



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 OWASSA PLACE SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: VALLEY AFFORDABLE HOUSING, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 15 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH SIDE OF OWASSA ROAD APPROXIMATELY 3/4 MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

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

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO OWASSA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-03-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-15-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: NORTH OF ALBERTA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-13-2023: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR
 LARGE CONSTRUCTION

The applicant has submitted the required NOI 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 EDINBURG.

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.

**SUBDIVISION MAP OF
OWASSA PLACE SUBDIVISION
BEING 9.655 ACRES OUT OF
LOT 15, BLOCK 54
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
VOLUME 1, PAGE 24 H.C.M.R.
HIDALGO COUNTY, TEXAS**

RIGHT OF WAY EASEMENT
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
VALLEY AFFORDABLE HOUSING, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER OF THE 41.667 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OWASSA PLACE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.0032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE 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 GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____

VALLEY AFFORDABLE HOUSING, LLC, A TEXAS LIMITED LIABILITY COMPANY, NICK RHODES, PRESIDENT OF RHODES ENTERPRISE, INC. 200 S. 10th STREET, SUITE 1700 McALLEN, TEXAS 78501

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NICK RHODES, 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 CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF OWASSA PLACE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____

HIDALGO COUNTY CLERK _____

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S53° 34' 32"W
L2	24.92'	S81° 25' 28"E
L3	24.99'	S81° 25' 28"E
L4	35.36'	N36° 25' 28"W

Lot Area Table		
Lot #	SQ. FT.	Acres
1	22,227.00	0.510
2	21,839.40	0.501
3	21,876.67	0.502
4	21,878.07	0.502
5	21,839.40	0.501
6	21,839.40	0.501
7	21,852.12	0.502
8	22,381.02	0.514
9	21,844.53	0.501
10	21,839.40	0.501
11	21,839.40	0.501
12	21,878.07	0.502
13	21,876.67	0.502
14	21,839.40	0.501
15	22,227.00	0.510

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS OWASSA PLACE SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR

RECORDING ON THE _____ DAY OF _____ 20____"

CHAIRPERSON PLANNING AND ZONING COMMISSION _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG _____

CITY SECRETARY _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C3	80.17'	50.00'	091° 51' 56"	S5° 29' 30"E	71.85'	51.65'
C4	101.62'	50.00'	116° 27' 11"	N81° 19' 57"W	85.01'	80.73'
C5	80.01'	50.00'	091° 40' 53"	N22° 44' 06"E	71.74'	51.49'

METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 9.655 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 15, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 9.655 ACRES OUT OF A CERTAIN TRACT CONVEYED TO CARSON & CARSON LTD BY VIRTUE OF A QUITCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 1657083, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.655 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A NAIL SET (N:16611263.560, E: 1118691.570) ON THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 54;

1. THENCE, S 81° 25' 28" E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 54 AND WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET (N: 16611214.350, E: 1118017.880) AT THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT
2. THENCE, S 81° 26' 37" E A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 34' 32" W AT A DISTANCE OF 1,254.53 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,274.53 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 25' 28" W ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 54, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.655 ACRES OF WHICH 0.151 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 9.504 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
2. SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB 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 BENCHMARKS:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 1, N:16611273.680, E:1119029.830 B.M. ELEVATION= 87.10.
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 15, N:16611224.470, E:1119353.140 B.M. ELEVATION= 87.00.
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 1, N:16612391.280, E:1119529.890 B.M. ELEVATION= 87.30.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 31,460 CUBIC-FEET 0.722 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
8. 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 MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. 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.
10. 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 OCCUPYING AN EASEMENT.
11. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
13. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,1780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
14. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
15. 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 METER(S).
16. EACH LOT SHALL HAVE IT'S OWN WATER METER.
17. A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
18. 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.
19. ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES
20. AS PER PUBLIC WORKS, ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI FAMILY CONSTRUCTION.
21. 6' CEDAR FENCE REQUIRED ALONG THE NORTH SIDE OF LOTS 7 THROUGH 9 BY THE DEVELOPER DURING CONSTRUCTION.
22. NO ACCESS ONTO LOTS 1 AND 15 FROM OWASSA ROAD.
23. \$300.00 PER DWELLING UNIT WILL BE DUE AT TIME OF BUILDING PERMIT STAGE BY LOT OWNER.

LEGEND

- FOUND NO.4 REBAR
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET NAIL
- ⊙ BENCHMARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W. COR. - SOUTHWEST CORNER
- W.D. - WARRANTY DEED
- Q.C.D. - QUIT CLAIM DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- CL - CENTER LINE

DRAWN BY: CIRO _____ DATE: 08-17-2023
SURVEYED, CHECKED _____ DATE _____
FINAL CHECKED _____ DATE _____

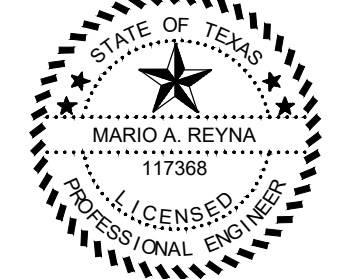
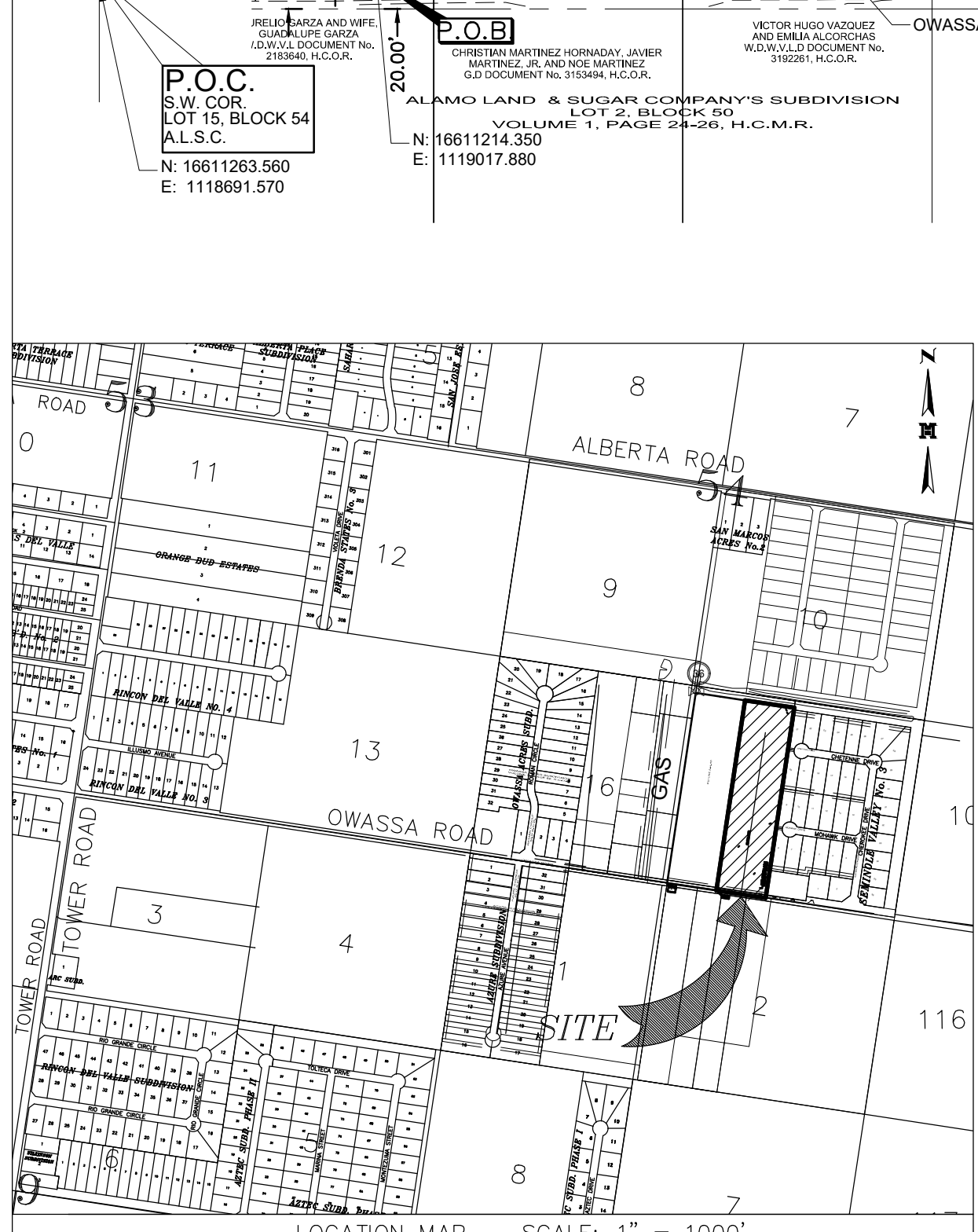
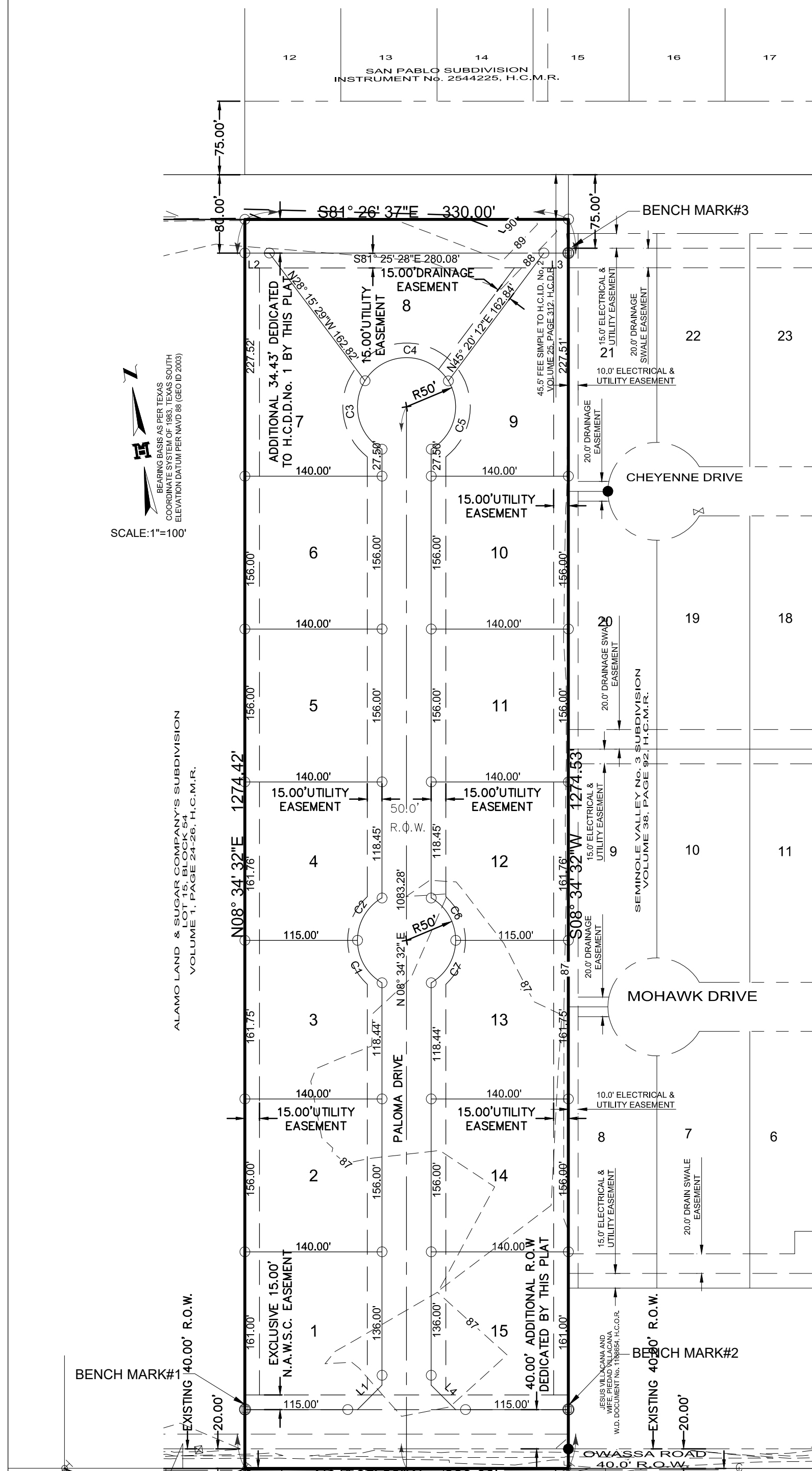
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
OWASSA PLACE SUBDIVISION IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF OWASSA ROAD, APPROXIMATELY 0.81 OF ONE MILE EAST OF ITS INTERSECTION WITH TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), OWASSA PLACE SUBDIVISION LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 3-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS
NAME ADDRESS CITY & ZIP PHONE FAX
OWNER: VALLEY AFFORDABLE HOUSING, LLC 200 S. 10th ST. McALLEN, TX 78501 C/O(956) 381-0981 C/O(956) 381-1839
ENGINEER: NICK RHODES 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
SURVEYOR: RUBEN JAMES DE JESUS L.P.L.S. 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

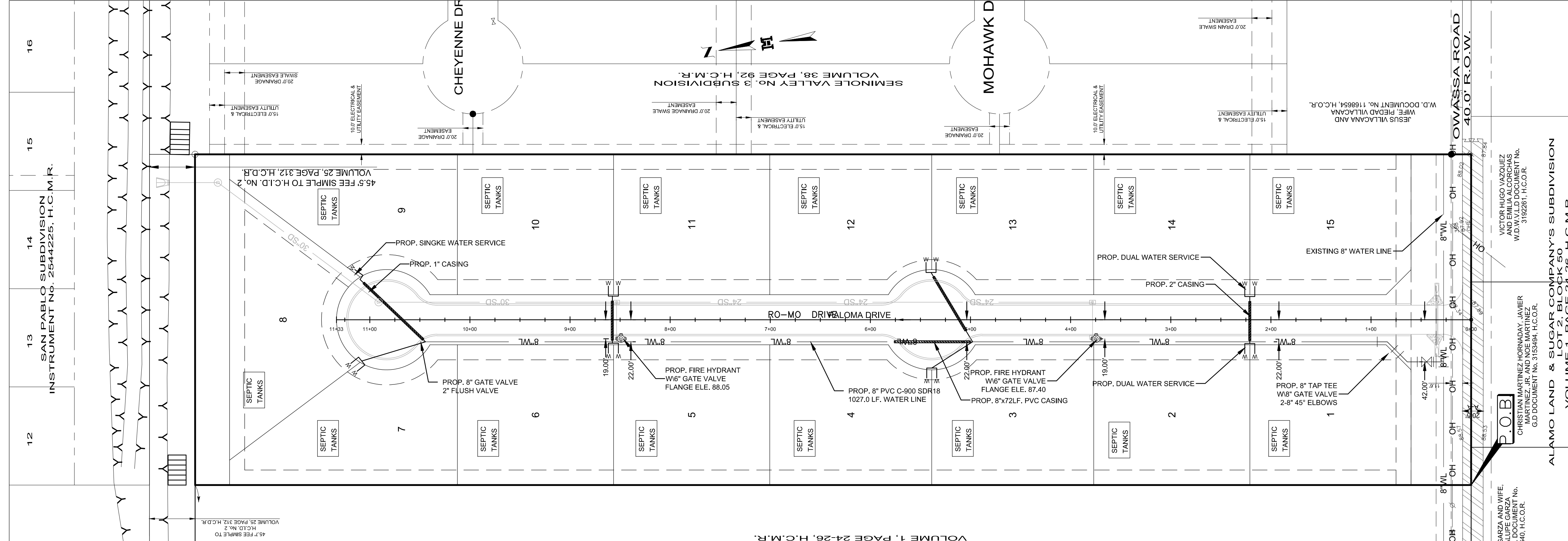
INDEX TO SHEET OF OWASSA PLACE SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; MAP; LOTS; STREETS; AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION, PLANNING & ZONING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; N.A.W.S.C. CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), CONSTRUCTION DETAILS;
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) CONSTRUCTION DETAILS;
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE & STREET; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.



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

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

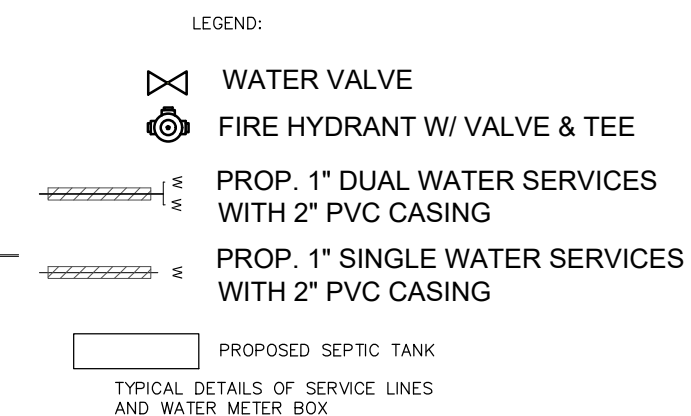


COST ESTIMATE:

WATER DISTRIBUTION:	\$ 108,450.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 22,500.00
DRAINAGE IMPROVEMENTS:	\$ 139,715.00
PAVING IMPROVEMENTS:	\$ 262,380.57

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 108,450.00
SERVICIO DE DRENAJE SANITARIO:	\$ 22,500.00
DREAJE PLUVIAL:	\$ 139,715.00
PAVIMENTACION DE CALLES:	\$ 262,380.57



MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
 OWASSA PLACE SUBDIVISION
 BEING 9.655 ACRES OUT OF
 LOT 15, BLOCK 54
 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
 WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

OWASSA PLACE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.E.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF OWASSA ROAD. THE WATER SYSTEM FOR EL OWASSA PLACE SUBDIVISION SHALL CONSIST OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 8" WATER LINES. THE 8" WATER LINE RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF ALONG THE WEST SIDE OF RO-MO DRIVE ENDING WITH A 2" FLUSH VALVE AT THE EAST SIDE OF LOT 7 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE EL OWASSA PLACE SUBDIVISION CONSISTS OF (7) SEVEN 1" DIAMETER DUAL SERVICE LINES RUN TO EACH LOT CORNER. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT & ONE (1) SINGLE SERVICES SERVING 1 LOTS. THE 8" LINES, 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$108,450.00, OR \$7,230.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$18,000.00, WHICH COVERS THE \$1,200.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$9,200.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
 SEWAGE FROM OWASSA PLACE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A 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 INDICATED A HIDALGO SANDY CLAY AND RAYMONDVILLE CLAY LOAM. FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THE SOIL IS A HIDALGO SANDY CLAY & RAYMONDVILLE 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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$22,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JULY 14, 2024.

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 COSTS TO INSTALL WATER AND 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 \$126,450.00 WHICH EQUALS TO \$8,430.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$72,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 I, VALLEY AFFORDABLE HOUSING, LLC, SUBDIVIDER(S) OF OWASSA PLACE SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VALLEY AFFORDABLE HOUSING, LLC, A TEXAS LIMITED LIABILITY NICK RHODES, PRESIDENT OF RHODES ENTERPRISE, INC.

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

OWASSA PLACE SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE 8" APOXIAMENTE POR EL LADO NORTE DEL DERECHO DE VILLA DE OWASSA ROAD. EL SISTEMA DE OWASSA PLACE SUBDIVISION CONSISTE DE CONDUCTOS DE 8" QUE SE CONECTAN AL CONDUCTO EXISTENTE DE 8". UN CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 8" DE AGUA PREVIAMENTE MENSIONADA SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE RO-MO DRIVE TERMINANDO CON UN VÁRULVA DE 2" POR EL LADO ESTE DE LOTE 7 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN SIETE (7) CONDUCTOS DE AGUA DE 1" QUE SE SERPARAN EN PARES A SERVIR A DOS LOTES A UN TOTAL DE 14 LOTES. UN (1) CONDUCTOS DE AGUA DE 3/4" PARA UN LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS CONDUCTOS DE AGUA DE 1" Y LOS CONDUCTOS DE AGUA DE 3/4" Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 108,450.00, O \$7,230.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$18,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$1,200.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$9,200.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA FOSA SEPTICA EN CADA SOLAR EN EMERALD ACRES. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. RECURSOS NATURAL DE CONVESACION DE TIERRAS INDICA HIDALGO ARENOSO FRANCO Y RAYMONDVILLE FRANCO EN ESTA AREA. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES. EL TERRENO ES UNIFORME (TERRENO HIDALGO ARCILLOSO ARENOSO FRANCO Y RAYMONDVILLE FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$22,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE JULIO 14, 2024.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

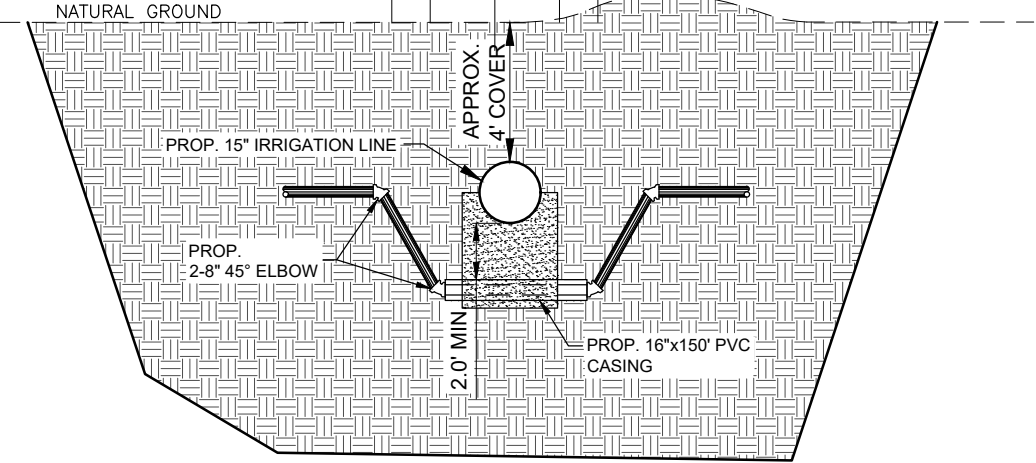
AGUA: EL SISTEMASERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$126,450.00 O \$8,430.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$22,500.00 TODA LA SUBDIVISION.

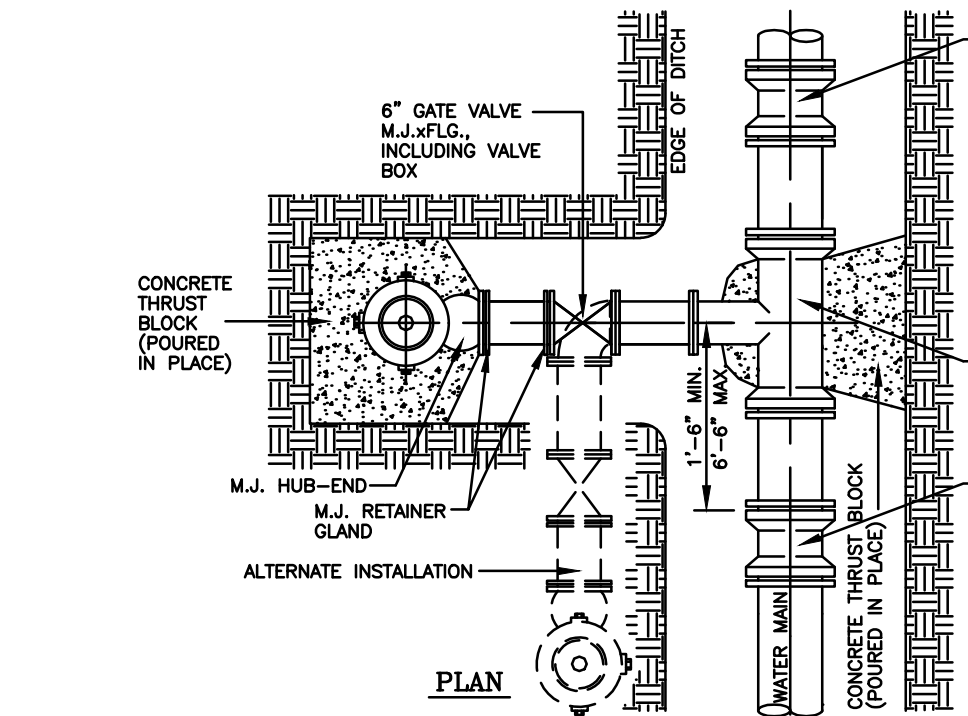
ENGINEER'S SIGNATURE _____ DATE _____



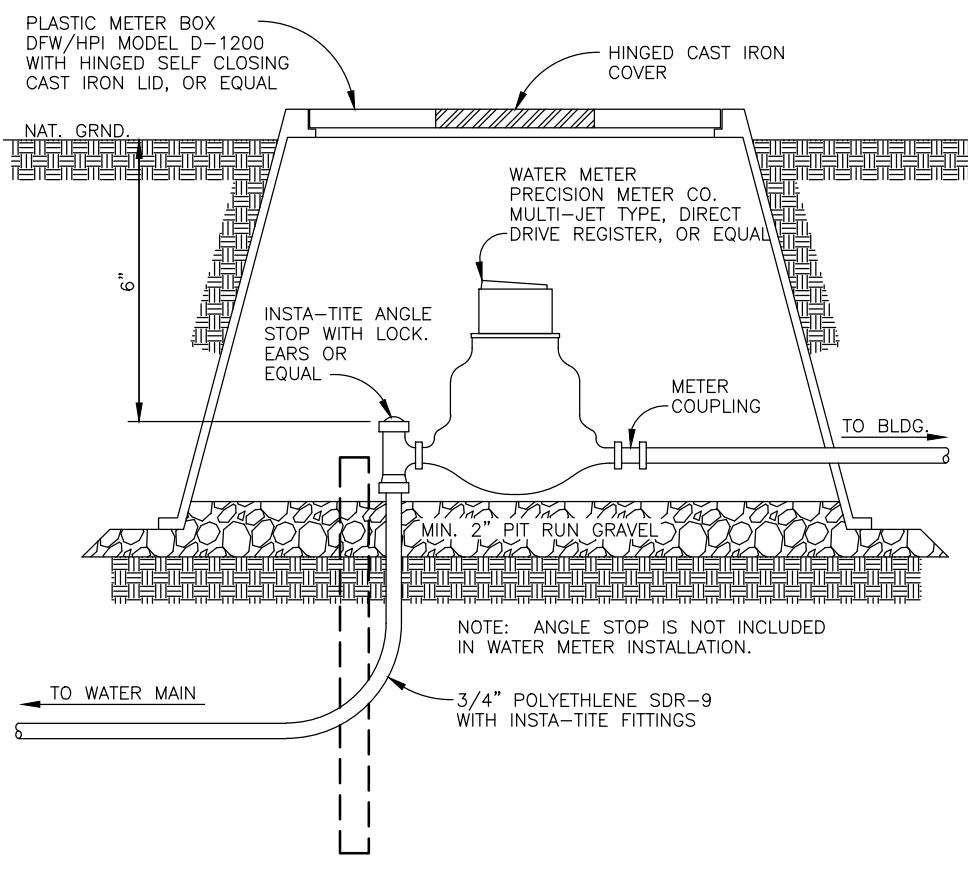
NOTES:
 SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 4")
 SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF EXISTING IRRIGATION PIPE TO SPRING LINE OF PIPE. (6" LIFTS, MECH. TAMPED).
 FILL TRENCH W/NATIVE BACKFILL, W/6" LIFTS COMPACT



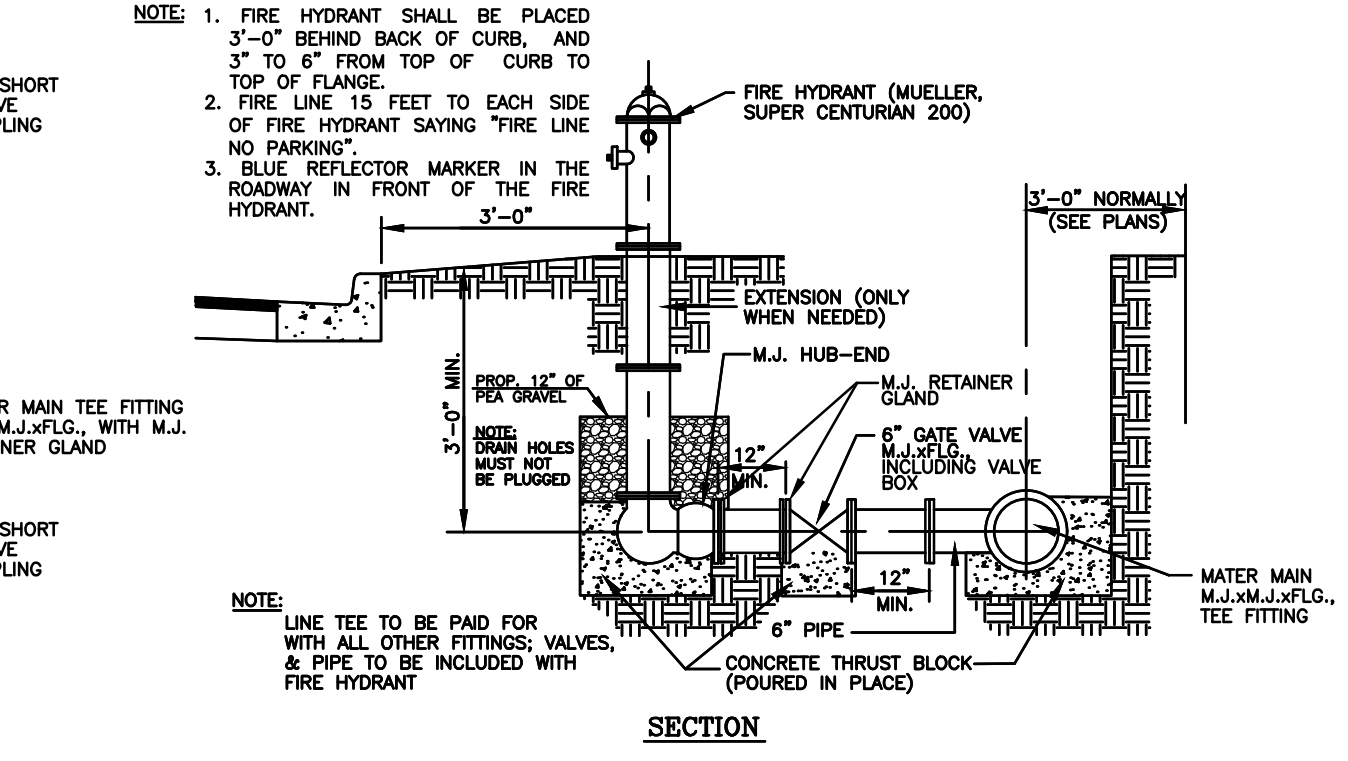
WATERLINE ADJUSTMENT SECTION
 N.T.S.



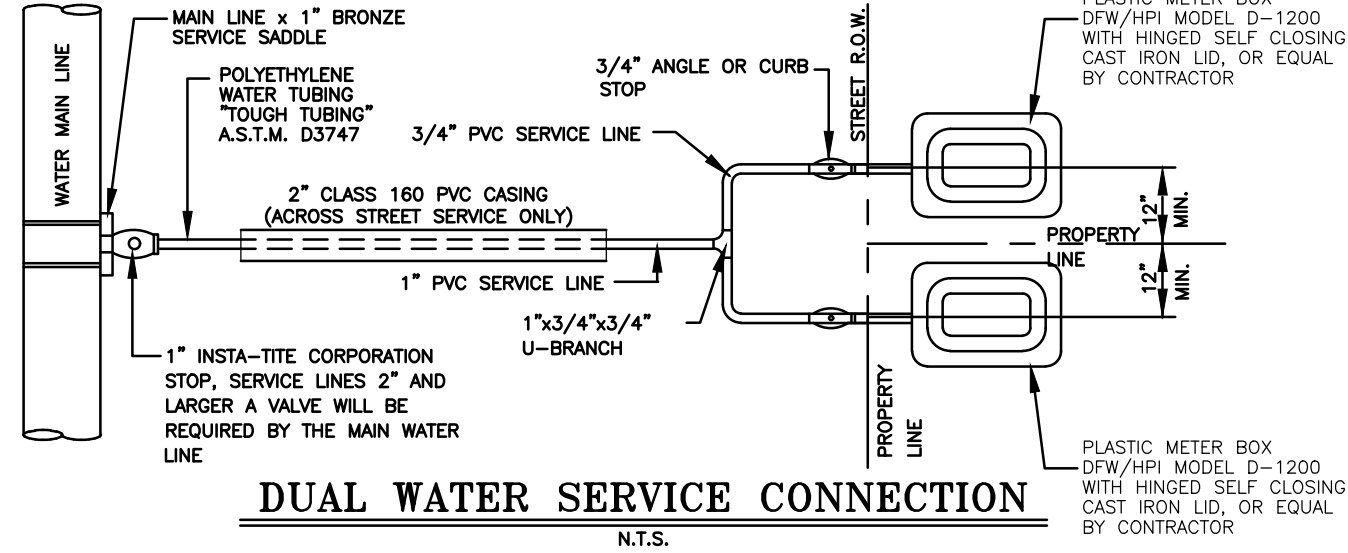
TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.



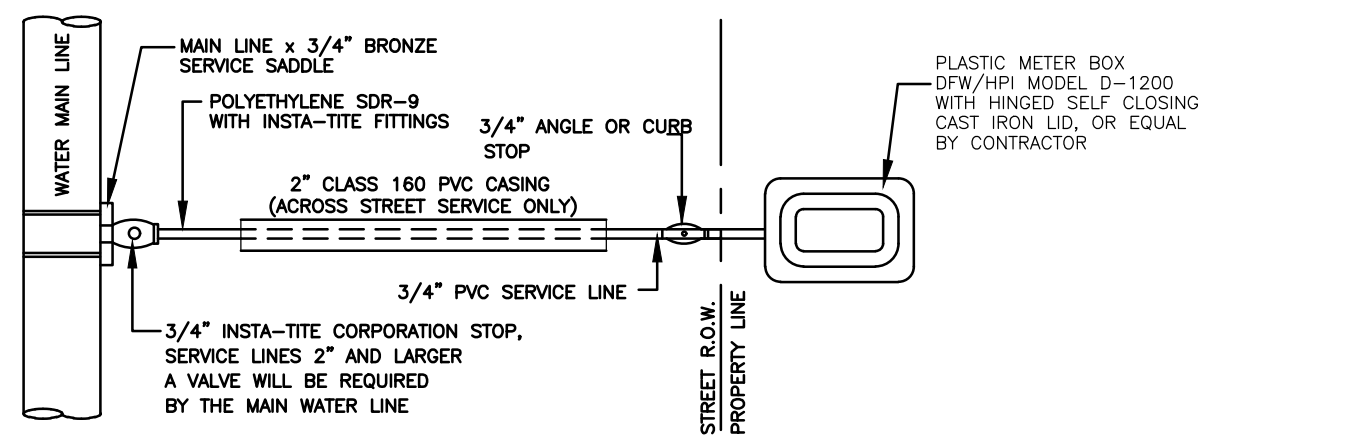
TYPICAL WATER METER INSTALLATION
 N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.

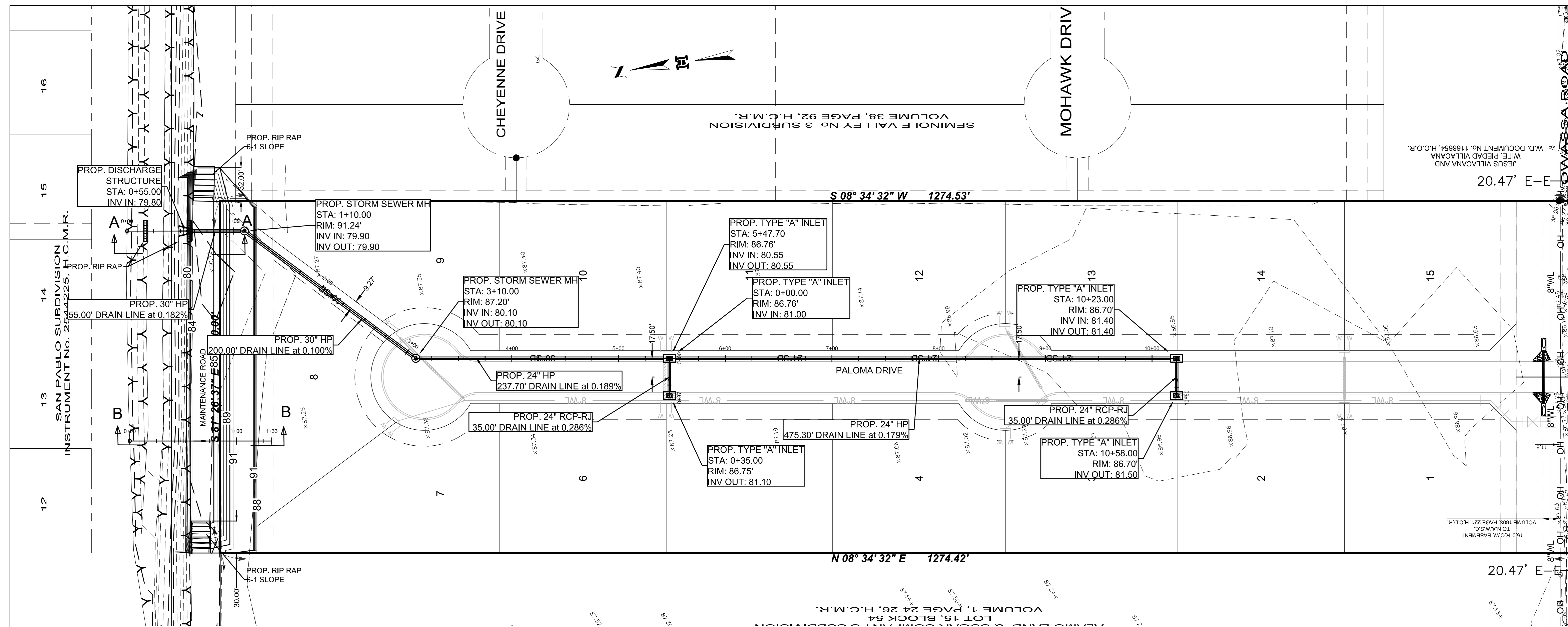


DUAL WATER SERVICE CONNECTION
 N.T.S.



SINGLE WATER SERVICE CONNECTION
 N.T.S.

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
 OWASSA PLACE SUBDIVISION
 BEING 9.655 ACRES OUT OF
 LOT 15, BLOCK 54
 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS



DRAINAGE STATEMENT
 OWASSA PLACE SUBDIVISION

OWASSA PLACE SUBDIVISION IS A 9.655 ACRES TRACT OF LAND OUT OF LOT 15, BLOCK 54, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 24-26, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF OWASSA ROAD AND APPROXIMATELY 4,290 FEET EAST OF TOWER ROAD. THE PROPERTY FALLS WITHIN THE CITY OF EDINBURG ETJ. THE PROPERTY IS A 15 RESIDENTIAL LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" IS AN "AREA OF MINIMAL FLOODING."

THE SOILS ARE (28) HIDALGO SANDY CLAY LOAM AND (52) RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" & "C" RESPECTIVELY. SOIL GROUP "B" & "C" ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "C", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 5.17 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 17.13 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 11.96 C.F.S.

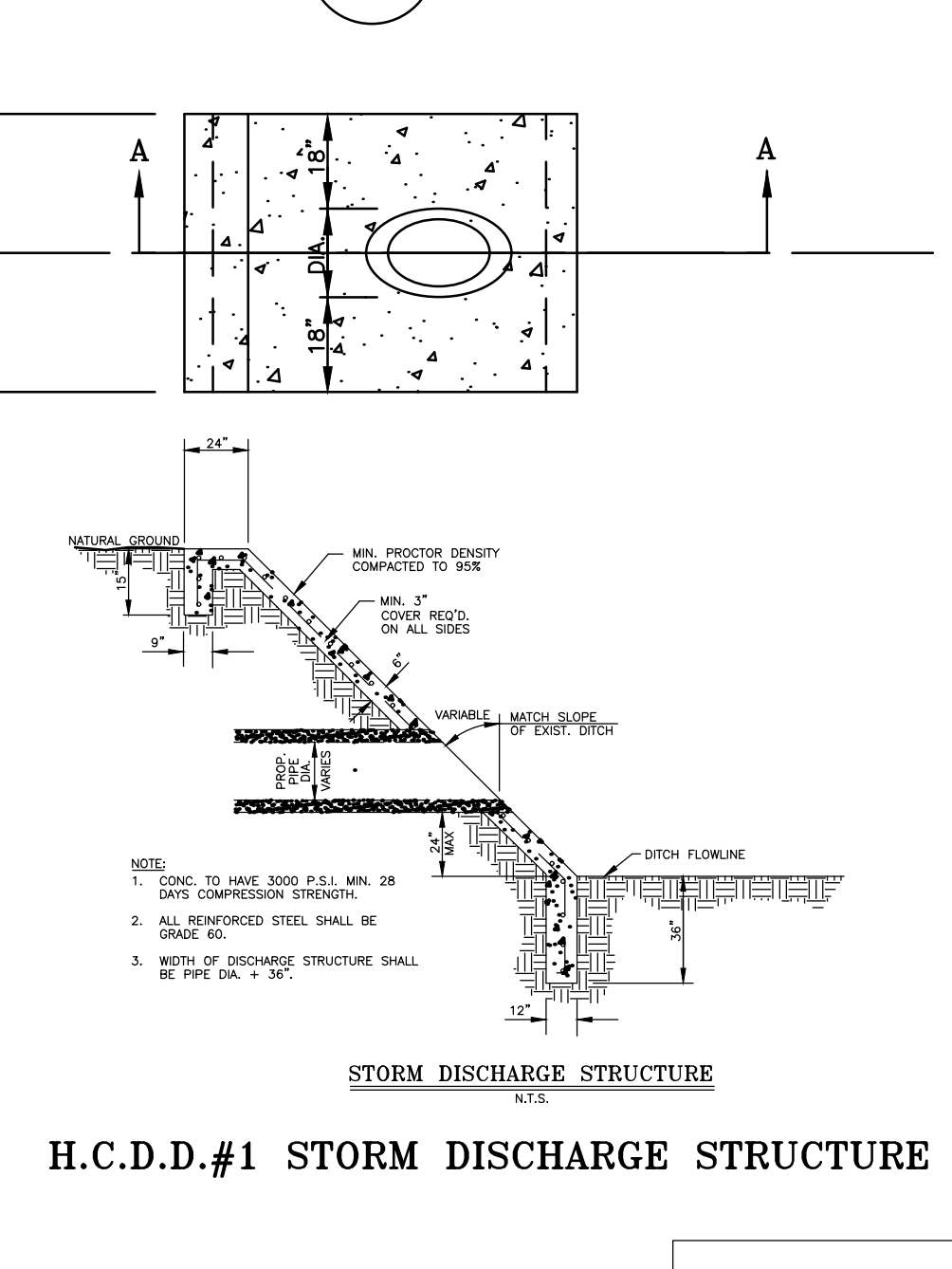
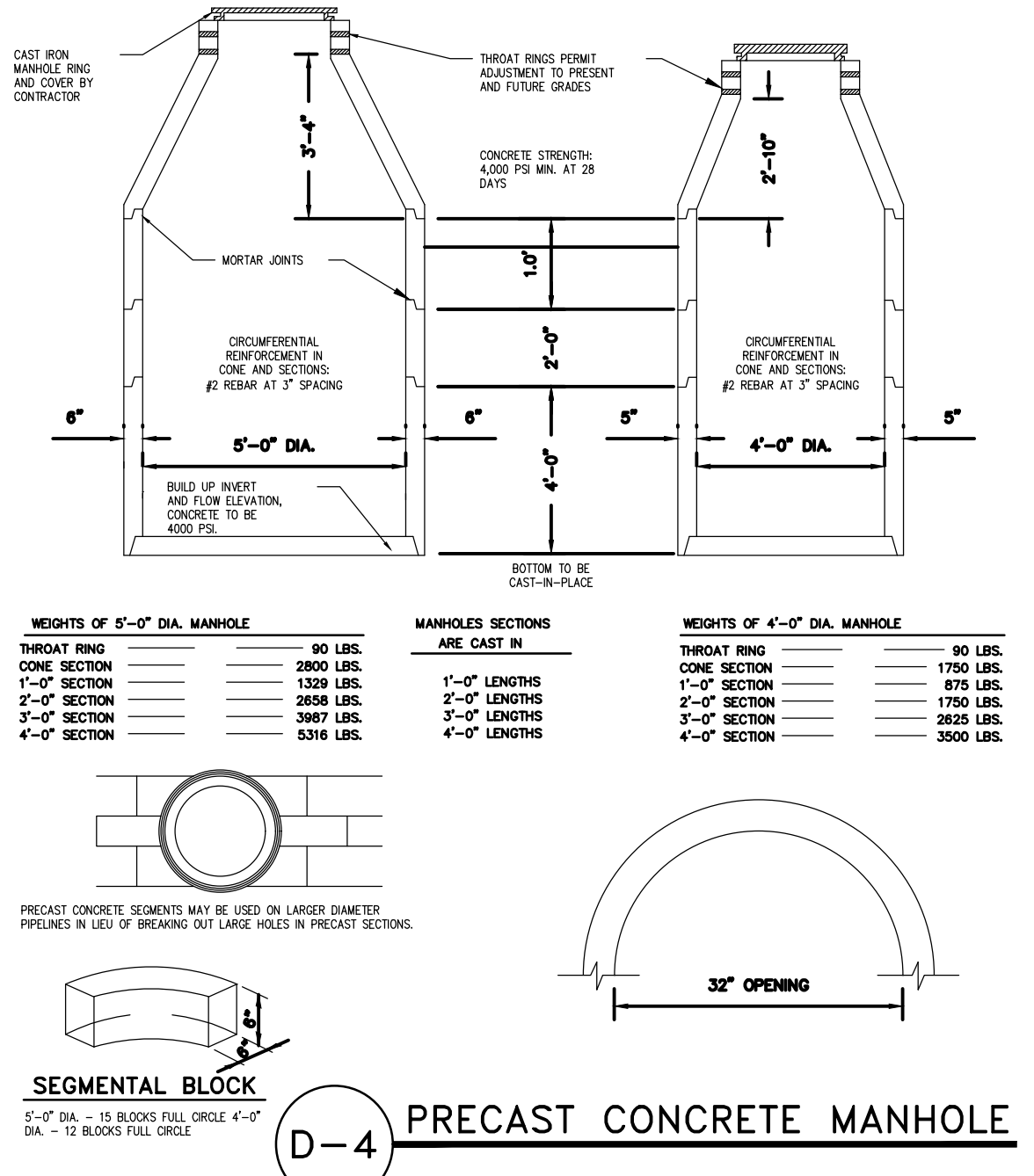
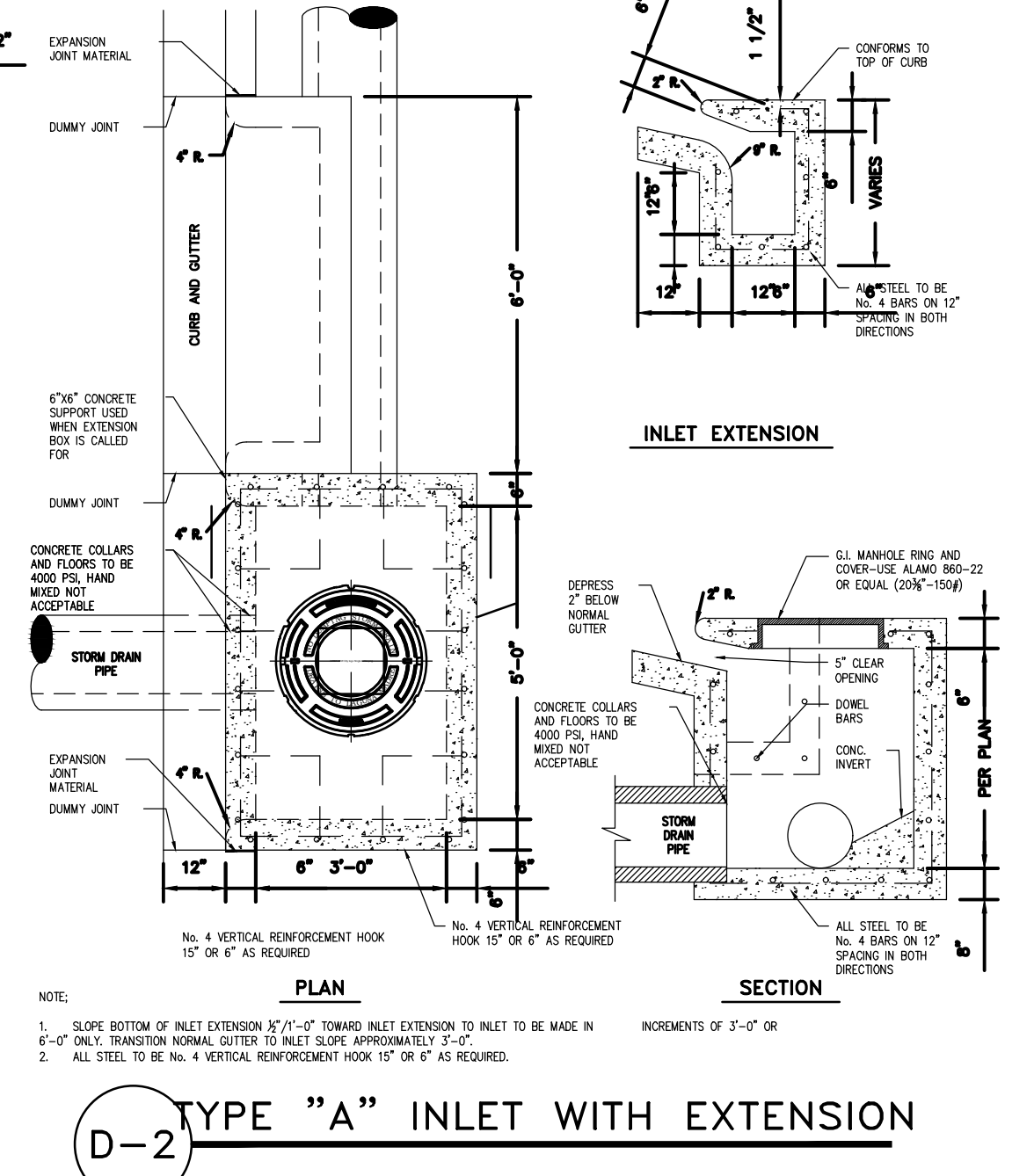
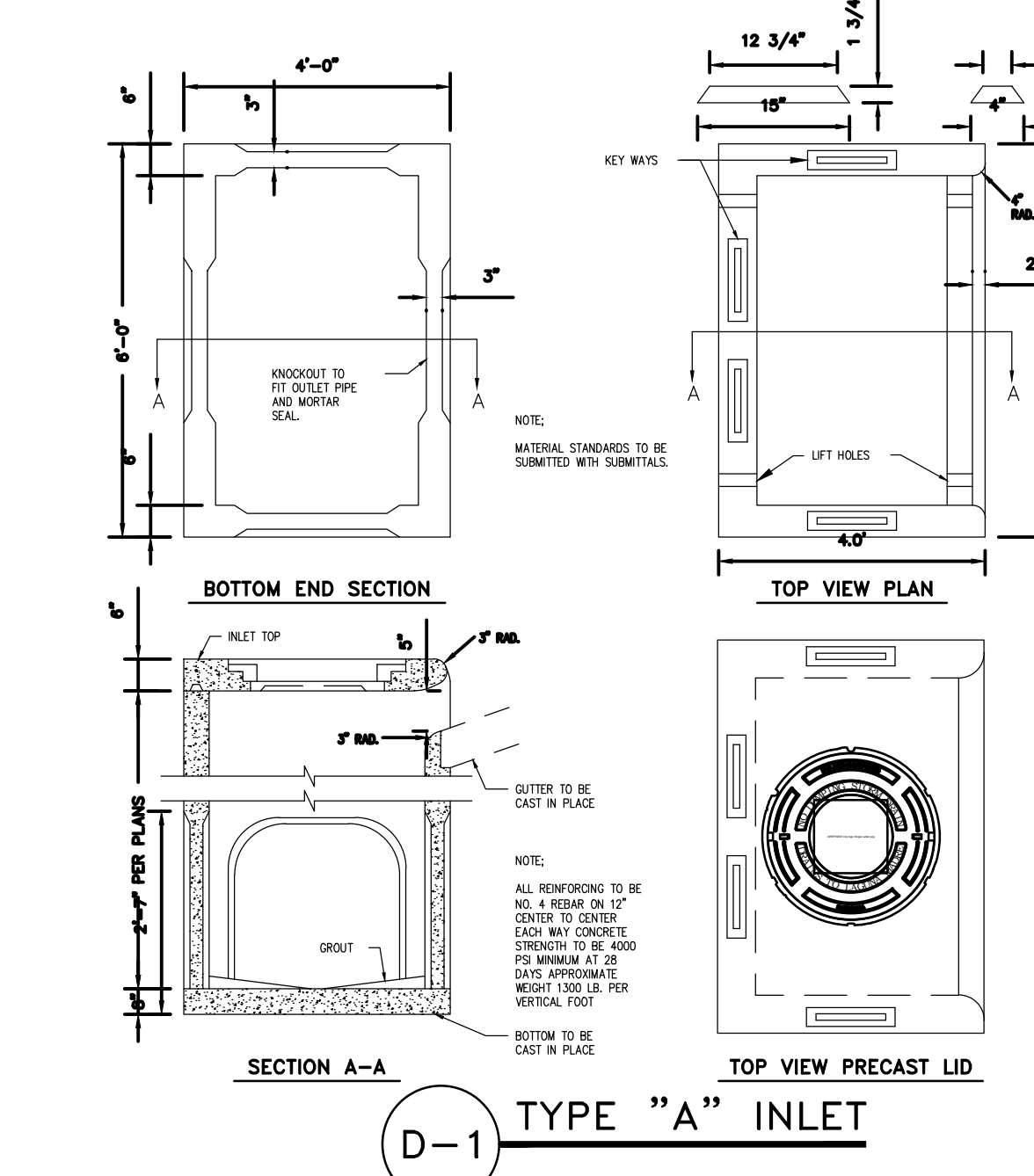
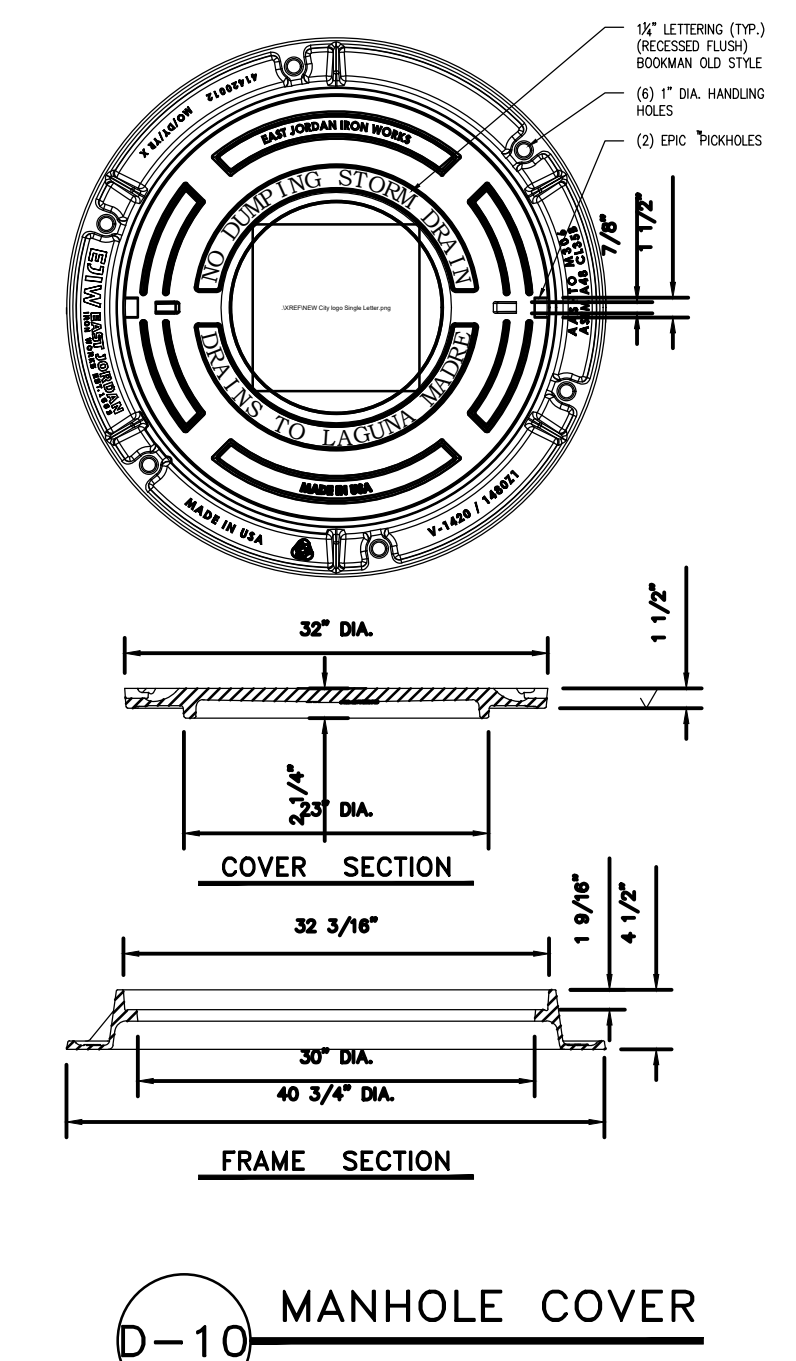
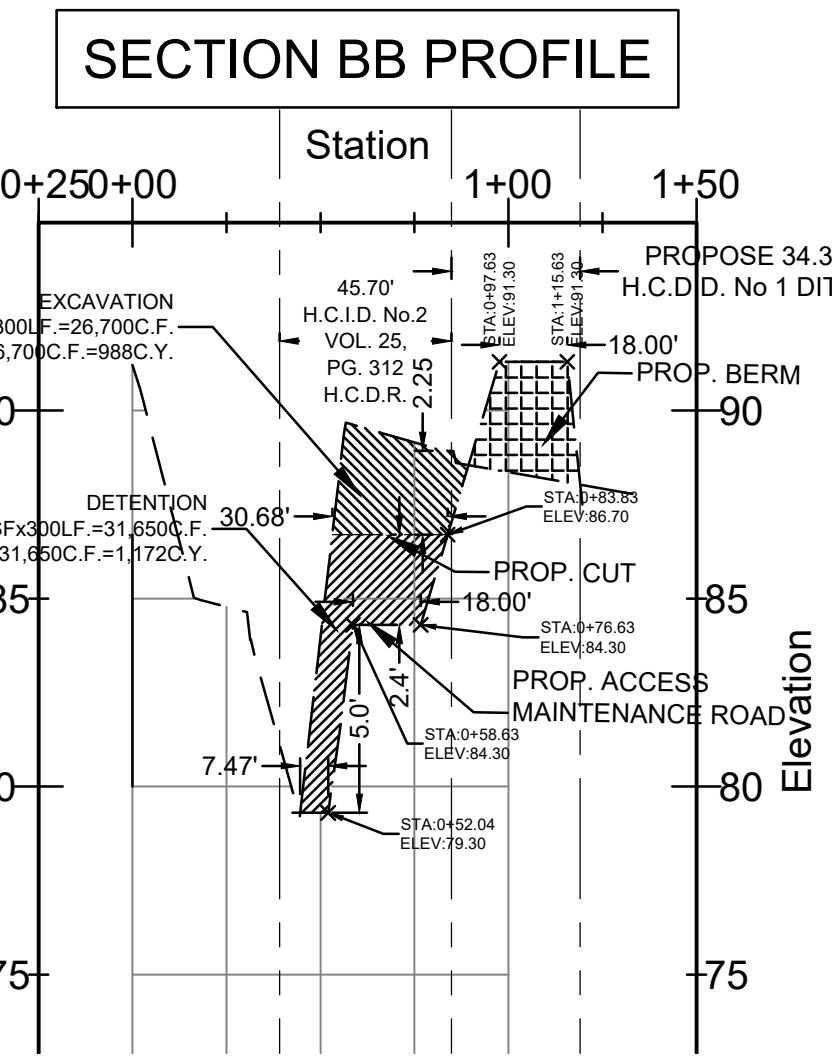
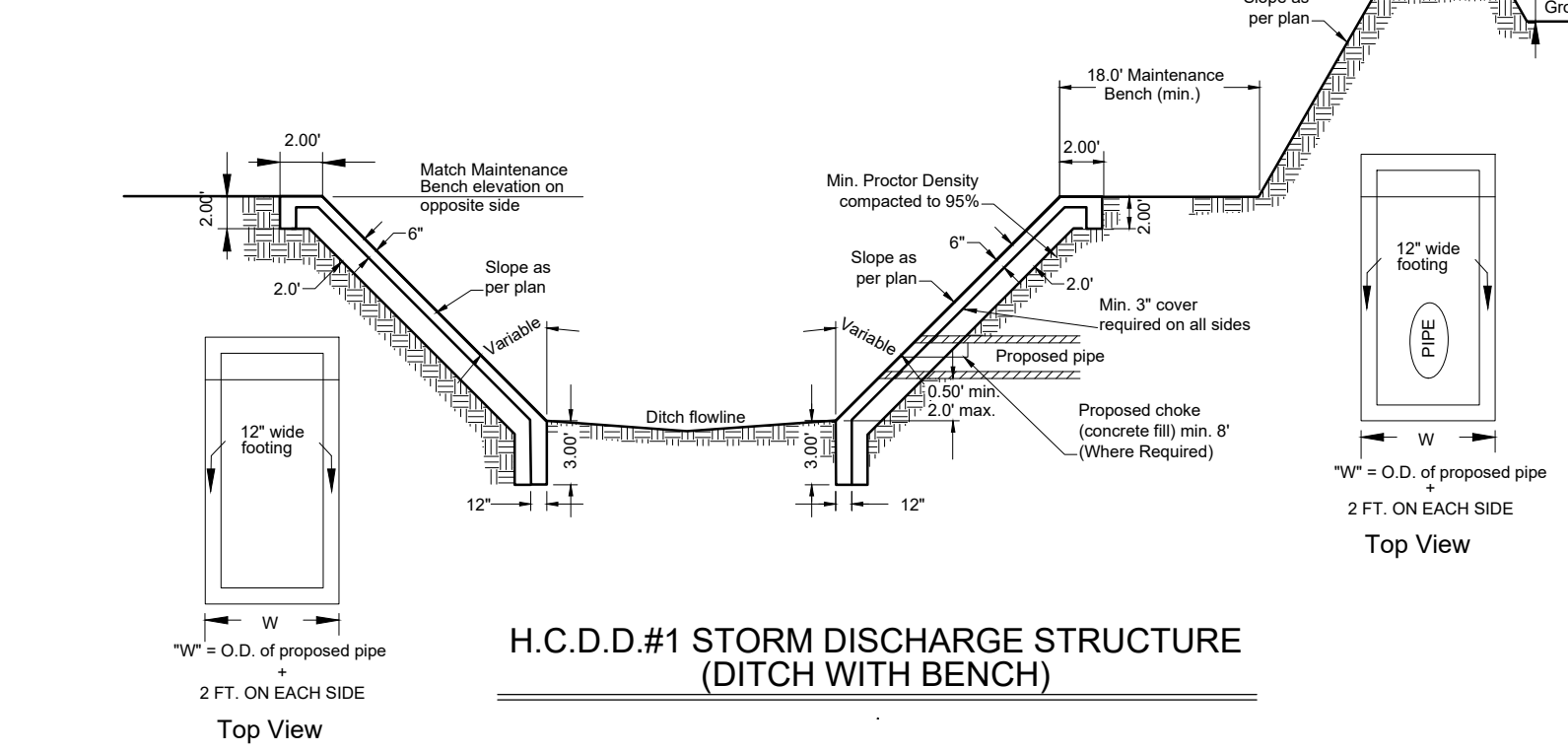
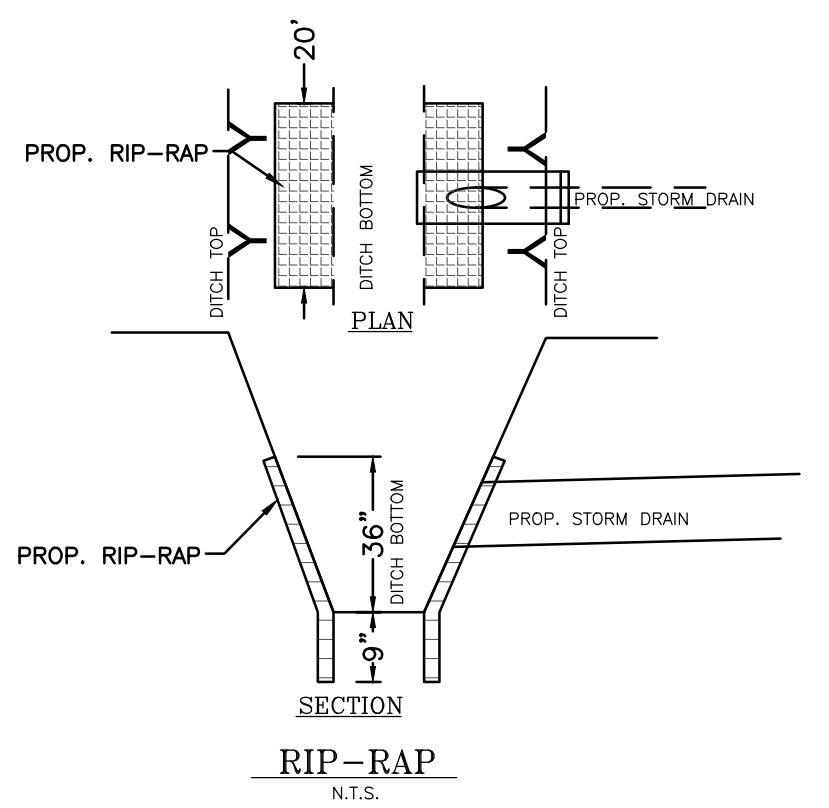
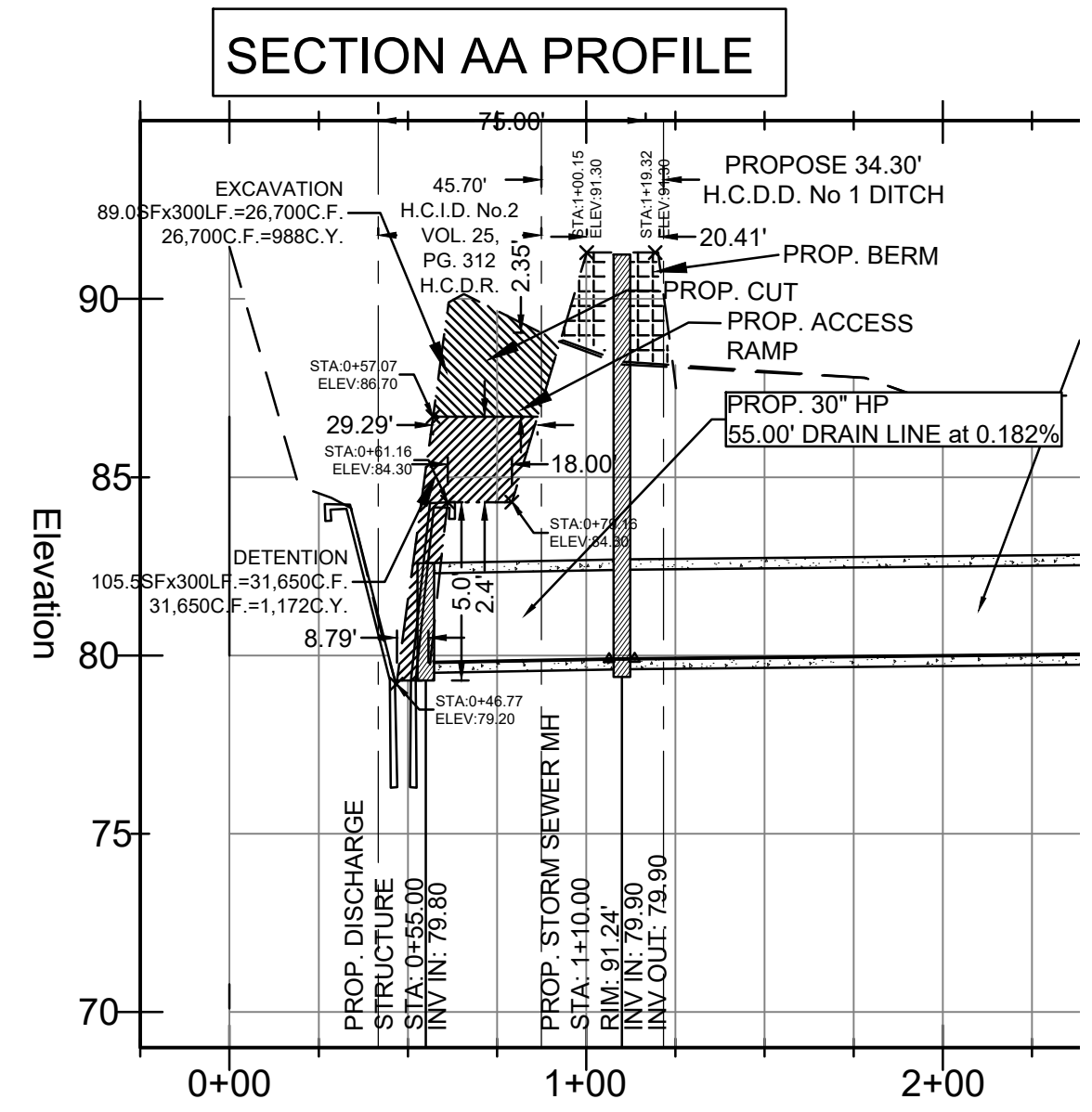
THE PROPOSED DRAINAGE FOR OWASSA PLACE SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PROPOSED STORM SEWER SYSTEM WILL DRAIN INTO THE EXISTING H.C.D.D. NO. 1 DITCH WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 4-TYPE "A" INLET ALONG THE PROPOSED STREET WITH 24" & 30" DRAINAGE PIPE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 31,460 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE PROPOSED DITCH WIDENING ALONG THE NORTH BOUNDARY LINE OF THIS SUBDIVISION.

CERTIFICATION:

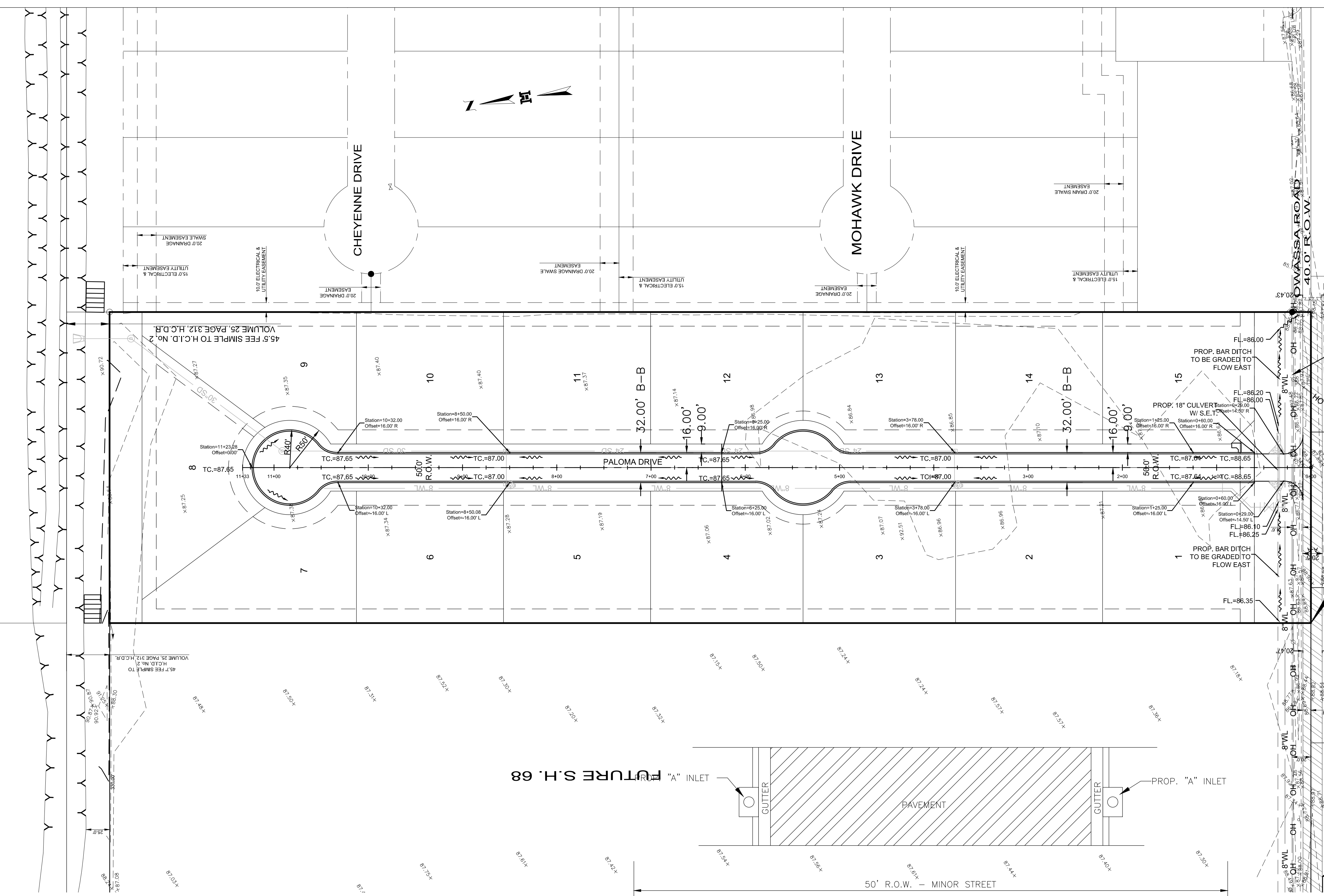
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DITCH WIDENING ALONG THE NORTH SIDE OF THIS SUBDIVISION.

MARIO A. REYNA, PE # 117368 DATE: _____
 MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
 MARIO A. REYNA 117368 LICENSED PROFESSIONAL ENGINEER



Date: Nov 01, 2023, 4:51pm User ID: Cto File: Y:\Land Development\Residential\Edinburg\23110 - Rhodes - Owassa Place (East of Tower & Owassa Rd)\Autocad files\PLAT\23110_PLAT_STORM.dwg

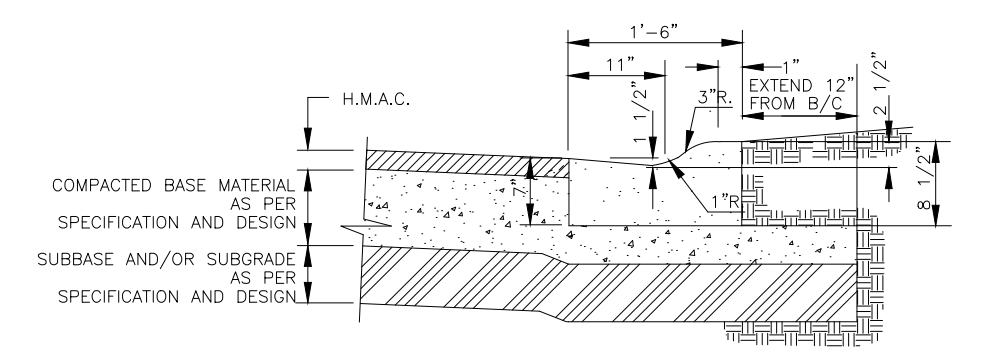
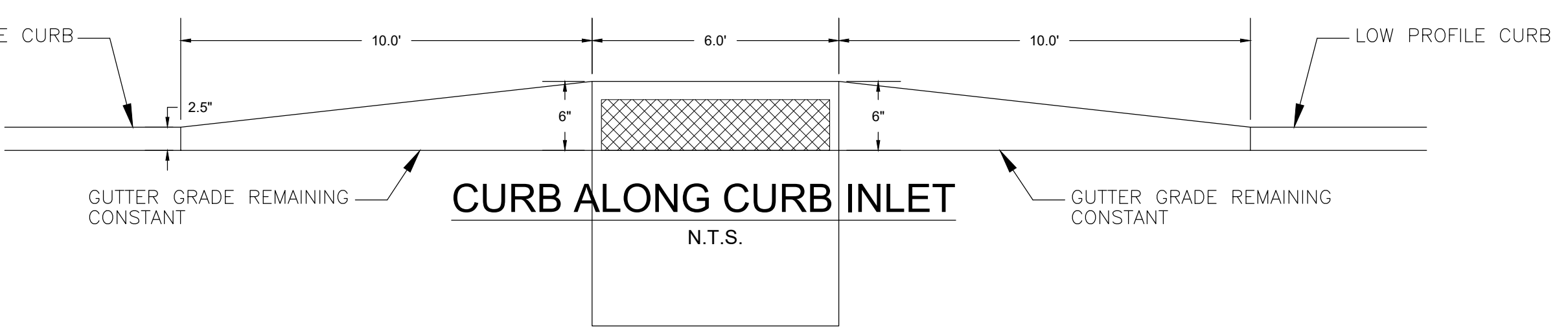
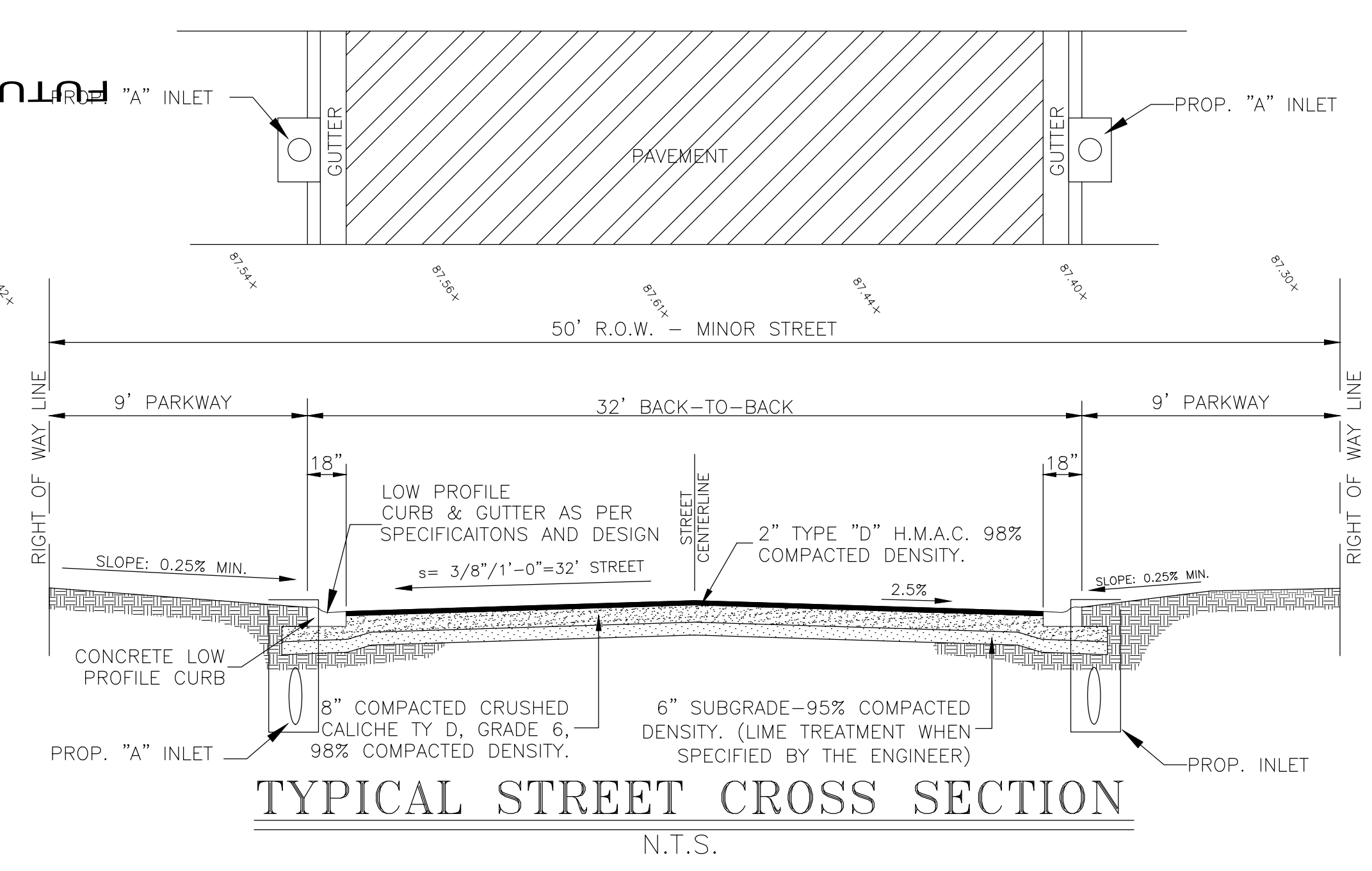
MAP OF TOPOGRAPHY AND STREET:
 MAPA DE TOPOGRAFIA Y CARRETERA:
 SUBDIVISION MAP OF
 OWASSA PLACE SUBDIVISION
 BEING 9.655 ACRES OUT OF
 LOT 15, BLOCK 54
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 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS



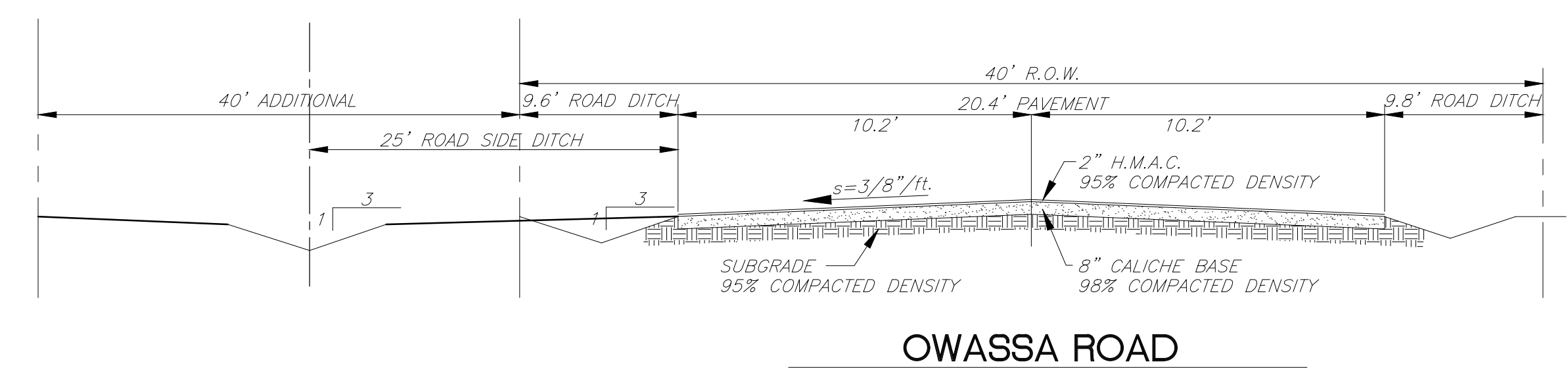
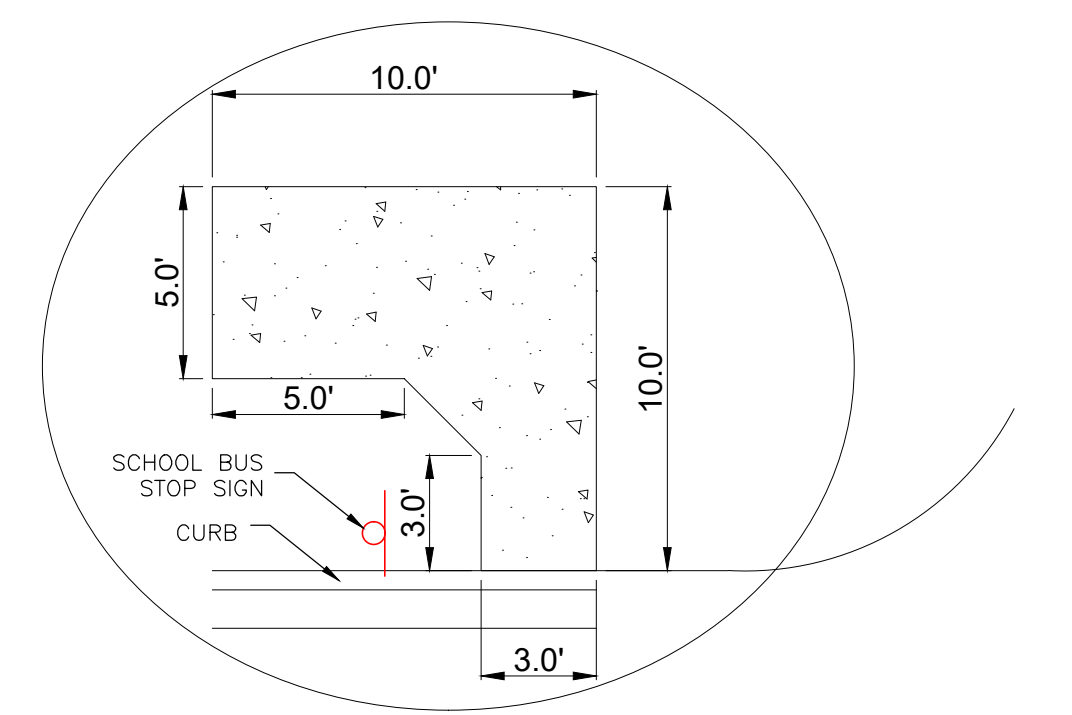
EXISTING SERVICE POLE
 TO BE RELOCATED TO
 NEW ALIGNMENT

P.O.B.

FIGURE S.H. 68



1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



Date: Nov 01, 2023, 4:52pm User ID: Cto
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