SUBDIVISION** RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA N.A.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE AGUA DE 4 PULGADAS QUE CORRE DE ESTE A OESTE EN EL LADO NORTE DEL DERECHO VIA DE LA CALLE HERNANDEZ STREET.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION **THE WOODS SUBDIVISION** CONSISTE DE UN CONDUCTO DE AGUA INDIVIDUAL DE UNA (1" x 3/4") PULGADAS DE DIAMETRO QUE SALE DE LA LINEA DE AGUA EXISTENTE DE 4 PULGADAS Y QUE SE CONECTA A LA CAJA DEL MEDIDOR DE AGUA. EL SERVICIO DE AGUA SENCILLO Y LA CAJA DEL MEDIDOR SERAN INSTALADAS A UN COSTO TOTAL DE 300.00 DOLARS. ADemás EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA SUMA DE 1,750.00 DOLARS QUE CUBRE LOS 1,750.00 DOLARS POR LOTE COMO LO INDICA EL CONTRATO DE SERVICIO DE AGUA POR 30 AÑOS Y DICHA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR MECANICO DE AGUA, CUOTAS DE DERECHO DE ADQUISICION Y MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONECCION DE AGUA A CADA LOTE EN LA SUBDIVISION A N.A.W.S.C. CUANDO EL DUEÑO DEL LOTE LO SOLICITE N.A.W.S.C. INSTALARA SIN NINGUN CARGO EL MEDIDOR MECANICO DE AGUA PARA DICHO LOTE. HIDRANTES NO SERAN REQUERIDOS PARA ESTA SUBDIVISION. EL SISTEMA DE AGUA SERA ACEPTADO Y APROVADO POR N.A.W.S.C. Y DICHO SISTEMA DE AGUA POTABLE ESTARA FUNCIONANDO A LA FECHA EN QUE SE ARCHIVE LA SUBDIVISION.

DRENAJE SANITARIO, DESCRIPCION, GASTOS, Y FECHA DE DISPONIBILIDAD:

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION **THE WOODS SUBDIVISION** SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DEL N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN ACUERDO EN EL CUAL EL CONDADO A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENO 30 AÑOS. N.A.W.S.C. A PRESENTADO LA SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA.

N.A.W.S.C. TIENE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CORRE DE OESTE A ESTE DENTRO DEL DERECHO DE PASO DE LA CALLE HERNANDEZ STREET.

EL SISTEMA DE DRENAJE SANITARIO PARA **THE WOODS SUBDIVISION** CONSISTE DE UNA LINEA DE SERVICIO DE 4 PULGADAS QUE SE CONECTA A LA LINEA EXISTENTE DE 8 PULGADAS DE DRENAJE SANITARIO. NO HABRA NINGUN COSTO ASOCIADO CON EL SISTEMA DE DRENAJE SANITARIO. TODO EL SISTEMA DE DRENAJE SANITARIO ESTA EXISTENTE ANTES DE LA APLICACION PARA LA SUBDIVISION.

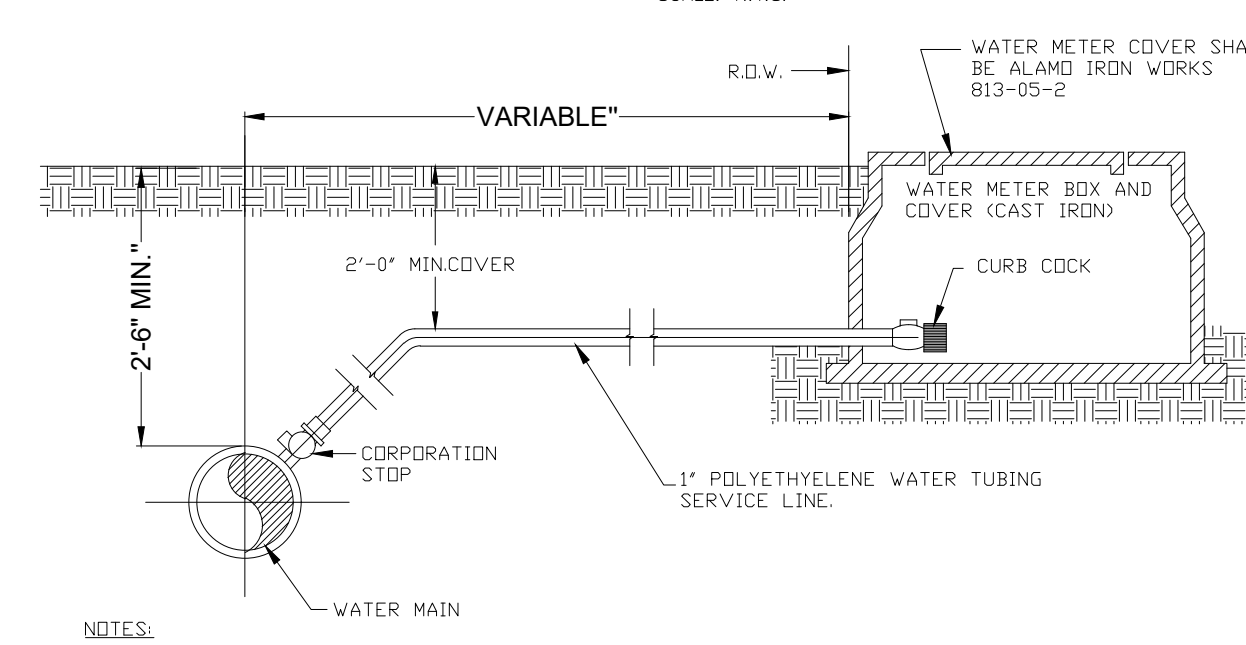
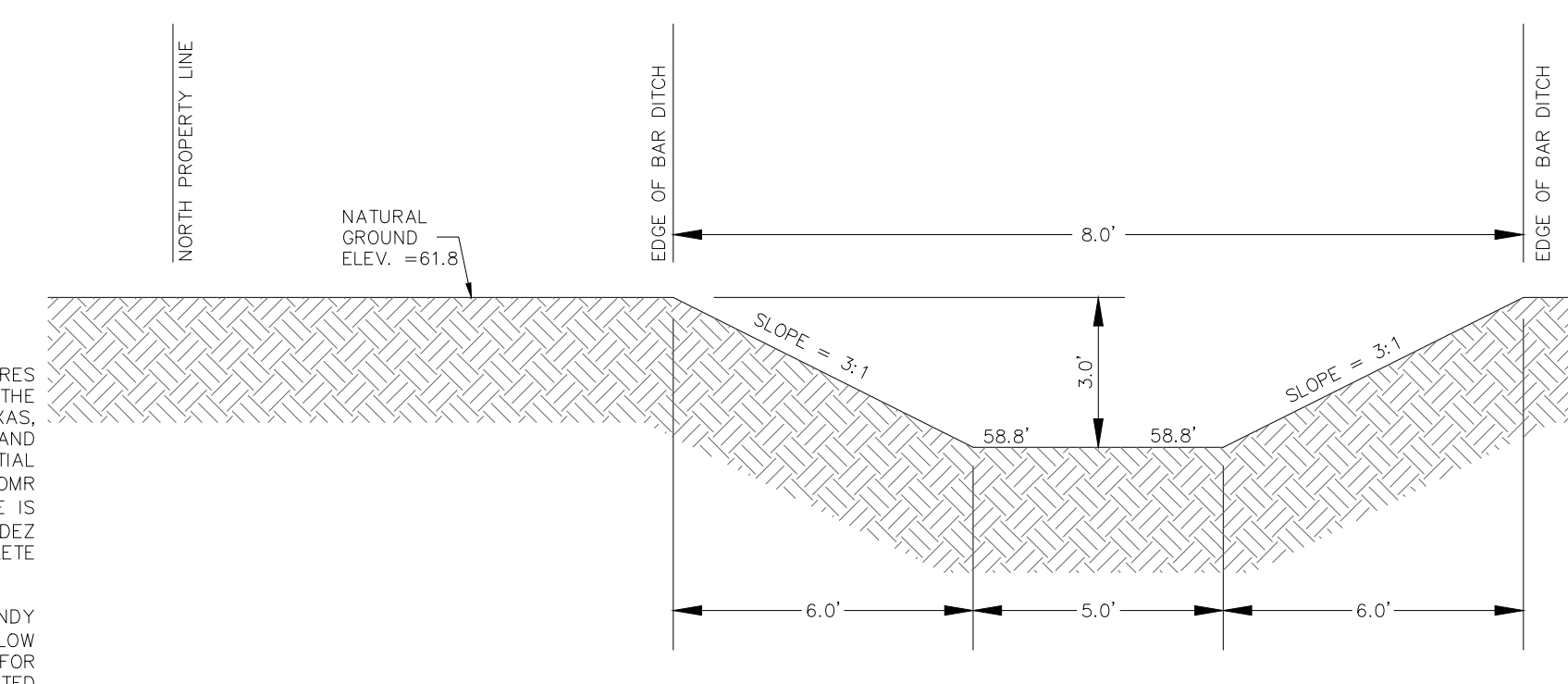
CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$1,750.00.

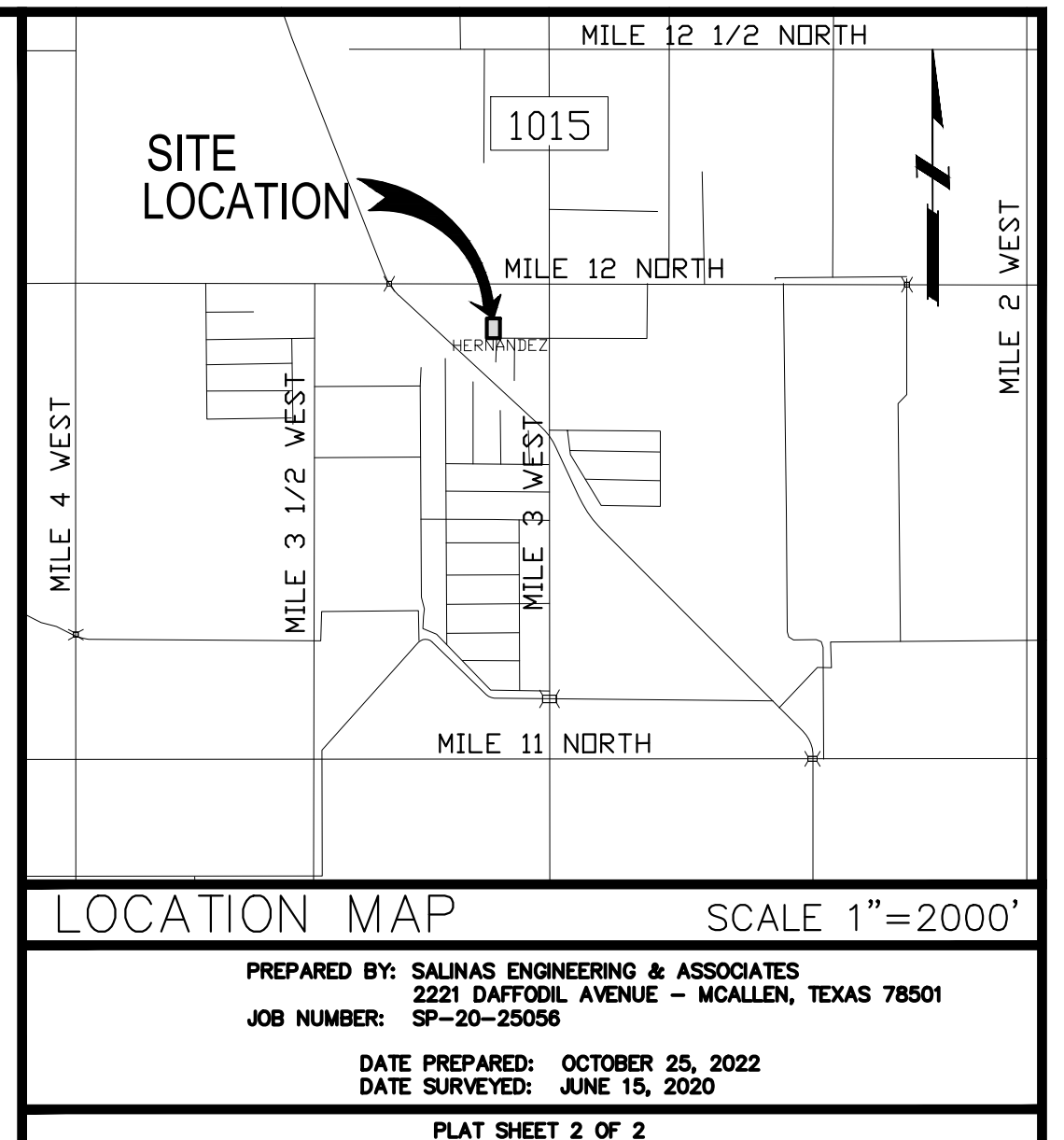
DRENAJE SANITARIO: EL DRENAJE SANITARIO ESTA EXISTENTE ANTES DE LA APLICACION PARA LA SUBDIVISION.

DAVID O. SALINAS, P.E. DATE _____
 LICENSED PROFESSIONAL ENGINEER No. 71973



- NOTES:
- ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
 - WATER METER COVER SHALL BE ALAM IRON WORKS 813-05-2.
 - ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
 - METER BOX SHALL BE CAST IRON.
 - ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3000 P.S.I.
 - 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
 - POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1/2" LESS, SCHEDULE 40 PVC, REQUIRED FOR LINE SERVICES GREATER THAN 1/2".
- CONSTRUCTION NOTES:
- WATER VALVE COVER
 - CURB COCK
 - METER BOX & METER PROVIDED
 - WATER TUBING SERVICE LINE
 - CORPORATION STOP
 - WATER MAIN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCTOBER 10, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



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

THE WOODS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.1 ON THE NORTH SIDE OF HERNANDEZ STREET APPROXIMATELY 552 FEET WEST FROM THE INTERSECTION WITH MILE 3 WEST ROAD (F.M. 1015), ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION 41,171. THE WOODS SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF THE CITY OF WESLACO, IT IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
 2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
 JOB NUMBER: SP-20-25056
 DATE PREPARED: OCTOBER 25, 2022
 DATE SURVEYED: JUNE 15, 2020
 PLAT SHEET 2 OF 2

SUBDIVIDER CERTIFICATION:

I- 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 THE CITY OF WESLACO STANDARDS AND (b) SEWER CONNECTIONS INCLUDING TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I- I, NOEMI BRISENO, OWNER OF **THE WOODS SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT 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 COMPLETE WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

NOEMI BRISENO DATE: _____
 4020 N. TEXAS BLVD.
 WESLACO, TEXAS 78596

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOEMI BRISENO, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

COST ESTIMATE CHART

COST ESTIMATE	AMOUNT
PAVING IMPROVEMENTS:	\$ 0.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
WATER DISTRIBUTION:	\$ 1,750.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 0.00
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	\$ 0.00
DRENAJE PLUVIAL:	\$ 0.00
SERVICIO DE AGUA POTABLE:	\$ 1,750.00
SERVICIO DE DRENAJE SANITARIO:	\$ 0.00

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF THE WOODS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, LEGAL DESCRIPTION, SURVEYS AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION, CITY APPROVAL, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.C. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES, ROAD SIDE DITCH SECTION.

THE WOODS SUBDIVISION
 HIDALGO COUNTY, TEXAS

BEING A 0.75 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF F.T. 1076, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SEA
SALINAS ENGINEERING & ASSOC.
 (F-6675)-ENGINEER (10065700)-SURVEY
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - McALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)