



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: 12-12-2023

PROPOSED S.A. DOMINGUEZ SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: SAUL DOMINGUEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF GWIN ROAD, APPROXIMATELY 150 FT NORTH OF RAMSEYER DRIVE.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-01-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO ROW DEDICATION.

H.C.R.O.W. FINAL APPROVAL DATE: 5-08-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-29-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 4" LOCATION: GWIN ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-16-2023 : 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$1,500.00 For: (1 OSSF)**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JUNE 30, 2023

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

**Final Approval** with financial guarantee.

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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# MINOR PLAT OF S.A. DOMINGUEZ SUBDIVISION

A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOTS 17 AND 18, BLOCK 34, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3309535, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: FEBRUARY 28, 2023



SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (512) 381-1061  
EMAIL: REGASSOC@AOL.COM

R.E. Garcia Associates

### METES AND BOUNDS DESCRIPTION

A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOTS 17 AND 18, BLOCK 34, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3309535, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF GWIN ROAD ALSO BEING WEST LINE OF SAID LOT 18, BLOCK 34, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 490063, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS **N08°23'00"E 280.40 FEET** FROM THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK 34.
- THENCE **S81°37'00"E** ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 490063, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 18, BLOCK 34, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID GWIN ROAD, PASS AT 240.00 FEET A POINT BEING THE EAST LINE OF SAID LOT 18, BLOCK 34, ALSO BEING THE WEST LINE OF SAID LOT 17, BLOCK 34, AND CONTINUING FOR A TOTAL DISTANCE OF **300.00** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 896588, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE **S08°23'00"W 145.20 FEET** ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 896588, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 17, BLOCK 34, TO A FOUND ONE-HALF INCH IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE **N81°37'00"W** PARALLEL TO THE SOUTH LINE OF SAID LOT 17, BLOCK 34, PASS AT 60.00 FEET A POINT BEING THE WEST LINE OF SAID LOT 17, BLOCK 34, ALSO BEING THE EAST LINE OF SAID LOT 18, BLOCK 34, PASS AT 270.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE EAST RIGHT-OF-WAY LINE OF SAID GWIN ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **300.00 FEET** TO A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF SAID GWIN ROAD ALSO BEING THE WEST LINE OF SAID LOT 18, BLOCK 34, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE **N08°23'00"E 145.20 FEET** ALONG SAID CENTERLINE OF GWIN ROAD ALSO BEING THE WEST LINE OF SAID LOT 18, BLOCK 34, TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

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

WE, **SAUL DOMINGUEZ** and **ADRIANA DOMINGUEZ** AS OWNER OF THE 8.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **S.A. DOMINGUEZ SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SAUL DOMINGUEZ DATE ADRIANA DOMINGUEZ DATE  
524 CANELA AVE. 524 CANELA AVE.  
PHARR, TEXAS 78577 PHARR, TEXAS 78577

### 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 **SAUL DOMINGUEZ** AND **ADRIANA DOMINGUEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

### THE STATE OF TEXAS COUNTY OF HIDALGO

I, **RAUL GARCIA**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.



REGISTERED PROFESSIONAL LAND SURVEYOR #4204

### THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



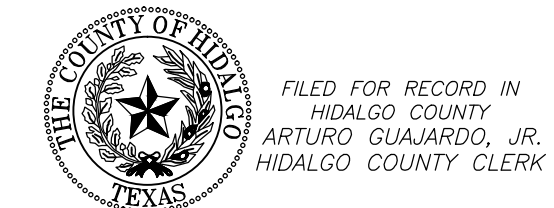
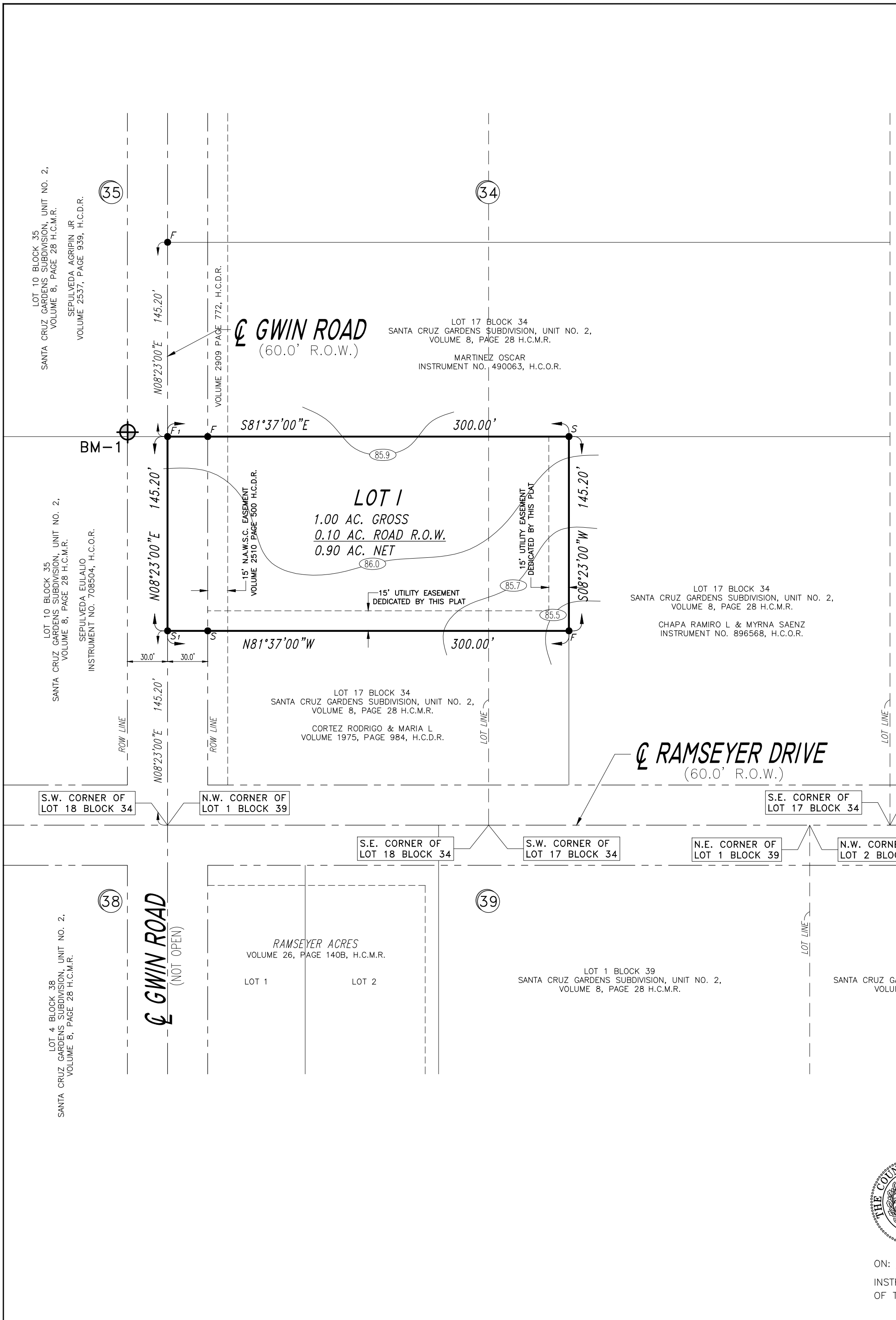
REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

### PLAT NOTES & RESTRICTIONS:

- 1.) FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X (SHADED)"  
ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"  
COMMUNITY-PANEL NO. 480334 0325 D  
EFFECTIVE DATE: JUNE 6, 2000  
LOMAR: MAY 17, 2001
- 2.) SETBACKS ARE AS FOLLOWS:  
FRONT 30.00' OR EASEMENT, WHICHEVER IS GREATER  
REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER  
SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER
- 3.) MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR 86.00, WHICHEVER ELEVATION IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4.) BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
BM-1: 60 PENNY NAIL SET IN POWER POLE LOCATED NEAR THE NORTHWEST CORNER OF LOT 1.  
ELEVATION: 82.02 DATUM: N.A.V.D. 1988
- 5.) DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF **3.438 CF OR 0.07 ACRE-FEET** OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 0.86 CFS DURING SAID EVENT, THE PEAK RATE OF EVENT.
- 6.) ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- 7.) THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 8.) 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 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
  - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 9.) THE OWNER AND SUBDIVIDER OF **S.A. DOMINGUEZ SUBDIVISION** RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON LOT 1 AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 10.) NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 11.) NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 12.) EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER 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.
- 13.) NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS MUST BE STIPULATED ON THE DEED AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
- 14.) 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.
- 15.) ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 16.) ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: CONSTRUCTION SPECIFICATIONS 3.1.4.
- 17.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 18.) THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

**LEGEND:**  
F - FOUND 1/2" IRON ROD  
F1 - FOUND COTTON PICKER SPINDLE  
S - SET 1/2" IRON ROD W/  
A CAP LABELED "RPLS 4204"  
S1 - SET COTTON PICKER SPINDLE



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

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

### RIGHT OF WAY EASEMENT

**KNOW ALL MEN BY THESE PRESENTS:** THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (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 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR 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 HERE IN, 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 IF 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 GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

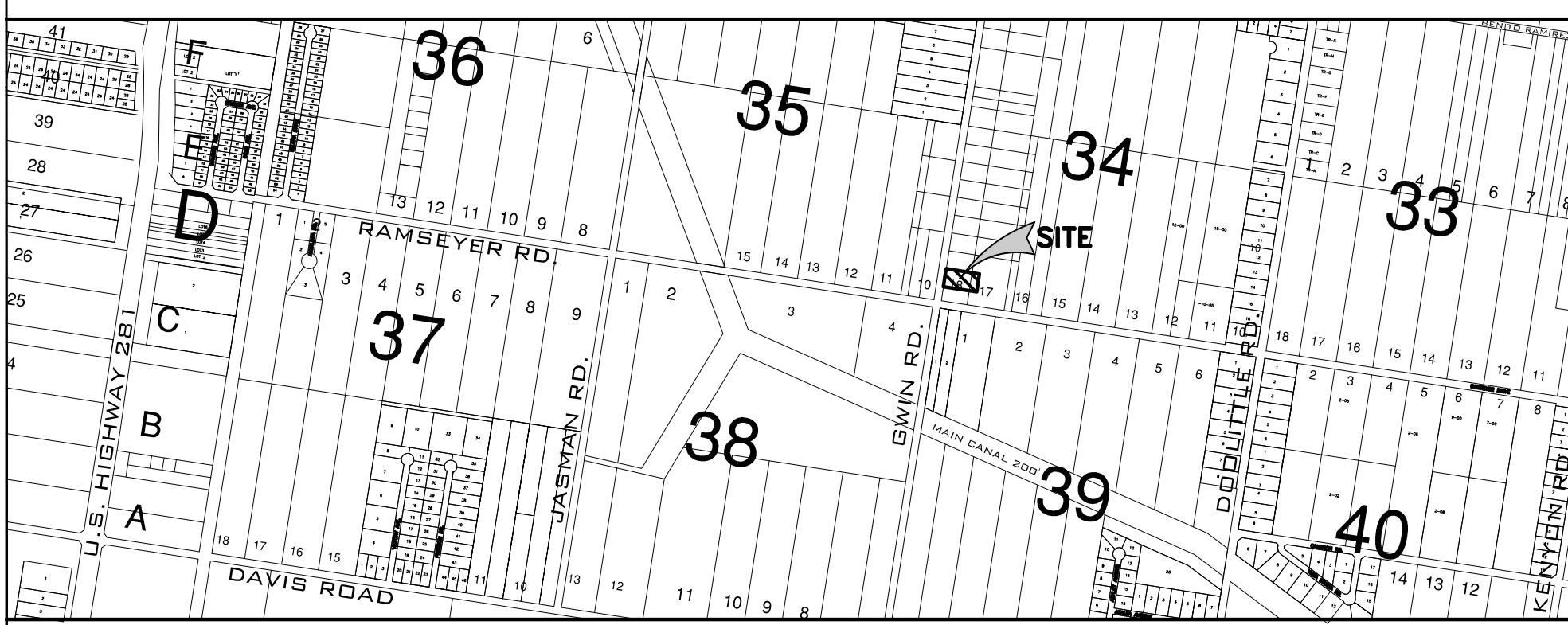
### LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

S.A. DOMINGUEZ SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON GWIN ROAD, APPROX. 145 FEET NORTH OF RAMSEYER DRIVE, THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970). S.A. DOMINGUEZ SUBDIVISION IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

### INDEX OF SHEETS

NO.	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION HEADING: INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES; CITY OF EDINBURG CERTIFICATION
2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS FOR WATER TOPOGRAPHY & DRAINAGE LAYOUT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS FOR SEWER

### LOCATION MAP SCALE: 1" = 1000"



**PRINCIPAL CONTACTS:**

NAME	ADDRESS:	CITY, STATE & ZIP:	PHONE #:
OWNER: SAUL DOMINGUEZ	524 E. CANELA AVE.	PHARR, TEXAS 78577	(956) 358-1890
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

# MINOR PLAT OF S.A. DOMINGUEZ SUBDIVISION

A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOTS 17 AND 18, BLOCK 34, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3309535, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: FEBRUARY 28, 2023 SCALE: 1" = 60'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
 ENGINEERS, SURVEYORS, PLANNERS  
 ENGINEER (P-501) & SURVEYOR (10015300)  
 116 NORTH 12th AVE.  
 EDINBURG, TEXAS 78841 (936) 381-1061  
 EMAIL: REGASSOC@AOL.COM

R.E. Garcia  
Associates

INFORME FINAL DE INGENIERÍA S.A. DOMINGUEZ SUBDIVISION  
 by Raul E. Garcia, P.E.  
 AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:  
 S.A. DOMINGUEZ SUBDIVISION SERA SUMINISTRADA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CEBERADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROVEER SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE ESTE SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 4" QUE CORRE A LO LARGO DEL LADO ESTE DEL DERECHO DE VIA DE GWIN ROAD. LA DISTRIBUCION DE AGUA PARA S.A. DOMINGUEZ SUBDIVISION CONSTARA DE UN SERVICIO UNICO DE AGUA DE 3/4" DE DIAMETRO PARA EL LOTE 1. DICHO SERVICIO TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DEL LOTE. YA SE HA INSTALADO EL SERVICIO UNICO DE 1" Y LA CAJA DEL MEDIDOR PARA EL LOTE 1, A UN COSTO TOTAL DE \$2,650.00. ADEMAS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$1,700.00 QUE CUBRE LA SUBDIVISION COMO SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUA A 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DEL REGISTRO DEL PLANO.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO; COSTO Y FECHAS DE OPERABILIDAD  
 LAS AGUAS RESIDUALES DE S.A. DOMINGUEZ SUBDIVISION SERAN TRATADAS MEDIANTE INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTEN DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE SUSCRITA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. EL LOTE 1 TIENE AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

EL LOTE 1 EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMARZO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICARON UNA MARGO ARCILLOSO ARENOSO PARA EL AREA. SE REALIZARON AL MENOS OCHO EXCAVACIONES DE SUELO EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE DISPOSICION PROPUESTA. FUERON NECESARIAS PERFORACIONES ADICIONALES PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA LIMITE). EL SUELO ES UNA MARRON ARCILLOSA ARILLOSA DE MARRON GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN. EL SUELO ES UN SUELO CLASE III.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1,500.00, INCLUYENDO LOS COSTOS DEL PERMISO Y LICENCIA REQUERIDOS. NO SE HAN INSTALADO OSSF AL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DE LA PLATAFORMA. CON LA PRESENTACION DE ESTE PLANO FINAL EL SUBDIVISOR PROPORCIONA GARANTIAS FINANCIERAS ADECUADAS DE DESEMPEÑO EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" QUE EL CONDADO DE HIDALGO DEBE MANTENER EN FIDUCIARIO POR LA CANTIDAD DE \$1,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN ESTE LOTE. EL LOTE INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL LOTE, EL COMPRADOR PODRA INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBE INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACION FINAL DE LUZ Y AGUA.

INGENIERO CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS, CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$2,650.00.  
 INSTALACIONES SANITARIAS DE ALCANTARILLADO - EL SISTEMA DE ALCANTARILLADO SANITARIO SE ESTIMARA CON UN COSTO DE \$1,500.00 POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$1,500.00 PARA LA SUBDIVISION COMPLETA.

INGENIERO'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



SUBDIVIDER CERTIFICATION  
 I, 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:  
 I, WE, SAUL DOMINGUEZ AND ADRIANA DOMINGUEZ SUBDIVIDERS OF S.A. DOMINGUEZ SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH 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.

SAUL DOMINGUEZ \_\_\_\_\_ DATE \_\_\_\_\_ ADRIANA DOMINGUEZ \_\_\_\_\_ DATE \_\_\_\_\_  
 524 CANELA AVE. 524 CANELA AVE.  
 PHARR, TEXAS 78577 PHARR, TEXAS 78577

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 SAUL DOMINGUEZ AND ADRIANA DOMINGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**COST ESTIMATE**

WATER	\$2,650.00
OSSF	\$1,500.00
PAVING	\$0,000.00
DRAINAGE	\$0,000.00
TOTAL	\$4,150.00

**FINAL ENGINEERING REPORT FOR S.A. DOMINGUEZ SUBDIVISION  
 BY RAUL E. GARCIA, P.E.  
 FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

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

N.A.W.S.C. HAS AN EXISTING 4" WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF GWIN ROAD. WATER DISTRIBUTION FOR S.A. DOMINGUEZ SUBDIVISION WILL CONSIST OF A 3/4" DIAMETER SINGLE WATER SERVICE FOR LOT 1. SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOT. THE 1" SINGLE SERVICE AND THE METER BOX FOR LOT 1 HAS ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$2,650.00. IN ADDITION, THE SUBDIVISOR HAS PAID N.A.W.S.C. THE SUM OF \$1,700.00, WHICH COVERS THE SUBDIVISION AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM S.A. DOMINGUEZ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. LOT 1 HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

LOT 1 IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVISOR IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK OR PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON THIS LOT. THE SUBDIVISOR WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

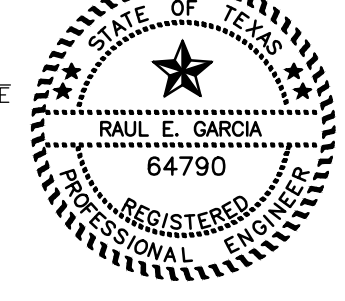
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVISOR. SUBDIVISOR SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$4,350.00.  
 SANITARY SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**DRAINAGE STATEMENT FOR S.A. DOMINGUEZ SUBDIVISION**

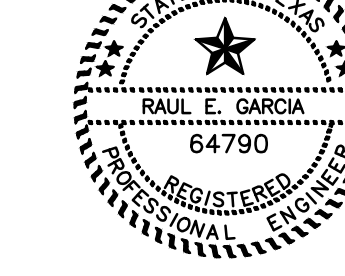
S.A. DOMINGUEZ CONSISTS OF A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOTS 17 AND 18, BLOCK 34, AMENDED MAP OF SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #3309535, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE EAST SIDE OF GWIN ROAD APPROXIMATELY 145 FEET NORTH OF RAMSEYER ROAD WITHIN THE CITY OF EDINBURG'S EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL AREA AND IS BEING SUBDIVIDED INTO 1 LARGE RURAL RESIDENTIAL LOT. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE SOUTHWEST TOWARDS ROAD DITCHES ON GWIN ROAD. GWIN ROAD FLOWS SOUTH AND DISCHARGES INTO RAMSEYER ROAD WHICH FLOWS WEST AND DISCHARGES INTO THE HCCD #1 NORTH MAIN DRAIN II WHICH IS WEST OF THE SITE. THE HCCD #1 NORTH MAIN DRAIN II IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED BY LMR DATED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"

THE PREDOMINATE SOILS ON THIS PROPERTY IS (28) - HIDALGO SANDY CLAY LOAM BEING A DARK GRAYISH BROWN SANDY CLAY LOAM. 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 USED AS A LARGE RURAL RESIDENTIAL SITE.

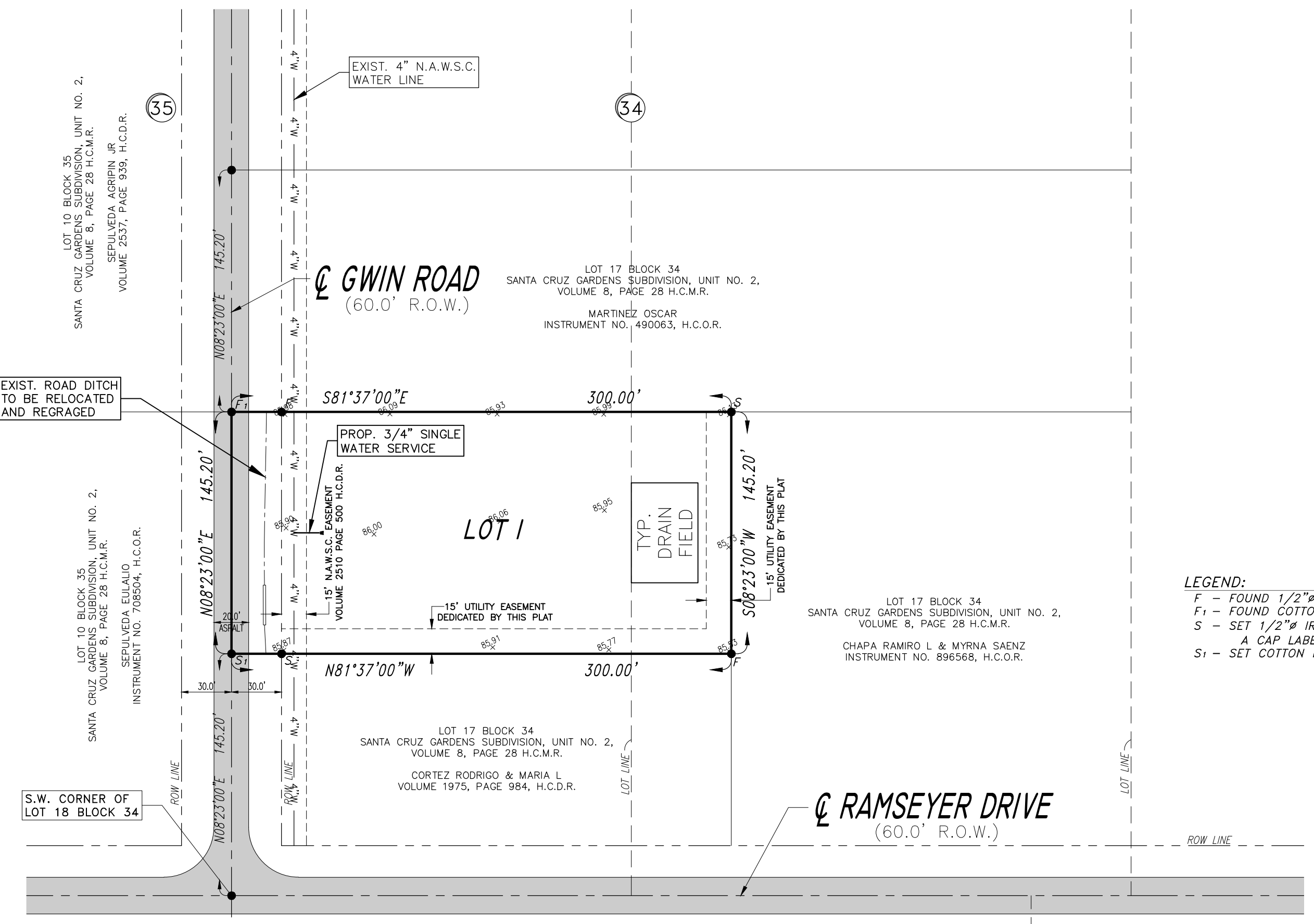
THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AND RELOCATED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON THE NEW DRIVEWAY AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL CONTINUE TO DISCHARGE STORM FLOWS SOUTH AND WEST INTO THE HCCD #1 NORTH MAIN DRAIN II. THE ADDITION OF ONE LARGE SINGLE FAMILY LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 3.438 CF OR 0.07 ACRE-FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (2.28 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 0.86 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD

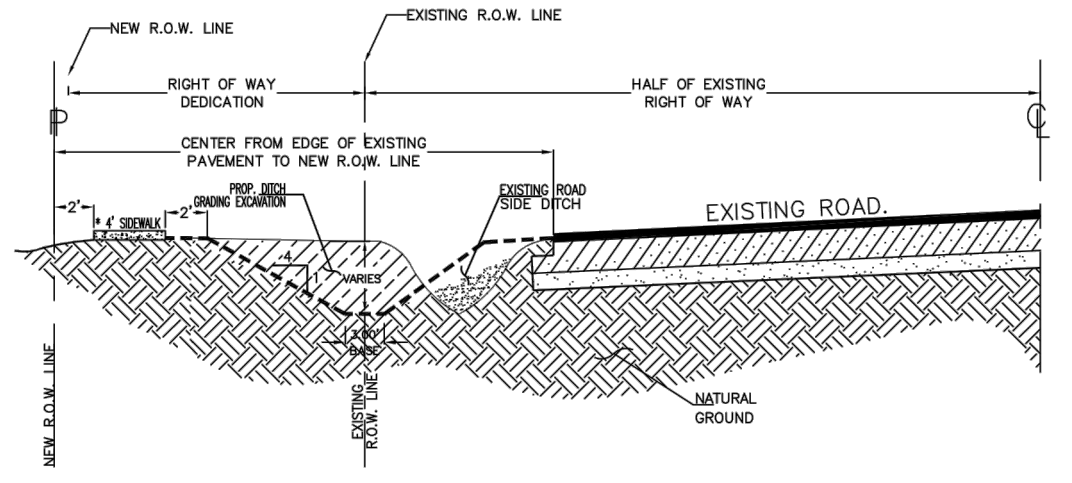
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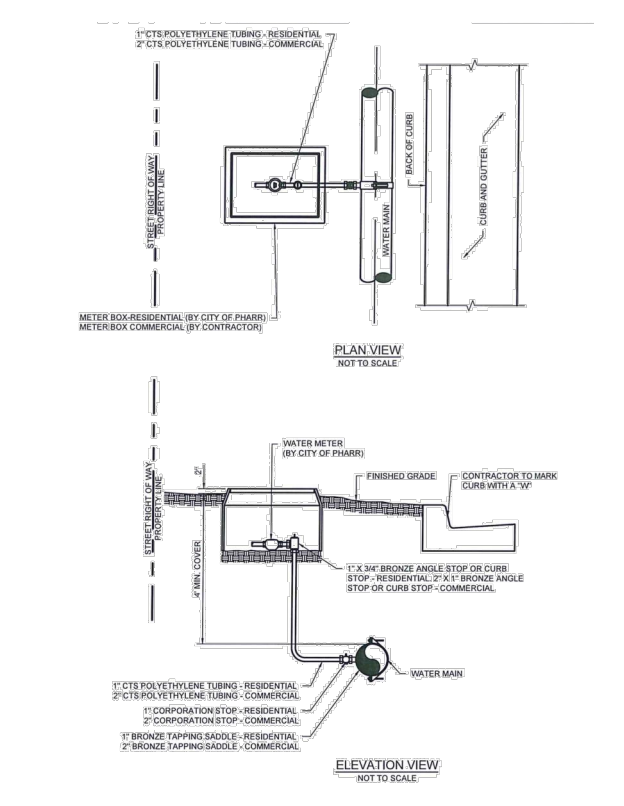
REGISTERED PROFESSIONAL ENGINEER #64790



**LEGEND:**  
 F - FOUND 1/2" IRON ROD  
 F1 - FOUND COTTON PICKER SPINDLE  
 S - SET 1/2" IRON ROD W/  
 A CAP LABELED "RPLS 4204"  
 S1 - SET COTTON PICKER SPINDLE



RECONSTRUCTION OF ROAD SIDE DITCH WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.



SINGLE WATER SERVICE