



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: 5-30-2023

PROPOSED HUMMINGBIRD SUBDIVISION PRECINCT No. 1.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: ARMITA TREJO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 1 *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF MILE 12 NORTH ROAD APPROXIMATELY 600 FEET EAST OF MILE 2 WEST ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-16-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 12 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 12 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-16-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-16-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: JESUS FLORES ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-09-2023 : BY 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$1,500.00** For: (1) OSSF.

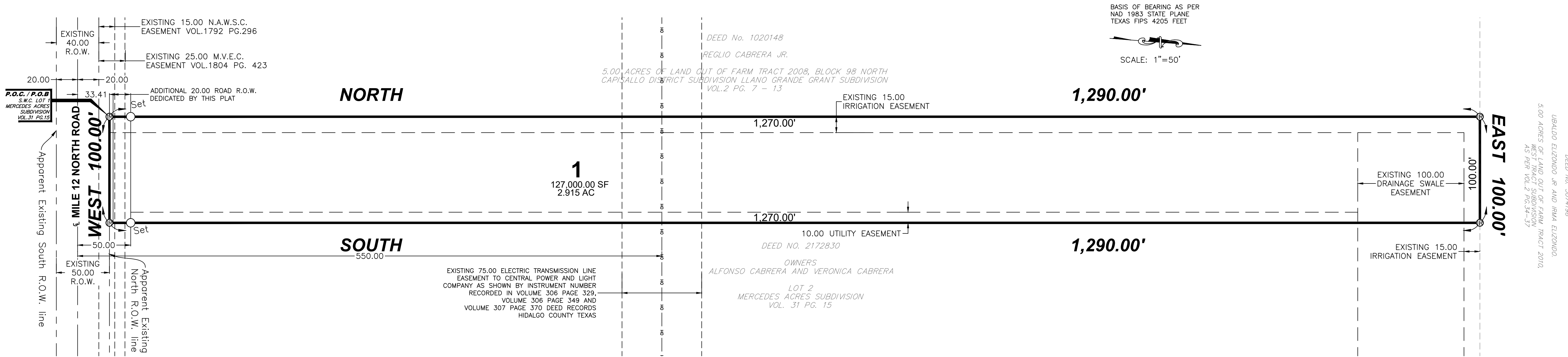
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

Final Approval *with financial guarantee.*

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.*



BASIS OF BEARING AS PER
NAD 1983 STATE PLANE
TEXAS FIPS 4205 FEET
SCALE: 1"=50'

HUMMINGBIRD SUBDIVISION

A 2.961 ACRE TRACT OF LAND, BEING ALL OF LOT 1 OF MERCEDES ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 31, PAGES 15, MAP RECORDS IN HIDALGO COUNTY, TEXAS MAP RECORDS.

- GENERAL SUBDIVISION PLAT NOTES**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 12 NORTH ROAD OR 18" ABOVE NATURAL GROUND WHICHEVER IS GREATER
 - THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, FEMA FIRM COMMUNITY PANEL No. 480334 0450 C EFFECTIVE DATE: MAP REVISED: 06-06-2000 (LOMR DATE 05-30-2002)
 - 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 SETBACK: 50.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - LOT 1 SHALL BE FOR MULTIFAMILY USE ONLY. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--B.M. NO. 1--ELEV. 59.22 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 12 NORTH ROAD IN THE VICINITY OF THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) LATITUDE 26.230004 LONGITUDE -97.939745
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,584.00 CUBIC-Feet (0.22 ACRES-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PEGULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 4 EAST ROAD SIDE DITCH (SEE SHEET NO.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCD#1.)
 - 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 PURCHASED 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.
 - 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 IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
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 EXPERTS 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD 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
 - ANTONIO TREJO AND AMIRTA TREJO THE SUBDIVIDER(S) OF HUMMINGBIRD 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 COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - DRAINAGE IMPROVEMENTS ALONG MILE 12 NORTH ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1

METES AND BOUNDS
2.961 ACRE

A 2.961 ACRE TRACT OF LAND BEING ALL OF LOT 1, MERCEDES ACRES SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 31, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF MILE 12 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;
THENCE, NORTH, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 1,290.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE, EAST, ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;
THENCE, SOUTH, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 1,290.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF MILE 12 NORTH ROAD FOR THE SOUTHEAST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF THIS TRACT;
THENCE, WEST, ALONG THE SOUTH LINE OF LOT 1 AND THE NORTH R.O.W. LINE OF MILE 12 NORTH ROAD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.961 ACRES OF LAND MORE OR LESS.

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

ANTONIO TREJO AND AMIRTA TREJO AS OWNER OF THE 2.961 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUMMINGBIRD 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

ANTONIO TREJO
10679 MILE 1 EAST
MERCEDES, TEXAS 78570

AMIRTA TREJO
10679 MILE 1 EAST
MERCEDES, TEXAS 78570

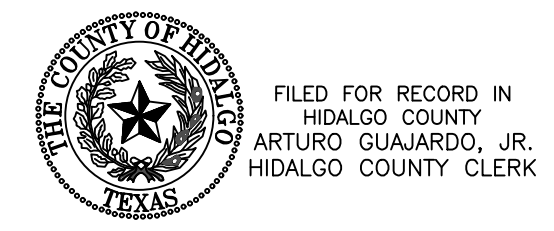
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUMMINGBIRD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____ 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK



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

LEGEND

- ⊗ - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ⊙ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- Y, --- - LATITUDE AND LONGITUDE COORDINATES

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO TREJO AND AMIRTA TREJO KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

INDEX TO SHEETS OF HUMMINGBIRD SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1, H.C.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; 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.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ANTONIO TREJO AND AMIRTA TREJO	10679 MILE 1 EAST	MERCEDES, TEXAS 78570	(956) 332-4695
ENGINEER: GUILLERMO A. ARRATIA, P.E.	528 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

DRAWING DATE: MARCH 23, 2023
REVISED DATE: APRIL 18, 2023

STATE OF TEXAS COUNTY OF HIDALGO

I, GUILLERMO A. ARRATIA A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____



PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
No. 94001 STATE OF TEXAS

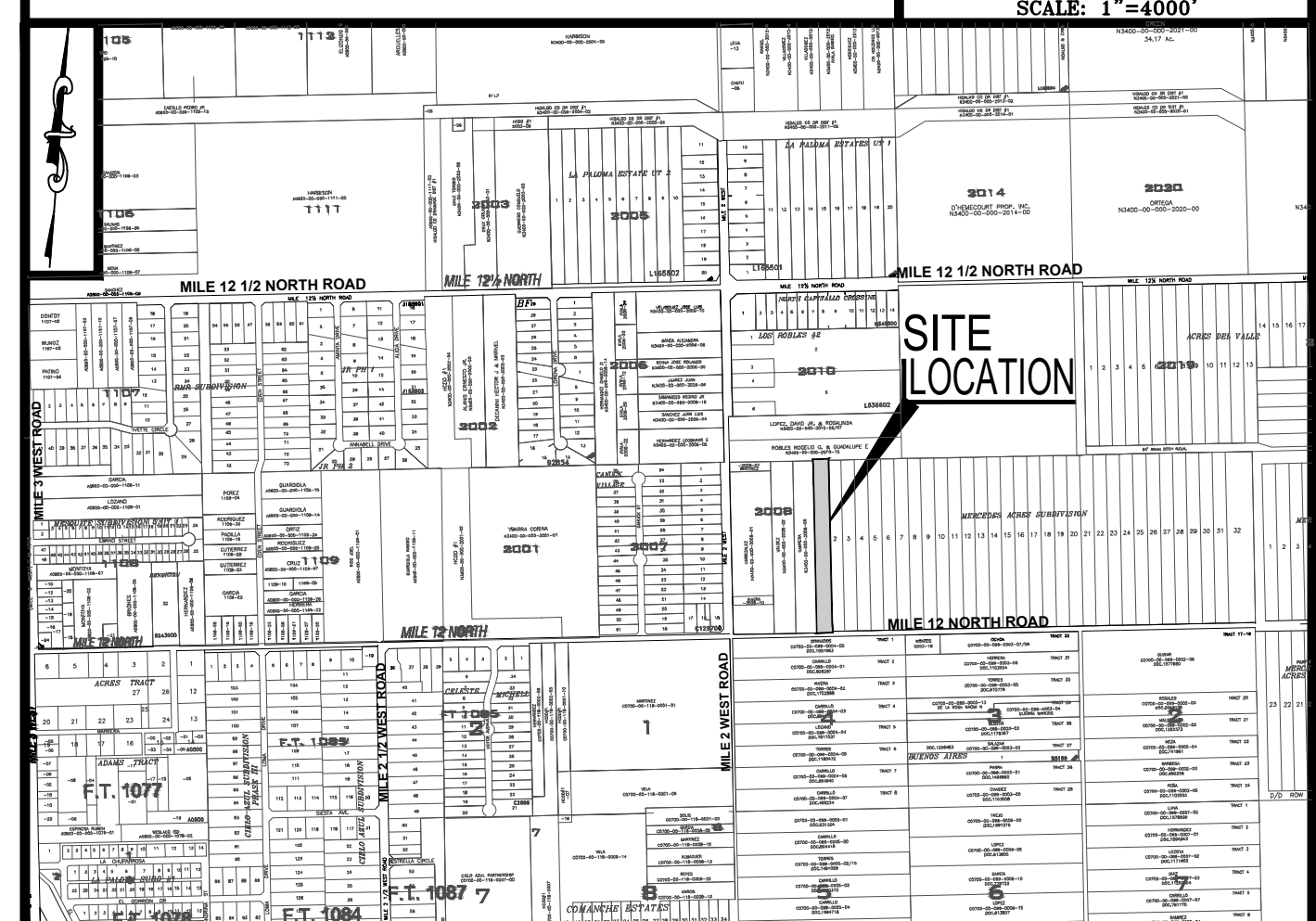
STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____



PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
NO. 2791 STATE OF TEXAS



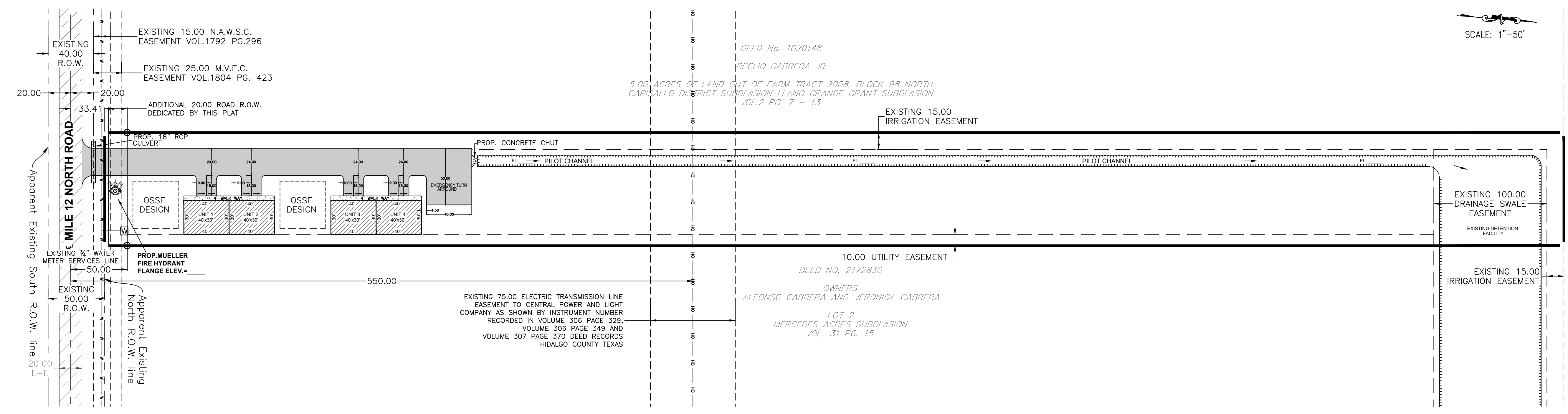
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
HUMMINGBIRD SUBDIVISION IS LOCATED ON THE NORTH SIDE OF MILE 12 NORTH ROAD APPROXIMATE 400 FEET EAST OF MILE 2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 18,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F - 9050
526 N. STREET DONNA, TEXAS 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

HUMMINGBIRD SUBDIVISION
 A 2.961 ACRE TRACT OF LAND, BEING ALL OF LOT 1 OF MERCEDES ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 31, PAGES 15. MAP RECORDS IN HIDALGO COUNTY, TEXAS MAP RECORDS.

PROPOSED WATER (N.A.W.S.C.) AND DRAINAGE IMPROVEMENTS

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. STREET
 DONNA, TEXAS 78537
 PH: (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM



URBALDO ELIZONDO JR AND IRMA ELIZONDO
 5.00 ACRES OF LAND OUT OF FARM TRACT 2010,
 WEST TRACT SUBDIVISION,
 AS PER VOL.2 PG.34-37

DRAINAGE REPORT FOR HUMMINGBIRD SUBDIVISION

I. PROJECT LOCATION
 A 2.961 ACRE TRACT OF LAND BEING ALL OF LOT 1, MERCEDES ACRES SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 31, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND IS LOCATED ON THE NORTH SIDE OF MILE 12 NORTH ROAD, 400 FEET EAST MILE 2 WEST ROAD AND IS LOCATED WITHIN THE COUNTY OF HIDALGO. (REFER TO EXHIBIT B).

II. FLOOD PLAN
 THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN - F.E.M.A.-F.I.R.M. MAP NO. 480334 0450 C, MAP REVISED JUNE 6, 2000. MAP REVISED TO REFLECT LOWM: MAY 30, 2002. (REFER TO EXHIBIT C).

III. SOIL CONDITIONS
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY MERCEDES (39) SANDY CLAY LOAM SOIL THAT HAS A POUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP D. (REFER TO EXHIBIT D)

IV. EXISTING CONDITIONS
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%). EXISTING RUNOFF (2.71 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR ONE LOT FOR MULTI-FAMILY USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 3.99 CFS FOR A TOTAL 6.7 CFS. I HAVE CALCULATED THAT 7,584 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY, AND WILL BE DETAINING WITHIN PROPOSED DETENTION AREAS WITHIN THIS LOT AND WILL BE OUT FALLING INTO AN EXISTING DRAINAGE SWALE LOCATED ON THE NORTH SIDE OF THIS LOT. DETENTION AREAS WILL BE MAINTAINED BY THE LOT OWNER.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE.
 N.A.W.S.C. HAS ONE EXISTING 8" AND 12" WATER LINES ALONG THE NORTH SIDE OF FM MILE 12 NORTH ROAD.

WATER DISTRIBUTION FOR THE HUMMINGBIRD SUBDIVISION CONSISTS OF AN EXISTING (1)-1" DIAMETER SINGLE SERVICE LINES.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES.
 SEWAGE FROM HUMMINGBIRD SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN 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 REPLACEMENTS DRAIN FIELD.

THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CLASS II SANDY CLAY LOAM SOIL FOR THE AREA. TOTAL OF 2 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO (25) 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$5,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$5,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 18.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 HUMMINGBIRD SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS Y 12 PULGADA DE DIAMETRO A LADO NORTE DE LA CALLE MILE 12 NORTE. LA DISTRIBUCION DE AGUA PARA HUMMINGBIRD SUBDIVISION CONSISTE DE UN SERVICIO EXISTENTE (1) DE 1" DIAMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANTADOS. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SEPTICA CON DISEÑO ESPECIAL PARA UNOS APARTAMENTOS. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO DE TEXAS HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACION DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGON EL REPORTE.

SE HICIERON 2 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES HIDALGO (25) CLASE II Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$5,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS.

LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 18.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ES EXISTENTE Y EN FUNCIONAMIENTO.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$5,000.00.

TABLE III
 Q=WASTEWATER USAGE RATE
 Q=100 GPD X 8 BEDROOMS / APTS = 800 GPD
 Q=800 GPD

SEPTIC TANKS CAPACITY
 FOR Q GREATER THAN OR EQUAL TO 1501 GAL/DAY BUT LESS THAN OR EQUAL TO 1000 GAL/DAY
 V=2.5 Q
 V=2.5 (800)=2000 GALLONS

PROPOSED 4 - 500 GAL

CALCULATIONS
 RA= CLASS SOIL III
 RA= 0.20

AREA REQUIREMENTS
 A= Q/Ra
 A=800/0.20 = 4,000 SF
 L=0.75 A / (3+2)
 L=0.75(4000) / 5
 L=600 LF

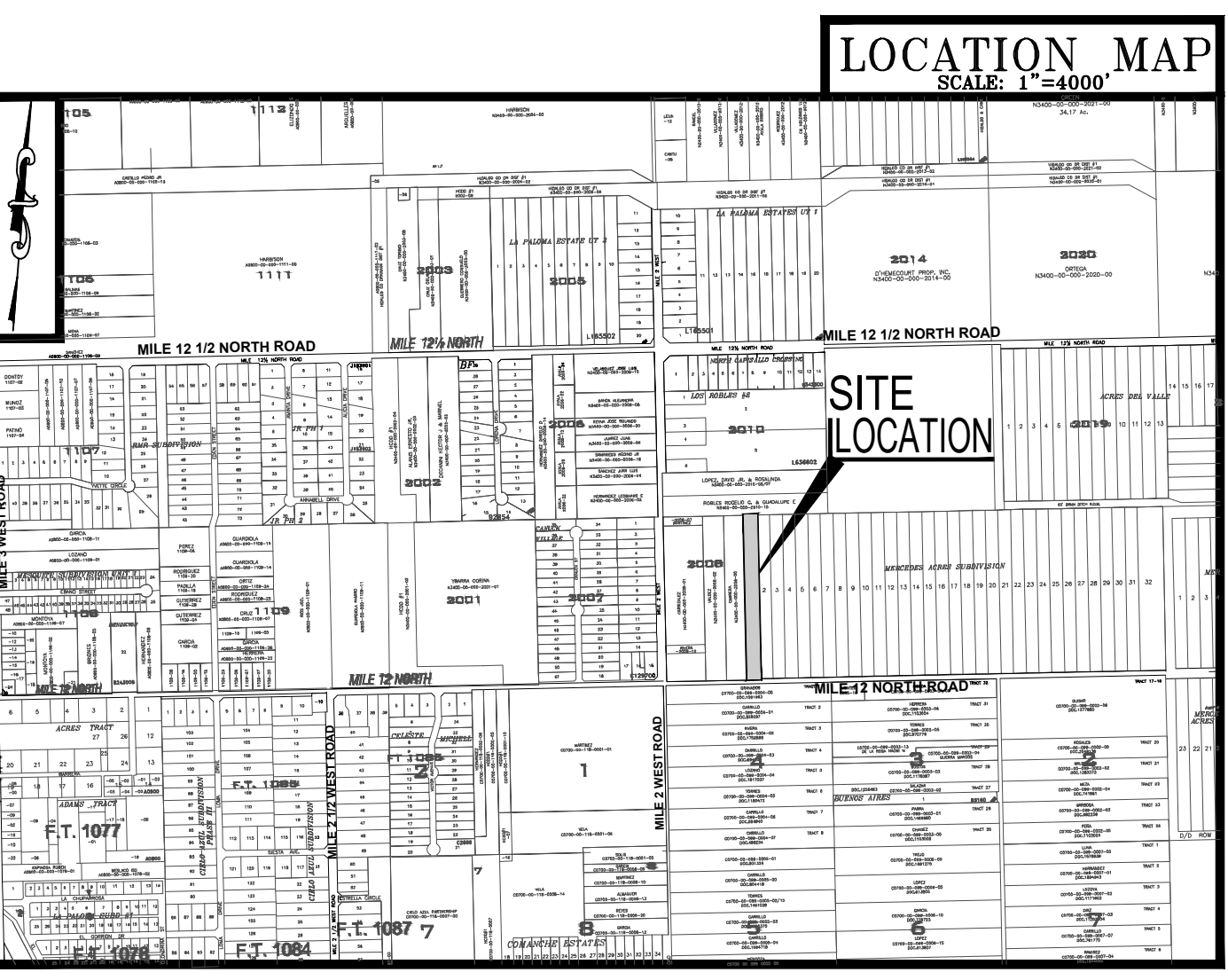
GUILLERMO A. ARRATIA _____ DATE _____
 P.E. # 94001



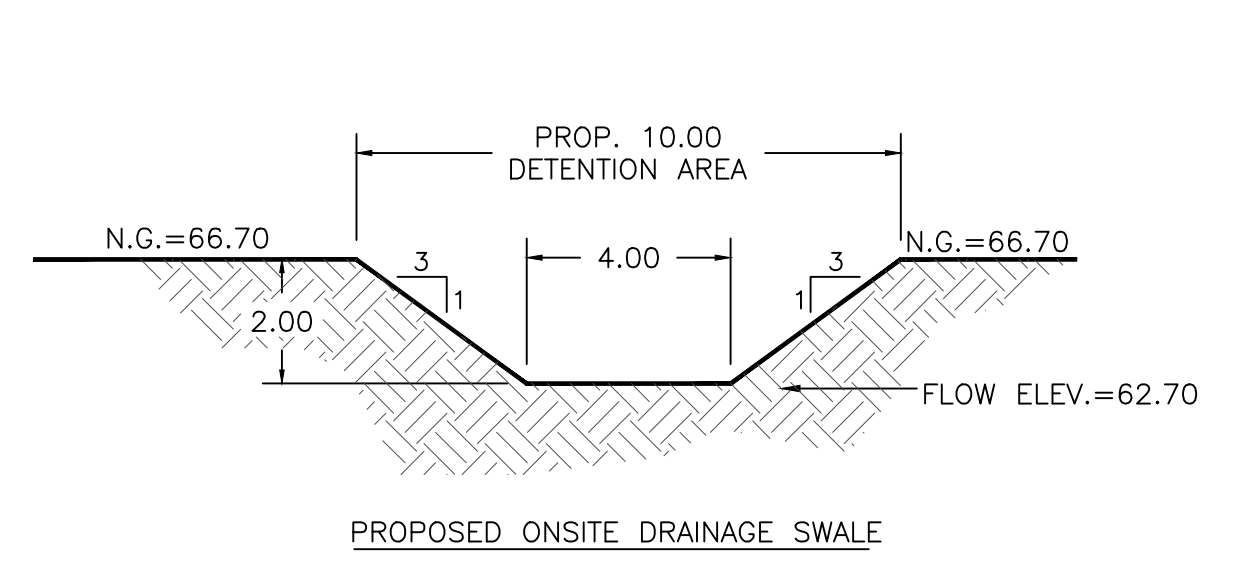
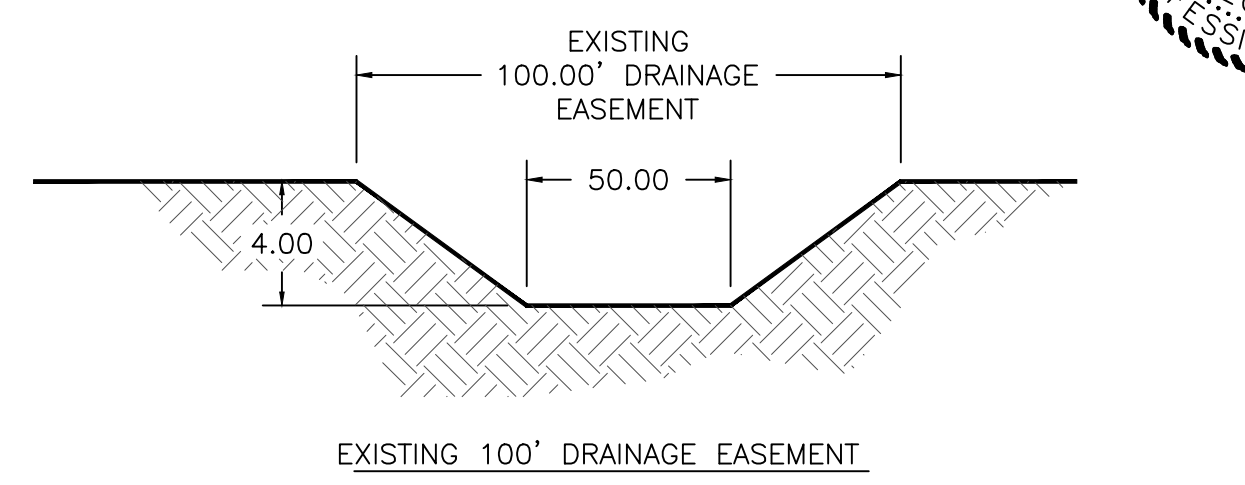
GUILLERMO A. ARRATIA _____ DATE _____
 P.E. # 94001



GUILLERMO A. ARRATIA _____ DATE _____
 P.E. # 94001



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 HUMMINGBIRD SUBDIVISION IS LOCATED ON THE NORTH SIDE OF MILE 12 NORTH ROAD, APPROXIMATE 400 FEET EAST OF MILE 2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 18,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02, PRECINCT. No. 1.



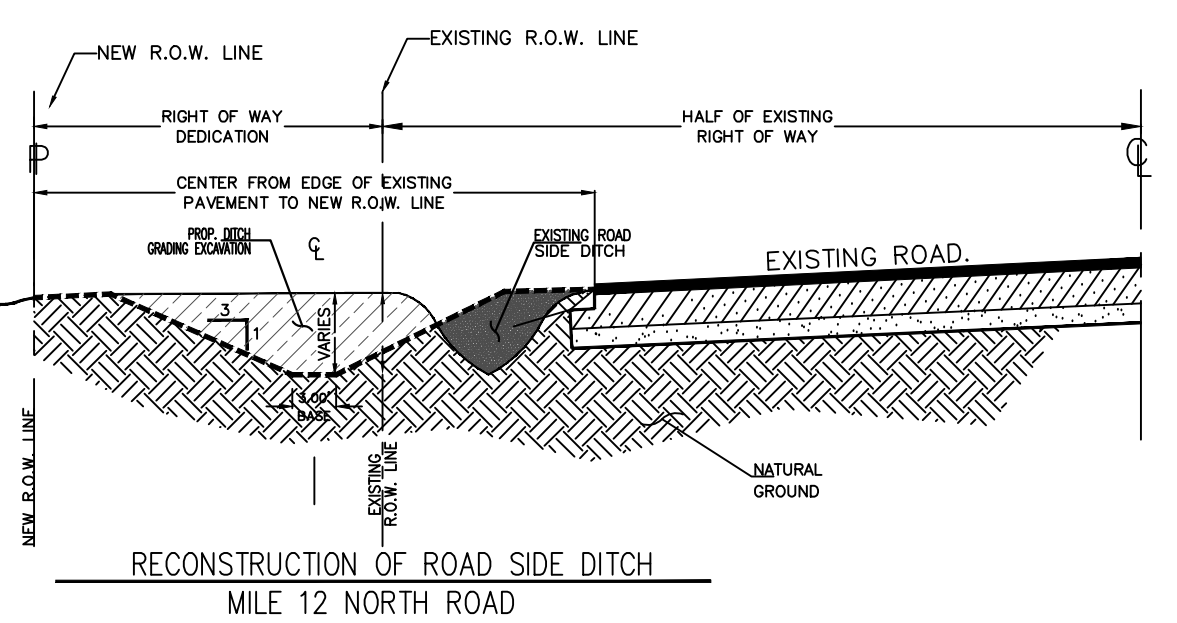
PROPOSED CROSS SECTION AREA
 14.00 SF x 4' X 585' LF = 8,190 CF
DETENTION REQUIRED: 7,584 CF
DETENTION PROVIDED: 8,190 CF



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

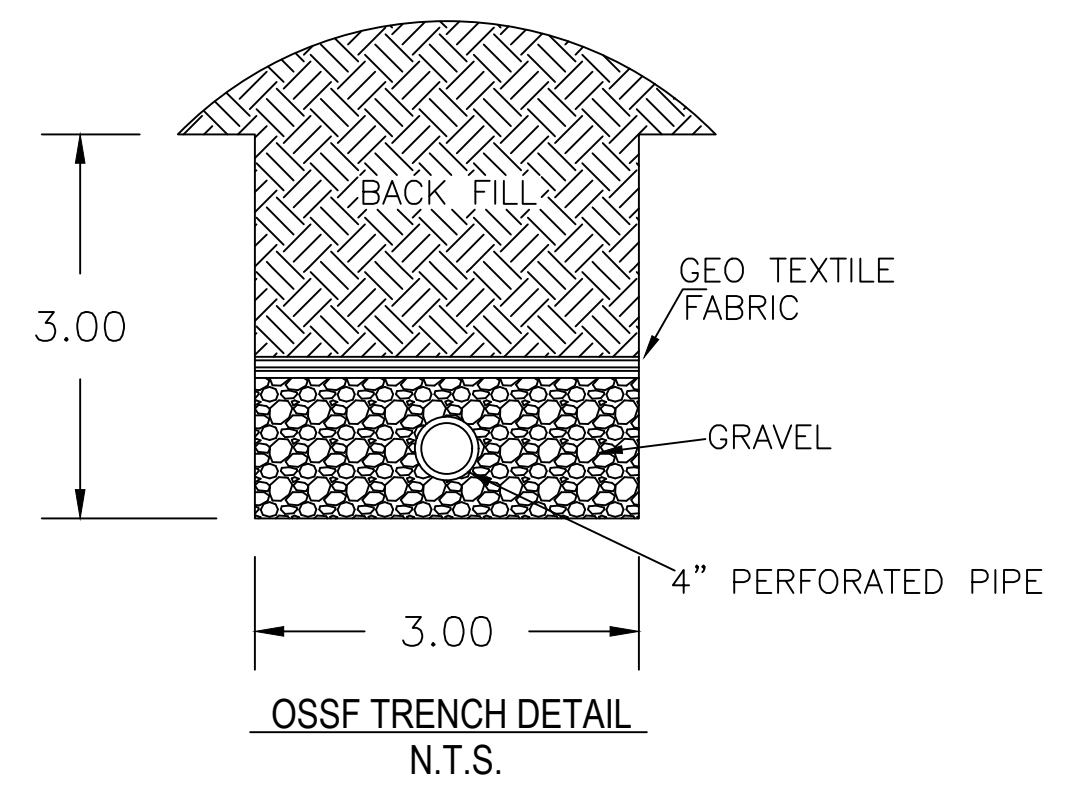
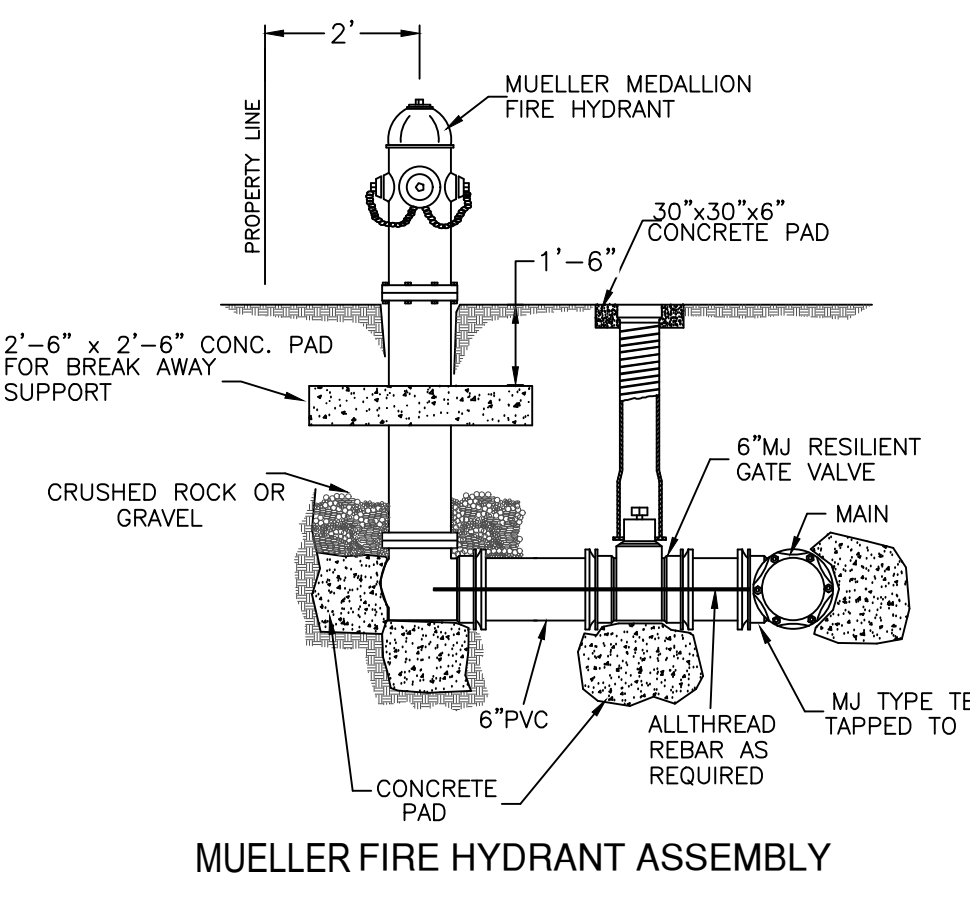


LEGEND

- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET
- - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X. --- LATITUDE AND LONGITUDE COORDINATES
- Y. ---

CONSTRUCTION COST ESTIMATE:

1-WATER:	\$ N/A
2-OSSF:	\$ 5,000.00
3-PAVING:	\$ N/A
4-DRAINAGES:	\$ N/A
TOTAL:	\$ 5,000.00



SUBDIVIDER CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G)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, AMIRTA TREJO SUBDIVIDER OF HUMMINGBIRD SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON THE LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

AMIRTA TREJO _____ DATE _____
 10679 MILE 11 EAST
 MERCEDES, TEXAS 78570

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMIRTA TREJO KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____