



Anthony Uresti  
Assistant Director

# 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: 8-22-2023

PROPOSED MOONLIGHT GLOW SUBDIVISION PRECINCT No. 1.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES, DEVELOPER: SANTOS VILLANUEVA, LLC.

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: WEST OF MILE 5 WEST ROAD (F.M. 88) APPROXIMATELY 400 FEET NORTH OF MILE 10 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-4-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND BY ONSITE DETENTION AREAS.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO MILE 5 WEST ROAD (F.M. 88).

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-22-2022 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-1-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: CITY OF WESLACO LINE SIZE: 4" LOCATION: MILE 5 WEST ROAD (F.M. 88).

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-18-2022 : 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.

VARIANCE REQUEST TITTLE B, CHAPTER 3, SECTION E13, ITEM SETBACKS.

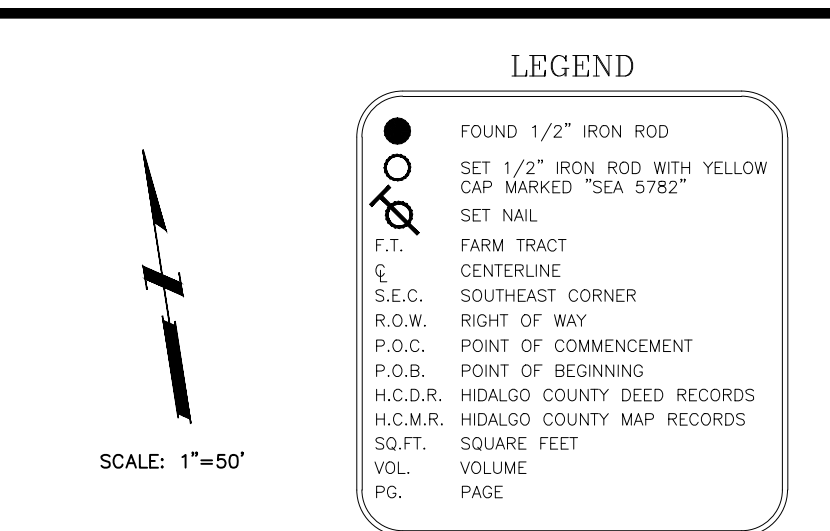
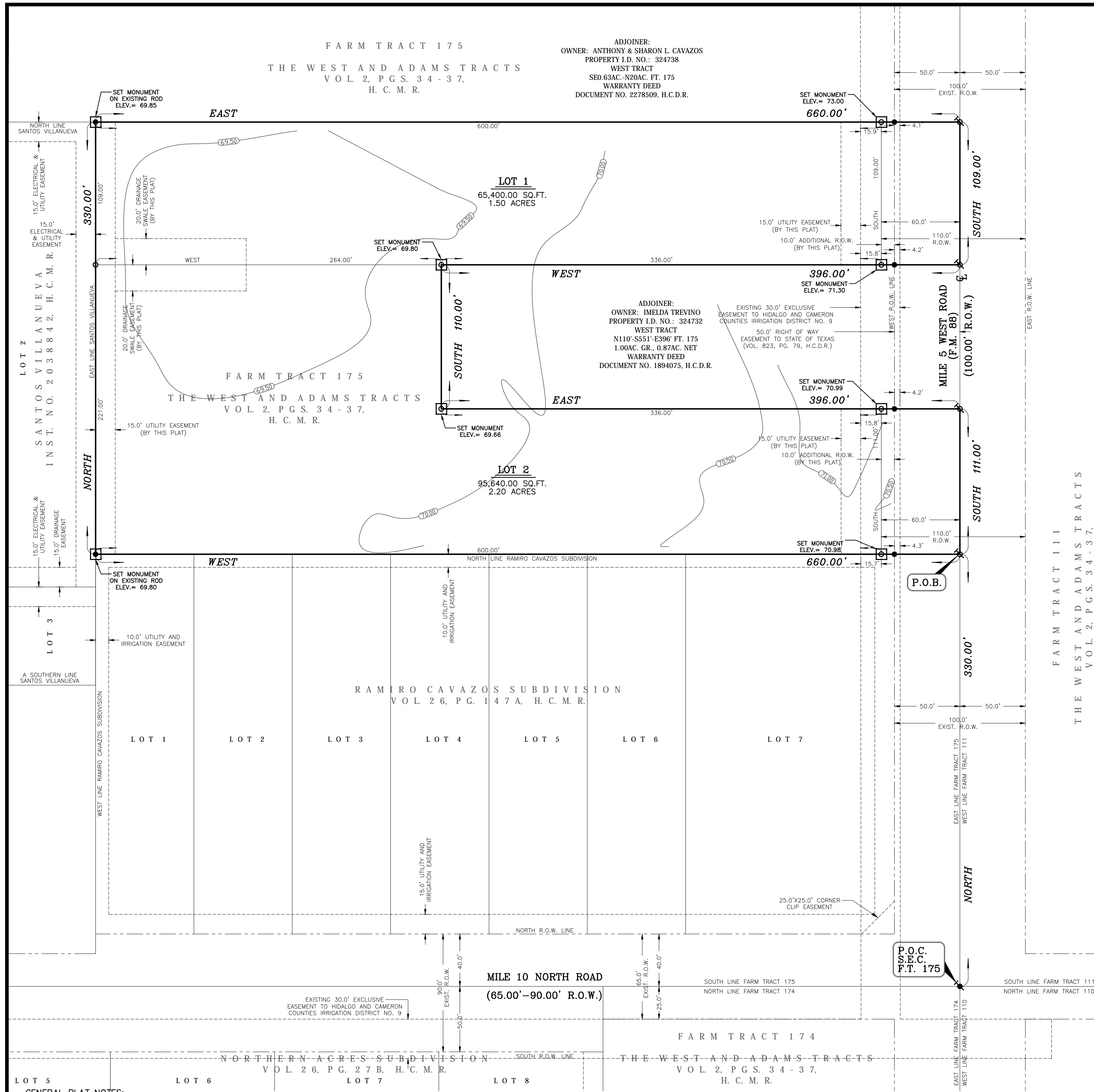
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**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.



# MOONLIGHT GLOW SUBDIVISION

## HIDALGO COUNTY, TEXAS

BEING A 4.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 175, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RIGHT OF WAY EASEMENT:  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor") whether one or more persons or names), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a 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 lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantor 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 instead.

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 relocate 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 Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, this agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor 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 VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

REVISION NOTES			
NO.	SHEET	REVISION	DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 ME, SANTIOS VILLANUEVA INVESTMENTS, L.L.C., AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS MOONLIGHT GLOW SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECLARANT TO THE PUBLIC OR ENTITLES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: SANTIOS VILLANUEVA INVESTMENTS, L.L.C.  
 PAULA VILLANUEVA, PRESIDENT  
 414 W. MILE 10 NORTH ROAD  
 WESLACO, TEXAS 78599

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAULA VILLANUEVA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

MAYOR, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A)  
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MOONLIGHT GLOW SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSION ON \_\_\_\_\_, 2023.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MOONLIGHT GLOW SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2023.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.  
 REG. PROFESSIONAL ENGINEER #71973 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, DAVID O. SALINAS, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR #5782 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

1. 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 HCOID #9.

2. 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.

3. HCOID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCOID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL BE BY THE DISTRICTS EXPENSE.

4. HCOID #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.

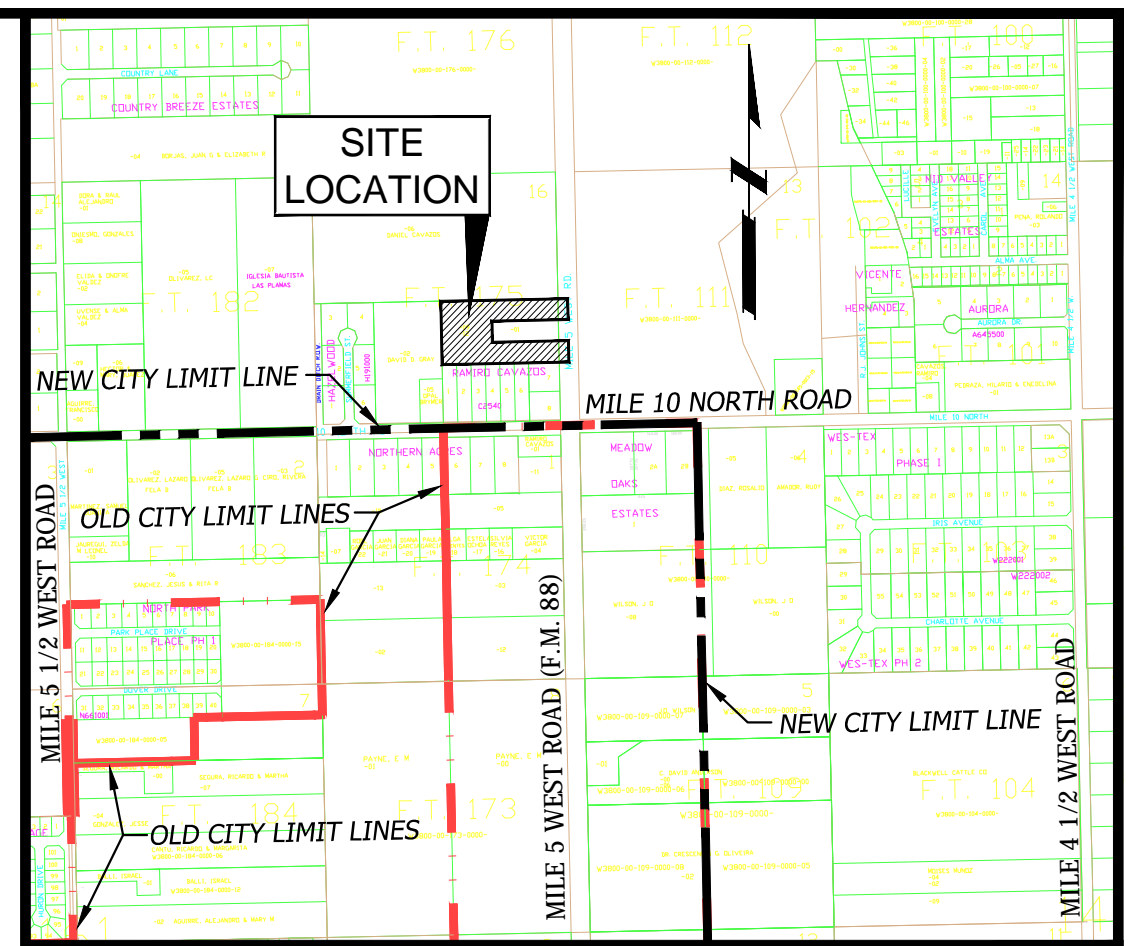
5. HCOID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER  
 HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9  
 APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	SANTIOS VILLANUEVA INVESTMENTS, L.L.C.	414 W. MILE 10 N. RD.	WESLACO, TEXAS 78599	(956) 356-6022	NONE
ENGINEER:	PAULA VILLANUEVA, PRESIDENT	2221 DAFODIL AVE.	MCKALEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFODIL AVE.	MCKALEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
 2221 DAFODIL AVENUE - MCKALEN, TEXAS 78501  
 JOB NUMBER: SP-19-24824  
 DATE PREPARED: MARCH 23, 2023  
**PLAT SHEET 1 OF 2**

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 MOONLIGHT GLOW SUBDIVISION IS LOCATED ON THE WEST SIDE OF MILE 5 WEST ROAD (F.M. 88) AND APPROXIMATELY 330.0 FEET NORTH FROM THE CENTER LINE OF MILE 10 NORTH ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 42,038 AS PER THE 2020 CENSUS), MOONLIGHT GLOW SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF WESLACO. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF WESLACO UNDER LOCAL GOVERNMENT CODE 42-021, PRECINCT NO. 1.

**METES AND BOUNDS DESCRIPTION**  
 BEING A 4.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 175, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID FT. 175 LOCATED AT THE INTERSECTION OF MILE 10 NORTH ROAD AND F.M. 88; THENCE, AS FOLLOWS:

- NORTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 330.0 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- (1) THENCE, WEST, AT A RIGHT ANGLE TO THE EAST LINE OF SAID FT. 175, A DISTANCE OF 50.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, AT A DISTANCE OF 660.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 330.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, EAST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 610.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, AT A DISTANCE OF 660.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID FT. 175 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID FT. 175, A DISTANCE OF 109.0 FEET TO A NAIL SET FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, WEST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 40.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, AT A DISTANCE OF 396.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, SOUTH, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 110.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (7) THENCE, EAST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 346.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, AT A DISTANCE OF 396.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID FT. 175 FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (8) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID FT. 175, A DISTANCE OF 111.0 FEET TO THE POINT OF BEGINNING, CONTAINING 4.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 50.0 FEET (OR 0.25 ACRES OF LAND, MORE OR LESS, LEAVING 3.75 NET ACRES OF LAND, MORE OR LESS.

BASED ON BEARING: DEED NO. SUBDIVISION PLATS MOONLIGHT GLOW SUB

GENERAL PLAT NOTES:  
 1. FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X".  
 ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.  
 COMMUNITY PANEL NUMBER: 480334 0450 C (REVISED TO REFLECT LOUW 5/30/02), EFFECTIVE DATE: JUNE 6, 2000.  
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C (REVISED TO REFLECT LOUW 5/30/02), EFFECTIVE DATE: JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION WITHIN ANY OF 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 ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MINIMUM SETBACKS:  
 FRONT: 50.0 FEET OR EASEMENT WHICHEVER IS GREATER.  
 REAR: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER.  
 SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING AND/OR COMMERCIAL BUILDING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

4. MINIMUM FINISH FLOOR ELEVATION FOR LOT 1 = 72.0, MINIMUM FINISHED FLOOR ELEVATION FOR LOT 2 = 72.0. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" 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.

5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: DESCRIPTION: BM#1 HIDALGO COUNTY BENCHMARK NO. 22 LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF F.M. 88 AND MILE 13 NORTH ROAD. SAID BENCHMARK IS NEXT TO A FENCE ABOUT A FOOT NORTH OF RT. WAY MARKER. ELEV. = 7067.2; N.A.S.D. 88

6. DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 8466 CUBIC-FEET OR 84.66 ACRE-FEET OF STORM WATER RUNOFF. LOT 1 SHALL BE REQUIRED TO DETAIN 3,810 CUBIC-FEET OR 0.04 ACRE-FEET AND LOT 2 SHALL BE REQUIRED TO DETAIN 2,656 CUBIC-FEET OR 0.02 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).

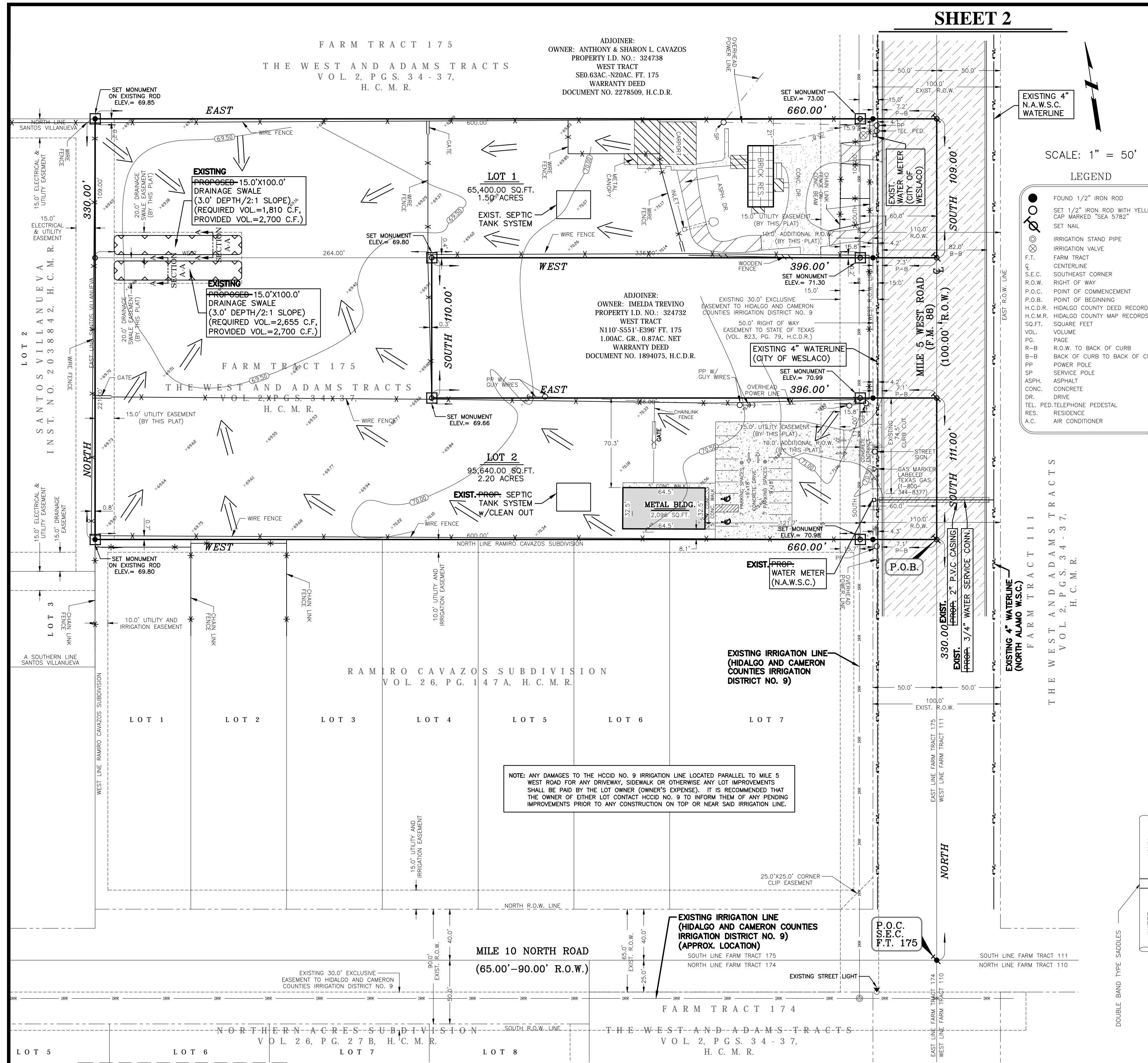
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MAJORITY HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

INDEX SHEET OF MOONLIGHT GLOW SUBDIVISION  
 SHEET 1  
 SHEET 2

HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY APPROVAL CERTIFICATE; STATEMENT OF DEDICATION; APPROVAL CERTIFICATE; APPROVAL DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF COUNTY DRAINAGE DISTRICTS; STATEMENT DESCRIBING THE PROJECT'S SITUATION; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.

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 VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVISION'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
 (P-6675) (TBP1S-10065700)  
 CONSULTING ENGINEERS & SURVEYORS  
 2221 DAFODIL AVENUE, SUITE 200, MCKALEN, TEXAS 78501  
 (956) 682-9081 (956) 686-1489 (FAX)  
 TBP1S 12100 PARK 35 CIRCLE BLD A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5250



**SHEET 2**

**FINAL ENGINEERING REPORT FOR MOONLIGHT GLOW SUBDIVISION:**  
BY DAVID O. SALINAS, P.E.

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
MOONLIGHT GLOW SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION 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 LOT 2 OF THIS 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 SUPPLY TO SERVE LOT 2 OF THIS SUBDIVISION. LOT 1 OF THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO.

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MILE 5 WEST ROAD (P.M. 88). THE CITY OF WESLACO HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 5 WEST ROAD (P.M. 88).

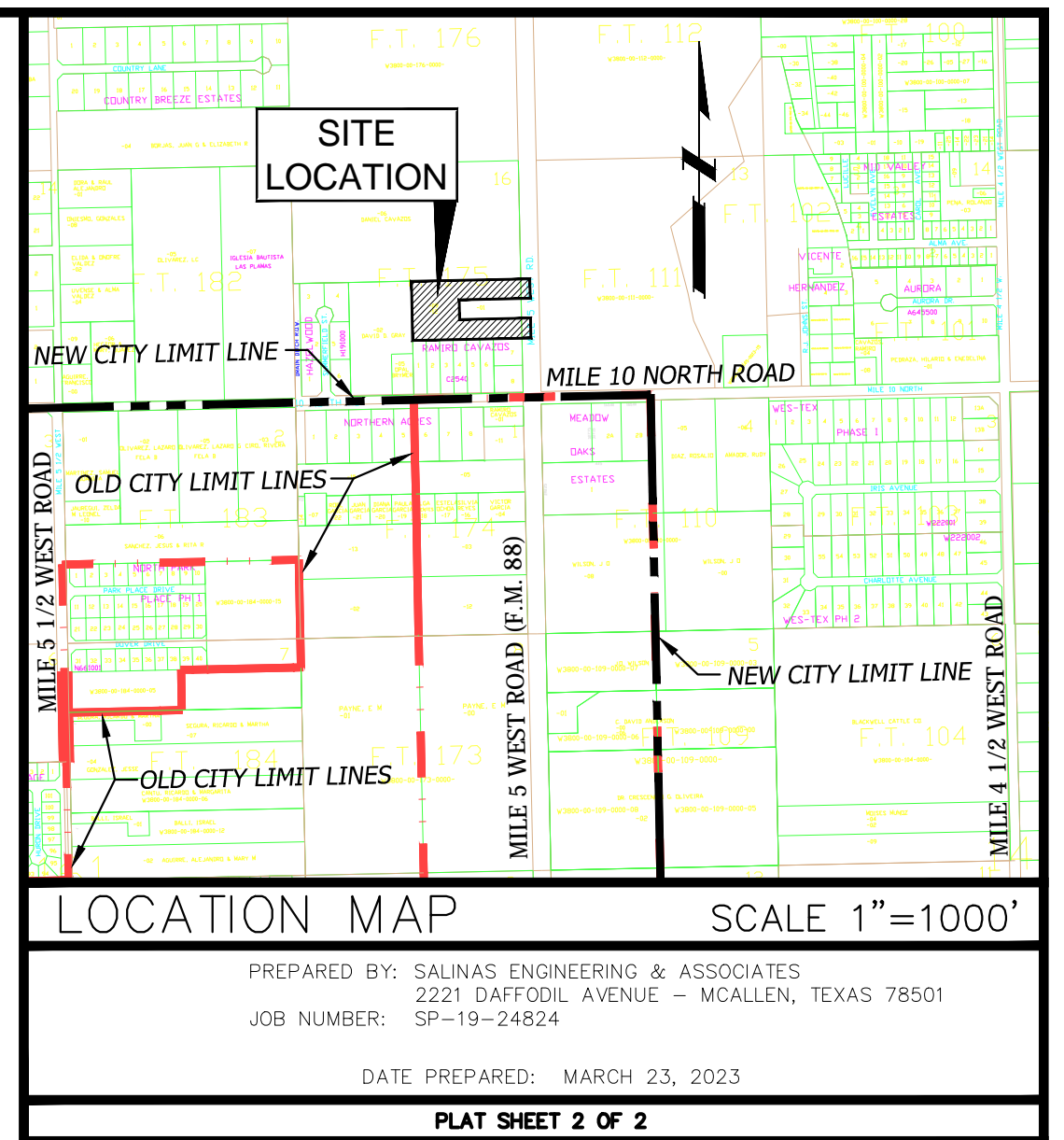
THE WATER SYSTEM FOR MOONLIGHT GLOW SUBDIVISION CONSISTS OF AN EXISTING SINGLE WATER SERVICE CONNECTION COMING FROM THE EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 5 WEST ROAD (P.M. 88). SAID SERVICE CONNECTION TERMINATES AT THE EXISTING WATER METER WHICH BELONGS TO THE CITY OF WESLACO NEAR THE NORTHWEST CORNER OF LOT 1. IT ALSO CONSISTS OF 1" 3/4" DIAMETER SINGLE SERVICE LINE COMING FROM THE EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MILE 5 WEST ROAD (P.M. 88) AND SERVICE TERMINATES AT THE WATER METER BOX FOR SAID LOT 2. THE SINGLE SERVICE LINE AND THE METER BOX FOR PROPOSED LOT 2 HAVE ALREADY BEEN INSTALLED BY THE CITY OF WESLACO. IN ADDITION, THE SUBDIVISION HAS PAID N.A.W.S.C. THE SUM OF \$100.00 TO COVER THE COST OF THE WATER METER FOR SAID LOT 2. THE WATER METER FOR SAID LOT 2 HAS NOT YET BEEN INSTALLED BY THE CITY OF WESLACO. THE WATER METER FOR PROPOSED LOT 2 WILL BE INSTALLED BY THE SUBDIVISION AT THE TIME OF THE WATER METER FOR PROPOSED LOT 2. OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C. (SUCH AS THE INITIAL FEE, N.A.W.S.C. WILL PROPERLY INSTALL AND CHARGE THE WATER METER FOR PROPOSED LOT 2. THE SUBDIVISION IS NOT REQUIRED TO INSTALL ANY FIRE HYDRANTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION MOONLIGHT GLOW:**  
BY DAVID O. SALINAS, P.E.

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:**  
EL SISTEMA MOONLIGHT GLOW RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO Y DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL EL DUEÑO DE LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA SUFICIENTEMENTE ESTABLECER EL CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO.

N.A.W.S.C. TIENE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR LA VALETE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (P.M. 88). LA CIUDAD DE WESLACO TIENE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR LA VALETE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (P.M. 88).

EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MOONLIGHT GLOW CONSISTE DE UN CONDUCTO SENCILLO DE AGUA EXISTENTE QUE VIENE DEL CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR LA VALETE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (P.M. 88). DICHO CONDUCTO SENCILLO SE TERMINA EN EL MEDIDOR DE AGUA EXISTENTE QUE PERTENECE A LA CIUDAD DE WESLACO EN LA CALLE NOROCCIDENTAL DEL CORNER DE LA LOT 1. TAMBIEN CONSISTE DE UN CONDUCTO SENCILLO DE AGUA DE 1 3/4 PULGADAS DE DIAMETRO QUE VIENE DEL CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR LA VALETE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (P.M. 88) Y QUE CORRE HACIA EL PROPUETO LOTE 2. DICHO CONDUCTO SENCILLO YA HA SIDO INSTALADO EN LA CALLE NOROCCIDENTAL DEL CORNER DE LA LOT 1. EL CONDUCTO SENCILLO DE AGUA Y LA CAJA DEL MEDIDOR MECANICO DE AGUA PARA EL PROPUETO LOTE 2 HAN SIDO INSTALADOS A UN COSTO TOTAL DE \$4,500.00 POR PARTE DEL DUEÑO DE LA SUBDIVISION. EL DUEÑO DE LA SUBDIVISION NO ESTARA REQUERIDO INSTALAR BOCAS DE REGO (FIRE HYDRANT). EL SISTEMA DE AGUA HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE WESLACO Y LA CIUDAD DE WESLACO HA PAGADO LA COMISION DE \$100.00 POR EL METER PARA EL PROPUETO LOTE 2. EL DUEÑO DE LA SUBDIVISION NO ESTARA REQUERIDO PAGAR EL COSTO DEL METER MECANICO DE AGUA PARA CADA LOTE. LOS COSTOS DE REGO DE AGUA Y GASTOS DE MEMBRERA, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL PROPUETO LOTE 2 QUISIERA INSTALAR UN MEDIDOR DE AGUA N.A.W.S.C. LO INSTALARA EN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION NO ESTARA REQUERIDO INSTALAR BOCAS DE REGO (FIRE HYDRANT). EL SISTEMA DE AGUA HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE WESLACO Y ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FICHA DE AGUA. LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE MOJADO.



SCALE: 1" = 50'

**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5282"
- SET NAIL
- F.T. FARM TRACT
- C.E. CENTERLINE
- S.C. SOUTHWEST CORNER
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.M.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- S.Q.F. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- R.O.W. TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- PP POWER POLE
- SP SERVICE POLE
- ASPH. ASPHALT
- CONC. CONCRETE
- DR. DRIVE
- TEL. TELEPHONE PEDESTAL
- RES. RESIDENCE
- A/C. AIR CONDITIONER

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE**

SEWAGE FROM MOONLIGHT GLOW 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 UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE STABILITY 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 REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES THAT AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORDERS WERE UNDERGROUNDED PROFESSIONAL ENGINEER HAS EVALUATED THE STABILITY 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 REPLACEMENT DRAIN FIELD.

GUSTAVO CHAPA, SITE EVALUATOR # 660001954, HAS EVALUATED THE CONDITION OF AN EXISTING SEPTIC TANK ON PROPOSED LOT 1 AND SUBMITTED A REPORT DATED NOVEMBER 20, 2022 THAT CONCLUDED THE SEPTIC TANK ON PROPOSED LOT 1 IS IN POOR CONDITION. ALL OSSF HAVE BEEN INSTALLED ABOVE THE FLOOR OF APPLICATION FOR FINAL APPROVAL AT A TOTAL COST OF \$1,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON FEBRUARY 08, 2023.

**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 16.04 WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED 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 \$8,485.00 WHICH EQUALS TO \$3,485.00 PER LOT.  
SEWAGE FACILITIES - SEPTIC SYSTEMS: ESTIMATED TO COST \$1,500.00 PER LOT (INCLUDING A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION).

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO PROFESIONAL DE ESTE DOCUMENTO HA EVALUADO LA AREA DONDE SE ENCONTRARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE EL TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**REPORTE DE EVALUACION DE LA TIERRA:**  
CADA LOTE EN LA SUBDIVISION MUESTRADO POR SE INGENIERO DOS EXAMINACIONES DE EVALUACION DE CALIDADES ORIENTADAS A LA SUBDIVISION (EXAMINACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE INFORMAL). EL TERRENO EN ESTA AREA TIENE UN TIPO DE SUELO QUE SE ENCUENTRA EN CLASES BADO TODAS LAS EXAMINACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA EN PULGADAS POR ENCIMA DE LO MENSURADO EN LAS EXAMINACIONES PROPUESTAS. EL TERRENO EN ESTA AREA FUE BIEN.

GUSTAVO CHAPA, EVALUADOR DE SUELO # 660001954, HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROPUETO LOTE 1 Y HA PREPARADO UN REPORTE DE FICHA DE NOVIEMBRE 20, 2022 QUE CONCLUYE QUE EL TANQUE SEPTICO EN EL PROPUETO LOTE 1 CONFORMA A LA NORMA PARA UN TANQUE SEPTICO DE MODELO DUAL. EL DUEÑO DE LA SUBDIVISION HA PAGADO LA COMISION DE \$100.00 POR EL METER PARA EL PROPUETO LOTE 2. EL DUEÑO DE LA SUBDIVISION NO ESTARA REQUERIDO PAGAR EL COSTO DEL METER MECANICO DE AGUA PARA CADA LOTE. LOS COSTOS DE REGO DE AGUA Y GASTOS DE MEMBRERA, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL PROPUETO LOTE 2 QUISIERA INSTALAR UN MEDIDOR DE AGUA N.A.W.S.C. LO INSTALARA EN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION NO ESTARA REQUERIDO INSTALAR BOCAS DE REGO (FIRE HYDRANT). EL SISTEMA DE AGUA HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE WESLACO Y ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FICHA DE AGUA. LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE MOJADO.

**CERTIFICACION:**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS Y REGULACIONES DE LA CIUDAD DE WESLACO, TEXAS, Y CON LAS REGLAS Y REGULACIONES ADOPTADAS EN LA SECCION 16.04 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS COSTOS PARA INSTALAR LAS FOSAS SEPTICAS Y EL DRENAJE SON:  
AGUA: EL SISTEMA DE DRENAJE FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$8,485.00 WHICH EQUALS TO \$3,485.00 PER LOT.  
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00. A UN COSTO TOTAL DE \$1,500.00 PARA TODA LA SUBDIVISION.

**SUBDIVIDER 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 16.04 WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED 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 \$8,485.00 WHICH EQUALS TO \$3,485.00 PER LOT.  
SEWAGE FACILITIES - SEPTIC SYSTEMS: ESTIMATED TO COST \$1,500.00 PER LOT (INCLUDING A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION).

**SUBDIVIDER STATEMENTS:**  
1. - I, SANTOS VILLANUEVA INVESTMENTS, L.L.C., SUBDIVIDER OF MOONLIGHT GLOW SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

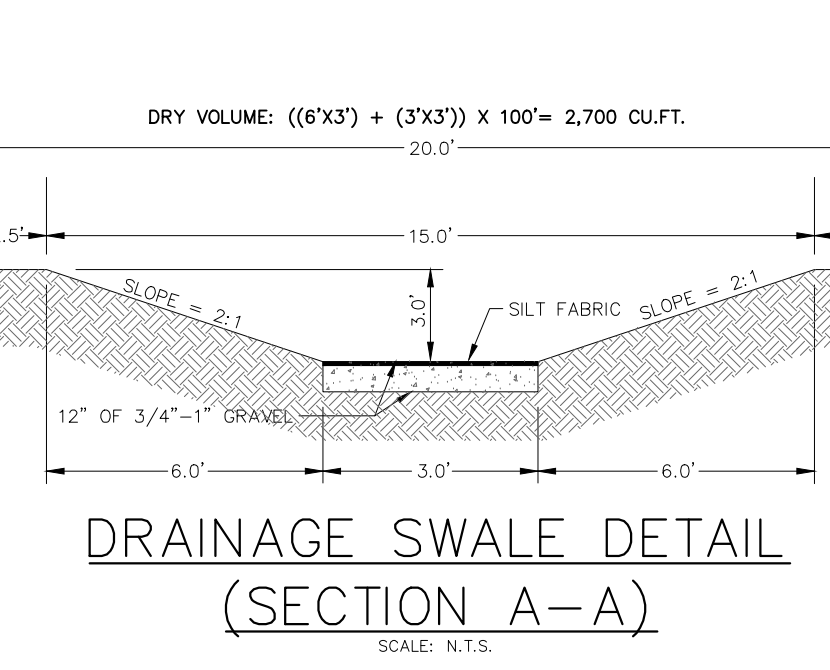
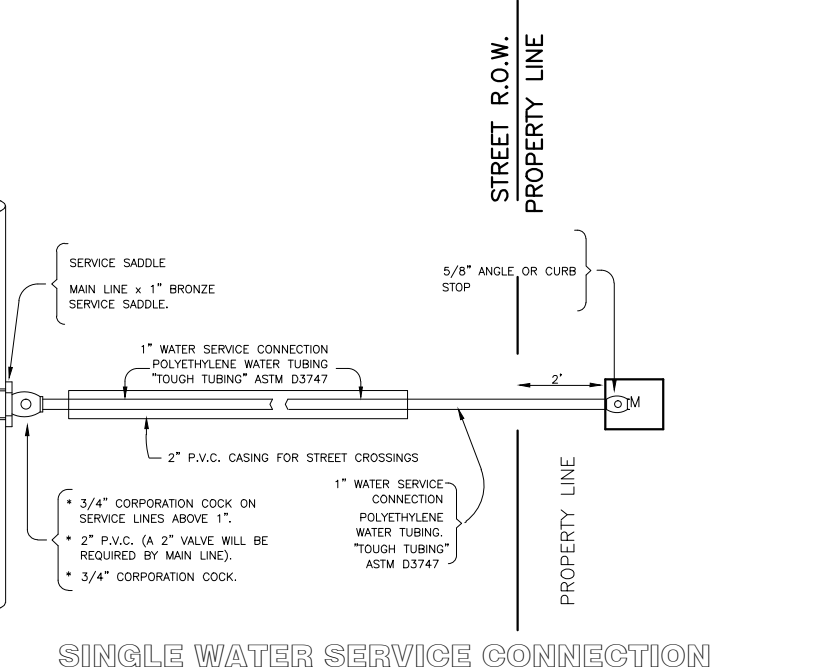
**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS Y REGULACIONES DE LA CIUDAD DE WESLACO, TEXAS, Y CON LAS REGLAS Y REGULACIONES ADOPTADAS EN LA SECCION 16.04 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS COSTOS PARA INSTALAR LAS FOSAS SEPTICAS Y EL DRENAJE SON:  
AGUA: EL SISTEMA DE DRENAJE FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$8,485.00 WHICH EQUALS TO \$3,485.00 PER LOT.  
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00. A UN COSTO TOTAL DE \$1,500.00 PARA TODA LA SUBDIVISION.

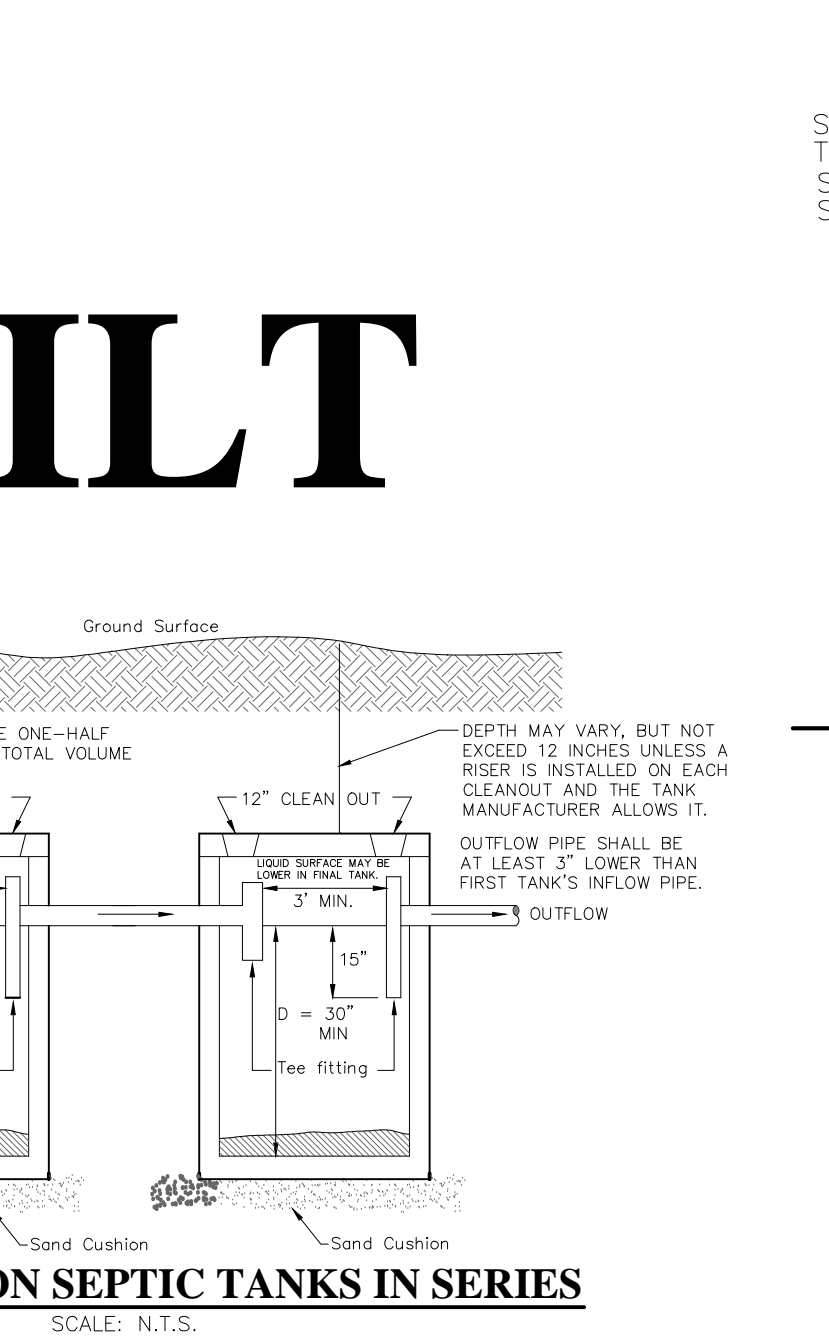
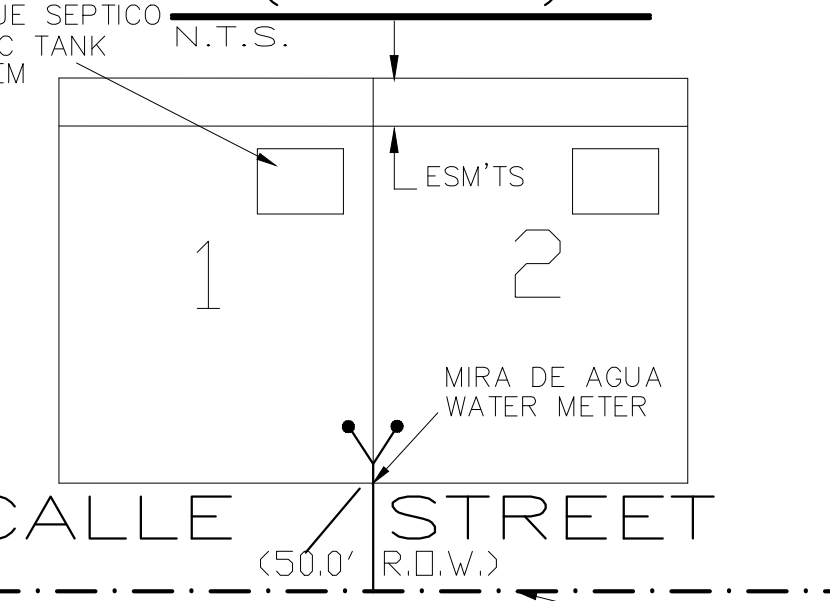
SANTOS VILLANUEVA INVESTMENTS, L.L.C.  
SANTOS VILLANUEVA, PRESIDENT  
414 W. MILE 10 NORTH ROAD  
WESLACO, TEXAS 78599

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAULA VILLANUEVA, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_



**LOT DETAIL (TYPICAL)**

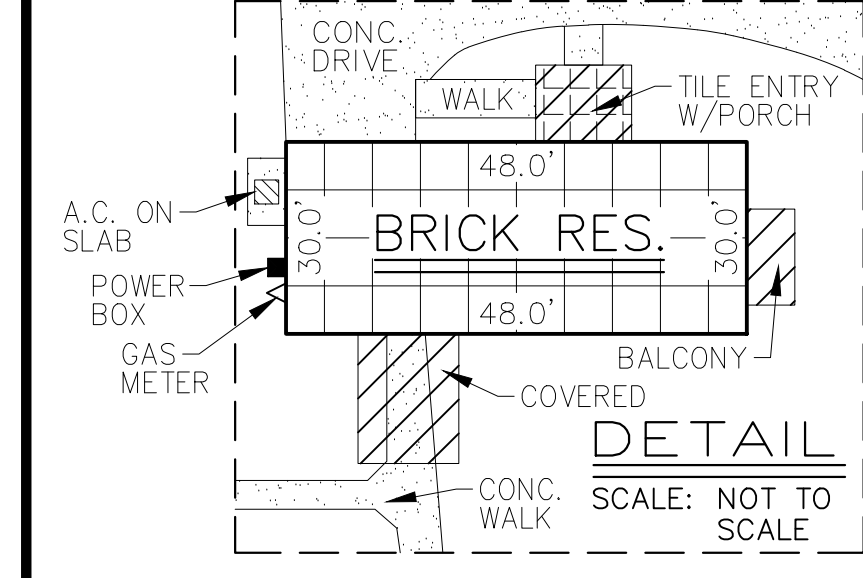


**LEGEND**  
□ = DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM  
○ = DENOTES PROPOSED WATER METER LOCATION

**SEPTIC TANK - 2-500 GALLON SYSTEM**  
SOIL ABSORPTION FIELD - 190 SQ. FT.  
THIS IS BASED ON A 3 BEDROOM STRUCTURE

**LEYENDA**  
□ = DENOTA PROPUETO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE  
○ = DENOTA MEDIDOR DE AGUA PROPUETO

**TANQUE SEPTICO - 2-500 SISTEMA DE GALON**  
CAMPO ABSORPCION DE LA TIERRA - 190 SQ. FT.  
ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.



**MAP OF WATER DISTRIBUTION, SANITARY SEWER COLLECTION, TOPOGRAPHY, PAVING AND DRAINAGE**  
**MOONLIGHT GLOW SUBDIVISION**  
HIDALGO COUNTY, TEXAS

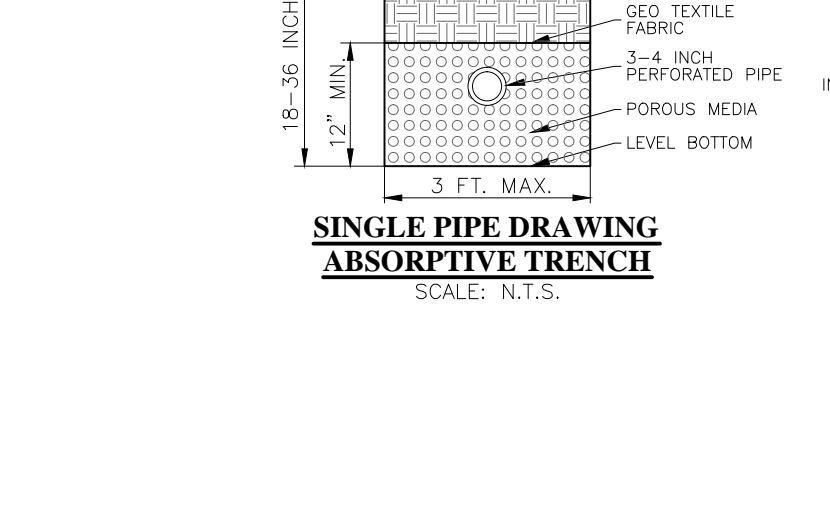
BEING A 4.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 175, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED

**COST ESTIMATE CHART**

COST ESTIMATE	\$ NONE
PAVING IMPROVEMENTS:	\$ 3,000.00
DRENAJE IMPROVEMENTS:	\$ 5,485.00
WATER DISTRIBUTION:	\$ 1,500.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 1,500.00
ESTIMACION DE COSTO	\$ NONE
PAYMENTACION DE CALLES:	\$ 3,000.00
DRENAJE PLUVIAL:	\$ 5,485.00
SERVICIO DE AGUA POTABLE:	\$ 1,500.00
SERVICIO DE DRENAJE SANITARIO:	\$ 1,500.00



**TWO 500-GALLON SEPTIC TANKS IN SERIES**

**INDEX SHEET OF MOONLIGHT GLOW SUBDIVISION**

**HEADING: INDEX: LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS & BOUNDS); SUBDIVISOR AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.**

**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 VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVISOR'S CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.**

David Omar Salinas, P.E., R.P.L.S.  
Salinas Engineering & Associates  
1800 F-6675  
2221 Daffodil Ave.  
McAllen, Texas, 78501  
(956) 682-9081  
(956) 686-1489 Facsimile  
(956) 648-8899 Cell  
dsalinas@salinasengineering.com

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A Flood Zone "X" - Areas determined to be outside the 500-year flood plain. (Community-Panel No. 480334 0450 C - Map Revised June 6, 2000) (Revised to reflect LOMR dates 5/30/02.)

DATE: PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501  
JOB NUMBER: SP-19-24824  
DATE PREPARED: MARCH 23, 2023  
PLAT SHEET 2 OF 2

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(P-6675) (TBPLS-10068700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVENUE, MCALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
TBPLS 12100 PARK 33 CIRCLE BLD A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263