



# 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: 1-31-2023

PROPOSED SEA SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: SANDRA ELIZABETH ACEVEDO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 17 NORTH ROAD & KENYON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-10-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 NORTH ROAD AND KENYON ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MILE 17 NORTH ROAD AND 20.0 FEET ONTO KENYON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-18-2022 BY, JOE OCHOA, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-14-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SANITARY SEWER NAWSC. LINE SIZE: 8" LOCATION: MILE 17 NORTH ROAD

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" & 2" LOCATION: MILE 17 NORTH ROAD AND KENYON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-14-2022 : BY MARTIN RAMIREZ 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.

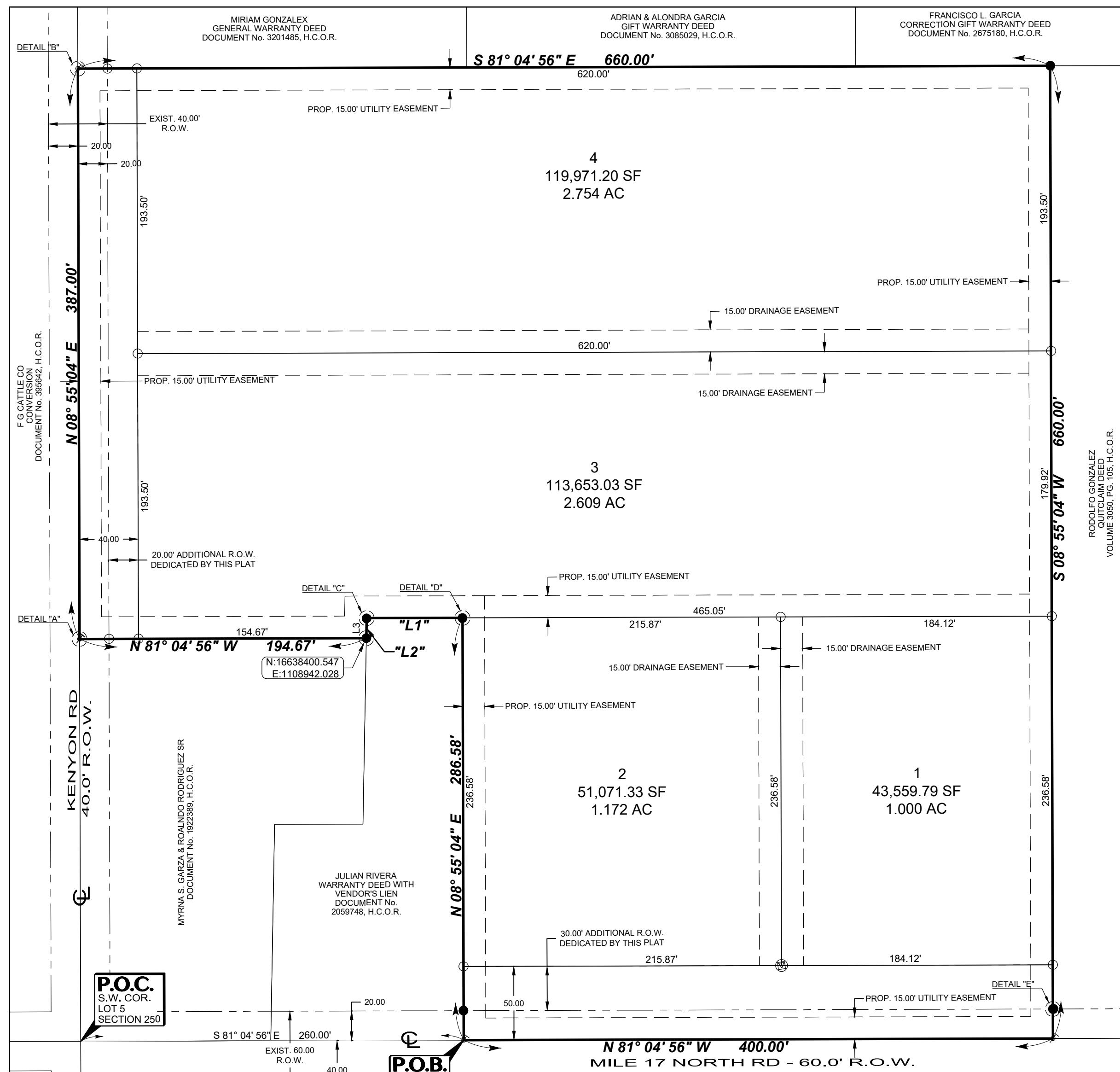
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**Final Approval** subject to recommendations other departments

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

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



# SUBDIVISION MAP OF SEA SUBDIVISION

BEING A SUBDIVISION OF 8.350 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE DESIGNATION:** FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 50-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 LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0325 D MAP REVISED: MAY 17, 2001.
  - ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: MAY 17, 2001.**
  - COMMUNITY-PANEL NO. 480334 0325 D MAP REVISED: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.**
  - CONSTRUCTION OF 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 THROUGH 4127).**
  - SETBACKS:**  
FRONT: 50.00 FEET FRONTING MILE 17.  
40.00 FEET FRONTING KENYON RD.  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.**
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CENTERLINE OF STREET AND/OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION 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.**
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
->B.M. NO. 1- DESCRIPTIONS: MHI DISK SET ON THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION; N: 16638136.6495 E: 1109185.2662. ELEV. 86.17 NAD. 83**
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,338 CUBIC FEET (0.306 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.) LOT DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR DETENTION POND.**
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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.**
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
  - 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.**
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
  - ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS: EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.**
  - 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).**
  - 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.**

**RIGHT OF WAY EASEMENT**

KNOWN 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 15' EASEMENT WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL AND LAY 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 FOR 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 OF ALL DAMAGES SUSTAINED BY GRANTEE 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 GRANTEE 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 THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_ DAY OF \_\_\_\_ 2023

SANDRA ELIZABETH ACEVEDO (GRANTOR'S SIGNATURE)  
1802 BATTISTA ST., EDINBURG  
HIDALGO COUNTY, TEXAS 78542

ACKNOWLEDGMENT

THE STATE OF TEXAS &  
COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SANDRA ELIZABETH ACEVEDO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SANDRA ELIZABETH ACEVEDO, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME, FULLY DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

STATE OF TEXAS  
COUNTY OF HIDALGO

NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

MAYOR CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS SEA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2023.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. #1

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SEA SUBDIVISION \_\_\_\_\_ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

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

ATTEST: \_\_\_\_\_

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 8.350 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, SAID 8.350 ACRES WERE CONVEYED TO SANDRA ELIZABETH ACEVEDO, BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN, RECORDED UNDER DOCUMENT NUMBER 3174333, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.350 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 250;

THENCE S 81° 04' 56" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 250 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 17 NORTH ROAD, A DISTANCE OF 260.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED LAND;

- THENCE, N 08° 55' 04" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 17 NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 266.56 FEET TO AN INSIDE CORNER OF THIS TRACT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 40° 48' 02" E A DISTANCE OF 0.18 FEET;
- THENCE, N 81° 04' 56" W A DISTANCE OF 65.05 FEET FOR AN INSIDE CORNER OF THIS TRACT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 23° 15' 59" W A DISTANCE OF 0.19 FEET;
- THENCE, S 10° 06' 24" W AT A DISTANCE OF 0.18 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING, A TOTAL DISTANCE OF 13.58 FEET TO A NO. 4 REBAR FOUND (NORTHING: 668406.541, EASTING: 1108942.028) FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 04' 56" W AT A DISTANCE OF 114.67 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF KENYON ROAD, CONTINUING A TOTAL DISTANCE OF 194.67 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT, FROM WHICH A NAIL FOUND BEARS S 10° 02' 24" W A DISTANCE OF 0.17 FEET;
- THENCE, N 08° 55' 04" E ALONG THE WEST LINE OF SAID LOT 5, SECTION 250 AND WITHIN THE EXISTING RIGHT-OF-WAY OF KENYON ROAD, A DISTANCE OF 387.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A PK NAIL FOUND BEARS S 02° 52' 53" W A DISTANCE OF 0.63 FEET;
- THENCE, S 81° 04' 56" E A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 55' 04" W AT A DISTANCE OF 640.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 17 NORTH ROAD, FROM WHICH A NO. 4 REBAR FOUND S 81° 04' 56" E A DISTANCE OF 0.31 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 04' 56" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 250 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 17 NORTH ROAD, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.350 ACRES, OF WHICH 0.184 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 17 NORTH ROAD AND 0.176 OF ONE ACRE LIES WITHIN KENYON ROAD, LEAVING A NET OF 7.988 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SANDRA ELIZABETH ACEVEDO AS OWNER OF THE 8.350 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SEA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THE PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SANDRA ELIZABETH ACEVEDO \_\_\_\_\_ DATE: \_\_\_\_\_  
1802 BATTISTA ST.  
EDINBURG, TEXAS 78542  
HIDALGO COUNTY

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SANDRA ELIZABETH ACEVEDO, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME, FULLY DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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

MAYOR CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS SEA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2023.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE H.C.I.D. #1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. #1

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS, P.E. # 126282 \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE PREPARED: 5-19-22  
JOB NO. 21206.00

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_

ROBERTO N. TAMEZ, R.P.L.S. No. 6238 \_\_\_\_\_  
STATE OF TEXAS  
DATE SURVEYED: 4-26-2022  
T- PG.  
SURVEY JOB # 21206.02

STATE OF TEXAS  
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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 §46.211 (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 AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_ DATE \_\_\_\_\_

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

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

SHEET 1 OF 3 SHEETS

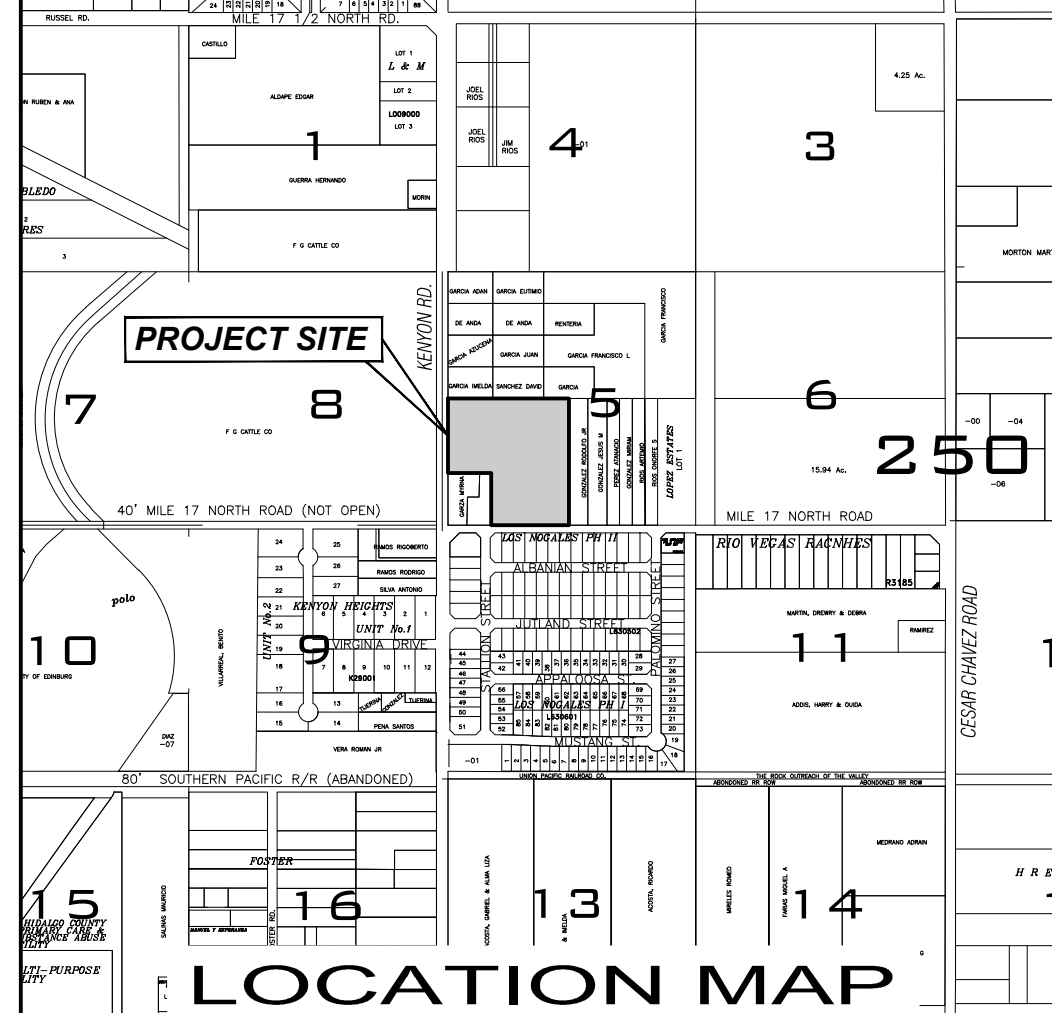
- LEGEND**
- FOUND No. 4 REBAR
  - FOUND No. 8 REBAR
  - FOUND PK NAIL
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - SET MHI DISK
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY
  - S.E. COR. - SOUTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - W.D. - WARRANTY DEED
  - W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
  - S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN
  - N.T.S. - NOT TO SCALE
  - D.E. - DRAINAGE EASEMENT

**Line Table**

Line #	Direction	Length
L1	N 81° 04' 56" W	65.00
L2	S 10° 06' 24" W	13.58
L3	N 10° 07' 22" E	13.58

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

SEA SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED ON THE INTERSECTION OF KENYON ROAD AND MILE 17 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), SEA SUBDIVISION LIES APPROXIMATELY 0.04 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



**INDEX TO SHEET OF SEA SUBDIVISION**

- SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE, EDINBURG PLANNING & ZONING, COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D. NO. 1.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
- SHEET 3: DRAINAGE; MAP OF TOPOGRAPHY; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

DRAWN BY: E.V.Z. \_\_\_\_\_ DATE: 01-06-2023  
SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRY # 45435

**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

**PRINCIPAL CONTACTS**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SANDRA ELIZABETH ACEVEDO	2316 LILAC AVENUE	MISSION, TX 78574	(956) 278-9723	FAX
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SUBDIVISION MAP OF
SEA SUBDIVISION

BEING A SUBDIVISION OF 8.350 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS

Table with 2 columns: Item, Cost. Includes PAVING IMPROVEMENTS (\$4,862.50), DRAINAGE IMPROVEMENTS (\$1,142.00), WATER DISTRIBUTION (\$5,440.00), SANITARY SEWER (\$5,053.56), IMPROVEMENTS / OSSF.

Table with 2 columns: Item, Cost. Includes ESTIMACION DE COSTOS: PAVIMENTACION DE CALLES (\$4,862.50), DREAJE PLUVIAL (\$1,142.00), SERVICIO DE AGUA POTABLE (\$5,440.00), SERVICIO DE DRENAJE SANITARIO (\$5,053.56).

REPORTE FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION SEA RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.) EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS...

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION SEA CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 2" QUE PASA POR EL LADO OESTE DEL DERECHO DE KENYON ROAD Y UN CONDUCTO DE 4" EN EL LADO SUR DEL DERECHO DE VILLA DE MILE 17 NORTH ROAD...

LA DISTRIBUCION DE AGUA A SEA SUBDIVISION SESENTA DE 4 CONDUCTOS DE 1" PARA SERVIR CIENTO (4) LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS 4 CONDUCTO DE 1", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 5,440.00 O \$ 1,360.00 POR LOTE...

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION DEL REY ESTATES UNIT 4 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS...

N.A.W.S.C. TIENE UN CONDUCTO DE 12" EN EL LADO NORTE DEL DERECHO DE VILLA DE MILE 17 NORTH ROAD Y UN CONDUCTO DE 15" EN EL LADO OESTE DEL DERECHO DE VILLA DE KENYON ROAD...

LA LINEA 8" SERVICIO DE 4 PULGADAS Y DOS (2) ALICANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$5,053.56 O \$2,526.78 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$ 15.96, O \$7.98 POR LOTE...

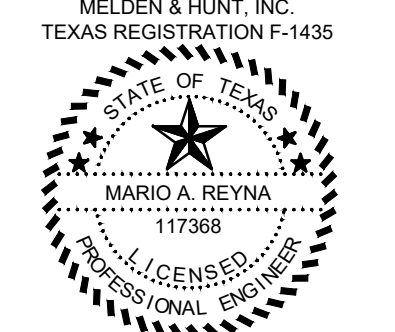
CERTIFICACION:

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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 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 MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 9,005.28 O \$ 2,251.32 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$5,053.56 O \$2,526.78 POR LOTE.

ENGINEER'S SIGNATURE DATE MILDEN & HUNT, INC. TEXAS REGISTRATION F-1435



SUBDIVIDER CERTIFICATION

1. 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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, SANDRA ELIZABETH ACEVEDO, SUBDIVIDER OF SEA SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

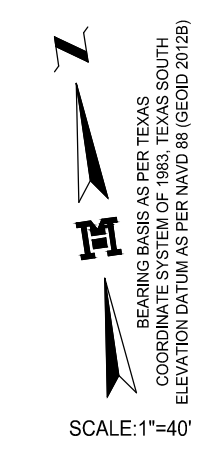
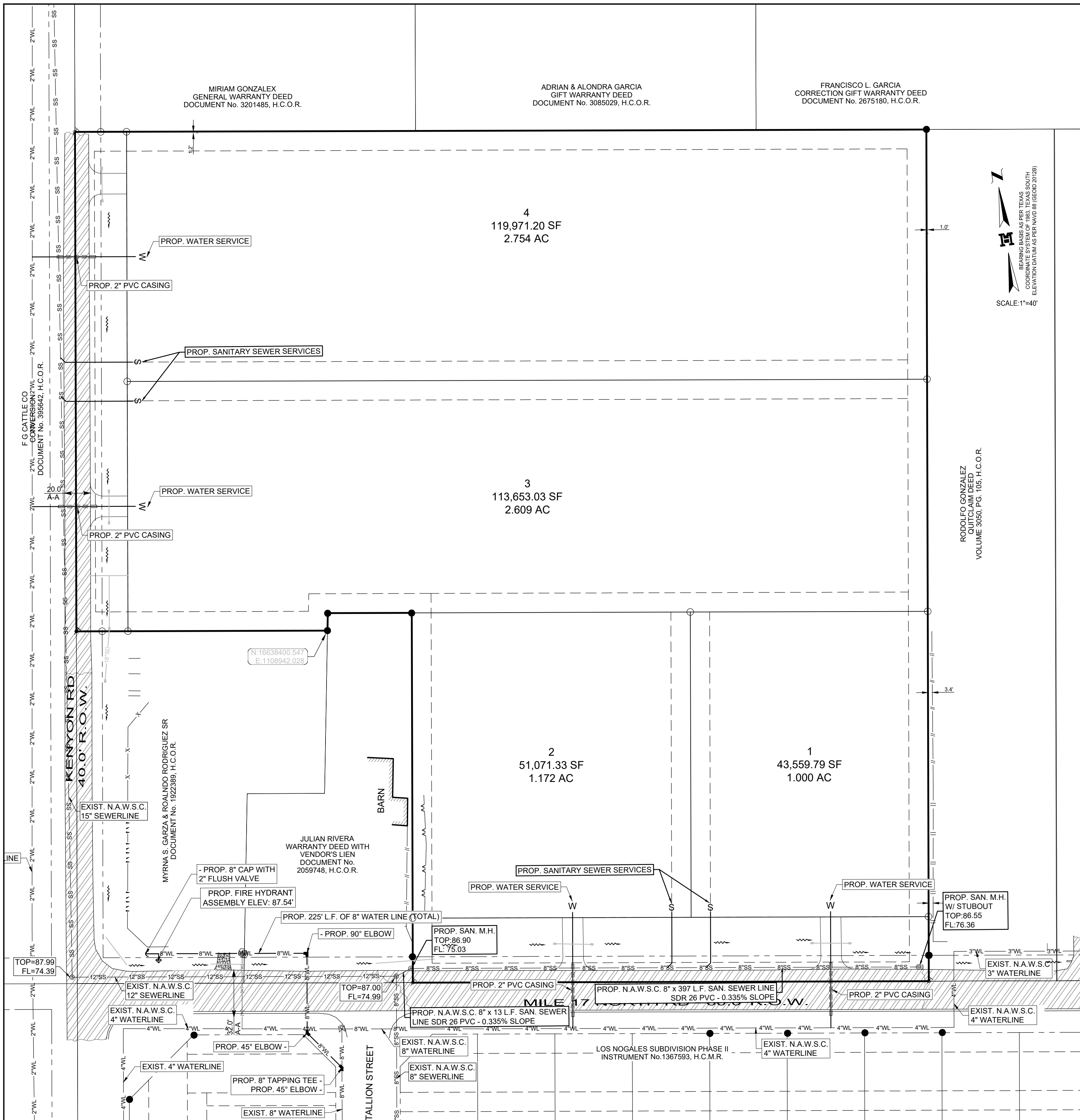
SANDRA ELIZABETH ACEVEDO
2316 LLAC AVENUE
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA ELIZABETH ACEVEDO, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

DAY OF 20

NOTARY PUBLIC
MY COMMISSION EXPIRES



RODOLFO GONZALEZ
CUIUTJAM DEED
VOLUME 3688, PGS. 165, H.C.O.R.

FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
SAE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)...

N.A.W.S.C. HAS AN EXISTING 2" WATER LINE LONG THE WEST RIGHT-OF-WAY OF KENYON ROAD AND A 4" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF MILE 17 NORTH ROAD AND AN 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF STALLION STREET...

WATER DISTRIBUTION FOR THE SEA SUBDIVISION CONSISTS OF FOUR (4) 1" DIAMETER SINGLE SERVICE LINES SERVICING 4 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINE AND 4 SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED...

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SEA SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION, THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS...

N.A.W.S.C. HAS ONE (1) EXISTING SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF MILE 17 NORTH ROAD AND A 15" SANITARY SEWER LINE ALONG THE WEST RIGHT-OF-WAY OF KENYON ROAD...

THE 8" SEWER LINE, 4" SERVICE LINE AND TWO (2) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$5,053.56 OR \$2,526.78 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 15.96 WHICH COVERS THE \$ 7.98 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT...

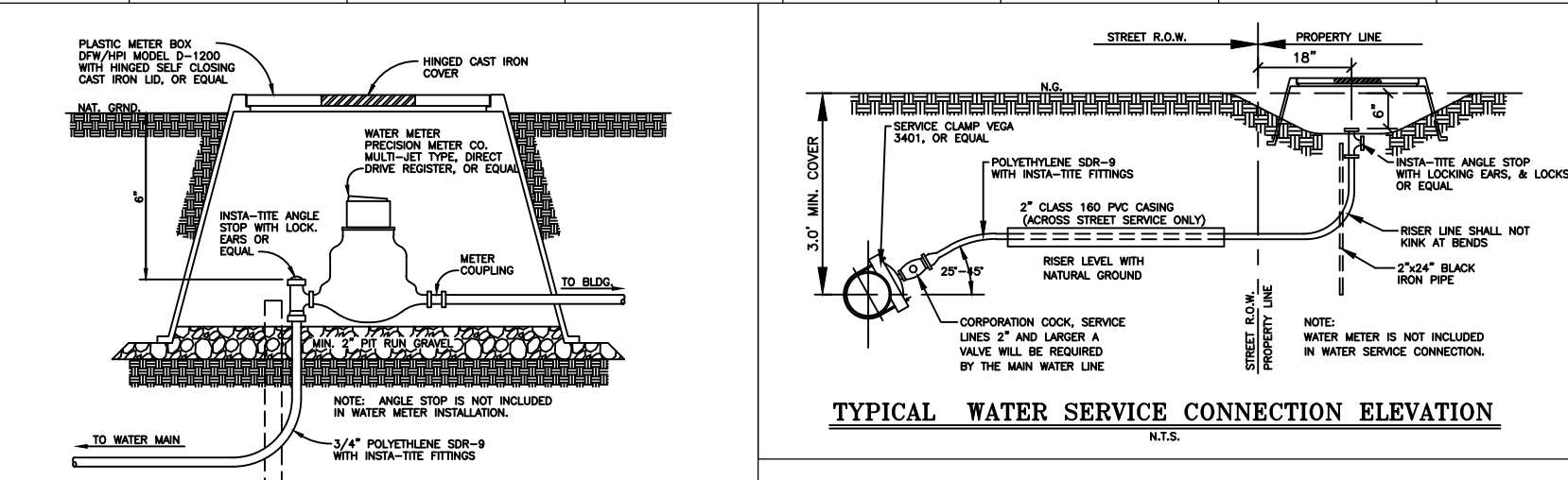
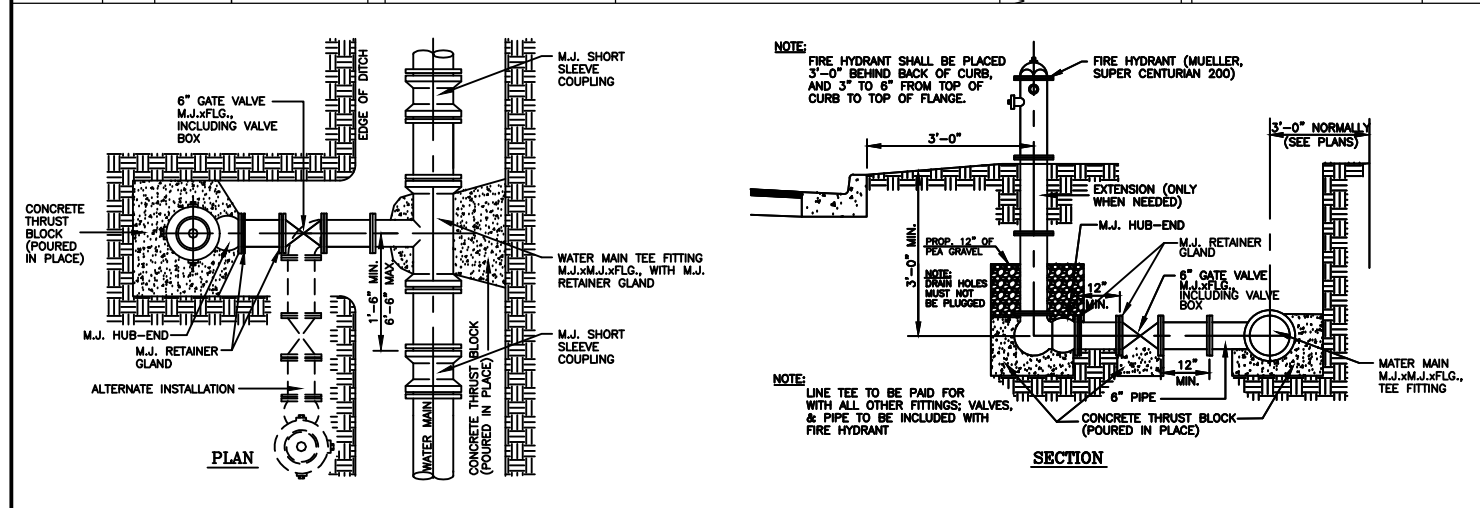
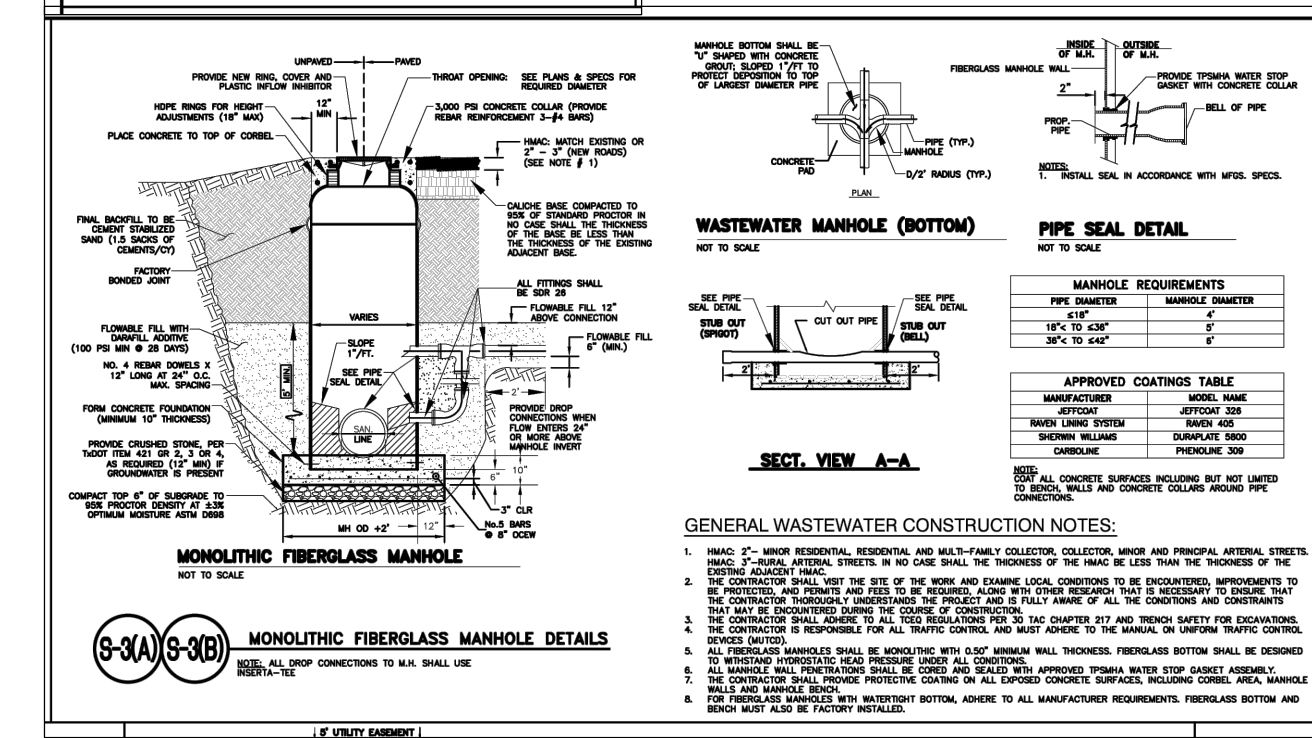
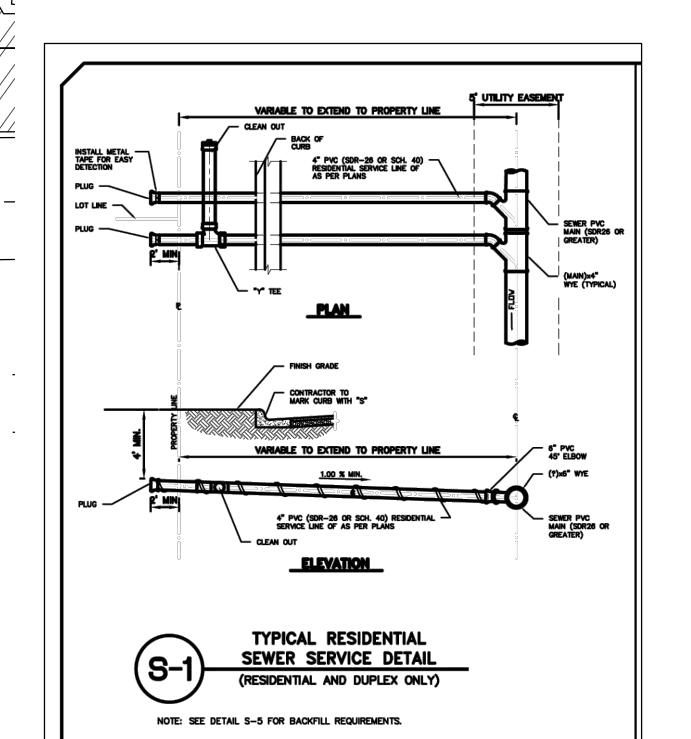
ENGINEER CERTIFICATION:

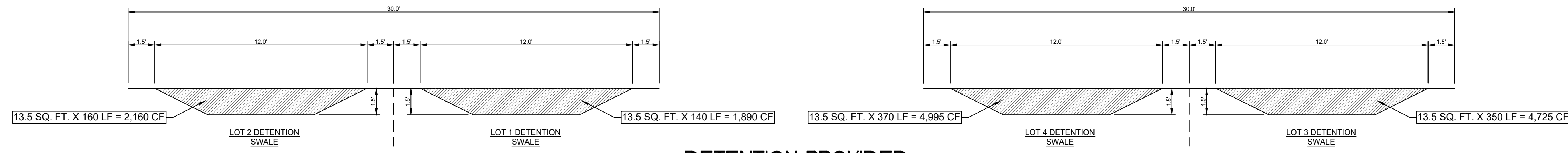
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$9,005.28 WHICH EQUALS TO \$2,251.32 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$5,053.52 WHICH EQUALS TO \$2,526.78 PER LOT.

ENGINEER'S SIGNATURE DATE



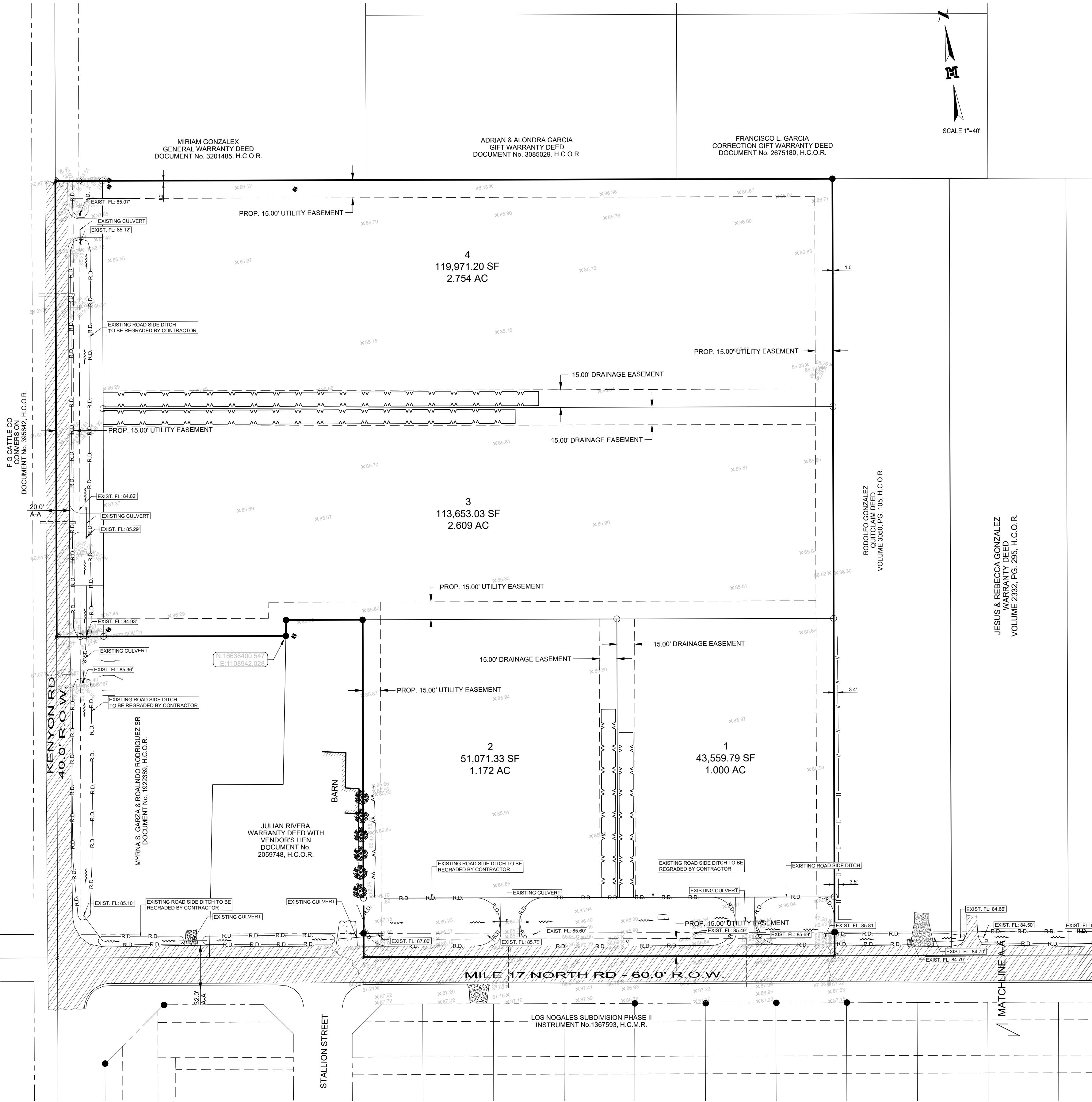


DETENTION PROVIDED

**STORM STORAGE REQUIRED AT BUILDING STAGE:**  
 TOTAL REQUIRED: 13,338 C.F.  
 LOT 1 REQUIRES: 1,771.23 C.F.  
 LOT 2 REQUIRES: 2,076.21 C.F.  
 LOT 3 REQUIRES: 4,617.02 C.F.  
 LOT 4 REQUIRES: 4,873.54 C.F.

**STORM STORAGE PROVIDED AT BUILDING STAGE:**  
 TOTAL REQUIRED: 13,770 C.F.  
 LOT 1 REQUIRES: 1,890 C.F.  
 LOT 2 REQUIRES: 2,160 C.F.  
 LOT 3 REQUIRES: 4,725 C.F.  
 LOT 4 REQUIRES: 4,995 C.F.

LOT 8, SECTION 245



**DRAINAGE STATEMENT**  
 SEA SUBDIVISION

SEA SUBDIVISION IS A TRACT OF LAND CONTAINING 8.350 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, HIDALGO COUNTY MAP RECORDS, WHICH SAID 8.350 ACRES WERE CONVEYED TO SANDRA ELIZABETH ACEVEDO, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 3174333, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION FALLS IN "ZONE X" (SHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: MAY 17, 2001. ZONE "X" (SHADED) WHICH IS DESIGNATED AS "AREAS OF 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 LEVEES FROM 100-YEAR FLOOD. THE PROPERTY IS LOCATED AT THE INTERSECTION OF KENYON ROAD & MILE 17 NORTH ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 4 RESIDENTIAL LOTS IN THE CITY OF EDINBURG, TEXAS.

THE SOILS IN THIS AREA ARE MOSTLY (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

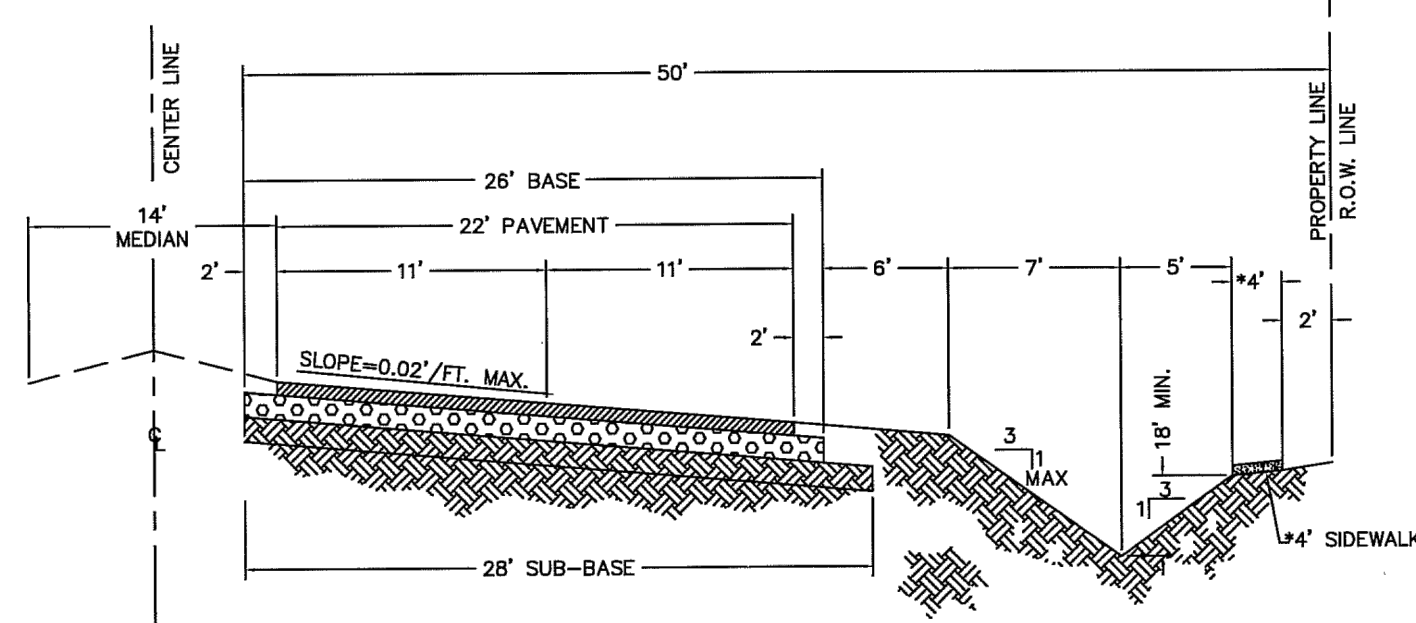
EXISTING RUNOFF IS IN A SOUTHWESTERLY DIRECTION, WITH A RUNOFF OF 6.94 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 13.21 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 6.27 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED SWALES ON EACH LOT WHICH WILL DRAIN INTO THE EXISTING ROADSIDE DITCH THAT RUNS ALONG THE EAST SIDE OF KENYON ROAD AND THE NORTH SIDE OF MILE 17 NORTH ROAD AND WILL ULTIMATELY DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH LOCATED 716 FEET EAST FROM THE PROPOSED PROPERTY.

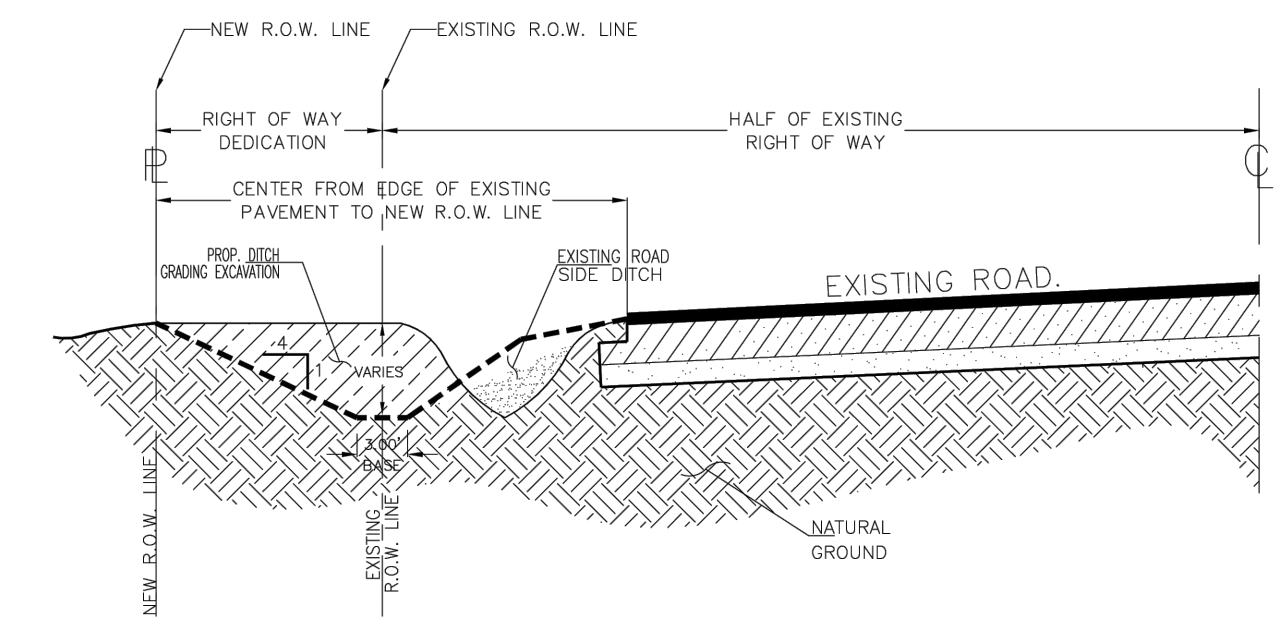
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 13,338 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED ROAD SIDE DITCHES.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001, IS CONTAINED WITHIN THE DRAINAGE DITCH ALONG THE EAST SIDE OF THIS SUBDIVISION.

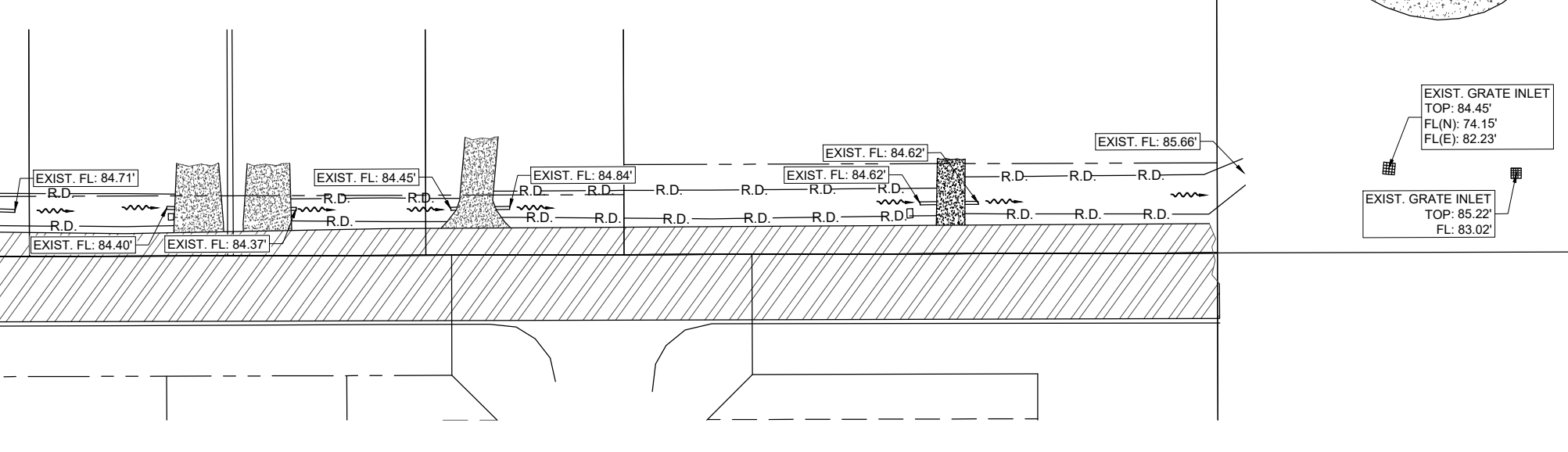
BY: MARIO A. REYNA P.E. # 117368 DATE:



PROPOSED SITE PAVING SECTION



RECONSTRUCTION OF ROAD SIDE DITCH



**GENERAL NOTE:**  
 • ALL LOTS SHALL HAVE A 0.25% SLOPE.