



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: 7-25-2023

PROPOSED HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES. DEVELOPER: MARIO CARLOS CISNEROS

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 TEX-MEX ROAD APROXIMATELY ¼ OF A MILE EAST OF SHARP ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-12-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TEX-MEX ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FT ONTO TEX-MEX ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-09-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-19-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF FOR LOT 2 HAS BEEN ESCROWED AND LOT 1 HAS AN EXISTING OSSF.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 2" LOCATION: TEX-MEX ROAD.

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

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

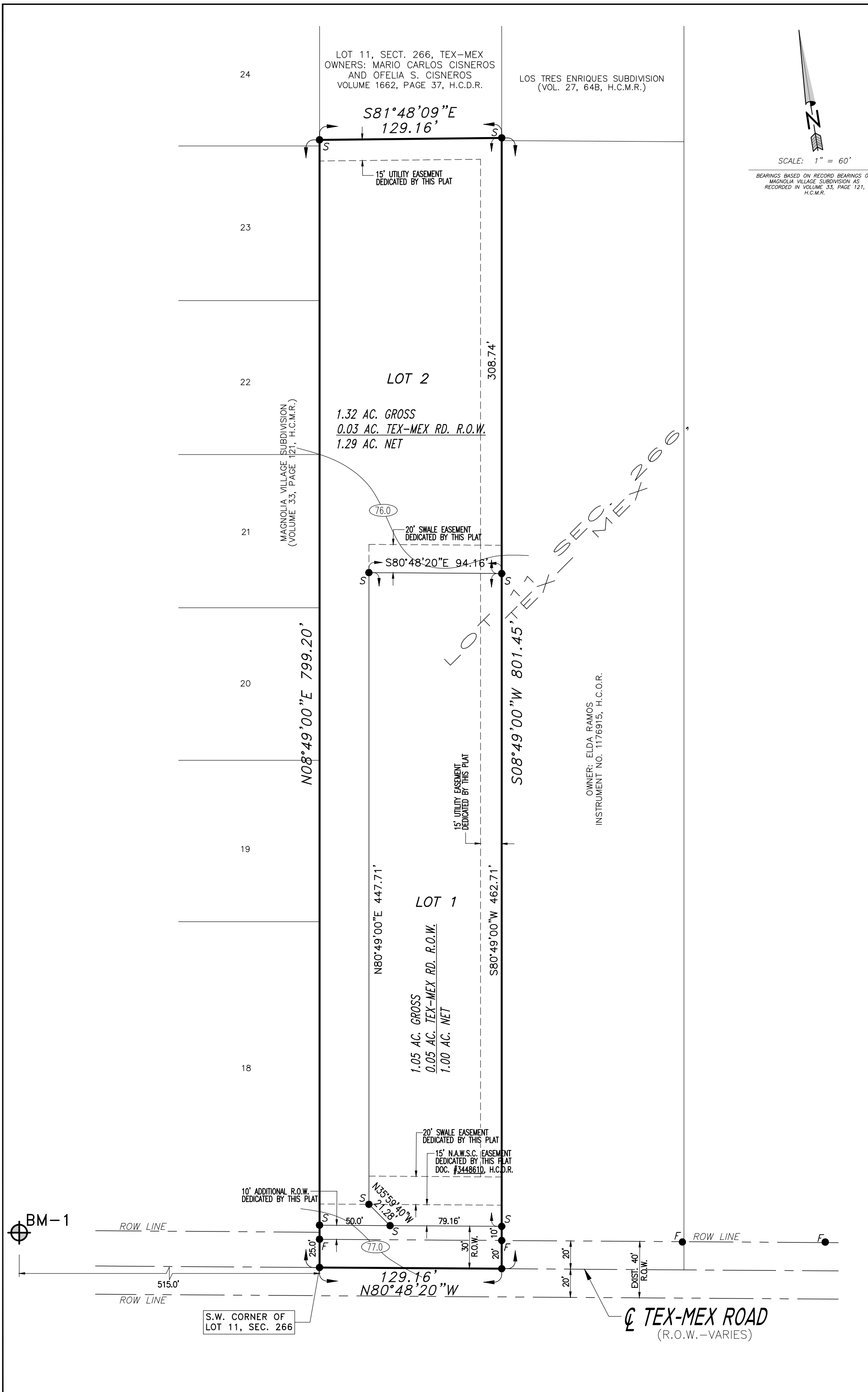
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 27, 2022

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

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.

*



LEGEND:
 F - FOUND 1/2" IRON ROD
 F1 - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD
 S1 - SET COTTON PICKER SPINDLE
 BM-1 - BENCHMARK

METES AND BOUNDS DESCRIPTION
 A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT ON THE CENTERLINE OF TEX-MEX ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 11, SECTION 266, ALSO BEING THE MOST NORTHERLY SOUTHEAST CORNER OF MAGNOLIA VILLAGE SUBDIVISION AS RECORDED IN VOLUME 33, PAGE 121, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 08° 49' 00" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 266, ALSO BEING THE EAST LINE OF SAID MAGNOLIA VILLAGE SUBDIVISION, PASS AT 20.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID TEX-MEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 799.20 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 81° 48' 09" E 129.16 FEET ALONG A LINE TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST LINE OF LOS TRES ENRIQUES SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 64B, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 08° 49' 00" W ALONG THE WEST LINE OF SAID LOS TRES ENRIQUES SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 11, SECTION 266, PASS AT 1.96 FEET A POINT BEING THE SOUTHWEST CORNER OF SAID LOS TRES ENRIQUES SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #1176915, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 781.45 FEET A FOUND ONE-HALF INCH IRON ROD BEING SAID NORTH RIGHT-OF-WAY LINE OF TEX-MEX ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 801.45 FEET TO A POINT ON THE CENTERLINE OF SAID TEX-MEX ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, SECTION 266, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GIFT DEED RECORDED IN DOCUMENT #1176915, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 80° 48' 20" W 129.16 FEET ALONG SAID CENTERLINE OF TEX-MEX ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 11, SECTION 266, TO THE POINT TO BEGINNING AND CONTAINING 2.36 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X" SHADED
 ZONE "X" IS DEFINED AS AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL NUMBER: 480334 0325 D
 EFFECTIVE DATE: JUNE 6, 2000 LOMR: MAY 17, 2001.
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, SHOW THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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: 30.00 FEET
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM-1 = TOP OF CURB INLET LOCATED ON NORTH SIDE OF TEX-MEX ROAD 515 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1. ELEVATION 25.72 N.G.V.D. 83
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **6,819 CUBIC FEET (0.15 ACRE-FEET)** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED DRAINAGE SWALES.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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. 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 OCCUPANCY 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 SEWERAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 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 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE OWNER & SUBDIVIDER OF HACIENDA SAN MIGUEL-CISNEROS 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.
- 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 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.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL 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 FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, IN THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

MARIO CARLOS CISNEROS DATE _____ OFELIA S. CISNEROS DATE _____
 7958 E. STATE HIGHWAY 107 EDINBURG, TEXAS 78542 7958 E. STATE HIGHWAY 107 EDINBURG, TEXAS 78542

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS,

DATE: SEPTEMBER 13, 2022 SCALE IN FEET SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES** ENGINEERS, SURVEYORS, PLANNERS
 115 NORTH 12TH AVE EDINBURG, TEXAS 78541 (956) 381-1061 EMAIL: REGASSOC@AOL.COM

JOB NO.: 2020-088 DRAWN BY: E.S. SHEET NO. 1 OF 2 SHEETS

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

WE, **MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS** AS OWNERS OF THE 2.36 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

MARIO CARLOS CISNEROS DATE _____ OFELIA S. CISNEROS DATE _____
 7958 E. STATE HIGHWAY 107 EDINBURG, TEXAS 78542 7958 E. STATE HIGHWAY 107 EDINBURG, TEXAS 78542

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS**, 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:

THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS _____ DAY OF _____, 2023.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS OF WAYS OR EASEMENTS.

ATTEST:
 PRESIDENT DATE _____ SECRETARY DATE _____

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(b)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2023.

HIDALGO COUNTY JUDGE DATE _____ HIDALGO COUNTY CLERK DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO

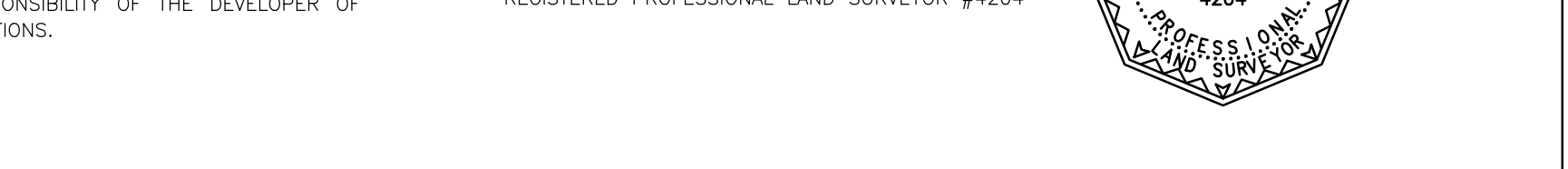
I, **JAME ACEVEDO**, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO

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

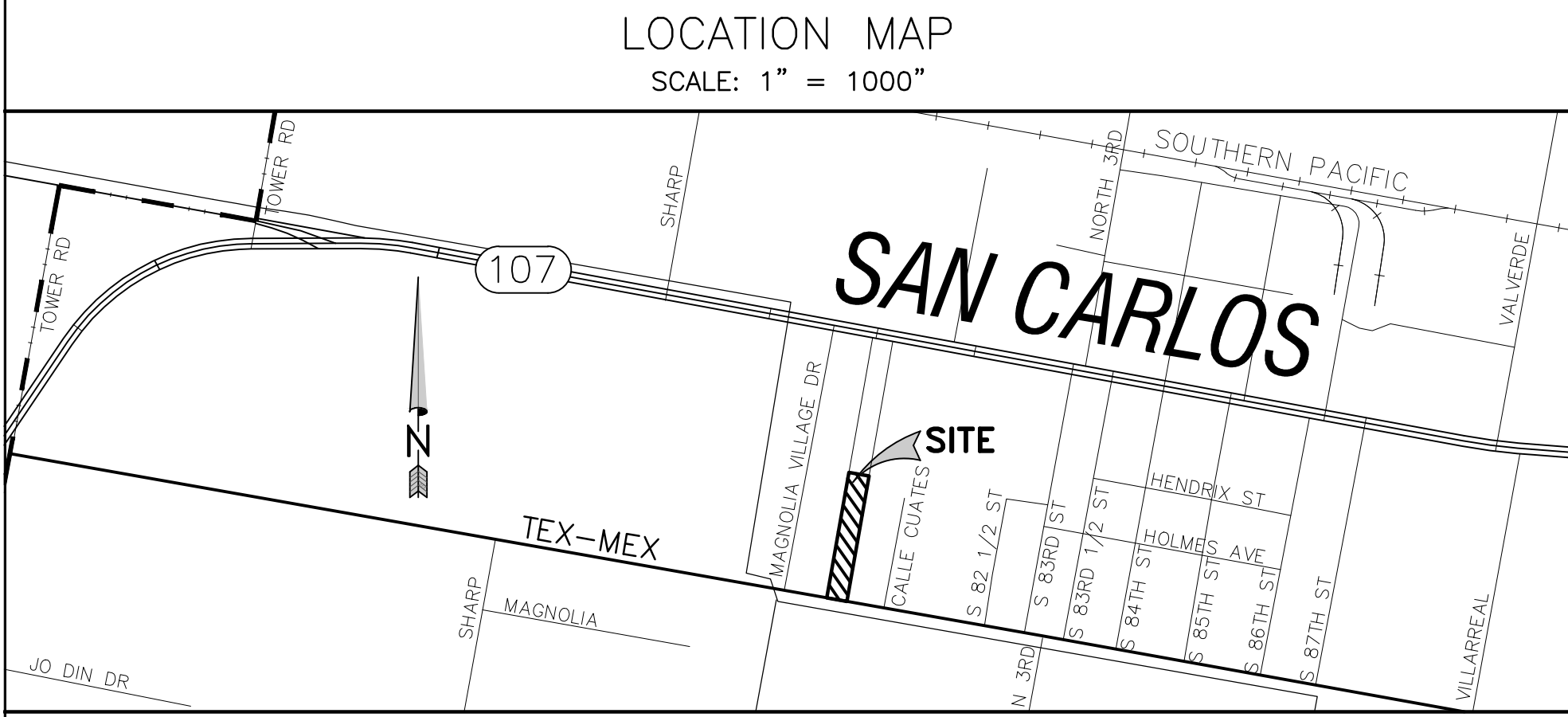
REGISTERED PROFESSIONAL LAND SURVEYOR #4204



THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790



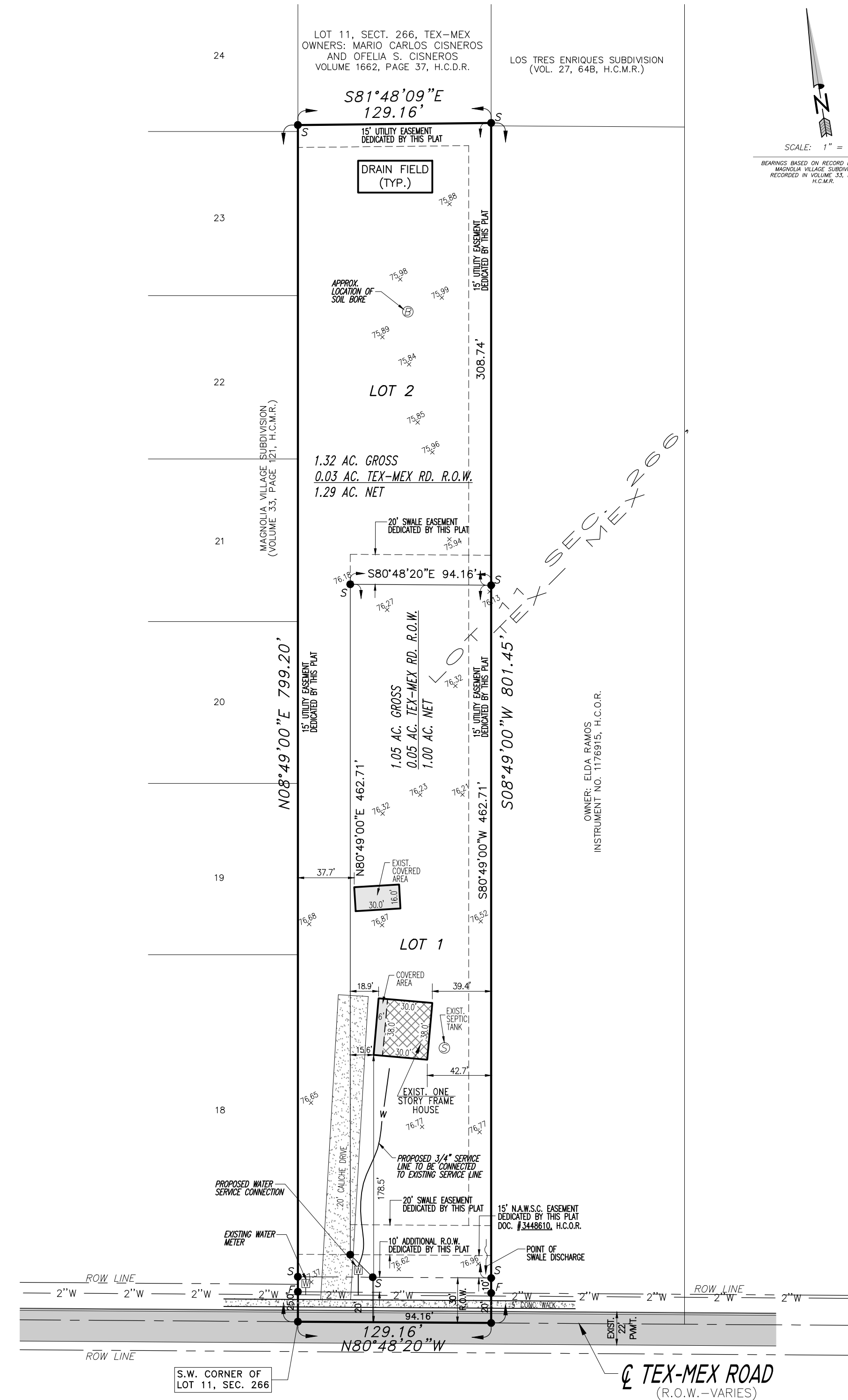
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN THE CITY OF EDINBURG, TEXAS. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

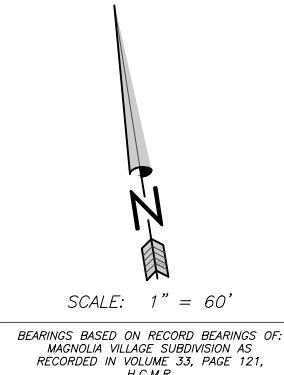
INDEX OF SHEETS

NO.	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION. HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:
 NAME: ADDRESS: CITY, STATE & ZIP: PHONE NUMBER:
 MARIO CARLOS CISNEROS & OFELIA S. CISNEROS 7958 E. S.H. 107 EDINBURG, TX. 78542 (956) 560-7884
 ENGINEER: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX. 78539 (956) 381-1061
 SURVEYOR: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX. 78539 (956) 381-1061



LEGEND:
 F - FOUND 1/2" IRON ROD
 F_i - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD
 S_i - SET COTTON PICKER SPINDLE



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

MINOR PLAT OF HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

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COST ESTIMATE

WATER	\$1,614.91
OSSF	\$1,500.00
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$3,114.91

DATE: **SEPTEMBER 13, 2022**



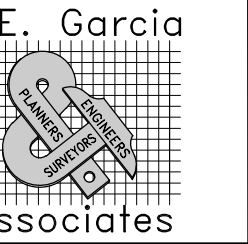
SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS

JOB NO.: 2020-088
 DRAWN BY: E.S.

116 NORTH 12th AVE
 EDINBURG, TEXAS 78542 (956) 381-1061
 EMAIL: REGASSOC@AOL.COM



SHEET NO. **2**
 OF 2 SHEETS

FINAL ENGINEERING REPORT FOR HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION
 BY RAUL E. GARCIA, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HACIENDA SAN MIGUEL-CISNEROS 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 2" WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF TEX-MEX ROAD.

WATER DISTRIBUTION FOR **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** CONSISTS OF ONE EXISTING 1" DIAMETER SINGLE WATER SERVICE FOR LOT 2 AND ONE 1" DIAMETER SINGLE WATER SERVICE INSTALLED FOR LOT 1, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1" SINGLE SERVICE AND THE METER BOX FOR LOT 2 HAS ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$1,614.91**. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$1,475.00** WHICH COVERS THE SUBDIVISION AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO 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 THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. 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 REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH-BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$1,500.00**, 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 **\$1,500.00**, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 1. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT 1 IS SOLD OR GIFTED, THE OWNER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

THE COST TO INSPECT THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$250.00**, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSPECTED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF **\$250.00**. THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 2 WAS UNCOVERED, INSPECTED, REPAIRED AND PLACED IN PROPER WORKING ORDER BY JOSE ANGEL GONZALEZ, OSSF LICENSE #0512258 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

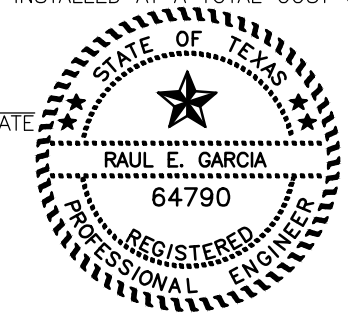
ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST 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 **\$3,089.91**.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF **\$1,250.00** (ALL INCLUSIVE), FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- WE, **MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS** SUBDIVIDERS OF **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MARIO CARLOS CISNEROS _____ DATE _____
 7958 E. STATE HIGHWAY 107
 EDINBURG, TEXAS 78542

OFELIA S. CISNEROS _____ DATE _____
 7958 E. STATE HIGHWAY 107
 EDINBURG, TEXAS 78542

**THE STATE OF TEXAS
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **MARIO CARLOS CISNEROS AND OFELIA S. CISNEROS**, 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 EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS _____

INFORME FINAL DE INGENIERIA HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION
 BY RAUL E. GARCIA, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:

HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION RECIBIRÁ AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA CARRETERA TEX-MEX.

LA DISTRIBUCION DE AGUA PARA **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** CONSTA DE UN SERVICIO DE AGUA UNICO DE 1" DE DIAMETRO EXISTENTE PARA EL LOTE 2 Y UN SERVICIO DE AGUA UNICO DE 1" DE DIAMETRO INSTALADO PARA EL LOTE 1, DICHO SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA PARA EL LOTE. EL SERVICIO UNICO DE 1" Y LA CAJA DE CONTADORES PARA EL LOTE 2 YA HAN SIDO INSTALADOS, A UN COSTO TOTAL DE **\$1,614.91**. ADEMÁS, EL LOCALIZADOR HA PAGADO A N.A.W.S.C. LA SUMA DE **\$1,475.00** QUE CUBRE LA LOCALIZACION SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS. CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS MEMBRESIAS U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESO LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DE GRABACION DE LA PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE **HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION** SERÁN TRATADAS MEDIANTE INSTALACIONES DE ALCANTARILLADO INDIVIDUALES IN SITU ("OSSF") QUE CONSISTEN EN UN TANQUE SÉPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE ABAJO FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UNA MARGA ARCILLOSA ARENOSA PARA EL ÁREA. SE REALIZARON AL MENOS OCHO EXCAVACIONES DE SUELO EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES FUERON INICIASADAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA). EL SUELO ES UNA MARGA ARCILLOSA ARENOSA DE MARRON GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DESAGUE BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE **\$1,500.00**, INCLUYENDO LOS COSTOS DEL PERMISO Y LICENCIA REQUERIDOS. NINGUN OSSF HA SIDO INSTALADO AL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DEL PLATO. CON LA PRESENTACION DE ESTA PLANIA FINAL, EL SUBDIVISOR ESTA PROPORCIONANDO GARANTIAS FINANCIERAS ADECUADAS DE CUMPLIMIENTO EN LA FORMA DE UN (CHEQUE DE CAJERO O CHEQUE PERSONAL) QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" A SER MANTENIDO POR EL CONDADO DE HIDALGO EN FIDEICOMISO POR LA CANTIDAD DE **\$1,500.00**, QUE ES EL COSTO TOTAL ESTIMADO PARA LA INSTALACION DE UN SISTEMA DE FOSA SÉPTICA EN EL LOTE 1. EL LOCALIZADOR INCLUYE EL COSTO DE UN SISTEMA DE FOSA SÉPTICA EN EL PRECIO DE VENTA DEL LOTE.

EN CUALQUIER MOMENTO DESPUÉS DE LA VENTA O REGALO DEL LOTE 1, EL PROPIETARIO PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERÁ RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBERÁ SER INSTALADO EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACION FINAL DE LUZ Y AGUA.

EL COSTO DE LA INSPECCION DEL SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE **\$250.00**, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. EL OSSF HA SIDO INSPECCIONADO AL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DEL PLATO A UN COSTO TOTAL DE **\$250.00**. EL TANQUE SÉPTICO Y EL CAMPO DE DRENAJE EXISTENTES DEL LOTE 2 FUERON DESCUBIERTOS, INSPECCIONADOS, REPARADOS Y PUESTOS EN BUEN ESTADO DE FUNCIONAMIENTO POR JOSE ANGEL GONZALEZ, OSSF LICENCIA #0512258 Y APROBADO POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.

CERTIFICACION DE INGENIERO:

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE EL COSTO PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y LAS INSTALACIONES DE ALCANTARILLADO EN EL SITIO, MENCIONADO ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁN UN GRAN TOTAL DE **\$3,089.91**.

INSTALACIONES DE ALCANTARILLADO - SE HA INSTALADO SISTEMA SÉPTICO A UN COSTO TOTAL DE **\$1,750.00** (TODO INCLUIDO), PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____



DRAINAGE STATEMENT FOR HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION

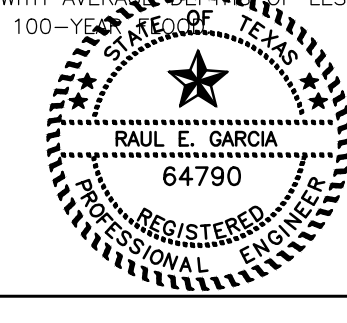
HACIENDA SAN MIGUEL-CISNEROS SUBDIVISION CONSISTS OF A 2.36 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1662, PAGE 37, DEED RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE NORTH SIDE OF TEX-MEX ROAD APPROXIMATELY 290 FEET EAST OF MAGNOLIA VILLAGE DRIVE WITHIN THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL SITE WITH ONE HOME THAT IS BEING SUBDIVIDED INTO 2 RURAL SIZED RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTHEAST TOWARDS TEX-MEX ROAD. TEX-MEX ROAD FLOWS WEST TOWARDS AND DISCHARGES INTO THE SCHUNIOR DRAINAGE DITCH. THE SCHUNIOR DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 C DATED 6/06/2000 AND REVISED MAY 17, 2001. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".

THE SOIL ON THIS PROPERTY IS (2B) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

THE PROPOSED SUBDIVISION WILL UTILIZE ON SITE SWALES TO DETAIN STORM RUNOFF AND DISCHARGE THE STORM FLOW TOWARDS THE NORTH SIDE OF TEX-MEX ROAD. THE ROADWAY DITCHES WILL CONTINUE TO FLOW WEST TOWARDS THE SCHUNIOR DRAINAGE DITCH. THE ADDITION OF ONE SINGLE FAMILY DWELLING WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 6,518 CUBIC FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.29 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT (3.60 CFS).

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X SHADED". AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



REGISTERED PROFESSIONAL ENGINEER #64790