



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED MALUZ II SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: JULIO CERDA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 21  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH EAST OF THE INTERSECTION OF 4 MILE LINE AND IOWA ROAD

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-02-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO IOWA ROAD & MILE 4 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO IOWA ROAD & 20.00 FEET ONTO 4 MILE LINE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-7-2022 BY, VICTOR GALLARDO, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-21-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: 4 MILE LINE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-06-2022 : 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.

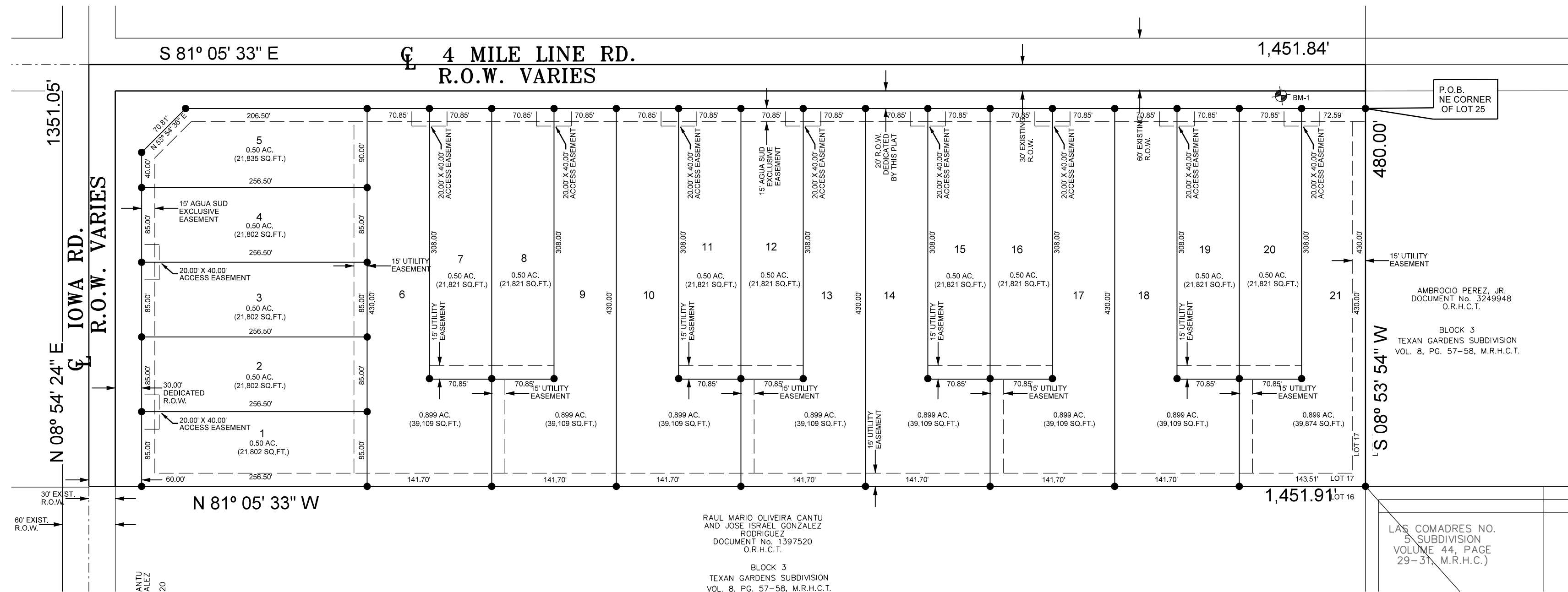
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

**Final Approval** subject to recommendations other departments

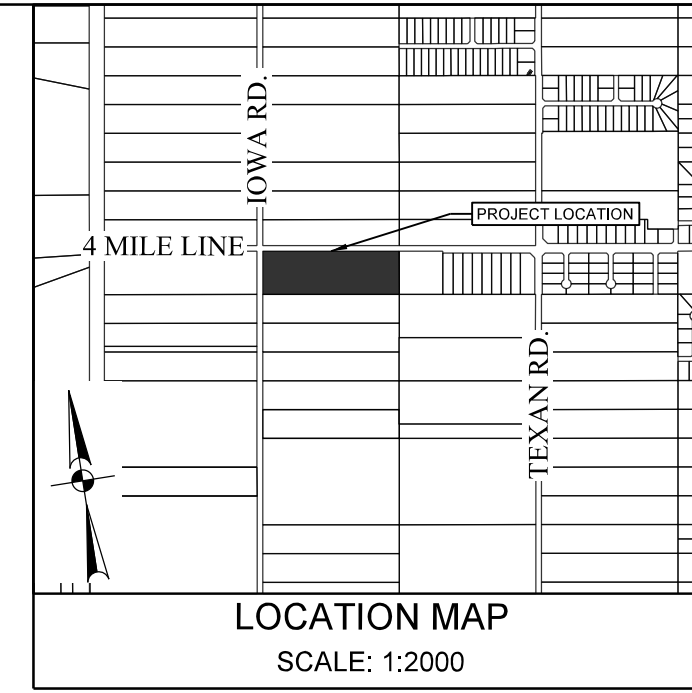
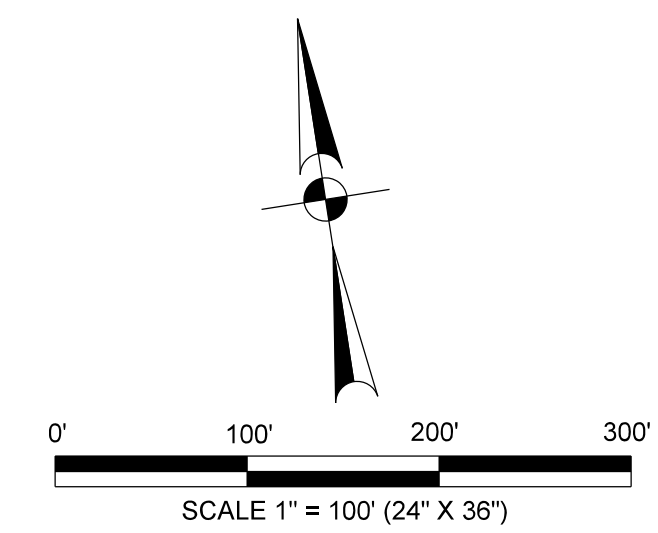
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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



**LEGEND:**

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- RIGHT-OF-WAY
- HIDALGO COUNTY DRAINAGE DISTRICT



**LOCATION DESCRIPTION**  
MALUZ II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, IS LOCATED ON THE INTERSECTION OF 4 MILE LINE AND IOWA RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS). MALUZ II SUBDIVISION LIES APPROXIMATELY 21#2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 31#2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

**GENERAL NOTES:**

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: "X"  
ZONE "X" AREA OF 500-YEAR FLOOD.  
COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000.
2. MINIMUM BUILDING SETBACK LINES:  
FRONT SETBACK:  
50 FEET FOR LOTS FRONTING MILE 4 ROAD  
40 FEET FOR LOTS FRONTING IOWA ROAD  
SIDE SETBACK: 6 FEET OR EASEMENT WHICHEVER IS GREATER.  
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS 1 THROUGH 21. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 2" ABOVE TOP OF CURB OR 2" 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 DEVELOPMENT PERMIT APPLICATION
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BM-1 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" LOCATED ON THE SOUTH RIGHT OF WAY MILE 4 ROAD.  
N= 16529381.0063  
E= 1012903.6947  
ELEV= 225.05
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 31,962 CUBIC FEET, 0.734 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS. (SEE SHEET 3 FOR PAVING & DRAINAGE LAYOUT).
7. 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.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. 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.
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT.

**INDEX OF SHEETS**

- SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS' CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.D.D. NO. 16 CERTIFICATE, ENGINEERS AND SURVEYOR'S CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
- SHEET 2 - WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT, WATER DISTRIBUTION STANDARDS DETAILS.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, DRAINAGE AREAS, PIPE CALCULATIONS, REVISION NOTES.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:  
JULIO CERDA AS OWNER OF THE 16.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MALUZ II 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.
- (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

JULIO CERDA DATE  
900 S. STEWART RD STE 13  
MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIO CERDA 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 \_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

THIS PLAT OF MALUZ II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MALUZ II SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION DATE

ATTEST: CITY SECRETARY DATE

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE MALUZ II SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, P.E.  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

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 46.21(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 ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS \_\_\_ DAY OF \_\_\_\_, 20\_\_.

NO IMPROVEMENTS OF ANY KIND, INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: PRESIDENT

SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MALUZ II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MALUZ II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 4011

METES AND BOUNDS

BEING ALL OF LOT 17, BLOCK 3, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS RECORDED BY WARRANTY DEED CONVEYED TO MATERM, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN DOCUMENT NO. 3251599, HIDALGO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE SOUTH 81°06'32" WEST, A DISTANCE OF 1,420.96 FEET, ALONG A COMMON LINE OF LOT 33 AND LOT 32, PASSING AN IRON ROD FOUND FOR THE WEST RIGHT-OF-WAY LINE OF TEXAN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,451.94 FEET TO A MAGNAIL SET FOR THE CENTERLINE OF TEXAN RD, AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08°53'28" WEST, A DISTANCE OF 599.98 FEET, ALONG THE CENTERLINE OF TEXAN ROAD, TO A MAGNAIL SET FOR THE CENTERLINE OF TEXAN RD AND MILE 6 ROAD, AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 81°06'32" WEST, A DISTANCE OF 1,451.94 FEET, ALONG THE CENTERLINE OF 6 MILE ROAD, TO A MAGNAIL SET FOR CENTERLINE OF MILE 6 ROAD AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 14, TEXAN GARDENS SUBDIVISION, AS CONVEYED BY "WARRANTY DEED" TO OCTAVIO FLORES AND WIFE GRACIELA FLORES AS RECORDED IN DOCUMENT NUMBER 1352015, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

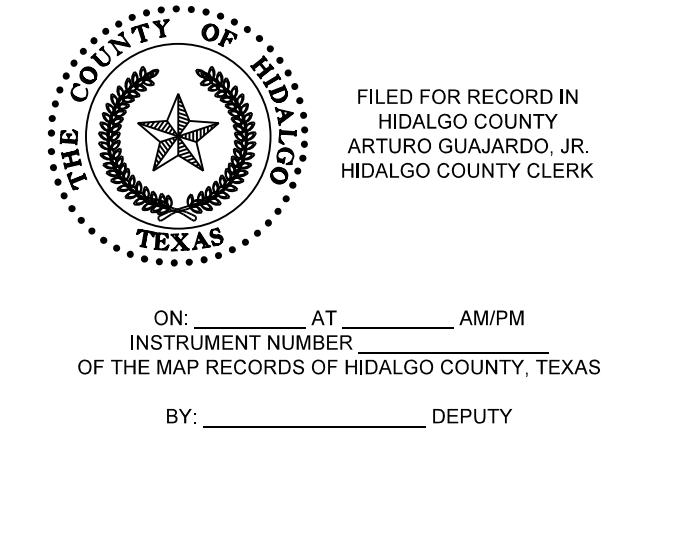
THENCE, NORTH 08°53'28" EAST, A DISTANCE OF 599.98 FEET WITH THE COMMON LINE LOT 1 AND LOT 34, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 20.00 ACRES.

VICTOR H. TREVIÑO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

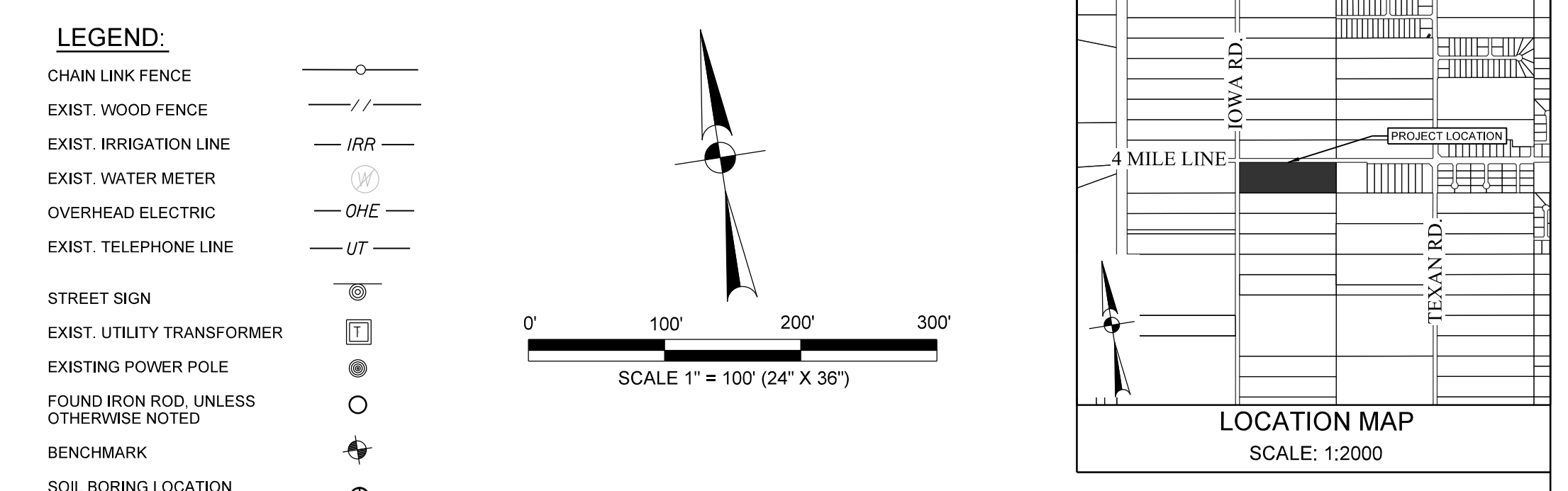
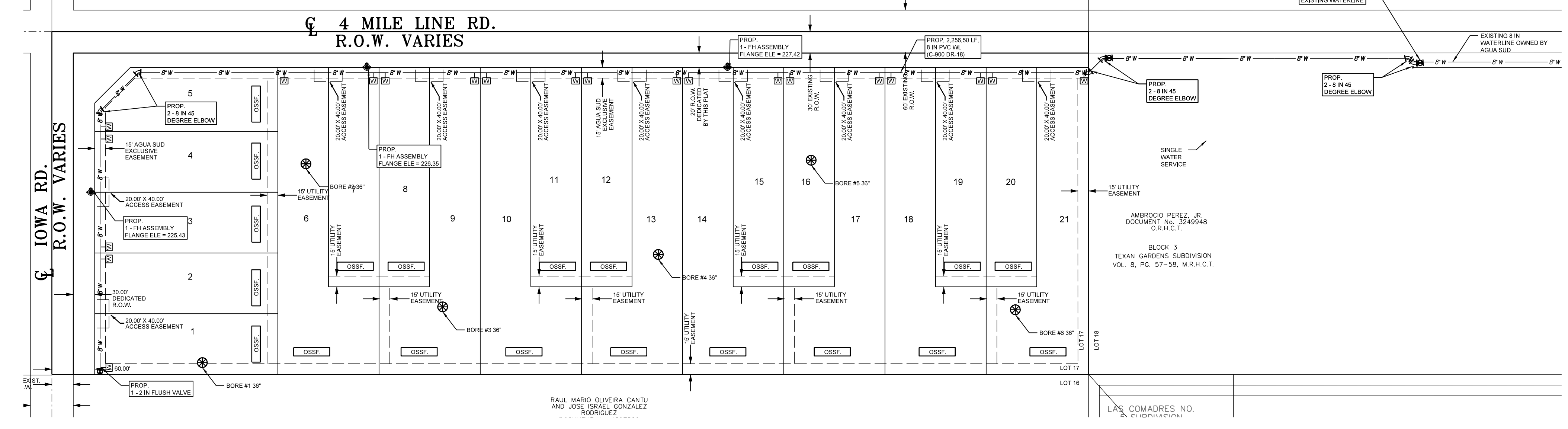
REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JULIO CERDA	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 584-6555	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBPB REG # 1500



**LOT LAYOUT**  
**MALUZ II SUBDIVISION**  
BEING ALL OF LOT 17, BLOCK 3, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.



**WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):**

MALUZ II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

MALUZ II SUBDIVISION HAS 21 LOTS. AGUA SUD HAS ONE EXISTING WATER LINE RUNNING IN THE 4 MILE LINE RD. IT IS A 8" DIAMETER LINE RUNNING THROUGH THE NORTH SIDE OF THE RIGHT-OF-WAY OF 4 MILE LINE RD.

MALUZ II SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM ONE WATER GATE VALVE.

**WATER DISTRIBUTION FOR MALUZ II SUBDIVISION CONSISTS OF EIGHTEEN (18) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE \$\_\_\_\_\_ 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 AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$\_\_\_\_\_ FOR A TOTAL COST OF \$\_\_\_\_\_. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.**

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FROM MALUZ II SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 34. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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 LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION. A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$\_\_\_\_\_ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$\_\_\_\_\_. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON \_\_\_\_\_.

**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 THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$\_\_\_\_\_.

**REPORT DE INGENIERIA DE AGUA Y DRENAJE**

**WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):**

LA SUBDIVISIÓN MALUZ II RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISIÓN Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

MALUZ II SUBDIVISION TIENE 21 LOTES. AGUA SUD TIENE UNA LINEA EXISTENTE DE AGUA CORRIENDO SOBRE LA CALLE 4 MILE LINE. ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO SUR DE LA CALLE 4 MILE LINE.

LA SUBDIVISIÓN MALUZ II SERÁ CONECTADA CON UNA VALVULA. LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN MALUZ II CONSISTE EN DIECHOCHO (21) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8" LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$\_\_\_\_\_ POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISIÓN LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$\_\_\_\_\_ QUE CUBRE EL COSTO DE LOS MEDIDORES (\$\_\_\_\_\_ POR CADA LOTE). ESTE PRECIO INCLUYE TAMBIÉN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 3 HIDRANTES CONTRA INCENDIO A UN COSTO DE \$\_\_\_\_\_ POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$\_\_\_\_\_. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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.

**REPORT DE EVALUACIÓN DE SUELO:**

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS DE LA SUBDIVISIÓN, UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$\_\_\_\_\_ 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 \$\_\_\_\_\_. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACIÓN DE LA FOSA SÉPTICA DESDE \_\_\_\_\_.

**ENGINEER CERTIFICATION:**

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

AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$\_\_\_\_\_.

DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$\_\_\_\_\_.

**NOTARY PUBLIC**

VICTOR H. TREVIÑO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

VICTOR H. TREVIÑO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

**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 TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

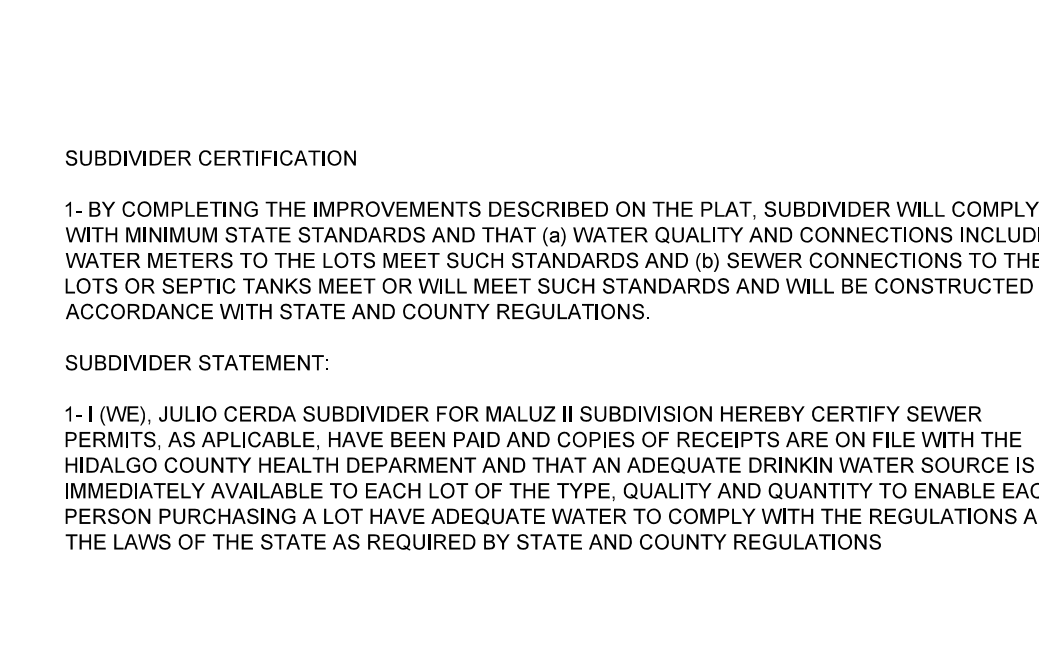
I, (WE), JULIO CERDA SUBDIVIDER FOR MALUZ II SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY 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

JULIO CERDA \_\_\_\_\_ DATE \_\_\_\_\_

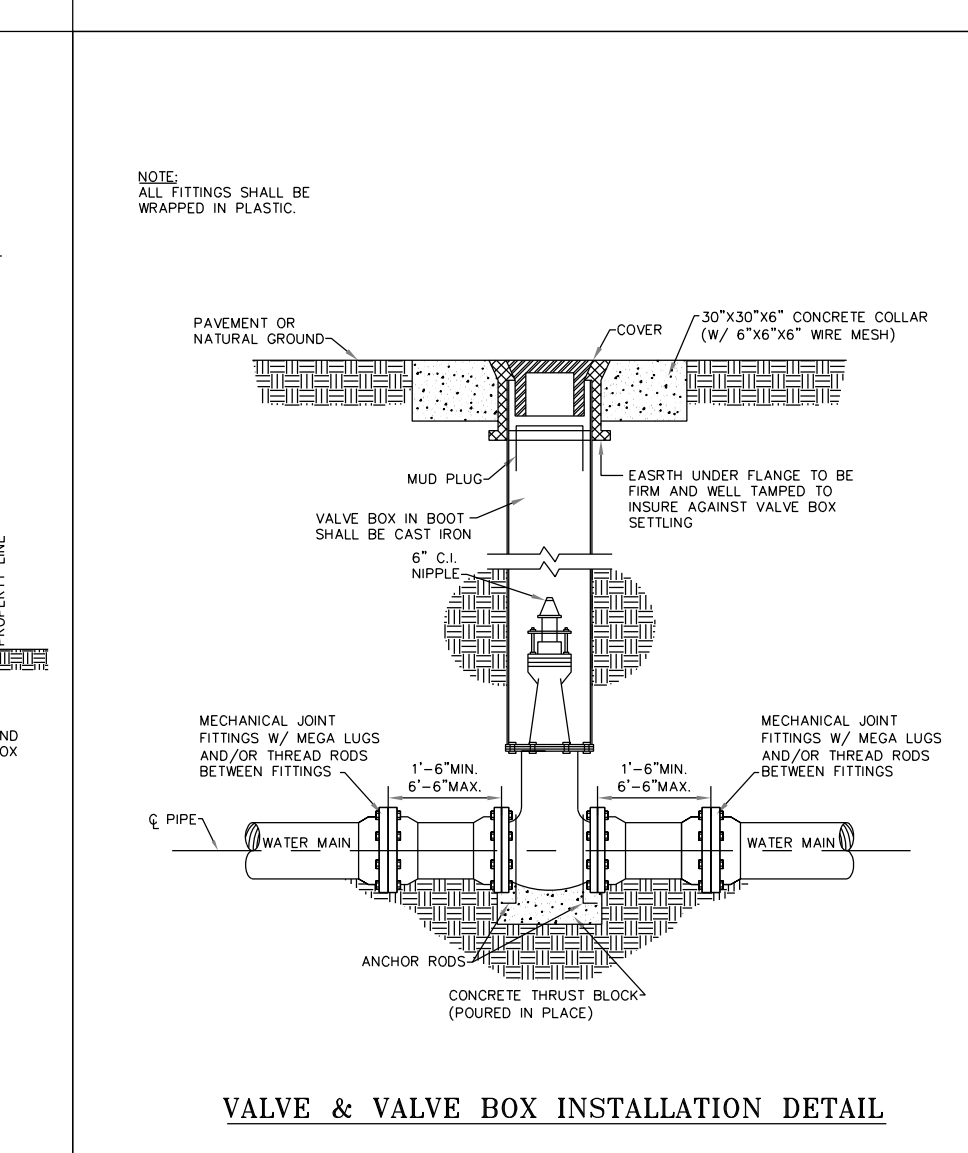
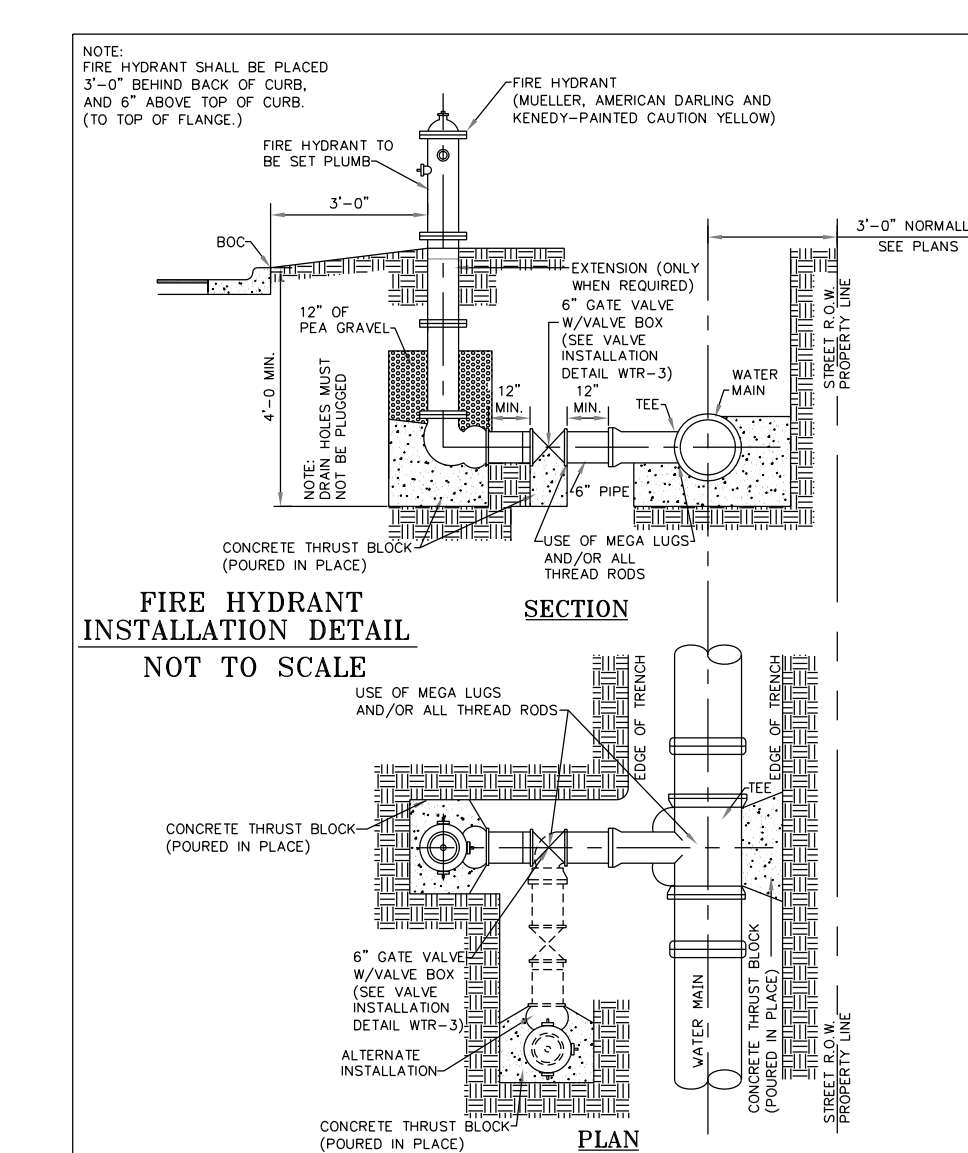
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIO CERDA 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 \_\_\_\_\_ DAY OF \_\_\_\_\_



**NOTARY PUBLIC**



**GENERAL NOTES:**

1. ALL FITTINGS SHALL BE WRAPPED IN PLASTIC.

2. THROUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 2,000 POUNDS PER SQUARE FOOT. EXCEEDING TO HIGHER VALUE, EQUAL TO LARGER THAN 45".

3. ALL FITTINGS TO BE WRAPPED IN PLASTIC.

4. 1/2" DIA. SHALL BE EQUAL TO OR LARGER THAN 45".

5. ALL FITTINGS TO BE WRAPPED IN PLASTIC.

**TABLE OF CASING SIZES**

18" 24" 0.25"

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

<b>COST ESTIMATE</b>		<b>PRINCIPAL CONTACTS</b>				<b>SOUTH TEXAS INFRASTRUCTURE GROUP</b> 900 S. STEWART, SUITE 13 MISSION, TEXAS 78572 PH: (956) 424-3335 FAX: (956) 424-3132 TBPE REG # 1500	
WATER DISTRIBUTION: \$ _____		OWNER:	JULIO CERDA	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572		(956) 584-6555
DRAINAGE IMPROVEMENT: \$ _____		ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572		(956) 424-3335 (956) 424-3132
SEPTIC TANK (OSSF): \$ _____		SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572		(956) 424-3335 (956) 424-3132
FIRE HYDRANT: \$ _____							
EROSION CONTROL: \$ _____							

**UTILITY LAYOUT MALUZ II SUBDIVISION**

BEING ALL OF LOT 17, BLOCK 3, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 67, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**SOUTH TEXAS INFRASTRUCTURE GROUP**

