



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

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 BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION, PRECINCT No. 3.

ENGINEER: R.E. GARCIA & ASSOCIATES. DEVELOPER: LEONARDO BALDERAS

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: EAST OF MOOREFIELD ROAD (F.M. 681) AND APPROXIMATELY 1 ½ MILE NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MCALLEN.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-06-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO ADDITIONAL ROW DEDICATION REQUIRED FOR MOOREFIELD ROAD (F.M. 681).

H.C.R.O.W. FINAL APPROVAL DATE: 7-05-2023 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-6-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: MOOREFIELD ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 2-27-2023 : 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: OCTOBER 18, 2022

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

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
1	PLATS	NAME, NOTES AND CERTIFICATIONS	06-09-23	R.E.G.

METES AND BOUNDS DESCRIPTION
 A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

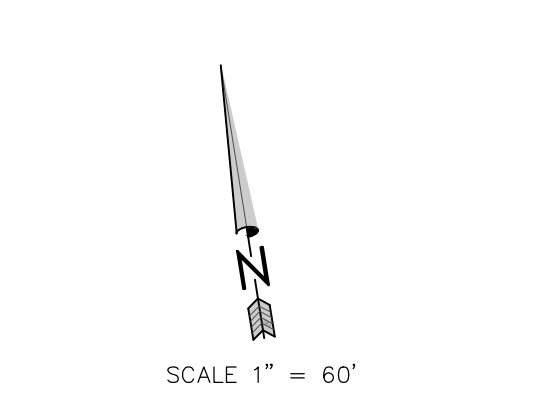
BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF FM 681 (MOOREFIELD ROAD) ALSO BEING THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **EAST 1,235.56 FEET** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTH LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3290153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3349673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **SOUTH 236.10 FEET** ALONG SAID WEST LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3290153, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **WEST 1,236.56 FEET** ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3214647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N00°14'32"E 236.10 FEET** ALONG SAID EAST RIGHT-OF-WAY LINE OF FM 681 ALSO BEING THE WEST LINE OF SAID LOT 1, BALDERAS RANCH SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING 6.70 ACRES OF LAND, MORE OR LESS.



BEARINGS BASED ON RECORD BEARINGS OF: TIERRA HERMOSA SUBDIVISION, AS RECORDED IN VOLUME 48, PAGE 49, H.C.M.R.

- LEGEND:**
 F - FOUND 1/2" IRON ROD
 F1 - FOUND COTTON PICKER SPINDLE
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"
 S - CALCULATED POINT
 B.M. - BENCHMARK

**PLAT OF
BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION**

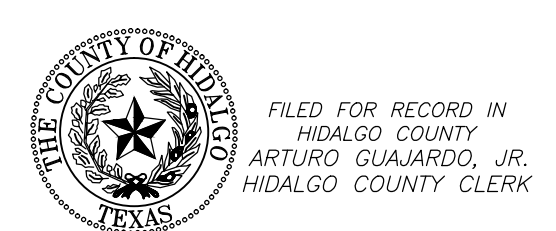
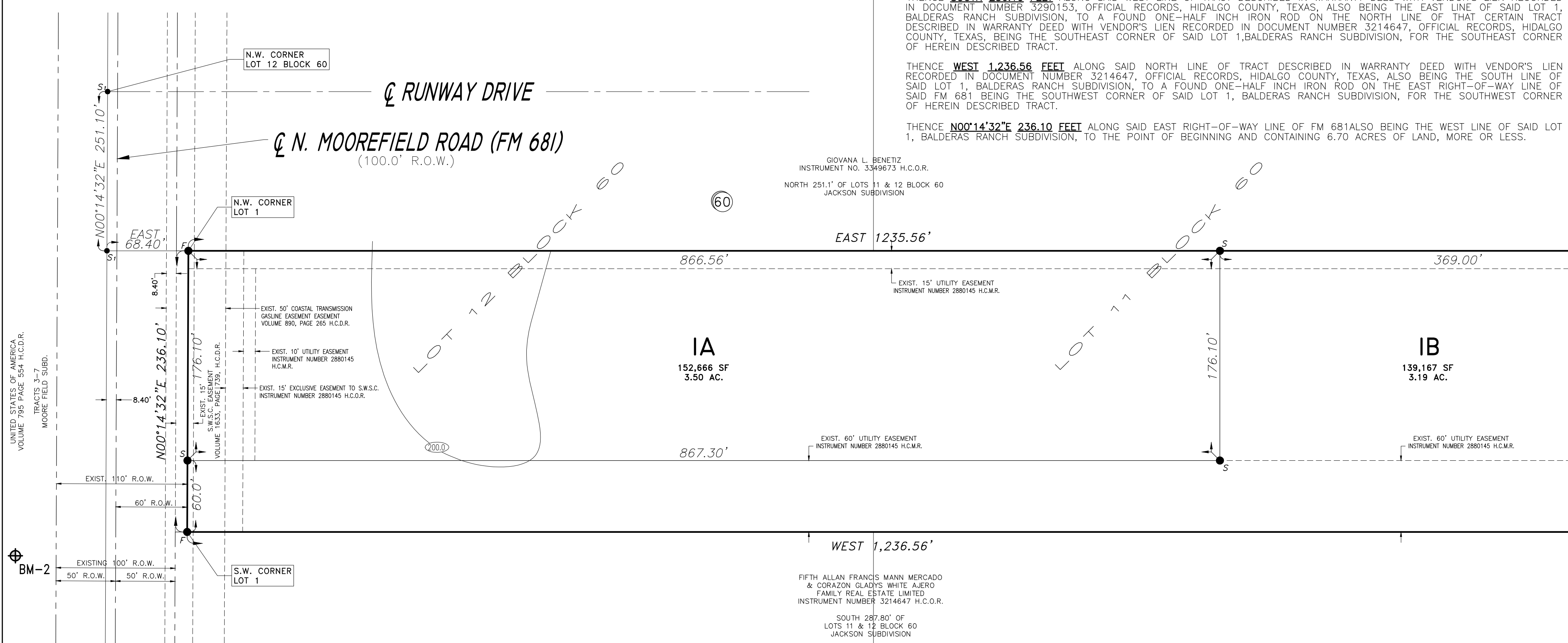
A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: **OCTOBER 11, 2022** SCALE IN FEET: 0 60' 120' 180' SCALE: **1" = 60'**

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 (7-2001) EDINBURG, TX 77025
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 77541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

DRAWN BY: **E.S.**

R.E. Garcia
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS
 LICENSE NO. 4204



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

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

BY: _____ DEPUTY

BIANCA DENISE BALDERAS
 INSTRUMENT NO. 326705 H.C.M.R.
 LOT 10 BLOCK 60
 JACKSON SUBDIVISION

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

I, **LEANDRO BALDERAS** THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** LOCATED AT McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE OF THE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OF WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN. 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.

LEANDRO BALDERAS _____ DATE
 22680 N. MOOREFIELD ROAD
 PALMHURST, TEXAS 78573

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 **LEANDRO BALDERAS** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN _____ DATE

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

INTERNATIONAL BANK OF COMMERCE _____ DATE
 8998 RESEARCH BOULEVARD
 AUSTIN, TEXAS 78758

SHARYLAND WATER SUPPLY CORPORATION:
 I, **CARLOS LIMA** HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA _____ DATE
 GENERAL MANAGER
 SHARYLAND WATER SUPPLY CORPORATION

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

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE

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.T.M. _____ DATE
 GENERAL MANAGER

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE
 ATTEST: HIDALGO COUNTY CLERK _____ DATE

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" IS DEFINED AS COMMUNITY-PANEL NO. 480334 0300 D EFFECTIVE DATE: JUNE 06, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFY AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAN.
- SETBACKS:
 LOT 1A: FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 REAR: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 LOT 1B: FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 REAR: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 15.00 FEET ALONG THE NORTH SIDE OR EASEMENT, WHICHEVER IS GREATER
 60.00 FEET ALONG THE SOUTH SIDE OR EASEMENT, WHICHEVER IS GREATER
 GARAGE: 18.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND. 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 MC19 30" ALUMINUM PIPE PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, NORTHWEST INTERSECTION OF FM2993 & FM1925. ELEVATION 163.27 N.G.V.D. 83.
BM-2 MOORE STAINLESS STEEL 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP, INSIDE THE MOORE FIELD ARCADE ALONG FM 681. ELEVATION 198.72 N.G.V.D. 83.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **184,800 CUBIC FEET (0.46 ACRE- FEET)** OF STORM WATER RUNOFF. LOT 1 SHALL DETAIN 8,107 CUBIC-FEET (0.186 ACRE-FEET) AND LOT 1A SHALL DETAIN 7,412 CUBIC-FEET (0.17 ACRE-FEET).
- 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS INCLUDING EXISTING AND PROPOSED. EXISTING 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL 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.
- 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- THE OWNER OF LOT 1B SHALL DEDICATE/DONATE THIRTY FEET (30.00') OF RIGHT-OF-WAY ALONG THE EAST SIDE OF LOT 1B SHOULD A FUTURE COLLECTOR ROADWAY BE REQUIRED ALONG THE EAST SIDE OF THIS SUBDIVISION.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.
- 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLETES 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 CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- LEANDRO BALDERAS THE OWNER & SUBDIVIDER OF BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION, RETAINS AN 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 TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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 PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN LEANDRO BALDERAS AND THE CITY OF McALLEN EXECUTED ON MARCH 20, 2023 AND RECORDED IN THE FOLLOWING INSTRUMENT-DOCUMENT NO. 3434408, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON N. MOOREFIELD RD. (FM681).
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

LOCATION MAP
 SCALE: 1" = 2000"

PRINCIPAL CONTACTS:
 OWNER: **LEANDRO BALDERAS** ADDRESS: 22680 N. MOOREFIELD ROAD
 ENGINEER: **RAUL E. GARCIA** 116 N. 12TH
 SURVEYOR: **RAUL E. GARCIA** 116 N. 12TH
 CITY, STATE & ZIP: EDINBURG, TX 77541 (956) 222-4564
 PHONE # / FAX #: 116 N. 12TH EDINBURG, TX. 78539 (956) 381-1061
 116 N. 12TH EDINBURG, TX. 78539 (956) 381-1061

**SHEET NO. 1
OF 2 SHEETS**

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

REPLAT OF BALDERAS RANCH SUBDIVISION IS LOCATED IN WEST CENTRAL HIDALGO COUNTY IN H.C.P. #3 ON THE EAST SIDE OF MOOREFIELD ROAD, APPROXIMATELY 1 1/2 MILES NORTH OF MOOREFIELD ROAD (FM681) AND MONTE CRISTO (FM1925) INTERSECTION. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN POPULATION 138,082 (2015 CENSUS). ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, REPLAT OF BALDERAS RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

NO.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; 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.O. APPROVAL; REVISION NOTES; CITY APPROVAL AND H.C.H.D. CERTIFICATION
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) 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

DRAINAGE STATEMENT FOR BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION

BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION IS A PROPOSED 2 LOT RESIDENTIAL SUBDIVISION ON A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT #2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NO. 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE HIDALGO COUNTY RURAL DEVELOPMENT AREA AND CITY OF McALLEN EXTERIOR JURISDICTION. THE SITE IS LOCATED ON THE EAST SIDE OF MOOREFIELD ROAD (FM 681) APPROXIMATELY 360 FEET SOUTH OF RUNWAY DRIVE. THERE IS AN EXISTING RESIDENTIAL HOME WITH VARIOUS STRUCTURES LOCATED WITHIN THE PROPOSED LOT 1. THE PROPERTY IS BEING SUBDIVIDED INTO TWO SINGLE FAMILY RESIDENTIAL LOTS. THE TRACT IS BASICALLY FLAT WITH SLIGHT SLOPE TO THE WEST TOWARDS MOOREFIELD ROAD (FM 681). MOOREFIELD ROAD (FM 681) COLLECTS STORM WATER FROM THE SITE WITHIN EXISTING ROAD DITCHES WHICH DISCHARGE INTO THE HCCD #1 B-18-27 - MONTE CRISTO RD. & CONWAY RD. DRAINAGE DITCH SOUTH OF THE SITE. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X" ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334-0300-D MAP REVISED, 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 BRENNAM FINE SANDY LOAM (3) WHICH A DARK, GRAYISH BROWN FINE SANDY 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).

EXISTING RUNOFF IS DIRECTED WEST TOWARDS ROAD DITCHES ON THE EAST SIDE OF MOOREFIELD ROAD (FM 681) ADJACENT TO THE WEST SIDE OF THE SITE. THE PROPOSED SUBDIVISION WILL CONTINUE TO UTILIZE THE EXISTING ROAD SIDE DITCHES TO DETAIN STORM RUNOFF FROM THE SITE. THE ADDITION OF ONE LARGE (3.19 ACRES) SINGLE FAMILY RESIDENTIAL LOT WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SITE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 15,518 CF OR 0.36 ACRE-FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 1.95 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 5.92 CFS) BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 1.95 CFS. LOT 1 SHALL DETAIN 8,106.42 CF OR 0.186 ACRE-FEET AND LOT 1A SHALL DETAIN 7,411.58 CF OR 0.17 ACRE FEET FOR A TOTAL DETENTION OF 15,518 CF. THE REQUIRED 15,518 CF OF DETENTION VOLUME SHALL BE ACHIEVED WITHIN THE MOOREFIELD ROAD (FM 681) ROADSIDE DITCHES. THE PEAK RATE OF RUNOFF WILL NOT BE SIGNIFICANTLY INCREASED DURING THE 50 YEAR (Q50 = 5.92 CFS) RAINFALL EVENT.



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED
1	PLATS	NAME, NOTES AND CERTIFICATIONS	06-09-23	R.E.G.

COST ESTIMATE	
WATER	\$1,300.00
OSSF	\$4,000.00
TOTAL	\$5,300.00

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. - I, LEANDRO BALDERAS SUBDIVIDER OF BALDERAS RANCH LOTS 1A AND 1B 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.

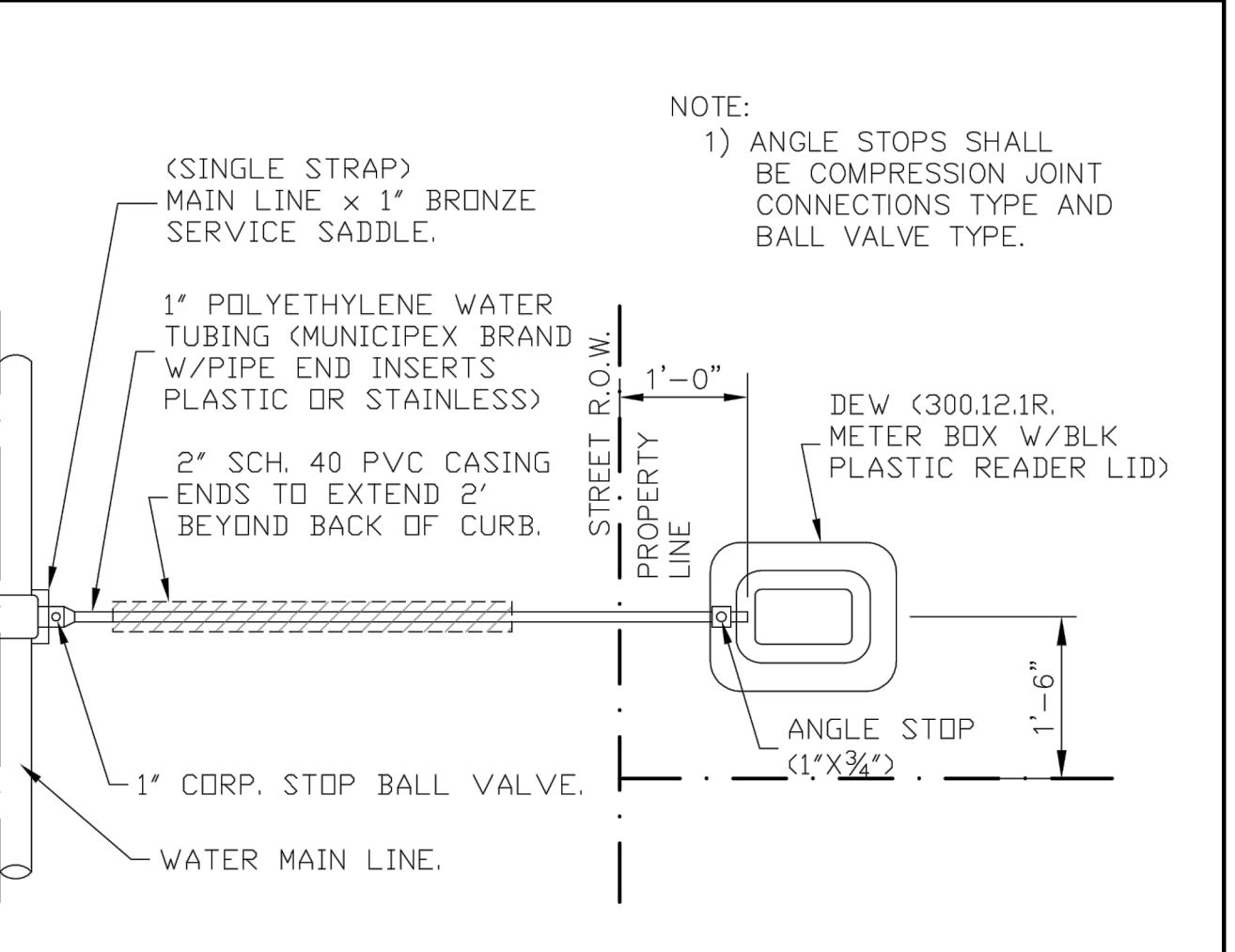
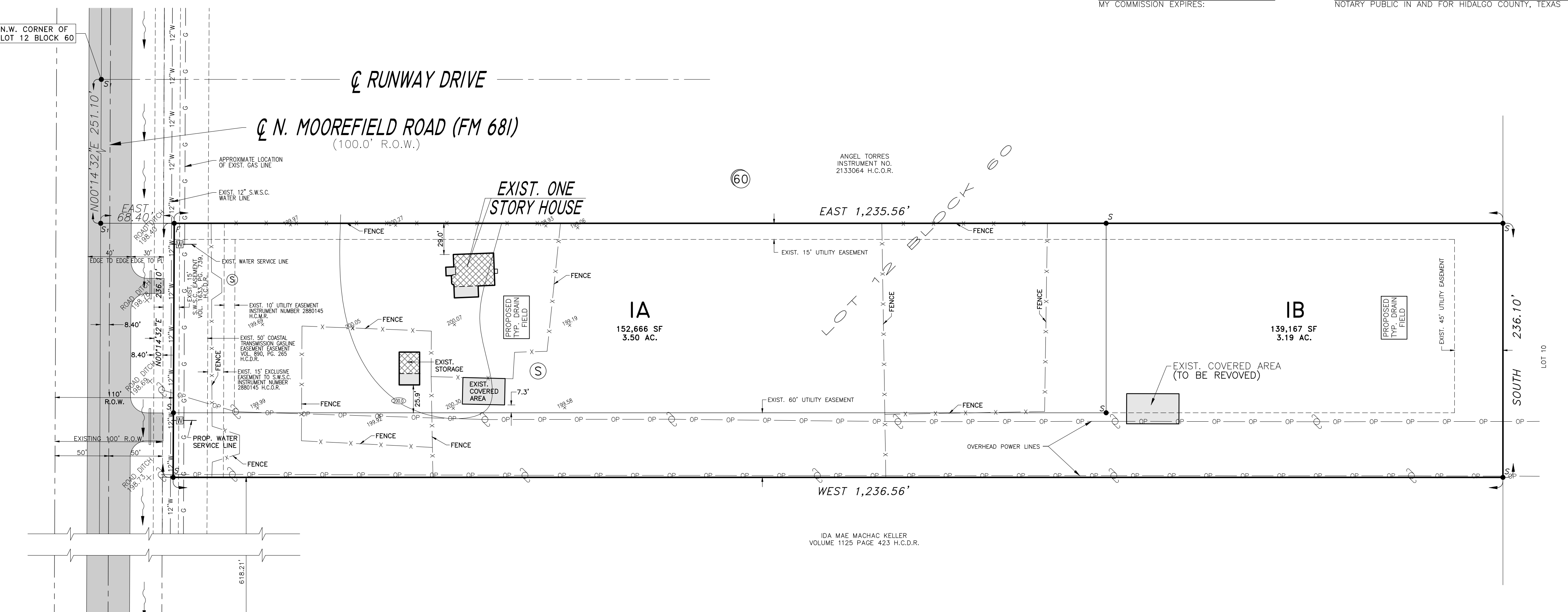
LEANDRO BALDERAS DATE _____
 22680 N. MOOREFIELD ROAD
 EDINBURG, TEXAS 78573

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 **LEANDRO BALDERAS** 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 _____, 2017.

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



PLAT OF
BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION

A 6.70 ACRE TRACT OF LAND BEING ALL OF LOT 1, BALDERAS RANCH SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2880145, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN SECOND TRACT DESCRIBED IN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2133064, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: OCTOBER 11, 2022

SCALE IN FEET
 0 60' 120' 180' SCALE: 1" = 60'

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

JOB#: 2022-169
 DRAWN BY: E.S.

R.E. Garcia
 Associate

FINAL ENGINEERING REPORT FOR BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION
 by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION (S.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.

SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF FM 681 (MOOREFIELD ROAD).

WATER DISTRIBUTION FOR THE **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** CONSISTS OF AN EXISTING 5/8" DIAMETER SINGLE SERVICE LINE TO LOT 1A AND A PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE TO LOT 1B. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF **\$3,390.50** AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGGS, AND OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, THE SHARYLAND WATER SUPPLY CORPORATION (S.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 THE SHARYLAND WATER SUPPLY CORPORATION (S.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 **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A 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. THIS 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 SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS 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 BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$4,000.00**, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF FINAL PLAT APPROVAL AT A TOTAL COST OF **\$4,145.00**. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06/06/2023 (DATE OF INSPECTION BY THE HEALTH DEPARTMENT)

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 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER 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 **\$3,390.50**.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF **\$4,395.00** FOR THE ENTIRE SUBDIVISION.

INFORME FINAL DE INGENIERIA BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION
 by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

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

SUBDIVISION DEL BALDERAS RANCH LOTS 1A AND 1B SERA SUMINISTRADA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y SHARYLAND WATER SUPPLY CORPORATION (SWSC) HAN FIRMADO UN CONTRATO EN EL QUE SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROMETIDO PROPORCIONAR AGUA SUFFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION (SWSC) TIENE UNA LINEA DE AGUA DEL DIAMETRO EXISTENTE DE 6" CORRIENDO AL LADO ESTE DE LA DERECHA DE CAMINO DE FM 681. EL SISTEMA DE AGUA PARA LA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** CONSTA DE UN SOLO 5/8" LINEA DE SERVICIO DE AGUA DE DIAMETRO QUE SE APAGA EN LA LINEA EXISTENTE DE 6". ESTA LINEA DE SERVICIO DE 5/8" LUEGO SALE EN EL SUR EN LOS LOTES Y TERMINANDO EN UN MEDIDOR DE AGUA.

LA DISTRIBUCION DE AGUA PARA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** CONSTA DE UNA LINEA UNICA DE SERVICIO EXISTENTE DE 5/8" DE DIAMETRO AL LOTE 1A Y UNA LINEA DE SERVICIO UNICA PROPUESTA DE 3/4" DE DIAMETRO AL LOTE 1B. DICHO SERVICIO TERMINARA EN LAS CASAS DE CONTADORES DE AGUA PARA CADA LOTE. EL SERVICIO UNICO DE 5/8" Y LA CAJA DE CONTADORES YA HAN SIDO INSTALADOS. EL SUBDIVISOR HA PAGADO A S.W.S.C. LA SUMA DE **\$3,390.50** EN EL CONTRATO DE SERVICIO DE AGUA A 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL CONTADOR DE AGUA, CUOTAS DE ADQUISICION DE DERECHOS Y TODAS LAS MEMBRASIAS U OTROS CARGOS ASOCIADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A SWSC. A SOLICITUD DEL PROPIETARIO DEL LOTE, SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) INSTALARA SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. APROBADO Y ACEPTADO POR LA CORPORACION DE SUMINISTRO DE AGUA DE SHARYLAND (S.W.S.C.) Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES ("OSSF") QUE CONSISTIRAN EN UN TANQUE SEPTICO DE COMPARTIMIENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL, INSPECCIONADO HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y SOMETE 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 EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES LIBRO DE ENCUESTAS DE SUELO INDICO UN SUELO DE ARCILLA SANDIA PARA EL AREA. AL MENOS DOS EXCAVACIONES DEL SUELO SE REALIZARON EN EL SITIO. EN LOS EXTREMOS ORIENTES DEL AREA DE ELIMINACION PROPUESTA, LOS AGUJEROS ADICIONALES FUERON INNECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE. EL SUELO ES UNA MARRON DE ARCILLA GARRON OSURO GRIS OSURO QUE SE EXTIENDE HASTA 36" DEBAJO DE LA FONDO DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LAS 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION SE DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES **\$4,250.00**, INCLUYENDO EL COSTO PARA EL PERMISO REQUERIDO Y LA LICENCIA. TODOS LOS OSSF SE HAN INSTALADO EN EL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DE PLAT A UN COSTO TOTAL DE **\$4,395.00**. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODO OSSF EN 07/06/2017 (FECHA DE INSPECCION POR EL DEPARTAMENTO DE SALUD)

ENGINEER CERTIFICATION:

SEGUN MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA SON CONFORME A LAS NORMAS MODELO ADOPTADAS DE CONFORMIDAD CON LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR AGUA NO CELULAR Y LAS INSTALACIONES DE ALCANTARILLADO IN SITU, ANTES MENCIONADOS, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE CONTADORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$3,390.50**.

INSTALACIONES DE ALCANTARILLADO - EL SISTEMA SEPTICO ES ESTIMADO PARA COSTAR UN TOTAL DE **\$4,395.00** PARA LA SUBDIVISION COMPLETA.

ENGINEER'S SIGNATURE _____ DATE _____

INFORME FINAL DE INGENIERIA BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION
 by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

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

SUBDIVISION DEL BALDERAS RANCH LOTS 1A AND 1B SERA SUMINISTRADA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y SHARYLAND WATER SUPPLY CORPORATION (SWSC) HAN FIRMADO UN CONTRATO EN EL QUE SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROMETIDO PROPORCIONAR AGUA SUFFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

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INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES ("OSSF") QUE CONSISTIRAN EN UN TANQUE SEPTICO DE COMPARTIMIENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL, INSPECCIONADO HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y SOMETE 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 EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

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ENGINEER'S SIGNATURE _____ DATE _____

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 by Raul E. Garcia, P.E.
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SUBDIVISION DEL BALDERAS RANCH LOTS 1A AND 1B SERA SUMINISTRADA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y SHARYLAND WATER SUPPLY CORPORATION (SWSC) HAN FIRMADO UN CONTRATO EN EL QUE SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROMETIDO PROPORCIONAR AGUA SUFFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION (SWSC) TIENE UNA LINEA DE AGUA DEL DIAMETRO EXISTENTE DE 6" CORRIENDO AL LADO ESTE DE LA DERECHA DE CAMINO DE FM 681. EL SISTEMA DE AGUA PARA LA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** CONSTA DE UN SOLO 5/8" LINEA DE SERVICIO DE AGUA DE DIAMETRO QUE SE APAGA EN LA LINEA EXISTENTE DE 6". ESTA LINEA DE SERVICIO DE 5/8" LUEGO SALE EN EL SUR EN LOS LOTES Y TERMINANDO EN UN MEDIDOR DE AGUA.

LA DISTRIBUCION DE AGUA PARA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** CONSTA DE UNA LINEA UNICA DE SERVICIO EXISTENTE DE 5/8" DE DIAMETRO AL LOTE 1A Y UNA LINEA DE SERVICIO UNICA PROPUESTA DE 3/4" DE DIAMETRO AL LOTE 1B. DICHO SERVICIO TERMINARA EN LAS CASAS DE CONTADORES DE AGUA PARA CADA LOTE. EL SERVICIO UNICO DE 5/8" Y LA CAJA DE CONTADORES YA HAN SIDO INSTALADOS. EL SUBDIVISOR HA PAGADO A S.W.S.C. LA SUMA DE **\$3,390.50** EN EL CONTRATO DE SERVICIO DE AGUA A 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL CONTADOR DE AGUA, CUOTAS DE ADQUISICION DE DERECHOS Y TODAS LAS MEMBRASIAS U OTROS CARGOS ASOCIADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A SWSC. A SOLICITUD DEL PROPIETARIO DEL LOTE, SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) INSTALARA SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. APROBADO Y ACEPTADO POR LA CORPORACION DE SUMINISTRO DE AGUA DE SHARYLAND (S.W.S.C.) Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA **BALDERAS RANCH LOTS 1A AND 1B SUBDIVISION** SERAN TRATADAS POR INSTALACIONES DE AGUAS RESIDUALES INDIVIDUALES ("OSSF") QUE CONSISTIRAN EN UN TANQUE SEPTICO DE COMPARTIMIENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL, INSPECCIONADO HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y SOMETE 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 EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES LIBRO DE ENCUESTAS DE SUELO INDICO UN SUELO DE ARCILLA SANDIA PARA EL AREA. AL MENOS DOS EXCAVACIONES DEL SUELO SE REALIZARON EN EL SITIO. EN LOS EXTREMOS ORIENTES DEL AREA DE ELIMINACION PROPUESTA, LOS AGUJEROS ADICIONALES FUERON INNECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE. EL SUELO ES UNA MARRON DE ARCILLA GARRON OSURO GRIS OSURO QUE SE EXTIENDE HASTA 36" DEBAJO DE LA FONDO DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LAS 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION SE DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES **\$4,250.00**, INCLUYENDO EL COSTO PARA EL PERMISO REQUERIDO Y LA LICENCIA. TODOS LOS OSSF SE HAN INSTALADO EN EL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DE PLAT A UN COSTO TOTAL DE **\$4,395.00**. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODO OSSF EN 07/06/2017 (FECHA DE INSPECCION POR EL DEPARTAMENTO DE SALUD)

ENGINEER CERTIFICATION:

SEGUN MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA SON CONFORME A LAS NORMAS MODELO ADOPTADAS DE CONFORMIDAD CON LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR AGUA NO CELULAR Y LAS INSTALACIONES DE ALCANTARILLADO IN SITU, ANTES MENCIONADOS, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE CONTADORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$3,390.50**.

INSTALACIONES DE ALCANTARILLADO - EL SISTEMA SEPTICO ES ESTIMADO PARA COSTAR UN TOTAL DE **\$4,395.00** PARA LA SUBDIVISION COMPLETA.

SHEET NO. 2
 OF 2 SHEETS