



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 SAN PEDRO ESTATES SUBDIVISION PRECINCT No. 1

ENGINEER: MOORE LAND SURVEYING, LLC DEVELOPER: HERIBERTO GARCIA.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 16 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH WEST CORNER OF MILE 6 ½ WEST ROAD AND MILE 6 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-25-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 6 ½ WEST ROAD.

ROAD R.O.W. DEDICATION: 10.00 FEET OF ADDITIONAL ROW ONTO MILE 6 ½ WEST ROAD AND 15.00 FEET ONTO MILE 6 ½ NORTH ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 9-21-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-18-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MILE 6 ½ NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-12-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

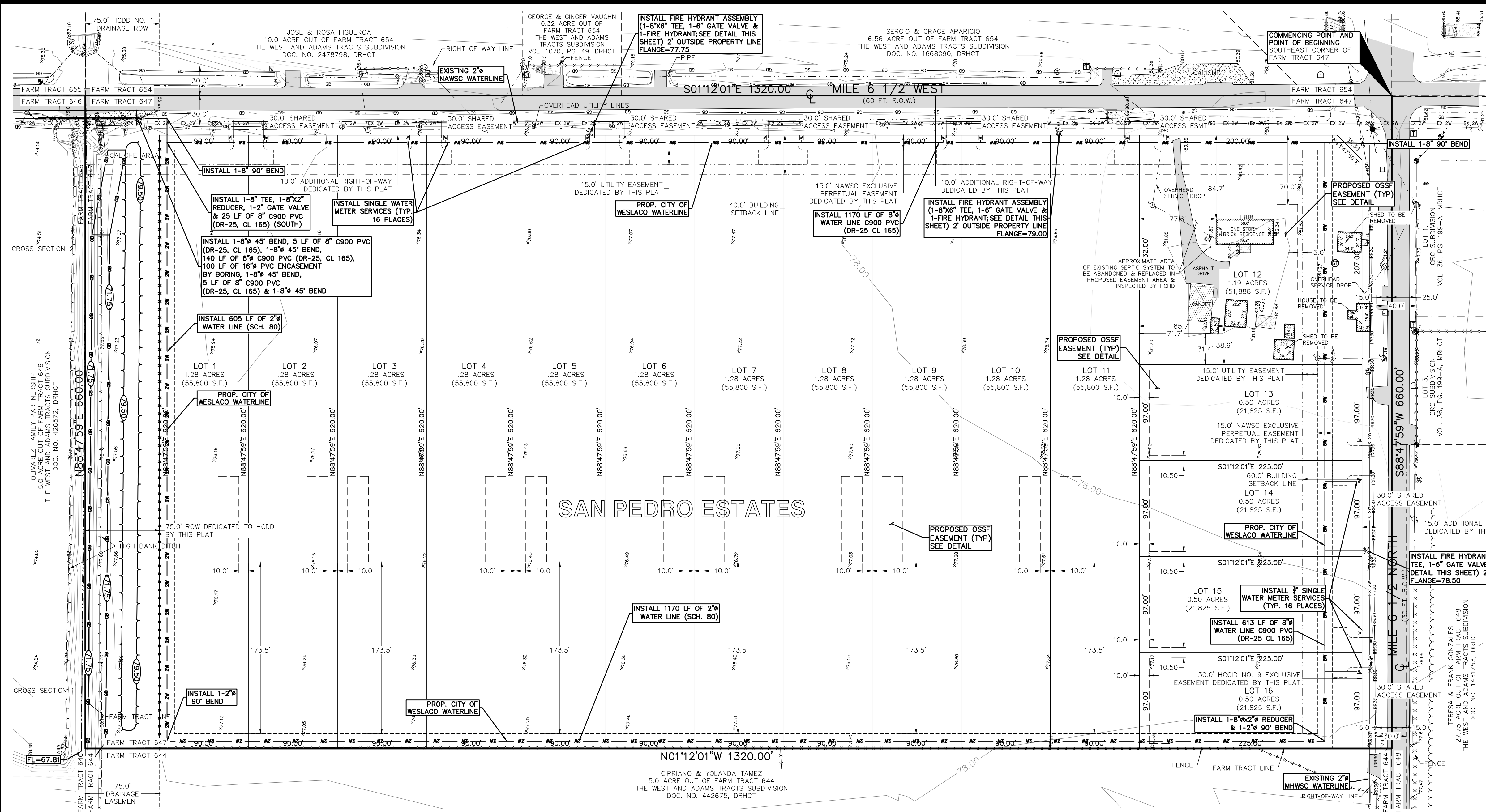
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: NOVEMBER 30, 2021

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.

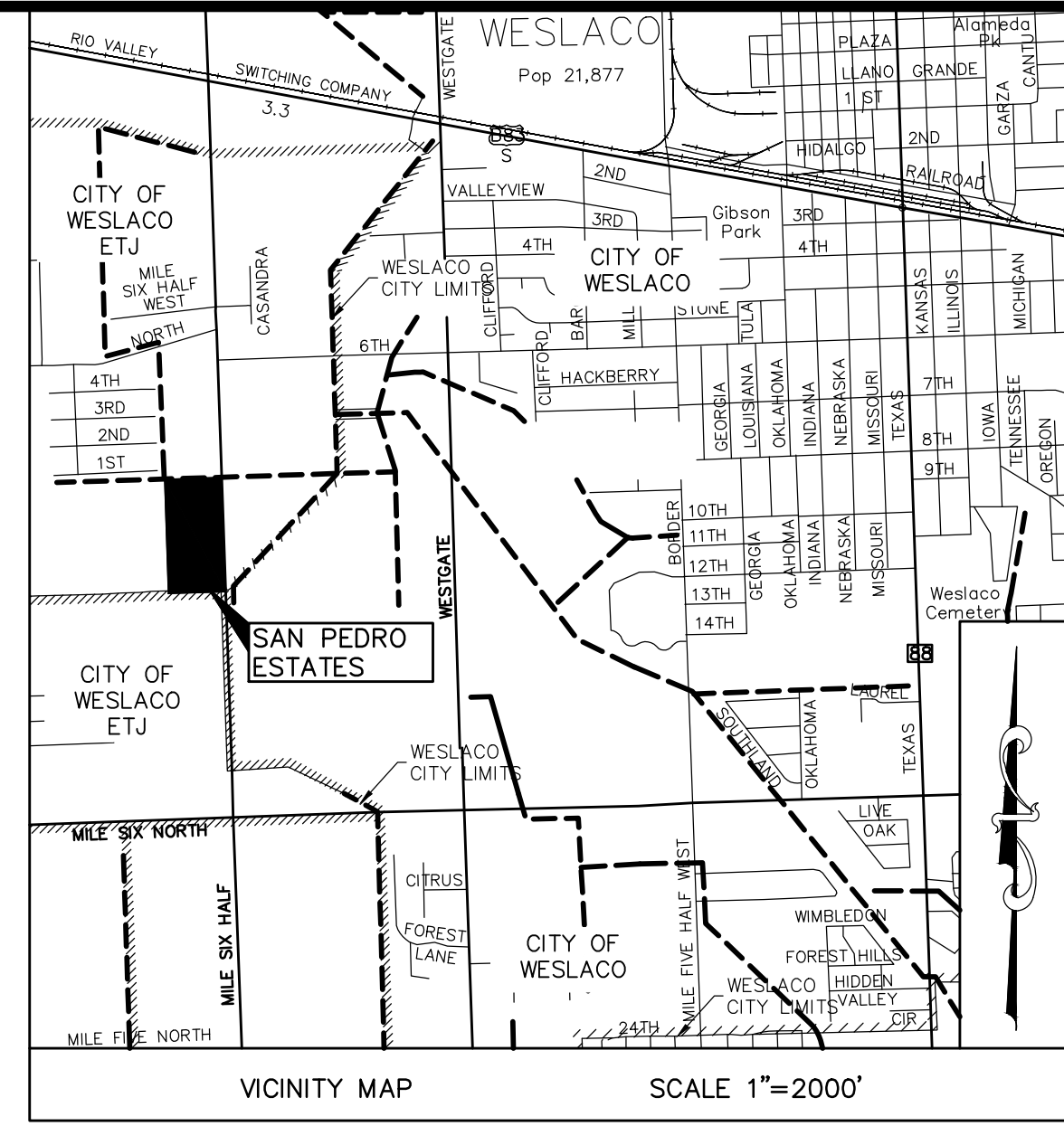


SCALE 1"=60'

Scale: 1" = 60'

INDEX TO SHEETS SAN PEDRO ESTATES

- FINAL PLAT: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S 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 ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; HCDD CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCDD CERTIFICATION; REVISION NOTES.
- UTILITY PLAT: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- DRAINAGE PLAT: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES, TYPICAL ROADWAY SECTIONS.



SAN PEDRO ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE NORTHWEST INTERSECTION OF MILE 6 1/2 NORTH AND MILANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,787). SAN PEDRO ESTATES LIES ADJACENT TO THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

ENGINEER'S CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER AND NECESSARY CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE: 1/8/21

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE. THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 6370

DATE: 1/8/21

STATE OF TEXAS
COUNTY OF HIDALGO

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

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

I, _____ JOSE LUIS GARCIA SUBDIVIDER OF GARCIA OAK ESTATES HEREBY CERTIFY SEWER FACILITIES AS APPLICABLE HAVE BEEN PAID AND COPIES RECEIVED ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY 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 LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL ENGINEERING REPORT: SAN PEDRO ESTATES

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

SAN PEDRO ESTATES WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF MILANOS ROAD NORTH OF THE DRAIN DITCH. AN 8" LINE WILL BE CONSTRUCTED THAT CROSSES THE DITCH TO THE SOUTH SIDE, THEN EXTEND TO THE SOUTH ALONG MILANOS ROAD TO THE SOUTH SIDE OF LOT 12. AN 8" LINE WILL ALSO BE EXTENDED FROM THIS LINE ALONG THE NORTH SIDE OF MILE 6 1/2 NORTH TO THE WEST SIDE OF LOT 16. A 2" WATERLINE WILL RUN ALONG THE REAR OF THE LOTS AND ALONG THE NORTH SIDE OF LOT 1 TO CONNECT THE TWO 8" WATERLINES. WATER DISTRIBUTION FOR SAN PEDRO ESTATES CONSISTS OF 3560 LF OF 8" WATERLINE, 1775 LF OF 2" WATERLINE, AND SIXTEEN (16) 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE WATERLINE HAS ALREADY BEEN INSTALLED AT A COST OF \$62,120 OR \$3,882.50 PER LOT. THE 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$10,400.00, OR \$650.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$20,000.00, WHICH COVERS THE \$1,250.00 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 NAWSC, UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$3,500.00 FOR A TOTAL COST OF \$10,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:

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

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. AT LEAST FOUR SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA FOR EACH SOIL TYPE. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM ON THE NORTH HALF OF THE PROPERTY AND CLAY LOAM ON THE SOUTH HALF EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS FOR EACH TYPE. 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 \$1,650.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A COST OF \$26,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XX/XX/XX.

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 COSTS TO INSTALL WATER AND 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 \$103,020 WHICH EQUALS TO \$6,438.75 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$26,400 WHICH EQUALS TO \$1,650.00 PER LOT.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE: 1/8/21

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE: 1/8/21

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO.

LA SUBDIVISIÓN SAN PEDRO ESTATES RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISIÓN Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

NAWSC TIENE UN CONDUCTO DE AGUA DE 8 PULGADAS. ESTA LINEA PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE MILANOS ROAD NORTE DEL ARROYO EN EL LADO NORTE DE LA SUBDIVISIÓN. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS QUE VA A CRUZAR EL ARROYO AL LADO SUR DEL ARROYO Y PASA AL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE MILANOS ROAD AL LADO SUR DE LOT 12. UN LINEA DE 8 PULGADAS VA A CONECTAR EL LINEA DE MILANOS Y PASA AL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE MILE 6 1/2 NORTH AL LADO OESTE DEL LOT 16. UN LINEA DE 2 PULGADAS VA A PASAR BAIRAS DEL LOTES 1-11 Y CONECTAR LOS DOS LINEAS DE 8 PULGADAS. LA SISTEMA DEL AGUA PARA SAN PEDRO ESTATES CONSISTE DE 3560 PIES DE LINEA DE 8 PULGADAS, 1775 PIES DE LINEA DE 2 PULGADAS, DIEZ Y SEIS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIÁMETRO PARA CADA LOTE. YA SE HAN INSTALADO EL LINEA DE AGUA A UN COSTO TOTAL DE \$62,120.00 POR LOTE. DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIEZ Y SEIS CONDUCTOS DE AGUA DE 3/4" DE PULGADA PARA CADA LOTE. YA SE HAN INSTALADO LOS DIEZ Y SEIS CONDUCTOS DE 3/4" DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$10,400.00 O \$650.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA NAWSC \$20,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$1,250.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 3 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$10,500.00. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA NAWSC LO INSTALARÁ SIN CUALQUIER GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HECHERON CUATRO ES EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN POR CADA CLASE DE SUELOS (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLA ARENOSA MARGA EN EL NORTE Y ARCILLA MARGA EN EL SUR) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN. EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$1,650.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE \$26,400.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE XX/XX/XX.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CODIGO 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 MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$103,020.00 O \$6,438.75 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$1,650.00 A UN COSTO TOTAL DE \$26,400.00 TODA LA SUBDIVISIÓN.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE: 1/8/21

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE: 1/8/21

ITEM	QTY	UNITS	ITEM DESCRIPTION	UNIT PRICE	TOTAL PRICE
WATER CONSTRUCTION COSTS					
1	1	LF	Connect to Existing Waterline. Complete in Place.	\$2,750.00	\$2,750.00
2	3,560	LF	Install 8" PVC (DR-25, CL 165) Waterline. Complete in Place.	\$12.00	\$42,720.00
3	1,775	LF	Install 2" PVC (SCH. 40) Waterline. Complete in Place.	\$6.00	\$10,650.00
4	100	LF	Install 16" x 3/8 THK Steel Casing By Boring. Complete in Place.	\$60.00	\$6,000.00
5	16	EA	Install Single Water Service. Complete in Place.	\$650.00	\$10,400.00
6	3	EA	Install Fire Hydrant Assembly. Complete in Place.	\$3,500.00	\$10,500.00
7	16	EA	30 Year Water Costs	\$1,250.00	\$20,000.00
TOTAL WATER CONSTRUCTION COSTS					\$103,020.00
SEWER CONSTRUCTION COSTS					
8	16	EA	SEPTIC TANK SYSTEMS	\$1,650.00	\$26,400.00
TOTAL SEWER CONSTRUCTION COSTS					\$26,400.00
DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS					
9	1	LS	Detention Pond Excavation, & Roadside Ditch Grading	\$13,000.00	\$13,000.00
10	1	LS	SWPPP and Erosion Control Measures	\$6,368.00	\$6,368.00
TOTAL DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS					\$19,368.00
TOTAL CONSTRUCTION COST					\$148,788.00

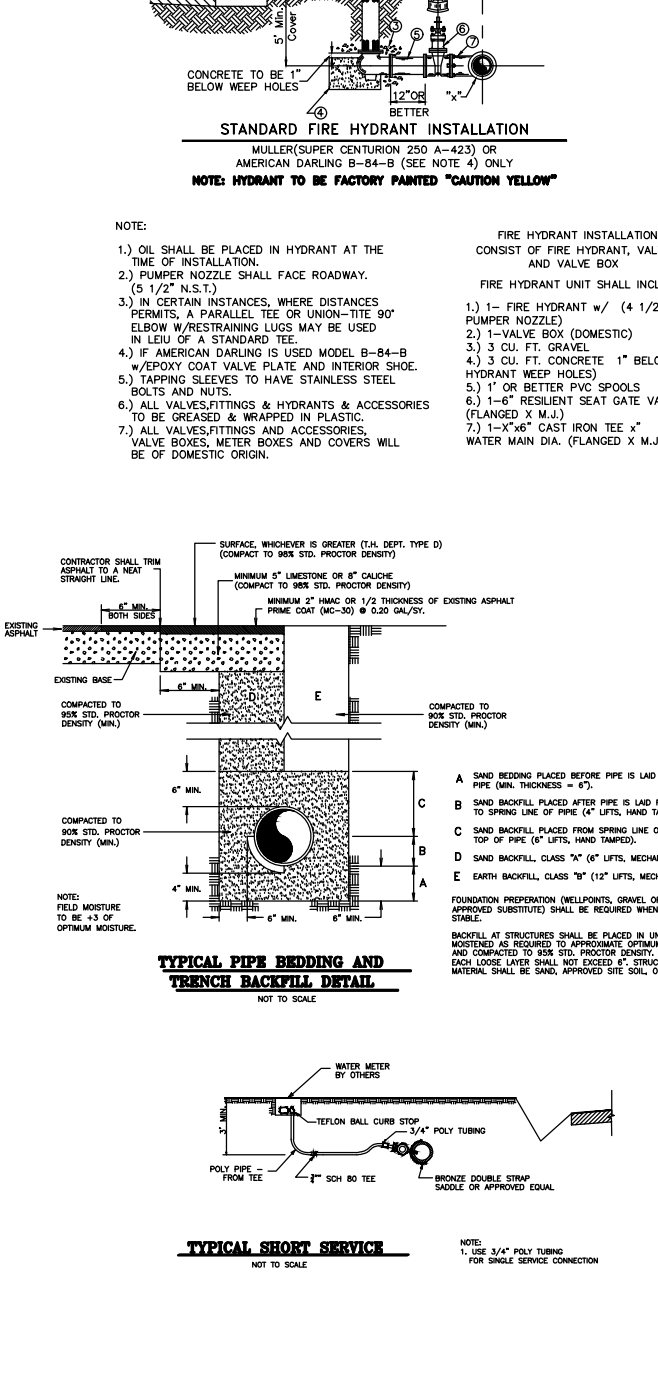
TOTAL CONSTRUCTION COST	
IRON ROD FOUND	FIRE HYDRANT
CONC. MONUMENT FOUND	WATER VALVE
NAIL FOUND	GAS METER
"X" MARK FOUND	GAS VALVE
IRON ROD SET WITH CAP	ELECTRIC JUNCTION BOX
STAMPED "MOORE-6370"	TELEPHONE PEDESTAL
TREE	STORM INLET
WATER METER	SIGN
TRANSFORMER	LIGHT POST
CABLE PEDESTAL	MANHOLE
A/C UNIT	IRRIGATION VALVE
MAILBOX	IRRIGATION STANDPIPE
CLEANOUT	SEPTIC TANK
POWER POLE	POST
GUY WIRE ANCHOR	GRATE INLET

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PD AB1305 ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE S.W. OF THE LERIA AT THE NORTHEAST CORNER OF RESTLAW CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP:	PHONE:
OWNER: JOSE LUIS GARCIA	2010 MEXICO AVE	WESLACO, TX 78756	(956) 314-9553
ENGINEER: DUSTIN MOORE, PE	14216 PALIS DR	LA FERIA, TX 78559	(956) 245-4651
SURVEYOR: CODY MOORE, RPLS	14216 PALIS DR	LA FERIA, TX 78559	(956) 245-4651

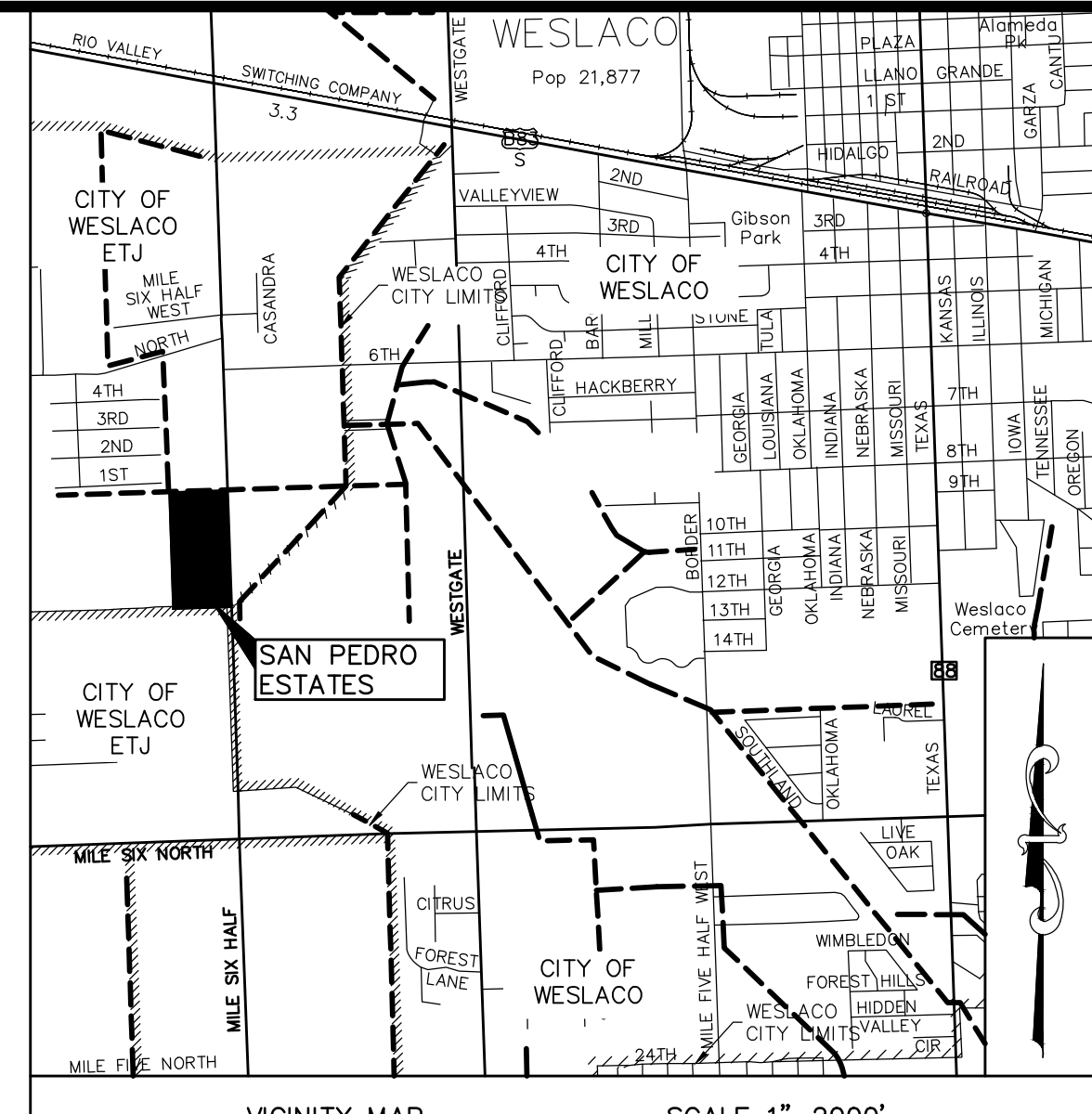
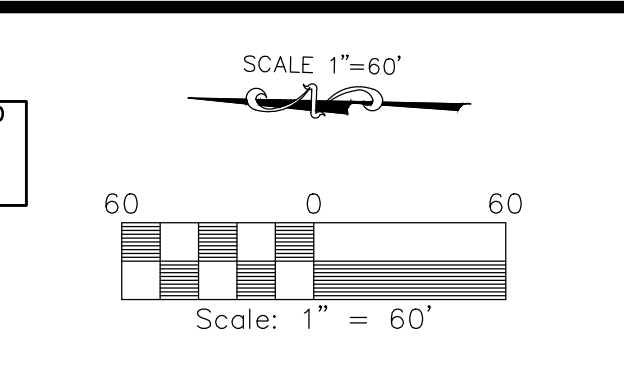
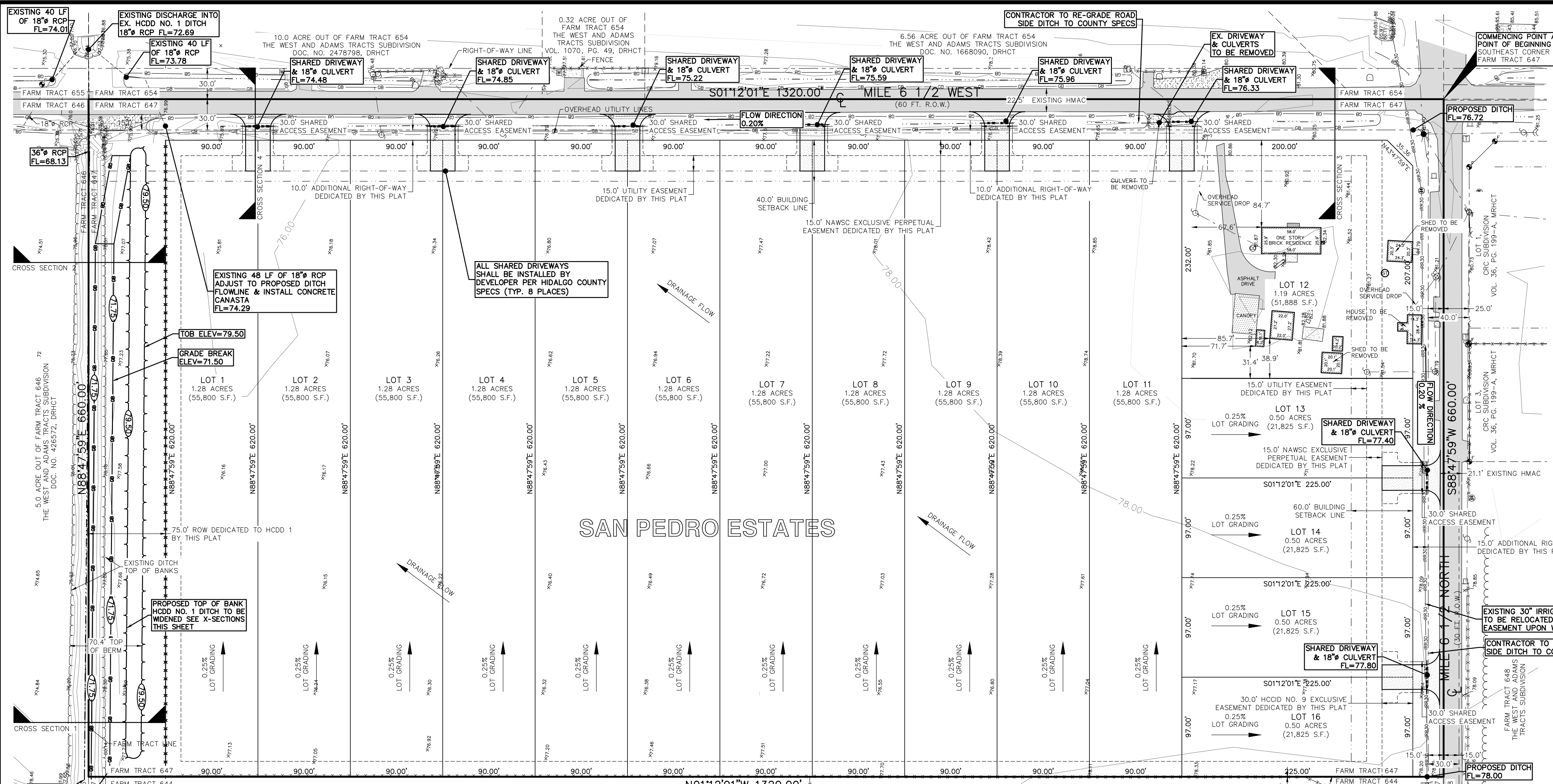


UTILITY PLAT OF:

SAN PEDRO ESTATES
20.00 ACRES OF LAND BEING ALL OF FARM TRACT 647 THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 34, THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: HERIBERTO GARCIA
DATE: 1 JULY 2019 JOB NO: 59013
ENGINEER/SURVEYOR:
Moore Land Surveying, LLC
14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBP# Firm No. 10194186
(956)245-4651 TBP# Firm No. 19190

SHEET 2 OF 3



SAN PEDRO ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE NORTHWEST INTERSECTION OF MILE 6 1/2 NORTH AND MILANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,787). SAN PEDRO ESTATES LIES ADJACENT TO THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.000.

ENGINEER'S CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PROJECT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

1/8/21
DATE

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

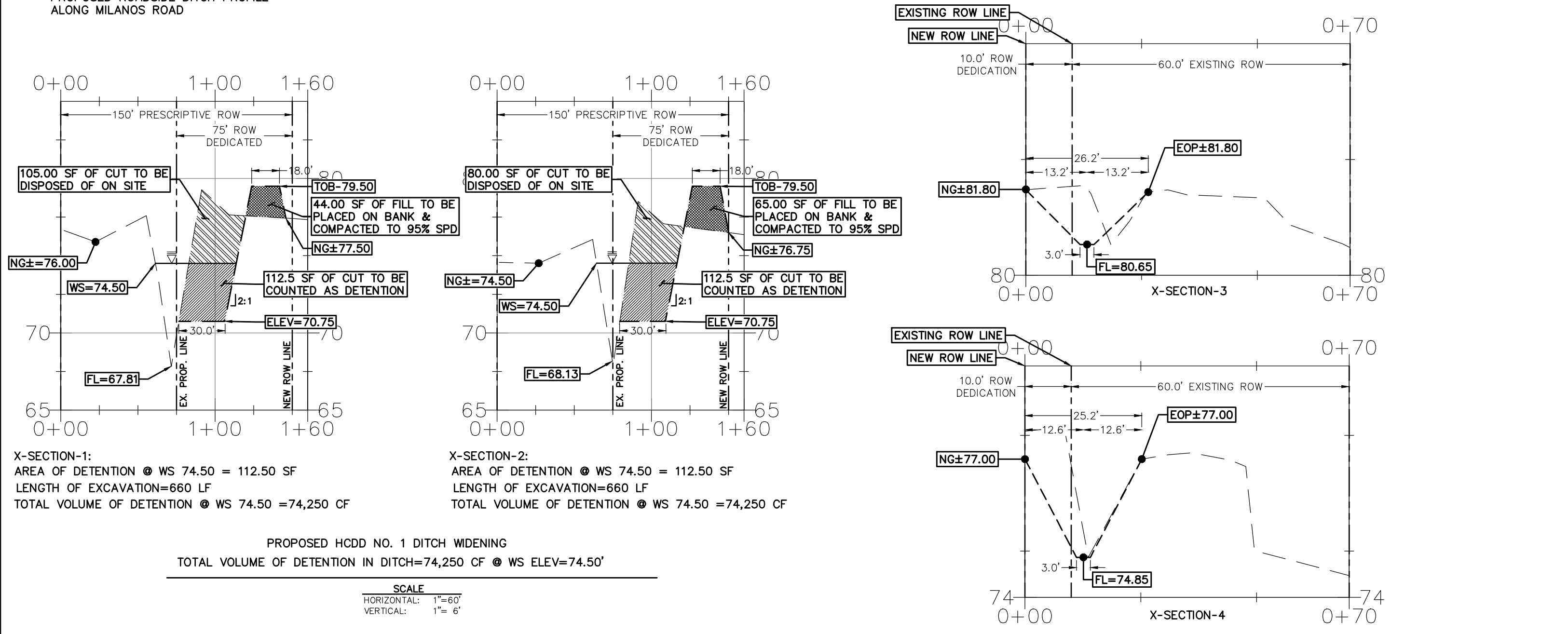
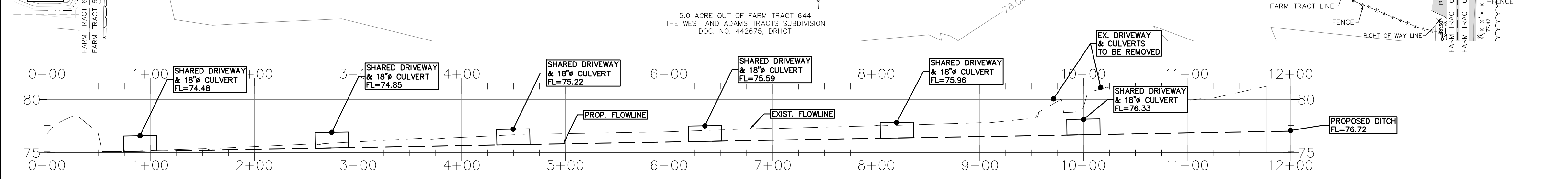
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370

1/8/21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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



ITEM	QTY	UNITS	ITEM DESCRIPTION	UNIT PRICE	TOTAL PRICE
WATER CONSTRUCTION COSTS					
1	1	LF	Connect to Existing Waterline. Complete in Place.	\$2,750.00	\$2,750.00
2	3,560	LF	Install 8" PVC (DR-25, CL 165) Waterline. Complete in Place.	\$12.00	\$42,720.00
3	1,775	LF	Install 2" PVC (SCH. 40) Waterline. Complete in Place.	\$6.00	\$10,650.00
4	100	LF	Install 16" x 3/8 THK Steel Casing By Boring. Complete in Place.	\$60.00	\$6,000.00
5	16	EA	Install Single Water Service. Complete in Place.	\$650.00	\$10,400.00
6	3	EA	Install Fire Hydrant Assembly. Complete in Place.	\$3,500.00	\$10,500.00
7	16	EA	30 Year Water Costs	\$1,250.00	\$20,000.00
TOTAL WATER CONSTRUCTION COSTS				\$163,020.00	
SEWER CONSTRUCTION COSTS					
8	16	EA	SEPTIC TANK SYSTEMS	\$1,650.00	\$26,400.00
TOTAL SEWER CONSTRUCTION COSTS				\$26,400.00	
DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS					
9	1	LS	Detention Pond Excavation, & Roadside Ditch Grading	\$13,000.00	\$13,000.00
10	1	LS	SWPPP and Erosion Control Measures	\$6,368.00	\$6,368.00
TOTAL DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS				\$19,368.00	
TOTAL CONSTRUCTION COST				\$148,788.00	

BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305 ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

PRINCIPAL CONTACTS:
NAME: JOSE LUIS GARCIA
ADDRESS: 2010 MEXICO AVE, T4216 PALIS DR, T4216 PALIS DR
CITY & ZIP: WESLACO, TX 78596
PHONE: (956) 314-9553, (956) 245-4651, (956) 245-4651

DATE: 1/8/21

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

THE PROPOSED DRAINAGE FOR SAN PEDRO ESTATES SHALL CONSIST OF ALLOWING RUNOFF TO CONTINUE TO SURFACE FLOW FROM THE REAR OF THE LOTS TO THE FRONT OF THE LOTS IN A NORTHEASTERLY DIRECTION AND INTO THE BORROW DITCH ALONG MILANOS RD. FOR 1320' TO THE NORTHEAST CORNER OF THE PROPERTY, THENCE THROUGH AN 18" RCP CULVERT ACROSS MILANOS ROAD TO THE EAST, THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAQUINA MADRE. PER THE CITY OF WESLACO DRAINAGE POLICY, STORAGE LARGE ENOUGH TO DETAIN THE POST DEVELOPED 50-YEAR EVENT RUNOFF (29.75 CFS) WHILE DISCHARGING THE PRE-DEVELOPED 10-YEAR EVENT (10.00 CFS) IS REQUIRED. FOR THIS SITE, THE EVENT THAT REQUIRES THE LARGEST VOLUME TO BE DETAINED IS THE 1 HOUR STORM EVENT AND THE INCREASE IN RUNOFF AND RATE AT WHICH THE STORM WATER IS DETAINED IS 19.75 CFS. BASED ON THE ATTACHED CALCULATIONS, THE EXISTING DRAIN DITCH ALONG NORTH PROPERTY LINE WILL BE RE-GRADED AND WIDENED WHICH WILL PROVIDE 74,250 CF OF DETENTION WHICH IS MORE THAN THE 71,693 CF OR 1.65 AC-FT OF DETENTION THAT IS REQUIRED AS PER THE ATTACHED CALCULATIONS. THE VOLUME OF WATER DETAINED WAS CALCULATED ASSUMING A WATER SURFACE ELEVATION OF 74.50, WHICH IS THE DRAINAGE DITCH FLOWLINE FULL, BUT OVERTOPPING THE BANKS. RUN-OFF AND DETENTION WERE CALCULATED ASSUMING EACH LOT WOULD BE SINGLE FAMILY RESIDENTIAL.

BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X-SHADOW" AREAS OF 500-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. COMMUNITY NUMBER 480334 PANEL NUMBER 0450 SUFFIX C EFFECTIVE DATE: JUNE 8, 2000.

IRON ROD FOUND	XX	FIRE HYDRANT
CONC. FOUNDATION FOUND	SS	WATER VALVE
NAEL FOUND	BB	CAS METER
"X" MARK FOUND	SS	GAS VALVE
IRON ROD SET WITH CAP	EE	ELECTRIC JUNCTION BOX
STAMPED "MOORE-6370"	FF	TELEPHONE PEDESTAL
TREE	TT	STORM INLET
WATER METER	DD	SIGN
TRANSFORMER	KK	LIGHT POST
CABLE PEDESTAL	OO	MANHOLE
A/C UNIT	QQ	IRRIGATION VALVE
MALIBOX	RR	IRRIGATION STANDPIPE
CLEANOUT	SS	SEPTIC TANK
POWER POLE	OO	
GUY WIRE ANCHOR	UU	GRATE INLET

DRAINAGE PLAT OF:
SAN PEDRO ESTATES
20.00 ACRES OF LAND BEING ALL OF FARM TRACT 647, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 34, THROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: HERBERTO GARCIA
DATE: 1 JULY 2019
ENGINEER/SURVEYOR: JOSE LUIS GARCIA

Moore Land Surveying, LLC
14216 Palis Drive, La Feria, TX 78559
(956)245-4651 (956)245-4651
1895 Firm No. 10194186
TBP Firm No. 19190

SHEET 3 OF 3