



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 MGM APARTMENTS SUBDIVISION PRECINCT No. 1

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: KAREN YESENIA MENA ECHEVERRIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF MILE 12 NORTH ROAD APPROXIMATELY ¼ OF A MILE WEST OF FM 491.

SUBDIVISION LIES WITHIN THE: RURAL AREA.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-29-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY SITE RUNOFF ONTO MILE 12 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO MILE 12 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-07-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-06-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C LINE SIZE: 8" LOCATION: MILE 12 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 7-6-2023 : 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: FEBRUARY 02, 2023

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

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.

*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF MGM APARTMENTS SUBDIVISION

A 0.59 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 26, TACHI SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED DOCUMENT #3269497, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SHEET NO. 1
OF 2 SHEETS

DATE: FEBRUARY 13, 2023 SCALE IN FEET
0 30' 60' 90' SCALE: 1" = 30'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78848 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

LEGEND:
 F = FOUND MAG NAIL
 F₁ = FOUND 1/2" IRON ROD

METES AND BOUNDS DESCRIPTION

A 0.59 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 26, TACHI SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED DOCUMENT #3269497, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FOUND ONE-HALF INCH IRON ROD ON THE POINT OF INTERSECTION OF THE WEST LINE OF FARM TRACT 2042, NORTH CAPISALLO DISTRICT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTH RIGHT-OF-WAY LINE OF MILE 12 NORTH ROAD, BEING THE SOUTHWEST CORNER OF SAID LOT 26, TACHI SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WEST 123.50 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF MILE 12 NORTH ROAD, ALSO BEING THE SOUTH LINE OF SAID LOT 26, TACHI SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 26, TACHI SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH 208.00 FEET ALONG THE EAST LINE OF SAID LOT 25, TACHI SUBDIVISION, ALSO BEING THE WEST LINE OF SAID LOT 26, TACHI SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF LOT 24, OF SAID TACHI SUBDIVISION, BEING THE NORTHWEST CORNER OF SAID LOT 26, TACHI SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 25, TACHI SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE EAST 123.50 ALONG THE NORTH LINE OF SAID LOT 26, TACHI SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 24, TACHI SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON SAID WEST LINE OF FARM TRACT 2042, NORTH CAPISALLO DISTRICT SUBDIVISION, TO THE POINT TO BEGINNING AND CONTAINING 0.059 OF AN ACRE (25,688 SQUARE FEET) OF LAND, MORE OR LESS.

THENCE SOUTH 208.00 FEET ALONG THE EAST LINE OF SAID LOT 26, TACHI SUBDIVISION, ALSO BEING SAID WEST LINE OF SAID FARM TRACT 2042, NORTH CAPISALLO DISTRICT SUBDIVISION, TO THE POINT TO BEGINNING AND CONTAINING 0.059 OF AN ACRE (25,688 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION 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 ARE AS FOLLOWS:
 FRONT 50.00' OR EASEMENT, WHICHEVER IS GREATER
 REAR 40.00' OR EASEMENT, WHICHEVER IS GREATER
 SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR 64.50, WHICHEVER ELEVATION 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 BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
**BM-1: 60 PENNY NAIL SET IN POWER POLE LOCATED NEAR THE SOUTHWEST CORNER OF LOT 1.
 ELEVATION: 62.88 DATUM: N.A.V.D. 1988**
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 2,407 OR 0.06 ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM TO YEAR STORM FLOW DISCHARGE RATE OF 0.97 CFS DURING SAID EVENT. THE PEAK RATE OF EVENT.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH CEDC 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 2,1780 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 AND SUBDIVIDER OF **MGM APARTMENTS SUBDIVISION** RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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 PURCHASER OF 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.
- LOT 1 SHALL BE FOR MULTI-FAMILY USES. 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 OCCUPANCY AN EASEMENT.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 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.
- 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.
- PROPERTY OWNER OR RENTER/TENNET OF LOT 1 SHALL BE PROHIBITED FROM ALTERING OR COVERING LOT 1 NORTH RD. ROAD-DITCH ADJACENT TO LOT 1, UNLESS DONE OR DEEMED BY HIDALGO COUNTY.

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 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, AN **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 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 WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

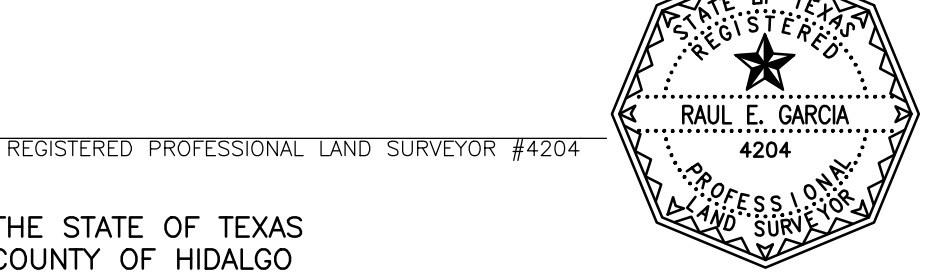
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT 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 _____, 20__.

KAREN YESENIA MENA ECHEVERRIA DATE EDWIN JAVIER GARCIA DATE
 8729 SHOREHAM BLVD. 8729 SHOREHAM BLVD.
 KNOXVILLE, TN 37922 KNOXVILLE, TN 37922

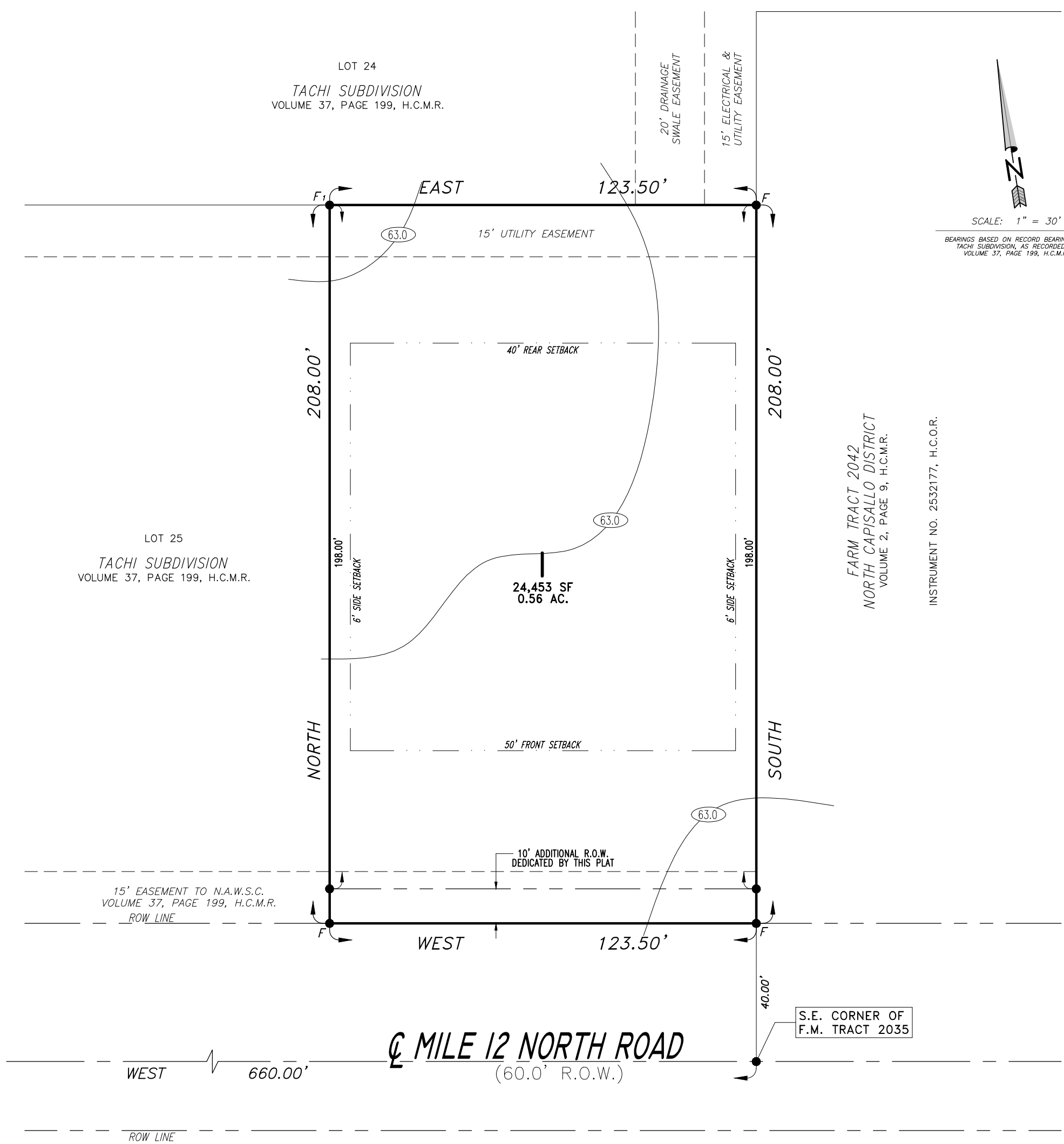
THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, 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.



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 LAND SURVEYOR #4204

REGISTERED PROFESSIONAL ENGINEER #64790



LOCATION MAP SCALE: 1" = 1000"



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

MGM APARTMENTS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 1 APPROXIMATELY 1,320 FEET WEST OF F.M. 491 ON MILE 12 NORTH ROAD APPROXIMATELY 2,840 FEET SOUTH OF MILE 12 1/2 NORTH ROAD. **MGM APARTMENTS SUBDIVISION** IS IN A RURAL AREA AND IS NOT WITHIN ANY CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS	DESCRIPTION
1	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; PLAT WITH LOTS, LOT DIMENSIONS, STREETS AND EASEMENT DESIGNATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; PAVING, DRAINAGE AND IRRIGATION SANITARY MAP 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:

OWNERS: KAREN YESENIA MENA ECHEVERRIA & EDWIN JAVIER GARCIA	ADDRESS: 8729 SHOREHAM BLVD.	CITY, STATE & ZIP: KNOXVILLE, TN 37922	PHONE #: (865) 237-5304
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

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

THE STATE OF TEXAS
 COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 WE, **KAREN YESENIA MENA ECHEVERRIA & EDWIN JAVIER GARCIA**, AS OWNERS OF THE 0.59 ACRE TRACT OF LAND ENCUMBERED WITHIN THE PROPOSED **PLAT OF MGM APARTMENTS 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.

KAREN YESENIA MENA ECHEVERRIA DATE EDWIN JAVIER GARCIA DATE
 8729 SHOREHAM BLVD. 8729 SHOREHAM BLVD.
 KNOXVILLE, TN 37922 KNOXVILLE, TN 37922

THE STATE OF TENNESSEE
 COUNTY OF KNOX
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **KAREN YESENIA MENA ECHEVERRIA & EDWIN JAVIER GARCIA** 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 KNOX COUNTY, TENNESSEE

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 RAUL E. SESIN, P.E., C.F.M. DATE
 GENERAL MANAGER

APPROVAL BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:
 THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9
 DATE THIS ____ DAY OF _____, 20__.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER DATE
 HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(g)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MGM APARTMENTS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

HIDALGO COUNTY JUDGE DATE
 ATTEST: HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MGM APARTMENTS SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

PLAT OF MGM APARTMENTS SUBDIVISION

A 0.59 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 26, TACHI SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED DOCUMENT #3269497, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JANUARY 19, 2023

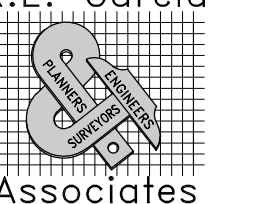


SCALE: 1" = 30'

PREPARED BY:

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

R.E. Garcia



JOB NO.: 2022-194
DRAWN BY: E.S.

116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (936) 381-1061
EMAIL: REGASSOC@AOL.COM

Associates

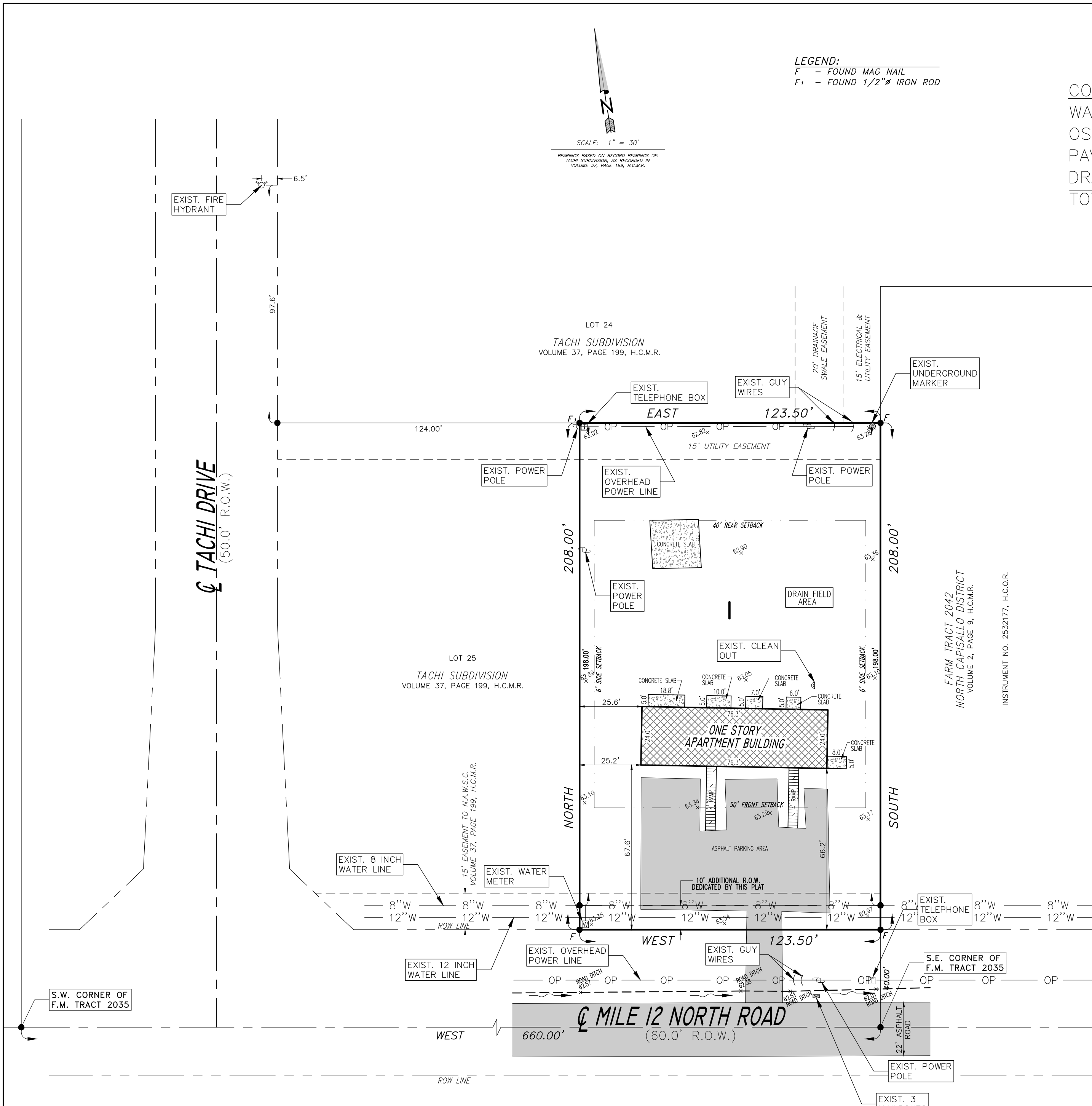
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 2
OF 2 SHEETS

COST ESTIMATE

WATER	\$2,500.00
OSSF	\$0,000.00
PAVING	\$00.00
DRAINAGE	\$00.00
TOTAL	\$2,500.00



FINAL ENGINEERING REPORT FOR MGM APARTMENTS SUBDIVISION BY RAUL E. GARCIA, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MGM APARTMENTS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISOR 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" AND AN 8" WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 12 NORTH ROAD.

WATER DISTRIBUTION FOR MGM APARTMENTS SUBDIVISION CONSISTS OF ONE EXISTING 3/4" DIAMETER SINGLE WATER SERVICE METER FOR LOT 1. THE 3/4" DIAMETER SINGLE WATER SERVICE METER FOR LOT 1 WILL BE REMOVED AND REPLACED WITH A 1" DIAMETER SINGLE WATER SERVICE METER FOR LOT 1 AT A TOTAL COST OF \$2,500.00. IN ADDITION, THE SUBDIVISOR HAS PAID N.A.W.S.C. THE SUM OF \$1,751.00, 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 MGM APARTMENTS SUBDIVISION 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. LOT 1 HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

LOT 1 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 (8) 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.

LOT 1 HAS AN EXISTING SEPTIC SYSTEM ALREADY IN PLACE.

THE COST TO INSPECT THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$300.00, 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 \$300.00. THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 1 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.

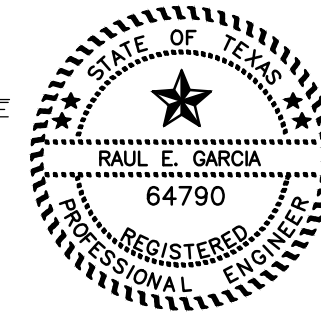
ENGINEER CERTIFICATION:

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 ONSITE 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 \$4,251.00.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSPECTED AT A TOTAL COST OF \$300.00 (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, KAREN YESENIA MENA ECHEVERRIA & EDWIN JAVIER GARCIA, SUBDIVIDERS OF MGM APARTMENTS 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.

KAREN YESENIA MENA ECHEVERRIA _____ DATE _____
8729 SHOREHAM BLVD.
KNOXVILLE, TN 37922

EDWIN JAVIER GARCIA _____ DATE _____
8729 SHOREHAM BLVD.
KNOXVILLE, TN 37922

THE STATE OF TENNESSEE COUNTY OF KNOX

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED
KAREN YESENIA MENA ECHEVERRIA & EDWIN JAVIER GARCIA 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 _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR KNOX COUNTY, TENNESSEE _____

INFORME FINAL DE INGENIERIA PARA LA SUBDIVISION DE APARTAMENTOS MGM POR RAUL E. GARCIA, P.E. INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE FUNCIONAMIENTO:

MGM APARTMENTS SUBDIVISION RECIBIRA AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBVISOR 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 12" Y UNA DE 8" QUE CORREN A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA MILLA 12 DE LA CARRETERA NORTE.

LA DISTRIBUCION DE AGUA PARA MGM APARTMENTS SUBDIVISION CONSTA DE UN MEDIDOR DE SERVICIO DE AGUA UNICO DE 3/4" DE DIAMETRO EXISTENTE PARA EL LOTE 1. EL MEDIDOR DE SERVICIO DE AGUA UNICO DE 3/4" DE DIAMETRO PARA EL LOTE 1 SERA REMOVIDO Y REEMPLAZADO CON UN MEDIDOR DE SERVICIO DE AGUA UNICO DE 1" DE DIAMETRO PARA EL LOTE 1 A UN COSTO TOTAL DE \$2,500.00. ADEMAS, EL SUBVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$1,751.00 QUE CUBRE LA SUBDIVISION COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA. LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS MEMBRASIAS 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. INSTALARA PRONTO SIN COSTO EL MEDIDOR DE AGUA PARA ESE 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 LA INSCRIPCION DE LA PLAT.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERACION

LAS AGUAS RESIDUALES DE LA SUBDIVISION DE MGM APARTMENTS SUBDIVISION SERAN TRATADAS MEDIANTE INSTALACIONES DE ALCANTARILLA INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR 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. EL LOTE 1 TIENE AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

EL LOTE 1 EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMARAO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UNA MARGA ARCILLOSA ARENOSA PARA EL AREA. SE REALIZARON AL MENOS OCHO EXCAVACIONES DE SUELO EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE LUMINACION PROPUESTA. (PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA LIMITE). 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 DESAJE BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL LOTE 1 TIENE UN SISTEMA SEPTICO EXISTENTE YA INSTALADO.

EL COSTO PARA INSPECCIONAR EL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$300.00, 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 \$300.00. EL TANQUE SEPTICO Y EL CAMPO DE DRENAJE EXISTENTES PARA EL LOTE 1 FUERON DESCUBIERTOS, INSPECCIONADOS, REPARADOS Y COLOCADOS EN BUEN ESTADO DE TRABAJO POR JOSE ANGEL GONZALEZ, LICENCIA OSSF #0512258 Y APROBADOS POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.

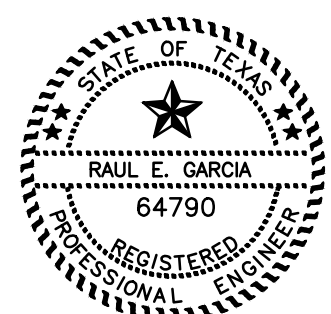
CERTIFICACION DE INGENIERO:

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, COSTARAN UN GRAN TOTAL DE \$4,251.00.

INSTALACIONES DE ALCANTARILLADO - SE HA INSTALADO SISTEMA SEPTICO A UN COSTO TOTAL DE \$300.00 (TODO INCLUIDO), PARA TODO EL LOCALIZADO.

FIRMA DEL INGENIERO _____ FECHA _____



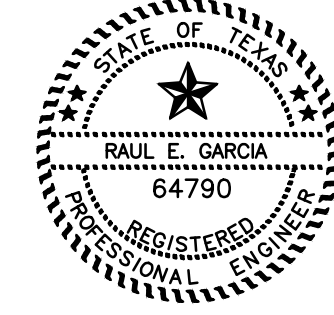
DRAINAGE STATEMENT FOR MGM APARTMENTS SUBDIVISION

THE MGM APARTMENTS SUBDIVISION CONSISTS OF A 1 LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION LOCATED ON 0.59 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 26, TACHI SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY RECORDED DOCUMENT #3269497, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE HIDALGO COUNTY RURAL DEVELOPMENT AREA. THE PROPERTY IS CURRENTLY LOCATED WITHIN A SINGLE-FAMILY RESIDENTIAL AREA WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED WITHIN BOTH A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C DATED JUNE 6, 2000. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A HIDALGO SANDY CLAY LOAM (28) WHICH IS A DARK, GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. 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 A SINGLE FAMILY RESIDENTIAL LOT WITHIN A SINGLE FAMILY RESIDENTIAL SUBDIVISION. THE SITE WILL BE SUBDIVIDED INTO A ONE-LOT MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR USE AS A 4-FLEX APARTMENT UNIT. EXISTING RUNOFF IS DIRECTED IN A SOUTHERLY TOWARDS ROAD DITCHES ON MILE 12 N. ROAD MILE 12 N. ROAD COLLECTS STORM FLOWS AND DISCHARGERS INTO THE INTO THE 60 DRAINAGE DITCH OWNED AND MAINTAINED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9. THE 60 DRAINAGE DITCH THEN FLOWS NORTH AND DISCHARGES INTO THE HCOO #1 MERCEDES LATERAL DRAINAGE DITCH. THE PROPOSED SUBDIVISION WILL CONTINUE TO UTILIZE ALL AVAILABLE VOLUME WITHIN ADJACENT ROADSIDE DITCHES ON MILE 12 NORTH ROAD FOR THE MINOR INCREASE IN DISCHARGE VOLUME.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 2,407 CUBIC FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT ($Q_{10} = 0.97$ CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT ($Q_{50} = 2.22$ CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 0.97 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR ($Q_{50} = 2.22$ CFS) RAINFALL EVENT.



REGISTERED PROFESSIONAL ENGINEER #64790