



Anthony Uresti
Assistant Director

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-14-2023

PROPOSED AAA APARTMENTS SUBDIVISION PRECINCT No. 3.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: ANISSA IZEL SANCHEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH SIDE OF MILE 5 NORTH ROAD (F.M. 676) APPROXIMATELY 400 FEET EAST OF SHARY ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF McALLEN

DRAINAGE REPORT WAS APPROVED BY ON 10-03-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.
HCDD#1:

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 NORTH ROADSIDE DITCH AND BY ONSITE DETENTION AT THE BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: N/A BY, PRECINCT 3 R.O.W. AGENT

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

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: SWSC LINE SIZE: 12" LOCATION: NORTH OF MILE 5 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-13-2023: 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.

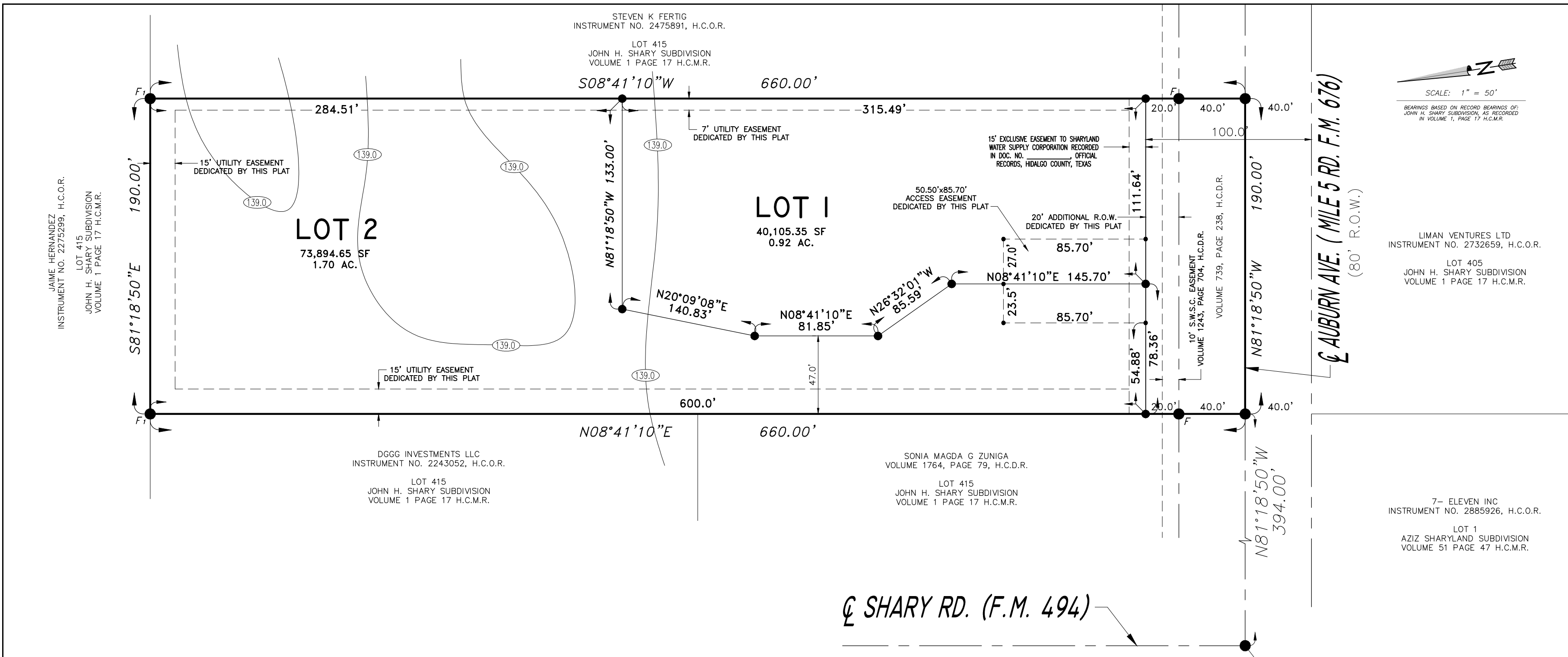
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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.

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REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

LEGEND:
 F - FOUND 1/2" IRON ROD
 F₁ - FOUND 5/8" IRON ROD

PLAT OF AAA APARTMENTS SUBDIVISION

A 2.88 ACRE TRACT OF LAND BEING A PORTION OF LOT 415, JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #2361187, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JULY 26, 2017

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

JOB NO.: 2017-063
 DRAWN BY: E.S.

SCALE: 1" = 50'

- ### 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 0295 D. EFFECTIVE DATE: JUNE 6, 2000
 - SETBACKS ARE AS FOLLOWS:
 FRONT: AUBURN AVENUE - 60.00 FEET OR GREATER FOR EASEMENTS SIDE: TBD BASED ON EASEMENTS AS MAY BE REQUIRED.
 REAR: 15.00 FEET FOR EASEMENT GARAGE: 18.00 FEET OR GREATER FOR EASEMENTS
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS.
 *SETBACKS FOR EXISTING STRUCTURES REMAIN; HOWEVER, NEW ADDITIONS AND/OR NEW CONSTRUCTION SHALL COMPLY WITH SETBACKS AS NOTED.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS RESTRICTION SHALL BE PLACED IN 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OF 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.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003)
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **12,094 CUBIC-FEET (0.278 ACRE-FEET) (LOT 1 4,255CFE & LOT 2 7,839CFE)** OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, 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 PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
 - AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
 - 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON AUBURN AVENUE (5 MILE ROAD - FM 676).
 - NON-APPLICABILITY TO VARIOUS DRIVEWAYS & PARKING LOTS: AN ENTRANCE OR DRIVEWAY DESIGNED OR USED TO PROVIDE PRINCIPAL OR PRIMARY VEHICULAR ACCESS TO ANY APARTMENT BUILDING OR A GROUP OF APARTMENT BUILDINGS DESIGNED FOR MULTI-FAMILY OCCUPANCY AND UNDER ONE OWNERSHIP, SUCH ENTRANCE OR DRIVEWAY SHALL NOT BE USED TO PROVIDE PUBLIC ACCESS TO ADJACENT AREAS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT 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.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - 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.
 - CLEARANCES FOR WATER METERS: ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
 - OWNERS OF LOTS 1 AND 2 WILL BE FINANCIALLY RESPONSIBLE FOR MOVING THE EXISTING UNITED IRRIGATION DISTRICT IRRIGATION LINE LOCATED WITHIN THE NEW RIGHT-OF-WAY OF INSPIRATION ROAD INTO THE UNITED IRRIGATION DISTRICT EASEMENT AT THE TIME OF FUTURE WIDENING OF INSPIRATION ROAD.
 - 26.6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

METES AND BOUNDS DESCRIPTION

A **2.88 ACRE** TRACT OF LAND BEING A PORTION OF LOT 415, JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2361187, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF FM 676, (MILE 5 NORTH ROAD) ALSO BEING THE SOUTH LINE OF SAID LOT 415, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **S81°18'50"E 394.00 FEET** FROM THE SOUTHWEST CORNER OF SAID LOT 415.

THENCE **N08°41'10"E** PARALLEL TO THE WEST LINE OF SAID LOT 415, PASSBAT 40.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID FM 676 (MILE 5 NORTH ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF **660.00 FEET** TO A FOUND FIVE-EIGHTHS INCH IRON ROD FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S81°18'50"E 190.00 FEET** PARALLEL TO THE SOUTH LINE OF SAID LOT 415 TO A FOUND FIVE-EIGHTHS INCH IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S08°41'10"W** PARALLEL TO THE WEST LINE OF SAID LOT 415, PASS AT 620.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID FM 676, (MILE 5 NORTH ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF **660.00 FEET** TO A POINT ON SAID CENTERLINE OF FM 676, (MILE 5 NORTH ROAD) ALSO BEING THE SOUTH LINE OF SAID LOT 415 FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

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REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF AAA APARTMENTS SUBDIVISION

A 2.88 ACRE TRACT OF LAND BEING A PORTION OF LOT 415, JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #2361187, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JULY 26, 2017 SCALE: 1" = 50'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (7-5001) & SURVEYOR (10015300)
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78841 (PH) 381-1061
 EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

DRAINAGE STATEMENT FOR AAA APARTMENTS SUBDIVISION

AAA APARTMENTS SUBDIVISION IS A PROPOSED 2 LOT MIXED USE SUBDIVISION WITHIN A 2.88-ACRE TRACT OF LAND BEING A PORTION OF LOT 415, JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #2361187, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF MCALLEN EXTRA-TERRITORIAL JURISDICTION. THE SUBDIVISION IS LOCATED ON THE NORTH SIDE OF FM 676 (MILE 5 NORTH ROAD) APPROXIMATELY 400 FEET EAST OF FM 494 (SHARY ROAD). LOT 1 WILL REMAIN A LARGE LOT RESIDENTIAL LOT WITH AN EXISTING LARGE SINGLE FAMILY RESIDENCE AND LOT 2 WILL BE A MULTI-FAMILY DEVELOPMENT.

THE SUBDIVISION IS LOCATED WITHIN A ZONE "X" FLOOD HAZARD AREA ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0295 D, MAP REVISED: JUNE 6, 2000. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD".

THE SOIL FOR THIS PROPERTY 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 LARGE RESIDENTIAL SITE.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION INTO A ROADSIDE DITCH ON THE NORTH SIDE OF FM 676 (MILE 5 NORTH ROAD). THE FM 676 (MILE 5 NORTH ROAD), ROADSIDE DITCHES FLOW EAST EVENTUALLY DISCHARGING INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MISSION MCALLEN LATERAL APPROXIMATELY 6,000 FEET EAST OF THE SUBJECT SITE. THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MISSION MCALLEN LATERAL EVENTUALLY FLOWS INTO THE LAGUNA MADRE USING THE RATIONAL METHOD. WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 6.97 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 16.49 CFS OF RUNOFF DURING THE 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY OF MCALLEN'S AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF **12,094 CF** OR **0.278 AC-FT** WILL NEED TO BE DETAINED ON SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION. LOT 1 SHALL DETAIN 4,255 CF OR 0.098 AC-FT AND LOT 2 SHALL DETAIN 7,839 CF OR 0.18 AC-FT. STORM WATER WILL BE DETAINED WITHIN A LANDSCAPED DETENTION AREA ADJACENT TO FM 676 (MILE 5 NORTH ROAD). THIS LANDSCAPED DETENTION AREA WILL BE DESIGNED IN A MANNER TO ALLOW FOR BLEEDING CONTROLLED DISCHARGE INTO THE ROADWAY DITCHES ON FM 676 (MILE 5 NORTH ROAD). ALL BLEEDER FACILITIES WILL BE PERMITTED BY TxDOT, ENGINEERED SITE AND DRAINAGE DETENTION PLANS WILL BE REQUIRED AND APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUESTS. TABLES, AND CALCULATIONS, ARE ATTACHED.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 408334 0295 D, REVISED JUNE 6, 2000, IS CONTAINED WITHIN THE WIDENING OF THE NORTH MAIN DRAIN ALONG THE NORTH SIDE OF JOHN H. SHARY SUBDIVISION.



INFORME FINAL DE INGENIERÍA AAA APARTMENTS SUBDIVISION
 by Raul E. Garcia, P.E.
 AGUA FINAL E INFORME DE INGENIERÍA DE ALCANTARILLADO

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

AAA APARTMENTS SUBDIVISION SERÁ PROPORCIONADO DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISTA Y SHARLAND WATER SUPPLY CORPORATION (SWSC) HAN FIRMADO UN CONTRATO EN EL QUE SHARYLAND WATER SUPPLY CORPORATION (SWSC) HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y SHARLAND WATER SUPPLY CORPORATION (SWSC) HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE 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 EXISTENTE DE AGUA DE DIAMETRO DE 12 "CORRIENDO A LO LARGO DEL LADO NORTE DEL DERECHO DE FUNCION DE FM 676 (MILE 5 NORTH ROAD) EL SISTEMA DE AGUA PARA LA SUBDIVISION DE APARTAMENTOS AAA CONSTA DE UN SOLO 5 / LINEA DE SERVICIO DE AGUA DIAMETRO DE 8 "QUE SE ENCUENTRA EN LA LINEA DE 12" EXISTENTE. ESTA LINEA DE SERVICIO DE 5/8 "LLEVA A SEGUIR EN LOS LOTES Y TERMINAR EN UN MEDIDOR DE AGUA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE APARTAMENTOS AAA CONSTA DE UNA ÚNICA LINEA DE SERVICIO DE DIAMETRO DE 5/8 "DICHOS SERVICIO TERMINA EN LAS CAJAS DE MEDIDORES DE AGUA PARA EL LOTE EL SERVICIO SIMPLE DE 5/8" Y LA CAJA DE MEDIDORES HAN ESTADO INSTALADOS EN UN TOTAL COSTO DE \$ 0,000.00 A SOLICITUD DEL PROPIETARIO, LA SHARLAND WATER SUPPLY CORPORATION (SWSC) INSTALARÁ DE MANERA SIN CARGO EL MEDIDOR DE AGUA PARA ESO LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA SHARLAND WATER SUPPLY CORPORATION Y ESTE SISTEMA DE DISTRIBUCION ES FUNCIONABLE A PARTIR DE LA FECHA DE LA GRABACION DEL PLAT.

SUMINISTRO DE AGUAS RESIDUALES: DESCRIPCIÓN, COSTE Y FECHAS DE OPERABILIDAD:

LA SUBDIVISION DE LOS APARTAMENTOS AAA SERÁ TRATADA POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE SHARYLAND. EL SUBDIVIDOR Y LA CIUDAD DE SHARYLAND HAN INGRESADO EN UN CONTRATO EN EL QUE LA CIUDAD DE SHARYLAND HA PROMETIDO PARA TRATAR LAS SUFICIENTES AGUAS RESIDUALES POR AL MENOS 30 AÑOS Y LA CIUDAD DE SHARYLAND HA DOCUMENTACION PROPORCIONADA PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUAS RESIDUALES DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

LA CIUDAD DE SHARYLAND TIENE UNA LINEA DE ALCANTARILLA DE DIAMETRO DE 21 "QUE EXISTE A LO LARGO DEL LADO SUR DEL RECINTO DE FM 676 (MILE 5 NORTH) EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION DE APARTAMENTOS AAA CONSTA DE UNA LINEA DE ALCANTARILLA DE DIAMETRO DE 6" QUE TAPSA EN LA LINEA 21" EXISTENTE CON UN MANHOLE LUEGO CORRIJA AL NORTE A LO LARGO DE LA LINEA OCCIDENTAL DE LA PROPIEDAD.

CERTIFICACIÓN DE INGENIERO:

POR MI FIRMA ABAJO, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DE AGUAS RESIDUALES DESCRITAS ANTERIORMENTE ESTÁN CUMPLIDAS CON EL MODELO DE REGLAS ADOPTADO BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR EL AGUA NO CONSTATADA Y LAS INSTALACIONES DE AGUAS RESIDUALES EN EL SITIO, DISCUTIZADAS ANTERIORMENTE, SON LOS SIGUIENTES:

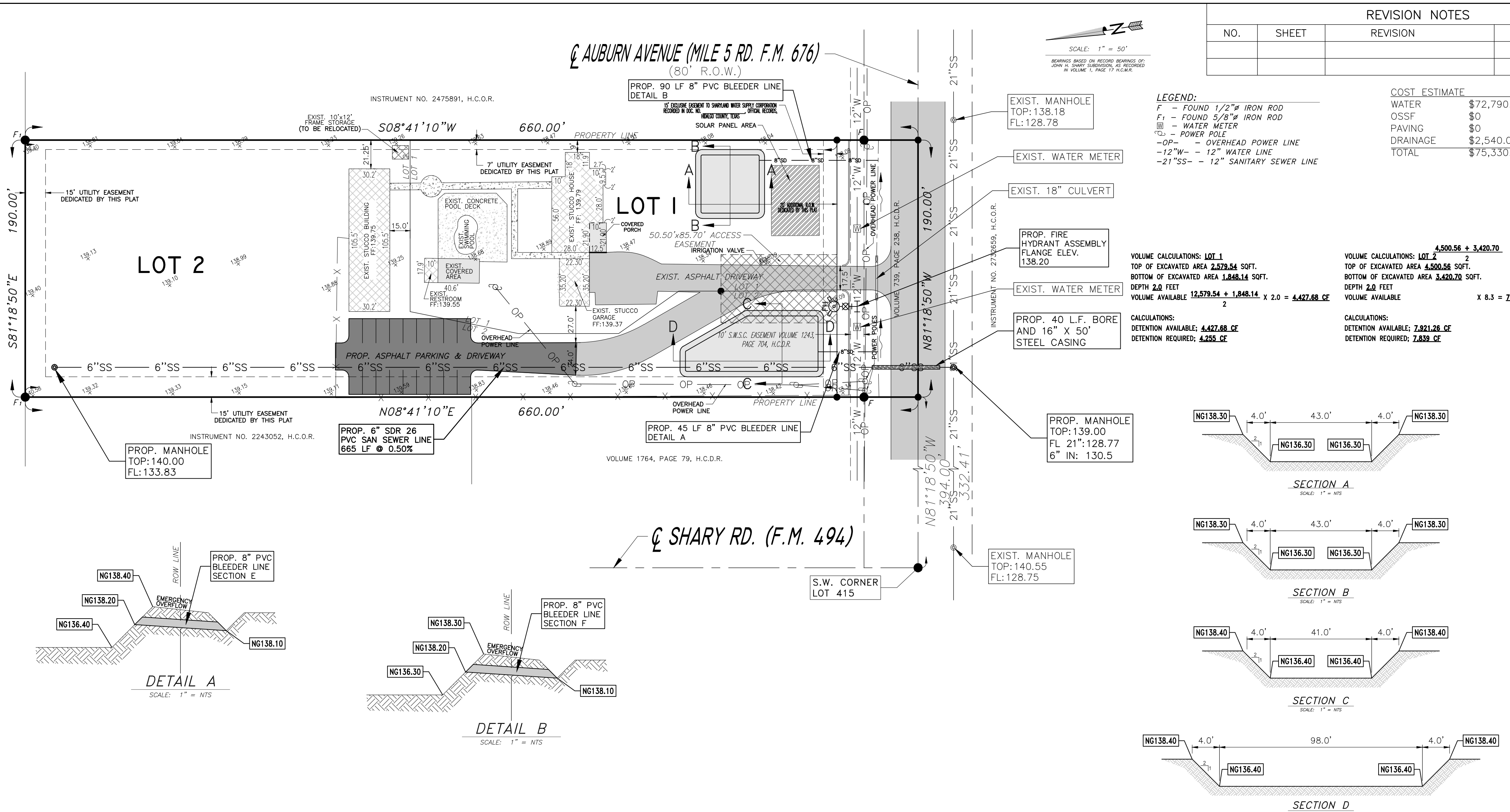
INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁ UN GRAN TOTAL DE \$ 0,000.00.

INSTALACIONES DE AGUAS RESIDUALES - SISTEMA SEPTICO ESTIMADO PARA COSTAR UN TOTAL DE \$ 0,000.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGERIERO _____ FECHA _____



SHEET NO. 2
OF 2 SHEETS



LEGEND:
 F - FOUND 1/2" IRON ROD
 F1 - FOUND 5/8" IRON ROD
 WM - WATER METER
 PR - POWER POLE
 OP - OVERHEAD POWER LINE
 12"W - 12" WATER LINE
 21"SS - 21" SANITARY SEWER LINE

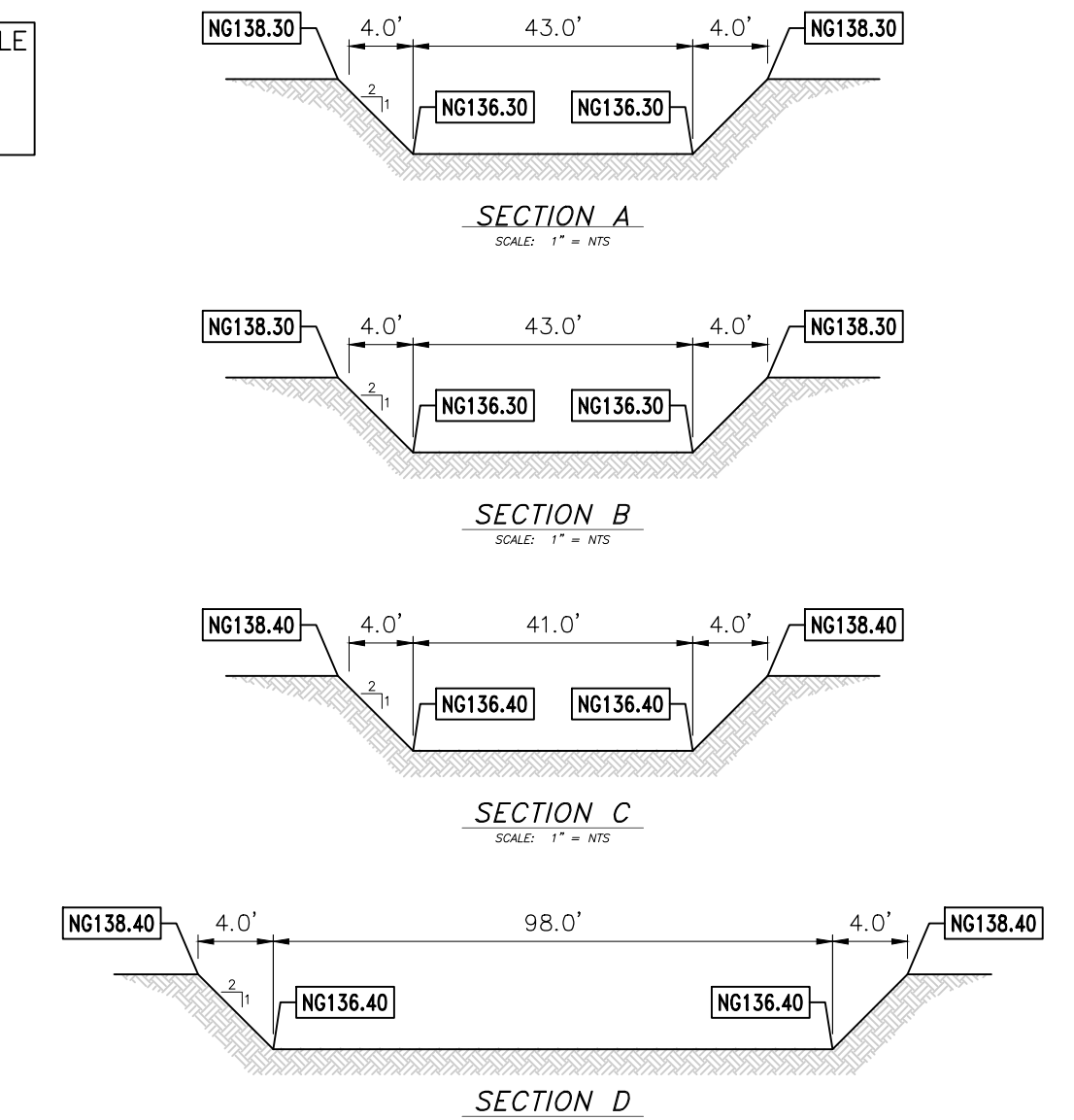
COST ESTIMATE
 WATER \$72,790.00
 OSSF \$0
 PAVING \$0
 DRAINAGE \$2,540.00
 TOTAL \$75,330.00

VOLUME CALCULATIONS: LOT 1
 TOP OF EXCAVATED AREA 2,579.54 SOFT.
 BOTTOM OF EXCAVATED AREA 1,848.14 SOFT.
 DEPTH 2.0 FEET
 VOLUME AVAILABLE 12,579.54 + 1,848.14 x 2.0 = 4,427.68 CF

VOLUME CALCULATIONS: LOT 2
 TOP OF EXCAVATED AREA 4,500.56 SOFT.
 BOTTOM OF EXCAVATED AREA 3,420.20 SOFT.
 DEPTH 2.0 FEET
 VOLUME AVAILABLE 4,500.56 + 3,420.20 x 2.0 = 7,921.26 CF

CALCULATIONS:
 DETENTION AVAILABLE: 4,427.68 CF
 DETENTION REQUIRED: 4,255 CF

CALCULATIONS:
 DETENTION AVAILABLE: 7,921.26 CF
 DETENTION REQUIRED: 7,839 CF



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, ANISSA IZEL SANCHEZ, SUBDIVIDER OF AAA 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.

ANISSA IZEL SANCHEZ _____ DATE _____
 2501 E. MILE 5 ROAD
 MISSION, 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 ANISSA IZEL SANCHEZ, 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 _____

FINAL ENGINEERING REPORT FOR AAA APARTMENTS SUBDIVISION
 by Raul E. Garcia, P.E.
 FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 AAA APARTMENTS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND 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 NORTH SIDE OF THE RIGHT-OF-WAY OF FM 676 (MILE 5 NORTH ROAD). THE WATER SYSTEM FOR AAA APARTMENTS SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 5/8" SERVICE LINE THEN RUNS SOUTH INTO THE LOTS AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE AAA APARTMENTS SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$0,000.00 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.

WASTEWATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATES:
 AAA APARTMENTS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF SHARYLAND. THE SUBDIVIDER AND CITY OF SHARYLAND HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF SHARYLAND HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF SHARYLAND HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF SHARYLAND HAS AN EXISTING 21" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF F.M. 676 (MILE 5 NORTH ROAD). THE WASTEWATER SYSTEM FOR AAA APARTMENTS SUBDIVISION CONSISTS OF A 6" DIAMETER SEWER LINE WHICH TAPS INTO THE EXISTING 21" LINE WITH A MANHOLE THEN RUNS NORTH ALONG THE WEST PROPERTY LINE.

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 \$ 0,000.00.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$ 0,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

