



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION, PRECINCT No. 2.

ENGINEER: SAMES ENGINEERING DEVELOPER: DONALD & ELVIRA SUAREZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF ALAMO ROAD 500.00 FEET NORTH OF F.M. 495.

SUBDIVISION LIES WITHIN THE:  ETJ OF ALAMO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-07-22 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO THE EXISTING DRAINAGE SYSTEM OF LOS ENCINOS NO. 2 SUBDIVISION.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION.

H.C.R.O.W. FINAL APPROVAL DATE: N/A BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 1-30-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 1.5" LOCATION: OAK AVENUE.

H.C.E.O.C. FINAL APPROVAL DATE: 1-19-2023 : 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.

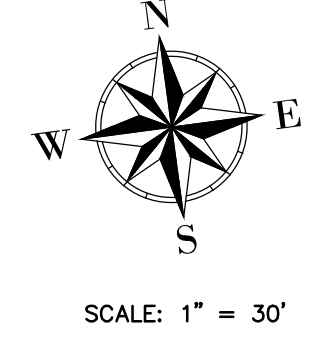
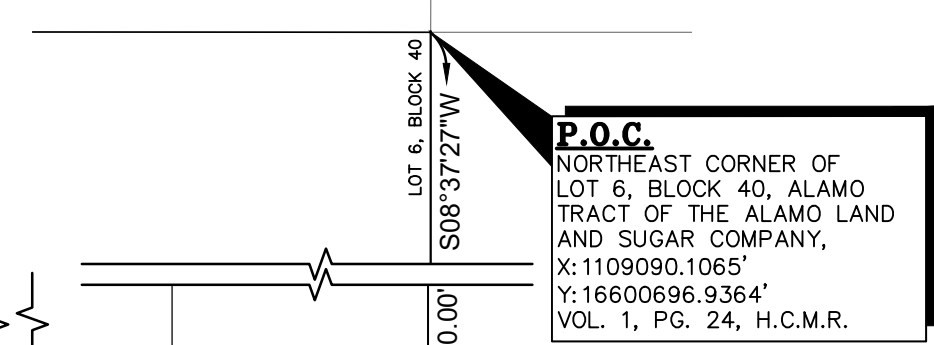
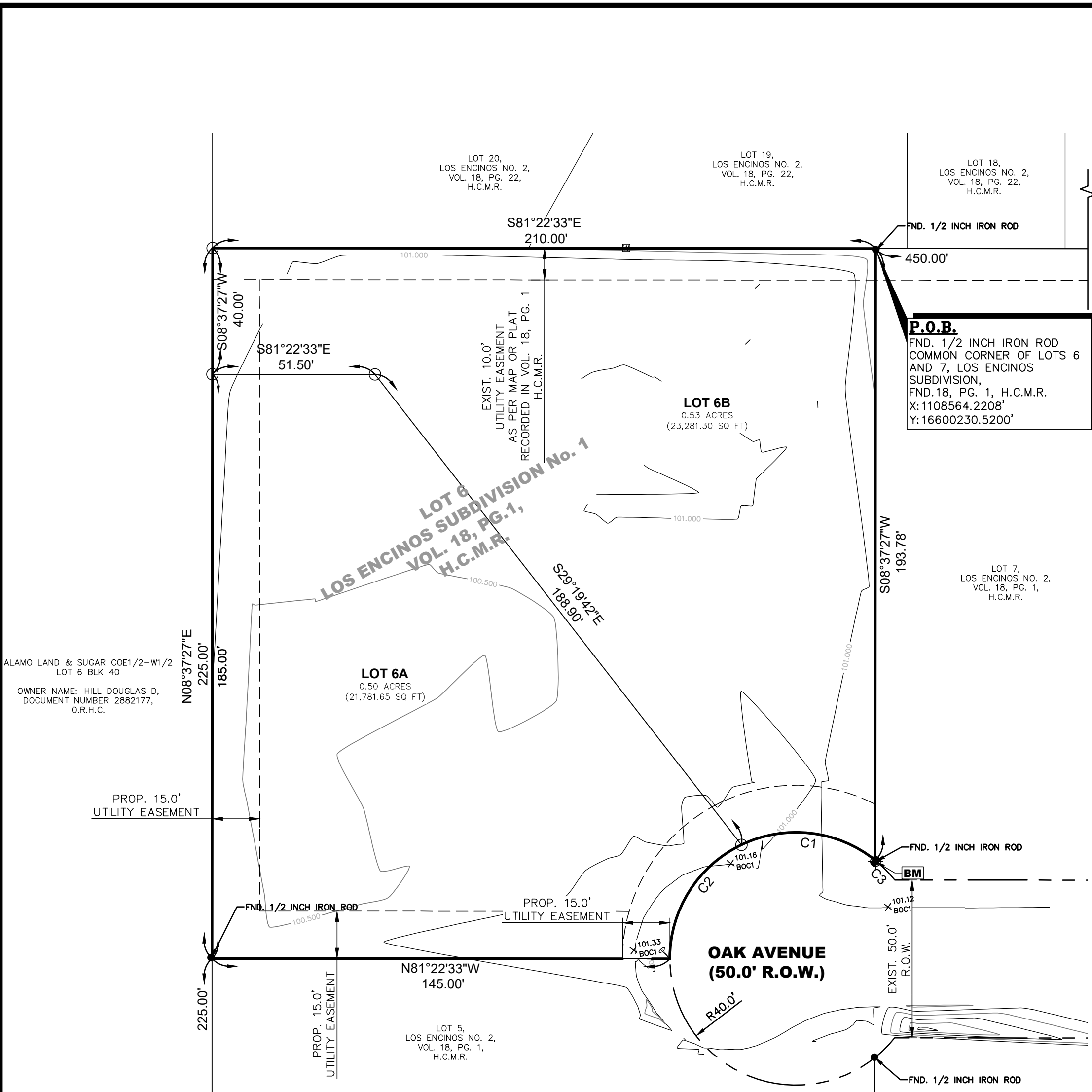
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 31, 2022

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

**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.



**SURVEY NOTES:**  
 1. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)  
 2. BASIS OF BEARING THE NORTH RIGHT OF WAY LINE OF OAK AVENUE, LOS ENCINOS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
 3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.  
 4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

- GENERAL NOTES:**
- FLOOD ZONE CLASSIFICATION: "F" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
 COMMUNITY-PANEL NUMBER: 480334 0425 C  
 MAP REVISED: NOVEMBER 16, 1982
  - PERMANENT BENCHMARK: A FOUND 1/2 INCH IRON ROD W/ NO CAP, FOUND AT THE SOUTHEAST CORNER OF LOT 6B, LYING ON AT A POINT OF A NON TANGENT CURVE TO THE LEFT, HAVING A COORDINATE OF N:1660038.5000 E:1108535.2460 AND A ELEVATION OF 101.015'
  - MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:  
 FRONT: 25.0'  
 SIDE: 6.0'  
 REAR: 15.0'  
 OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
  - 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 OCCUPYING THE LOT.
  - NO COMMERCIAL USE SHALL BE ALLOWED ON THIS SUBDIVISION.
  - ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, 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 DEVELOPMENT PERMIT APPLICATION.
  - 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.
  - 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.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,157.0 CUBIC- FEET (0.027 ACRE-FEET), LOT 6A 559.25 CUBIC- FEET (0.013 ACRE FEET), AND LOT 6B 597.75 CUBIC-FEET (0.014 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
  - 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 ALL LOTS.  
 A. OSSF SYSTEM BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.  
 B. EACH LOT ON THIS PLAT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT, THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - DONALD A. SUAREZ AND ELVIRA CASAS, THE OWNERS AND SUBDIVIDERS OF REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
  - ALL CONSTRUCTION SHALL SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
  - THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION.
  - ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 6 MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
  - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A PAVED 2 CAR DRIVEWAY ACCORDING TO THE MINIMUM STANDARD OF CITY OF ALAMO
  - ALL UTILITY EASEMENTS, ALLEYS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER CITY REQUIREMENTS.
  - NO SIDEWALK REQUIRED ON THIS REPLAT.
  - THE OWNERS OF LOT 6 AND LOT 6A SHALL BE RESPONSIBLE TO INCUR THE COST OF AN INSTALLED FIRE HYDRANT IF AND WHEN THE WATER SERVICE PROVIDER (NAWSC) REPLACES THE CURRENT (2022) 1 1/2" SIZED WATER LINE WITH A 6" OR 8" SIZED LINE, ONCE THE REPLACEMENT WATER LINE IS INSTALLED AND ACTIVE, THE OWNERS OF LOTS 6 AND 6A SHALL PAY TO HAVE THE FIRE HYDRANT INSTALLED WITHIN 6 MONTHS THEREAFTER.
  - 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.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREIN CALLED "GRANTOR" WHETHER ON 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' 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 RELOCATED 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 RELOCATED 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 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 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 THEREOF FOR DO LONG AS THE EASEMENT CONTINUED TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS TEH GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**LEGEND**

- - FND. 1/2" IRON ROD W/ NO CAP.
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- SET PK. NAIL
- WATER METER
- ON-SITE BENCHMARK
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- P.O.C. - POINT OF COMMENCEMENT

**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	44.91'	40.00'	84°21'10"	N74°52'37"W	42.66'
C2	44.91'	40.00'	84°21'10"	S40°47'37"W	42.66'
C3	8.82'	40.00'	12°38'10"	N32°22'33"W	8.80'

DONALD A. SUAREZ \_\_\_\_\_ DATE \_\_\_\_\_

ELVIRA CASAS \_\_\_\_\_ DATE \_\_\_\_\_  
 1120 OAK AVE.  
 ALAMO, TEXAS, 78516  
 HIDALGO COUNTY, TEXAS

**APPROVED BY HIDALGO COUNTY 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 THE TEXAS WATER CODE 49.21(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. \_\_\_\_\_ DATE \_\_\_\_\_  
 GENERAL MANAGER

**STATE OF TEXAS COUNTY OF HIDALGO**

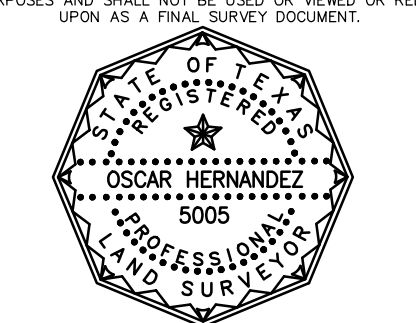
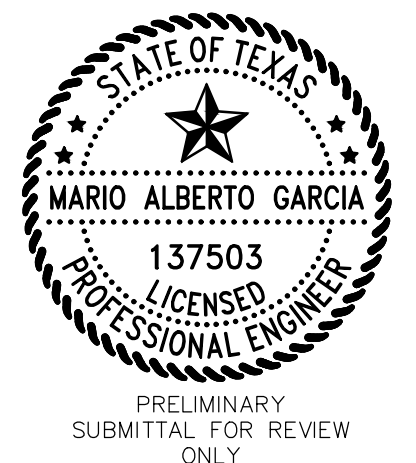
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.

MARIO ALBERTO GARCIA, PE. NO. 137503 DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

OSCAR HERNANDEZ, R.P.L.S. NO. 5005 DATE \_\_\_\_\_



**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	DONALD A. SUAREZ	1120 OAK AVE.	ALAMO TEXAS, 78516	(956) 624-0177	
OWNER:	ELVIRA CASA	1120 OAK AVE.	ALAMO TEXAS, 78516	(956) 624-0177	
ENGINEER:	MARIO ALBERTO GARCIA, PE.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

**HIDALGO COUNTY IRRIGATION DISTRICT No. 2**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_

**PLANNING & ZONING COMMISSION CERTIFICATION**

THIS PLAT OF REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALAMO, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRPERSON-PLANNING AND ZONING COMMISSION \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

DONALD A. SUAREZ AND ELVIRA CASAS AS OWNERS OF THE 1.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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.

DONALD A. SUAREZ \_\_\_\_\_ DATE \_\_\_\_\_

ELVIRA CASAS \_\_\_\_\_ DATE \_\_\_\_\_  
 1120 OAK AVE.  
 ALAMO, TEXAS, 78516  
 HIDALGO COUNTY, TEXAS

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, DONALD A. SUAREZ AND ELVIRA CASAS, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

**MAYOR'S CERTIFICATION**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

MAYOR, CITY OF ALAMO \_\_\_\_\_ DATE \_\_\_\_\_

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

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM.

INSTRUMENT NUMBER \_\_\_\_\_ OF MAP RECORD OF HIDALGO COUNTY TEXAS.

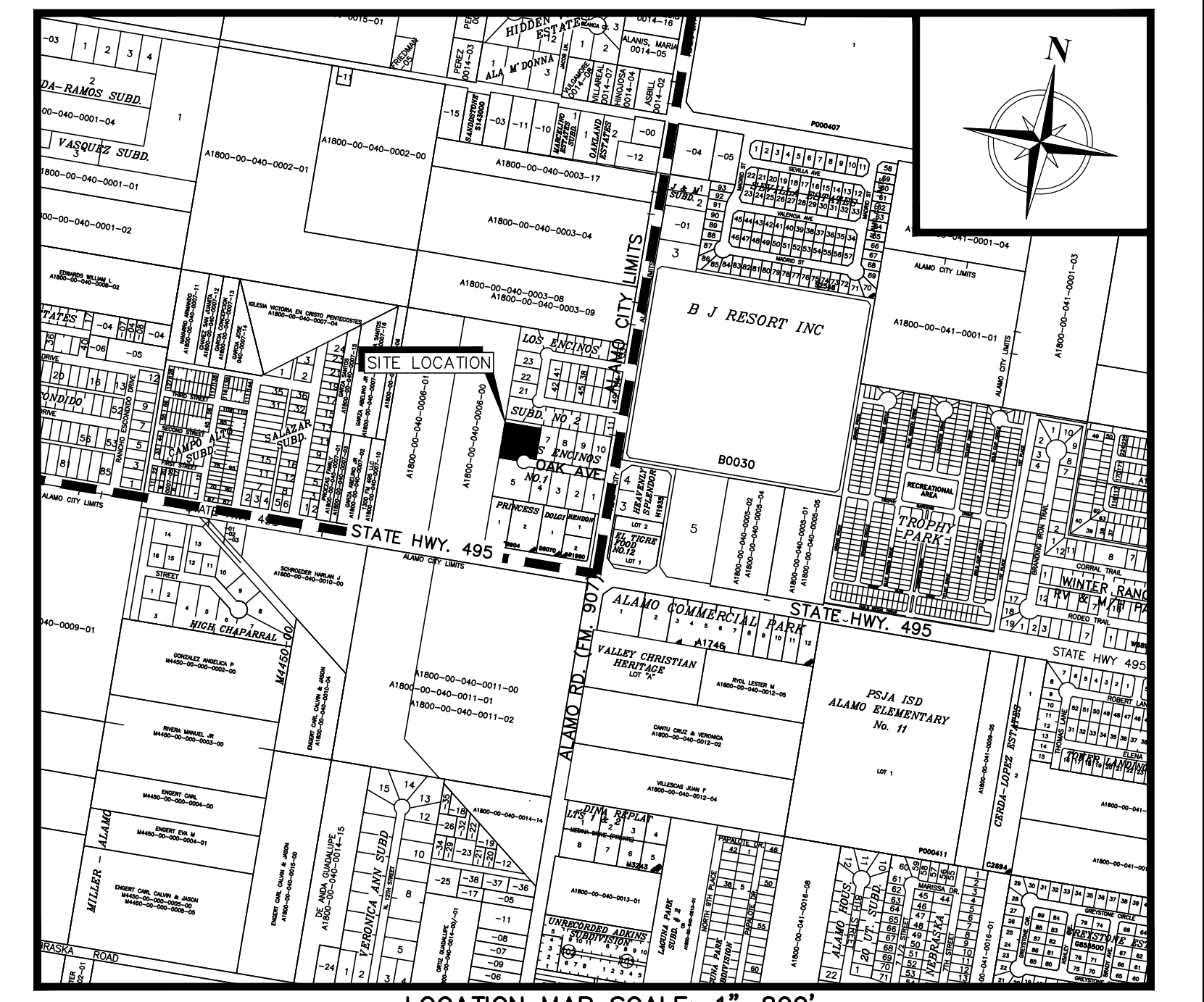
By: \_\_\_\_\_ DEPUTY.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 20\_\_

ATTEST: HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**LOCATION MAP SCALE: 1"=800'**

0 800 1600 Feet

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:**  
 REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION IS LOCATED APPROXIMATELY 5000 FEET WEST OF NORTH ALAMO ROAD ON THE NORTHWEST SIDE OF OAK AVENUE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO (POP. 19,493) AND HIDALGO COUNTY PLANNING AND ZONING DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ALAMO. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 2.

# REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION

A 1.03 ACRE (45,062.94 SQ.FT.) GROSS, TRACT OF LAND BEING ALL PART OF LOT 6, LOS ENCINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

ALL OF LOT 6, LOS ENCINOS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 40, ALAMO TRACT OF THE ALAMO LAND AND SUGAR COMPANY, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS HIDALGO COUNTY TEXAS, THENCE: SOUTH 08°37'27" WEST, ALONG THE COMMON LINE OF LOT 6, AND LOT 5, BLOCK 40 OF SAID TRACT LAND, A DISTANCE OF 540.00' FEET TO A POINT LYING ON THE CENTER LINE OF N. ALAMO RD. (FM. 907), ALSO BEING THE NORTHEAST CORNER OF LOS ENCINOS SUBDIVISION, AS RECORDED IN VOLUME 18, PAGE 1, MAP RECORDS HIDALGO COUNTY TEXAS, THENCE: NORTH 81°22'33" WEST, ALONG THE COMMON LINE OF SAID SUBDIVISION AND LOS ENCINOS SUBDIVISION No. 2, AS RECORDED IN VOLUME 18, PAGE 22, MAP RECORDS HIDALGO COUNTY TEXAS, A DISTANCE OF 450.00' FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF LOT 7, OF SAID LOS ENCINOS SUBDIVISION, ALSO BEING ON THE SOUTH LINE OF LOT 19, OF LOS ENCINOS No. 2, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16600230.5200', E=1108564.2208';

THENCE: SOUTH 08°37'27" WEST, ALONG THE WEST LINE OF LOT 7, OF SAID LOS ENCINOS SUBDIVISION, AT A DISTANCE OF 193.78 FEET, TO A FOUND 1/2 INCH IRON ROD, ON A NON-TANGENT CURVE TO THE RIGHT, FOR AN ANGLE POINT OF LOT 7, OF SAID LOS ENCINOS SUBDIVISION, ALSO BEING ON THE NORTH RIGHT OF WAY OF A 40.00' RADIUS CUL-DE-SAC, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: WITH SAID CURVE TO THE RIGHT IN A SOUTHWEST DIRECTION, HAVING AN ARCH LENGTH 89.84 FEET, RADIUS 40.00 FEET, DELTA 128°41'00"; A CHORD BEARING OF SOUTH 72°57'55" WEST, CHORD LENGTH 72.11 FEET, TO A SET PK. NAIL ON THE WEST RIGHT OF WAY LINE OF SAID OAK AVENUE, FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°22'33" WEST, ALONG THE NORTH LINE OF LOT 5, OF SAID LOS ENCINOS SUBDIVISION, AT A DISTANCE OF 145.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" FOR THE NORTHWEST CORNER OF LOT 5, OF SAID LOS ENCINOS SUBDIVISION, ALSO BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO HILL DOUGLAS D, AS RECORDED IN DOCUMENT NUMBER 2882177, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°37'27" EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO HILL DOUGLAS D, AT A DISTANCE OF 225.00 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF LOT 20, OF SAID LOS ENCINOS No. 2, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°22'33" EAST, ALONG THE SOUTH LINE OF LOT 20, OF SAID LOS ENCINOS No. 2, AT A DISTANCE OF 100.00 FEET, PASSING A POINT, FOR THE COMMON CORNER OF LOTS 19 AND 20, OF SAID LOS ENCINOS No. 2, CONTINUING AT A TOTAL DISTANCE OF 210.00 FEET, TO THE POINT OF BEGINNING, CONTAINING ALL OF LOT 6, BEING A 1.03 (45,062.94 SQ. FT.) ACRE GROSS, TRACT OF LAND, MORE OR LESS.

**METES AND BOUNDS**

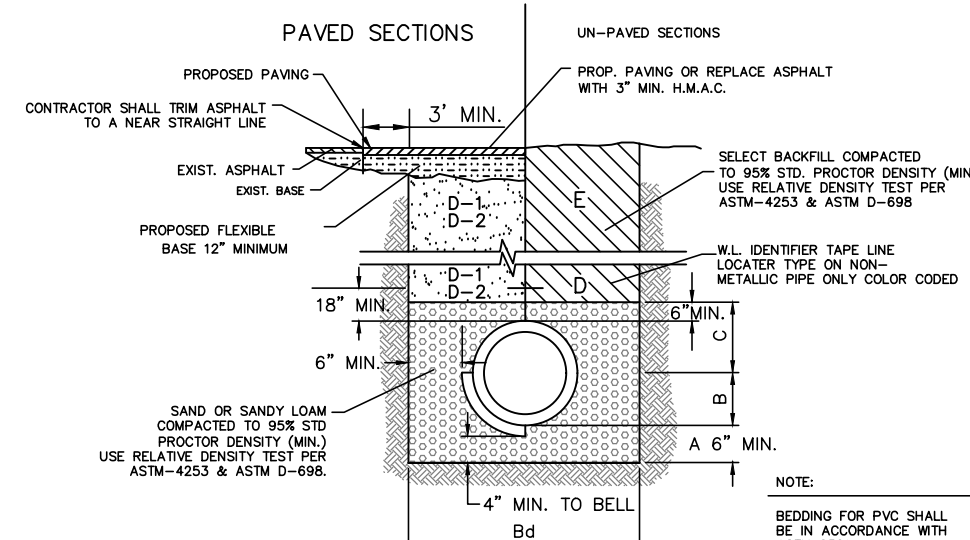
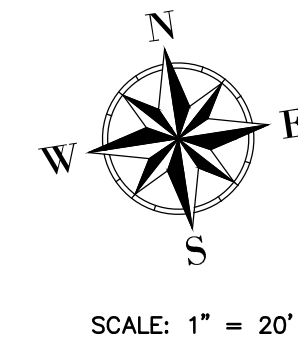
INDEX TO SHEETS OF REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ, PRINCIPAL CONTACTS; PLAT WITH LOT 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 OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.R. No. 1 CERTIFICATION; H.C. IRRIGATION DISTRICT #2; AND H.C.M.R. REVISION NOTES.
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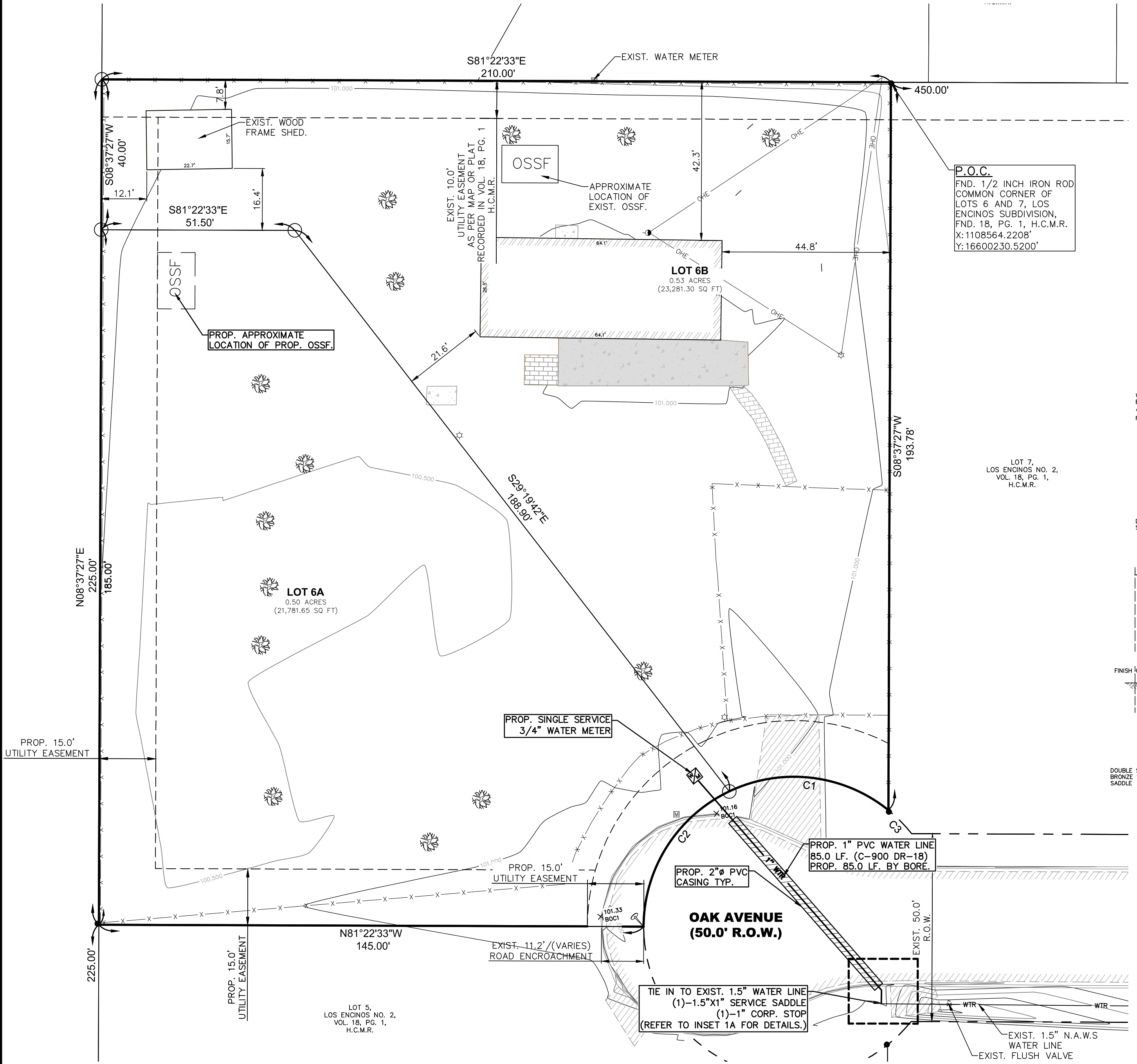
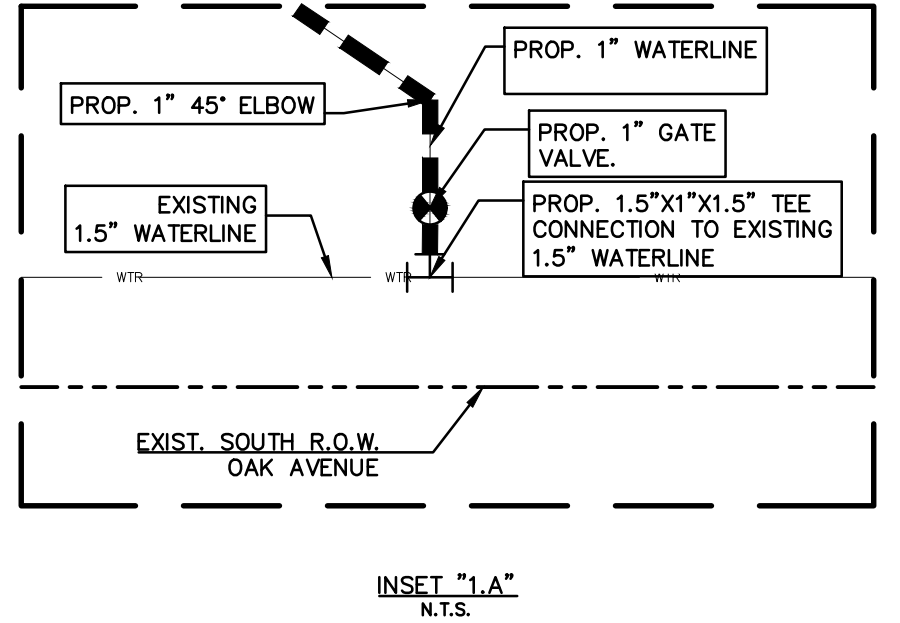
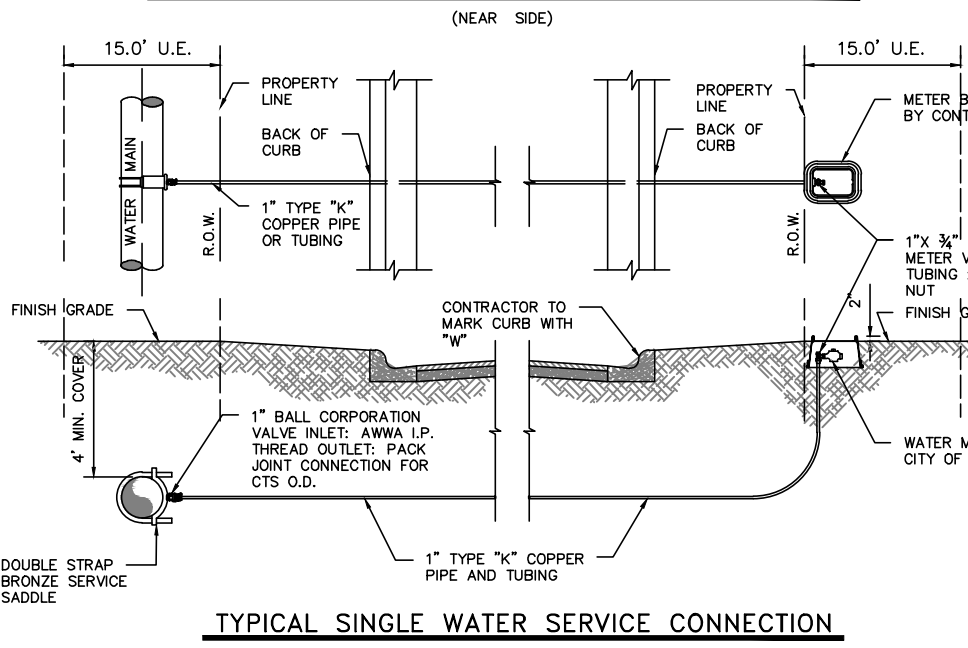
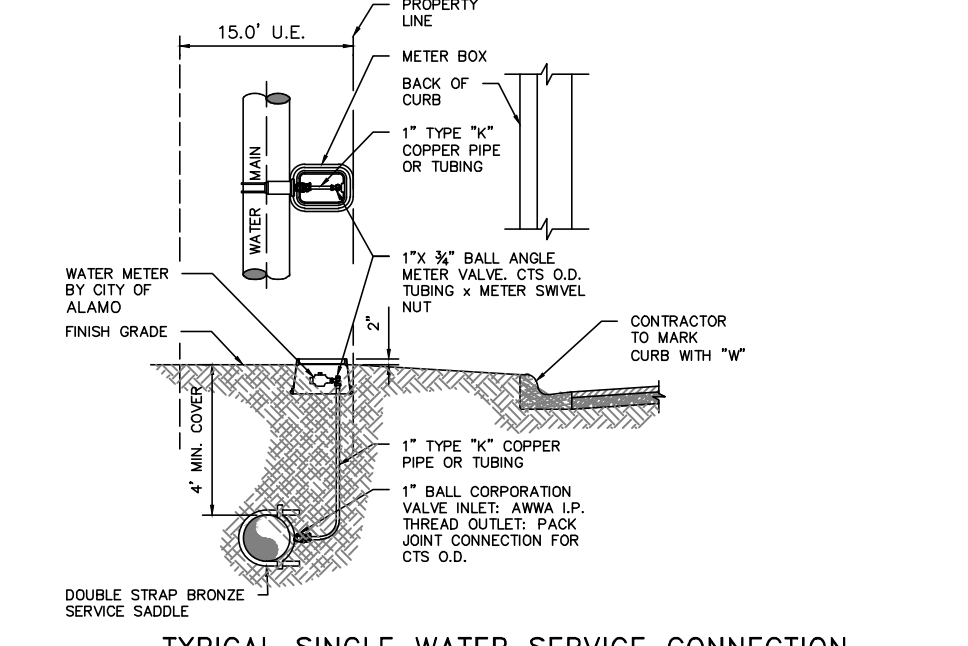
**SAMES SAM Engineering & Surveying, Inc.**

200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880  
 McALLEN, TEXAS 78501 FAX: (956) 702-8883

# REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION UTILITY LAYOUT



- NOTE:**
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
  - CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
  - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
  - WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
  - THE NORTH ALAMO WATER SUPPLY CORPORATION WILL DETERMINE THE SIZE OF WATER METER.
  - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.



**P.O.C.**  
FND. 1/2 INCH IRON ROD COMMON CORNER OF LOTS 6 AND 7, LOS ENCINOS SUBDIVISION, FND. 18, PG. 1, H.C.M.R. X: 1108564.2208 Y: 166009230.5200'

- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=4").
- SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
- (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (6" LIFTS, MECHANICAL COMPACT).
- (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACT). FOUNDATION PREPARATION (WELPPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

**FINAL ENGINEERING REPORT:**  
**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NAME OF NORTH ALAMO WATER SUPPLY CORPORATION. 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.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, FOR THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 1.5" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF OAK AVENUE. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE SOUTH RIGHT OF WAY OF SAID AVENUE AND EXTEND A NEW 1" WATERLINE APPROXIMATELY 85.0 LF. TO THE NORTH RIGHT OF WAY LINE OF OAK AVENUE. THE MAIN SERVICE WATER LINE FOR REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION WILL CONSIST OF CONNECTING SINGLE WATER SERVICE 1" DIAMETER POLYETHYLENE WATER TUBING INCLUDING 1" SHORT SINGLE SERVICE LINE FROM THE PROPOSED 1" WATERLINE GOING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$850.00 FOR THE AFOREMENTIONED WATER IMPROVEMENTS. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$850.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY UPON REQUEST BY THE LOT OWNER. N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

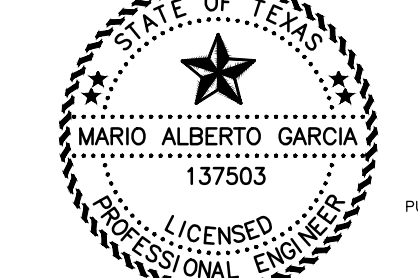
**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:**  
SEWAGE FROM REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT THAT WILL NOT CONFLICT WITH THE ADJACENT LOT. THERE IS AN EXISTING OSSF IN LOT 6, AND A NEW OSSF IS PROPOSED FOR LOT 6A. 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.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 100% OF SITE CONSISTS OF HIDALGO SANDY CLAY LOAM (28) WITH 0 TO 1 PERCENT SLOPES MODERATELY WELL DRAINED, AND HIGH PERMEABILITY. HIDALGO SANDY CLAY LOAM EXTEND UP TO 28 INCHES BELOW NATURAL GROUND WITH CLAY LOAM EXTENDING BETWEEN DEPTHS OF 28 - 80 INCHES. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE DEPTH TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT EA \$2,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$2,500.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

**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 16.843, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$850.00 WHICH EQUALS TO \$850.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,500.00 FOR THE ENTIRE SUBDIVISION.



MARIO ALBERTO GARCIA, PE. DATE \_\_\_\_\_  
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**FINAL ENGINEERING REPORT:**

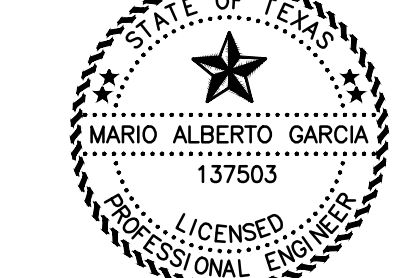
**SUMINISTRO DE AGUA, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:**  
REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION, FINCAS SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NAME OF WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDOR Y EL SUMINISTRO DE AGUA DE N.A.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE N.A.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACION PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DEL AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DEL DESARROLLO DE ESTA SUBDIVISION. EL ABASTECIMIENTO DE AGUA DE LA CIUDAD DE N.A.W.S.C. TIENE UNA LINEA DE AGUA CORRIENDO A LO LARGO DE LA VIA DEL SUR DE OAK AVENUE AL OESTE DE ESTE DEL DESARROLLO. EL DESARROLLADOR SE CONECTARÁ A ESTA LINEA Y INSTALARÁ 1.5" LINEAS DE 1" LINEA DE AGUA Hacia EL PUNTO ORIENTE DE ESTE DESARROLLO. EL SERVICIO DE LA PRINCIPAL LINEA DE AGUA DE FINCAS DE REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION CONSISTIRÁ DE 1 CONEXIONES DE AGUA DE LA LINEA DE 1" PULGADAS DE DIAMETRO PROPUESTA PARA SERVICIO 3/4" DE DIAMETRO TIPO POLIETILENO INCLUYENDO 1 SENCILLO CORTA, LINEAS DE SERVICIO EN LA CAJA DEL MEDIDOR. EL SUBDIVIDOR HA PAGADO UN TOTAL DE \$850.00 DOLÁRES PARA LAS MEJORAS DE AGUA MENCIONADO ADEMÁS, LA SUBDIVIDER HA PAGADO HA N.A.W.S.C. LA SUMA DE \$850.00 POR MUCHO COMO DECLARÓ EN EL AÑO 30 ACUERDO DE SERVICIO DE MANTENIMIENTO DEL CONTADOR DE AGUAMETROS CUADROS, PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA. A PETICION DEL PROPIETARIO MUCHO DE UN LOTE, N.A.W.S.C. INSTALARÁ RÁPIDAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA LOTE. EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA PARA LA REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION NO INCLUYE SISTEMA DE DISTRIBUCION DE AGUA ADICIONAL. EL DUEÑO NO INSTALARA NINGUN HIDRANTE.

**DRENAJE, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:**  
EL DRENAJE SANITARIO DE LA REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTO DOBLE Y AREA DE DRENADO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REPLAZAR EL CAMPO DE DRENADO.

LOS LOTES EN LA SUBDIVISION PROPUESTA ES POR LO MENOS DE 0.50 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 100% HIDALGO ARENA MARGA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES DRENADO MODERADAMENTE, Y UNA ALTA PERMEABILIDAD. HIDALGO ARENA MARGA ARCILLOSA SE EXTIENDEN ASTA 28 PULGADAS DEBAJO DEL TERRENO NATURAL CON MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 28 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPECIFICADA PARA ESTA PROPIEDAD SERA "BIEN DRENADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DELA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,500.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS. OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$2,500.00 EL CONDADO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) AH INSPECCIONADO Y APROVADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

**ENGINEER CERTIFICATION:**  
BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, 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:

SERVICIOS DE AGUA- LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$850.00, CUAL ES IGUAL A \$850.00 POR LOTE.  
SERVICIOS DE DRENAJE- SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,500.00 POR LOTE (TODOS INCLUSIVOS), CON UN LOTE DE \$2,500.00 PARA TODA LA SUBDIVISION.



MARIO ALBERTO GARCIA, PE. DATE \_\_\_\_\_  
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**COST ESTIMATE:**  
DRAINAGE IMPROVEMENTS: \$0.00/0.00  
WATER DISTRIBUTION: \$850.00  
OSSF: \$2,500.00

SHEET: 01 OF 03  
DATE OF PREPARATION: April 2022  
REGISTRATION # F-10602

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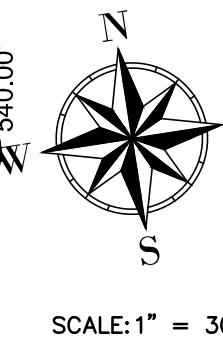
**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	DONALD A. SUAREZ	1120 OAK AVE.	ALAMO TEXAS, 78516	(956) 624-0177	
	ELVIRA CASA	1120 OAK AVE.	ALAMO TEXAS, 78516	(956) 624-0177	
ENGINEER:	MARIO ALBERTO GARCIA, PE.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

NO.	SHEET	REVISION	DATE	APPROVED

**SAMES** SAM Engineering & Surveying, Inc.  
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883

# REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION DRAINAGE LAYOUT



- NOTE:**
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
  - NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.25% SLOPE.
- = ROAD SIDE DITCH FLOW ARROW

REVISED 03-24-2022  
DRAINAGE REPORT FOR:  
REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION

**1. PROJECT DESCRIPTION**

**A. SITE SUMMARY**

THE REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION IS SITUATED IN CITY OF ALAMO ETJ., HIDALGO COUNTY, TEXAS. THIS DRAINAGE REPORT IS BEING PREPARED FOR THE SUBDIVISION OF LOT 6 (PROPERTY ID 223038) IN LOS ENCINOS SUBDIVISION FROM A 1.0-ACRE (GROSS) TRACT OF LAND INTO TWO HALF-ACRE LOTS. THE PROPERTY IS LOCATED APPROXIMATELY 500-FEET WEST FROM ALAMO RD. (FM. 907) ALONG OAK AVE. THE PROJECT IS BEING EVALUATED TO MEET THE REQUIREMENTS COUNTY OF HIDALGO AS PER HIDALGO COUNTY DRAINAGE DISTRICT (HCCD) NO. 1 AND CITY OF ALAMO DRAINAGE GUIDELINES. SEE ATTACHED PROJECT LOCATION MAP AND USGS TOPOGRAPHIC MAP.

**B. FLOOD PLAIN**

THE PROPERTY, IN ITS ENTIRETY, LIES WITHIN ZONE 'B' (SHADED), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE B (SHADED) IS THE AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

**C. SOIL CONDITIONS**

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE, IN ITS ENTIRETY, CONSISTS OF HIDALGO SANDY CLAY LOAM (28), 0 TO 1 PERCENT SLOPES. HIDALGO SANDY CLAY LOAM IS CLASSIFIED AS A MODERATELY WELL DRAINED SOIL WITH LOW RUNOFF POTENTIAL AND IS IN HYDROLOGIC GROUP 'B'. SEE ATTACHED USDA SOIL MAP, LEGEND, SYMBOL, CLASSIFICATION DESCRIPTIONS AND PROPERTIES.

**2. SITE DRAINAGE ANALYSIS**

**A. EXISTING CONDITIONS**

THE SUBJECT SITE IS CURRENTLY PARTIALLY DEVELOPED WITH AN EXISTING ±1,157.00 SQ.FT. RESIDENTIAL MOBILE HOME WITH A DRIVEWAY; BASED ON A FIELD OBTAINED TOPOGRAPHIC SURVEY, EXISTING ON-SITE RUNOFF TRAVELS FROM THE NORTHWEST PORTION OF THE PROPERTY IN A SOUTHEAST DIRECTION TOWARDS THE OAK AVE RIGHT-OF-WAY. THE RUNOFF COEFFICIENT IS ESTIMATED TO BE 0.23 TO ACCOUNT FOR UNIMPROVED LAND. HYDROLOGIC CALCULATIONS FOR EXISTING CONDITIONS ARE PROVIDED IN THE 'DRAINAGE CALCULATIONS' SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE PRE-DEVELOPMENT STORM RUNOFF GENERATED. RATIONAL METHOD CALCULATIONS HAVE DETERMINED THAT THE PRE-DEVELOPMENT RUNOFF IS 1.45 CFS.

**B. PROPOSED CONDITIONS**

HYDROLOGIC CALCULATIONS FOR THE PROPOSED CONDITIONS ARE ALSO INCLUDED IN THE 'DRAINAGE CALCULATIONS' SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE RUNOFF GENERATED FOR A 50-YEAR STORM. THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY WILL CONSIST OF AN ADDITIONAL SINGLE-FAMILY RESIDENTIAL HOME WITH ASSOCIATED ENTRANCE DRIVE FROM OAK AVE. THE RUNOFF COEFFICIENT USED FOR THIS ANALYSIS FOR THE EXISTING TRACT OF LAND HAS INCREASED FROM 0.23 TO 0.26 TO ACCOUNT FOR POST-DEVELOPMENT CONDITIONS. RUNOFF GENERATED BY THE DEVELOPED LOT WILL BE CONVEYED BY SHEET FLOW TO THE PROPOSED INTERNAL STREET COMPRISED OF CURB AND GUTTER AND A STORM WHICH ULTIMATELY OUTFALLS TO EXISTING TxDOT CURB INLETS LOCATED ALONG THE WEST RIGHT-OF-WAY OF N. ALAMO RD. (FM 907). THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR A 50-YEAR STORM EVENT IS 2.44 CFS, AN INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 1.01 CFS FROM THE EXISTING 10-YEAR STORM RUNOFF CONDITIONS.

**C. DETENTION REQUIREMENTS**

AS PER THE CITY OF ALAMO AND HIDALGO COUNTY DRAINAGE POLICIES, THE REPLAT OF LOT 6 TO LOT 6 AND LOT 6A LOS ENCINOS SUBDIVISION, IS SUBJECT TO DETAINING THE INCREASED STORMWATER RUNOFF GENERATED BY A 50-YEAR STORM WHICH PRODUCES A VOLUME ±1,157.00 CF (0.027 AC-FT). DETENTION IS EXPECTED TO BE MITIGATED BY PROPOSED ON-SITE AND EXISTING OFF-SITE CONDITIONS. THE SITE WILL BE GRADED TO INCREASE THE TIME OF CONCENTRATION BEFORE STORMWATER REACHES CHANNEL FLOW CONDITIONS WITH OAK AVE AND DISCHARGING INTO THE EXISTING TxDOT CURB INLET WITHIN N. ALAMO RD. RIGHT-OF-WAY. BASED ON THE RELATIVELY LOW DETENTION VOLUME REQUIRED, IT IS ANTICIPATED THAT STORAGE WILL BE PROVIDED WITHIN OAK AVE WITHOUT OVERTOPPING THE EXISTING CURB ELEVATION AND THAT THE UNDERGROUND STORM DRAINS WITHIN N. ALAMO ROAD (FM 907) HAVE ENOUGH CAPACITY TO HOLD POST-DEVELOPMENT GENERATED FLOWS WITHOUT ADVERSELY IMPACTING DOWNSTREAM CONDITIONS.

**D. CONCLUSION**

THE PROPOSED DEVELOPED REQUIRED RUNOFF STORAGE VOLUME WILL BE HELD WITHIN OAK AVE AND N. ALAMO RD (FM 907) EXISTING ROADWAYS AND UNDERGROUND STORM DRAINS. THESE CONDITIONS ARE NOT EXPECTED TO ADVERSELY IMPACT THE DOWNSTREAM CONDITIONS OF THE STORM DRAINAGE SYSTEM BASED ON THE RELATIVELY SMALL INCREASE OF POST DEVELOPMENT RUNOFF GENERATED.

**DETENTION TABLE**

TOTAL DETENTION REQ'D CALCULATIONS | 1,157.00 CU. FT.

**DRAINAGE REQUIREMENTS FOR REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION:**

PROPOSED USE:	1.00-AC (GROSS), SINGLE FAMILY RESIDENTIAL
CALCULATION METHOD:	RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
DESIGN STORM:	10-YR PRE/ 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF:	1.45 CFS
POST-DEVELOPMENT PEAK RUNOFF:	2.46 CFS
DETENTION REQUIREMENT:	0.027 AC-FT (1,157.00 CF.)
OUTFALL LOCATION:	TxDOT CURB INLET LOCATED AT THE WEST RIGHT OF WAY OF N. ALAMO ROAD (FM. 907)

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE CLASSIFICATION: 'B'-AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1982

PRELIMINARY  
SUBMITTAL FOR REVIEW  
ONLY

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PREPARED BY: MARIO ALBERTO GARCIA, PE. NO. 137503

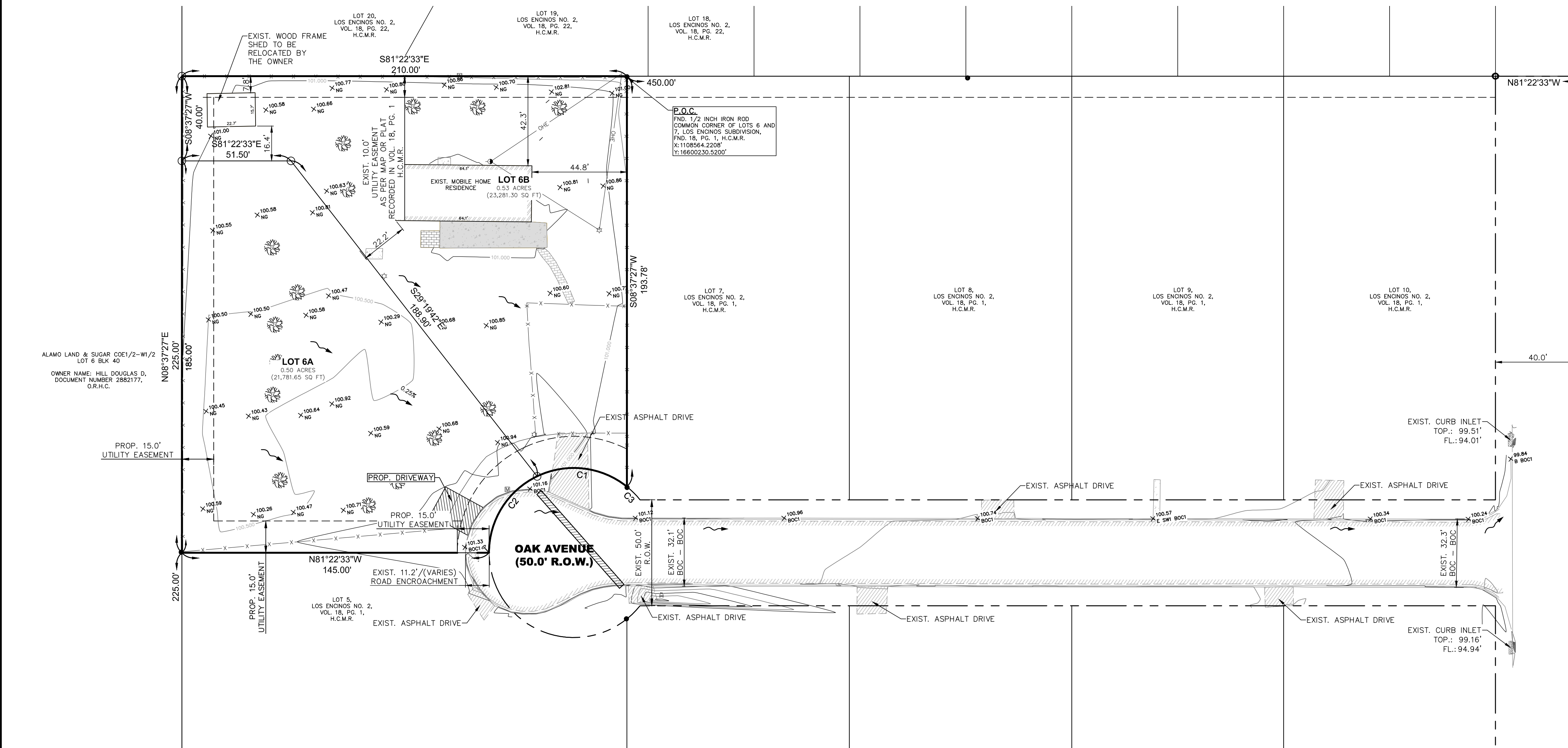
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SHEET 3 OF 3

DATE OF PREPARATION: April 2022

REGISTRATION # F-10602

**SAMES SAM Engineering & Surveying, Inc.**  
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883



ALAMO LAND & SUGAR COE(1/2-W)/2  
LOT 6 BLK 40  
OWNER NAME: HILL DOUGLAS D.  
DOCUMENT NUMBER 2882177,  
O.R.C.

PROP. 15.0'  
UTILITY EASEMENT

PROP. 15.0'  
UTILITY EASEMENT

INDEX TO SHEETS OF REPLAT OF LOT 6 LOS ENCINOS SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ. PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

NO.	SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DONALD A. SUAREZ	1120 OAK AVE.	ALAMO TEXAS, 78516	(956) 624-0177	
OWNER:	ELVIRA CASA	1120 OAK AVE.	ALAMO TEXAS, 78516	(956) 624-0177	
ENGINEER:	MARIO ALBERTO GARCIA, PE.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883