



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: **4-04-2023**

PROPOSED **GARZA-LOPEZ SUBDIVISION**, PRECINCT No. **1**.

ENGINEER: **MELDEN & HUNT INC.** DEVELOPER: **CHRISTOPHER ESPINOZA**

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: **NORTH OF MINNESOTA ROAD APPROXIMATELY 1/2 OF MILE EAST OF VALVERDE ROAD.**

SUBDIVISION LIES WITHIN THE: ETJ OF **DONNA.**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **10-5-2022** PROPERTY LIES WITHIN FLOOD ZONE "**C**" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: **30.0 FEET ONTO MINNESOTA ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **03-08-2023** BY, **DANNY GUZMAN, PRECINCT 1** ROW AGENT.

H.C.H.D. FINAL APPROVAL DATE: **03-08-2023** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: **N.A.W.S.C.** LINE SIZE: **8"** LOCATION: **MINNESOTA ROAD.**

WATER SERVICE PROVIDER: **NAWSC** LINE SIZE: **12"** LOCATION: **MINNESOTA ROAD**

H.C.E.O.C. FINAL APPROVAL DATE: **03-08-2023** : 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.

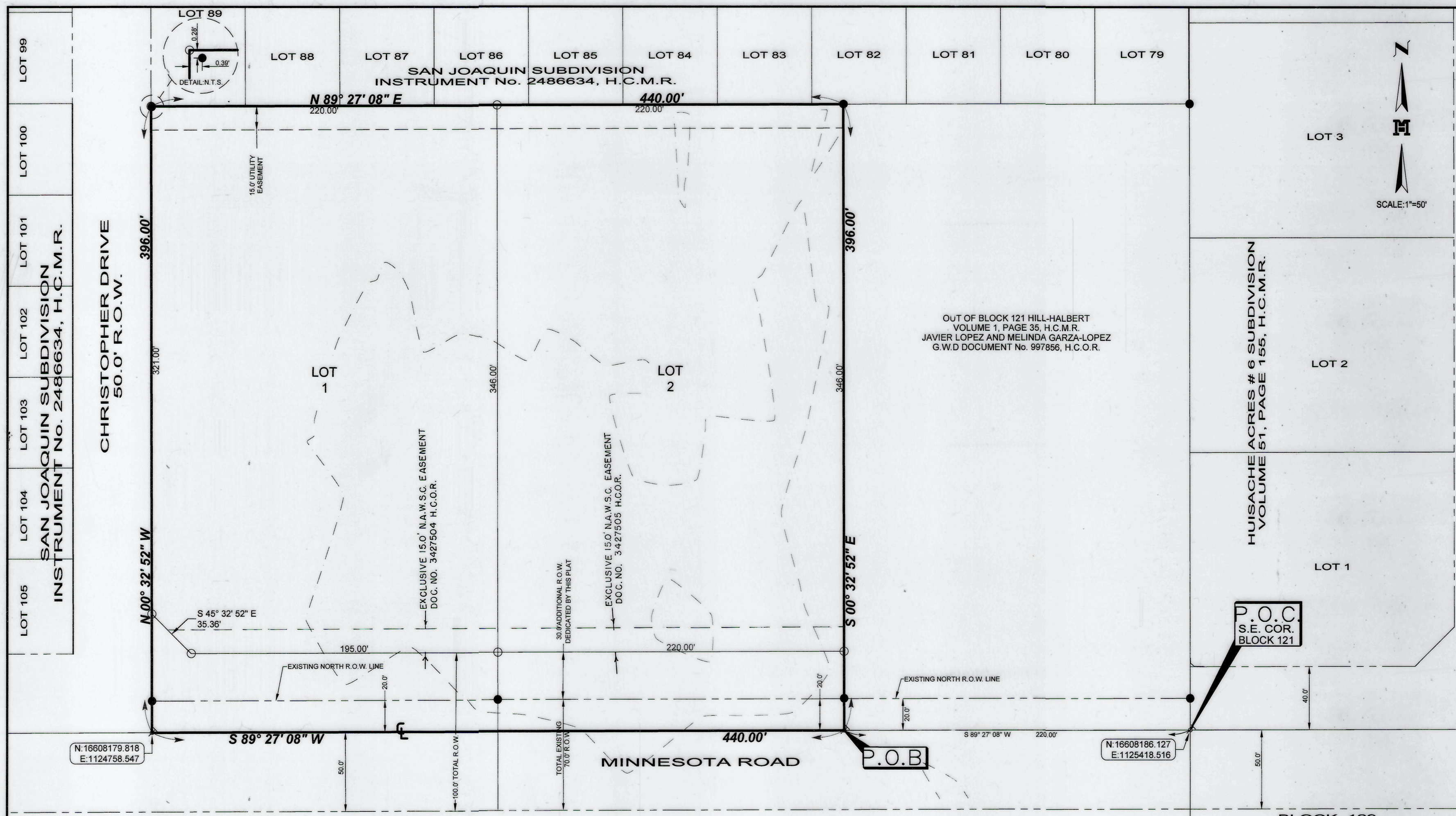
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: **DECEMBER 20, 2022**

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

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.

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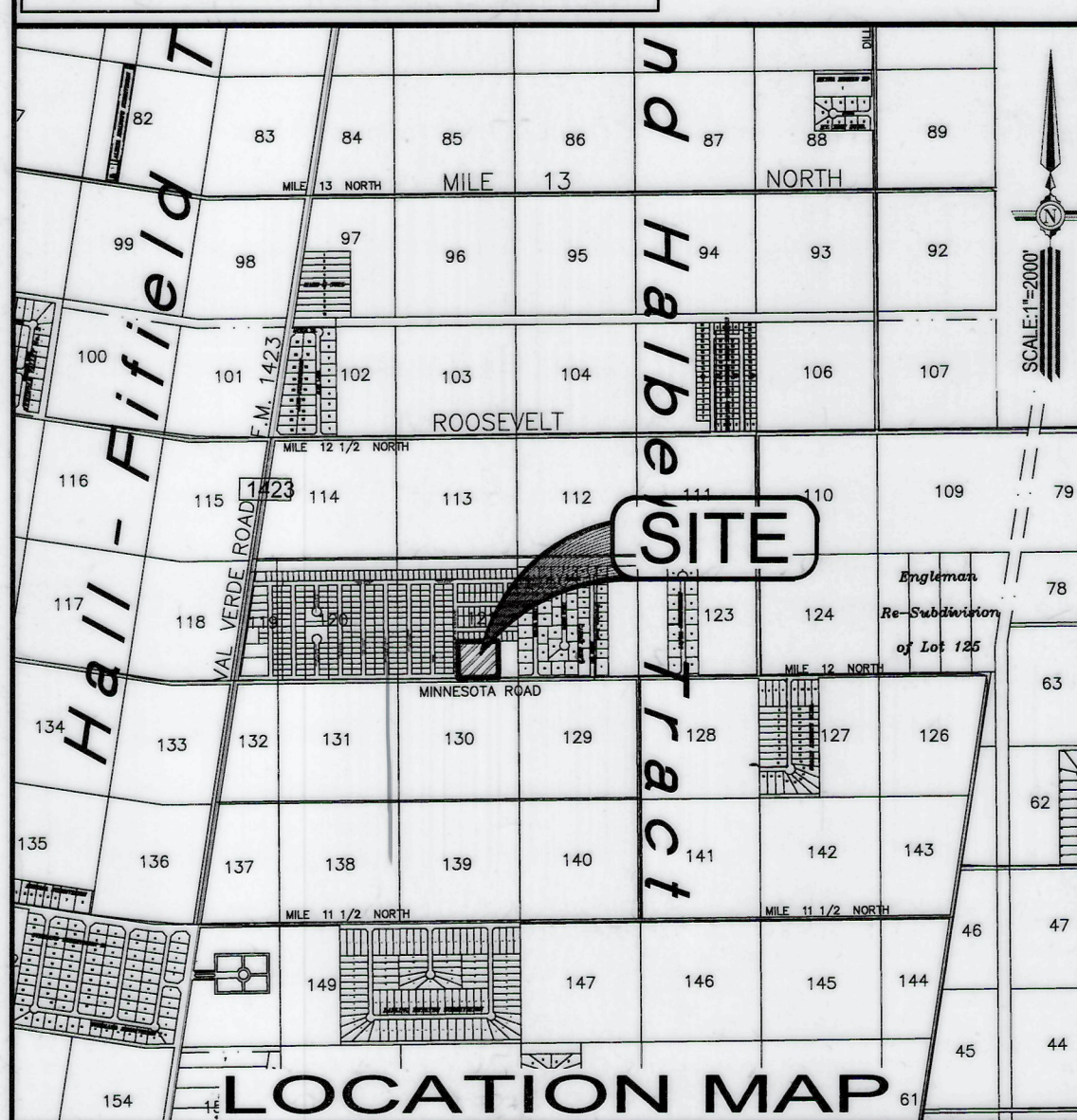


OUT OF BLOCK 121 HILL-HALBERT VOLUME 1, PAGE 35, H.C.M.R. JAVIER LOPEZ AND MELINDA GARZA-LOPEZ G.W.D DOCUMENT NO. 997856, H.C.O.R.

LEGEND
 ● FOUND No.4 REBAR
 ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
 P.O.B. - POINT OF BEGINNING
 R.O.W. - RIGHT OF WAY
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 S.E. COR. - SOUTHEAST CORNER
 G.W.D. - GENERAL WARRANTY DEED
 P.O.C. - POINTS OF COMMENCING
 N.T.S. - NOT TO SCALE
 DOC. NO. - DOCUMENT NUMBER

Lot #	SQ. FT.	Net Acreage Area
1	75,807.50	1.740
2	76,120.00	1.747

DRAWN BY: E.V.Z. DATE: 10/19/22
 SURVEYED, CHECKED: DATE:
 FINAL CHECK: DATE:



SHEET INDEX TO GARZA-LOPEZ SUBDIVISION
 SHEET 1&2: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; IRRIGATION CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT, APPROVAL CERTIFICATE; H.C.I.D. NO. 16, H.C.D.D. NO. 1; COUNTY CLERK'S RECORDING CERTIFICATE.
 SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).
 SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

NOTE: THERE ARE 2 LOTS WITHIN THIS SUBDIVISION
 LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 GARZA LOPEZ SUBDIVISION IS LOCATED IN THE MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF VAL VERDE ROAD AND NORTH SIDE OF MINNESOTA ROAD, APPROXIMATELY 2425 FEET EAST OF ITS INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF DONNA, GARZA LOPEZ SUBDIVISION PHASE 2 FALLS APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS IN WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINCT 1.

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
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

PLAT OF GARZA-LOPEZ SUBDIVISION

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 4.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 121, HILL-HALBERT, ACCORDING TO THE PLAT THEREOF RECORDED ON VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	CHRISTOPHER ESPINOZA, OWNER	63 SIOUX RD.	ALAMO, TX 78516	(956) 578-1022	N/A
ENGINEER:	RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 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 DESCRIBED ABOVE 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 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE 23rd DAY OF March, 2023

CHRISTOPHER ESPINOZA, OWNER-LOT 1
 PABLO PINA JR, OWNER-LOT 2
 LUIS ANGEL PINA, OWNER-LOT 2

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 CHRISTOPHER ESPINOZA 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF March, 2023

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:
 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 PABLO PINA JR 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF March, 2023

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:
 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 LUIS ANGEL PINA 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF March, 2023

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:
 ACKNOWLEDGMENT

THE STATE OF TEXAS § COUNTY OF HIDALGO §

I, 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.

RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: FEBRUARY 18, 2022
 JOB NO. (ENG.) 21199
 BY: E.V.Z.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF GARZA-LOPEZ SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-29-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERT N. TAMEZ, R.P.L.S. # 6238
 DATE SURVEYED: 10-29-21
 T-1139, PAGE 3
 SURVEY JOB NO. 21199.02.08

STATE OF TEXAS COUNTY OF HIDALGO

STATE OF TEXAS COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, CHRISTOPHER ESPINOZA, AS OWNERS OF THE 4.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GARZA-LOPEZ SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION 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.

3/3/23
 DATE
 CHRISTOPHER ESPINOZA, OWNER-LOT 1
 63 SIOUX RD.
 ALAMO, TX 78516

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER ESPINOZA 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 3rd DAY OF March, 2023
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES:
 STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 WE, PABLO PINA JR AND LUIS ANGEL PINA, AS OWNERS OF THE 4.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GARZA-LOPEZ SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION 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.

3-2-23
 DATE
 PABLO PINA JR, OWNER-LOT 2
 4711 N. HUTTO RD.
 DONNA, TEXAS 78537

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PABLO PINA JR, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 2nd DAY OF March, 2023
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES:
 STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, 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.

RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: FEBRUARY 18, 2022
 JOB NO. (ENG.) 21199
 BY: E.V.Z.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF GARZA-LOPEZ SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-29-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERT N. TAMEZ, R.P.L.S. # 6238
 DATE SURVEYED: 10-29-21
 T-1139, PAGE 3
 SURVEY JOB NO. 21199.02.08

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF GARZA-LOPEZ SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-29-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

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STATE OF TEXAS COUNTY OF HIDALGO

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ROBERT N. TAMEZ, R.P.L.S. # 6238
 DATE SURVEYED: 10-29-21
 T-1139, PAGE 3
 SURVEY JOB NO. 21199.02.08

STATE OF TEXAS COUNTY OF HIDALGO

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 4 SHEETS

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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

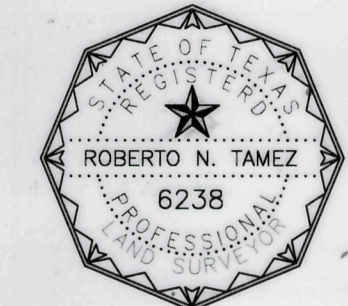


RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: FEBRUARY 16, 2022
JOB No. (ENG.) 21199
BY: E.V.Z.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF GARZA-LOPEZ SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-29-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 10-29-21
T-1139, PAGE 3
SURVEY JOB No. 21199.02.08



CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GARZA-LOPEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON 17 DAY OF March, 2023.

Ricardo J. Morales, Mayor of the City of Donna, dated 3/7/2023.

Yanna Yanes, Secretary of the City of Donna, dated 3/7/2023.



CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GARZA-LOPEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON 16 DAY OF March, 2023.

Raul Torres, P&Z Chairman of the City of Donna, dated 3/6/23.

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 §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT No. 1

ON THIS THE 17 DAY OF 02, 2023

Secretary and President signatures for Donna Irrigation District No. 1.

NOTE: DONNA IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992.
ZONE "C" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992 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
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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
->NO. 1-ELEV. 81.64 N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2X2' CONCRETE SLAB SET ON LOT 2 OF THIS SUBDIVISION. N:16608352.810 E:1123955.695
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,488 CUBIC-FEET (0.090 ACRE-FEET) OF STORM WATER RUNOFF WITH 1,742.50 CUBIC-FEET BEING DETAINED ON EACH LOT. (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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 6: 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.
- 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.
- 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.
- 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.
- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
- ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- THE SELLER WILL NOT PROVIDE ANY MEANS OF DELIVERY FOR IRRIGATION WATER FOR THIS PROPERTY.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 4.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 121, HILL-HALBERT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, WHICH SAID 4.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

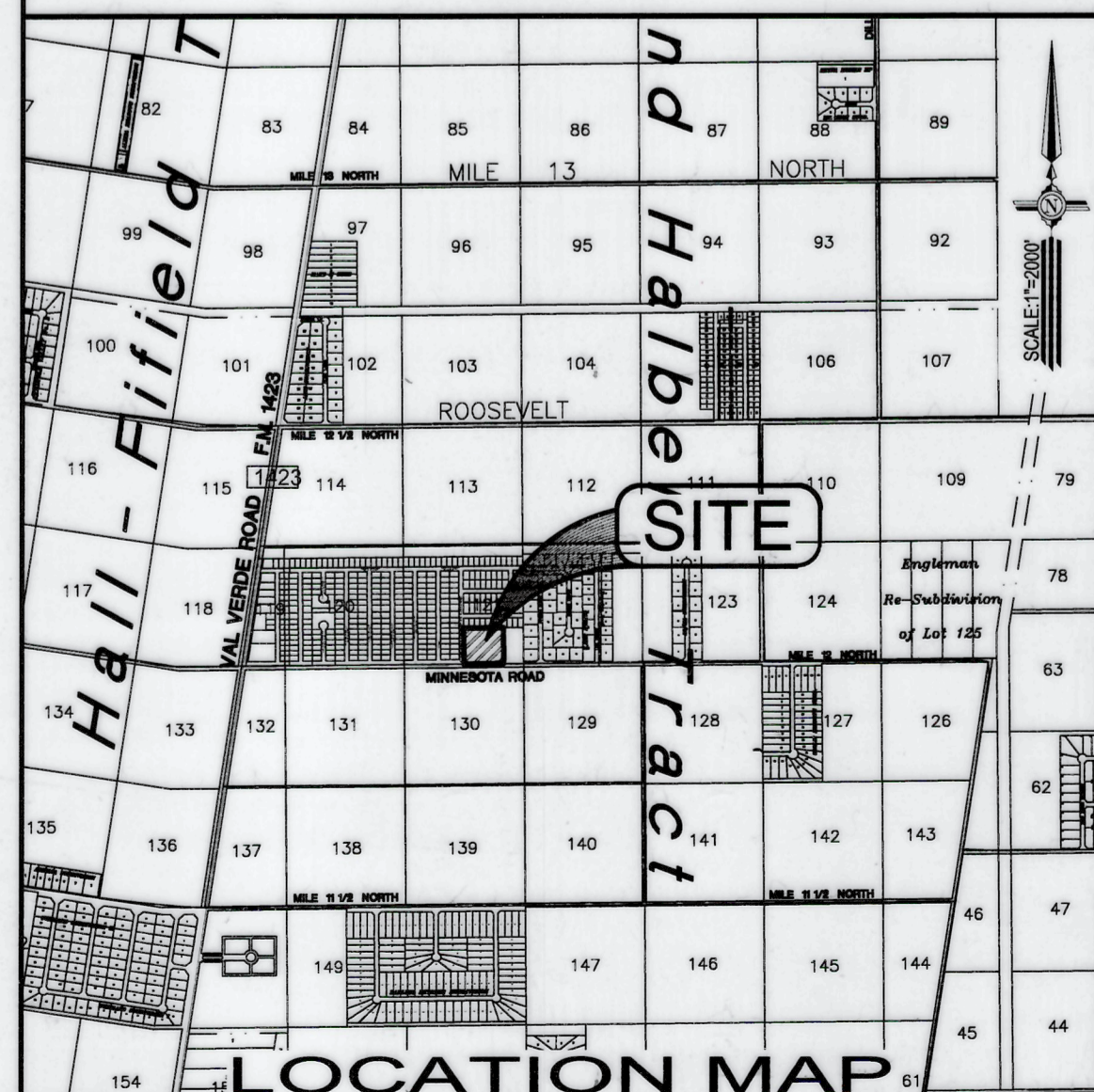
COMMENCING AT A NAIL SET (NORTHING: 16608186.127, EASTING: 1125418.516) AT THE SOUTHEAST CORNER OF SAID BLOCK 121 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD;

THENCE, S 89° 27' 08" W ALONG THE SOUTH LINE OF SAID BLOCK 121 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, A DISTANCE OF 220.00 FEET TO A NAIL SET FOR THE POINT OF BEGINNING AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 89° 27' 08" W CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 121 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, A DISTANCE OF 440.00 FEET TO A NAIL SET (NORTHING: 16608179.818, EASTING: 1124758.547) AT THE SOUTHEAST CORNER OF SAN JOAQUIN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2486634, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 00° 32' 52" W ALONG THE EAST LINE OF SAID SAN JOAQUIN SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF CHRISTOPHER DRIVE, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 386.00 FEET TO A NO. 4 REBAR SET FOR THE INSIDE CORNER OF SAID SAN JOAQUIN SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 89° 27' 08" E ALONG THE BOUNDARY LINE OF SAN JOAQUIN SUBDIVISION, AT A DISTANCE OF 220.00 FEET PASS A NO. 4 REBAR SET, CONTINUING A TOTAL DISTANCE OF 440.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 00° 32' 52" E AT A DISTANCE OF 346.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, AT A DISTANCE OF 378.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 386.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, MORE OR LESS.

PLAT OF
GARZA-LOPEZ
SUBDIVISION

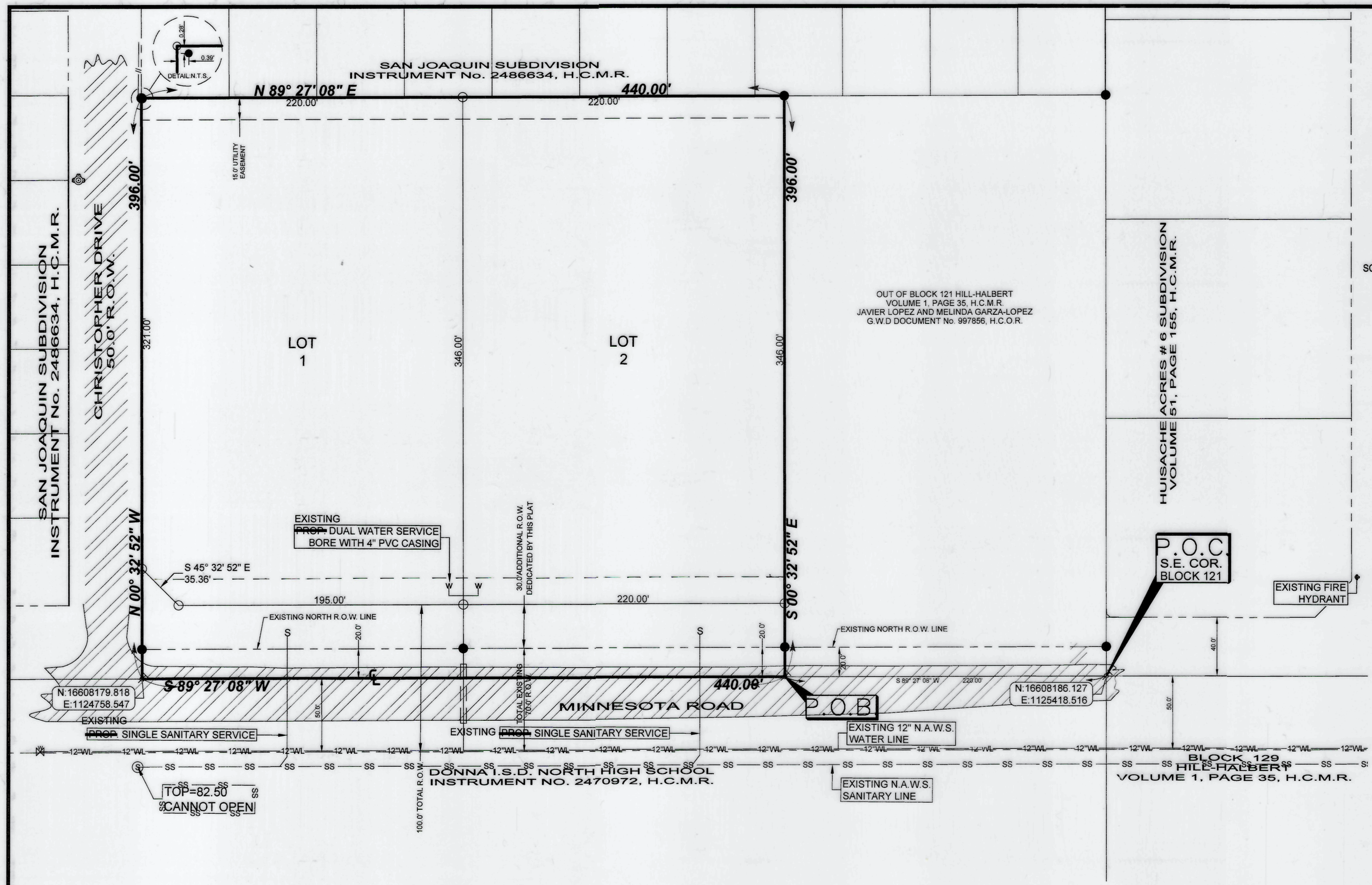
BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 4.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 121, HILL-HALBERT, ACCORDING TO THE PLAT THEREOF RECORDED ON VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS



DRAWN BY: E.V.Z. DATE: 10/19/22
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CHRISTOPHER ESPINOZA, OWNER	63 SIOUX RD.	ALAMO, TX 78516	(956) 578-1022	N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
 WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

GARZA-LOPEZ SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MINNESOTA ROAD. THE WATER SYSTEM FOR GARZA-LOPEZ SUBDIVISION CONSISTS OF ONE DUAL WATER SERVICE THAT CONNECTS TO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED.

WATER DISTRIBUTION FOR THE GARZA-LOPEZ SUBDIVISION CONSISTS OF ONE (1) 2" DIAMETER DUAL SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 2" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$2,050.00, OR \$1,025.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$2,250.00, WHICH COVERS THE \$1,125.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THIS SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. 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 THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM GARZA-LOPEZ SUBDIVISION IS BEING TREATED BY NORTH ALAMO WATER SUPPLY CORPORATION. THERE IS AN EXISTING SANITARY SEWER LINE ALONG THE SOUTH OF MINNESOTA ROAD. THE GARZA-LOPEZ ESTATES SUBDIVISION CONNECTION WILL BE MADE TO THE EXISTING SANITARY SEWER LINE WITH TWO 4" SINGLE SANITARY SERVICES.

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A STABLE SANDY CLAY LOAM. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE TWO 4" SINGLE SANITARY SERVICES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$4,800.00 OR \$2,400.00 PER LOT. IN ADDITION THE DEVELOPER HAS PAID TO N.A.W.S.C. THE SUM OF \$1,125.00 WHICH COVERS \$562.50 PER LOT AS STATED IN THE 30 YEAR OLD WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$4,300.00 WHICH EQUALS TO \$2,150.00.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$5,925.00 WHICH EQUALS TO \$2,962.50 PER LOT.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 3-2-2023

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
 RUBEN JAMES DE JESUS 126282
 LICENSED PROFESSIONAL ENGINEER

COST ESTIMATE:

DRAINAGE IMPROVEMENTS:	\$2,660.00
WATER DISTRIBUTION:	\$2,050.00
SANITARY SYSTEM:	\$4,800.00

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

LA SUBDIVISION GARZA-LOPEZ SUBDIVISION RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA 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 AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA SUR DE MINNESOTA ROAD. EL SISTEMA DE AGUA PARA GARZA-LOPEZ SUBDIVISION CONSTA DE UNA LINEAS DE SERVICIO DOBLE DE AGUA PROPUESTAS QUE SE CONECTA A LA LINEA DE AGUA DE 12" EXISTENTE MENCIONADA ANTERIORMENTE UN MEDIDOR Y UNA LINEA DE SERVICIO DE AGUA YA EXISTE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION GARZA-LOPEZ SUBDIVISION CONSTA DE UNA (1) LINEA DE SERVICIO DOBLE DE 2" DE DIAMETRO QUE TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LA LINEA DE 2" SERVICIO UNICO Y LAS CAJAS DE MEDIDOR YA SE HAN INSTALADO A UN COSTO TOTAL DE \$2,050.00, O \$1,025.00 POR LOTE. ADEMÁS, EL SUBDIVISIONADOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$2,250.00, QUE CUBRE EL COSTO DE \$1,125.00 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDOR DE AGUA, TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN ESTA SUBDIVISION A S.W.S.C. A SOLICITUD DEL PROPIETARIO, S.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

EL SERVICIO DE SISTEMA SANITARIO PARA GARZA-LOPEZ SUBDIVISION VA SER PROVEIDO POR LA COMPANIA NORTH ALAMO WATER SUPPLY CORPORATION. EXISTE UNA LINEA SANITARIA QUE CORRE A LO LARGO DEL DERECHO DE VIA SUR DE MINNESOTA ROAD. LA SUBDIVISION SE CONECTARA A LA LINEA SANITARIA EXISTENTE POR MEDIO DE DOS LINEAS DE 4" DE SERVICIO INDIVIDUAL.

EL LOTE DE ESTA SUBDIVISION MIDE AL MENOS UN ACRE. EL TERRENO ES HIDALGO ARENA ARCILLOSA Y SE EXTIENDE A 12 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA AREA.

LOS DOS SERVICIOS INDIVIDUALES DE 4" HAN SIDO INSTALADOS. HA UN COSTO TOTAL DE \$4,800.00 O \$2,400.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$1,125.00 O \$562.50 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL 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 CONSTRUICDO CON EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$4,300.00 O \$2,150.00 POR LOTE.

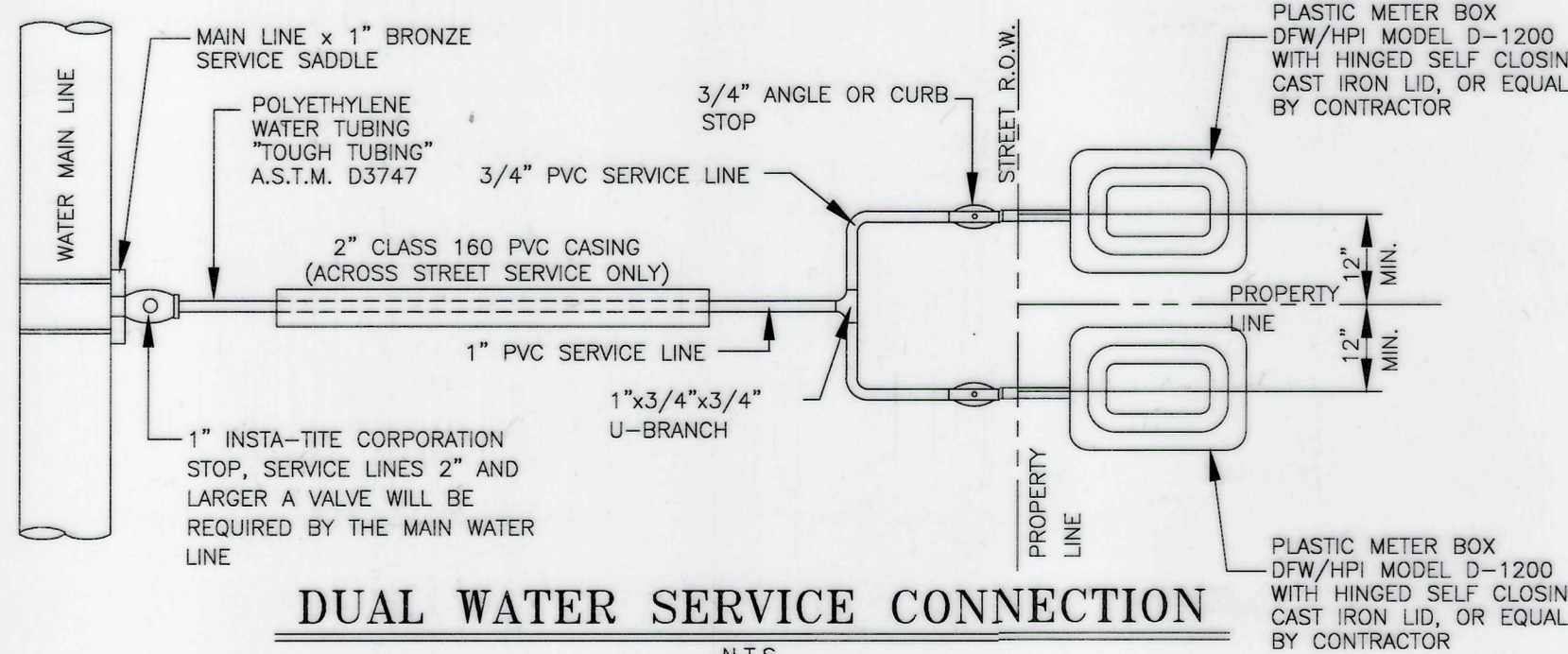
DRENAJE: EL SISTEMA DE ALCANTARILLADO COSTARA UN COSTO TOTAL DE \$5,925.00 O \$2,962.50 POR LOTE.

FIRMA DEL INGENIERO: *[Signature]* FECHA: 3-2-2023

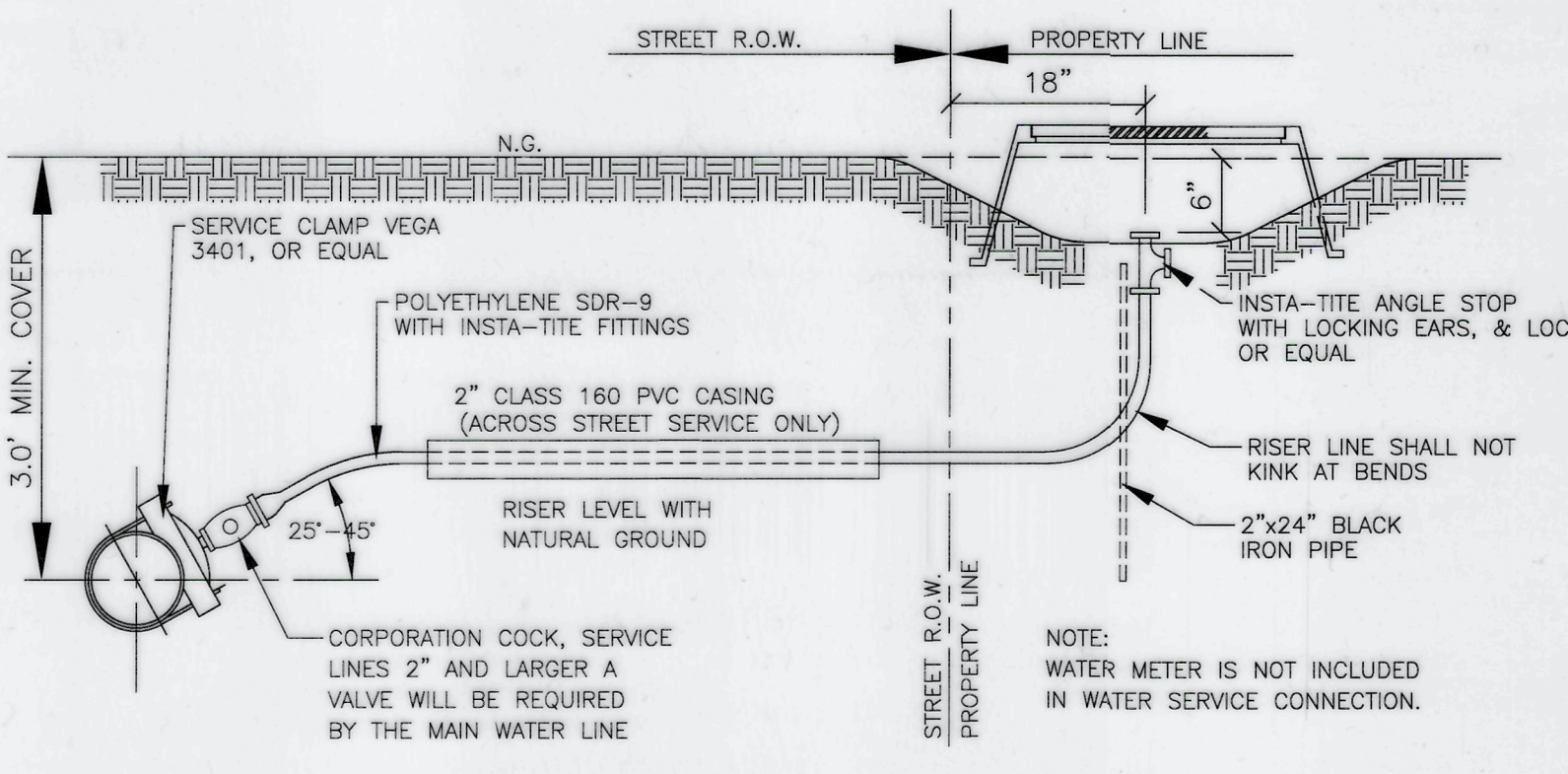
ESTIMACION DE COSTOS:

DRENAJE PLUVIAL:	\$2,660.00
SERVICIO DE AGUA POTABLE:	\$2,050.00
SISTEMA DE DRENAJE SANITARIO:	\$4,800.00

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



NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



TYPICAL WATER SERVICE CONNECTION ELEVATION
 N.T.S.

SUBDIVIDER CERTIFICATION:

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:

WE, CHRISTOPHER ESPINOZA, PABLO PINA JR AND LUIS ANGEL PINA, SUBDIVIDERS OF GARZA-LOPEZ 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.

CHRISTOPHER ESPINOZA-OWNER LOT 1
 63 SIOUX RD.
 ALAMO, TEXAS 78516
 DATE: 3/3/23

PABLO PINA JR-OWNER LOT 2
 4711 N. HUTTO RD.
 DONNA, TEXAS 78537
 DATE: 3/2/23

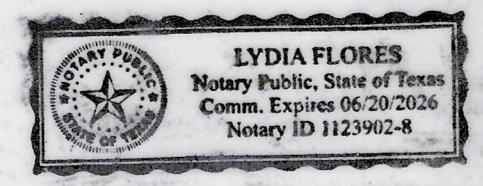
LUIS ANGEL PINA-OWNER LOT 2
 4711 N. HUTTO RD.
 DONNA, TEXAS 78537
 DATE: 3/2/23

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER ESPINOZA, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 3rd DAY OF March, 2023

[Signature]
 Lydia Flores
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES:

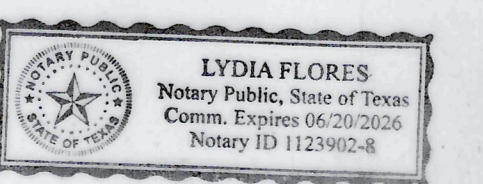


STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PABLO PINA JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 2nd DAY OF March, 2023

[Signature]
 Lydia Flores
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES:

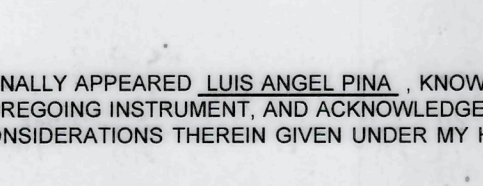


STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LUIS ANGEL PINA, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 2nd DAY OF March, 2023

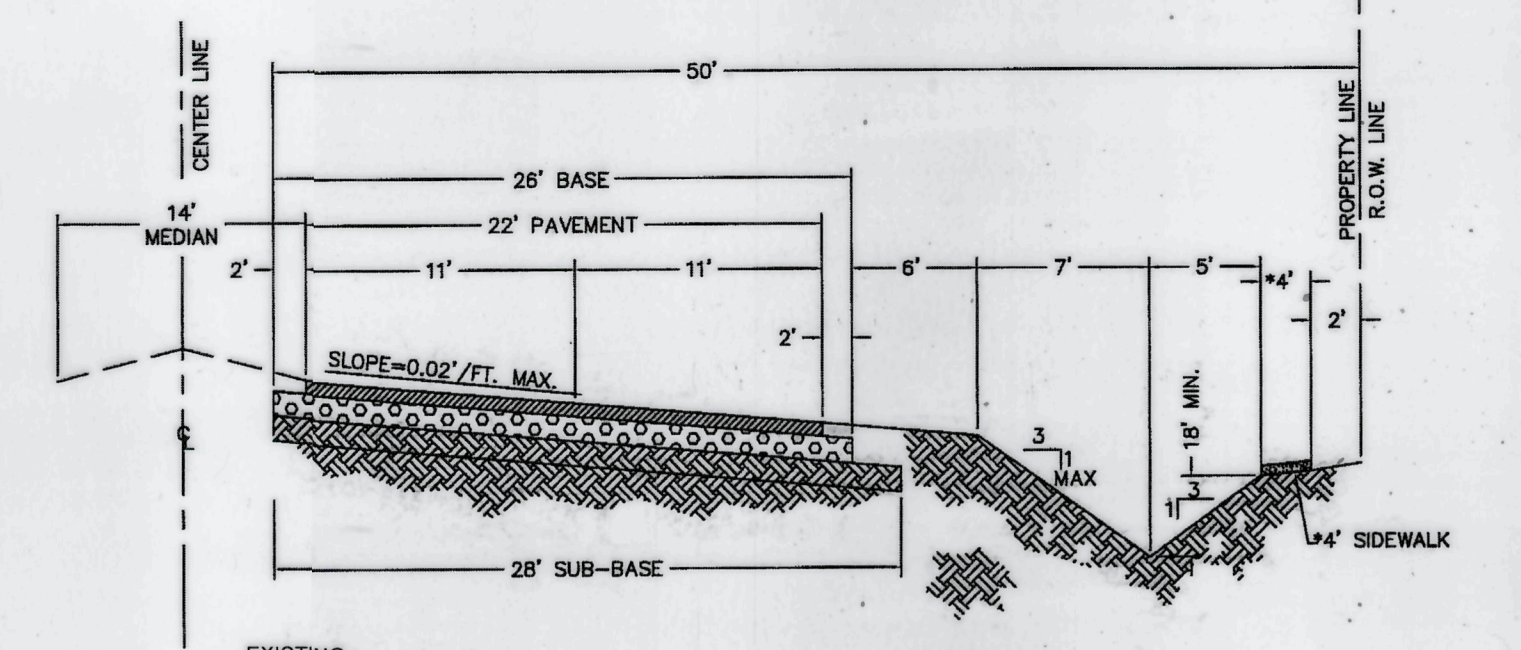
[Signature]
 Lydia Flores
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES:



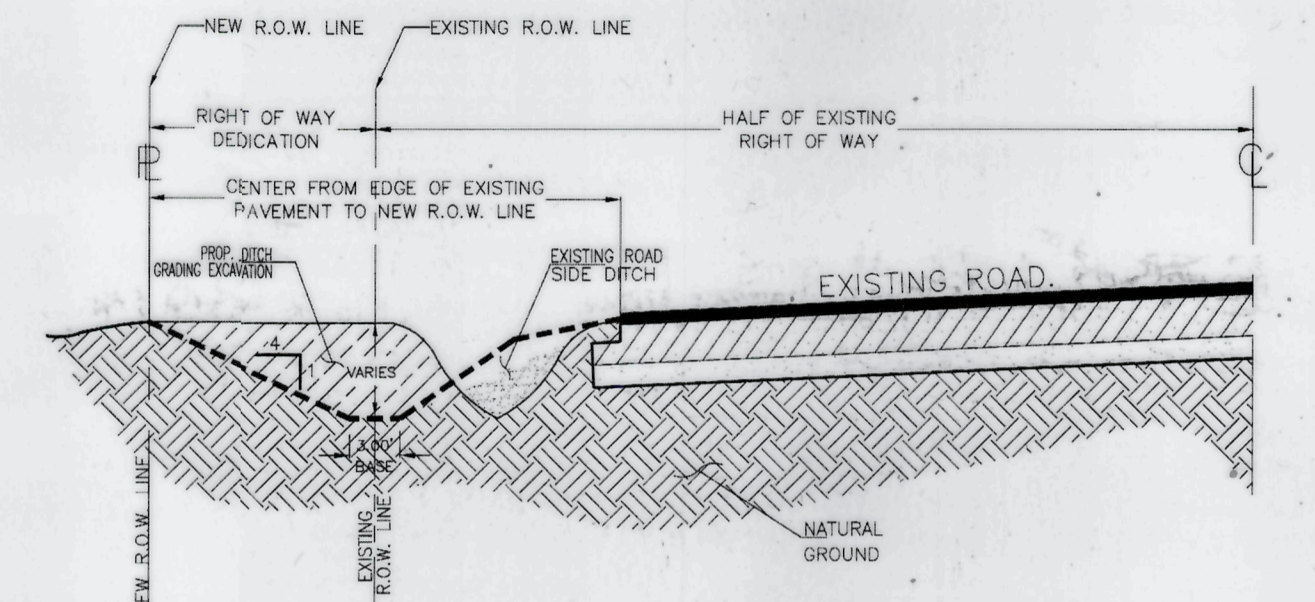
DRAWN BY: E.V.Z.	DATE: 10-19-2022
SURVEYED, CHECKED:	DATE:
FINAL CHECK:	DATE:

**SAN JOAQUIN SUBDIVISION
INSTRUMENT No. 2486634, H.C.M.R.**

SCALE: 1"=30'
ELEVATION DATA AS PERMITTED BY RECORD 2028

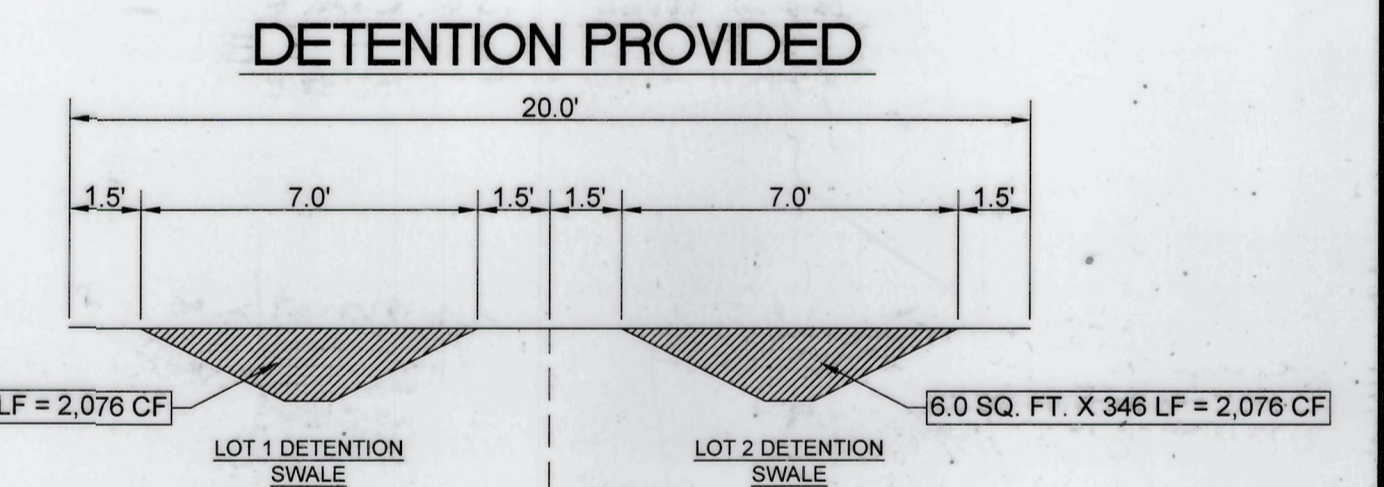


EXISTING PROPOSED SITE PAVING SECTION



RECONSTRUCTION OF ROAD SIDE DITCH

STORM STORAGE REQUIRED AT BUILDING STAGE:
TOTAL REQUIRED: 3,485 C.F. (0.080Ac.-Ft.)
LOT 1 REQUIRES: 1,742.5C.F. (0.040 Ac.-Ft.)
LOT 2 REQUIRES: 1,742.5C.F. (0.040 Ac.-Ft.)



GARZA-LOPEZ SUBDIVISION IS 4.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 121, HILL-HALBERT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, WHICH SAID 4.00 ACRES CONSISTS OF A CERTAIN (2.00-ACRE DEED CALL) TRACT THAT WAS CONVEYED TO JAVIER LOPEZ AND MELINDA LOPEZ BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1097617, HIDALGO COUNTY OFFICIAL RECORDS AND A CERTAIN (2.00-ACRE DEED CALL) TRACT THAT WAS CONVEYED TO PABLO PINA, JR. AND LUIS ANGEL PINA BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3251806, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD APPROXIMATELY 2500 FEET EAST OF THE INTERSECTION OF MINNESOTA ROAD AND NORTH VAL VERDE ROAD. THE PROPERTY IS CURRENTLY OPEN GRASS LAND PROPOSED 2 RESIDENTIAL LOTS, CURRENTLY WITHIN DONNA'S ETJ LIMITS. THIS PROPERTY IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

ZONE "C" AREAS OF MINIMAL FLOODING IN AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOORPLAIN.
THE SOIL IS (28) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B". GROUP "B" SOILS HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTH DIRECTION AND HAS A RUNOFF OF 4.49 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 6.08 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 1.59 C.F.S.

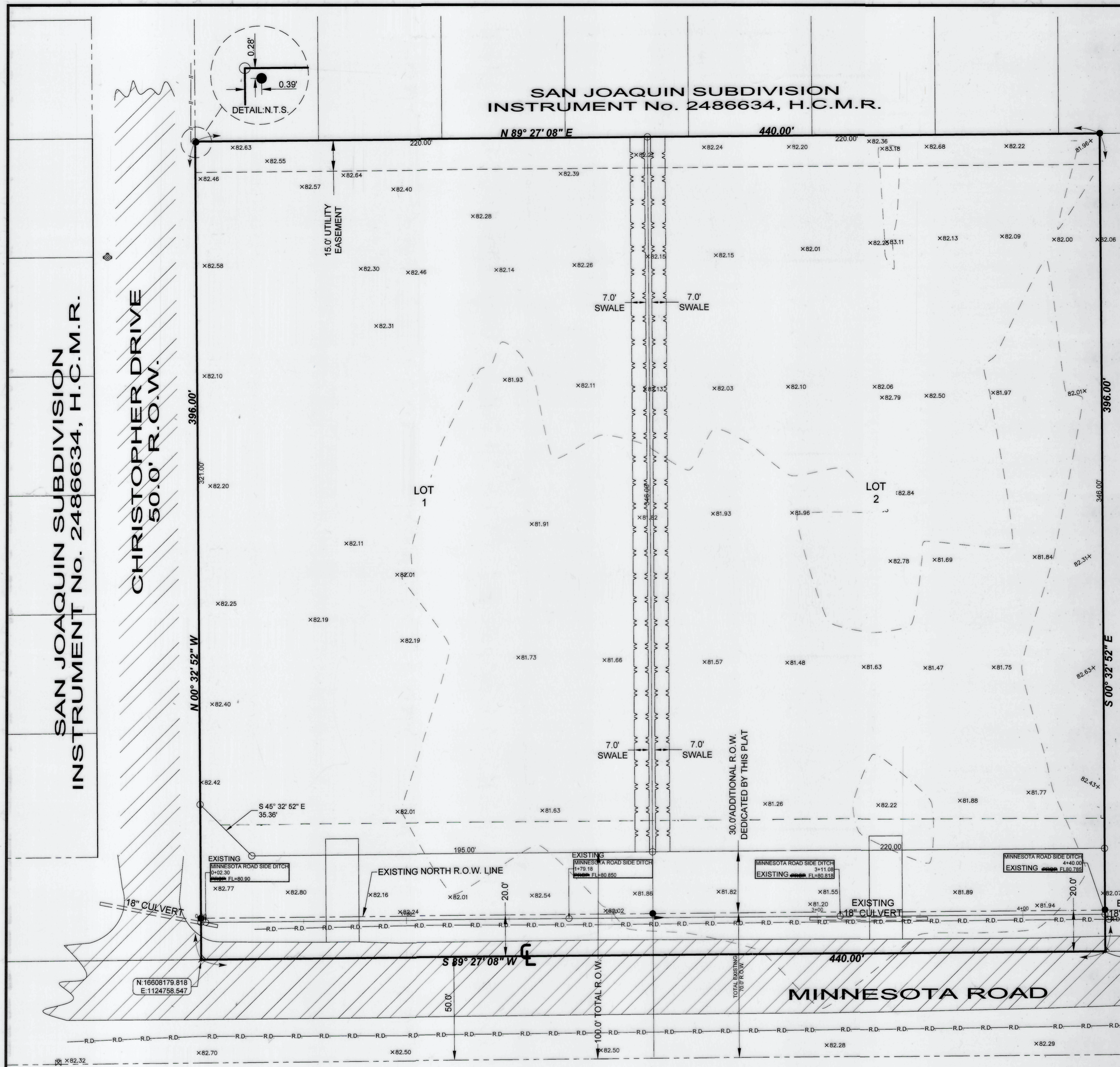
THE PROPOSED DRAINAGE FOR GARZA-LOPEZ SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF INTO THE PROPOSED ROAD SIDE DITCH ON THE SOUTH OF A PROPERTY WHICH WILL DRAIN EAST TO AN EXISTING INLET WITHIN THE NORTH RIGHT OF WAY OF MINNESOTA ROAD APPROXIMATELY 220' FROM THE PROPOSED ROAD SIDE DITCH ON THE PROPERTY.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION THEREFORE AS PER ATTACHED CALCULATIONS, 3,485 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT REQUIREMENTS AND 1,742.5 CUBIC FEET WILL BE DETAINED ON EACH LOT.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 3-1-2023
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1436
RUBEN JAMES DE JESUS 126282 LICENSED PROFESSIONAL ENGINEER

**MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE
PLAT OF
GARZA-LOPEZ
SUBDIVISION**

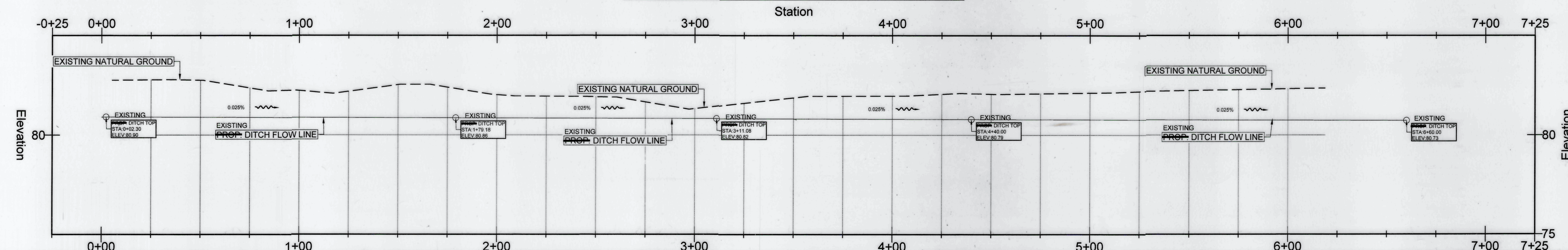
BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 4.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 121, HILL-HALBERT, ACCORDING TO THE PLAT THEREOF RECORDED ON VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS



**DONNA I.S.D. NORTH HIGH SCHOOL
INSTRUMENT NO. 2470972, H.C.M.R.**

**BLOCK 129
HILL-HALBERT
VOLUME 1, PAGE 35, H.C.M.R.**

MINNESOTA ROAD SIDE DITCH PROFILE



GENERAL NOTES:
1. TREES, LIGHT POLES, OR OTHER OBSTRUCTIONS SHALL BE REMOVED FROM THE NEW RIGHT OF WAY.
2. CONTRACTOR TO REGRADE ROAD SIDE DITCH.

DRAWN BY: E.V.Z. DATE: 10-19-2022
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

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